

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: January 14, 2021

REF: M-14-19

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Review of the Vistula Neighborhood Master Plan

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 14, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Review and the approval of the Vistula Neighborhood Master Plan
Applicant	-	Toledo Design Collective Elizabeth Ellis, Studio Manager One Seagate, Suite 123 Toledo, Ohio 43604

#### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Summit Street Redevelopment Plan
- Downtown Toledo Master Plan

### STAFF ANALYSIS

This request is for the review of the 2020 Vistula Neighborhood Master Plan, prepared by the Toledo Design Collective in conjunction with the Historic Vistula Foundation. The Core Planning Team started the planning process in 2019 with data gathering and monthly meetings. In June of 2019, volunteers canvassed the neighborhood and asked residents questions concerning quality of life and the future of the neighborhood. The Toledo Design Collective professionals and interns engaged in detailed visioning, including extensive meetings with stakeholders that led to the conclusion that the neighborhood needed stabilization and rehabilitation without gentrification.

**STAFF ANALYSIS (cont'd)**

The planning area of the Vistula Neighborhood Master Plan is bounded by Cherry Street to the south, the Maumee River to the east, I-280 to the north, and the Greenbelt Parkway to the west. The Vistula Neighborhood has been called “Toledo’s oldest neighborhood” with the village being founded in 1832 and hosting some of Toledo’s oldest surviving buildings. Summit Street and Lagrange Street are primary corridors through the neighborhood.

The Vistula Neighborhood Master Plan details the neighborhood’s rich history, and emphasizes why it is important to stabilize and preserve the neighborhood. Vistula is a unique historic neighborhood, offering a variety of commercial and industrial uses as well as single and multi-family housing in a broad variety of size and architectural significance within a small neighborhood scale. Vistula benefits from a centralized location close to downtown, quality historic building stock, and access to the Maumee River as well as bikeways.

Portions of the Vistula Neighborhood have been included in neighborhood plans in the past, including the Summit Street Redevelopment Plan (2000), the North Toledo Quality of Life Plan (2009), the Cherry Street Legacy Plan (2009), and the Downtown Toledo Master Plan (2016). Problems identified in earlier plans included, sidewalk disrepair, lack of alley maintenance, and the need for streetscape improvements. Also, the neighborhood was identified as a food desert and the high number of vacant buildings was apparent. However, these plans also identify high amount of potential for the neighborhood because of its central location, proximity to downtown and natural resources, and preservation of historic structures.

After preliminary research and analysis, the Toledo Design Collective gathered feedback from the community. Public input opportunities included a Block Party welcoming 80+ residents in July of 2019, a public workshop including 40+ stakeholders in November of 2019, a Pancake Breakfast in January of 2020, the Historic Vistula Foundation’s annual meeting including 60+ stakeholders as well as the Mayor and members of the press in February of 2020, Mailbox Engagement over the summer of 2020, and another public meeting in October of 2020. The Core Planning Team and the Neighborhood Health Association have also been meeting regularly.

The Vistula Neighborhood Master Plan organizes the neighborhood into three distinct segments; Lower Town along Summit Street and the Maumee River, the Historic District between Cherry Street and Chestnut Street with Lagrange as a major corridor, and the Single-Family Residential District to the north with Bush Street as a major corridor. In Lower Town, the plan recommends streetscape improvements (already underway), rehabilitation of existing buildings for new commercial and mixed-use occupants, and commercial and residential infill with improved public space along the river. For the Historic District, the plan recommends restoring Lagrange Street as the neighborhood center for services and a road diet for Cherry Street to connect the neighborhood to downtown. For the Single-Family Residential District, the plan recommends defining Bush as a “Premier Street” in the neighborhood with gateways and other streetscape improvements, promoting home ownership and resources to support new homeowners with ongoing maintenance, and design guidelines for new infill housing.

### **STAFF ANALYSIS (cont'd)**

Recommended projects and actions listed in the plan are categorized into the following 5 categories: Neighborhood Implementers, Connectivity, Public Space + Vacant Land, Commercial, and Residential. The Vistula Neighborhood Master Plan emphasizes how projects and ideas will not come to fruition unless there is support from the neighborhood and leadership from individuals dedicated to the cause. As an early step, the Historic Vistula Foundation (HVF) has been identified as the organization which will continue the momentum of the master plan. This is listed as the first short-term goal upon the adoption of this plan. Other short-term goals include the expansion of existing partnerships within the neighborhood, streetscape improvements, reusing vacant land, and renovating vacant buildings to provide economic development and reduce blight. Many of these objectives are continued in the intermediate term, with the addition of new commercial and residential infill. A new long-term goal is the establishment of a community hub for the Historic Vistula Foundation, as well as the continuation of previously-mentioned objectives.

