



Instr: 200412160088480 12/16/2004
 P: 1 of 24 F: \$208.00
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053380


24

**TENTH AMENDMENT
 TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
 OF UNIVERSITY COMMONS CONDOMINIUM
 PHASE 1-A and 2 ADDING PHASE 3 AND SHOWING
 BUILDING 5 "AS BUILT"
 UNDER CHAPTER 5311 OF THE OHIO REVISED CODE,
 WHICH DECLARATION WAS ORIGINALLY RECORDED
 ON OCTOBER 3, 2001 IN STARK COUNTY RECORDS
 INSTRUMENT NUMBER 2001071085 AND
 AMENDED ON JUNE 3, 2002 IN STARK COUNTY RECORDERS
 INSTRUMENT NUMBER 200266030044362 AND
 ON NOVEMBER 7, 2002 IN STARK COUNTY RECORDERS
 INSTRUMENT NUMBER 200211070090435 AND
 NOVEMBER 15, 2002 IN STARK COUNTY RECORDERS
 INSTRUMENT NUMBER 20020047887 AND
 JULY 28, 2003 RECORDER INSTRUMENT NUMBER
 200307280071959 AND
 AMENDED ON AUGUST 6, 2003 IN STARK COUNTY RECORDERS
 INSTRUMENT NUMBER 200308060076248 AND
 AMENDED ON NOVEMBER 18, 2003 RECORDERS INSTRUMENT
 NUMBER 200311180110766 AND
 AMENDED ON FEBRUARY 2, 2004, RECORDERS INSTRUMENT
 NUMBER 20040212000911 AND
 AMENDED ON MARCH 30, 2004 RECORDERS INSTRUMENT
 NUMBER 200403300021137 AND
 AMENDED ON JUNE 8, 2004 IN STARK COUNTY RECORDERS
 INSTRUMENT NUMBER 200406080040940**

This is to certify that copies of the Tenth Amendment of the Declaration, Bylaws and Drawings for University Commons Condominium, adding Phase 3 have been filed this date with the Auditor of Stark County, Ohio.




 Auditor of Stark County, Ohio

by 

 . deputy

This document prepared by:
Larry A. Zink, Esq.
Zink, Zink & Zink Co., L.P.A.
3711 Whipple Ave., N.W.
Canton, Ohio 44718-2933
Phone: (330) 492-2225
Fax: (330) 492-3956



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**TENTH AMENDMENT TO THE
ORIGINAL DECLARATION OF CONDOMINIUM
OWNERSHIP FOR UNIVERSITY COMMONS
CONDOMINIUM ADDING PHASE 3 AND
SHOWING BUILDING 5 "AS BUILT"**

THE TENTH AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this 9th day of December 2004, by TOBIN ENTERPRISES, INC., an Ohio corporation (hereinafter referred to as Developer), pursuant to the provisions of Chapter 5311 of the Ohio Revised Code and pursuant to the terms of the Condominium Instruments.

WHEREAS, on the 4th day of September 2001, the Declarant executed the Declaration of Condominium Ownership for University Commons Condominium (the "Declaration") which Declaration was certified by the Stark County, Ohio, Auditor on October 3, 2001, and recorded with the Stark County, Ohio, Recorder on October 3, 2002, under Official Imaging No. 2001071085, and which included a description of the Condominium Property with a condominium plat plan of the Condominium Property and Additional Property which was recorded in Volume 6, Pages 123-127 of the Stark County, Ohio, Condominium Plat Records; and the Declaration was amended on June 3, 2002, Recorders Imaging Number 200206030044362 and on November 7, 2002 the Second Amendment was filed, Recorders Imaging Number 200211070090435 and on November 15, 2002 the Third Amendment was filed, Recorders Imaging Number 20020047887 and on July 28, 2003 the Fourth Amendment was filed, Recorder Imaging Number 200307280071959, and on August 6, 2003 the 5th Amendment was filed,

Recorders Imaging Number 200308060076228, and on November 18, 2003 the Sixth Amendment was filed, Recorders Imaging Number 200311180110766, and on February 2, 2004 the Seventh Amendment was filed, Recorders Imaging Number 20040212000911, and on March 30, 2004 the Eighth Amendment was filed, Recorders Imaging Number 200403300021137, and on June 8, 2004 the Ninth Amendment was filed, Recorders Imaging Number 200406080040940.

WHEREAS, the Declarant desires to Amend Section 8 of the Fifth Amendment to set forth the percentage of ownership for the eight (8) buildings which have been constructed and six (6) buildings to be constructed being buildings 5, 6, 7, 8, 9 and 10 for a total of fourteen (14) buildings.

NOW THEREFORE, Section 8 of the Fifth Amendment is hereby amended to recite the square footage and percentage of ownership for the fifty-six (56) units currently constituting University Commons Condominium.

Section 8

Ownership of Common Elements

Each owner of a unit will own in fee simple absolute a proportionate, undivided interest in the common elements listed in Section 6 equal to the proportion that the value of such unit bears to the total value of all units, as follows. All units on University Commons Dr. S.E., Massillon, Ohio 44646:

	<u>Square Footage</u>	<u>Percentage of Total</u>
1912	2278	1.793
1916	2278	1.793
1922	2278	1.793
1926	2278	1.793
1942	2278	1.793
1943	2278	1.793
1946	2278	1.793
1947	2279	1.793
1952	2278	1.793
1953	2279	1.793
1956	2278	1.793
1957	2278	1.793
1963	2278	1.793
1967	2278	1.793
1973	2278	1.793
1977	2278	1.793
2022	2278	1.793
2023	2278	1.793
2026	2278	1.793
2027	2278	1.793
2032	2278	1.793
2033	2278	1.793
2036	2278	1.793
2037	2278	1.793

	<u>Square Footage</u>	<u>Percentage of Total</u>
2042	2279	1.793
2043	2278	1.793
2046	2278	1.793
2047	2279	1.793
2052	2278	1.793
2053	2279	1.793
2056	2279	1.793
2057	2278	1.793
2072	2279	1.793
2073	2278	1.793
2076	2278	1.793
2077	2279	1.793
2082	2278	1.793
2083	2279	1.793
2086	2279	1.793
2087	2278	1.793
2132	2149	1.691
2133	2278	1.793
2136	2149	1.691
2137	2279	1.793
2142	2149	1.691
2143	2279	1.793
2146	2149	1.691
2147	2278	1.793
2162	2278	1.793
2163	2278	1.793
2166	2279	1.793
2167	2279	1.793
2182	2279	1.793
2183	2279	1.793
2186	2278	1.793
2187	<u>2278</u>	<u>1.793</u>
Total:	127,068	100.0%


Section 8

The Tenth Amendment adds buildings 5, 6, 7, 8, 9 and 10 to University Commons Condominium Phase 1-A and 2, said buildings being referred to as Phase 3. Attached hereto as Exhibit 1 is the Site Plan for the 14 buildings constituting Phase 1-A, Phase 2 and Phase 3. Attached here to as Exhibit 2 are the elevation drawings for the new buildings constituting Phase 3 and showing building 5 "as built." Attached hereto as Exhibits 3A & B are the floor plans for buildings in Phase 3 and showing building 5 "as built." Attached hereto as Exhibit 4 are the elevation and floor plan drawings of units 6-10, to be built. Attached hereto as Exhibit 5 is the legal description for the 3.807 acres of land comprising Phase 3. Phase 3 shall be subject to all of the provisions, terms and conditions of the Original Declaration and Amendments thereto.

In all other respects, the Declaration of Condominium and Amendments thereto shall remain unchanged.

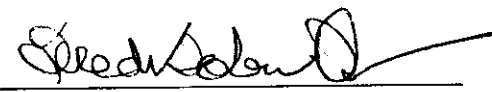
IN WITNESS WHEREOF, the undersigned have executed this instruments this 9th day of December 2004.

Signed and acknowledged
in the presence of:


Marcia A. Brown

DECLARANT:

TOBIN ENTERPRISES, INC.

By: 
Fred W. Tobin, President



Instr: 200412160088480 12/16/2004
P: 8 of 24 F: \$208.00
Rick Campbell 12:31PM COND
Stark County Recorder T20040053380

STATE OF OHIO

SS:

COUNTY OF STARK

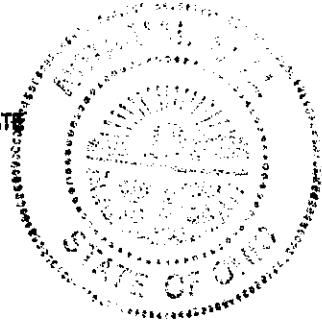
Notary

Before me appears FRED W. TOBIN, President of Tobin Enterprises, Inc., and did execute and acknowledge that the above signature was of his free act and deed.

Notary Public
My Commission Expires _____

LARRY A. ZINK

LARRY A. ZINK, ATTY. AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
UNDER SECTION 147.03 R.C.



