

IN THE COURT OF COMMON PLEAS
OF OTTAWA COUNTY, OHIO
GENERAL DIVISION

HARBOR ISLAND ASSOCIATION, INC.
an Ohio not for profit corporation
2851 Island Circle
Port Clinton, Ohio 43452

and

JACQUELINE B. KOCHALSKI
2943 N. Island Circle
Port Clinton, Ohio 43452

Plaintiffs,

vs.

STECKS BUCKEYE STORAGE
UNITS, LLC
an Ohio limited liability company
2801 Nor'Easter Cove Drive
Port Clinton, Ohio 43452

and

ROBERT BECKER
9565 Fitzwater Road
Brecksville, Ohio 44141

and

THOMAS M. MORITZ
3270 Marion Avenue Road
Mansfield, Ohio 44903

and

GARY O. GRUSS
SAMANTHA L. GRUSS
1034 E TR 122
Tiffin, Ohio 44883

and

FREDERICK ZOELLER
225 E Southtrail
Tiffin, Ohio 44883

and

Case No.

Judge Bruce Winters

Richard R. Gillum (0070227)
Kocher & Gillum
101 ½ Madison Street
Port Clinton, Ohio 43452
Tel (419) 732-3135
Fax (419) 734-5644
rich@kochergillum.com

COMPLAINT FOR DECLARATORY
JUDGMENT, MANDATORY
INJUNCTION, AND MONEY DAMAGES.

PATRICIA A. PIACENTINO
3013 N Island Circle
Port Clinton, Ohio 43452

and

GEORGE PIACENTINO
EDWARD PIACENTINO
2897 N Shad Row
Port Clinton, Ohio 43452

and

THE MARGARET L. BAKER LIVING TRUST DATED NOVEMBER 18, 2005
MARGARET L. BAKER, TRUSTEE
RICHARD W. BAKER, TRUSTEE
2999 N Island Circle
Port Clinton, Ohio 43452

and

THE DENNIS M. LIEBMAN LIVING TRUST DATED FEBRUARY 18, 2004
DENNIS M. LIEBMAN, TRUSTEE
PO Box 418
Oak Harbor, Ohio 43449

and

THE DEBORAH L. BENEVENTO REVOCABLE TRUST DATED APRIL 21, 2005
DEBORAH L. BENEVENTO, TRUSTEE
2971 N Island Circle
Port Clinton, Ohio 43452

and

EDWARD A. PESICKA
WENDY M. PESICKA
539 Boundary Street
Sewickley, PA 15143

and

SECKLER BUILDING & DEVELOPMENT, INC.
an Ohio corporation
2913 Island Circle
Port Clinton, Ohio 43452

and

THE RICHARD A. SECKLER DECLARATION OF TRUST DATED OCTOBER 20, 2009
RICHARD A. SECKLER, TRUSTEE

2913 Island Circle
Port Clinton, Ohio 43452

and

FOXHAVEN MARINA INC.
an Ohio corporation
2737 NE Catawba Road
Port Clinton, Ohio 43452

and

JAMES E. MARCINKO
MARGARET L. MARCINKO
2851 N Perch Row
Port Clinton, Ohio 43452

and

FRANK P. CARCHEDI
MICHELLE R. CARCHEDI
2865 Perch Row
Port Clinton, Ohio 43452

and

MARILYN M. WEISS, TRUSTEE UNDER AGREEMENT DATED OCTOBER 5, 1995
1159 Stoney Hill Road
Hinckley, Ohio 44233

and

MAUREEN FUNFGELD
2897 Perch Row
Port Clinton, Ohio 43452

and

WILLIAM J. VONDRA
CAROL M. VONDRA
2913 N Perch Row
Port Clinton, Ohio 43452

and

THE RESTATEMENT OF THE JANICE M. FEASEL TRUST AGREEMENT DATED MARCH 6,
2006
JANICE M. FEASEL, TRUSTEE
2929 N Perch Row
Port Clinton, Ohio 43452

and

THE DECLARATION OF TRUST OF RUTH L. JOSLYN DATED NOVEMBER 28, 2012
RUTH L. JOSLYN, TRUSTEE
3608 Hamilton Drive
Richfield, Ohio 44286

and

RICHARD L. BOYLAN
2957 N Perch Row
Port Clinton, Ohio 43452

and

PERCH ROW DRIVE, LLC
an Ohio limited liability company
103 Cedar Glen
Chardon, Ohio 44024

and

THE ELAINE B. GREENLEE LIVING TRUST DATED NOVEMBER 15, 2001
ELAINE B. GREENLEE, TRUSTEE
DONALD W. GREENLEE, TRUSTEE
1231 Highland Greens Drive
Venice, Florida 34285

and

KEITH H. DETERS
DONNA E. DETERS
2310 Hompton
Lima, Ohio 45805

and

THE KAREN A. DEAK REVOCABLE TRUST DATED OCTOBER 13, 2015
KAREN A. DEAK, TRUSTEE
11875 Castleton
Grafton, Ohio 44044

and

THE PELKA FAMILY REVOCABLE TRUST UNDER AGREEMENT DATED JULY 30, 1997
LEO PELKA, SUCCESSOR TRUSTEE
2930 Perch Row
Port Clinton, Ohio 43452

and

JOHN R. KELLER, III
CHRISTINA M. KELLER
2914 N Perch Row
Port Clinton, Ohio 43452

