



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

July 9, 2020

Marcus Evangelista  
Drake Real Estate LLC  
Suite 333  
7071 Orchard Lake Rd  
West Bloomfield, MI 48322

RE: License #: AS630400788  
**Drake Real Estate LLC**  
**1059 Valleyview Dr**  
**Clarkston, MI 48348**

Dear Mr. Evangelista:

Attached is the Renewal Licensing Study Report for the facility referenced above. The violations cited in the report require the submission of a written corrective action plan. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific dates for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the licensee or licensee designee or home for the aged authorized representative and a date.

A six-month provisional license is recommended. If you do not contest the issuance of a provisional license, you must indicate so in writing; this may be included in your corrective action plan or in a separate document. If you contest the issuance of a provisional license, you must notify this office in writing and an administrative hearing will be scheduled. Even if you contest the issuance of a provisional license, you must still submit an acceptable corrective action plan within 15 days.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, you may contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in cursive script, appearing to read "DaShawnda Lindsey".

DaShawnda Lindsey, Licensing Consultant  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(248) 505-8036

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**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
RENEWAL INSPECTION REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AS630400788

**Licensee Name:** Drake Real Estate LLC

**Licensee Address:** Suite 333  
7071 Orchard Lake Rd  
West Bloomfield, MI 48322

**Licensee Telephone #:** (248) 626-1114

**Licensee/Licensee Designee:** Marcus Evangelista

**Administrator:** Stella Evangelista

**Name of Facility:** Drake Real Estate LLC

**Facility Address:** 1059 Valleyview Dr  
Clarkston, MI 48348

**Facility Telephone #:** (248) 626-1114

**Original Issuance Date:** 01/07/2020

**Capacity:** 6

**Program Type:** PHYSICALLY HANDICAPPED  
DEVELOPMENTALLY DISABLED  
TRAUMATICALLY BRAIN INJURED

**II. METHODS OF INSPECTION**

Date of On-site Inspection(s): 07/09/2020  
Date of Bureau of Fire Services Inspection if applicable: 07/09/2020, 10/02/2019  
Date of Health Authority Inspection if applicable: 07/09/2020, 10/02/2019

Inspection Type:  Interview and Observation  Worksheet  
 Combination  Full Fire Safety

No. of staff interviewed and/or observed 0  
No. of residents interviewed and/or observed 0  
No. of others interviewed 1 Role: Licensee designee's assistant

- Medication pass / simulated pass observed? Yes  No  If no, explain.  
There are no residents or staff in the facility.
- Medication(s) and medication record(s) reviewed? Yes  No  If no, explain.  
There are no residents in the facility.
- Resident funds and associated documents reviewed for at least one resident?  
Yes  No  If no, explain. There are no residents in the facility.
- Meal preparation / service observed? Yes  No  If no, explain.  
There are no residents in the facility.
- Fire drills reviewed? Yes  No  If no, explain.  
There are no residents in the facility.
- Fire safety equipment and practices observed? Yes  No  If no, explain.  
Observed fire equipment.
- E-scores reviewed? (Special Certification Only) Yes  No  N/A   
If no, explain.
- Water temperatures checked? Yes  No  If no, explain.  
The inspection was conducted virtually due to the pandemic. There was not a thermometer, present in the facility, to check the water temperature. However, the water temperature was checked during the inspection on 10/02/2019.
- Incident report follow-up? Yes  No  If no, explain.  
There are no residents in the facility.
- Corrective action plan compliance verified? Yes  CAP date/s and rule/s:  
N/A
- Number of excluded employees followed-up? N/A
- Variances? Yes  (please explain) No  N/A

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:

**MCL 400.713** License required; application; forms; investigation; on-site evaluation; issuance or renewal of license; disclosures; maximum number of persons; stating type of specialized program; issuance of license to specific person at specific location; transferability of license; sale of facility; notice; items of noncompliance; refusal by department to issue or renew license; conditions; unlicensed facility; violation as misdemeanor; penalty; receipt of completed application; issuance of license within certain time period; inspections; report; criminal history and records check; storage of fingerprints in automated fingerprint identification system database; convictions; "completed application" defined.

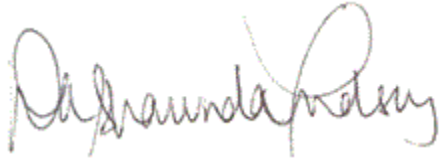
**(3) Before issuing or renewing a license, the department shall investigate the activities and standards of care of the applicant and shall make an on-site evaluation of the facility. On-site inspections conducted in response to the application may be conducted without prior notice to the applicant. On-site inspections conducted for renewing a license may be conducted within 12 months before the expiration date of the current license without impact on the license renewal date or the license fee. Subject to subsections (9), (10), and (11), the department shall issue or renew a license if satisfied as to all of the following:**

- (a) The financial stability of the facility.**
- (b) The applicant's compliance with this act and rules promulgated under this act.**

Since the issuance of a temporary license to you on 01/07/2020 no residents have been admitted to this licensed adult foster care facility. As a result of there being no residents admitted to your adult foster care facility during the temporary license period, the department is not able to determine your compliance with Act 218 or the adult foster care rules related to resident care and services.

#### IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, issuance of a provisional license is recommended.



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DaShawnda Lindsey  
Licensing Consultant

07/09/2020

Date