This document prepared by:
Larry A. Zink, Esq.
Zink, Zink & Zink Co., L.P.A.
3711 Whipple Ave., N.W.
Canton, Ohio 44718-2933
Phone: (330) 492-2225
Fax: (330) 492-3956

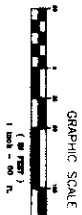
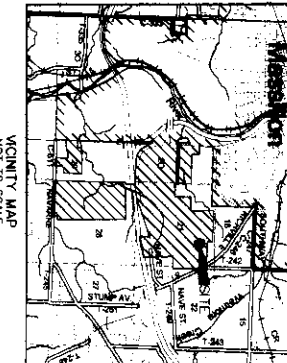
REFERENCE DIRECTION
 BEARING SYSTEM ESTABLISHED FROM THE RECORDED
 PLAN OF UNIVERSITY COMMONS PHASE 2 AS RECORDED
 IN STARK COUNTY PLAT RECORDS USING N0728191'E
 FOR THE CENTERLINE OF BOWLING GREEN DRIVE S.E.

OWNER/DEVELOPER
 TOBIN ENTERPRISES, Inc.
 7894 CO. RD. 100 N.W.
 NORTH CANTON, OHIO 44720
 PHONE: 330-481-9744
 DECEMBER 2004

MONUMENT LEGEND
 1/2" IRON BAR TO BE SET
 MONUMENT SET
 1/2" IRON BAR W/COOPER & ASSOC
 CAN FOUND
 MONUMENT FOUND

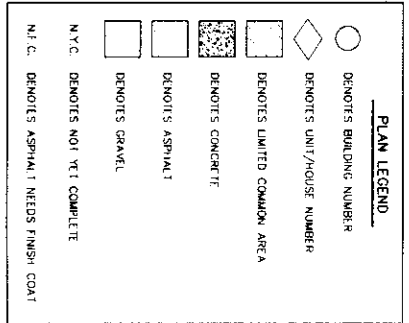
THE HERON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND
 OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 5 AND ACCURATELY
 REFLECTS THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENTS AS CONSTRUCTED.
 AND
 THE HERON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND
 REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST
 OF HIS KNOWLEDGE AND BELIEF THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENTS AS
 ANTICIPATED TO BE CONSTRUCTED.

12/28/04
 12/28/04
 ERIC E. GEB
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF OHIO REGISTRATION NO. 9725



PERTINENT DOCUMENTS

- R.No.197/068027
- R.No.197/068028
- R.No.198/070021
- R.No.198/070022
- P.B. 65 PGS. 144-145
- P.B. 61 PG. 21
- P.B. 69 PGS. 39 & 40
- R.No.195/038246
- R.No.200/039245 - DEED OF RECORD
 C.P.B. 6 PGS. 123
- R.No.200/08019 - NOTICE OF COMMENCEMENT
 OF UNIVERSITY COMMONS CONDOMINIUMS
- R.No.200/071095 - ORIGINAL DECLARATION
 OF UNIVERSITY COMMONS CONDOMINIUMS
- R.No.2002/08030044382-1st AMENDMENT TO THE
 DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
 OF BUILDINGS 5 & 5-3 CONDOMINIUM PLAT
- R.No.2002/1107090435-2nd AMENDMENT TO THE
 DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS (BUILDING 5)
- R.No.2002/1107090436-3rd AMENDMENT TO THE
 DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS CONDOMINIUM PLAT
- R.No.2002/0903278-3rd AMENDMENT TO THE
 DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
 OF BUILDING 4
- R.No.2003/07280071958-CONDOMINIUM PLAT
 OF BUILDING 4
- R.No.2003/07280071959-CONDOMINIUM PLAT
 OF BUILDING 4
- R.No.2003/07280071960-CONDOMINIUM PLAT
 OF BUILDING 4
- R.No.2004/0330021137-8th AMENDMENT TO THE
 DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS (BUILDING 12)
- R.No.2004/0604004000-9th AMENDMENT TO THE
 DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS (BUILDING 11)
- R.No.2004/0604004001-CONDOMINIUM PLAT
 OF BUILDING 11
- R.No.2001/080087-EASEMENT TO THE OHIO EDISON COMPANY
 WATER COMPANY (DEFINED BLANKET EASEMENT)
- R.No.2001/050999-WATER UTILITY EASEMENT TO CONSUMERS OHIO
 WATER COMPANY (DEFINED BLANKET EASEMENT)
- R.No.2001/0608-5th AMENDMENT TO THE
 CITY OF MASSILLON

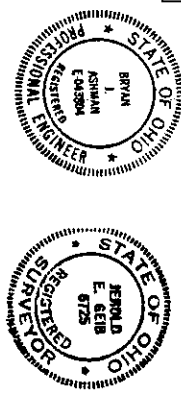


UNIVERSITY COMMONS
 CONDOMINIUM AREA TABLE

CONDOMINIUM PROPERTY PHASE	TOTAL AREA OF PROPERTY	TOTAL ACRES
UNIVERSITY COMMONS CONDOMINIUM PROPERTY PHASE 1A	1,551 ACRES	9.758 ACRES
UNIVERSITY COMMONS CONDOMINIUM PROPERTY PHASE 1B	1,720 ACRES	10.135 ACRES
UNIVERSITY COMMONS CONDOMINIUM PROPERTY PHASE 1 TOTAL	3,271 ACRES	20.893 ACRES
UNIVERSITY COMMONS CONDOMINIUM PROPERTY PHASE 2	2,680 ACRES	16.125 ACRES
UNIVERSITY COMMONS CONDOMINIUM PROPERTY PHASE 3	1,807 ACRES	11.262 ACRES

AMERICAN LEGION - CHANGING DATA TABLE

NUMBER	LEGION	CHANGING DATA	REMARKS
1	17170	55000	17046
2	3693	25000	17046
3	17108	12000	17046
4	20111	20000	17046



RECEIVED FOR RECORD THIS _____ DAY OF _____ 200__
 RECORDED IN _____

STARK COUNTY RECORDER

CONDOMINIUM PLAT

CONDOMINIUM PLAT
 UNIVERSITY COMMONS CONDOMINIUMS
 BEING ALL OF OUTLOT 899 IN THE CITY OF MASSILLON
 STARK COUNTY, OHIO
 FOR : TOBIN ENTERPRISES Inc.

COOPER & ASSOCIATES, P.L.L.
 ENGINEERS AND SURVEYORS
 1392 MARKET
 AVENUE NORTH
 CANTON, OHIO
 44705
 PHONE (330) 452-5731
 FAX NO. (330) 452-8110

BRYAN J. ASHMAN
 JEROLD E. GEB

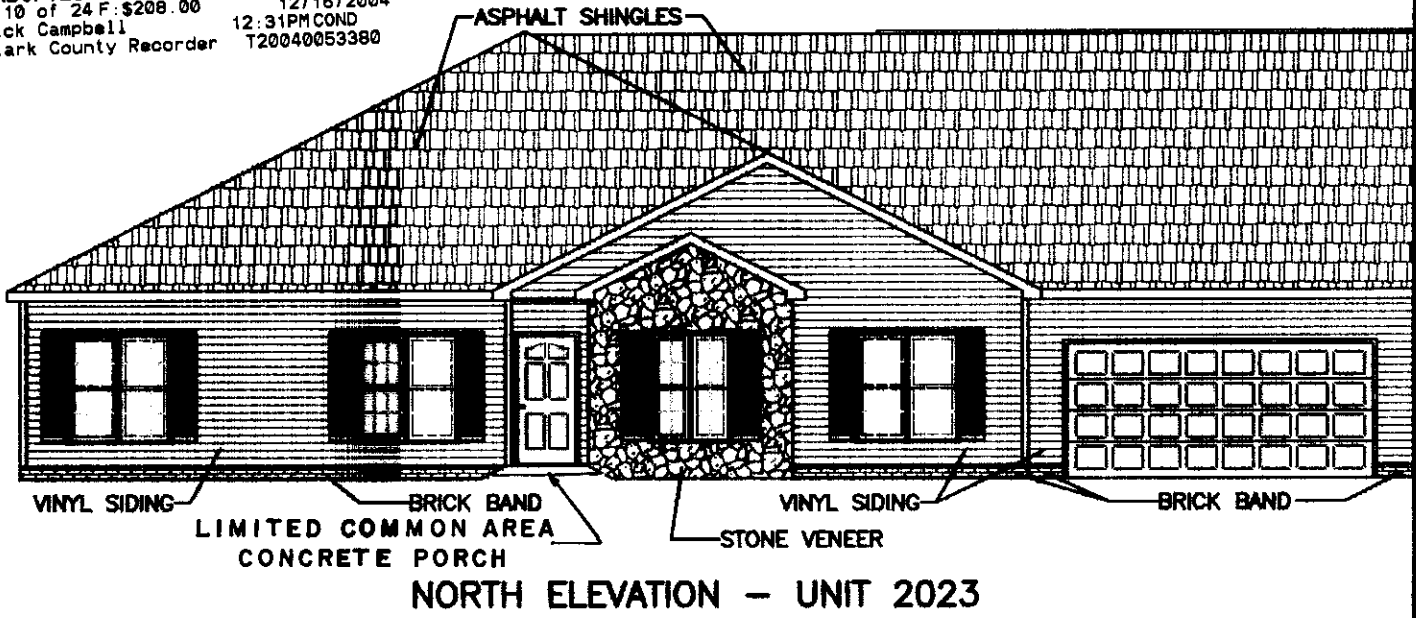
DATE: DECEMBER 2004
 FIELD BOOK NO. N/A
 SHEET 1 OF 1

