



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES



# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to **MS LOWER MAKEFIELD SH LLC**  
LEGAL ENTITY

To operate **SUNRISE SENIOR LIVING OF LOWER MAKEFIELD**  
NAME OF FACILITY OR AGENCY

Located at **631 STONY HILL ROAD, YARDLEY, PA 19067**  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

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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 **95**  
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 29**

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

No: **138090**

*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.



Emailed: June 10, 2020

Mr. Michael J. Stein  
Vice President  
MS Lower Makefield SH LLC  
**Attn: Menerva Philson**  
7902 Westpark Drive  
McClellan, Virginia 22102

RE: Sunrise Senior Living of Lower Makefield  
631 Stony Hill Road  
Yardley, Pennsylvania 19067  
Certificate #: 138090

Dear Mr. Stein:

The Department has received your May 1, 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 Sunrise Senior Living of Lower Makefield 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](mailto:ra-pwarlheadquarters@state.pa.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Hancock", is written over a faint, light-colored signature line.

Kevin Hancock  
Deputy Secretary  
Office of Long-term Living

Enclosure  
License