

Department of Human Services  
Bureau of Human Service Licensing

March 29, 2022

[REDACTED]  
AL ONE PA INVESTMENTS OPCO LLC  
[REDACTED]

RE: SUNRISE OF WESTTOWN  
1045 WILMINGTON PIKE  
WEST CHESTER, PA, 19382  
LICENSE/COC#: 14494

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 03/09/2022 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,  
Mia Johnson

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

**Facility Information**

Name: *SUNRISE OF WESTTOWN* License #: *14494* License Expiration: *01/01/2023*  
Address: *1045 WILMINGTON PIKE, WEST CHESTER, PA 19382*  
County: *CHESTER* Region: *SOUTHEAST*

**Administrator**

Name: [REDACTED] Phone: *6103994464* [REDACTED]

**Legal Entity**

Name: *AL ONE PA INVESTMENTS OPCO LLC*  
Address: *7902 WESTPARK DRIVE Q, ATTN LICENSING, MCLEAN, VA, 22102*  
Phone: *6103994464* Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *C-2 LP* Date: *11/10/1999* Issued By: *L & I*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *94* Waking Staff: *71*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint* Exit Conference Date: *03/09/2022*

**Inspection Dates and Department Representative**

03/09/2022 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *110* Residents Served: *61*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Memory Care Unit* Capacity: *25* Residents Served: *17*

**Hospice**

Current Residents: *4*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *60*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *33* Have Physical Disability: *26*

**Inspections / Reviews**

03/09/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *Not Required*

NO DEFICIENCIES FOUND