

TAB 12: Readiness and Project Schedule

- a. Evidence of Site Control: Please find attached the Deed as evidence that the Seller, Charles J. Caput (the Archdiocese of the City of Philadelphia) owns the land. The developer is Office for Community Development of Catholic Human Services, a Secretariat of the Archdiocese.
- b. Zoning. St. John Neumann Place II received zoning approval by decision of the Zoning Board of Adjustment on October 29, 2014, and is now awaiting the written notice of that decision. Previously, St. John Neumann Place II had received approval from the Zoning Board of Adjustment, but sought on October 29th to clarify and receive approval to allow qualified nonresident seniors to share use of the proposed Wellness Center, to shift bicycle storage to the exterior, and to increase our proposed off street parking to 19 spaces. Additionally, a clerical error resulted in being given zoning by right for 51 units. The ZBA remedied that during the October 29, 2014 hearing.
- c. The Office for Community Development intends to work diligently to receive all necessary approvals and complete construction in a timely and efficient manner, and is committed to having units ready for occupancy as soon as possible. The anticipated project schedule is as follows:

Task	Timeframe
Application Submitted to PHA	November 2014
LIHTC Application Submission to PHFA	January 30 th , 2015
LIHTC Awards Announced by PHFA	May 2015
Financial Closing and Construction Start	November 2015
Lease-Up Activities Commence	June 2016
Construction Completion	October 2016
Full Occupancy Achieved	January 2017

- d. Relocation. There are no relocation issues because the site is a vacant parcel of land.

PREPARED BY:
Thomas P. Witt, Esquire
Cozen O'Connor
1900 Market Street
Philadelphia, PA 19103



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RECORD AND RETURN TO:
Carol A. Broderick, Paralegal
Cozen O'Connor
1900 Market Street
Philadelphia, PA 19103

Tax Parcel No. 77-3-1202-15 (2627 Mifflin Street)

Tax Parcel No. 77-3-1202-20 (2601 Mifflin Street)

DEED OF CONFIRMATION

THIS INDENTURE made this 1st day of June, 2014, between **THE MOST REVEREND CHARLES J. CHAPUT, O.F.M. CAP., AS ARCHBISHOP OF PHILADELPHIA AND NOT IN HIS INDIVIDUAL OR PERSONAL CAPACITY, BY REVEREND MONSIGNOR DANIEL J. KUTYS, HIS ATTORNEY IN FACT, by Power of Attorney dated July 3, 2012 and recorded July 7, 2012 as Document ID No. 52504750 (hereinafter called the "Grantor"), and THE MOST REVEREND CHARLES J. CHAPUT, O.F.M. CAP., AS ARCHBISHOP OF PHILADELPHIA AND NOT IN HIS INDIVIDUAL OR PERSONAL CAPACITY (hereinafter called the "Grantee").**

Witnesseth, that the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration, unto him well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has conveyed, granted, bargained, sold, released and confirmed, and by these presents does convey, grant, bargain, sell, release and confirm unto the said Grantee, his successors and assigns:

Legal Description for Proposed Lot 1

ALL THAT CERTAIN lot or piece of ground situate in the 48th Ward of the City of Philadelphia, Philadelphia County, Pennsylvania and described according to a Lot Line Relocation Plan prepared by Stantec Consulting Services Inc., dated April 22, 2014 and approved by the Survey District on April 25, 2014, as follows, to wit:

BEGINNING at the point of intersection of the northerly side of Mifflin Street (50'-wide) and the easterly side of 27th Street (50'-wide), thence extending the following six courses and distances: thence extending along the said easterly side of 27th Street North 15 degrees 00 minutes 00 seconds East, the distance of 239.531 feet; thence departing the said south side of 27th Street and extending South 75 degrees 00 minutes 00 seconds East, the distance of 76.000 feet to a point; thence extending South 15 degrees 00 minutes 00 seconds, the distance of 75.569 feet to a point; thence extending South 75 degrees 00 minutes 00 seconds East, the distance of 259.500 feet to a point; thence extending partially along the eastern side of a proposed 30-foot wide driveway easement serving proposed Lot 1 and Lot 2, South 15 degrees 00 minutes 00 seconds West, the distance of 163.962 feet to a point on the Northerly side of said Mifflin Street; thence extending along the said northerly side of Mifflin Street and crossing the said 30-foot wide driveway easement North 75 degrees 00 minutes 00 seconds West, the distance of 335.500 feet to the first mentioned point and place of beginning.

The above described containing an area of 60,752 square feet (1.39467 acres)

Legal Description for Proposed Lot 2

ALL THAT CERTAIN lot or piece of ground situate in the 48th Ward of the City of Philadelphia, Philadelphia County, Pennsylvania and described according to a Lot Line Relocation Plan prepared by Stantec Consulting Services Inc., dated April 22, 2014 and approved by the Survey District on April 25, 2014, as follows, to wit:

BEGINNING at a point along the northerly side of Mifflin Street (50'-wide) and located South 75 degrees 00 minutes 00 seconds East, the distance of 335.500 feet from the easterly side of 27th Street (50'-wide), thence extending the following four courses and distances: thence departing the said side of Mifflin Street and extending along the easterly side of a proposed 30'-wide driveway easement serving proposed Lot 1 and Lot 2, North 15 degrees 00 minutes 00 seconds East, the distance of 163.962 feet; thence extending South 75 degrees 00 minutes 00 seconds East, the distance of 60.500 feet to a point on the westerly side of a certain 50'-wide right of way (formerly 26th Street); thence extending along the westerly side of the said right of way South 15 degrees 00 minutes 00 seconds West, the distance of 163.962 feet to a point on the northerly side of said Mifflin Street; thence extending along the said northerly side of Mifflin Street North 75 degrees 00 minutes 00 seconds West, the distance of 60.500 feet to the first mentioned point and place of beginning.

