

EAST 42nd STREET 80'
(A PUBLIC RIGHT OF WAY)

PEARL AVENUE 80'
(A PUBLIC RIGHT OF WAY)

PLACE OF COMMENCEMENT

S01°16'00"E rec. S01°33'12"E calc.
495.38' rec. & used

1 1/4" pipe ind. 0.10E

1 1/4" pipe ind. 0.10E

1 1/4" pipe ind. 0.10E

50.00' rec.

LEGAL DESCRIPTION

Parcel 1 (Fee Parcel):

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Sheffield Township Lot No. 105. Also being all of the land conveyed to Sacred Heart Community Corporation as recorded in Deed Volume 1290, Page 433 of the Lorain County Land Records, being more definitely described as follows:

Commencing at the intersection of the south right of way of East 42nd Street (80 feet wide) and the east right of way of Pearl Avenue (80 feet wide);

Thence, along the east right of way of Pearl Avenue, South 01°16'00" East, 495.38 feet to the southwest corner of land conveyed to KB Portfolio, LLC as recorded in Instrument No. 20030931800 of the Lorain County Land Records;

Thence, along KB Portfolio, LLC's southerly line, North 88°50'00" East, 300.00 feet to the True Point of Beginning for the parcel herein described, said point being referenced by a 1" iron pipe found 0.23 feet North and 0.10 feet West;

Thence, continuing along KB Portfolio, LLC's southerly line, North 88°50'00" East, 305.62 feet to the northwest corner of land conveyed to Anthony Lopez, et al as recorded in Instrument No. 970477934 of the Lorain County Land Records, said point being referenced by a 7/8" iron pipe found 0.17 feet North and 0.15 feet East;

Thence, along Lopez' westerly line, South 01°16'00" East, 179.70 feet to the northerly line of land conveyed to the Diocese of Cleveland as recorded in Deed Volume 828, Page 653 of the Lorain County Land Records, said point being referenced by a 1" iron pipe found 0.09 feet West;

Thence, along the Diocese of Cleveland's northerly line, South 88°50'00" West, 305.62 feet to an iron pin set at the southeast corner of land conveyed to Earl L. and Sandra L. Burkey as recorded in Deed Volume 1011, Page 334 of the Lorain County Land Records;

Thence, along Burkey's easterly line and along the easterly line of land conveyed to Rhea Puskavich as recorded in O.R. Volume 655, Page 155 of the Lorain County Land Records, North 01°16'00" West, 179.70 feet to the point of beginning.

As surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in March of 2006.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

LEGAL DESCRIPTION

Parcel 2 (50' Access Easement Parcel):

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Sheffield Township Lot No. 105, and being a 50' easement for access purposes, and bounded and described as follows:

Beginning at a point in the Easterly line of Pearl Road at the Northwest corner of lands conveyed to Clarence G. Isenmann, Coadjutor Bishop of Cleveland, as recorded in Volume 903, Page 304 of Lorain County Deed Records, said point is the principal place of beginning;

Thence North 88°50' East in the Northerly line of lands conveyed to Clarence G. Isenmann, Coadjutor Bishop of Cleveland, recorded as aforesaid, a distance of 905.62 feet to a point;

Thence South 01°16' East, a distance of 50.00 feet to a point;

Thence South 88°50' West, a distance of 605.62 feet to a point in the Easterly line of Pearl Road;

Thence North 01°16' West, in the Easterly line of Pearl Road, a distance of 50.00 feet to the principal place of beginning;

Be the same more or less, but subject to all legal highways.

SCHEDULE B, SECTION II

This survey coordinated with a title commitment for an ALTA Owner's Policy of Title Insurance No. 81321281POL, dated July 18, 2022 at 7:29 am issued by Old Republic National Title Insurance Company.

1 - 14 NOT A SURVEY MATTER

15 - Terms and Conditions including Easement as contained in Deed recorded in Volume DVI290, Page 433 of Lorain County Records. AFFECTS TITLE PARCEL 1 AS SHOWN.

16 - Easement recorded in Volume 1300, Page 456 of Lorain County Records. AFFECTS TITLE PARCEL 1 AS SHOWN.

