

## RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Defiance, County of Defiance, State of Ohio.

Tract 1:  
Situating in the City of Defiance, County of Defiance and State of Ohio, a part of the Southeast 1/4 of the Northwest 1/4, Section 23, Town 4 North, Range 4 East and described as:

Beginning at a point 396 feet East and 30 feet North from the Southeast corner of the Southeast 1/4 of said Section 23, and on the North right-of-way line of High Street; thence East on the North right-of-way line of High Street a distance of 430.12 feet to the West right-of-way line of Harding Street; thence Northerly at an interior angle of 91° 19' and on the West right-of-way line of Harding Street a distance of 495.14 feet to a point; thence Westerly at an interior angle of 89° 02' a distance of 427.81 feet to a point; thence Southerly at an interior angle of 91° 02' a distance of 498 feet to the place of beginning, containing 4.89 acres more or less, but subject to all restrictions, zoning ordinances and easements of record.

NOTE: The above description is a PRELIMINARY DESCRIPTION ONLY and not to be used for title insurance purposes. In this connection, Company is to be furnished with an acceptable, finalized survey and legal description of the real property to be insured for our inspection and approval.

Tract 2:  
Situating in the City of Defiance, County of Defiance, and State of Ohio. Known as Lot numbers 5 & 6 in Hacienda Heights Addition, a Subdivision formerly a part of Lot number 29 of the Auditor's Plat of Lots North of the Maumee River in the City of Defiance, County of Defiance and State of Ohio.

Tract 3:  
Situating in the City of Defiance, County of Defiance and State of Ohio and known as being a part of Lot No. 29, Lots North of the Maumee River, City of Defiance, County of Defiance, Ohio, and being better described as follows: Commencing at the intersection of the center line of West High Street and Harding Street in said City of Defiance, thence North 00° 00' East (said bearing being assumed for the purposes of this description) on the center line of Harding Street a distance of 524.84 feet to a point, thence South 89° 02' West on the South line of Hacienda Heights Addition to the City of Defiance a distance of 190.00 feet to a point, said point being the southwest corner of Lot No. 5, Hacienda Heights, thence North 00° 00' East on the West line of Hacienda Heights a distance of 175.78 feet to a point being the Northwest corner of Lot No. 6 of Hacienda Heights; thence South 88° 57' West on a line being the North line of said Lot No. 8 extended West a distance of 666.42 feet to a point, thence South 00° 01' 30" West a distance of 553.64 feet to a point being the Northwest corner of Lot No. 1, Hacienda Heights, thence North 83° 01' 30" East along the North line of Hacienda Heights a distance of 399.95 feet to a point being the Northeast corner of Lot No. 4, Hacienda Heights; thence North 0° 19' 20" East on a line being the East line of Hacienda Heights extended Northerly a distance of 337.04 feet to a point, thence North 89° 02' East a distance of 267.81 feet to the true point of beginning of the parcel described herein, containing 5.950 acres of land, more or less, subject to all easements of record and zoning restrictions.

NOTE FOR INFORMATION: Being Parcel No(s). 102-3114-0-016-00 (Tract 1), 102-3114-B-005-00, 102-3114-B-006-00 (Tract 2), 102-3114-A-017-01 and 102-3114-0-015-00 (Tract 3), of the City of Defiance, County of Defiance.

## ASSURANCE NOTE

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.:201775-11, WITH AN EFFECTIVE DATE OF MAY 09, 2025.

## REFERENCES

Deed Book 256, Page 490  
Plat Book 6, Page 97  
Plat Book 6, Page 109 & 109A

## ZONING REQUIREMENTS DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	R-3, Medium to High Density Residence District	PARKING SPACE FORMULA: NURSING OR CONVALESCENT HOMES: 1.0 SPACE PER SLEEPING ROOM OR SUITE, OR 1.0 SPACE PER PERMANENT OCCUPANT
PERMITTED USE	NO	99 BEDS X 1 = 99 SPACES
MINIMUM LOT AREA (SQ.FT.)	20,000	
MINIMUM LOT WIDTH	100'	
MAX BUILDING COVERAGE	30%	
MAX BUILDING HEIGHT	45' / 3 Stories	
BUILDING SETBACKS		CONTACT: GRS GROUP
FRONT	30'	
SIDE	20'	PHONE: 330-288-0238
REAR	30'	EMAIL: www.grs-global.com
Surveyor's Note: Setback lines shown hereon are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.		REPORT DATE: 6/18/2025 GRS PROJECT #: 25-75048.16

## FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.SCHEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 39039C0265F, WHICH BEARS AN EFFECTIVE DATE OF MARCH 9, 2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## SIGNIFICANT OBSERVATIONS

AT THE TIME OF SURVEY THERE WERE NO OBSERVABLE SIGNIFICANT OBSERVATIONS.