The above described containing an area of 9,920 square feet (0.22773 acres).

BEING the same premises which His Eminence Justin Cardinal Rigali, in his capacity as Archbishop of Philadelphia, and not in his personal or individual capacity, by Deed dated November 30, 2006 and recorded on December 6, 2006 in the Department of Records in and for the City and County of Philadelphia, Commonwealth of Pennsylvania as Document ID No. 51586959, granted and conveyed unto His Eminence Justin Cardinal Rigali, in his capacity as Archbishop of Philadelphia, and not in his personal or individual capacity.

AND The Most Reverend Charles J. Chaput, O.F.M. Cap., has succeeded the said Justin Cardinal Rigali and is the current Archbishop of Philadelphia.

UNDER AND SUBJECT to matters of record, to the extent valid and enforceable and still applicable to the above described premises.

This Deed of Confirmation is made for nominal consideration between identical parties for the sole purpose of confirming of record the legal descriptions, property addresses and Tax Parcel Numbers of the above described premises pursuant to the Plan of Subdivision referred to above.

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him, the said **Grantor**, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

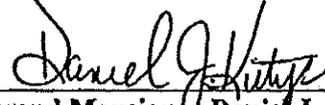
TO HAVE AND TO HOLD the said lots or pieces of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said **Grantee**, his successors and assigns, to and for the only proper use and behoof of the said **Grantee**, his successors and assigns, forever, **SUBJECT** as aforesaid.

AND the said **Grantor**, for himself and his successors, does by these presents, covenant and agree, to and with the said **Grantee**, its successors and assigns, that he, the said **Grantor** and his successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said **Grantee**, his successors and assigns, against him, the said **Grantor** and his successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, them, or any of them, shall and will, **SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Confirmation as of
the day and year first above written.

**THE MOST REVEREND CHARLES J.
CHAPUT, O.F.M. CAP., AS ARCHBISHOP OF
PHILADELPHIA AND NOT IN HIS
INDIVIDUAL OR PERSONAL CAPACITY**

By:



**Reverend Monsignor Daniel J. Kutys,
Attorney-in-Fact for Most Reverend
Charles J. Chaput, O.F.M. Cap.,
Archbishop of Philadelphia, recorded
July 5, 2012 as Document ID No.
52504750**

COMMONWEALTH OF PENNSYLVANIA :

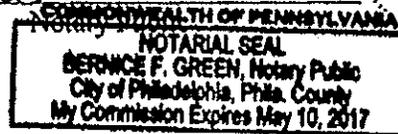
: SS.

COUNTY OF PHILADELPHIA :

ON THIS, the 6th day of June, 2014, before me, the undersigned officer, a Notary Public, personally appeared **REVEREND MONSIGNOR DANIEL J. KUTYS**, Attorney-in-Fact for Most Reverend Charles J. Chaput, O.F.M. Cap., Archbishop of Philadelphia, who I am satisfied is the person named in and who executed the foregoing instrument, and he acknowledged that he executed the same for the purposes therein contained

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bernice F. Green



The address of the within-named Grantee is:
c/o Archdiocesan Real Estate Office
222 N. 17th Street
Philadelphia, PA 19103

[Signature]

On Behalf of the Grantee

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.	PAGE NO.
[]	[]
DATE RECORDED	[]
CITY TAX PAID	[]

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME Reverend Monsignor Daniel J. Kutys, Attorney in Fact		TELEPHONE NUMBER []	
STREET ADDRESS 222 N. 17th Street		STATE PA	ZIP CODE 19103

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) Rev. Charles J. Chaput, Archbishop of Phila.	DATE OF ACCEPTANCE OF DOCUMENT: 06/06/2014
GRANTEE(S)/LESSEE(S) Rev. Charles J. Chaput, Archbishop of Phila.	
STREET ADDRESS 222 N. 17th Street	STREET ADDRESS 222 N. 17th Street
CITY Philadelphia	CITY Philadelphia
STATE PA	STATE PA
ZIP CODE 19103	ZIP CODE 19103

C. PROPERTY LOCATION

STREET ADDRESS 2601 and 2627 Nifflin Street	CITY, TOWNSHIP, BOROUGH Philadelphia
COUNTRY Philadelphia	SCHOOL DISTRICT Philadelphia
TAX PARCEL NUMBER 77-3-120220 & 77-3-120215	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$1.00	2. OTHER CONSIDERATION + \$0.00	3. TOTAL CONSIDERATION = \$1.00
4. COUNTY ASSESSED VALUE Not separately assessed	5. COMMON LEVEL RATIO FACTOR x 1.00	6. FAIR MARKET VALUE = N/A

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION 100.0	1B. PERCENTAGE OF INTEREST CONVEYED 100.0
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2. Check Appropriate Box Below for Exemption Claimed

- Will or Intestate succession [] (NAME OF DECEDENT) [] (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ []
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number [] Page Number []
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) Deed of Confirmation for nominal consideration between identical parties, confirming the legal descriptions, property address and tax parcel numbers pursuant to the Plan of Subdivision.

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <i>Daniel J. Kutys</i>	DATE June 9, 2014
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