The Toledo 20/20 Comprehensive Plan lists the Vistula Neighborhood as being located within NorthRiver. The recommendations from the Toledo 20/20 Comprehensive Plan for Northriver are as follows: enforcing aggressively the housing code, expanding retail businesses to include a grocery, dry cleaners, service station, and a hair salon, as well as reducing crime. An Urban Village is recommended along Summit Street in Vistula, and the Master Plan promotes zone changes along Summit Street to CM (Mixed Commercial), in accordance with this recommendation. These recommendations are consistent and compliment the initiatives that are proposed for the Vistula Neighborhood Master Plan.

Staff recommends the approval of the Vistula Neighborhood Master Plan for two reasons. First, the stakeholders in the Monroe Auburn community were involved from the beginning and their interests and concerns were incorporated into the plan. Second, the goals of the 20/20 plan and the Monroe Auburn Neighborhood Plan mirror each other in their recommendations.

### **PLAN COMMISSION RECOMMENDATION**

The Plan Commission recommends approved of M-14-19, a request to review the Vistula Neighborhood Master Plan as an amendment to the 20/20 Plan, to the Toledo City Council, for the following two (2) reasons:

1. The Vistula Neighborhood Master Plan redefines the neighborhood's vision based on extensive public outreach and created an action plan that addresses the neighborhood's goals.
2. The proposed Vistula Neighborhood Master Plan conforms to the recommended goals and land uses of the 20/20 Comprehensive Plan.

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Respectfully Submitted,

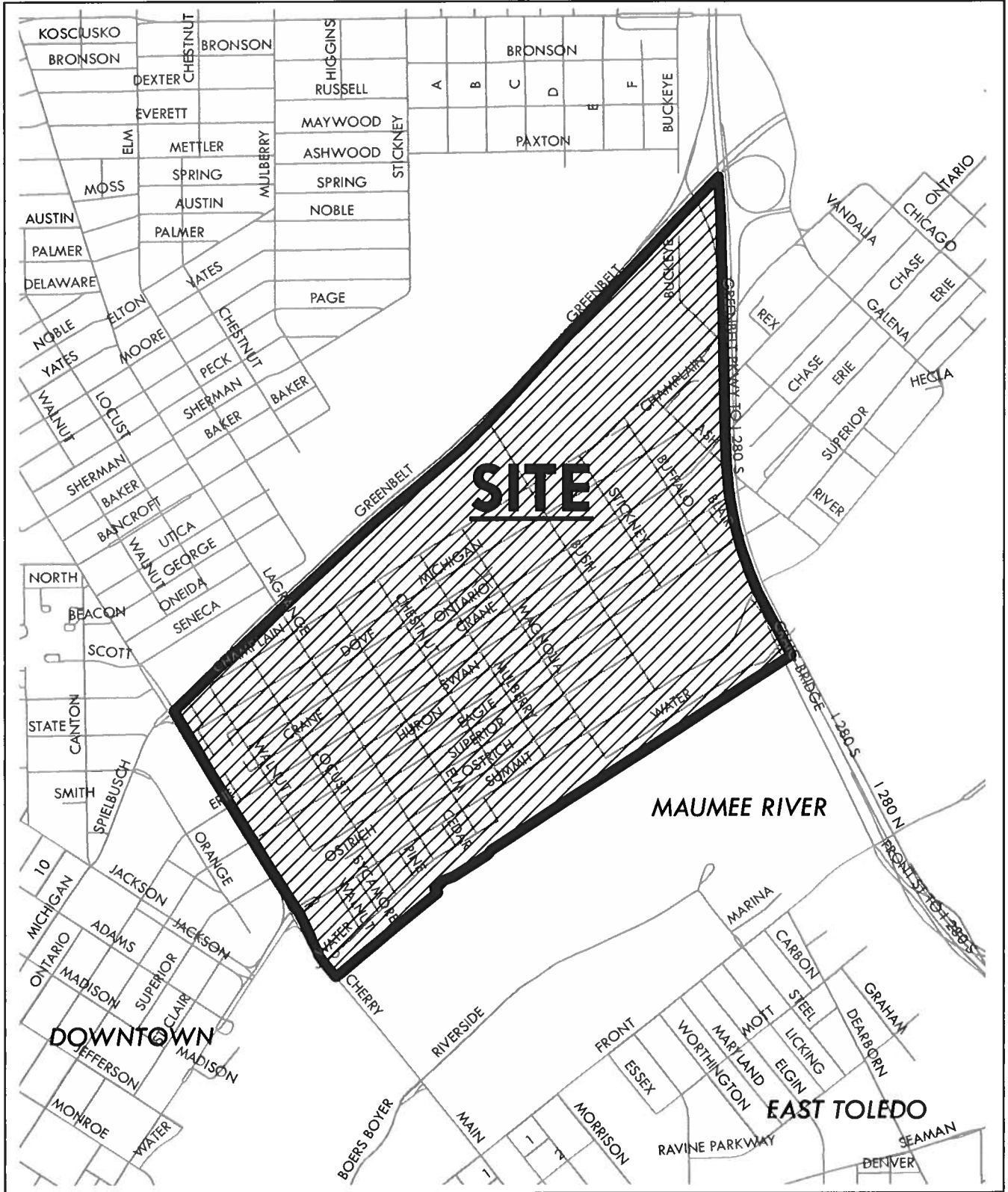
A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is written in a cursive style with a large initial 'T'.

