



Instr: 200504270025479 04/27/2005
P: 1 of 12 F: \$100.00
Rick Campbell 1:27PM COND
Stark County Recorder T20050018809

**TWELFTH AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
OF UNIVERSITY COMMONS CONDOMINIUM
PHASE 1-A and 2 AND PHASE 3 AND SHOWING
BUILDING 7 "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
AMENDED ON DECEMBER 16, 2004 IN STARK COUNTY
RECORDERS INSTRUMENT NUMBER 200412160088480
AMENDED ON JANUARY 20, 2005, STARK COUNTY RECORDERS
INSTRUMENT NUMBER 200501200004007**

This is to certify that copies of the Twelfth Amendment of the Declaration, Bylaws and Drawings for University Commons Condominium, depicting Building 7 "as built" have been filed this date with the Auditor of Stark County, Ohio.



Auditor of Stark County, Ohio
by 

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

**TWELFTH AMENDMENT TO THE
ORIGINAL DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
UNIVERSITY COMMONS CONDOMINIUM
DEPICTING BUILDING 7 "AS BUILT"**


Instr: 200504270028479 04/27/2005
P: 3 of 12 F: \$108.00
Rick Campbell 1:27PM COND
Stark County Recorder T20050019809

THE TWELFTH AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this 26th day of April 2005, 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,

s-zfiles\tobin.121\tobinenterprises.121\tobinent.121\univcommonscondo\declaration#12.wps

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. On December 16, 2004 the Tenth Amendment was filed, Recorder Imaging Number 200412160088480. On January 20, 2005, the Eleventh Amendment was filed, Recorders Imaging Number 200501200004007.

WHEREAS, the Declarant does by this Twelfth Amendment set forth the "as built" drawings for Building 7 being 1943, 1947, 1953 and 1957 University Commons Dr. SE (Private Drive), Massillon, Ohio 44647.

- 1) Attached hereto as Exhibit 1 is the Condominium Plat showing Building 7, as built.
- 2) Attached hereto as Exhibit 2 are the elevation drawings for Building 7, as built.
- 3) Attached hereto as Exhibit 3 are the floor plan drawings for Building 7, as built.
- 4) In all other respects the Declaration of Condominium and all amendments thereto shall remain unchanged.

IN WITNESS WHEREOF, the undersigned have executed this
instruments this 27th day of April, 2005.

Signed and acknowledged
in the presence of:

DECLARANT:

TOBIN ENTERPRISES, INC.

[Signature]

By: [Signature]
Fred W. Tobin, President

[Signature]

STATE OF OHIO

SS:

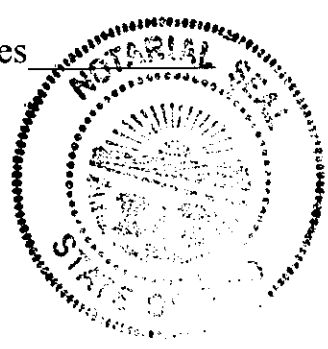
COUNTY OF STARK

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.

[Signature]
Notary Public
My Commission Expires _____

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 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.

OWNER/DEVELOPER

TOBIN ENTERPRISES, Inc.
C/O FRED TOBIN
7694 STRAUSSER ST. N.W.
NORTH CANTON, OHIO 44720
PHONE: 330-497-9744

MONUMENT LEGEND

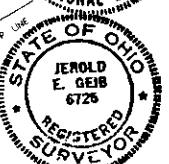
- 1/2" IRON BAR TO BE SET
- MONUMENT SET
- 1/2" IRON BAR W/COOPER & ASSOC. CAP FOUND
- MONUMENT FOUND

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 7 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENTS AS CONSTRUCTED.



DATE: 4/22/05
BRYAN J. ASHMAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO REGISTRATION No. E-043804

DATE: 4/22/05
JEROLD E. GEIB
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO REGISTRATION No. 6725



GRAPHIC SCALE
1" = 40' PL.

PERTINENT DOCUMENTS

- R.I. No. 2001/059245 - DEED OF RECORD OWNERS TOBIN ENTERPRISES, INC.
- R.I. No. 1997/068027
- R.I. No. 1997/068026
- R.I. No. 1998/000121
- R.I. No. 1997/029999
- P.B. 65 PGS. 144-145
- P.B. 61 PG. 21
- P.B. 69 PGS. 39 & 40
- R.I. No. 1995/038246
- C.P.B. 6 PG. 123
- R.I. No. 2001/060119 - NOTICE OF COMMENCEMENT

