STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

09/30/2026

EMERITUS CORPORATION
Brookdale College Place
550 E WHITMAN DRIVE
COLLEGE PLACE, WA 99324

RE: Brookdale College Place # 2322

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 84078 (Completion Date 09/30/2026) and 80174 (Completion Date 08/04/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 09/30/2026 and found no deficiencies.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2040 Other requirements.

(1) The assisted living facility must comply with all other applicable federal, state, county and municipal statutes, rules, codes and ordinances, including without limitations those that prohibit discrimination.

The Department staff who did the On Site verification:
Krista Connelly, Community Nurse Consultant

If you have any questions, please contact me at (509)208-5231.

Sincerely,

Laura Williams-Davis

Laura Williams-Davis, ALF Field Manager
Region 1, Unit G
Residential Care Services

This document was prepared by Residential Care Services for the Locator website.

Residential Care Services
Investigation Summary Report

Provider/Facility: Brookdale College Place
Provider Type: Assisted Living Facility

License/Cert.#: 2322
Intake ID: 230560
Compliance Determination #: 80174
Region/Unit #: RCS Region 1 / Unit G
Investigator: Krista Connelly
Investigation Date(s): 07/09/2026 through 08/04/2026
Complainant Contact Date(s):

Allegation(s):
The facility failed their fire marshal's re-inspection.

Investigation Methods:

Sample:	Total residents: 68 Resident sample size: 2 Closed records sample size: 0
Observations:	Identified resident Residents Activities Fire panel Dining Resident rooms Staff to resident interactions
Interviews:	Identified resident Identified staff Maintenance staff Nursing staff
Record Reviews:	Department of State Fire Marshal's Office (DSFMO) re-inspection.

Investigation Summary:
Review of DSFMO re-inspection showed the facility continued with uncorrected deficiencies identified on the re-inspection after the failed initial inspection. The Executive Director stated they continued to work on the corrections with the facility Maintenance Director and the DSFMO.
Failed practice identified. WAC 388-78A-2040 Failed fire re-inspections.

Conclusion / Action:

- [x] Failed Provider Practice Identified / Citation(s) Written
- [ ] Failed Provider Practice Not Identified / No Citation Written

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☐ N/A

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STATE OF WASHINGTON

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

HOME AND COMMUNITY LIVING ADMINISTRATION

1200 Alder Street, Union Gap, WA 98903

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 07/09/2026 of:

Brookdale College Place
550 E WHITMAN DRIVE
COLLEGE PLACE, WA 99324

This document references the following complaint number(s): 229756, 230560

The following sample was selected for review during the unannounced on-site visit: 2 of 68 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Krista Connelly, Community Nurse Consultant

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 1 , Unit G
1200 Alder Street
Union Gap, WA 98903

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As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Laura Williams-Davis
Residential Care Services

08/05/2026
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Malkia Lewallen
Administrator (or Representative)

8-7-26
Date

WAC 388-78A-2040 Other requirements.

(1) The assisted living facility must comply with all other applicable federal, state, county and municipal statutes, rules, codes and ordinances, including without limitations those that prohibit discrimination.

This requirement was not met as evidenced by:

Based on interview and record review, the facility failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal found the facility in continued violation of fire codes on reinspection. This failure placed residents living in the facility, staff, and visitors to the facility at risk for harm in the event of a fire.
Findings included...
Record review of the Deputy State Fire Marshal (DSFM)'s report showed the facility failed their initial inspection on 04/30/2026. Further review included the follow-up inspection on 07/01/2026, that showed the facility continued to violate the following requirements:

- The facility failed to provide documentation that the annual inspection of fire-resistance rated construction had been performed and verified the system had no deficiencies or that all deficiencies had been corrected.
- The facility failed to provide documentation that the annual fire door inspection had been performed and verified the system had no deficiencies or that all deficiencies had been corrected.
- The facility provided documentation that the four-year fire/smoke damper inspection dated 2023 was deficient and failed to verify all deficiencies had been corrected.
- The facility provided documentation that the annual fire sprinkler testing had been performed 04/2026 and failed to verify all deficiencies had been corrected.
- The facility provided documentation that the

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As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Laura Williams-Davis — Residential Care Services

08/05/2026 — Date

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Administrator (or Representative) — Date

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- The facility provided documentation that the annual fire sprinkler testing had been performed 04/2026 and failed to verify all deficiencies had been corrected.
- The facility provided documentation that the

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annual fire alarm dated 09/2025 had been performed and failed to verify that all deficiencies had been corrected.

- The facility failed to provide documentation

that the annual generator had been serviced annually.

In an interview on 07/09/2026 at 4:30 PM, Staff A, Executive Director, stated they were working with Staff B, Maintenance Director and in communication with the DSFM regarding the corrections of the remaining deficiencies.

Plan/Attestation Statement

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, Brookdale College Place is or will be in compliance with this law and / or regulation on (Date) 9-18-2026.

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

Administrator (or Representative) Mallika Gunalla Date 8-7-2026

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- The facility failed to provide documentation

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In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

_____ _____

Administrator (or Representative) Date

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Brookdale College Place Assisted Living Community

550 E Whitman Street College Place WA, 99324

509-526-7007

In the matter of Complaint numbers 229756, and 230560

Brookdale College Place has received all documentation and sent to fire Marshall for the annual fire inspection of fire rated construction

Brookdale College Place has received and sent to Fire Marshall documentation that the 4 year fire and smoke damper inspection has been completed and all deficient areas have been corrected

Brookdale College Place has had the Fire door inspection done and documentation has been sent to the fire Marshall.

Brookdale College Place has provided documentation to the Fire Marshall that all deficiencies noted on the 09/25 fire alarm have been corrected.

Brookdale College Place has provided the Fire Marshall with documentation that the annual generator had been serviced yearly.

Brookdale College place is currently working with JCI to come and fix the deficiencies found on the sprinkler test that was performed on 04/26. This will be completed by 09/05/2026.

Thank you

Malhia Lieuallen

Executive Director II

Brookdale College Place Senior Living

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