Thomas C. Gibbons  
Secretary

Cc: Elizabeth Ellis; Toledo Design Collective; One Seagate, Suite 123; Toledo, OH 43604  
Lisa Cottrell, Administrator  
Matt Lascheid, Associate Planner

# GENERAL LOCATION

M-14-19  
ID 4



**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Assistant Clerk of Council

Telephone  
419-245-1060

Date: January 15, 2021  
Ref: M-14-19

**NOTICE OF PUBLIC HEARING**

Wednesday, January 6, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, February 17, 2021 at 4:00 p.m., will consider the following request:

**Review of The Vistula Neighborhood Master Plan**

Summary: The Historic Vistula Foundation has been working with the Toledo Design Collective to draft a Neighborhood Plan for the Vistula Neighborhood. The plan includes recommendations to improve the streetscape and promote commercial development in the neighborhood. The plan does not involve any acquisition of private property.

When: February 17, 2021 04:00 PM Eastern Time (US and Canada)  
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bm5DVjVvNEtQcnJIN2ZIY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 623767

Julie Gibbons  
Assistant Clerk of Council

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

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KIDD JOSEF 4351 BRITT TOLEDO OH 43615  
VALLEJO AI 1031 N HU TOLEDO OH 43604 1950  
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GRAY CEDF 4618 OVER TOLEDO OH 43612  
MA D ALVA 1031 NORT TOLEDO OH 43604  
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MURPHY M PO BOX 86 HAZELWOOD NC 28738 0862  
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AABA TRUCK 26 W WEBB TOLEDO OH 43608  
GALLEGOS 832 N ONT TOLEDO OH 43604 1641  
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LIEB TERRY 915 N ONT TOLEDO OH 43604 1642  
BANKEY ST 830 ELM ST TOLEDO OH 43604  
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FAHRER ED P.O. BOX 2 LAMBERTVILLE MI 48144  
HELOU KAS 803 N HUR TOLEDO OH 43604  
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FEN ENTER 805 CHICA\ TOLEDO OH 43611  
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MOSER VE 1714 N MIK TOLEDO OH 43604  
CLARK JAM 4001 ASBURY TOLEDO OH 43612  
CARR MIC 610 N OHIO FREMONT OH 43420  
937 N SUMMIT PO BOX 13 TOLEDO OH 43603  
BEACH HO 2283 ASHLER TOLEDO OH 43620  
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VANCLEVE 3200 LINZIE LAMBERTVILLE MI 48144  
B & W LTD. 1542 CHAN TOLEDO OH 43604 2124  
A.D.A.M.S. 940 W GRA TOLEDO OH 43612  
320 AVALON P O BOX 35 TOLEDO OH 43635  
CORRON B. 809 ASH ST TOLEDO OH 43611 3803  
WELLS HEL 327 BUCKE TOLEDO OH 43611 3826  
AARON DE 11730 ECKIPERRYSBURG OH 43551  
AURORA PI 1035 N SUN TOLEDO OH 43604 1960  
YOUR BUYI 613 LAGRA TOLEDO OH 43604  
RAYNOR JA P O BOX 47 TOLEDO OH 43610  
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AMADOR R 269 STEEL 1/2 TOLEDO OH 43605 1670  
HARMEL O 1718 CAPITCHEYENNE WY 82001  
GREATER N 7447 TELEGRAPH TEMPERANCE MI 48182  
STOBAUGH 733 ASH ST TOLEDO OH 43611 3801  
830 NORTH 830 N SUMMIT TOLEDO OH 43604

RENASCEN 145 FLEET : NATIONAL HARBOR MD 20745  
HARRISON 907 N ERIE TOLEDO OH 43604  
SIMONS JA 210 MARYL TOLEDO OH 43605  
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SHAFFNER 1029 RUED YPSILANTI MI 48198  
BOWMAN 821 ASH ST TOLEDO OH 43611  
WILLIAMS 3224 LAGR TOLEDO OH 43608 1804  
MONHOLLI 1729 N MIK TOLEDO OH 43604 2131  
NGU PROP P O BOX 35 TOLEDO OH 43635  
VOLUNTEE 8225 BREC BRECKSVILLE OH 44141 1362  
SHORT MA 1807 N MIK TOLEDO OH 43611  
WIGGINS T 1627 N MIK TOLEDO OH 43604 2129  
ARCHER M 911 BUFFA TOLEDO OH 43604 2119  
LUCAS COL ONE GOVE TOLEDO OH 43604  
CURNS TOI 1132 MAM OREGON OH 43616  
IN LINE INV 3116 CHEL TOLEDO OH 43606 1816  
MELAMIN IP O BOX 1C TOLEDO OH 43697  
RYMAN SEI 745 E BRO/ TOLEDO OH 43605  
RUSSELL JC 809 BUFFA TOLEDO OH 43604  
SEGURA DE 149 N LALL OREGON OH 43616 1831  
VASQUEZ C 718 BUFFA TOLEDO OH 43604 2116  
BECK VICT C 627 BLAIR I TOLEDO OH 43604 2101  
CULBERTSC 1818 N MIK TOLEDO OH 43611  
ONEAL MIC 2301 LOST TOLEDO OH 43617  
JOHNSON I 1722 N MIK TOLEDO OH 43604 2132  
ROBINSON 3659 WALL TOLEDO OH 43612  
MC INTIRE 1617 ONTA TOLEDO OH 43604