PLAN LEGEND

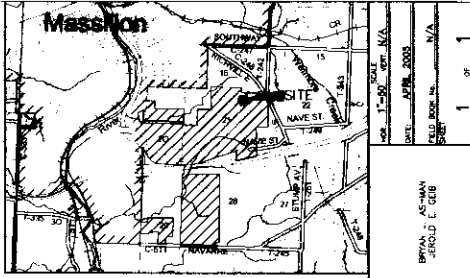
- DENOTES BUILDING NUMBER
- DENOTES UNIT/HOUSE NUMBER
- DENOTES LIMITED COMMON AREA
- ▨ DENOTES CONCRETE
- ▩ DENOTES ASPHALT
- ▧ DENOTES GRAVEL
- N.Y.C. DENOTES NOT YET COMPLETE
- N.F.C. DENOTES ASPHALT NEEDS FINISH COAT

UNIVERSITY COMMONS CONDOMINIUM AREA TABLE

TOTAL AREA OF PROPERTY	9.758 ACRES
CONDOMINIUM PROPERTY PHASE 1A	1.551 ACRES
CONDOMINIUM PROPERTY PHASE 1B	1.720 ACRES
CONDOMINIUM PROPERTY PHASE 1 TOTAL	3.271 ACRES
CONDOMINIUM PROPERTY PHASE 2	2.680 ACRES
CONDOMINIUM PROPERTY PHASE 3	3.807 ACRES

CURVE DATA TABLE

NUMBER	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
1	171.20	530.00	18°30'29"	86.35	170.28	N77°20'56"W
2	88.84	25.00	89°14'57"	23.67	35.12	N41°58'57"E
3	111.06	530.00	12°08'22"	56.75	110.86	S80°30'22"E
4	60.14	530.00	08°20'07"	30.10	60.11	N71°20'47"W



VICINITY MAP NOT TO SCALE

ITEM NO.	DESCRIPTION	REMARKS
1	EASEMENT TO CONSUMERS SHUI WATER COMPANY (NEA) (A.C.D.)	PLANNED 17' FOOT EASEMENT (ENTERED ON ALL WATER FACILITIES)
2	EASEMENT TO THE FIRST PERSON COMPANY	SHOWN HEREON
3	SANITARY SEWER EASEMENT TO THE MASSILLON PIPELINE BIRTH (BY WAY OF) (B. 41)	SHOWN HEREON
4	EASEMENT TO THE CONDOMINIUM OWNERSHIP	DOES NOT APPLY
5	FIRST AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	DELETES WHAT ARE THE TERMS OF THE PROPERTY AND A PLAN OF THE PROPOSED BUILDINGS, DRIVEWAYS, ROADWAYS, ETC. (REVISIONS 1 AND 2)
6	SECOND AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION (PHASES 1A AND 1B) (REVISIONS 1 AND 2)
7	THIRD AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 1
8	FOURTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS SECTION ONE FIRST AMENDMENT
9	FIFTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 4
10	SIXTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	ESTABLISHES PHASE 2
11	SEVENTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 11
12	EIGHTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 14
13	NINTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 12
14	TENTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 13
15	ELEVENTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES PHASE 1A
16	TWELFTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 14
17	THIRTEENTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES PHASE 1B
18	FOURTEENTH AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS	AMENDS THE ORIGINAL CONDOMINIUM DECLARATION ESTABLISHES BUILDING 4
19A	CONDOMINIUM PLAT BOOK 65 PAGES 144-145	ORIGINATES BUILDINGS 12, 13 AND 14 TO BE CONSTRUCTED
19B	CONDOMINIUM PLAT OF UNIVERSITY COMMONS (UNLIMITED BUILDINGS) 1 & 2	ORIGINATES PHASES 1A AND 1B ADDITIONAL PROVISIONS AND AS (UNLIMITED BUILDINGS) 1 & 2
19C	CONDOMINIUM PLAT OF UNIVERSITY COMMONS (UNLIMITED BUILDINGS) 1 & 2	AS CONSTRUCTED (CONDO PLAT FOR BUILDING 4
19D	CONDOMINIUM PLAT OF UNIVERSITY COMMONS (UNLIMITED BUILDINGS) 1 & 2	ORIGINATES BUILDINGS 11, 12, 13 AND 14 AND PHASE 2
19E	CONDOMINIUM PLAT OF UNIVERSITY COMMONS (UNLIMITED BUILDINGS) 1 & 2	AS CONSTRUCTED (CONDO PLAT FOR BUILDING 11
20A	PG. 434	BLANKET LEASE
20B	PG. 434	RENTAL AGREEMENT (LEASE) PLAN AS ESTABLISHED BY PLAT
21	PG. 434	CONSOLIDATION OF GAS AND GAS LEASES BY MB OPERATING CO
22	PG. 434	NO WELL OR SURFACE INSTALLATION SHALL BE BUILT ON LASED PROPERTY EASEMENTS SHOWN HEREON
23	PG. 434	CONTRACTOR'S OIL AND GAS RIGHT TO PRODUCE LTD
24	PG. 434	CONTRACTOR'S OIL AND GAS RIGHT TO PRODUCE LTD