Instr: 2004121600088480
 P: 9 of 24 F: \$208.00
 12/16/2004
 Stark County Recorder
 T: 20040063380



EXHIBIT

Instr: 200412160085480 12/16/2004
 P: 10 of 24 F: \$208.00
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053380



NORTH ELEVATION - UNIT 2023



NORTH ELEVATION - UNIT 2027

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 5 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

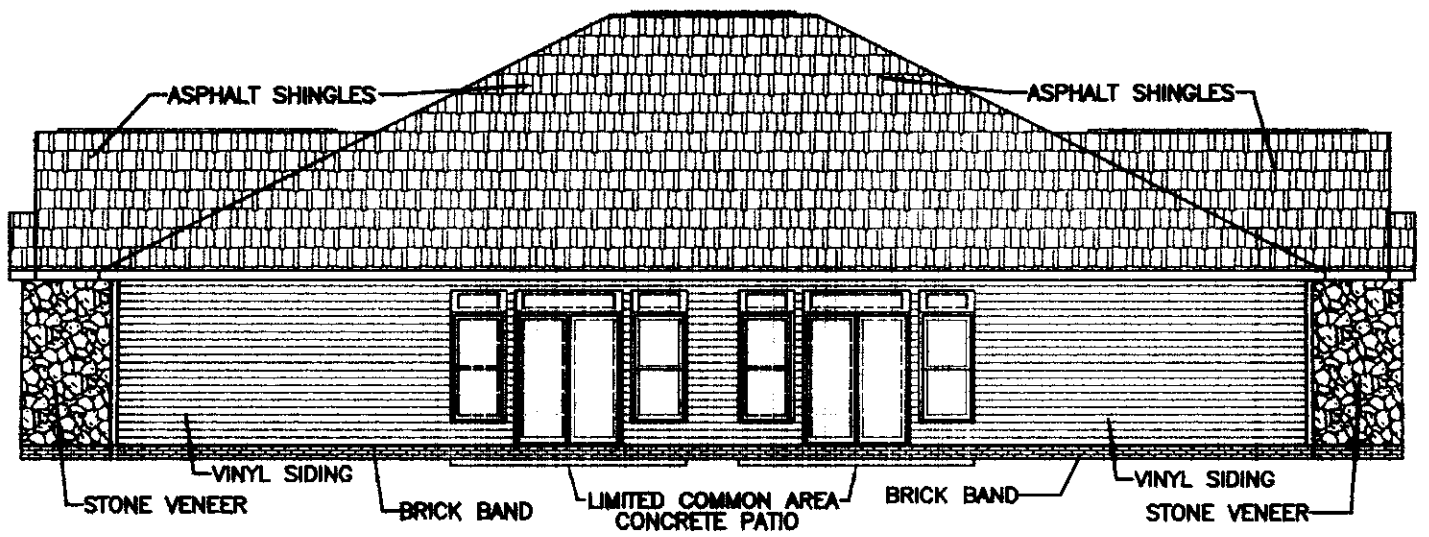
12/08/04
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804

BUILDING 5
 UNITS 2023, 2027, 2033 & 2037
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/08/04
 DATE *Jerold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725

EXHIBIT
 2

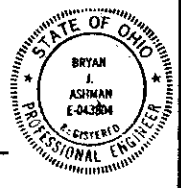
Instr: 200412160088480 12/16/2004
 P: 11 of 24 F: \$208.00
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053380



WEST ELEVATION - UNITS 2027 & 2037

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 5 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

12/08/04
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



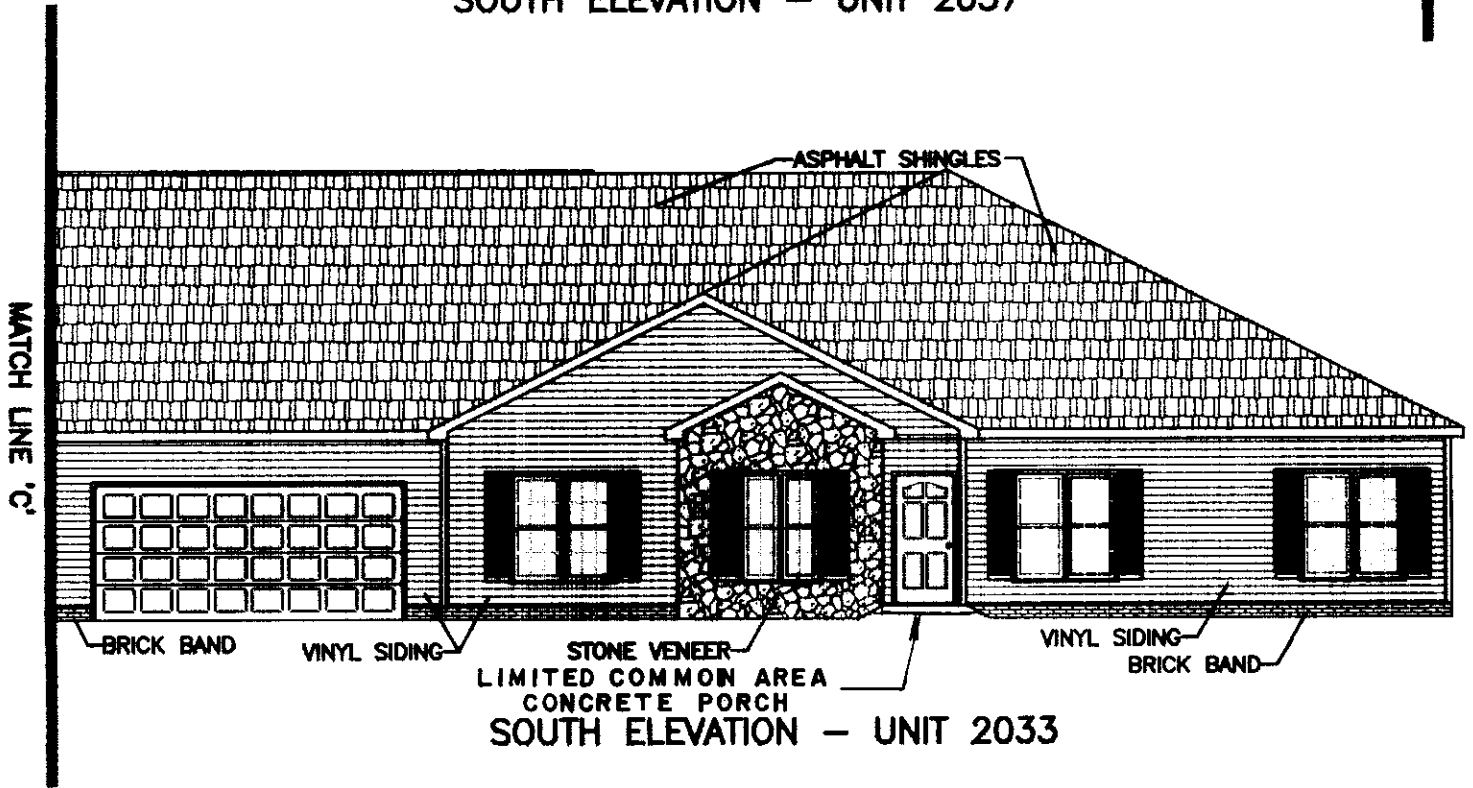
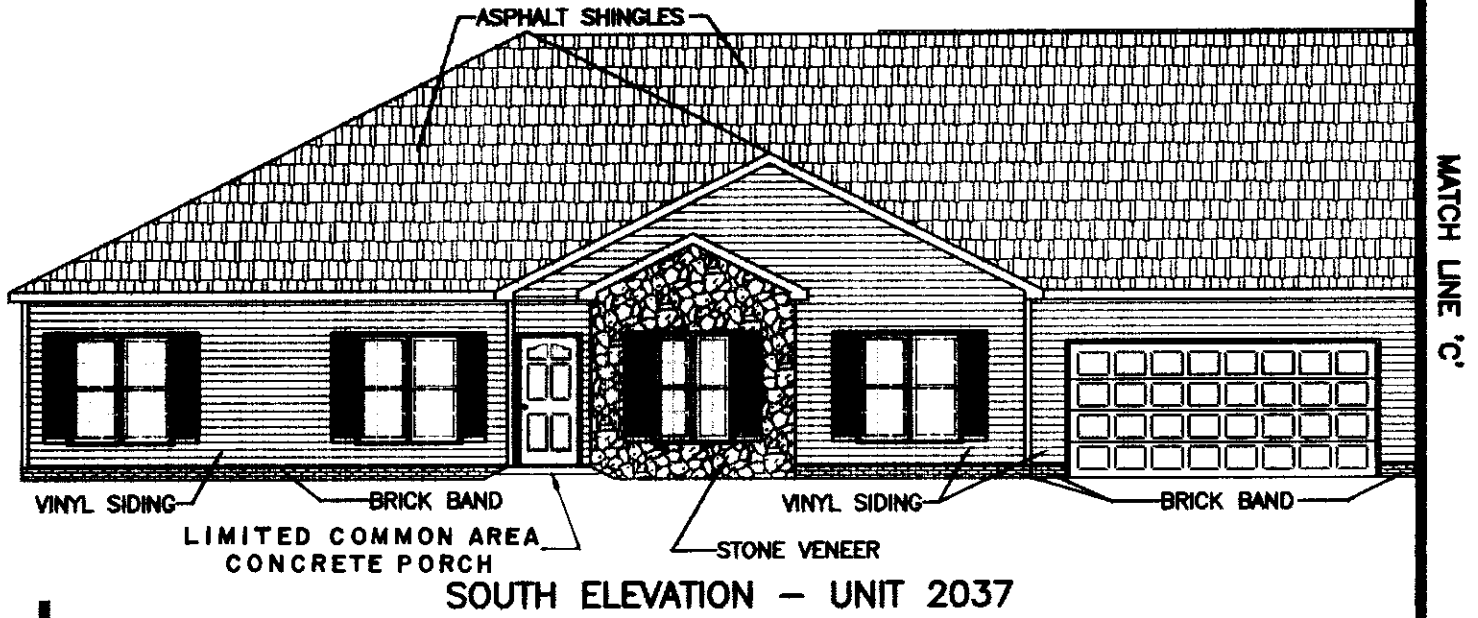
BUILDING 5
 UNITS 2023, 2027, 2033 & 2037
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/08/04
 DATE *Jerrold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725





