

Additional Funding & Grant Development Support

In addition to the financial commitments outlined above, we wish to inform the Demolition Review Board that TheQueensCorner is supported by an experienced funding and development team actively pursuing supplemental funding sources, including private grants, philanthropic contributions, and foundation support.

This effort is being led in collaboration with professional grant writers and development partners, including Michael Ferrer, Daniel Locke, and Debbie Wright, who are actively assisting with identifying and securing additional funding opportunities.

While grant funding is being pursued as a supplemental resource, it is important to clearly state that this project is not dependent upon government funding to move forward. TheQueensCorner and its affiliated partners have intentionally structured this initiative to rely on private fundraising efforts, committed business entities, and mission-driven capital. This includes ongoing fundraising events and direct financial support from the affiliated Royalty organizations.

Accordingly, the rehabilitation of the King Josiah Center for Restoration is financially viable independent of government funding timelines or approvals.

Sincerely,  _____

Founder

TheQueensCorner.org



Phone: 440-550-4885

Address: 506 Broadway 2nd. Floor

Lorain, Ohio 44052-1732

Website: www.royaltyhc.com

Email: admin@royaltyhc.com

Date: January 7, 2026

City of Lorain Demolition Review Board

Lorain, Ohio

RE: Letter of Commitment & Memorandum of Understanding (MOU)

Property: King Josiah Center for Restoration

1769 East 28th Street, Lorain, Ohio 44055

Dear Members of the Demolition Review Board,

This letter serves as a formal Letter of Commitment and Memorandum of Understanding (MOU) between Royalty Health Care Corporation and TheQueensCorner, confirming our financial and operational commitment to support the rehabilitation and restoration of the property known as the King Josiah Center for Restoration, located at 1769 East 28th Street, Lorain, Ohio 44055.

Royalty Health Care Corporation understands the importance of preserving structures that serve critical community needs and addressing concerns related to safety, feasibility, and sustainability for properties under demolition review. This correspondence is submitted in good faith to affirm that this project is fully supported by committed resources.

Royalty Health Care Corporation hereby commits financial support of up to One Million Dollars (\$1,000,000.00 USD) toward the rehabilitation, restoration, and redevelopment of the King Josiah Center for Restoration. We further affirm our readiness to commit additional funding if required to ensure successful completion based on construction scope, compliance requirements, and operational readiness.

Funds may be allocated toward structural rehabilitation, life-safety upgrades, code compliance, environmental remediation if required, interior and exterior renovations, and improvements necessary for occupancy and long-term use.

The intended use of this property aligns directly with TheQueensCorner's mission to provide safe housing and trauma-informed care for vulnerable youth, including survivors of human trafficking. This project represents a mission-driven investment in the City of Lorain and a sustainable alternative to demolition.

This Memorandum of Understanding reflects our present intent to collaborate fully with TheQueensCorner and the City of Lorain. Royalty Health Care Corporation is prepared to provide proof of funds or additional documentation upon request.

We respectfully request that the Demolition Review Board permit the rehabilitation of this structure and allow this project to proceed without demolition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Vicente', is written over a horizontal line.

Marilyn Vicente C.E.O.

Royalty Health Care Corporation



Phone: 440-689-8985

Address: 506 Broadway 4th. Floor suite 402

Lorain, Ohio 44052-1732

Website: www.royaltyrealestateinvestments.com

Email: info@royaltyrealestateinvestments.com

Date: January 7, 2026

City of Lorain Demolition Review Board

Lorain, Ohio

RE: Letter of Commitment & Memorandum of Understanding (MOU)

Property: King Josiah Center for Restoration

1769 East 28th Street, Lorain, Ohio 44055

Dear Members of the Demolition Review Board,

This letter serves as a formal Letter of Commitment and Memorandum of Understanding (MOU) between Royalty Real Estate Investments and TheQueensCorner, confirming our full financial and operational commitment to the rehabilitation and restoration of the property known as the King Josiah Center for Restoration, located at 1769 East 28th Street, Lorain, Ohio 44055.

Royalty Real Estate Investments understands the importance of ensuring that properties under demolition review demonstrate financial feasibility, safety, and long-term sustainability. We submit this letter in good faith to clearly establish that the King Josiah Center for Restoration is fully supported by committed capital and development resources.



We hereby commit up to One Million Dollars (\$1,000,000.00 USD) toward the rehabilitation, restoration, and redevelopment of this property. Additionally, we affirm that we are prepared to commit further financial resources beyond this amount, if necessary, to ensure the successful completion of this project based on scope, regulatory requirements, and construction needs.


Funds may be allocated toward structural stabilization, code compliance, environmental remediation if required, interior and exterior renovations, and all improvements necessary to return this building to safe, functional, and productive use.

The intended use of the property aligns with TheQueensCorner's mission to provide safe housing and restorative services for vulnerable youth, including survivors of human trafficking. This project represents a meaningful investment in the City of Lorain and demonstrates a clear alternative to demolition through responsible redevelopment and community impact.

This Memorandum of Understanding reflects our present intent to collaborate fully with TheQueensCorner and the City of Lorain. Royalty Real Estate Investments is prepared to provide proof of funds or additional assurances upon request.

We respectfully request that the Demolition Review Board allow this structure to proceed toward rehabilitation rather than demolition.

Sincerely,

A handwritten signature in blue ink that reads "Elba Rodriguez". The signature is written in a cursive style and is positioned above a horizontal line.

Elba Rodriguez C.E.O.

Royalty Real Estate Investments