RECEIVED FOR RECORD THIS ____ DAY OF _____ 200__

RECORDED IN _____

STARK COUNTY RECORDER

FEE \$ _____

CONDOMINIUM PLAT - BUILDING 7

UNIVERSITY COMMONS CONDOMINIUMS
BEING ALL OF OUTLOT 899 IN THE CITY OF MASSILLON
FOR: TOBIN ENTERPRISES, Inc.

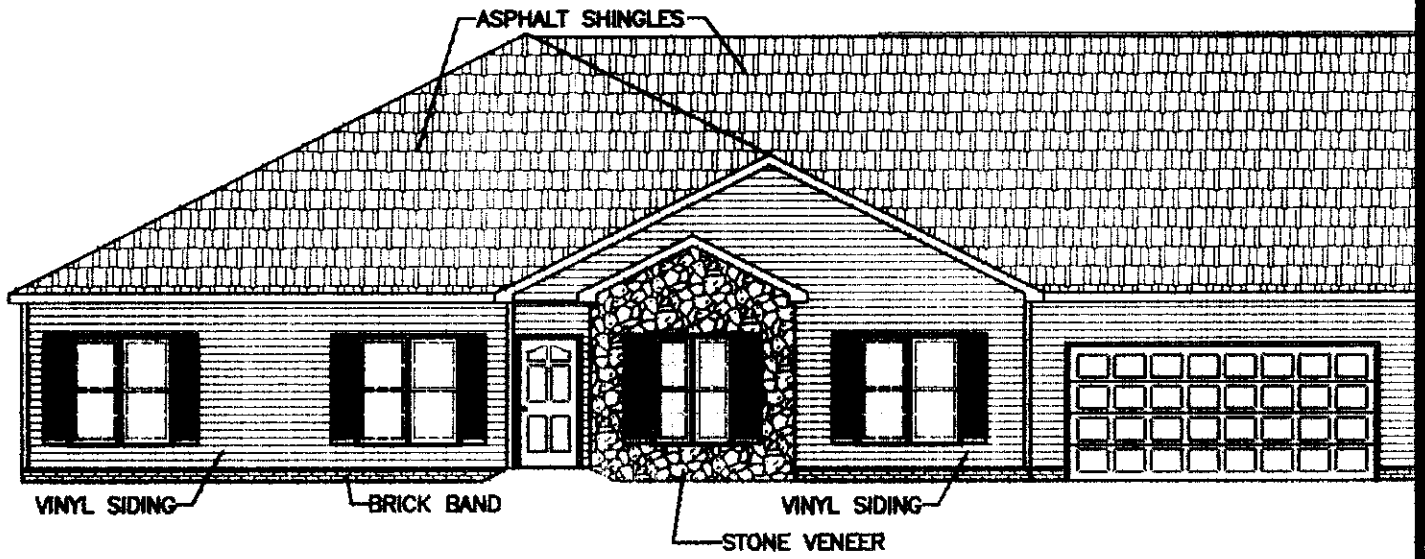
COOPER & ASSOCIATES, S.L.L.
ENGINEERS AND SURVEYORS
PHONE (330) 452-9311
FAX (330) 452-9310

DATE: APRIL 2005
DRAWN BY: J. ASHMAN
CHECKED BY: J. GEIB
SCALE: AS SHOWN

01138

Instr: 200504270026479 04/27/2005
Pg 6 of 12 P: 5:08:00
Risk Campbell
Stark County Recorder
1:27PM COND
120050018809