and

JEFFREY E. MEDLEY
TRACEY A. MEDLEY
25378 Fawn Drive
North Olmsted, Ohio 44070

and

DOUGLAS O. NEWCOMB
2882 N Perch Row
Port Clinton, Ohio 43452
and

HENRY F. STENGER
VIRGINIA C. STENGER
2866 N Perch Row
Port Clinton, Ohio 43452

and

GREGORY D. LILE
18495 S Salem Row
Strongsville, Ohio 44136

and

DAVID J. BEMER
JEAN M. BEMER
13225 Maple Brook Trail
Strongsville, Ohio 44136

and

THE PAUL J. BEMER IRREVOCABLE TRUST DATED SEPTEMBER 26, 2014
DAVID J. BEMER, TRUSTEE
10537 Stapleton Drive
Strongsville, Ohio 44136

and

ALBERT PAWLOWSKI
8570 Deep Cove Drive
Sagamore Hills, Ohio 44067

and

CHRISTOPHER J. McKENNA
JENNIFER L. McKENNA
3917 State Route 257 S
Ostrander, Ohio 43061

and

THE STOPAR FAMILY 2004 DESCENDANTS TRUST SHARE FBO TINA STOPAR SMEE
TINA STOPAR SMEE, TRUSTEE
3928 Ramblewood Drive
Richfield, Ohio 44286

and

KEITH S. FABIANO
CHRISTY J. FABIANO
5178 Canterbury Road
Powell, Ohio 43065

and

CRAIG T. PLATT
263 Bell Street
Chagrin Falls, Ohio 44022

and

CS REAL ESTATE INVESTMENT HOLDINGS, LLC,
an Ohio limited liability company
1946 Magnolia Drive
Mansfield, Ohio 44903

and

THE JOY M. ROTH LIVING TRUST DATED MAY 22, 2000
JOY M. ROTH, TRUSTEE
JEFFREY P. ROTH, TRUSTEE
2933 N Coho Street
Port Clinton, Ohio 43452

and

STEVEN J. KRISFALUSY
MARY M. KRISFALUSY
2851 N Shad Row
Port Clinton, Ohio 43452

and

MICHAEL E. LONSWAY

33702 N Fall Lake Drive
Avon, Ohio 44011

and

JOHN M. GRAHAM
JODY L. GRAHAM
424 Lynshire Lane
Findlay, Ohio 45840

and

EDWARD J. PIACENTINO
2313 NE Catawba Road
Port Clinton, Ohio 43452

and

GLENN W. LIEBERT
MARY P. LIEBERT
DEBORAH K.PAVONE
20 New Albany Farms Road
New Albany, Ohio 43054

and

THE DONALD L. MILLER, JR. TRUST
DONALD L. MILLER, JR., TRUSTEE
THE DIANA L. MILLER TRUST
DIANA L. MILLER, TRUSTEE
5850 Chatterfield Drive
Dublin, Ohio 43017

and

THE ROBERT H. SHEA REVOCABLE LIVING TRUST DATED JANUARY 22, 1992
ROBERT H. SHEA, TRUSTEE
SUZANN M. SHEA, TRUSTEE
THE SUZANN M. SHEA REVOCABLE LIVING TRUST DATED JANUARY 22, 1992
ROBERT H. SHEA, TRUSTEE
SUZANN M. SHEA, TRUSTEE
472 Catalina Drive
Newark, Ohio 43055

and

ELLEN J. WEILBACHER
49 Monroe Center Street NW #8
Grand Rapids, MI 49503

and

THE PAMELA S. COOK LIVING TRUST DATED FEBRUARY 26, 2007
PARMEL S. COOK, TRUSTEE
NED B. COOK, TRUSTEE
1606 Honey Court
Venice, Florida 34293

and

THE DAVID RUDIGER LIVING TRUST DATED MARCH 23, 2004
DAVID RUDIGER, TRUSTEE
1912 Bur Oak
Westlake, Ohio 44145

and

KENDALL TODD SARKA
ANDREA L. SARKA
119 Overlook Park
Tiffin, Ohio 44883

and

MARIE C. BIACSI, TRUSTEE UNDER REVOCABLE TRUST INSTRUMENT DATED AUGUST
31, 1994
1920 SE 43rd Street, apt 116
Cape Coral, Florida 33904

and

THE MAURICE J. BUCHANAN FAMILY TRUST DATED JANUARY 7, 2009
MARICE J. BUCHANAN, TRUSTEE
3900 N Shore Drive
Akron, Ohio 44333

and

CRAIG D. OILER
4653 Goodman Street
Grove City, Ohio 43123

and

DAVID G. HALL
MARY T. HALL
179 Sharon Woods Road
Wadsworth, Ohio 44281

and

DIANA A. KYRKOS

1851 Kathryn Drive
Westlake, Ohio 44145

and

THE RENEE L. CLAYCOMB REVOCABLE TRUST DATED APRIL 8, 2005
RENEE L. CLAYCOMB, TRUSTEE
2832 N Coho Drive
Port Clinton, Ohio 43452

and

GEORGE P. SHAFFNER
CAROLE A. SHAFFNER
1708 Pinehurst Drive
Findlay, Ohio 45840

and

LARRY L. BAGWELL
MARLENE J. BAGWELL
2860 N Coho Drive
Port Clinton, Ohio 43452

and

THE JENNIFER A. GAETANO REVOCABLE TRUST AS RESTATED ON FEBRUARY 14, 2008
JENNIFER A. GAETANO, TRUSTEE
PO Box 489
Port Clinton, Ohio 43452

and

THE DENNIS E. KAISER REVOCABLE TRUST DATED JUNE 21, 2012
DENNIS E. KAISER, TRUSTEE
2888 Coho Drive
Port Clinton, Ohio 43452

