Pearl Heights
Lots 32 - 39

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DECLARATION OF DEED RESTRICTIONS

As To Lots 32 through 39 in Pearl Heights
A Subdivision in the City of Toledo
Lucas County, Ohio

WHEREAS, Giammarco Properties Limited, an Ohio limited liability company qualified to do business in the state of Ohio, having an office and mailing address at 5252 Monroe Street, Toledo, Ohio 43623, hereinafter called “Developer” is the owner in fee simple of the following described property:

Lot numbers thirty-two (32) through thirty-nine (39) inclusive, in Pearl Heights, a Subdivision in the City of Toledo, Lucas County, Ohio same being recorded in Lucas County Plats 42B-67 (hereinafter sometimes called “Flanders Row”); and

WHEREAS, Developer desires to establish a general plan for the development of Flanders Row Lots 32 through 39 in Pearl Heights Subdivision as a zero lot line community, and to establish restrictions upon the manner of use, improvement and enjoyment of the numbered lots in Flanders Row which will make said lots more attractive for residential purposes and will protect present and future owners of said lots in the enjoyment of their use for residential purposes;

NOW, THEREFORE, Developer, in consideration of the enhancement in the value of said property by reason of the adoption of the restrictions hereinafter set forth does for itself and its successors and assigns, hereby declare, covenant and stipulate that lots 32 through 39 as shown on the recorded plat of Pearl Heights, a subdivision in the City of Toledo, Lucas County, Ohio, shall hereafter be conveyed by it, its successors and assigns, subject to the following restrictions:

ARTICLE I
Use of Land

1. No dwelling shall be erected, placed or maintained on any such residential lot other than one (1) single-family residence with a zero lot line and common wall with the adjoining lot and abutting residence dwelling, and an attached garage of not more than two (2) car capacity. Such residence dwelling shall be used and occupied solely and exclusively for private residence purposes by a single family and such family’s servants.

2. Detached auxiliary structures, including but not limited to sheds, basketball poles or any other type of pole, in ground and above ground swimming pools, landscape hedges, walls, retaining walls, and fence, including
privacy fences, are not permitted, excepting herefrom a privacy fence which may
be erected along the rear western lot line of all said Flanders Row Lots and along
the southern lot line of Lot 32 and the northern lot line of Lot 39. Said fences
shall be subject to the approval of the Architectural Control Committee and shall
be maintained at the expense of the Flanders Row Lot Owners Association.

3. No spiritual, vinous or fermented liquor of any kind shall be
manufactured or sold, either at wholesale or retail, upon any lot; no industry,
business or trade occupation or profession of any kind shall be conducted,
maintained or permitted upon any lot. No well for gas, water, oil, or other
substance shall at any time be erected, placed or maintained on any such lots
other than a well for water for irrigation and landscape watering purposes which
shall first have been approved as provided under Article II hereof.

4. No trailer, basement, tent, shack, garage, barn, mobile home or
other temporary shelter or housing device shall be maintained or used as a
residence, temporarily or permanently, in Flanders Row. No dwelling erected in
Flanders Row shall be used as a residence until the exterior thereof has been
completed in accordance with the detailed plans and specifications approved
therefore as provided under Article II hereof.

5. No commercial truck, boat, bus, tent, mobile home, motor home,
recreational vehicle, or any other similar object shall be parked, temporarily or
permanently stored or housed on any lot or within any said attached garage.
Any non-operational vehicle not fitting within any of the exclusions contained in
this paragraph shall at all times, be parked or stored within an attached garage.

6. No lot shall be used for the storage of automobiles, trailers, scrap,
scrap iron, water, paper, glass or any reclamation products or materials; except
that during the period a structure is being erected upon any such lot, building
materials to be used in the construction of such structure may be stored thereon,
provided, however, any building material not incorporated in said structure within
ninety (90) days after its delivery to such lot, shall be removed therefrom. All
structures must be completed by an owner within one (1) year of the date of the
beginning of the construction thereon. No sod, dirt, or gravel shall be removed
from said lots without the written approval of the Developer, or its successors and
assigns.