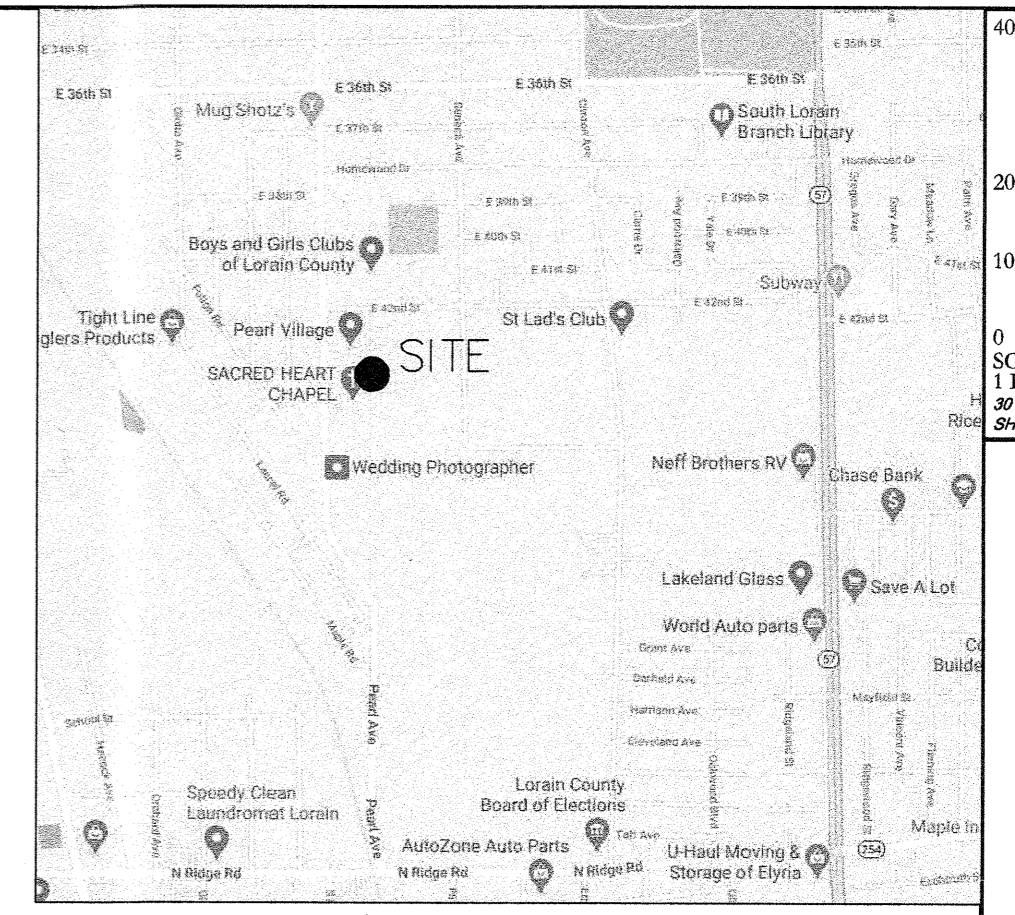
17 - Easement recorded in Volume DV 1110, Page 386 of Lorain County Records. DOES NOT AFFECT TITLE PARCEL 1 AS SHOWN.

18 - Easement recorded in Volume DV 1299, Page 786 of Lorain County Records. DOES NOT AFFECT TITLE PARCEL 1 AS SHOWN.

19 - Use Agreement recorded as Lorain County Recorder Instrument No. 2007-0205007. AFFECTS TITLE PARCEL 1 AND BLANKET IN NATURE.

20 - Regulatory Agreement recorded as Lorain County Recorder Instrument No. 2007-0205009. AFFECTS TITLE PARCEL 1 AND BLANKET IN NATURE.