and

DAVID H. TIMMONS
RACHEL B. TIMMONS
1837 Maxfield Drive
Columbus, Ohio 43212

and

LAWRENCE S. JENKINS
PO Box 670461
Northfield, Ohio 44067

and

EDWARD COCHRAN
ROBERT GIBSON
20030 Marchmont Road
Shaker Heights, Ohio 44122

and

GEOFFRY HAEHN
RORY HAEHN
TYLER HAEHN
CALELY HAEHN
2890 Attleboro Road
Shaker Heights, Ohio 44120

and

ANN M. SPANGLER
825 Wesley Avenue
Bryan, Ohio 43506

and

RICK J. STECHSCHULTE
PO Box 321
Ottawa, Ohio 45875

and

THE JOHN ROLLAND STEWART REVOCABLE LIVING TRUST DATED FEBRUARY 23, 1993
JOHN ROLLAND STEWART, TRUSTEE
ROSEMARY HARROUN STEWART, TRUSTEE
THE ROSEMARY HARROUN STEWART REVOCABLE LIVING TRUST DATED FEBRUARY
23, 1993
ROSEMARY HARROUN STEWART, TRUSTEE
JOHN ROLLAD STEWART, TRUSTEE
10629 Pelican Preserve Blvd, apt 201
Ft Myers, Florida 33913

and

SOM CENTER PLAZA LTD.
an Ohio limited liability company
1045 Chagrin River Road
Gates Mills, Ohio 44040

and

ROBERT S. SNEDEGAR
MICHELLE M. SNEDEGAR
12176 Tollgate Road

Pickerington, Ohio 43147

and

DANIEL T. STRYFFELER
KAREN J. HOMER
128 Greenward Way S
North Olmsted, Ohio 44070

and

THE TERRENCE P. MORGAN REVOCABLE TRUST DTD MARCH 1, 2001
TERRENCE P. MORGAN, TRUSTEE
18320 Hearthstone Lane
Chagrin Falls, Ohio 44023

and

THE DENNIS V. STACY TRUST DATED JULY 25, 2006
DENNIS V. STACY, TRUSTEE
2864 Nor'Easter Cove Drive
Port Clinton, Ohio 43452

Defendants.

NOW COME PLAINTIFFS, by and through their undersigned counsel and for their complaint state as follows:

THE PARTIES

1. Plaintiff, Harbor Island Association, Inc. is an Ohio not-for-profit corporation, which serves as the Home Owners Association for the Harbor Island Subdivision, which among other duties handles the administration of the maintenance of the roadways within the Harbor Island Subdivision.

2. Plaintiff, Jacqueline B. Kochalski, is the owner of Lot 12 Harbor Island Subdivision by way of an instrument filed for record under Official Record Book 1307 at Page 496 of the Ottawa County, Ohio Official Records.

3. Defendant, Robert Becker is the owner of Lot 1 and a portion of Lot 2 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1362 at Page 789 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

4. Defendant, Thomas M. Moritz is the owner of a portion of Lot 2 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1276 at Page 0721 of

the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

5. Defendants, Gary O. Gruss and Samantha L. Gruss are the owners of Lot 3 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1502 at Page 0094, Book 1403 at Page 0783, and Book 1431 at Page 0207 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

6. Defendant, Frederick Zoeller is the owner of Lot 4 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1509 at Page 850 and Book 1559 at Page 0421 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

7. Defendant, Patricia A. Piacentino is the owner of Lot 5 and a portion of Lot 6 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1516 at Page 0552, Book 1515 at Page 0164, and Book 1515 at Page 0172 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

8. Defendants, George A. Piacentino and Edward J. Piacentino are the owners of a portion of Lot 6 and Lot 7 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1515 at Page 0176, Book 1414 at Page 0988, Book 1477 at Page 0782, and Book 1515 at Page 168 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

9. Defendant, the Margaret L. Baker Living Trust dated November 18, 2005 is the owner of Lot 8 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1126 at Page 0872 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

10. Defendant, the Dennis M. Liebman Living Trust dated February 18, 2004 is the owner of Lot 9 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1106 at Page 0073 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

11. Defendant, the Deborah L. Benevento Revocable Trust dated April 21, 2005 is the owner of Lot 10 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1067 at Page 0105 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

12. Defendants, Edward A. Pesicka and Wendy M. Pesicka are the owner of Lot 11 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1357 at Page 0026 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant

listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

13. Defendant, Steckler Building and Development, Inc. is the owner of Lot 13 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0277 at Page 0939 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

14. Defendant, the Richard A. Steckler Declaration of Trust dated October 20, 2009 is the owner of Lot 14 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1294 at Page 0415 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

15. Defendant, Foxhaven Marina, Inc., an Ohio corporation, is the owner of Lot 15 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1478 at Page 0996 and is the owner of Lot 16 Harbor Island Subdivision by way of deed filed for record Official Record Book 1345 at Page 0546 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

16. Defendants, James E. Marcinko and Margaret L. Marcinko are the owners of Lot 18 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0281 at Page 0333 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

17. Defendants, Frank P. Carchedi and Michelle R. Carchedi are the owners of Lot 19 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1520 at Page 0074 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

18. Defendant, Marilyn M. Weiss, Trustee under Agreement dated October 5, 1995 is the owner of Lot 20 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0400 at Page 0945 and Book 0400 at Page 0515 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

19. Defendant, Maureen Funfgeld is the owner of Lot 21 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1191 at Page 0226 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

20. Defendants, William J. Vondra and Carol M. Vondra are the owners of Lot 22 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0399 at Page 0547, Book 0399 at Page 0545, Book 0395 at Page 0909, and Book 0393 at Page 0228 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this

paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

21. Defendant, the Restatement of the Janice M. Feasel Trust Agreement dated March 6, 2006 is the owner of Lot 23 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1163 at Page 0754 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