7. All rubbish and debris, combustible and non-combustible, and all
garbage shall be stored in underground containers, or stored and maintained in
containers entirely within the garage or basement. Additional regulations for the
storage, maintenance and disposal of rubbish, debris, leaves and garbage may
from time to time be established by the Developer, or its successors and assigns.

8. No signs of any character other than signs of not more than ten
square feet advertising the sale of the lot on which such sign is located or a real
estate “for sale” sign shall be erected, placed, posted or otherwise displayed on or about any lot without the written permission of the Developer, or its successors and assigns, and the Developer, or its successors and assigns shall have the right, and discretion to prohibit, restrict and control the size, construction, material, wording, location, and height of all such signs.

9. All utility services shall be underground. No external radio or television antenna or tower shall be permitted. No satellite dish greater than twenty-four (24) inches in diameter located on the exterior of any house on any lot shall be permitted without approval by the Committee.

10. Other than a fence as provided for in Article I Paragraph 2, no structural addition or any part thereof or other enclosure which shall have first been approved as provided under Article II hereof, shall be erected, placed or maintained on any residential lot nearer to the front or street line or lines or the rear line or lines than the building set back line or lines shown on the recorded plat of Pearl Heights. The foregoing provisions of this Item 9 shall be subject to the provisions of Article VI, Item 9 hereof. Rear yard setback is a minimum of thirty-five (35) feet from the rear lot line.

11. No portion or any lot nearer to any street than the building setback line or lines shown upon the recorded plat of Pearl Heights shall be used for any purpose other than that of a lawn, provided, however, this covenant shall not be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds, ornamental plants, statuary, fountains, fence, hedge, wall or other enclosure which shall first have been approved as provided under Article II hereof for the purpose of beautifying said lot, but shall be construed to prohibit the planting or maintaining of vegetables and grains thereon.

12. No trash burner, outdoor fireplace, or other device expelling gas or smoke shall be placed within twenty (20) feet of any adjoining lot line.

13. No portion of any lot or structure thereon shall be used or permitted to be used for any offensive purpose, and no obnoxious or unreasonable disturbing activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or could become an annoyance or nuisance.

14. Other than dogs, house cats, fish and birds, all of which are maintained within the dwelling, the maintenance or harboring of any other animal is expressly prohibited.
ARTICLE II

Approval of Plans

1. Developer, its successors and assigns, shall act as the Architectural Control Committee to which all plans and specifications for any structures and other improvements must be submitted for examination and approval before any erection or improvements shall be made upon any lot and before additions, changes or alterations may be made to any structure or other improvement then situated on a lot. The aforesaid detailed plans and specifications shall show size, location, type, architectural design, quality, cost, use, material construction, color scheme, and grading plan for the lot and the finished grade elevation thereof and must be prepared by a competent architect or draftsman. Such plans and specifications must be furnished to the Architectural Control Committee in sufficient numbers so that the Architectural Control Committee may retain a true copy thereof for retention with its records. The Developer hereby expressly reserves to itself, and to its successors and assigns, the right and privilege of assigning or relinquishing its said rights and duties as such Architectural Control Committee from time to time and for such limited periods of time and purposes as it may desire. Such assignment or relinquishment will become effective from and after the time a written instrument evidencing the fact of such assignment or relinquishment, signed by the Developer or by its successors and assigns is filed for record with the Lucas County, Ohio, Recorder.

2. In requiring the submission of detailed plans and specifications as herein set forth, Developer has in mind the development of Flanders Row as an architecturally harmonious, artistic and desirable residential subdivision. In approving or withholding its approval of any detailed plans and specifications so submitted, the Architectural Control Committee may consider the appropriateness of the improvement contemplated with relation to improvements on contiguous or adjacent lots, its artistic and architectural merits, its adaptability to the lot on which it is proposed to be constructed and such other matters as may be deemed to be in the interest and benefit of the owners of lots in Flanders Row as a whole. Any determination made by the said Architectural Control Committee, in good faith, shall be binding on all parties in interest.

3. The Developer, acting as the Architectural Control Committee, reserves the sole and exclusive right to establish grades and slopes of lots and to fix the grade at which any building or structure shall hereafter be erected or placed thereon, so that the same may conform to a general plan for the development and use of Flanders Row.