WAINSCOT 1614 ONTA TOLEDO OH 43604  
WAGNER R 1635 N ERI TOLEDO OH 43604 2106  
BROWN TII 4207 FREY NORTHWOOD OH 43619  
UNITED STI 814 ASH ST TOLEDO OH 43611 3802  
AGRAVIADI 16607 WHI LUTZ FL 33558 4957  
DUVALL M, 1802 CHAN TOLEDO OH 43611 3811  
MOORE KII 1952 N ON TOLEDO OH 43611 3725  
ARCHER M 911 BUFFA TOLEDO OH 43604 2119  
FAUST DEB 2213 ONTA TOLEDO OH 43611  
UNIQUE RE P.O. BOX 1 TOLEDO OH 43614  
SALLEE ROI 1622 ONTA TOLEDO OH 43604  
LUCAS COL ONE GOVE TOLEDO OH 43604  
FREITAG DI 1722 N ON TOLEDO OH 43604 2138  
JASON GLO 1725 N ERI TOLEDO OH 43604 2108  
BROWN TII 4207 FREY NORTHWOOD OH 43619  
CORRON B. 809 ASH ST TOLEDO OH 43611 3803  
DALTON D, 1818 N MIK TOLEDO OH 43611  
POWERS D 1520 CLOU BOWLING GREEN OH 43402  
QUANTIC II 2232 FRAN TOLEDO OH 43620  
LIGHTON N 1716 N MIK TOLEDO OH 43604  
MEVOR INI 5312 FRED TOLEDO OH 43623  
GASTON DI 4349 DORR TOLEDO OH 43607  
LEGEZA DE 1310 1/2 E TOLEDO OH 43605  
LUCAS COL ONE GOVT TOLEDO OH 43604  
CROCKREL 7659 GILLC SYLVANIA OH 43560 3736  
GARCIA GU 963 ROGER TOLEDO OH 43605  
AFGWU LO 814 ASH ST TOLEDO OH 43611 3802  
PEEK O E & 1715 MICH TOLEDO OH 43604  
PAXTON SA 1634 CHAN TOLEDO OH 43604 2126  
KENNEDY F 916 BUFFA TOLEDO OH 43604  
RIVAS ROSI 4209 VERN TOLEDO OH 43612  
MOORE GL 928 BUFFA TOLEDO OH 43604 2120  
CAMPBELL 1628 N MIK TOLEDO OH 43604 2130  
BARRY KAR 1726 N ON TOLEDO OH 43604 2138  
PERRY DEA 1729 N ERI TOLEDO OH 43604 2108  
HARPER W. PO BOX 11 BELMORE OH 45815 0011  
PEEK OCIE 1715 MICH TOLEDO OH 43604  
BAKSH BIBI 1950 N MIK TOLEDO OH 43611  
TOWNSENI 820 STICKN TOLEDO OH 43604  
JACKSON N 802 STICKN TOLEDO OH 43604 2142  
REYNOLDS 524 CHURC TOLEDO OH 43605  
MONHOLLI 731 ASH ST TOLEDO OH 43611 3801  
AL-JAMAL ! 727 GALEN TOLEDO OH 43611  
PACHECO M 1954 GRIM TOLEDO OH 43611  
CROCKREL 7659 GILLC SYLVANIA OH 43560 3736  
SNYDER PH 1552 HOM TOLEDO OH 43608 1642  
DALTON D, 1818 E MIC TOLEDO OH 43611