22. Defendant, the Declaration of Trust of Ruth L. Joslyn dated November 28, 2012 is the owner of Lot 24 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1468 at Page 0156 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

23. Defendant, Richard L. Boylan is the owner of Lot 25 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0289 at Page 0245 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

24. Defendant, Perch Row Drive, LLC, an Ohio limited liability company, is the owner of Lot 26 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1498 at Page 0545 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

25. Defendant, the Elaine B. Greenlee Living Trust dated November 15, 2001 is the owner of Lot 27 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0787 at Page 0583 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

26. Defendants, Keith H. Deters and Donna E. Deters are the owners of Lot 28 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1292 at Page 0458 and Book 1292 at Page 0460 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

27. Defendant, the Karen A. Deak Revocable Trust dated October 13, 2015 is the owner of Lot 29 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1564 at Page 0809 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

28. Defendant, the Pelka Family Revocable Trust under Agreement dated July 30, 1991 is the owner of Lot 30 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1004 at Page 0347 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

29. Defendants, John R. Keller, III and Christina M. Keller are the owners of Lot 31 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1066 at Page 0183 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

30. Defendants, Jeffrey E. Medley and Tracey A. Medley are the owners of Lot 32 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1408 at Page 0884 and Book 0754 at Page 0343 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

31. Defendant, Douglas O. Newcomb is the owner of Lot 33 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0419 at Page 0630 and Book 0398 at Page 0552 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

32. Defendants, Henry F. Stenger and Virginia C. Stenger are the owners of Lot 34 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1488 at Page 0407 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

33. Defendant, Gregory D. Lile is the owner of Lot 35 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0945 at Page 0916 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

34. Defendants, David J. Bemer and Jean M. Bemer are the owners of Unit 2825 Harbor Island Condominium Two by way of an instrument filed for record Official Record Book 1223 at Page 0107 and Book 0420 at Page 0186 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

35. Defendant, the Paul J. Bemer Irrevocable Trust dated September 26, 2014 are the owners of Unit 2827 Harbor Island Condominium Two by way of an instrument filed for record Official Record Book 1525 at Page 0679 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

36. Defendant, Albert Pawlowski is the owner of Unit 2837 Harbor Island Condominium Two by way of an instrument filed for record Official Record Book 1564 at Page 0244 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

37. Defendants, Christopher J. McKenna and Jennifer L. McKenna are the owners of Unit 2839 Harbor Island Condominium Two by way of an instrument filed for record Official Record Book 1561 at Page 0823 of the Ottawa County, Ohio Official Records. Plaintiff claims

that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

38. Defendant, the Stopar Family 2004 Descendants Trust Share fbo Tina Stopar Smee is the owner of Unit 2811 Harbor Island Condominium No. Three by way of an instrument filed for record Official Record Book 1214 at Page 0662 and Book 1214 at Page 0665, and the owner of Unit 2813 Harbor Island Condominium No. Three by way of an instrument filed for record Official Record Book 1214 at Page 0654 and Book 1214 at Page 0657 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

39. Defendants, Keith S. Fabiano and Christy J. Fabiano are the owners of Lot 54 Harbor Island Subdivision Three by way of an instrument filed for record Official Record Book 1556 at Page 0843 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

40. Defendant, Craig T. Platt is the owner of Lot 55 Harbor Island Subdivision Three by way of an instrument filed for record Official Record Book 1556 at Page 0841 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

41. Defendant, CS Real Estate Investment Holdings, LLC, an Ohio limited liability company, is the owner of Lot 58 Harbor Island Subdivision Plat 3 by way of an instrument filed for record Official Record Book 1523 at Page 0451 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

42. Defendant, the Joy M. Roth Living Trust dated May 22, 2000 is the owner of Lot 59 Harbor Island Subdivision Plat 3 by way of an instrument filed for record Official Record Book 0946 at Page 0821 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

43. Defendants, Steven J. Krisfalusy and Mary M. Krisfalusy are the owners of Lot 36 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1132 at Page 0384 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

44. Defendant, Michael E. Lonsway is the owners of Lot 37 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1430 at Page 0157 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

45. Defendants, John M. Graham and Jody L. Graham are the owners of Lot 38 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1438 at Page 0866 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant

listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

46. Defendant, Edward J. Piacentino is the owner of Lot 39 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1267 at Page 0719 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

47. Defendants, Glenn W. Liebert, Mary P. Liebert, and Deborah K. Pavone are the owners of Lot 40 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0299 at Page 0872 and Book 0333 at Page 0757 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

48. Defendants, the Donald L. Miller, Jr. Trust and the Diana L. Miller Trust are the owners of Lot 41 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0975 at Page 0774 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

49. Defendants, the Ronald H. Shea Revocable Living Trust dated January 22, 1992 and the Suzann M. Shea Revocable Living Trust dated January 22, 1992 are the owners of Lot 42 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1110 at Page 0638 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

50. Defendant, Ellen J. Weilbacher is the owner of Lot 43 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1491 at Page 0643 and Book 1358 at Page 0133 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

51. Defendant, the Pamela S. Cook Living Trust dated February 26, 2007 is the owner of Lot 44 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1187 at Page 0567 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

52. Defendant, the David Rudiger Living Trust dated March 23, 2004 is the owner of Lot 45 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1353 at Page 0651 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

53. Defendants, Kendall Todd Sarka and Andrea L. Sarka are the owners of Lot 46 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1366 at Page 0122 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