## LEGEND

R/W	Right-of-Way
C/L	Centerline
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
●	Monumentation Found (as noted)
●	Concrete Monument Found
●	5/8" Rebar Set
▲	Mag Nail Set
△	Significant Observation
⊗	Schedule B-Section II Item
Calc.	Calculated
Msd.	Measured
Rec.	Record
⊗	Water Valve
⊗	Hydrant
⊗	Clean Out
⊗	Gas Valve
⊗	Gas Meter
⊗	Catch Basin (Square)
⊗	Catch Basin (Round)
⊗	Storm Manhole
—ou—	Overhead Utility Line
—X—	Fence
■	Concrete Area
■	No Parking Area
■	Building Area
⊗	Transformer
⊗	Utility Box
⊗	Air Conditioning Unit
⊗	Cable Box
⊗	Power Pole
⊗	Power Pole w/ Light
⊗	Light Pole
⊗	Guy Wire
⊗	Sign
⊗	Bollard
⊗	Water Vault
⊗	Electric Vault
⊗	Ground Light
⊗	Flagpole
⊗	Handicapped Space

## SCHEDULE B-II ITEMS

- Easement granted to The Toledo Edison Company recorded on September 5, 1968 in Book 192 Page 94. AFFECTS, AS SHOWN
- Easement granted to The Toledo Edison Company recorded on April 11, 1969 in Volume 193 Page 469. MAY AFFECT, UNABLE TO DETERMINE FROM RECORD DOCUMENT; EASEMENT NOT SPECIFICALLY DESCRIBED
- Right of Way Permit granted to United Telephone Company of Ohio recorded on May 15, 1969 in Book 193 Page 708. MAY AFFECT, UNABLE TO DETERMINE FROM RECORD DOCUMENT; EASEMENT NOT SPECIFICALLY DESCRIBED
- Easement granted to City of Defiance recorded on May 27, 1971 in Book 198 Page 478. AFFECTS, AS SHOWN
- Easement granted to City of Defiance recorded on September 10, 1979 in Book 227 Page 266. AFFECTS, AS SHOWN
- Easement granted to United Telephone Company of Ohio recorded on November 3, 1988 in Volume 252 Page 407. DOES NOT AFFECT
- All conditions, matters, easements and setback lines as set forth on plat recorded in Book 6 Page 97. AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 6 Pages 109 and 109A. AFFECTS, AS SHOWN
- All conditions, matters, easements and setback lines as set forth on plat recorded in Book 11 Page 12. DOES NOT AFFECT

## SURVEYED LEGAL DESCRIPTION

## SHEET 1 OF 1

TRACT 1:

SITUATED IN THE CITY OF DEFIANCE, COUNTY OF DEFIANCE, AND STATE OF OHIO, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 EAST, SAID POINT ALSO BEING IN THE CENTERLINE OF WEST HIGH STREET (60' PUBLIC RIGHT OF WAY);

THENCE WITH SAID CENTERLINE, NORTH 90°00'00" EAST, A DISTANCE OF 396.00' TO A POINT;

THENCE DEPARTING SAID CENTERLINE, NORTH 0°00'00" WEST, A DISTANCE OF 30.00' TO A POINT, THE SOUTHEAST CORNER OF LANDS CONVEYED TO CHRISTOPHER R. AUSTIN, AS RECORDED IN DEED BOOK 286, PAGE 2238, IN THE DEFIANCE COUNTY RECORDS, THE NORTHERLY RIGHT OF WAY OF WEST HIGH STREET (60' PUBLIC RIGHT OF WAY), AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH SAID NORTHERLY RIGHT OF WAY, NORTH 90°00'00" EAST, A DISTANCE OF 430.12' TO A POINT AND THE WESTERLY RIGHT OF WAY LINE OF HARDING STREET (VARIABLE WIDTH PUBLIC RIGHT OF WAY);

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND WITH SAID WESTERLY RIGHT OF WAY, NORTH 01°19'00" EAST, A DISTANCE OF 495.36' TO A POINT;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY AND ALONG THE SOUTH LINE OF LANDS CONVEYED TO LEISURE OAKS HEALTH CARE CORP., AS RECORDED IN DEED BOOK 256, PAGE 490, IN THE DEFIANCE COUNTY RECORDS, NORTH 89°39'00" WEST, A DISTANCE OF 429.49' TO A POINT AND THE SOUTHEAST CORNER OF SAID LANDS CONVEYED;

