WOLF CREEK
EXECUTIVE PARK
PLAT I

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.
FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS

This amendment is made effective as of June 16, 1996.

RECITALS:

A. By Declaration of Easements, Covenants and Restrictions dated July 17, 1992, and recorded on July 31, 1992 in Microfiche 92-346A01, Records of Lucas County, Ohio ("Declaration"); Wolf Creek Associates, an Ohio general partnership ("Developer") and Springfield Limited Partnership, an Ohio limited partnership, subject certain property in Springfield Township, Lucas County, Ohio to the easements, covenants and restrictions contained in the Declaration for the purpose of enhancing the value of the property and to afford purchasers protection in the use and occupancy thereof and to provide a general plan for the operation and improvement of the property as a commercial/industrial park.

B. The property initially subjected to the Declaration included the Lots and Common Areas (as those terms are defined in the Declaration) of the Plat of Wolf Creek Executive Park - Plat I as recorded in Plat Volume 132, Page 70 of the Records of Lucas County, Ohio ("Plat I").

C. Developer, PTI Investment Associates, Ltd., an Ohio limited liability company ("Investment"); and Black Wolf Associates, Ltd., an Ohio limited liability company ("Black Wolf"), are the owners of the additional property ("Additional Property") which is part of the Project Area (as that term is defined in the Declaration) and which is described on the attached Exhibit A. Developer, Investment and Black Wolf intend to adopt a subdivision of this property to be known as Wolf Creek Executive Park - Plat 2 and Replat of Common Area Outlot A from Replat of Wolf Creek Executive Park - Plat 1 ("Plat 2"). A portion of Plat 2 as proposed includes Common Area Outlot "A" of Plat I. The undersigned owners and tenants of all of the Lots in Plat I agree to the deletion of Common Area Outlot "A" as a Common Area and further agree to relinquish any right, title and interest that each may have in Common Area Outlot "A".

D. Article 7, Section 4 of the Declaration reserves the right to the Developer to amend the Declaration without the consent of the Wolf Creek Association ("Association") or any owner of any Lot in Plat I in subjecting all or any portion of the Project Area to the Declaration. Developer desires to subject that portion of the Project Area defined above as the Additional Property and owned by Developer to the Declaration. Investment and Black Wolf desire to subject the portions of the Additional Property owned by them to the Declaration.

Now, therefore, the Declaration is amended as follows:

[Amendments listed...]

As Wolf Creek Executive Park Plat 2
1. Definitions. All terms that are used in this Amendment that are defined in the Declaration shall have the meanings given in the Declaration.

2. Extension of Declaration to Plat 2. In accordance with the rights reserved to Developer pursuant to Article 7, Section 4 of the Declaration, Developer hereby subjects the portion of the Additional Property owned by Developer to the terms of the Declaration. Investment and Black Wolf hereby subject the portions of the Additional Property owned by them to the Declaration. All references in the Declaration to Wolf Creek as a portion of the Project Area subjected to the Declaration shall be deemed to now include both Plat I and Plat 2.

3. Release of Common Area Outlot "A". Each of the undersigned owners and tenants, for themselves, their heirs, successors and assigns, does hereby release, release and quitclaim to Developer all of Common Area Outlot "A" of Plat I. Each of the undersigned acknowledges that this property shall no longer be a Common Area.

4. Ratification. Except as specifically hereinabove amended, all of the provisions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto being the Developer and all of the owners and tenants of Lots in Plat I have executed or caused this instrument to be executed at Holland, Ohio, effective as of the 16th day of June, 1996.

Signed and acknowledged in the presence of:

[Signatures]

Wolf Creek Associates, an Ohio general partnership

By: ____________________________

Richard L. Bostleman

Authorized General Partner

STATE OF OHIO )

SS.

COUNTY OF LUCAS )

The foregoing instrument was acknowledged before me this 9 day of July, 1996 by Richard L. Bostleman, the Authorized General Partner of Wolf Creek Associates, an Ohio general partnership, on behalf of the partnership.


Notary Public

Gina E. Cantrell

My Commission Expires 4/10/2000

-2-

C 1608411
Signed and acknowledged in the presence of:  

[Signature]  
Print here:  
[Name]  

James A. Pourre Realty Corp., an Ohio corporation  
By:  
[Signature]  
Print here:  
James A. Pourre, President  

STATE OF OHIO  
COUNTY OF LUCAS  
SS.  

The foregoing instrument was acknowledged before me this 15th day of July, 1996 by James A. Pourre, the President of James A. Pourre Realty Corp., an Ohio corporation, on behalf of the corporation.  

Sue J. Beach  
Notary Public  
My Commission Expires:  

Signed and acknowledged in the presence of:  

[Signature]  
Print here:  
[Name]  

General Alum & Chemical Corporation, an Ohio corporation  
By:  
[Signature]  
Print here:  
James A. Pourre, President  

STATE OF OHIO  
COUNTY OF LUCAS  
SS.  

