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 RESTRICTIONS
FOR
TOLEDO INDUSTRIAL PARK PLAT II

This Declaration, made and entered into by P. & L. Development, Inc., an Ohio Corporation, this 31st day of July, 1980.

WITNESSETH THAT:

WHEREAS, P. & L. Development, Inc., is the owner of the following described real estate, situated in the City of Toledo, Lucas County, Ohio, viz:

Lots numbers eleven (11) to twenty-three (23) of TOLEDO INDUSTRIAL PARK PLAT II, according to the Plat thereof recorded in Volume 87 of Plats, page 61 and

WHEREAS, P. & L. Development, Inc., desires to establish, for their own benefit and for the benefit of all future owners and occupants of all or any part of Toledo Industrial Park Plat II, certain restrictions upon the manner of use, improvement and enjoyment of the aforementioned lots in Toledo Industrial Park Plat II and do impose hereby certain restrictions on such lots.

NOW, THEREFORE, in consideration of these premises P. & L. Development, Inc., the owners, for themselves, their heirs, successors and assigns, hereby declare and stipulate that each lot in said Toledo Industrial Park Plat II hereafter sold, conveyed or transferred by them, including transfer by operation of law, shall be deemed sold, conveyed or transferred subject to the following covenants, conditions, agreements and restrictions, to-wit:

Maintenance of public or quasi-public facilities within easement areas as shown on plat shall include the right to remove obstructions.

There shall be no buildings or structures erected in any easements.

Lots 11 to 23, both inclusive, shall be conveyed subject to the following restrictions, which restrictions shall be in force and effect for a period of 25 years from date hereof.
1. A minimum free space of ten (10) feet shall be maintained from each side line of each parcel of real estate conveyed.

2. No building, fence, sign, parking facility or structure shall be erected or maintained on the property described above unless erected or maintained in accordance with plan and specifications showing the nature, kind, shape, material, color scheme, and location of such structure, which shall be submitted to the P. & L. Development, Inc., its successors or assigns, and approval thereof endorsed thereon in writing, which approval, however, P. & L. Development, Inc., for itself, its successors and assigns, agrees not to withhold unreasonably.

3. All outdoor storage shall be at the rear of the building and shall be totally screened.

4. P. & L. Development, Inc., reserves the right to transfer its rights, duties and obligations hereunder at any time and at its sole discretion.

IN WITNESS WHEREOF, said P. & L. Development, Inc., has caused its corporate name to be subscribed hereto by its President and Vice President, this 31st day of July, 1980.

WITNESS:

[Signature]

By Frederick E. Laufer
President

By John E. Postman
Vice President

STATE OF OHIO, Lucas County, SS:

The foregoing instrument was acknowledged before me this 31st day of July 1980 by Frederick E. Laufer, as (2) President of the P. & L. Development, Inc, a (3) Ohio Corporation, on behalf of the corporation.

[Signature]

Notary Public
Lois A. Vorst
Notary Public, State of Ohio
My commission expires June 20, 1985

Received for record July 31, 1980 at 2:45 P.M. in Mortgage Record 80-582112, Lucas County, Ohio Records.
PARTIAL RELEASE AND
WAIVER OF RESTRICTIONS
IN TOLEDO INDUSTRIAL PARK PLAT II

Entelco Corporation, an Ohio corporation
("Entelco"), is the legal title holder (by deed of prior
reference number 80-382C10) of Lot No. 23 in TOLEDO
INDUSTRIAL PARK PLAT II, SUBDIVISION IN THE CITY OF TOLEDO,
LUCAS COUNTY, OHIO ("Premises"). The Premises is subject to
the terms of Toledo Industrial Park Plat II recorded in the
Lucas County, Ohio plat records, Volume 87, Page 61. The
Premises may also be subject to a certain Declaration of
Restrictions for Toledo Industrial Park Plat II recorded in
the Lucas County, Ohio Mortgage Records at Microfiche No.
80-582D12. Among the restrictions contained in said Toledo
Industrial Park Plat II and said Declaration of Restrictions
are the following:

A 5 foot utility easement on the
northeasternly, northwesterly and
southwesterly lines and a 30 foot railway
easement on the northwesterly line of Lot
No. 23;

A minimum free space of ten (10) feet
shall be maintained from each side line of
each parcel of real estate conveyed;

No building, fence, sign, parking
facility or structure shall be erected or
maintained on the property described above
unless erected or maintained in accordance
with plan and specifications showing the
nature, kind, shape, material, color scheme,
and location of such structure, which shall
be submitted to P & L Development, Inc., its
successors and assigns, and approval thereof
endorsed thereon in writing, which approval,
however, P & L Development, Inc., for itself,
its successors and assigns, agrees not to
withhold unreasonably; and

All outdoor storage shall be at the rear
of the building and shall be totally
screened.