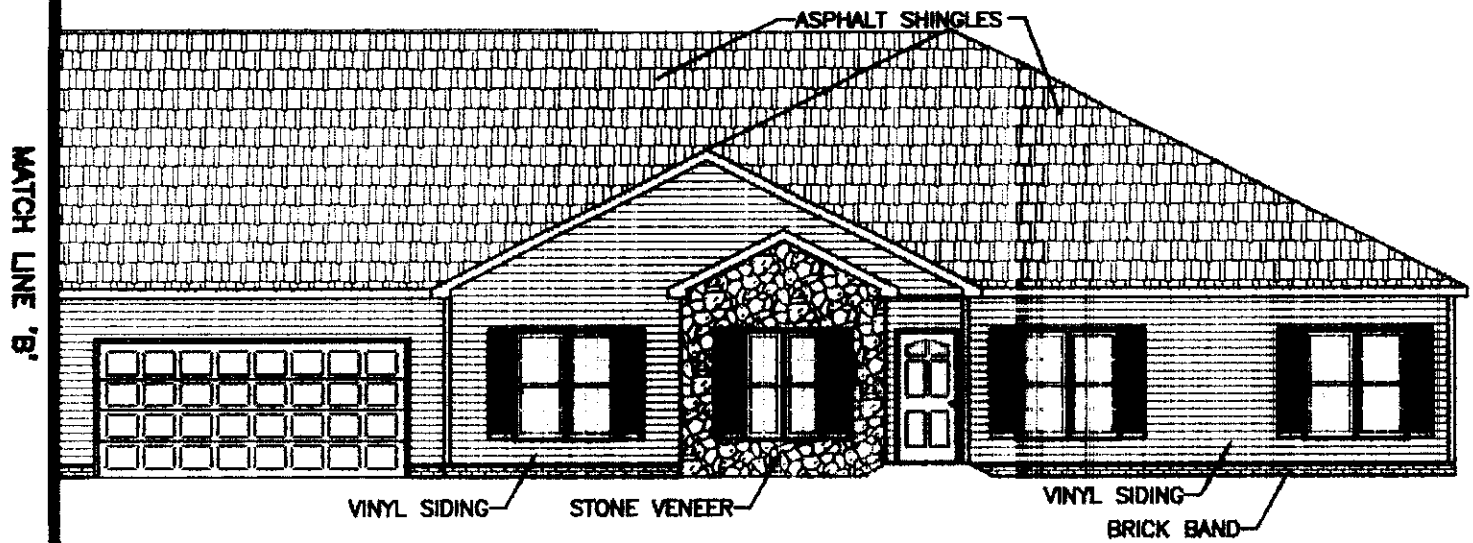
Exhibit 1



EAST ELEVATION - UNIT 1943

MATCH LINE 'B'

Instr: 200504270026479
 P: 7 of 12 F: \$108.00 04/27/2005
 Rick Campbell 1:27PM COND
 Stark County Recorder T20050018809



EAST ELEVATION - UNIT 1947

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 7 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

04/27/05 DATE *[Signature]*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



BUILDING 7
 UNITS 1943, 1947, 1953 & 1957
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

4/27/05 DATE *[Signature]*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725