FARR D R 8 1628 CHAN TOLEDO OH 43604 2126  
ROLLINS SA 1831 N MIK TOLEDO OH 43611  
DARROW A 3607 DEAN TOLEDO OH 43606  
DUSSEAU T 826 STICKN TOLEDO OH 43604  
NEBOT JESI 1025 ASHP HARBOR CITY CA 90710 1505  
MUNOZ SH 1634 N ON TOLEDO OH 43604 2136  
STOBAUGH 733 ASH ST TOLEDO OH 43611 3801  
ROSE MIKE 343 E MAN TOLEDO OH 43608  
CHICAGO T 3131 EXECI TOLEDO OH 43606  
NEWELL DE 811 ASH ST TOLEDO OH 43611 3803  
MITCHELL I 1613 N MIK TOLEDO OH 43604 2129  
ALCALA FEI 1215 N ON TOLEDO OH 43604 1922  
HASSAN SA 1707 N MIK TOLEDO OH 43604 2131  
KING JOHN 836 OAKW TOLEDO OH 43607  
MILLER A J 828 STICKN TOLEDO OH 43604 2142  
LOVE SEAN P.O. BOX 3 TOLEDO OH 43635  
SMITH THC PO BOX 16 OREGON OH 43618  
WINTERS L 327 DALE S TOLEDO OH 43609  
VOLUNTEE 701 JEFFER TOLEDO OH 43604  
CHEAIB MA 706 BUSH S TOLEDO OH 43604 2006  
GREAT LAK 2250 S HUF ANN ARBOR MI 48104 5151  
VAZQUEZ N 1138 N MIK TOLEDO OH 43604 1917  
CITY OF HC 29954 SAIN PERRYSBURG OH 43551  
ABOUADILI 2444 KANA CHARLESTOWN WV 25311  
BURNION J 733 BUFFA TOLEDO OH 43604 2115  
GREATER N 7447 S TELI TEMPERANCE MI 48182 9528  
HAWKINS / 227 DEARB TOLEDO OH 43605  
GREATER N P.O. BOX 3 TOLEDO OH 43635  
BURLIN JEI 3037 118 T TOLEDO OH 43611  
DUCKETT P 1614 MICH TOLEDO OH 43604  
MORRIS JA 811 BUFFA TOLEDO OH 43604 2117  
BROWN RII 1633 N ON TOLEDO OH 43604 2135  
O'NEAL JER 131 E VIOL TACOMA WA 98445  
COLE DENI 1722 N ON TOLEDO OH 43604  
ROBERSON 1231 N MIK TOLEDO OH 43604  
GRAY FRAN 1418 N ERI TOLEDO OH 43604 2010  
SUNNY OAI 5533 SUNN TOLEDO OH 43612  
BRIONES JC 1408 ST JO TOLEDO OH 43608  
CHEAIB RA 809 BUSH S TOLEDO OH 43604  
BENAVIDEZ 717 BUFFA TOLEDO OH 43604 2115  
LUCAS COL ONE GOVE TOLEDO OH 43604  
ALKHAIR IS 1036 HAMI TOLEDO OH 43607  
RAFAELOV 218 CONGF ROCKVILLE MD 20852  
CASH FLOV 500 MADIS TOLEDO OH 43604  
TSH 2 LLC 1322 N MIK TOLEDO OH 43604  
PALICKI M 1330 MICH TOLEDO OH 43604  
MERRIWEA 1467 N HU TOLEDO OH 43604

MOHNEY N 831 ASH ST TOLEDO OH 43608  
320 AVALO PO BOX 35 TOLEDO OH 43635 0894  
BLAKE MAF 1424 N ON TOLEDO OH 43604  
LUCAS COL ONE GOVE TOLEDO OH 43604  
EWING KA\ 1428 N MIK TOLEDO OH 43604  
LEWINSKI \ 1428 N MIK TOLEDO OH 43604  
RUSSELL R\O BUFFALO TOLEDO OH 43604  
MCWILLIAM 1622 MICH TOLEDO OH 43604  
MITCHELL . 1630 ONTA TOLEDO OH 43604  
JACKSON A 1728 N ON TOLEDO OH 43604  
STUNDON 1738 N ON TOLEDO OH 43611  
ALCALA FEI 1215 N ON TOLEDO OH 43604 1922  
FREY VICTC 428 THIRD TOLEDO OH 43605  
JAMES MIC 1405 S NEL LAS VEGAS NV 89104  
GREAT LAK 2250 S HUF ANN ARBOR MI 48104 5151  
ASAD MAN 816 SOUTH TOLEDO OH 43607  
BAKER'S H\ 301 THELM CASPER WY 82609  
MAYS ALOI 1412 N ON TOLEDO OH 43604  
ONTARIO P 3106 LAGR TOLEDO OH 43608 1802  
HORIZON C 3901 SOUT TOLEDO OH 43615  
HARLAN GI 1626 N ON TOLEDO OH 43604 2136  
BOLING DV 720 BUFFA TOLEDO OH 43604 2116  
AVERY HAF 1313 N ERI TOLEDO OH 43604  
JORDAN HE 1424 ERIE \ TOLEDO OH 43604  
NASEEF JOI 1628 FOX F PERRYSBURG OH 43551 5410  
NORDHAU\ 1464 N ON TOLEDO OH 43604  
BUNCE H A 629 BRON\ TOLEDO OH 43609  
BUSINEER / 1019 EAST TOLEDO OH 43605  
THOMPSON 716 VAND\ TOLEDO OH 43604  
SMITH DAV PO BOX 14 SEASIDE CA 93955  
BOSTELMA 10430 AIRF SWANTON OH 43558  
VAUGHN JF 1324 N ON TOLEDO OH 43604  
ECHEVERRI 1227 N ON TOLEDO OH 43604 1922  
NORTHRIVI 3106 LAGR TOLEDO OH 43608  
BARNHISEF 24925 STA\ GRAND RAPIDS OH 43522  
SCOTT JOH 1426 N HU TOLEDO OH 43604  
NORMAN E 1438 N ON TOLEDO OH 43604 2060  
LAUHARN \ 1426 CHAN TOLEDO OH 43604 2044  
LAMB DIN S 828 STICKN TOLEDO OH 43604 2142  
CLEVELAND 5826 SPRIN TOLEDO OH 43607  
HOME R IN 3410 NW 1 PORTLAND OR 97229 9381  
BANKS LINI 1315 N MIK TOLEDO OH 43604 2051  
CARLIE BEL 5756 S WO CHICAGO IL 60636 1647  
WEAVER TI 2131 N SUI TOLEDO OH 43611  
AWADA HA 6660 PILLIC HOLLAND OH 43528 9580  
KAMER JEN 1456 N MIK TOLEDO OH 43604 2054  
DREAD JAN 1629 N MIK TOLEDO OH 43604



