OUTING PARK
IN ENGLEWOOD

This information is taken from public records filed with the Lucas County Recorder’s Office. Port Lawrence Title and Trust Company assumes no liability for the accuracy or completeness of the information contained herein.
DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS the premises located at 2811-2815 Monroe Street, Toledo, Ohio 43606, since
Huts, Inc., an Ohio corporation, with its principal place of business at 2811-2815 Monroe Street,
Toledo, Ohio 43606, ("Owner") is the owner of all of the property located at 2811-
2815 Monroe Street, Toledo, Ohio 43606, as recorded at the Lucas County Deed Records as
01-0678A06;

WHEREAS the property located at 2811-2815 Monroe Street, Toledo, Ohio 43606, is more
accurately described as follows:

Situated in the State of Ohio, County of Lucas and City of Toledo and being more
particularly described as follows:

Lots numbers five (5) and six (6) in Ousting Park, in Englewood, an Addition to the City
of Toledo, Lucas County, Ohio, in accordance with the plat thereof recorded in Volume 18
of Plat, page 26, and all that part of lots numbers nine (9) and ten (10) in said Addition lying
northeasterly of a line parallel with and 15 feet southeasterly of the northeasterly line of said
lots and northwesterly of a line parallel with and 200 feet southwesterly of the southeasterly
line of Monroe Street, together with that part of the vacated alley adjoining lots number five
(5) and six (6); being a rectangular parcel of land from line on Monroe Street, 200 feet
on Monroe Street and 100 feet on said vacated alley southeasterly of and parallel with Monroe Street.  
(Tax District 11, Parcel No. 65781)

WHEREAS, Owner is interested in resolving a conflict with Monroe Retail, Inc., an Ohio
corporation, doing business as "A & L Properties," Ltd., an Ohio limited liability company, the owner of property
located at 2829 2839 Monroe St., Toledo, OH 43606 and more accurately described as follows:

Lot number four (4) in Ousting Park, in Englewood, an Addition to the City of Toledo,
Lucas County, Ohio, in accordance with the plat thereof recorded in Volume 18 of Plat, page
26, subject to a perpetual easement conveyed to the state of Ohio for highway purposes by
instrument recorded in Volume 1996, page 26 of Deeds (Tax District 11, Parcel No. 65781);

and in exchange for the payment of $1,000.00 and other valuable consideration, the receipt of which
is hereby acknowledged, Owner does for itself and its successors and assigns, hereby declare
and stipulate that the premises located at 2811-2815 Monroe Street, Toledo, Ohio 43606,
and more accurately described above shall be, and shall hereafter be conveyed by it, its successors
and assigns, subject to the following restrictions:

1. No structure or portion of any structure shall be used or permitted to be used for any
   business which will in any way involve the sale of beer, wine, or any other spirituous
   liquors

2. No structure or portion of any structure therein shall be used or permitted to be used
   for any business involving the conduct of any bank checks whether by or not the person
conducting such activity receives any funds or fees in exchange for the rendering of such service.

3. Neither of the activities mentioned above in paragraphs 1 or 2 hereof shall be conducted anywhere on the premises located at 2811-2815 Monroe Street, Toledo, Ohio 43606, and more accurately described above, regardless of whether such activities is conducted within or without any structure or any portion of any structure thereon.

4. These restrictions shall run with the land and shall be binding upon the owner and all persons currently under or through the owner from this date forward.

5. Any violation or attempt to violate any of the covenants or restrictions herein shall be unlawful. Monroe Retail, Inc., Eidi Properties, Ltd., or any person or persons owning any interest in either of the aforementioned Monroe Retail, Inc., or Eidi Properties, Ltd., may prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction to prevent such violation or attempted violation, to cause the removal of any violation and to recover damages for such violation or attempted violation.

6. If any of the covenants or restrictions herein contained are found to be invalid by any judgment or court order, then such invalidity shall not affect any of the other provisions or any other part thereof contained in this Declaration, which shall remain in full force and effect.

7. All transfers and conveyances of any of the premises located at 2811-2815 Monroe Street, Toledo, Ohio 43606, and more accurately described above, or any portion thereof, shall be made subject to this Declaration.

8. No covenant or restriction imposed hereby shall be voided by any failure to enforce the provisions hereof, no matter how many violations may occur.

IN WITNESS WHEREOF, Bo-Do, an Ohio corporation by and through its duly authorized representative, has caused this Declaration of Restrictive Covenants to be executed on its behalf this 21st day of August, 2002.

Signed and acknowledged in the presence of

Bo-Do, Inc., an Ohio corporation

By:

Hussin Ahmed
Its President

Print Name: [Signature]
Print Name: [Signature]
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 21st day of August, 2002, by Hussein Ahmed, the President of Bo-Do, Inc., an Ohio corporation, on behalf of the corporation, as its President and by the authority of its board of directors; and that said instrument is the voluntary act and deed of Hussein Ahmed as such officer; and the voluntary act and deed of said corporation for the uses and purposes therein expressed.

[Signature]

Notary Public, State of Ohio

My commission expires

[Signature]

WILLIAM WITNESS
Acting Asst. State of Ohio
M. Commission has no expiration.
Sec. 147.03 R.C.

PREPARED BY:

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SUE RIOLUX
RECORDER, LUCAS COUNTY, OHIO

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