Instr: 200412160088480 12/16/2004
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 Stark County Recorder T20040053380



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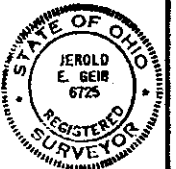
12/08/04
DATE

Bryan J. Ashman
BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



12/08/04
DATE

Jerrold E. Geib
JERROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725

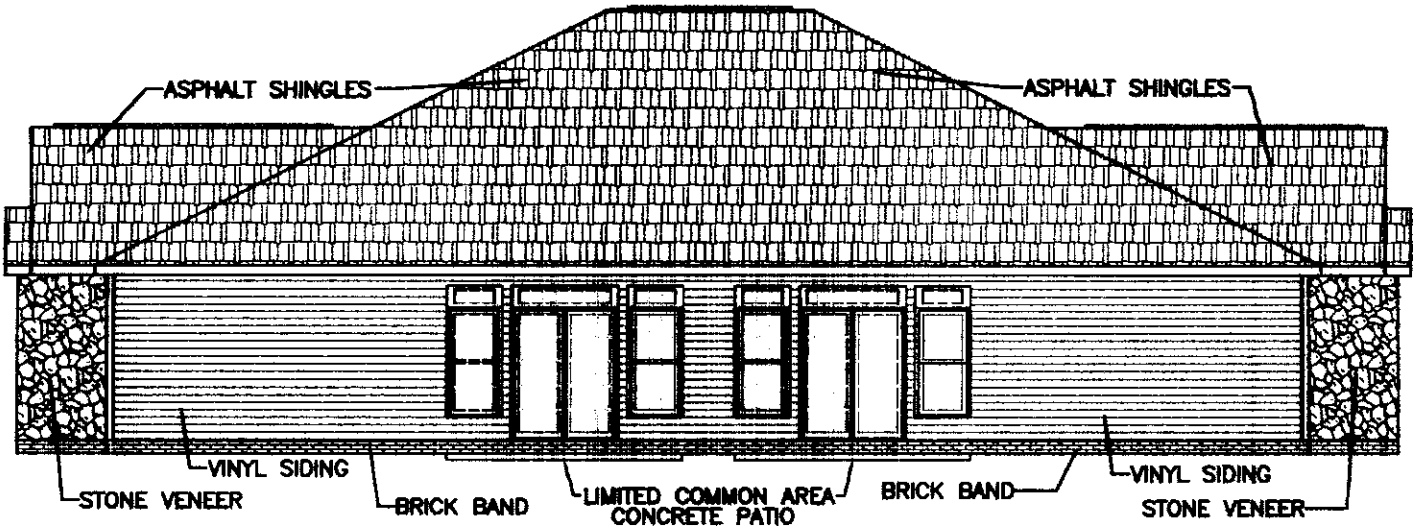


BUILDING 5
 UNITS 2023, 2027, 2033 & 2037
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

SHEET 3 OF 6

01138

Instr: 200412160088480
 P: 13 of 24 F: \$208.00 12/16/2004
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053980



EAST ELEVATION - UNITS 2033 & 2023

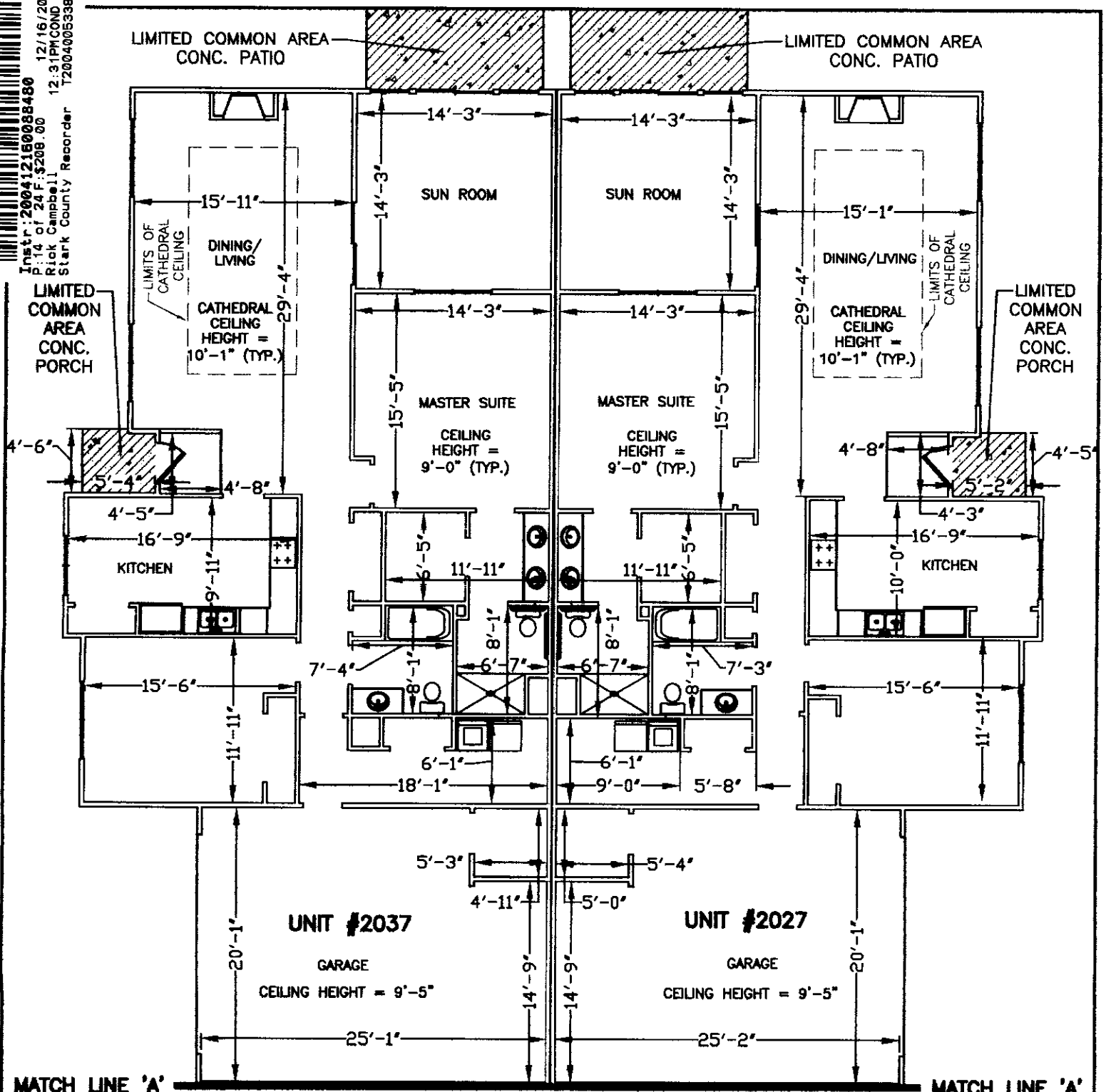
THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 5 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