54. Defendant, Marie C. Biacsi, Trustee under Revocable Trust Instrument dated August 31, 1994 is the owner of Lot 47 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0391 at Page 0141 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

55. Defendant, the Maurice J. Buchanan Family Trust dated January 7, 2009 is the owner of Lot 48 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1276 at Page 0670 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

56. Defendant, Craig D. Oiler is the owner of Lot 49 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 1527 at Page 0736 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

57. Defendants, David G. Hall and Mary T. Hall are the owners of Lot 50 Harbor Island Subdivision by way of an instrument filed for record Official Record Book 0815 at Page 0297 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

58. Defendant, Diana A. Kyrkos is the owners of Lot 1 Waterford Way by way of an instrument filed for record Official Record Book 1042 at Page 0773 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

59. Defendant, the Renee L. Claycomb Revocable Trust dated April 8, 2005 is the owners of Lot 2 Waterford Way by way of an instrument filed for record Official Record Book 1206 at Page 0999 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

60. Defendants, George P. Shaffner and Carole A. Shaffner are the owners of Lot 3 Waterford Way by way of an instrument filed for record Official Record Book 1545 at Page 0906 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

61. Defendants, Larry L. Bagwell and Marlene J. Bagwell are the owners of Lot 4 Waterford Way by way of an instrument filed for record Official Record Book 1088 at Page 0932 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

62. Defendant, the Jennifer A. Gaetano Revocable Trust as restated on February 14, 2008 is the owner of Lot 5 Waterford Way by way of an instrument filed for record Official Record Book 1242 at Page 0750 of the Ottawa County, Ohio Official Records. Plaintiff claims

that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

63. Defendant, the Dennis E. Kaiser Revocable Trust dated June 21, 2012 is the owners of Lots 6 and 7 Waterford Way by way of an instrument filed for record Official Record Book 1419 at Page 0399 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

64. Defendants, David H. Timmons and Rachel B. Timmons are the owners of Unit A M & S Condominium by way of an instrument filed for record Official Record Book 0341 at Page 0820 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

65. Defendant, Lawrence S. Jenkins is the owners of Unit B M & S Condominium by way of an instrument filed for record Official Record Book 0845 at Page 0925 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

66. 63. Defendants, Edward Cochran and Robert Gibson are the owners of Unit A B & V Condominium by way of an instrument filed for record Official Record Book 1432 at Page 0641 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

67. Defendants, Geoffry Haehn, Rory Haehn, Tyler Haehn, and Calely Haehn are the owners of Unit B B & V Condominium by way of an instrument filed for record Official Record Book 1258 at Page 0804 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

68. Defendant, Ann M. Spangler is the owner of Unit 1 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1290 at Page 0905 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

69. Defendant, Rick J. Stechschulte is the owner of Unit 2 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1407 at Page 0970 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

70. Defendants, the John Rolland Stewart Revocable Living Trust dated February 23, 1993 and the Rosemary Harroun Stewart Revocable Living Trust dated February 23, 1993 are the owners of Unit 3 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1439 at Page 0577 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

71. Defendant, SOM Center Plaza Ltd, an Ohio limited liability company is the owner of Unit 4 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1451 at Page 0528 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

72. Defendants, Robert S. Snedegar and Michelle M. Snedegar are the owners of Unit 5 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1395 at Page 0795 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

73. Defendants, Daniel t. Stryffeler and Karen J. Homer are the owners of Unit 6 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1470 at Page 0540 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

74. Defendant, the Terrence P. Morgan Revocable Trust dtd March 1, 2001 is the owners of Unit 7 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1599 at Page 0547 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

75. Defendant, the Dennis V. Stacy Trust dated July 25, 2006 is the owners of Unit 8 Nor'Easter Cove Condominium by way of an instrument filed for record Official Record Book 1339 at Page 0267 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

76. Defendant, Stecks Buckeye Storage Units LLC, an Ohio limited liability company, is the owner of Parcel No. 013-14561-19593-000 by way of an instrument filed for record Official Record Book 1371 at Page 0833 and is the owner of Parcel No. 013-15197-20397-000 by way of an instrument filed for record Official Record Book 1371 at Page 0833 and Book 1371 at Page 0837 of the Ottawa County, Ohio Official Records. Plaintiff claims that each Defendant listed in this paragraph has an obligation to contribute their fair share of the necessary costs of the Bridge repair/replacement.

FACTS RELATIVE TO ALL PARTIES

77. Each of the Parties to this lawsuit referenced hereinabove, is an owner of real estate which relies on the Harbor Island Bridge (hereafter "Bridge") for vehicular access to their respective real estate.

78. All of the parties heretofore mentioned have a single dwelling unit used for residential purposes either as a primary residence or second home, with the exception of Defendant Stecks Buckeye Storage Units, LLC.

79. Defendant Stecks Buckeye Storage Units, LLC, is the owner of a parcel of real estate upon which it operates the Nor'Easter Club, a registered trade name of Steck's Buckeye

Storage Units, LLC, for the benefit of approximately 450 club members, who use the restaurant, bars, pool, dockage and other amenities about nine months per year. The operation of the Nor'Easter Club poses a much greater burden the on bridge than the individual residential owners on the island.

80. The Bridge is at or near the end of its useful life as the structure is deteriorating.

81. The cost to repair the Bridge is in excess of the cost of constructing a new bridge and removing the existing Bridge.