The foregoing instrument was acknowledged before me this 15th day of July, 1996 by James A. Pourre, the President of General Alum & Chemical Corporation, an Ohio corporation, on behalf of the corporation.  

Sue J. Beach  
Notary Public  
My Commission Expires:  

[Stamp]
Signed and acknowledged in the presence of:

Fred Bostleman and Associates, Inc., an Ohio corporation

By: Fred W. Bostleman
   President

STATE OF OHIO )
COUNTY OF LUCAS )

The foregoing instrument was acknowledged before me this 8 day of July, 1996 by Fred W. Bostleman, the President of Fred Bostleman and Associates, Inc., an Ohio corporation, on behalf of the corporation.

Gina E. Cataldo
Notary Public

My Commission Expires: 4-10-2000

Signed and acknowledged in the presence of:

Richard L. Bostleman, d/b/a RB Properties

STATE OF OHIO )
COUNTY OF LUCAS )

The foregoing instrument was acknowledged before me this 8 day of July, 1996 by Richard L. Bostleman, d/b/a RB Properties.

Gina E. Cataldo
Notary Public

My Commission Expires: 4-10-2000
Signed and acknowledged
in the presence of:

Sign here = ____________________________
Print here = Steve Johnson

Sign here = ____________________________
Print here = Vicki Blake

STATE OF OHIO } SS.
COUNTY OF LUCAS 

The foregoing instrument was acknowledged before me this ___ day of July, 1996 by Richard L. Bostleman, the President of Bostleman Corp., an Ohio corporation, on behalf of the corporation.

By: ____________________________
Richard L. Bostleman,
President

Notary Public
GINA E. CATALDO
Notary Public, State of Ohio
My Commission Expires: 4-10-2000

Signed and acknowledged
in the presence of:

Sign here = ____________________________
Print here = Steven Schlosser

Sign here = ____________________________
Print here = Vicki Blake

STATE OF OHIO } SS.
COUNTY OF LUCAS 

The foregoing instrument was acknowledged before me this ___ day of July, 1996 by Richard L. Bostleman, the President of Timberwolf Development Co., an Ohio corporation, on behalf of the corporation, as the authorized general partner of Springfield Limited Partnership, an Ohio limited partnership.

By: ____________________________
Richard L. Bostleman,
President

Notary Public
GINA E. CATALDO
Notary Public, State of Ohio
My Commission Expires: 4-10-2000

My Commission Expires:
GINA E. CATALDO
Notary Public, State of Ohio
My Commission Expires 4-10-2000

96 1903802
Signed and acknowledged in the presence of:

Sign here = [signature]
Print here = [name]

STATE OF OHIO  )
COUNTY OF LUCAS  ) SS.

The foregoing instrument was acknowledged before me this 12th day of July, 1996 by James A. Frey, Assistant Treasurer of Millar Elevator Service Company, a division of Schindler Elevator Corporation, a Delaware corporation, on behalf of the corporation.

ANDRA M. POWELL
Notary Public
My Commission Expires: Notary Public, State of Ohio
My Commission Expires: 10-2-97

Signed and acknowledged in the presence of:

Sign here = [signature]
Print here = [name]

STATE OF OHIO  )
COUNTY OF LUCAS  ) SS.

The foregoing instrument was acknowledged before me this 8th day of July, 1996 by Richard L. Bostleman, the authorized general partner of 1465 Timberwolf Associates, an Ohio general partnership, on behalf of the partnership.

NOTARY PUBLIC
My Commission Expires: Notary Public, State of Ohio
My Commission Expires: 4-10-2000

RECEIVED
WOLF CREEK DEVELOPMENT, LTD.

96 1803B03
Signed and acknowledged in the presence of:

Plastic Technologies, Inc., an Ohio corporation

By:  

[Signature]
Elizabeth C. Brady
Vice President

STATE OF OHIO    }  SS.
COUNTY OF Lucas

The foregoing instrument was acknowledged before me this 27th day of July, 1996 by Elizabeth C. Brady, the Vice President of Plastic Technologies, Inc., an Ohio corporation, on behalf of the corporation.

Mary K. Soncini
Notary Public
My Commission Expires:  6-26-96

Signed and acknowledged in the presence of:

PTI Investment Associates, Ltd., an Ohio limited liability company

By:  

[Signature]
Elizabeth C. Brady
Authorized Managing Member

STATE OF OHIO    }  SS.
COUNTY OF Lucas

The foregoing instrument was acknowledged before me this 27th day of July, 1996 by Elizabeth C. Brady, the authorized managing member of PTI Investment Associates, Ltd., an Ohio limited liability company, on behalf of the company.

Mary K. Soncini
Notary Public
My Commission Expires:  5-16-99

96 1603804
Signed and acknowledged in the presence of:

Jennifer L. Smith
Print here: Jennifer L. Smith

By: Paul E. Black
Authorized Member

STATE OF OHIO )
COUNTY OF LUCAS ) SS.

