

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to BH BRIGHTVIEW EAST NORRITON OPCO LLC

LEGAL ENTITY

To operate BRIGHTVIEW EAST NORRITON

NAME OF FACILITY OR AGENCY

Located at 300 EAST GERMANTOWN PIKE, EAST NORRITON, PA 19401

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 90
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 24

This certificate is granted in accordance with the Public Welfare Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from July 31, 2014 until July 31, 2015,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 140750

Robert E. Robinson

ISSUING OFFICER

Michael J. [Signature]

ACTING DIRECTOR

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

PW 628 - 10/13



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

JUL 29 2014

Mr. Stephen M. Gordon
BH Brightview East Norriton OPCO, LLC
C/O Harrison Street Real Estate, LLC
71 S. Wacker Drive, Suite 3575
Chicago, Illinois 60606

RE: Brightview East Norriton
300 East Germantown Pike
East Norriton, Pennsylvania 19401
License #: 140750

Dear Mr. Gordon:

As a result of the Department of Public Welfare's licensing inspection on July 15, 2014, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Matthew Jones" followed by a stylized flourish or initials.

Matthew J. Jones
Director

Enclosures
License
Licensing Inspection Summary

Violation Report: 14075 - 07/15/2014 - Keely, Jennifer
 PCH Name: Brightview East Norriton

1. REGULATION 55 Pa.Code §2609
 2600.103(g) - Food shall be stored in closed or sealed containers.

2a. DESCRIPTION OF VIOLATION
 The ribs in the walk-in freezer were opened and unsealed.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The opened and unsealed ribs were disposed of at the time of the survey. All dining/kitchen associates who store items in the walk-in freezer have been trained that any items stored must be closed, sealed, and dated as required.
 All staff in dining services have been in-serviced on proper food storage procedure.
 A quarterly audit will be conducted to insure that all items are properly stored in all community walk in refrigerators/freezers.

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|----------------------|-----------------------------------|--|--|
| Repeat Violation: No | Date(s) of Previous Violation(s): | | |
|----------------------|-----------------------------------|--|--|


Signature of Legal Entity Representative
 (Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) STEVEN ROVNER, EXECUTIVE DIRECTOR Date 7/23/14

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 7/25/14
 (Date)

Plan of correction implementation status as of 7/25/14
 (Date)

The above plan of correction was approved by 
 (initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

Violation Report: 14076 - 07/16/2014 - Kealty, Jennifer
 PCH Name: Brightview East Norriton


1. REGULATION 56 Pa.Code §2800
 2800.107(d) - The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

2a. DESCRIPTION OF VIOLATION
 The home's written emergency procedures have not been submitted.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

At the time of the survey, we provided a Brightview East Norriton emergency procedures letter from the local emergency management agency (East Norriton Township). Although there have been no changes to our procedures, the letter had not been updated for 2014.
 We submitted our emergency procedures to East Norriton Township Department of Public Safety and received a signed letter of approval on July 17, 2014.
 We will continue to submit our procedures to the Township annually for their review and approval.
 7/17/14 Township letter attached.

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|----------------------|-----------------------------------|--|--|
| Repeat Violation: No | Date(s) of Previous Violation(s): | | |
|----------------------|-----------------------------------|--|--|


Signature of Legal Entity Representative
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Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) STEVEN ROVNER, EXECUTIVE DIRECTOR Date 7/23/14

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Violation Report: 14076 - 07/16/2014 - Keally, Jennifer
 FCH Name: Brightview East Norriton

1. REGULATION 56 Pa.Code §2600
 2600.254(a) - Records of active and discharged residents shall be maintained in a confidential manner, which prevents unauthorized access.

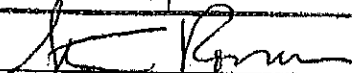
2a. DESCRIPTION OF VIOLATION
 On 7/16/2014, the room labeled "Records and Charts" on the third floor was unlocked, leaving binders containing RASPs for all personal care residents accessible.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

On 7/15/14, the Records and Chart room door on the 3rd floor was found unlocked. The door was locked upon notification. As of July 17, a manual key pad lock was installed to insure the door locks upon closure.

Picture of new key pad lock attached.


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Signature of Legal Entity Representative
 (Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) STEVEN KOVNER, EXECUTIVE DIRECTOR Date 7/23/14

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