All of the restrictions set forth above as they
may affect the Premises may hereinafter be referred to as
the "Burdens".

Entelco is presently contemplating the further
development of the Premises and adjoining real property.
Said future development would be of benefit to all other
portions of Toledo Industrial Park Plat II. As part of the
further development of the Premises, Entelco requests that P
& L Development, Inc. (as original platter of Toledo
Industrial Park Plat II and legal title holder to Buffer Lot A in said Plat) and all other owners of real property in Toledo Industrial Park Plat II agree to release the Premises from the application of any and all of the Burdens and further waive any and all rights which they may have to enforce any of the Burdens.

IT IS THEREFORE AGREED, in exchange for one dollar and the mutual considerations herein recited, the receipt and sufficient of which are hereby acknowledged, the undersigned P & L Development, Inc. and owners of real property in Toledo Industrial Park Plat II (for themselves, their heirs, successors and assigns), hereby forever release and discharge the Premises from the application of the Burdens and further irrevocably waive and relinquish any and all right, title and interest which they may have to enforce any of the Burdens.

IN WITNESS WHEREOF, the undersigned, set their hands to multiple originals hereto on the dates indicated below.

Witness:

P & L DEVELOPMENT, INC.

STATE OF OHIO } 
COUNTY OF LUCAS)

ENTELCO CORPORATION

The foregoing instrument was acknowledged before me this 11th day of June, 1987 by John C. Readhead of Entelco Corporation, an Ohio corporation, on behalf of the corporation.

Notary Public

Witnesses:

P & L DEVELOPMENT, INC.

STATE OF OHIO } 
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 2nd day of June, 1987 by Fred E. Lauffer, the President of P & L Development Inc.

Notary Public
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that it is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to same was acquired by instrument recorded in the Lucas County Recorder's office at Prior Reference No. 80-321D04.

Lot number eleven (11) in TOLEDO INDUSTRIAL PARK, PLAT II, a Subdivision in the City of Toledo, Lucas County, Ohio.

Witnesses:

[Signature]

[Signature]

STATE OF OHIO )
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 3rd day of July, 1987 by NICK J. GRABOSKI, the Treasurer of The Ferry Cap & Set Screw Co., an incorporation, on behalf of the corporation.

[Signature]

Notary Public
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that it is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to same was acquired by instrument recorded in the Lucas County Recorder's office at Prior Reference No. 87-018D11.

Lot Number Twelve (12) in Toledo Industrial Park Plat II, a Subdivision in the City of Toledo, Lucas County, Ohio according to Plat thereof recorded in Volume 87 of Plats, Page 61.

Witnesses:

TANDERSON CO., an Ohio general partnership

By /s/ Richard L. Tanner

a general partner

Date: July 7, 1987

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 7th day of June, 1987 by Richard L. Tanner, a general partner on behalf of Tanderson Co., an Ohio general partnership.

Beckie Robertson

Notary Public

BECKIE L. ROBERTSON
NOTARY PUBLIC – STATE OF OHIO

87 2018008
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that it is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to same was acquired by instrument recorded in the Lucas County Recorder's Office at Prior Reference No. 97-511D10:

Lot No. Thirteen (13) in TOLEDO INDUSTRIAL PARK PLAT II, a Subdivision in the City of Toledo, Lucas County, Ohio.

Witness:  

[Signatures]

TRUSTCORP COMPANY NATIONAL ASSOCIATION

By [Signature]  

Its Secretary and Counsel  

Date October 27, 1987

STATE OF OHIO  

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 27th day of October, 1987 by Laurie J. Panglo, Secretary of Trustcorp Company National Association, an Ohio corporation, on behalf of the corporation.

[Notary Public Signature]

Katherine G. Sandefull
Notary Public
Kieth w. Gualtieri

KATHERINE G. SANDFELL

87 2018D09
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that he is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to same was acquired by instrument recorded in the Lucas County Recorder's office at Prior Reference No. 87-086C10.

Lot number 15 in TOLEDOP INDUSTRIAL PARK PLAT II, a Subdivision in the City of Toledo, Lucas County, Ohio.

Witnesses:

[Signature]

John E. Cook

[Signature]

Michael H. White

Date: July 27, 1987

STATE OF OHIO )
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 27th day of July, 1987 by John E. Cook.