HAMBY M/ 1646 POOL TOLEDO OH 43605 3737  
UNITED NC 3106 LAGR TOLEDO OH 43608 1802  
WOOD KEN 1423 N SUF TOLEDO OH 43604 2029  
COATES R £ 1447 N ERI TOLEDO OH 43604 2009  
MILLER RIC 1405 N ERI TOLEDO OH 43604 2009  
NORDHAU: 1464 N ON TOLEDO OH 43604 2060  
DANIELS BI 1462 N ON TOLEDO OH 43604  
LUCAS COL ONE GOVE TOLEDO OH 43604  
TAYLOR JA( 9135 GREE NEWPORT MI 48166  
LANG GLEN 819 MAGN TOLEDO OH 43604  
ELLIOTT DC 1328 CHAN TOLEDO OH 43604 2042  
BREWER TI 1423 N ERI TOLEDO OH 43604 2009  
SIRKO DON 1432 N ON TOLEDO OH 43604  
SMENNER | 1446 N ON TOLEDO OH 43604 2060  
GRANDOW 4871 298TI TOLEDO OH 43611  
TOLEDO PC 848 N RAIN LAS VEGAS NV 89107  
BARRINGEF 1663 WOO TOLEDO OH 43607  
MCKENZIE 903 BUFFA TOLEDO OH 43604  
HISTORIC V PO BOX 84 TOLEDO OH 43697 0841  
JOHNSON-I 810 MULBI TOLEDO OH 43604  
PAUPARD / 1511 N ERI TOLEDO OH 43604 2104  
LUCAS COL ONE GOVE TOLEDO OH 43604  
LOPEZ AM/ 1441 N ON TOLEDO OH 43604 2059  
KAMER MI 28180 ORE PERRYSBURG OH 43551  
GEORGEFF 1431 N MIK TOLEDO OH 43604  
SHIELDS SF- 832 STICKN TOLEDO OH 43604 2142  
WAREJKO F 1317 N SUF TOLEDO OH 43604 2027  
TOVAR SEB 1213 N ON TOLEDO OH 43604  
DIAZ LUIS £ 1324 N MIK TOLEDO OH 43604  
BANKS RAC 1307 N MIK TOLEDO OH 43604 2051  
KENNELLY | 5849 NEW( CHARLOTTE NC 48277  
VOLUNTEE 701 JEFFER TOLEDO OH 43604  
VAN NORV 1411 N ERI TOLEDO OH 43611  
LEWINSKI J 1428 N MIK TOLEDO OH 43604  
NFEDA 124 3621 OTTE DISCOVERY BAY CA 94505 1853  
KELLERBAL 808 MULBI TOLEDO OH 43604  
ELLIOTT D I 1328 CHAN TOLEDO OH 43604 2042  
TOLEDO TRP O BOX 1£ OREGON OH 43616  
BRITT DARI 1425 N MIK TOLEDO OH 43604  
BRITT DALE 1429 N MIK TOLEDO OH 43604 2053  
MAGNOLIA 86 MARKET BANGOR ME 04401  
WILLIAMS 1222 N ON TOLEDO OH 43604  
BOUTTE M 804 MULBI TOLEDO OH 43608  
VAZQUEZ J 1213 N ON TOLEDO OH 43604 1922  
BELLE AVA 101 E HUD: TOLEDO OH 43608  
MORALES I 1221 N MIK TOLEDO OH 43604  
SMITH GRE 80 133RD / WAYLAND MI 49348