4. The Architectural Control Committee shall assign and approve driveway locations for each lot which shall be appropriately staggered to improve the overall appearance of the Development.
5. In all instances where plans and specifications are required to be submitted to and approved by the Architectural Control Committee if, subsequent to receiving such approval, there shall be any variance from the approved plans and specifications in the actual construction or location of the improved improvement without the written consent of the Architectural Control Committee, such variance shall be deemed a violation of these restrictions.

6. Every owner of any lot and residence dwelling in said Flanders Row shall be required to install and maintain a mailbox identical in design and appearance as approved by the Developer.

7. Each owner of any lot and residence dwelling in said Flanders Row shall be required to install a full view exterior storm door on the front and/or rear entranceway of each dwelling in accordance with the requirements contained in paragraph 9 of this Article II of these deed restrictions. Any and all storm doors installed must be uniform with the existing color scheme of all other storm doors installed by any other lot owners.

8. Every owner of any lot and residence dwelling in said Flanders Row shall be required to maintain their lawn irrigation system in proper working order. Every owner shall further be required to maintain all landscapes including but not limited to lawn care and the removal and replacement of dead trees or shrubs. No weeds, underbrush or other unsightly growth shall be permitted to grow on any part of any lot. Each lot owner shall provide proper lawn maintenance, water and care so as to maintain a lush, green appearance.

9. Each owner of a residence shall maintain the exterior of their dwelling, in a manner consistent with the existing color scheme. Any changes or additions to the exterior, including but not limited to siding, exterior doors, exterior storm doors, windows and exterior lights of any existing dwelling must be approved by the Architectural Control Committee.

10. Each owner of a residential dwelling shall pay their proportionate share (50%) for any repair or replacement to any exterior and/or interior common component of the residential dwelling, including but not limited to siding, roofing, walls and mechanical components contained therein.

11. The minimum floor area shall be 1,310 square feet of living area for a ranch house exclusive of any basement, third floor, enclosed porches and garages. No one and one half (1 1/2) story or two (2) story structure or addition to the existing structure is permitted.
ARTICLE III

Easements

The Developer reserves to itself, and to its successors and assigns the exclusive right to grant consents, easements and rights of way for the construction, operation and maintenance of electric light, telephone and telegraph poles, wires and conduits, including underground facilities, and for drainage and sewers on, over, below, or under all of the areas designated as "Easement", "Utility Easement(s)", "Toledo Edison Easement", "Drainage Sewer Easements Easement", or with words of similar import, on Lots 32 through 39 of Pearl Heights Subdivision and along and upon all highways now existing or hereafter established and abutting all the lots in Flanders Row, and the developer hereby permanently reserves the following specific easements which shall be perpetual and which shall run with the land:

1. A rear drainage and water run off easement, to-wit: the west 15 feet of Lots 32 through 39;

2. A public utilities storm sewer and sanitary sewer easement, to-wit:
   a. The East 45 feet of Lots 32 through 39, inclusive of the existing 30 foot Right of Way;
   b. The West 67.5 feet of the north 10 feet of Lots 32, 34, 36 and 38;
   c. The East 67.5 feet of the South 10 feet of Lots 33, 35, 37 and 39.

3. Common Wall Easement and Maintenance:
   a. The common wall of lots 32 through 39 more specifically described as the center common adjoining wall between each complete unit that sits on the property line and runs east to west the entire length of units 32 and 33, 34 and 35, 36 and 37, 38 and 39. All adjoining units shall share equally in the cost of repairs or replacement of any structural, electrical or mechanical component located within the adjoining wall. Each unit is responsible for the cosmetic upkeep to their side of the adjoining wall.
   b. That in the event either adjoining wall lot owner makes any additional use of said wall, any construction done on said wall shall be in a substantial and workmanlike manner and shall be of at least like durability, strength and fire resisting qualities as
the existing party wall and shall conform in all aspects to the laws and ordinances regulating the construction of buildings in force at the time.

c. That any damage done to said party wall by reason of any additional construction shall be repaired or replaced in as good a condition as when construction started which shall be at the expense of the party commencing construction.