21 - NOT A SURVEY MATTER



VICINITY MAP NOT TO SCALE

PPN 0300105101002
GONZALEZ, JOSE MENDEZ &
AMANDA M
VACANT LOT SENECA AVE.
DEED VOLUME 1190 PAGE 794

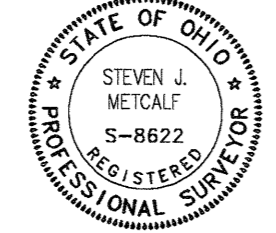
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A105500868-00A
Also call: OGP/UPS @ 1-800-921-0988
(Ohio Oil & Gas Underground
Protection Service)
- or dial 8-1-1 -

SURVEY CERTIFICATION

To Department of Housing and Urban Development ("HUD"), New Sacred Heart Manor Limited Partnership, an Ohio limited partnership, Rose Community Capital, LLC, a Delaware limited liability company, Old Republic National Title Insurance Company, Sacred Heart Community Corporation, an Ohio corporation, Ohio Housing Finance Agency, The Huntington National Bank, Ohio Equity Fund for Housing Limited Partnership 32A and to their successors and assigns, as their interests may appear:

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(c), 8, 9, 10, 11(a), 12, 13, 16, 17 and 18 of Table A thereof. The field work was completed on August 1, 2022 and again on November 14, 2022.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



December 6, 2022
Date

PPN 0300105101026
OSBORNE, JONATHAN EARL
4075 PEARL AVE.
INSTR. 2020-0747933

PPN 0300105101020
BURKEY, EARL L & SANDRA
4075 PEARL AVE.
DEED VOLUME 1011 PAGE 334

SYMBOL LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Center Line, Property Line, Consolidated Lots, Iron Pin/Pipe Found, Iron Pin Set, Monument Box Found, Drill Hole Found, Drill Hole Set, Iron Nail Found, Iron Nail Set, Existing Fire Hydrant, Existing Stand Pipe, Existing Water Valve, Existing Clean Out, Existing Gas Meter, Existing Square Inlet Basin, Existing Round Inlet Basin, Existing Gutter Inlet Basin, Existing Manhole, Existing Flag Pole, Existing Power Pole, Existing Guy Anchor, Existing Transformer, Existing Telephone Box, Existing Traffic Sign, Existing Handicap Parking.

ZONING REGULATIONS

Table with 4 columns: Requirement, Required, Provided, Conformance. Rows include Front Setback, Street Side Setback, Interior Side Setback, Rear Setback, and Parking Requirements.

Parking Requirements

Table with 4 columns: Requirement, Required, Provided, Conformance. Rows include Minimum Number of Parking Spaces and Existing Parking Count.

UTILITY NOTE

The location of utilities shown hereon are from observed evidence of above ground opportunities only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses. Utilities shown on subject premises were gas, storm and sanitary sewer, water, electric and telephone as shown.

ZONING REGULATIONS

Zoning Report prepared by Global Zoning, dated July 27, 2022 Job # GZ 20093 and prepared for Sacred Heart Manor, 4285 Pearl Avenue, Lorain, Ohio 44055 for Rose Community Capital

If you have questions, comments, or revisions regarding this report, please contact Alyson Bissard, Senior Analyst alyson@globalzoning.com 405-595-7231

Current Zoning of Property: R-3*High-Density Residential District

Table with 4 columns: Requirement, Required, Provided, Conformance. Rows include Site Requirements, Minimum Lot Size, Minimum Lot Width/Frontage and Depth, Maximum Density, and Maximum Building Height.

BENCH MARKS:

Table with 2 columns: B.M. #1, TOP OF HYDRANT IN FRONT OF SOUTHWEST CORNER OF BUILDING; ELEV.=651.98 (NAVD88)

Table with 4 columns: REV NO, DATE, DRAWN BY, CHECKED BY. Row 1: 14585-ALTA, SJM, 14585

SURVEYOR'S NOTES

As to Item 9 of Table A of the Survey Requirements, there are 29 total striped parking spaces of which 8 are marked disabled spaces and 21 are standard spaces.

As to Item 16 of Table A of the Survey Requirements, there is NO observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are NO known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The surveyor was not provided with any reports regarding the existence of wetland areas and no flagged wetland areas were observed during the course of fieldwork.

The Property has indirect access to Pearl Avenue, a dedicated right of way.

The property described hereon is the same as the property described in 81321281POL dated July 18, 2022 at 7:29 am issued by Old Republic National Title Insurance Company and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

BASIS OF BEARING

The basis of bearings for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401).

TOTAL LAND AREA

1.2608 ACRES (54,920 SQUARE FEET)

ENCROACHMENTS

None Visible

FLOOD ZONE CERTIFICATION

I hereby certify that the Title Parcel shown hereon does not lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Number 39093C0117D dated August 19, 2008 and noted as Zone X.