The foregoing instrument was acknowledged before me this 11th day of July, 1996 by Paul E. Black, the authorized member of Black Wolf Associates, Ltd., an Ohio limited liability company, on behalf of the corporation.

Jennifer L. Smith
Notary Public
My Commission Expires: April 28, 2000

Signed and acknowledged in the presence of:

Jennifer L. Smith
Print here: Jennifer L. Smith

By: Paul E. Black, President

STATE OF OHIO )
COUNTY OF LUCAS ) SS.

The foregoing instrument was acknowledged before me this 16th day of July, 1996 by Paul E. Black, the President of P.E. Black Corporation, an Ohio corporation, on behalf of the corporation.

Jennifer L. Smith
Notary Public
My Commission Expires: April 28, 2000

[SEAL]

JENNIFER L. SMITH
Notary Public, State of Ohio
My Commission Expires March 29, 1999
Recorded in Lucas County
Sec 147.03 OAC.

[SEAL]

JENNIFER L. SMITH
Notary Public, State of Ohio
My Commission Expires March 29, 1999
Recorded in Lucas County
Sec 147.03 OAC.
This instrument prepared by:

Gregory S. Shumaker  
Shumaker, Loop & Kendrick  
1000 Jackson  
Toledo, Ohio  43624

After recording, return to:

William L. Boatleman  
Wolf Creek Associates  
1545 Timberwolf Drive  
P.O. Box 962  
Holland, Ohio  43528
EXHIBIT A

The following real estate being a parcel of land situated in part of the East and West one-half of the Southeast Quarter of Section 17, Town 2, in the United States Reserve of the 12 mile square at the foot of the rapids of the Miami of the Lake Erie, in Springfield Township, Lucas County, Ohio and being more particularly described as follows:

Commencing at the Southeast corner of said Section 17 at a found centerline monument assembly; thence North 90° 00' 00" West 1267.18 feet on and along the South line of aforesaid Section 17 and the centerline of State Route 2 (Airport Highway) as established by found Ohio Department of Transportation monumentation, to Southwest corner of the replat of Wolf Creek Executive Park Plat 1 (recorded in Plat Volume 132, page 53, Lucas County Recorder's records), said corner being 57.50 feet eastly of the Southwest corner of the East one-half of the Southeast quarter of Section 17, and the principal place of beginning for the tract herein described;

Thence continuing North 90° 00' 00" West 381.50 feet on and along the South line of the Southeast quarter of Section 17 to a point, 434.4 feet East of the West line of the East one-half of said southeast quarter;

Thence North 00° 40' 00" West 1222.38 feet on and along the West line of the lands of the grantor, to a set iron pin in the southerly right-of-way line of the Conrail Railroad, formerly the New York Central Railroad Co. and also the Lake Shore and Michigan Southern Railroad, passing through a set iron pin at 7800 feet;

Thence North 77° 21' 46" East 232.30 feet on and along said southerly right-of-way line to a found concrete monument at the Northwest corner of the replat of Wolf Creek Executive Park Plat 1 (recorded in Plat Volume 132, page 53, Lucas County Recorder's records), said corner also known as being the Northwest corner of Lot 4a of said replat;

Thence southerly on and along the West line of said replat of Wolf Creek Executive Park Plat 1, South 00° 32' 52" East 1115.67 feet to a found concrete monument, passing through a found concrete monument at 492.63 feet;

Thence continuing on and along said West line of said replat of Wolf Creek Executive Park Plat 1, South 90° 00' 00" East 48.00 feet, parallel to the South line of said southeast quarter, to found concrete monument;

Thence continuing on and along said West line of said replat of Wolf Creek Executive Park Plat 1, South 00° 32' 52" East 241.00 feet, parallel to and 48 feet East of the West line of the East one-half of the southeast quarter of Section 17, to a found concrete monument;

Thence continuing on and along said West line of said replat of Wolf Creek Executive Park Plat 1, South 00° 32' 52" East 186.83 feet to a drill hole in concrete, 30 feet North of the South line of said Section 17 and 57.5 feet East of the West line of the East one-half of the southeast quarter of Section 17, passing through a found concrete monument at 146.76 feet;

Thence continuing on and along said West line of said replat of Wolf Creek Executive Park Plat 1, South 00° 32' 52" East 30.00 feet to the place of beginning enclosing an area of 8.3467 acres of land, more or less, of which the present road right-of-way contains 0.3968 acres more or less, subject to all legal highways, easements and restrictions written or recorded.

The bearings referred to herein are based upon an assumed meridian and are used only for the purposes of angular measurement. Iron pins set are 3/8 inch diameter steel rebar with plastic caps bearing company name.

This legal description is based upon a land survey performed during January, 1990 and July, 1994 by Poggenpohier Design Group, Inc. and was prepared by Robert A. Sanford, Professional Surveyor No. 5424.