The Developer also reserves unto itself, and to its successors and assigns, the right to go upon or permit any public or quasi-public utility to go upon the lots in Flanders Row from time to time to install, maintain and remove such equipment, and to trim trees and shrubbery which may interfere with the successful and convenient operation of such equipment. No structures or any part thereof, shall be erected or maintained over or upon any part of the areas designated as "Easement", "Utility Reservation", "Drainage Easement", or with words of similar import, upon the Flanders Row Lots. The term "structures" as used in the foregoing portion of this paragraph shall include those structures in the nature of houses and garages, but shall not include lot improvements such as driveways and fences. No subsequent owner of any lot in Flanders Row shall have the right to reserve or grant any easements or rights of way upon or over any of the lots in Flanders Row without the prior written consent of the Developer, its successors and assigns.

ARTICLE IV
Duration of Restrictions; Amendments

1. These covenants and restrictions shall run with the land and shall be binding upon the Developer and all persons claiming under or through the Developer until the first day of January, 2020, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

2. Developer, its successors and assigns reserves and is hereby granted the right in case of any violation or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions herein contained, to enter the property upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exists thereon contrary to the intent and meaning of the provisions hereof interpreted by Developer, and Developer shall not, by reason thereof be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of Developer to enforce any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions contained herein shall in no event be construed, taken or held to
be a waiver therefore or acquiescence in or consent to any continuing further or succeeding breach or violation thereof, and Developer shall at any and all times have the right to enforce the same.

3. These covenants and restrictions may not be amended, except by the Developer, until the Developer, or his assigns, releases control pursuant to Article VI Paragraph 1 after which time they may be amended prior to January 1, 2020 by the written approval of the then owners of not less than seventy-five (75%) percent of the lots in Flanders Row, which amendment shall become effective from and after the filing with the Recorder of Lucas County, Ohio of an instrument stating the amendment and signed by all approving lot owners with the formalities required by law. All lot owners must be notified of the proposed amendment either in person or by certified mail. These covenants and restrictions may be terminated as of January 1, 2020, and may be amended or terminated thereafter with the written approval of the owners of not less than seventy-five (75%) percent of the lots in Flanders Row upon the filing of an instrument as aforesaid with the Recorder of Lucas County, Ohio.

ARTICLE V

Enforcement of Restrictions; Other Matters

1. Any violation or attempt to violate any of the covenants or restrictions herewith while the same are in force shall be unlawful. The Developer, the Architectural Control Committee or any person or persons owning any lot in Flanders Row may prosecute any proceedings at law, or in equity, against the person or persons violating or attempting to violate any such covenant or restriction to prevent him/her or them from so doing, to cause the removal of any violation and/or to recover damages for such violations or attempted violation.

2. Invalidation of any of the restrictions and covenants herein contained by judgment or court order or amendment hereof by act of the owners of lots in Flanders Row shall not affect any of the other provisions contained in this Declaration of Restrictions, which shall remain in full force and effect.

3. All transfers and conveyances of each and every lot in Flanders Row shall be made subject to these covenants and restrictions.

4. Any notice required to be sent to any owner of a lot in Flanders Row or to the Developer or to the Architectural Control Committee shall be deemed to have been properly sent when mailed, postage, to the last known address of the person who appears as such owner or to the Developer or to any other member of the Architectural Control Committee as such address appears on the applicable public records or on the records of the Architectural Control Committee.
5. The rights, privileges and powers granted by this Declaration of Restrictions to, and/or reserved by, the Developer shall be assignable and shall inure to the benefit of the successors and assigns of the Developer.

6. Developer shall have the rights to construe and interpret these restrictions, and its construction or interpretation, in good faith, shall be final and binding as to all persons and property benefited or bound by such restrictions. Developer shall be "held harmless" for his actions or non-actions pertaining to these restrictions.

7. No owner of any lot in Flanders Row shall subdivide the same or convey less than the whole of any lot without first obtaining the written consent of Developer, its successors or assigns.

8. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

9. Each lot owner, by acceptance of a deed to a lot in Flanders Row agrees and consents and shall be deemed to agree and consent that if, in the opinion of Developer, the shape of, dimensions, number of structures or topography of the lot upon which a building or improvements is proposed to be made, is such that strict construction or enforcement of the building lines as shown on the attached drawing of Flanders Row (Exhibit A) or of the yard requirements stated herein or of any other provision of these reservations and restrictions would work a hardship, Developer may, in writing, modify these restrictions as to such lots so as to permit the erection of such building or the making of the proposed improvements. Developer shall not be limited in its exercise of its aforesaid right to modify these reservations and restrictions by reason of the fact that it may be the owner and/or builder for whose benefit such modification is granted.

10. In the event of a material change in conditions or circumstances from those existing at the time these restrictions are adopted which would cause the enforcement of these restrictions to become a hardship upon any of the owners of lots in Flanders Row or which would cause such restrictions to cease being beneficial to the owners of such lots, Developer, its successors and assigns, after giving written notice given by mail to the fee owners of all lots in Flanders Row and after receiving written approval of the holders of record fee title to seventy-five (75%) percent or more lots in Flanders Row may modify these restrictions so as to remove the hardship or to make the restrictions such as to be beneficial to all lot owners. The provisions of this Item 10 shall not be construed as a limitation upon the right of Developer to modify the provisions of this Declaration of Restrictions as provided in Item 9 of this Article V nor shall it limit the provisions of Article V hereof.
11. Wherever used herein, the term "structure" shall mean and refer to any thing or device (other than trees, shrubbery and landscaping) the placement of which upon any lot may affect the appearance of such lot, including by way of illustration and not limitation, any building, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, clothesline, radio or television antenna, fence, curbing, paving, wall, hedge more than two (2) feet in height, signboard or any temporary or permanent living quarters (including any house trailer) or any other temporary or permanent improvement to such lot. "Structure" shall also mean and refer to (i) any excavation, fill, ditch, diversion, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any lot, or which affects or alters that flow of waters in any natural or artificial stream, wash or drainage channel from, upon or across any lot, and (ii) any change in the grade of any lot of more than six (6) inches from the approved site grading plan.

ARTICLE VI

Property Owners Association

1. Upon the completion and occupancy of not less than seventy-five percent (75%) of the residential dwellings in Flanders Row, Developer shall cause to be incorporated an Ohio Nonprofit Corporation, to be called Flanders Row Lot Owner’s Association, or name similar thereto, and upon the formation of such association, every owner or subsequent owner of a residential lot in the Flanders Roe, shall automatically become a member thereof, entitled to all the rights and privileges of such membership and subject to all of the duties and obligations thereof as set forth in the recorded plat, this Declaration of Deed Restrictions and the Articles and Code of Regulations of such Association.

2. Each lot owner, including Developer, shall be entitled to one (1) vote for each lot owned and where title to a lot is jointly owned, such co-owners acting jointly shall be entitled to only one (1) vote.

3. The Association, by vote of seventy-five percent (75%) of its members, may adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the Association lots, and for the health, comfort, safety and general welfare of its residents provided that said Rules and Regulations are not in conflict with these Deed Restrictions. The Association shall maintain the fencing erected along the rear western lot line of all said Flanders Roe and along the Northern lot line of Lot 39 and the Southern lot line of Lot 32.

4. Developer, and/or Architectural Control Committee, may, by instrument in writing, assign and vest in the Association all of its rights, privileges
and powers herein retained which assignment shall be recorded in Lucas County, Ohio Recorder’s Office.

5. The Association shall collect and disburse funds which the Board of Trustee determines, from time to time, to be for the general benefit of the owners of all residential lots in the Association and as required to carry out the purposes herein set forth.

6. The Association shall enforce all provisions of Flanders Row Lotowner’s Association, these covenants and restrictions, and the regulations promulgated by it with respect to the use and occupancy of residential lots in Flanders Roe.

7. In the event the Association shall be dissolved or otherwise cease to exist, all of its rights, duties and obligations shall automatically inure to the benefit of the owner of the residential lots in Flanders Row, and such adjacent subdivisions as may become members of the Association.

