



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES



CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to **KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC**

LEGAL ENTITY

To operate **SPRING MILL SENIOR LIVING**

NAME OF FACILITY OR AGENCY

Located at **3000 BALFOUR CIRCLE, PHOENIXVILLE, PA 19460**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

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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 **98**

(MAXIMUM CAPACITY)

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 22**

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 **September 11, 2020** until **September 11, 2021**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **146320**

Robert E. Robinson

ISSUING OFFICER

Jamie J. Buchenauer

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.

HS 628 – 6/20



pennsylvania
DEPARTMENT OF HUMAN SERVICES

September 14, 2020

Mr. S. David Selzalick
Vice President
KAPG Phoenixville Senior Housing OPCO, LLC
One Town Center Road, Suite 300
Boca Raton, Florida 33486

RE: Spring Mill Senior Living
3000 Balfour Circle
Phoenixville, Pennsylvania 19460
License #: 146320

Dear Mr. Selzalick:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on August 26, 2020 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.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Jamie F. Buchenauer".

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License

**Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY**

Facility Information

Name: *SPRING MILL SENIOR LIVING* License #: *14632* License Expiration Date:
 Address: *3000 BALFOUR CIRCLE, PHOENIXVILLE, PA 19460*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: *ANDREA DIOTTAVIO* Phone: *6109337673* Email:
ADIOTTAVIO@SPRINGMILLSENIORLIVING.COM;
shparker@pa.gov

Legal Entity

Name: *KAPG PHOENIXVILLE SENIOR HOUSING OPCO, LLC*
 Address: *ONE TOWN CENTER ROAD, SUITE 300, BOCA RATON, FL, 33486*
 Phone: *561-300-6263* Email: *MMOTISI@KAYNECAPITAL.COM*

Certificate(s) of Occupancy

Type: *I-1* Date: *09/10/2009* Issued By: *East Pikeland Twp*
 Type: *I-2* Date: *09/10/2009* Issued By: *East Pikeland Twp*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *104* Waking Staff: *78*

Inspection

Type: *Partial* Notice: *Announced* BHA Docket #:
 Reason: *New* Exit Conference Date: *08/26/2020*

Inspection Dates and Department Representative

08/26/2020 - On-Site: Jennie Heinberg

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *98* Residents Served: *82*

Secured Dementia Care Unit

In Home: *Yes* Area: *Memory Care 1st Fl* Capacity: *22* Residents Served: *19*

Hospice

Current Residents: *4*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *82*
 Diagnosed with Mental Illness: *4* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *22* Have Physical Disability: *2*

Inspections / Reviews

08/26/2020 - Partial

Lead Inspector: *Jennie Heinberg*

Follow-Up Type: *Not Required*

No Deficiencies Identified