THENCE DEPARTING SAID SOUTH LINE AND WITH THE SOUTHEAST LINE OF SAID LANDS CONVEYED AND THE EAST LINE OF LANDS CONVEYED TO CHRISTOPHER R. AUSTIN, AS RECORDED IN DEED BOOK 286, PAGE 2238, IN THE DEFIANCE COUNTY RECORDS, SOUTH 01°23'00" WEST, A DISTANCE OF 498.00' TO A POINT, THE NORTHERLY RIGHT OF WAY LINE OF WEST HIGH STREET (60' PUBLIC RIGHT OF WAY), AND THE POINT OF BEGINNING.

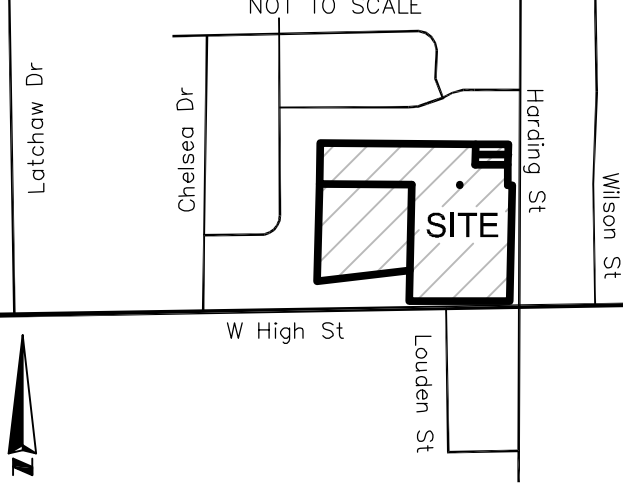
CONTAINING 213,430 SQUARE FEET (4.8997 ACRES) OF LAND, MORE OR LESS.

THE AS-SURVEYED DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS THE RECORD DESCRIPTION.

## GENERAL SURVEY NOTES

- There is direct access to the subject property via Harding Street, a public right of way.
- The observed address of the site is 214 Harding Street, Defiance, OH.
- The location of utilities shown on the survey are from observed evidence or above ground appearances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street sidewalk construction or repairs observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- The meridian for all bearings shown hereon is N 89°39'00". Was the north line of the subject property as described in Deed Book 256, Page 490, Defiance County Records. This survey has not been prepared for recordation, and may not meet the requirements for recording in the jurisdiction in which the property was surveyed.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, parking, easements, servitudes, and significant observations are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The title lines and lines of actual possession are the same.
- The parcels contained in the record description are contiguous without any gaps, gores or overlays.
- At the time of field work, there was no observable evidence of substantial areas of refuse.
- At the time of the fieldwork, ownership of fencing shown hereon is unknown to the surveyor.
- As-Surveyed legal description written per request of the client.

## VICINITY MAP



## LAND AREA

11.4083 ACRES±  
496,940 SQUARE FEET±

## PARKING SPACES

REGULAR= 64 HANDICAP= 2  
TOTAL= 66

## ALTA/NSPS LAND TITLE SURVEY

BROOKVIEW HEALTHCARE CENTER

214 HARDING STREET

DEFIANCE, OH 43512

DEFIANCE COUNTY

## SURVEYOR'S CERTIFICATE

To: DMT SPE I LLC, together with its affiliates and subsidiaries, and each of their successors and assigns; Brookview Proppa LLC, an Ohio limited liability company; Madison Title Agency LLC; Stewart Title Guaranty Company; Madison Title Agency and GRS Group, an NVS Company;

This is to certify that this map or plat and the survey on which it is 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on June 2, 2025.

Timothy R. Durr  
PLS# 7788  
In the State of Ohio

Date of Preliminary Plat: June 18, 2025  
Date of Final Plat:

Surveyor:  
LMS Surveying, LTD  
Job No. 8-250488

**GRS**  
GROUP  
AN NVIS COMPANY

133 TECHNOLOGY DRIVE, SUITE 200, IRVINE, CA 92618  
FIELDSURVEYOR@GRS-GLOBAL.COM | PHONE: 330-267-4405

DATE	REVISION HISTORY	GRS PROJECT NO. / JOB NO.
6.19.25	REVISED TITLE/ZONING/COMMENTS	25-75048.4 / B-250488
		SCALE: 1" = 60'
		DRAWN BY: SS/BB
		APPROVED BY: TRD
DATED 2025 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NVIS COMPANY		