12/08/04
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804

BUILDING 5
 UNITS 2023, 2027, 2033 & 2037
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/08/04
 DATE *Jerrold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725

Instr.: 200412150038480
 P. 14 of 24 F. \$208.00
 Rick Campbell
 Stark County Recorder 12/16/2004
 12:31PM COND
 T20040053380



FLOOR PLAN - UNITS 2037 & 2027

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 5 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

11/02/04
 DATE
Bryan J. Ashman
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



BUILDING 5
 UNITS 2023, 2027, 2033 & 2037
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

EXHIBIT
 3

12/08/04
 DATE
Jerrold E. Geib
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



SHEET 5 OF 6

01138

Instr: 200412160088480
P: 16 of 24 F: \$208.00 12/16/2004
Rick Campbell 12:31PM COND
Stark County Recorder T20040053300

UNIVERSITY COMMONS CONDOMINIUMS
PHASE III

BUILDING 6 – UNITS 1963, 1967, 1973 & 1977
BUILDING 7 – UNITS 1943, 1953, 1947 & 1957
BUILDING 8 – UNITS 1912, 1916, 1922 & 1926
BUILDING 9 – UNITS 1942, 1946, 1952 & 1956
BUILDING 10 – UNITS 2022, 2026, 2032 & 2036

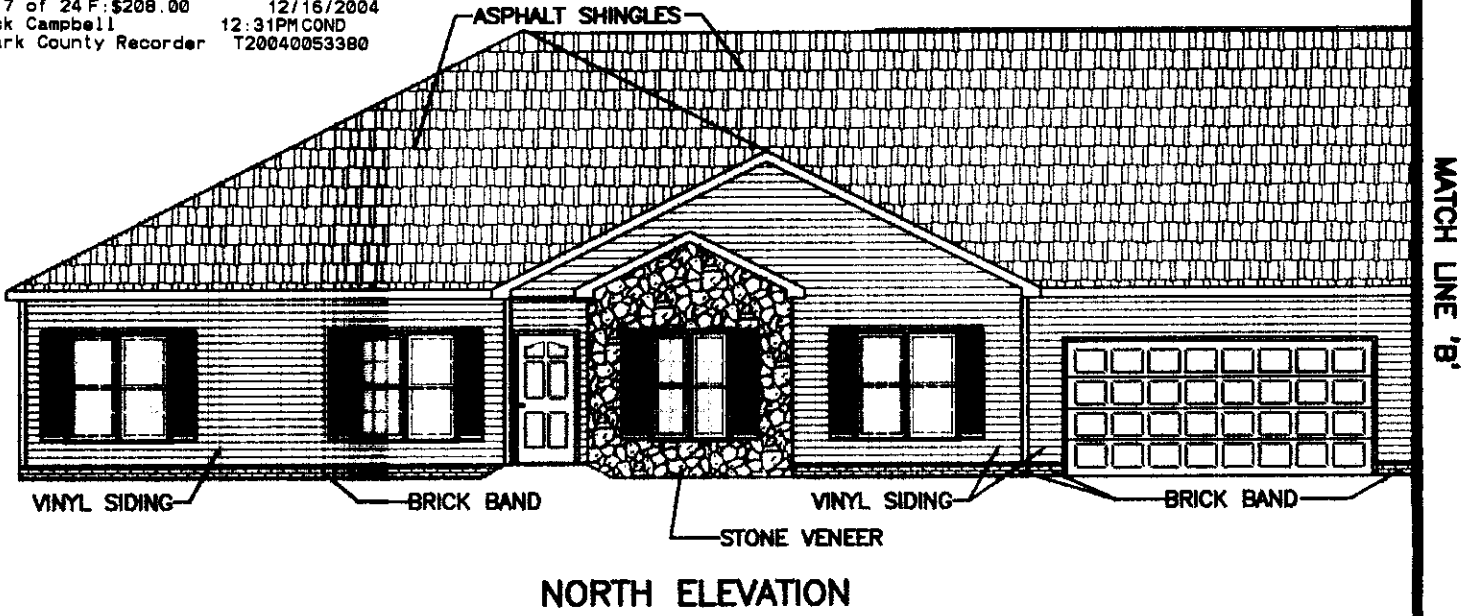
THE ATTACHED DRAWINGS, SHEETS 1 THRU 6, REPRESENT
BUILDINGS 6, 7, 8, 9 & 10
AS ANTICIPATED TO BE CONSTRUCTED

EXHIBIT

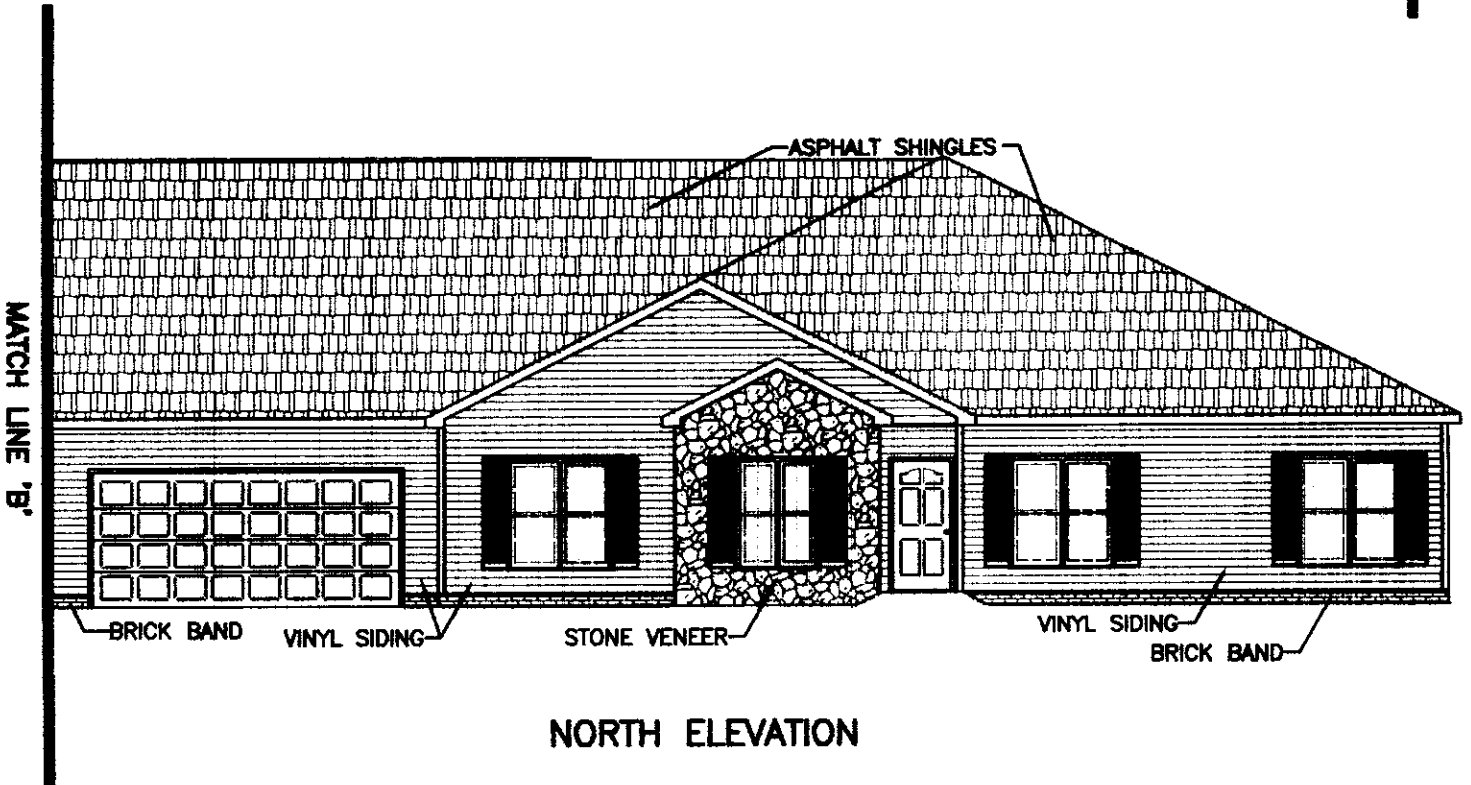
4



Instr: 200412160088480
 P: 17 of 24 F: \$208.00 12/16/2004
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053380



NORTH ELEVATION



NORTH ELEVATION

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS THE BUILDINGS AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS ANTICIPATED TO BE CONSTRUCTED.