82. All parties to this action derive a benefit from the use of the Bridge.

83. There is no other means of vehicular access to Harbor Island other than the Bridge.

84. Time is of the essence in getting the Bridge repaired or replaced prior to a failure of the structure.

COUNT ONE DECLARATORY JUDGMENT

85. Plaintiffs restate the allegations as set forth in paragraphs 1 through 84 as if fully restated herein.

86. This Complaint is filed pursuant to RC Chapter 2721 and Rule 57 of the Ohio Rules of Civil Procedure.

87. A controversy has arisen between Plaintiff and Defendant concerning the rights and obligations of the owners of real property on Harbor Island regarding their obligation to contribute to the maintenance/repair/replacement of the Bridge. A declaration of the rights and obligations of all parties who may be affected thereby will resolve this controversy.

88. The nature of the controversy is as follows: (a) Plaintiffs assert that each owner of real estate on Harbor Island has an obligation, in equity, to pay for their "fair share" of the costs of maintenance and/or replacement of the Bridge; and (b) Defendants, on information and belief, contest their obligation to pay their "fair share" of Bridge maintenance/repair/replacement.

COUNT TWO DECLARATORY JUDGMENT

89. Plaintiffs restate the allegations as set forth in paragraphs 1 through 88 as if fully restated herein.

90. This Complaint is filed pursuant to RC Chapter 2721 and Rule 57 of the Ohio Rules of Civil Procedure.

91. A controversy has arisen between Plaintiffs and Defendants concerning the need for the construction of a new bridge. A declaration of the rights and obligations of all parties who may be affected thereby will resolve this controversy.

92. The nature of the controversy is as follows: (a) Plaintiffs assert that a new bridge is necessary is the most efficient and cost effective method of providing access to the island; and (b) Defendants, on information and belief, contest the Plaintiffs proposed remedy.

93. Plaintiffs request that this Court establish a formula to determine what a fair share of the Bridge between the owners of residential property and the Nor'Easter club due to the increased burdens imposed on the Bridge by the Nor'Easter Club, its members and delivery trucks.

COUNT THREE ASSESSMENT OF COSTS OF BRIDGE REPAIR/REPLACEMENT

94. Plaintiffs restate the allegations as set forth in paragraphs 1 through 93 as if fully restated herein.

95. The Bridge due to its current state of disrepair is need of replacement.

96. The costs to repair the existing bridge would be significantly higher than the cost of replacement and would require closure of the bridge leaving the parties without means of access except via boat.

97. Equity dictates that all property owners who benefit from the use of the Bridge should be obligated to pay their fair share of the necessary maintenance, repair, and/or replacement of the Bridge into a fund to be used to pay for the costs of repair/replacement of the Bridge.

98. Due to the condition of the Bridge and the need for its immediate repair/replacement, Plaintiff requests that the Court set up a schedule for the parties make the necessary payments for the bridge repair by a date certain.

99. In the event that any owners, whether Plaintiffs or Defendants, fail to pay their fair share by the date certain, that Judgment be entered against them in this action.

COUNT FOUR APPOINTMENT OF RECEIVER

100. Plaintiffs restate the allegations as set forth in paragraphs 1 through 99 as if fully restated herein.

101. That upon this Court determining the necessity of the Bridge repair and replacement as well as the fair share of the costs of each of the parties to this action; that this Court appoint a receiver Ohio Rev. Code § 2735.01 (A) (4), (A) (5), and A(7) to do each of the following:

- (a) to handle the collection of the "fair share" of each of the parties hereto;
- (b) to contract with a reputable company for the repair and/or replacement of Bridge in accordance with this Court's rulings;
- (c) to manage and oversee the repair and/or replacement of the Bridge; and
- (d) to take all other necessary acts to ensure the prompt and proper repair/replacement of the Bridge.

WHEREFORE, Plaintiff prays for an Order: (1) Declaring that each and every party to this action has a legal obligation to pay their "fair share" of the costs of bridge maintenance, repair and replacement; (2) Declaring what the proportional "fair share" of each of the parties hereto is; (3) that each of the parties be required to pay its "fair share" in equity by means of a judgment; and (4) that this Court appoint a Receiver to aid the collection and distribution of these funds; to contract with a reputable company for the repair/replacement of the Bridge; to manage and oversee the repair and/or replacement thereof; and to take all other necessary acts to ensure the prompt and proper repair/replacement of the Bridge.

Richard R. Gillum (0070227)
Attorney for Plaintiff.

PRAECIPE FOR SERVICE

TO THE CLERK:

Pursuant to Civil Rule 4.6 (D), please issue service and a copy of _____
_____ by certified U.S. Mail returnable per law with costs to be billed as court costs of the case
herein to the following:

STECKS BUCKEYE STORAGE
UNITS, LLC
c/o Rick Stechschulte
2801 Nor'Easter Cove Drive
Port Clinton, Ohio 43452

ROBERT BECKER
9565 Fitzwater Road
Brecksville, Ohio 44141

THOMAS M. MORITZ
3270 Marion Avenue Road
Mansfield, Ohio 44903

GARY O. GRUSS
SAMANTHA L. GRUSS
1034 E TR 122
Tiffin, Ohio 44883

FREDERICK ZOELLER
225 E Southtrail
Tiffin, Ohio 44883

PATRICIA A. PIACENTINO
3013 N Island Circle
Port Clinton, Ohio 43452

GEORGE PIACENTINO
EDWARD PIACENTINO
2897 N Shad Row
Port Clinton, Ohio 43452

THE MARGARET L. BAKER LIVING
TRUST DATED NOVEMBER 18, 2005
MARGARET L. BAKER, TRUSTEE
RICHARD W. BAKER, TRUSTEE
2999 N Island Circle
Port Clinton, Ohio 43452