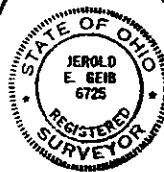


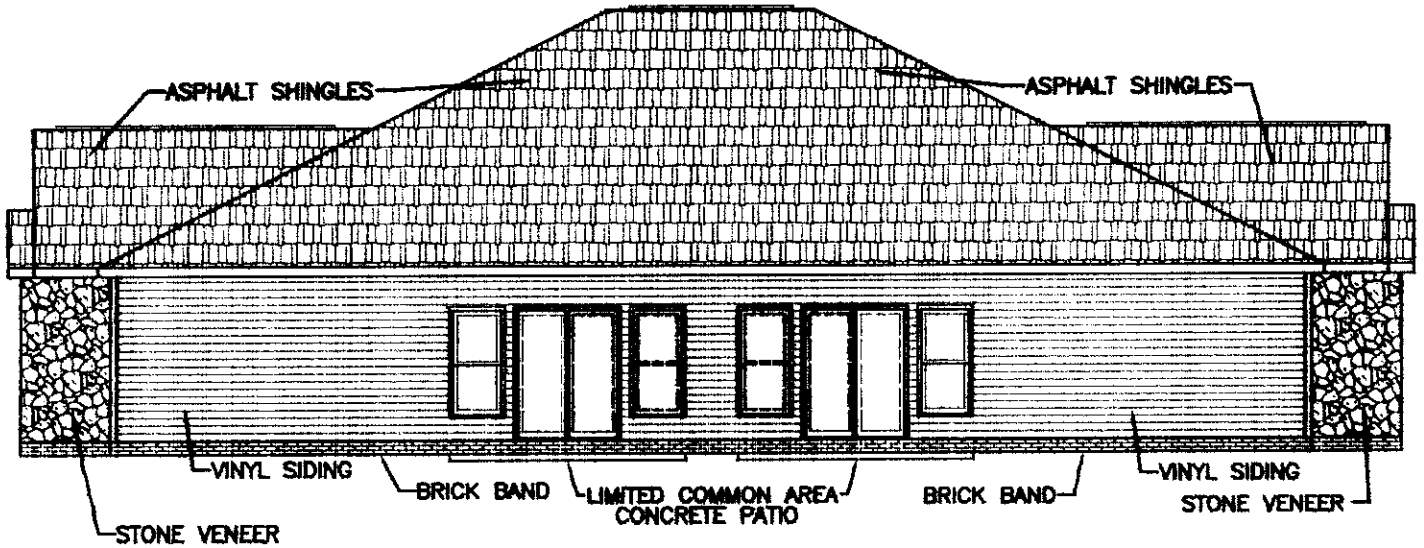
Exhibit 2

SHEET 1 OF 6

01138



Instr: 200504270026479 04/27/2005
 P: 8 of 12 F: \$108.00
 Rick Campbell 1:27PM COND
 Stark County Recorder T20050018809



SOUTH ELEVATION - UNITS 1953 & 1943

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 7 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

BUILDING 7
 UNITS 1943, 1947, 1953 & 1957
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

04/27/05 *Bryan J. Ashman*
 DATE BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804

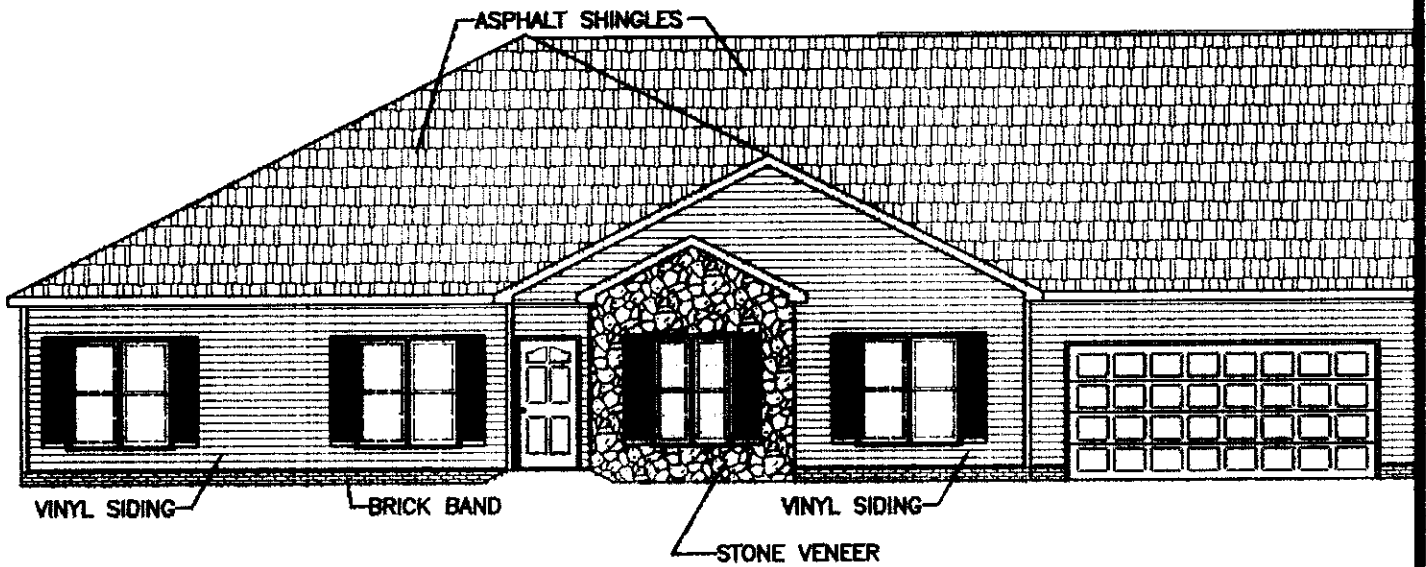


4/27/05 *Jerald E. Geib*
 DATE JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