BUILDINGS 6, 7, 8, 9 & 10
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

[Signature]
 DATE 12/16/04
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



[Signature]
 DATE 12/09/04
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725

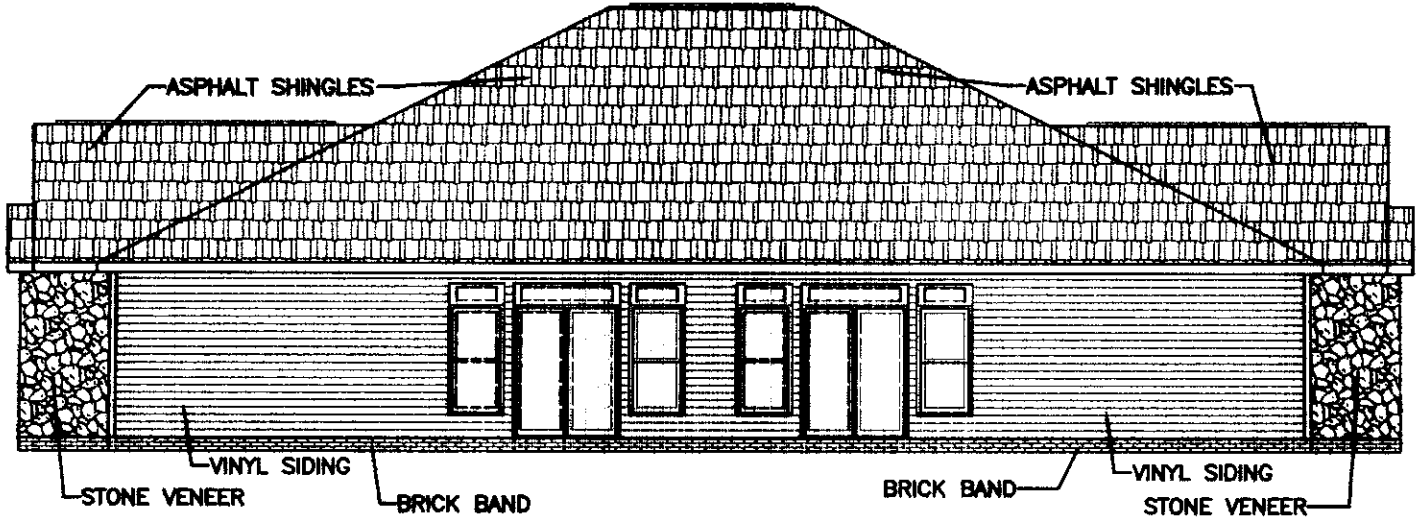


SHEET 1 OF 6

01138



Instr: 200412160088480 12/16/2004
 P: 18 of 24 F: \$208.00
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053380



EAST ELEVATION

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS THE BUILDINGS AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS ANTICIPATED TO BE CONSTRUCTED.

12/09/04
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



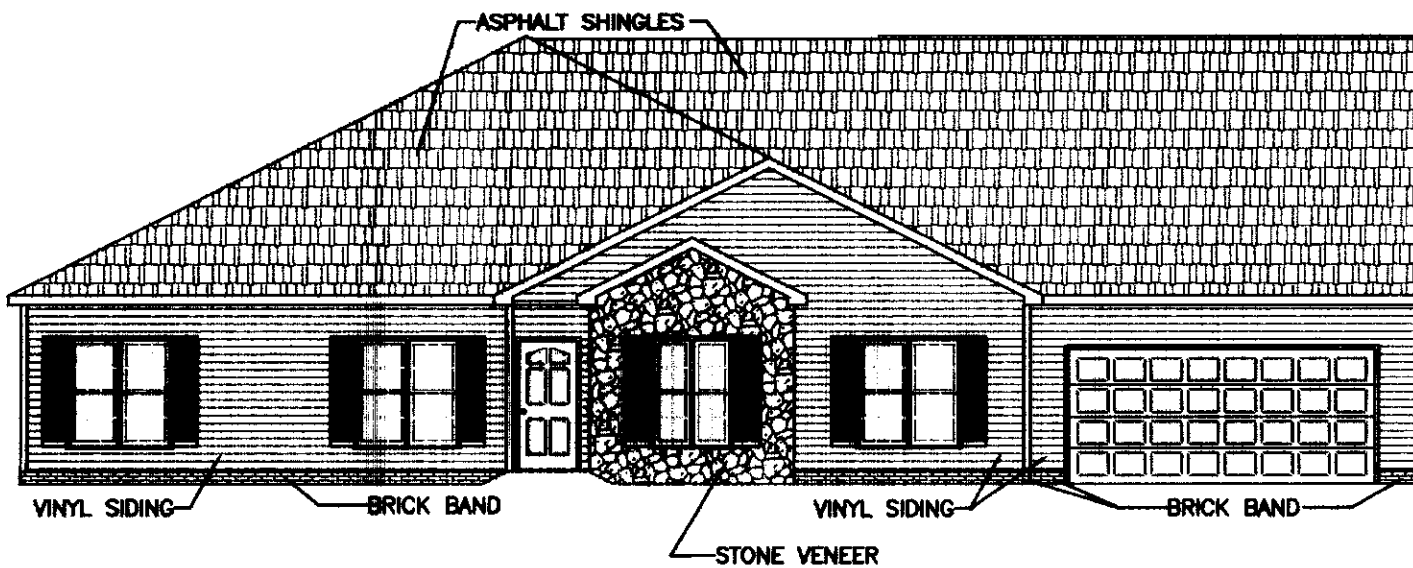
BUILDINGS 6, 7, 8, 9 & 10
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/09/04
 DATE *Jerrold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



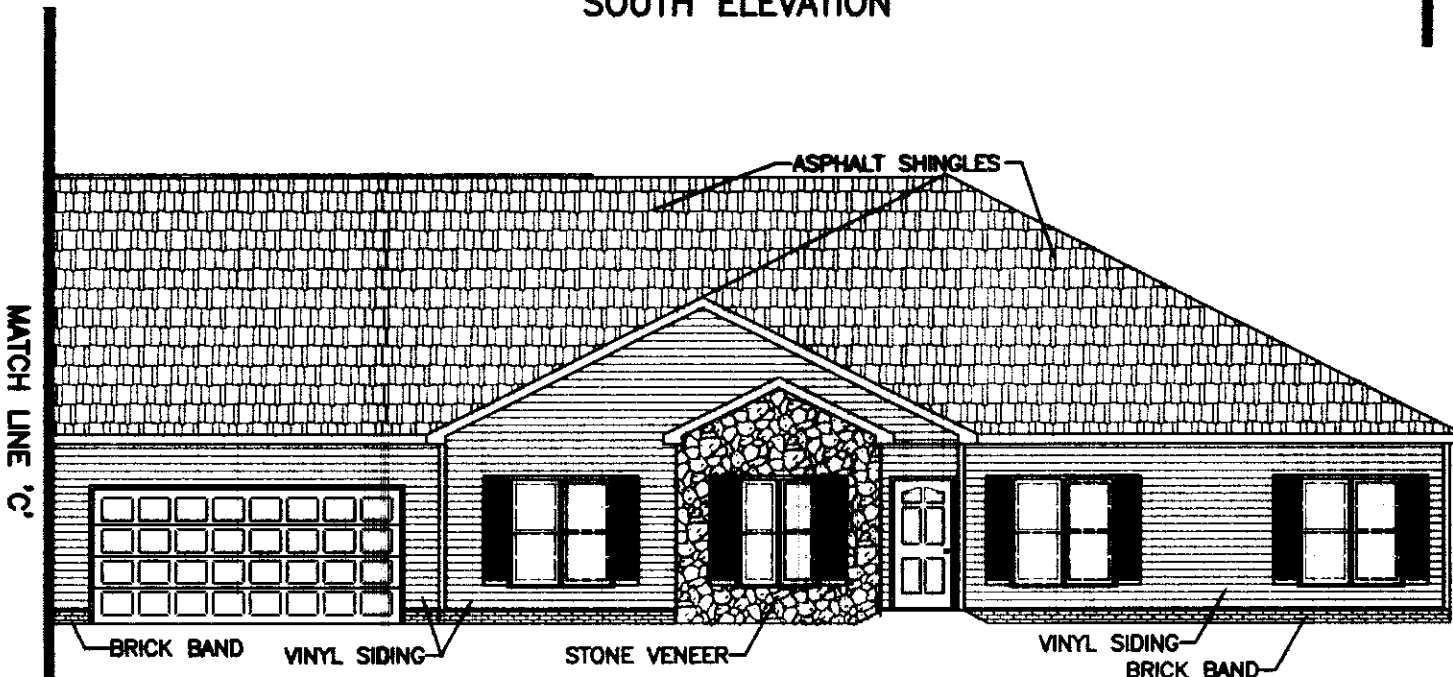
SHEET 2 OF 6

01138



SOUTH ELEVATION

MATCH LINE 'C'



SOUTH ELEVATION

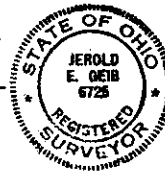
THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS THE BUILDINGS AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS ANTICIPATED TO BE CONSTRUCTED.