THE DENNIS M. LIEBMAN LIVING TRUST
DATED FEBRUARY 18, 2004
DENNIS M. LIEBMAN, TRUSTEE
PO Box 418
Oak Harbor, Ohio 43449

THE DEBORAH L. BENEVENTO
REVOCABLE TRUST DATED APRIL 21,
2005
DEBORAH L. BENEVENTO, TRUSTEE
2971 N Island Circle
Port Clinton, Ohio 43452

EDWARD A. PESICKA
WENDY M. PESICKA
539 Boundary Street
Sewickley, PA 15143

SECKLER BUILDING & DEVELOPMENT,
INC.
c/o Lisa A. Seckler
2913 Island Circle
Port Clinton, Ohio 43452

THE RICHARD A. SECKLER
DECLARATION OF TRUST DATED
OCTOBER 20, 2009
RICHARD A. SECKLER, TRUSTEE
2913 Island Circle
Port Clinton, Ohio 43452

FOXHAVEN MARINA INC.
c/o Richard W. Baker
2737 NE Catawba Road
Port Clinton, Ohio 43452

JAMES E. MARCINKO
MARGARET L. MARCINKO
2851 N Perch Row
Port Clinton, Ohio 43452

FRANK P. CARCHEDI
MICHELLE R. CARCHEDI
2865 Perch Row
Port Clinton, Ohio 43452

MARILYN M. WEISS, TRUSTEE UNDER
AGREEMENT DATED OCTOBER 5, 1995
1159 Stoney Hill Road
Hinckley, Ohio 44233

MAUREEN FUNFGELD
2897 Perch Row
Port Clinton, Ohio 43452

WILLIAM J. VONDRA
CAROL M. VONDRA
2913 N Perch Row
Port Clinton, Ohio 43452

THE RESTATEMENT OF THE JANICE M.
FEASEL TRUST AGREEMENT DATED
MARCH 6, 2006
JANICE M. FEASEL, TRUSTEE
2929 N Perch Row
Port Clinton, Ohio 43452

THE DECLARATION OF TRUST OF RUTH
L. JOSLYN DATED NOVEMBER 28, 2012
RUTH L. JOSLYN, TRUSTEE
3608 Hamilton Drive
Richfield, Ohio 44286

RICHARD L. BOYLAN
2957 N Perch Row
Port Clinton, Ohio 43452

PERCH ROW DRIVE, LLC
c/o Linda M. Payne
103 Cedar Glen
Chardon, Ohio 44024

THE ELAINE B. GREENLEE LIVING
TRUST DATED NOVEMBER 15, 2001
ELAINE B. GREENLEE, TRUSTEE
DONALD W. GREENLEE, TRUSTEE
1231 Highland Greens Drive
Venice, Florida 34285

KEITH H. DETERS
DONNA E. DETERS
2310 Hompton
Lima, Ohio 45805

THE KAREN A. DEAK REVOCABLE
TRUST DATED OCTOBER 13, 2015
KAREN A. DEAK, TRUSTEE
11875 Castleton
Grafton, Ohio 44044

THE PELKA FAMILY REVOCABLE
TRUST UNDER AGREEMENT DATED
JULY 30, 1991
LEO PELKA, SUCCESSOR TRUSTEE
2930 Perch Row
Port Clinton, Ohio 43452

JOHN R. KELLER, III
CHRISTINA M. KELLER
2914 N Perch Row
Port Clinton, Ohio 43452

JEFFREY E. MEDLEY
TRACEY A. MEDLEY
25378 Fawn Drive
North Olmsted, Ohio 44070

DOUGLAS O. NEWCOMB
2882 N Perch Row
Port Clinton, Ohio 43452

HENRY F. STENGER
VIRGINIA C. STENGER
2866 N Perch Row
Port Clinton, Ohio 43452

GREGORY D. LILE
18495 S Salem Row
Strongsville, Ohio 44136

DAVID J. BEMER
JEAN M. BEMER
13225 Maple Brook Trail
Strongsville, Ohio 44136

THE PAUL J. BEMER IRREVOCABLE
TRUST DATED SEPTEMBER 26, 2014
DAVID J. BEMER, TRUSTEE
10537 Stapleton Drive
Strongsville, Ohio 44136

ALBERT PAWLOWSKI
8570 Deep Cove Drive
Sagamore Hills, Ohio 44067

CHRISTOPHER J. McKENNA
JENNIFER L. McKENNA
3917 State Route 257 S
Ostrander, Ohio 43061

THE STOPAR FAMILY 2004
DESCENDANTS TRUST SHARE FBO
TINA STOPAR SMEE
TINA STOPAR SMEE, TRUSTEE
3928 Ramblewood Drive
Richfield, Ohio 44286

KEITH S. FABIANO
CHRISTY J. FABIANO
5178 Canterbury Drive
Powell, Ohio 43065

CRAIG T. PLATT
263 Bell Street
Chagrin Falls, Ohio 44022

CS REAL ESTATE INVESTMENT
HOLDINGS, LLC
c/o Carla Sluss
1946 Magnolia Drive
Mansfield, Ohio 44903

THE JOY M. ROTH LIVING TRUST DATED
MAY 22, 2000
JOY M. ROTH, TRUSTEE
JEFFREY P. ROTH, TRUSTEE
2933 N Coho Street
Port Clinton, Ohio 43452

STEVEN J. KRISFALUSY
MARY M. KRISFALUSY
2851 N Shad Row
Port Clinton, Ohio 43452

MICHAEL E. LONSWAY
33702 N Fall Lake Drive
Avon, Ohio 44011

JOHN M. GRAHAM
JODY L. GRAHAM
424 Lynshire Lane
Findlay, Ohio 45840
EDWARD J. PIACENTINO
2313 NE Catawba Road
Port Clinton, Ohio 43452