HUDNALL F 4313 LOCK TOLEDO OH 43612  
BARBOZA F 1452 N ON TOLEDO OH 43604 2060  
O'NEILL WI 412 POTTE TOLEDO OH 43605 2342  
K GILLIAM PO BOX 25 WEST BLOOMFIELD MI 48325 0104  
LOCAL 700 814 ASH ST TOLEDO OH 43611 3802  
CONTINEN 20 BROAD\ TOLEDO OH 43604  
HERNANDE 1311 N ERI TOLEDO OH 43604  
OSLEY BAR 1320 N ON TOLEDO OH 43604  
GARCIA CR 2707 PICKL OREGON OH 43616  
HALL DON/ 911 MAGN TOLEDO OH 43604 2049  
UNITED NC 3106 LAGR TOLEDO OH 43608 1802  
ROBINSON 914 MULBE TOLEDO OH 43604  
GREAT LAK 2250 S HUF ANN ARBOR MI 48104 5151  
BARBOZA F 1448 ONTA TOLEDO OH 43604  
LUCAS COL ONE GOVE TOLEDO OH 43604  
HYTER BAR 1323 N SUF TOLEDO OH 43604  
TRINITY FA 1302 N HU TOLEDO OH 43604 2012  
ASAD MICK 816 SOUTH TOLEDO OH 43607 2560  
NORTHRIVI 3106 LAGR TOLEDO OH 43608  
CRAWFORI 1319 N MIK TOLEDO OH 43604 2051  
VOLUNTEE 701 JEFFER TOLEDO OH 43604  
BUSH & ER 706 BUSH TOLEDO OH 43604  
TTS INC AN 719 BUSH S TOLEDO OH 43604 2402  
COLE DON/ 243 EASTW OREGON OH 43616  
SLOVER HE 512 MULBE TOLEDO OH 43604 2024  
MARTINEZ 1107 SUPE TOLEDO OH 43604  
SLAK HEWE 3303 HUGF TOLEDO OH 43606  
EVANS MIL 434 ARCAD TOLEDO OH 43610  
DAVIS BRIA 2170 THOR TOLEDO OH 43614  
CITY HOPE 29954 SAIN PERRYSBURG OH 43551  
NOWLAND 9867 W HC EAGLE MI 48822  
POBURSKY 1329 N SUF TOLEDO OH 43604 2027  
PRATT TW/ 1313 N HU TOLEDO OH 43604  
BARCENAS 1322 N ERI TOLEDO OH 43604 2008  
VELEZ ALIC 913 MULBE TOLEDO OH 43604  
ANDERSON 1428 N MIK TOLEDO OH 43604  
BROWN RI 4112 WALK TOLEDO OH 43612 1854  
AVATAR LL 1301 N SUF TOLEDO OH 43604 1819  
MAYS CETF PO BOX 54 TOLEDO OH 43697  
TRINITY FTI 1302 HURC TOLEDO OH 43604  
SANYAR LL 10995 N PL TUCSON AZ 85737  
SLAWINSKI 1115 SUPE TOLEDO OH 43611  
HARRIS JEF 25536 SEM PERRYSBURG OH 43551 6251  
COREY DEB 1226 N SUF TOLEDO OH 43604 1965  
MUNOZ EL 1405 N ON TOLEDO OH 43604 2059  
MUFLEH F/ 525 HAMIL TOLEDO OH 43604  
JWALK COM 1523 VANC TOLEDO OH 43607 1954

DIXON LAT 1214 ERIE S TOLEDO OH 43604  
BARCENAS 1322 N ERI TOLEDO OH 43604 2008  
HERNANDE 1311 N ERI TOLEDO OH 43604  
VAZQUEZ E 1229 N MIK TOLEDO OH 43604  
DAVIS BILLI 1140 WOO TOLEDO OH 43605  
BILLSSON L 4554 NORT TOLEDO OH 43623  
CLEMENTS 1401 N ON TOLEDO OH 43604 2059  
CHILDREN'S P O BOX 72 WILTON CT 06897  
COREY E S 1228 SUPE TOLEDO OH 43604  
MEYERS JE 3252 JEANI TOLEDO OH 43608  
DEVORE VI 1218 HURC TOLEDO OH 43604  
SAIRASRI LI 22148 COV CANOGA PARK CA 91303  
PETERSON 1319 N HU TOLEDO OH 43604  
FLYNN JAM 1015 N SUI TOLEDO OH 43604 1813  
DILLION RL 1231 N SUI TOLEDO OH 43604 1303  
ZAWODNI S 1108 N HU TOLEDO OH 43604 1953  
SPECTRUM P O BOX 1E WATERVILLE OH 43566  
DIRECTION 2632 GLEN TOLEDO OH 43610  
JOYCE MIC 1101 N HU TOLEDO OH 43604  
SANDERS T 1222 N ERI TOLEDO OH 43604  
WILLIE REN 626 MULBE TOLEDO OH 43604 2070  
MULLINS C 1230 N ON TOLEDO OH 43604 1923  
WILLIAMS M 719 MULBE TOLEDO OH 43604  
FRANCIS A 1262 NOBL TOLEDO OH 43608 2710  
SHAFFER LC 1306 SUPE TOLEDO OH 43604  
MORENO E 1223 N HU TOLEDO OH 43604  
FELDSTEIN 111 VILLA S COLUMBUS OH 43213  
FRANCO RC 914 WILLO TOLEDO OH 43605  
TOLEDO L S 1125 FORD MAUMEE OH 43537 1703  
GEIGER JER 1212 N HU TOLEDO OH 43604  
DEEN AF 3535 TALM TOLEDO OH 43606 1047  
EPPERSON 1131 N ERI TOLEDO OH 43611  
MORRIS FA 5341 ELME TOLEDO OH 43615 2801  
RAMOS R S 215 WHITT TOLEDO OH 43605  
MAHMOUD 4229 SHAN TOLEDO OH 43623  
EZ CLOZR L 3989 CROM VIRGINIA BEACH VA 23456  
GREAT LAK 2250 S HUF ANN ARBOR MI 48104 5151  
WATLO LLC 2256 COLLI TOLEDO OH 43620  
PETERSON 326 S COR 1 NEW ORLEANS LA 70119  
MALKIEWIC 617 1/2 MI TOLEDO OH 43604  
HOUMANI 1218 ONTA TOLEDO OH 43604  
MURPHY A 1233 ONTA TOLEDO OH 43604  
RENOIT M 16820 SW MIAMI FL 33157 4027  
ANSARA W 1629 BOW ALBUQUERQUE NM 87105 3772  
JOSEPH BE 809 LAMO MAUMEE OH 43537  
GRAY VAUC 119 E STRE TOLEDO OH 43608  
WILLIE REN 626 MULBE TOLEDO OH 43604 2070