12/09/04
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804

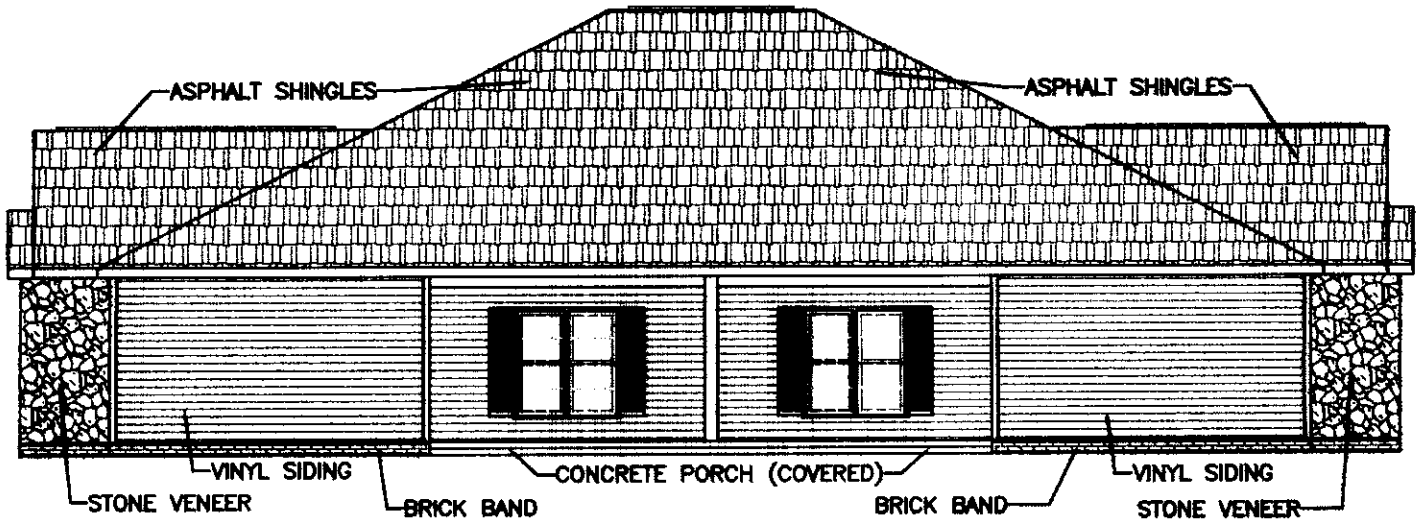


BUILDINGS 6, 7, 8, 9 & 10
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/09/04
 DATE *Jerold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



Instr: 200412160088480
 P: 20 of 24 F: \$208.00 12/16/2004
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053390



WEST ELEVATION

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS THE BUILDINGS AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS ANTICIPATED TO BE CONSTRUCTED.

BUILDINGS 6, 7, 8, 9 & 10
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/16/04
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



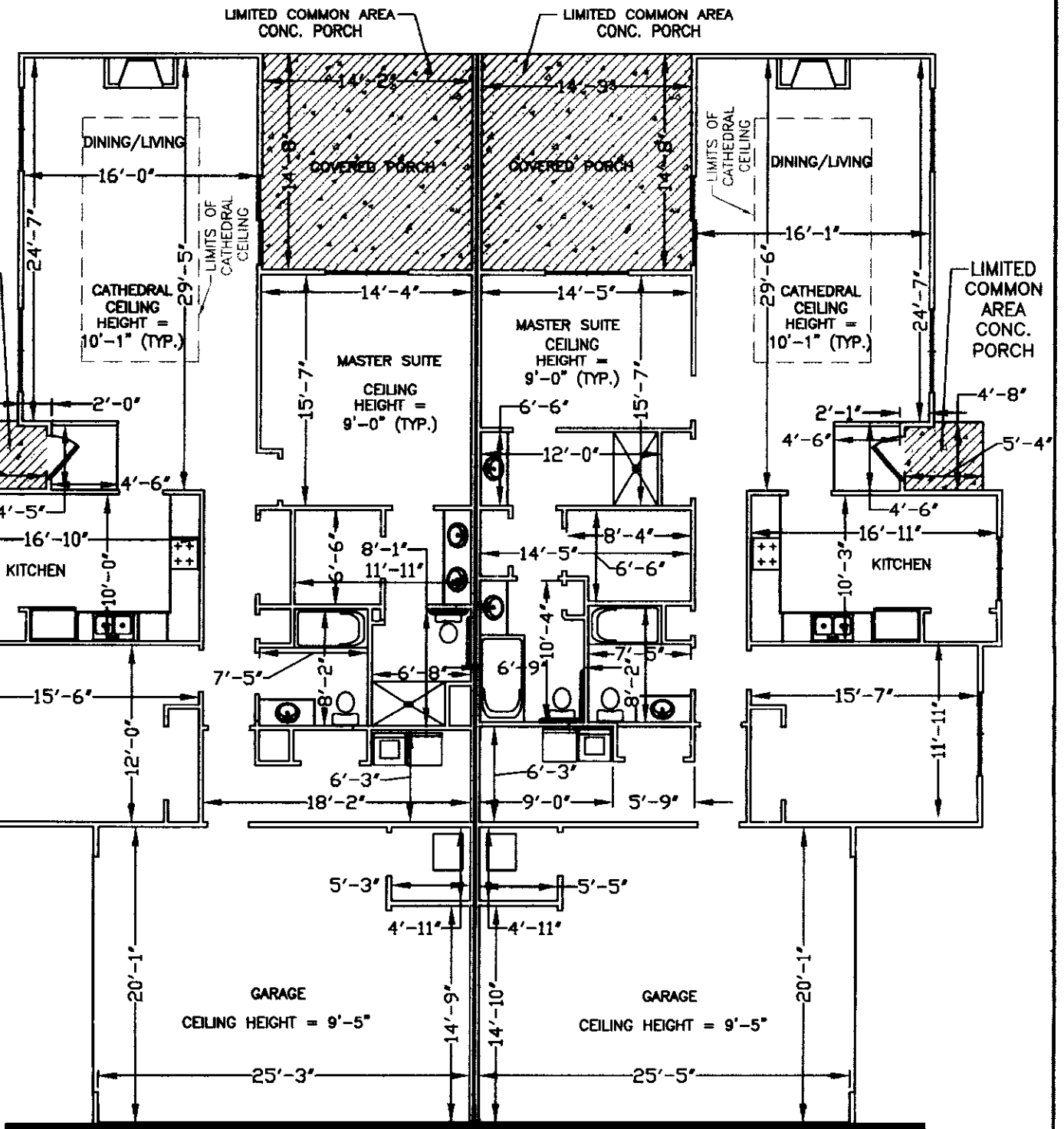
12/09/04
 DATE *Jerold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



SHEET 4 OF 6

01138

Instr: 20041216088480 12/16/2004
 P: 21 of 24 F: \$208.00 12:31PM COND
 Rick Campbell Stark County Recorder T20040053390



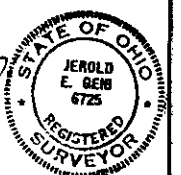
**MATCH LINE 'A'
 FLOOR PLAN**

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS THE BUILDINGS AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS ANTICIPATED TO BE CONSTRUCTED.