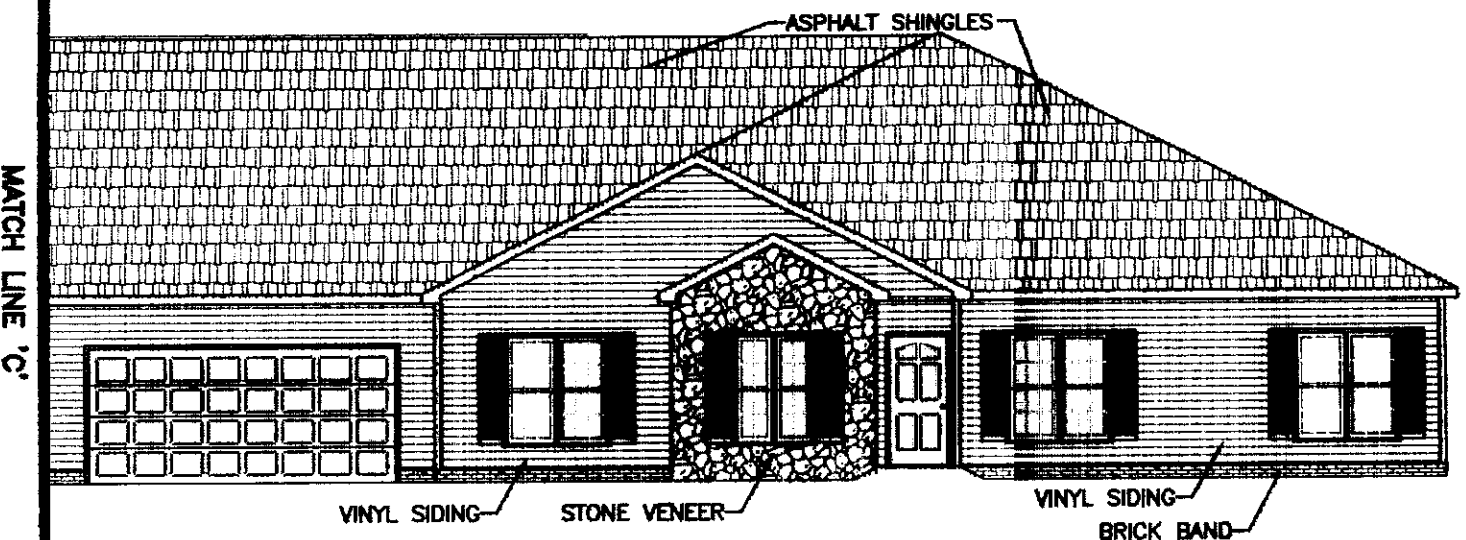
SHEET 2 OF 6

01138



WEST ELEVATION - UNIT 1957

Instr: 200504270026479
 P: 9 of 12 F: \$108.00 04/27/2005
 Rick Campbell 1:27PM COND
 Stark County Recorder T20050018809



WEST ELEVATION - UNIT 1953

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 7 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

04/25/05 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804

BUILDING 7
 UNITS 1943, 1947, 1953 & 1957
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

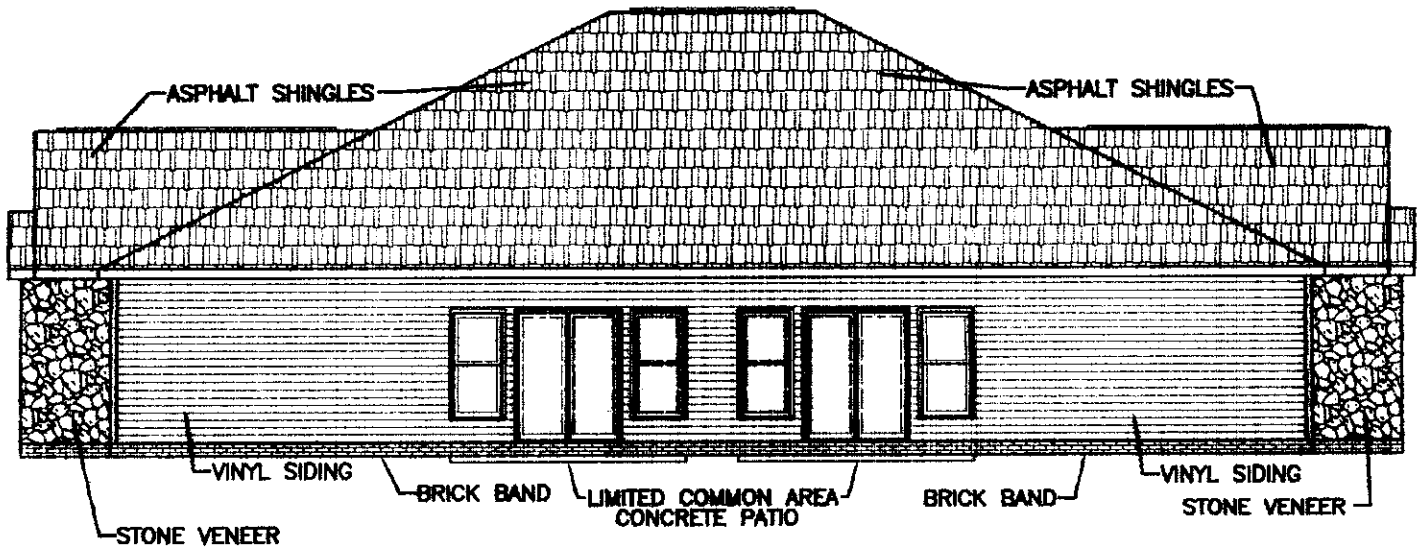
4/22/05 DATE *Jerold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725

