

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

November 21, 2025

[REDACTED]  
AL ONE PA INVESTMENTS OPCO LLC

[REDACTED]  
ATTN LICENSING  
[REDACTED]

RE: SUNRISE OF EXTON  
200 SUNRISE BOULEVARD  
EXTON, PA, 19341  
LICENSE/COC#: 14489

[REDACTED],  
  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 11/04/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

**Name:** SUNRISE OF EXTON **License #:** 14489 **License Expiration:** 02/20/2026  
**Address:** 200 SUNRISE BOULEVARD, EXTON, PA 19341  
**County:** CHESTER **Region:** SOUTHEAST

**Administrator**

**Name:** [REDACTED] **Phone:** [REDACTED] **Email:** [REDACTED]

**Legal Entity**

**Name:** AL ONE PA INVESTMENTS OPCO LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** I 1 **Date:** 12/19/2018 **Issued By:** Whiteland Township

**Staffing Hours**

**Resident Support Staff:** 0 **Total Daily Staff:** 78 **Waking Staff:** 59

**Inspection Information**

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Complaint, Incident **Exit Conference Date:** 11/04/2025

**Inspection Dates and Department Representative**

11/04/2025 **On Site:** [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
**License Capacity:** 106 **Residents Served:** 43  
**Secured Dementia Care Unit**  
**In Home:** Yes **Area:** SDCU **Capacity:** 39 **Residents Served:** 19  
**Hospice**  
**Current Residents:** 3  
**Number of Residents Who:**  
**Receive Supplemental Security Income:** 0 **Are 60 Years of Age or Older:** 43  
**Diagnosed with Mental Illness:** 0 **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 35 **Have Physical Disability:** 0

**Inspections / Reviews**

11/04/2025 - Partial  
**Lead Inspector:** [REDACTED] **Follow Up Type:** Not Required

**NO DEFICIENCIES FOUND**