12/09/04 DATE *Bryan J. Ashman*
BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



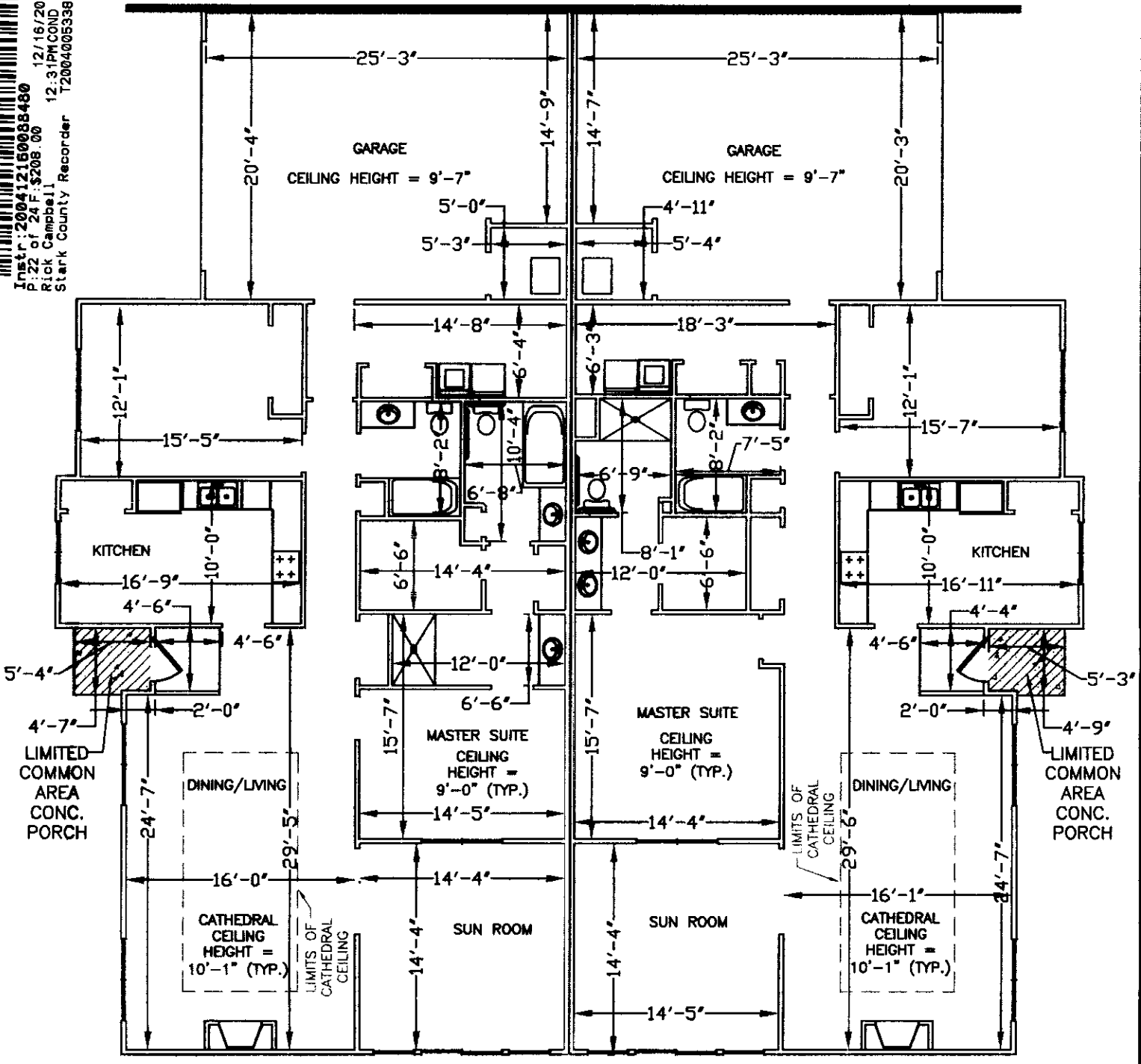
12/09/04 DATE *Jerold E. Geib*
JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



**BUILDINGS 6, 7, 8, 9 & 10
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS**

Instr: 200412150088480 12/16/2004
 P: 22 of 24 F: \$208.00 12:31PM CONID
 Rick Campbell Stark County Recorder T20040053380

MATCH LINE 'A'



FLOOR PLAN

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS THE BUILDINGS AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS ANTICIPATED TO BE CONSTRUCTED.

12/09/04 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



BUILDINGS 6, 7, 8, 9 & 10
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

12/09/04 DATE *Jerold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



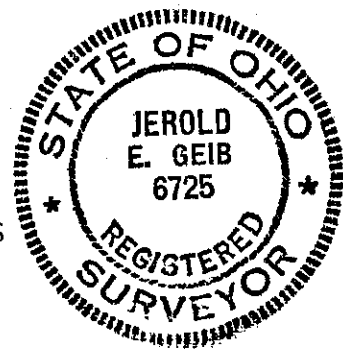


1359 MARKET
AVENUE NORTH
CANTON, OHIO
44714

BRYAN J. ASHMAN
JEROLD E. GEIB

Instr: 200308050076248
P: 33 of 34 F: \$284.00 08/06/2003
Rick Campbell 2:18PM COND
Stark County Recorder T20030043739

COOPER & ASSOCIATES, LLP / ENGINEERS & SURVEYORS
PHONE: (330) 452-5731 FAX: (330) 452-9110



May 20, 2003

Instr: 200412160088480
P: 23 of 24 F: \$208.00 12/16/2004
Rick Campbell 12:31PM COND
Stark County Recorder T20040053380

**ADDITIONAL PROPERTIES
DESCRIPTION OF 3.807 ACRES
FOR: TOBIN ENTERPRISES, INC.**

Known as and being part of a 9.758 acre tract of land presently owned by Tobin Enterprises, Inc. as recorded in Stark County Recorder's Image Number 2001/059245 of the Stark County Deed Records. Subject tract is part of Outlot 899 in the City of Massillon, Stark County, Ohio and is more particularly bounded and described as follows;

Beginning for the same at a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found, on the north right-of-way line of Ohio State Drive S.E. (60 feet wide), at the southwest corner of Outlot 900 in the City of Massillon as recorded in Plat Book 69, Page 39 of the Stark County Plat Records;

Thence N25°02'02"E on the west line of said Outlot 900 a distance of 538.96 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found, at the northwest corner of Outlot 900 and being the true place of beginning for the tract of land herein to be described;

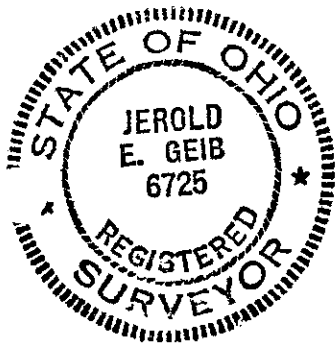
Thence N34°25'38"W on a common line between the subject 3.807 acre tract of land and a 2.680 acre tract of land a distance of 235.19 feet to a point, marked by a 1/2 inch iron bar set;

Thence S58°36'47"W continuing on the common line between said 3.807 acre and 2.680 acre tracts of land a distance of 103.35 feet to a point, marked by a 1/2 inch iron bar set, on the north line of University Commons Condominiums - Phase 1 as recorded in Stark County Recorder's Image Number 2002/044363 of the Stark County Plat Records;

Thence on the north line of said University Commons Condominiums - Phase 1 the following three (3) courses:

1. N87°21'41"W a distance of 100.00 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found;
2. Thence S02°38'19"W a distance of 63.05 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found;
3. Thence N87°21'41"W a distance of 211.39 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found, on the east right-of-way line of Bowling Green Drive S.E. (50





Instr: 200412160088480
 P: 24 of 24 F: \$208.00 12/16/2004
 Rick Campbell 12:31PM COND
 Stark County Recorder T20040053380

Instr: 200308060076248
 P: 34 of 34 F: \$284.00 08/06/2003
 Rick Campbell 2:18PM COND
 Stark County Recorder T20030043739

feet wide) as recorded in Stark County Recorder's Image Number 2003/023924 of said Plat Records;

Thence N02°38'19"E on a portion of the east right-of-way line of said Bowling Green Drive S.E. a distance of 269.90 feet to a point, marked by a monument found, at the southwest corner of Lot 16658 in the City of Massillon, as depicted on the Record Plat of University Village Phase 8 recorded in Stark County Recorder's Image Number 2003/023924;

Thence S87°15'44"E on the south line of Lots 16658, 16657 and 16656 in the said City of Massillon a distance of 309.58 feet to a point, marked by a monument set, at the southeast corner of said Lot 16656;

Thence N62°03'42"E on the south line of Lot 16655 in the City of Massillon a distance of 203.21 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found, on the west line of a 0.80 acre tract of land now or formerly owned by David Rapovy as recorded in Stark County Recorder's Image Number 1995/038246 of the Stark County Deed Records;

Thence S27°56'18"E on a portion of the west line of said 0.80 acre David Rapovy tract of land and the west line of Outlot 901 in the City of Massillon a distance of 406.00 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found, at the southwest corner of said Outlot 901;

Thence S62°03'42"W on a portion of the north line of Outlot 900 in the City of Massillon, a distance of 176.86 feet to a point, marked by a 1/2 inch iron bar with Cooper & Assoc. cap found, at the previously stated northwest corner of Outlot 900 in the City of Massillon, being the true place of beginning and containing 3.807 acres of land more or less.

Subject to any and all easements, reservations, or restrictions that may be of record pertaining to the above described tract of land.

NOTE: Reference direction for bearing system used in the above description was established from the Record Plat of University Village Phase 2 as recorded in Plat Book 65, Pages 144 and 145 of the Stark County Plat Records, using N02°38'19"E for the centerline of Bowling Green Drive S.E.

As surveyed this 20TH day of May, 2003.

Jerold E. Geib - Registered Surveyor No. 6725