HALTON LE 622 MULB TOLEDO OH 43604 2070  
DENNIS IN\ 34414 BAIN NORTH RIDGEVILLE OH 44039  
MIXON SH\ 1229 N ON TOLEDO OH 43604  
FREY JOHN 1117 OAK S TOLEDO OH 43605  
BUTLER DA 818 MULB TOLEDO OH 43604  
SHON HUN 1407 CAMF SANDUSKY OH 44870  
WINGARD F 6 WESTMIR ROXBURY MA 02119  
PALACIOS F 1716 MASC TOLEDO OH 13605  
EPPERSON 1131 N ERI TOLEDO OH 43604 1946  
KOCH SHA\ 908 BAKER FREMONT OH 43420  
DAVIS TERF 4125 FREY NORTHWOOD OH 43619  
CYLQ2 LLC 1771 WATC PLAINFIELD NJ 07060  
TOLEDO HC PO BOX 80 TOLEDO OH 43605  
QUISENBEE 1414 N MIK TOLEDO OH 43604 2054  
UNITED US 3727 UPTO TOLEDO OH 43613  
GREER LOV 1022 N SUF TOLEDO OH 43604  
GILES CARF 2329 WARI TOLEDO OH 43620  
COREY E S I 1228 SUPE TOLEDO OH 43604  
CERVANTE 720 CHEST TOLEDO OH 43604 3826  
VAZQUEZ F 1213 ONTA TOLEDO OH 43604  
CHEAIB & F 813 MULB TOLEDO OH 43604 2033  
MARTINEZ 1013 ONTA TOLEDO OH 43604  
MOLINA TF 11588 LAU VICTORVILLE CA 92392 9175  
BOMYEA D 5900 CORC OREGON OH 43616  
BARTLETT F 1413 N HU TOLEDO OH 43604  
CUNNINGH 351 CHAPI TOLEDO OH 43609  
AWADA AB 1235 N ON TOLEDO OH 43604 1922  
HAMILTON 817 MULB TOLEDO OH 43604  
KUBALA DI 2243 LOTH CINCINNATI OH 45219  
PONTIAC P 3106 LAGR TOLEDO OH 43608 1802  
ZAVALA CA 1424 MICH TOLEDO OH 43604  
TAPEGATE, 1116 SUMI TOLEDO OH 43604  
ELABED SU 47574 BELI BELLEVILLE MI 48111  
320 AVALO P.O. BOX 3 TOLEDO OH 43635  
ELLIS JASOI 552 MAUN TOLEDO OH 43609 3364  
KIDD ANTH 3933 E 188 CLEVELAND OH 44122 6760  
GILBERT GF P.O BOX 8C TOLEDO OH 43605  
HURON RE. 528 MAGN TOLEDO OH 43604  
SLAWINSKI 1119 SUPE TOLEDO OH 43604  
IVEY RAYN 1102 N HU TOLEDO OH 43604 1953  
FLOWERS F 1224 N ON TOLEDO OH 43604 1923  
MALKIN GF 1630 W AL PHOENIX AZ 85041  
MORRIS ST 1233 ONTA TOLEDO OH 43604  
FREDERICK 865 VERNI TOLEDO OH 43612  
BOOTH LEF 1409 N HU TOLEDO OH 43604 2013  
SHAFFER LC 1306 N SUF TOLEDO OH 43604 2028  
KONSTAND 1233 SUPE TOLEDO OH 43604

SCOTT LYLE 8970 JEFFE GRAND RAPIDS OH 43522 9645  
DIRECTION 2632 GLEN TOLEDO OH 43610  
OQUENDO 730 CHESTI TOLEDO OH 43604  
LANCE STEI 228 FLATW LAWRENCEBURG TN 38464  
HALE JACQ 1321 N ON TOLEDO OH 43604 2057  
CERVANTE: 1220 N MIK TOLEDO OH 43604  
EVANS CAL 619 MAGN TOLEDO OH 43604 2068