8. Until such time that the Association is formed, the Developer shall maintain the areas set forth above.

ARTICLE VII

Assessments

1. In carrying out its purposes, after the Association is formed, each residential lot in the subdivision and the owners thereof shall be subject to an annual assessment for each calendar year and any special assessments in amounts as determined by a majority of the members of the Association prior to the end of the preceding calendar year. For the first year, and each year thereafter until changed by the Association, the annual assessment shall be $_______ for each lot.

2. Each annual assessment and/or any special assessment shall become a lien against each residential lot on the first day of the calendar year in which they become due and payable. Assessments shall be payable as determined by a majority of the membership during the calendar year for which the assessment is levied and a notice of lien may be recorded in the lien records of the Recorder of Lucas County, Ohio if any payment of an annual assessment is in arrears for more than sixty (60) days from the date it is due and payable.

3. A notice of lien shall identify the residential lot, the year and amount of the annual assessment, and be executed by the president of the Association with the formalities then required to record a lien against real estate in Lucas County, Ohio. Judicial foreclosure proceedings of a mortgage thereon shall extinguish such lien with respect to payments which become due and payable
prior thereto but shall not relieve such lot from liability for assessments thereafter
becoming due or payable or from the lien thereof.

4. Any lot owner may request and upon payment of the reasonable
expense therefore, shall receive, from the Secretary of the Association, a
certificate setting forth whether all assessments have been paid for such owner's
lot and the total amount of any unpaid assessments.

ARTICLE VIII

Miscellaneous

1. These Deed Restrictions shall be construed and interpreted in
accordance with the laws of the State of Ohio without giving effect to conflicts of
laws principles. Each lot owner, their successors assigns heirs and personal
representatives hereby irrevocably submits and consents to the venue of any
state or federal court having jurisdiction over Lucas County, Ohio for any action
or proceeding to enforce or defend any matter arising from or related to these
Deed Restrictions. Each lot owner their successor assigns heirs and personal
representatives hereby irrevocably waives, to the fullest extent they may
effectively do so, the defense of an inconvenient forum to the maintenance of any
such action or proceeding. Each lot owner and their successor assigns heirs and
personal representatives agrees that a final judgment in any such action or
proceeding shall be conclusive and may be enforced in any other jurisdiction by
suit on the judgment or in any other manner provided by law. Each lot owner and
their successor assigns heirs and personal representatives agrees not to institute
any legal action or proceeding against the Developer, the Association or any
other person or entity, concerning any matter arising out of or relating to these
Deed Restrictions in any court other than a state or federal court having
jurisdiction over Lucas County, Ohio. Each lot owner and their successors
assigns heirs and personal representatives hereby consents to service of
process by personal service or certified mail in any manner and in any jurisdiction
permitted by law. Nothing herein shall affect or impair any lot owners or the lot
owner association's right to serve legal process in any manner permitted by law,
or right to bring any action or proceeding against another lot owner or the
property of another lot owner in the courts of any other jurisdiction.

2. If any provision of these deed restrictions or the application thereof
to anyone or any circumstance shall be adjudged invalid or unenforceable to any
extent, the application of the remainder of the provision to the party or
circumstance, the application of the provision to other parties or circumstances,
and the application of the remainder of these deed restrictions shall not be
affected thereby. Each provision of these deed restrictions shall be valid and
enforceable to the fullest extent permitted by law.
IN WITNESS WHEREOF, Giammarco Properties Ltd., an Ohio limited liability company, as the Developer herein, acting by and through its duly authorized officer, has caused this Declaration of Restrictions to be executed on its behalf this 15th day of January 2005.

Signed and Acknowledged by Patricia Giammarco, Managing Member of Giammarco Properties Ltd., an Ohio limited liability company in the presence of:

Sarah Schmotz
Patricia G. Morr

Managing Member

STATE OF OHIO  )
COUNTY OF LUCAS  ) ss:

The foregoing instrument was acknowledged before me this 31st day of January 2005 by Patricia Giammarco, Managing Member, on behalf of Giammarco Properties Ltd., an Ohio limited liability company.

Patricia G. Morr
Notary Public

Patricia G. Morr
Notary Public, State of Ohio
My Commission Expires July 13, 2008

SEE ENV
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Lynchburg-Ferguson
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