SHEET 3 OF 6

01138




Instr: 200504270026479
 P: 10 of 12 F: \$108.00 04/27/2005
 Rick Campbell 1:27PM COND
 Stark County Recorder T20050018809



NORTH ELEVATION - UNITS 1957 & 1947

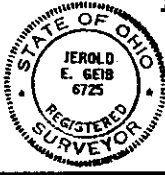
THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.A.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.A.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 7 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

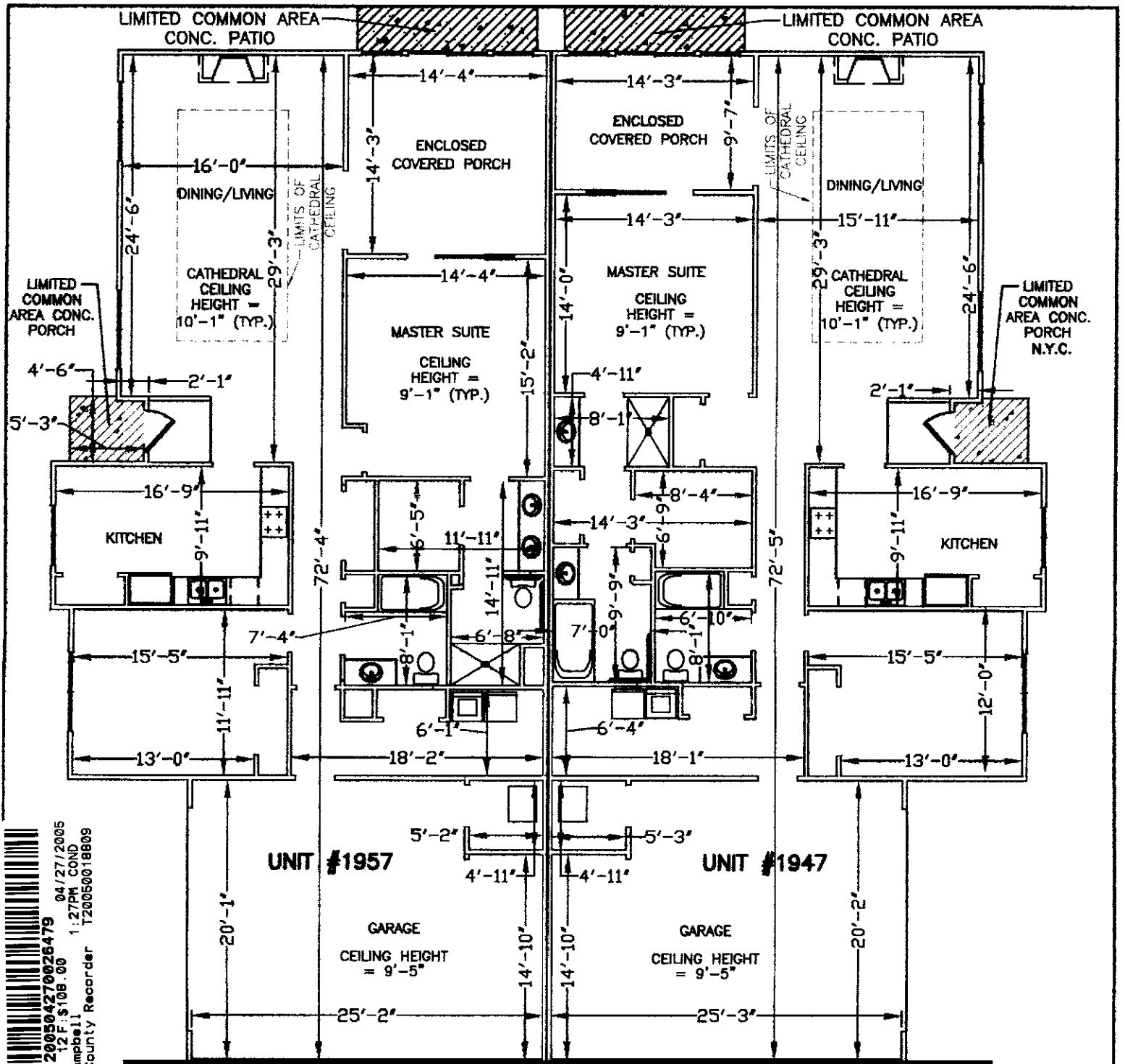
04/27/05
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



BUILDING 7
 UNITS 1943, 1947, 1953 & 1957
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