Notary Public

[Signature]

Notary Public, State of OHIO

87 2018010
The undersigned executes this Partial Release of Restrictions in Toledo Industrial Park Plat IX on the date indicated below and represents that it is in respect of the following described real property located in Toledo Industrial Park Plat IX and that title to same was acquired by instruments recorded in the Lucas County Recorder’s office at Prior Reference No. 87-079E06 and No. 87-091A12.

Lot numbers 17 and 18 in TOLEDO INDUSTRIAL PARK PLAT IX, a subdivision in the City of Toledo, Lucas County, Ohio

Witnesses: 

T. & K. PARTNERSHIP, an Ohio general partnership

By: Thomas Wright

a general partner

Date: 6-19-87

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 12th day of June by Thomas Wright, a general partner on behalf of T & K Partnership, a partnership.

Notary Public

Notary Public, State of Ohio

My Commission Expires: 5-16-03

87-2018011
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that he is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to same was acquired by instrument recorded in the Lucas County Recorder's office at Prior Reference No. 86-546C10 and No. 87-087C12.

Lot 19 in TOLEDO INDUSTRIAL PARK, PLAT II, a Subdivision in the City of Toledo, Lucas County, Ohio; Lot number 20 in TOLEDO INDUSTRIAL PARK PLAT II, a Subdivision in the City of Toledo, Lucas County, Ohio.

In JANICE D. RIKER, spouse of J. D. Riker, in consideration of one dollar to me paid, do hereby forever release and discharge the Premises from any rights which I may have in the Burdens or rights to enforce the Burdens which I may have by right of dower or otherwise.

Witnesses:

J. D. Riker

Date

STATE OF OHIO ) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 1st day of June, 1987 by J. D. Riker.

Notary Public

STATE OF OHIO ) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 1st day of June, 1987 by JANICE D. RIKER, spouse of J. D. Riker.

Notary Public
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that it is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to same was acquired by instrument recorded in the Lucas County Recorder's office at Prior Reference No. 80-321003.

Lots numbers twenty-one (21) and twenty-two (22) in TOLEDO INDUSTRIAL PARK, PLAT II, a Subdivision in the City of Toledo, Lucas County, Ohio.

Witnesses:

Renata M. Bisciglis

SNAP ON TOOLS CORPORATION,
a Delaware Corporation

By: [Signature]

Date 1-9-87

WISCONSIN

STATE OF OHIO

COUNTY OF KENOSHA

The foregoing instrument was acknowledged before me this 10th day of June by Daniel J. Hirshman, Vice-President of Snap On Tools Corporation, a Delaware corporation, on behalf of the corporation.

[Signature]

This instrument prepared by:

Robison, Curphey & O'Connell

Ninth Floor, Four SeaGate

Toledo, Ohio 43604

87 2018001
The undersigned executes this Partial Release and Assignment of Restrictions in Toledo Industrial Park Plat II as of the date indicated below and represents that it is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to the same was acquired by instrument recorded in Lucas County, Lucas County, Ohio.

Lot: Number Fourteen (14), TOLEDO INDUSTRIAL PARK, PLAT II, a subdivision in the City of Toledo, Lucas County, Ohio.

WITNESSES:
Karen Puckett
Serice L. Mosher

By: Serice L. Mosher
Its Secretary and Counsel
Date: August 6, 1987

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 6th day of August, 1987 by Serice L. Mosher
Secretary of Trustcorp Company National Association

Serial No.

Notary Public

Teresa L. Mosher, Notary Public
STATE OF OHIO
My Commission Expires June 16, 1989
The undersigned executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II on the date indicated below and represents that he is the owner of the following described real property located in Toledo Industrial Park Plat II and that title to the same was acquired by instrument recorded in Lucas County Recorder's office at Prior Reference No. 87-498801.

Lot Number Sixteen (16), TOLEDO INDUSTRIAL PARK, PLAT II, a subdivision in the City of Toledo, Lucas County, Ohio.

Witnesses:

J. Genevieve F. Culea

Klaus H. Rosenbath

M. 11/11/67

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 11th day of December, 1987 by Klaus H. Rosenbath.

ELLIS F. ROBINSON
Attorney at Law

The undersigned spouse of Klaus H. Rosenbath, hereinafter referred to as the "Grantor," as sole and entire owner of the property known as 'TOLEDO INDUSTRIAL PARK, PLAT II,' hereby executes this Partial Release and Waiver of Restrictions in Toledo Industrial Park Plat II.

Witnesses:

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 11th day of December, 1987 by Edeltraud H. Rosenbath.

ELLIS F. ROBINSON
Attorney at Law

RECEIVED &Recorded

NOV 06 1987

BILL COPPELLAND
Recorder, Lucas County, Ohio