SURVEYOR'S LEGAL DESCRIPTION

Parcel 1

Situated in the City of Lorain, County of Lorain, State of Ohio and known as being part of Original Sheffield Township Lot No. 105. Also being all of the land conveyed to Sacred Heart Community Corporation as recorded in Deed Volume 1290, Page 433 of the Lorain County Records and is further bounded and described as follows:

Beginning at the intersection of the South right of way for East 42nd Street (80 Feet Wide) and the East right of way for Pearl Avenue (80 Feet Wide);

Thence South 01°33'12" East, along the East right of way of said Pearl Avenue, a distance of 495.38 feet to the Northwest corner of a parcel of land conveyed to Jonathan Earl Osborne by deed recorded in Instrument No. 2020-0747933 of Lorain County Records and the Southeast corner of a parcel of land conveyed to WG Pearl Village LLC by deed recorded in Instrument No. 2019-0726066 of Lorain County Records and witnessed by a 1 1/4" iron pipe found East, a distance of 0.10 feet;

Thence North 88°32'48" East, along the Northerly line of said Jonathan Earl Osborne parcel and the Southerly line of said WG Pearl Village LLC parcel, a distance of 300.00 feet to the Northeast corner of said parcel and witnessed by a 1 1/4" iron pipe found North, a distance of 0.04 feet and West, a distance of 0.03 feet and the principal place of beginning for the parcel hereinafter described;

Course 1 Thence North 88°32'48" East, continuing along the Southerly line of said WG Pearl Village LLC parcel, a distance of 305.62 feet to a 5/8" iron pin (set at the Southeast corner of said parcel and on the Northwest corner of a parcel of land conveyed to Anthony Lopez and Dianilda Perez by deed recorded in Instrument No. 1997-0477934 of Lorain County Records;

Course 2 Thence South 01°33'12" East, along the Westerly line of said Anthony Lopez and Dianilda Perez parcel, a distance of 179.70 feet to a 5/8" iron pin set at the Northeast corner of a parcel of land conveyed to the Diocese of Cleveland by deed recorded in Deed Volume 828, Page 653 of Lorain County Records;

Course 3 Thence South 88°32'48" West, along the Northerly line of said Diocese of Cleveland parcel, a distance of 305.62 feet to the Southeast corner of said parcel and witnessed by a 1 1/2" square steel post found North, a distance of 0.25 feet East, a distance of 0.03 feet;

Course 4 Thence North 01°33'12" West, along the Easterly line of said Jonathan Earl Osborne parcel, a distance of 179.70 feet to the principal place of beginning and containing 1.2608 Acres (54,920 Square Feet) of land, as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Nelf and Associates, Dated March, 2021.

Be the same more or less, but subject to all legal highways and easements of record

The basis of bearings for this survey is Grid North of the NAD 83 (CORS96), Ohio State Plane, North Zone (3401) as established by GPS observations and the bearings shown hereon are used to denote angles only.

Monuments described as 5/8" iron pin set are 5/8" rebar capped 'Nelf & Assoc.-8622'.

ABBREVIATIONS table listing symbols for AUTOMATED FILING NO., ASPHALT, CALCULATED, CENTER LINE, CONCRETE, COUNTY DEED RECORD, COUNTY MAP RECORD, DEED, EXISTING, FOUND, FINISH FLOOR ELEVATION, INSTRUMENT, LIMITED ACCESS, MONUMENT, OBSERVED, PAGE, PROPERTY LINE, PERMANENT PARCEL NO., PAVEMENT, RECORD, RIGHT OF WAY, USED, VOLUME, SANITARY, STORM, WATER, INVERT.

NEW SACRED HEART MANOR LIMITED PARTNERSHIP - 4285 PEARL AVENUE
ALTA/NSPS LAND TITLE SURVEY
CITY OF LORAIN - COUNTY OF LORAIN - STATE OF OHIO

FHA Project
#042-10063

NEFF
& ASSOCIATES
Civil Engineers, Surveyors, Architects, Planners, Engineers
6865 York Road / Parma Heights, Ohio 44130
Tel: 330.997.1000 Fax: 330.997.1001

SHEET NO.
1 OF 1