



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to HSL DOUGLASSVILLE SUBTENANT LLC
LEGAL ENTITY

To operate KEYSTONE VILLA AT DOUGLASSVILLE PERSONAL CARE
NAME OF FACILITY OR AGENCY

Located at 1152 BEN FRANKLIN HIGHWAY EAST, DOUGLASSVILLE, PA 19518
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

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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 168
(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 68

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 June 13, 2020 until June 13, 2021,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **227680**

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

February 26, 2020

Mr. Greg Bobka, Esq.
CFO
HSL Douglassville Subtenant LLC
C/O Renew Reit Attn Legal
One Seagate, Suite 1500
Toledo, Ohio 43604

RE: Keystone Villa at Douglassville
1152 Ben Franklin Highway East
Douglassville, Pennsylvania 19518
Certificate #: 227680

Dear Mr. Bobka:

The Department has received your February 25, 2020 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 of Keystone Villa at Douglassville within the next twelve months. If evidence of noncompliance 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.

Sincerely,

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

Kevin Hancock
Deputy Secretary
Office of Long-term Living

Enclosure
License