



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

# CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to WELLTOWER OPCO GROUP LLC  
LEGAL ENTITY

To operate SUNRISE OF UPPER ST. CLAIR  
NAME OF FACILITY OR AGENCY

Located at 500 VILLAGE DRIVE, UPPER ST. CLAIR, PA 15241  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

\_\_\_\_\_  
ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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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 94  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

**Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 36**

Restrictions: \_\_\_\_\_

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 December 15, 2019 until December 15, 2020,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **448820**

Robert E. Robinson  
ISSUING OFFICER

[Signature]  
DEPUTY SECRETARY

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.



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DEPARTMENT OF HUMAN SERVICES

September 10, 2019

Mr. Edward A. Frantz  
Authorized Person  
Welltower OPCO Group LLC  
**ATTN: Menerva Philson**  
7902 Westpark Drive  
McLean, Virginia 22102

RE: Sunrise of Upper St. Clair  
500 Village Drive  
Upper St. Clair, Pennsylvania 15241  
Certificate #: 448820

Dear Mr. Frantz:

The Department has received your September 9, 2019 renewal application to operate the above Personal Care Home pursuant to Title 55, PA Code, Chapter 2600. A regular license is being issued in response to your application. Your license is enclosed.

Please be advised that, pursuant to 55 Pa.Code § 20.31 (relating to annual inspection), the Department is required to conduct an onsite inspection of the above Personal Care Home at least once every twelve months. The Department will conduct an inspection Sunrise of Upper St. Clair within the next twelve months. If evidence of on-compliance with Title 55, PA Code, Chapter 2600 is found during the inspection, the Department will take appropriate enforcement action.

If you have any questions about the Department's process, please contact the Bureau of Human Services Licensing's Provider Support Hotline at 1-866-503-3926 or by electronic mail at [ra-pwarlheadquarters@state.pa.us](mailto:ra-pwarlheadquarters@state.pa.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Hancock'.

Kevin Hancock  
Deputy Secretary  
Office of Long-term Living

Enclosure  
License