



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to MCAP WILLOW GROVE OPERATOR LLC
LEGAL ENTITY

To operate THE LANDING AT WILLOW GROVE
NAME OF FACILITY OR AGENCY

Located at 1120 YORK ROAD, WILLOW GROVE, PA 19090
(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 122
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 70

Restrictions: _____

This certificate is granted in accordance with the Human Services 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 December 19, 2016 until October 8, 2017,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **139940**

Robert E. Robinson
ISSUING OFFICER

Jay Baul
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.



pennsylvania
DEPARTMENT OF HUMAN SERVICES

DEC 21 2016

Mr. Joseph A. Irving, Vice President
MCAP Willow Grove Operator, LLC
c/o MCAP Advisers LLC
437 Madison Avenue Suite 33C
New York, New York 10022

RE: The Landing at Willow Grove
1120 York Road
Willow Grove, Pennsylvania 19090
License #: 139940

Dear Mr. Irving:

As a result of your facility's recent adjustment of the use of physical space, we are issuing a revised license under the authority of 55 Pa.Code Ch. 2600 (relating to Personal Care Home Licensing). The revised license indicates a secured dementia care unit licensed capacity of 52 for your facility. The expiration date of the license remains unchanged. Your revised license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "J. Rowe".

Jacqueline L. Rowe
Director

Enclosures
License
Licensing Inspection Summary

Violation Report: 13994 - 11/30/2016 - Freeman, Sabrina
 PCH Name: THE LANDING AT WILLOW GROVE

1. REGULATION 55 Pa.Code §2600
 2600.88(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

The area between the 2nd floor emergency exit and the elevator was still under construction and not in good repair or hazard free at the time of inspection. The contractors had the area blocked off with caution tripping hazard safety cones.

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.

Regulation 55 Pa.Code 2600

2600.88(a)- Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

2a. Description of Violation:

The area between the 2nd floor emergency exit and the elevator was still under construction and not in good repair or hazard free at the time of inspection. The contractors had the area blocked off with caution tripping hazard safety cones.

Plan of Correction:

At this time Violation 2600.88(a) has been corrected (Pictures Attached) Maintenance Staff and contractors will contain all areas being working on with caution tape and will be secured and supervised while being worked on. Maintenance staff and contractors will clean any area worked on after they have completed the job. The administrator will inspect any and all projects daily and at time of completion to insure that the area is in good repair and free of any hazard.

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

Signature of Legal Entity Representative (Required on EVERY Page)	12/8/16
--	---------

Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	Date 12/8/16
---	--------------

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

The above plan of correction is approved as of <u>12/12/16</u> (Date)	Plan of correction implementation status as of <u>12/12/16</u> (Date)
The above plan of correction was approved by <u>[Signature]</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 13994 - 11/30/2016 - Freeman, Sabrina
 PCH Name: THE LANDING AT WILLOW GROVE

1. REGULATION 55 Pa.Code §2600
 2600.97 - Each elevator and stair glide must have a certificate of operation from the Department of Labor and Industry or the appropriate local building authority in accordance with 34 Pa.Code Chapter 405 (relating to elevators and other lifting devices).

2a. DESCRIPTION OF VIOLATION

The elevator on the newly constructed dementia care unit does not have a certificate of operation from the Department of Labor and Industry or appropriate local building authority and was still under construction at the time of inspection.

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.

Regulation 55 Pa.Code 2600

2600.97 Each elevator and stair glide must have a certificate of operation from the Department of Labor and Industry or the appropriate local building authority in accordance with 34 Pa.Code Chapter 405 (related to elevators and other lifting devices).

2a. Description of Violation:

The elevator on the newly constructed dementia care unit does not have a certificate of operation from the Department of Labor and Industry or appropriate local building authority and was still under construction at the time of inspection.

Plan of Correction:

Construction of the elevator has been completed and scheduled to be inspected December 9, 2016. The Administrator will scan the inspection results and Certificate once we have obtained a copy.

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *R. Freeman* 12/8/16

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *R. Freeman* Date 12/8/16

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

The above plan of correction is approved as of *12/12/16*
 (Date)

Plan of correction implementation status as of *12/12/16*
 (Date)

The above plan of correction was approved by *[Signature]*
 (Initials)

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