GLENN W. LIEBERT
MARY P. LIEBERT
DEBORAH K. PAVONE
20 New Albany Farms Road
New Albany, Ohio 43054

THE DONALD L. MILLER, JR. TRUST
DONALD L. MILLER, JR., TRUSTEE
THE DIANA L. MILLER TRUST
DIANA L. MILLER, TRUSTEE
5850 Chatterfield Drive
Dublin, Ohio 43017

THE ROBERT H. SHEA REVOCABLE
LIVING TRUST DATED JANUARY 22,
1992
ROBERT H. SHEA, TRUSTEE
SUZANN M. SHEA, TRUSTEE
AND
THE SUZANN M. SHEA REVOCABLE
LIVING TRUST DATED JANUARY 22,
1992
ROBERT H. SHEA, TRUSTEE
SUZANN M. SHEA, TRUSTEE
472 Catalina Drive
Newark, Ohio 43055

ELLEN J. WEILBACHER
49 Monroe Center Street NW #8
Grand Rapids, MI 49503

THE PAMELA S. COOK LIVING TRUST
DATED FEBRUARY 26, 2007
PAMELA S. COOK, TRUSTEE
NED B. COOK, TRUSTEE
1606 Honey Court
Venice, Florida 34293

THE DAVID RUDIGER LIVING TRUST
DATED MARCH 23, 2004
DAVID RUDIGER, TRUSTEE
1912 Bur Oak
Westlake, Ohio 44145

KENDALL TODD SARKA
ANDREA L. SARKA
119 Overlook Park
Tiffin, Ohio 44883

MARIE C. BIACSI, TRUSTEE UNDER
REVOCABLE TRUST INSTRUMENT
DATED AUGUST 31, 1994
1920 SE 43rd Street, apt 116
Cape Coral, Florida 33904

THE MAURICE J. BUCHANAN FAMILY
TRUST DATED JANUARY 7, 2009
MAURICE J. BUCHANAN, TRUSTEE
3900 N Shore Drive
Akron, Ohio 44333

CRAIG D. OILER
4653 Goodman Street
Grove City, Ohio 43123

DAVID G. HALL
MARY T. HALL
179 Sharon Woods Road
Wadsworth, Ohio 44281

DIANA A. KYRKOS
1851 Kathryn Drive
Westlake, Ohio 44145

THE RENEE L. CLAYCOMB REVOCABLE
TRUST DATED APRIL 8, 2005
RENEE L. CLAYCOMB, TRUSTEE
2832 N Coho Drive
Port Clinton, Ohio 43452

GEORGE P. SHAFFNER
CAROLE A. SHAFFNER
1708 Pinehurst Drive
Findlay, Ohio 45840

LARRY L. BAGWELL
MARLENE J. BAGWELL
2860 N Coho Drive
Port Clinton, Ohio 43452

THE JENNIFER A. GAETANO
REVOCABLE TRUST AS RESTATED ON
FEBRUARY 14, 2008
JENNIFER A. GAETANO, TRUSTEE
PO Box 489
Port Clinton, Ohio 43452

THE DENNIS E. KAISER REVOCABLE
TRUST DATED JUNE 21, 2012
DENNIS E. KAISER, TRUSTEE
2888 Coho Drive
Port Clinton, Ohio 43452

DAVID H. TIMMONS
RACHEL B. TIMMONS
1837 Maxfield Drive
Columbus, Ohio 43212

LAWRENCE S. JENKINS
PO Box 670461
Northfield, Ohio 44067

EDWARD COCHRAN
ROBERT GIBSON
20030 Marchmont Road
Shaker Heights, Ohio 44122

GEOFFREY HAEHN
RORY HAEHN
TYLER HAEHN
CALELY HAEHN
2890 Attleboro Road
Shaker Heights, Ohio 44120

ANN M. SPANGLER
825 Wesley Avenue
Bryan, Ohio 43506

RICK J. STECHSCHULTE
PO Box 321
Ottawa, Ohio 45875

THE JOHN ROLLAND STEWART
REVOCABLE LIVING TRUST DATED
FEBRUARY 23, 1993
JOHN ROLLAND STEWART, TRUSTEE
ROSEMARY HARROUN STEWART,
TRUSTEE
AND

THE ROSEMARY HARROUN STEWART
REVOCABLE LIVING TRUST DATED
FEBRUARY 23, 1993
ROSEMARY HARROUN STEWART,
TRUSTEE
JOHN ROLLAD STEWART, TRUSTEE
10629 Pelican Preserve Blvd, apt 201
Ft Myers, Florida 33913

SOM CENTER PLAZA LTD.
c/o Michelle Faralli
1045 Chagrin River Road
Gates Mills, Ohio 44040

ROBERT S. SNEDEGAR
MICHELLE M. SNEDEGAR
12176 Tollgate Road
Pickerington, Ohio 43147

DANIEL T. STRYFFELER
KAREN J. HOMER
128 Greenward Way S
North Olmsted, Ohio 44070

THE TERRENCE P. MORGAN
REVOCABLE TRUST DTD MARCH 1, 2001
TERRENCE P. MORGAN, TRUSTEE
18320 Hearthstone Lane
Chagrin Falls, Ohio 44023

THE DENNI V. STACY TRUST DATED
JULY 25, 2006
DENNIS V. STACY, TRUSTEE
2864 Nor'Easter Cove Drive
Port Clinton, Ohio 43452

Richard R. Gillum (0070227)