4/22/05
 DATE *Jerrold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725





Instr: 200504270025479 04/27/2005
 P: 11 of 12 F: \$108.00 1:27PM COND
 Rick Campbell Stark County Recorder 120050018809

MATCH LINE 'A'
FLOOR PLAN - UNITS 1957 & 1947
 N.Y.C. - Denotes NOT YET COMPLETE

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 7 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

DATE *04/27/05*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



BUILDING 7
UNITS 1943, 1947, 1953 & 1957
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS



DATE *4/22/05*
 JEROLD E. GEIS
 REGISTERED SURVEYOR
 NO. 6725

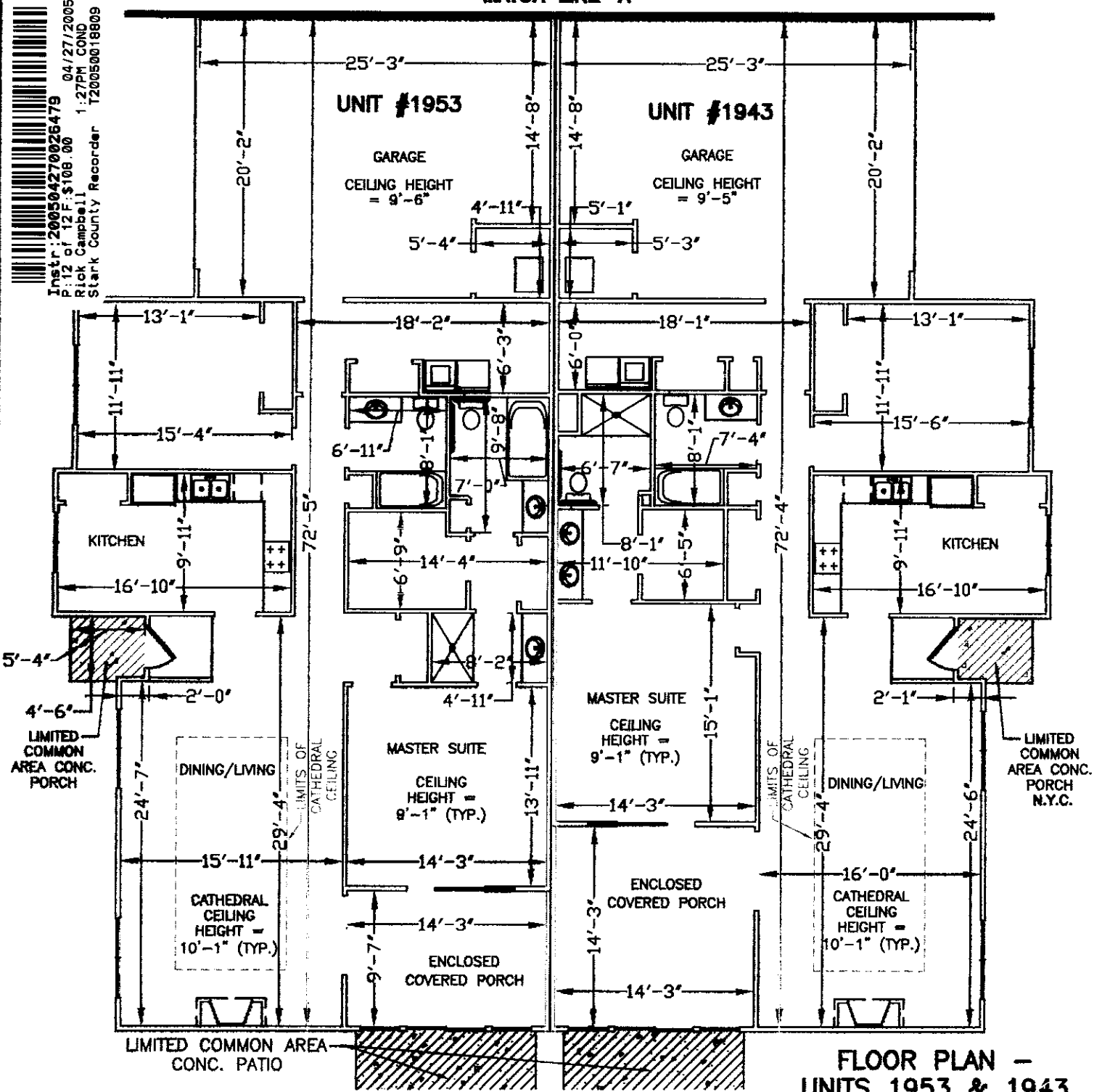
Exhibit 3

SHEET 5 OF 6

01138

MATCH LINE 'A'

Instr. 200504270026479 04/27/2005
 P: 12 of 12 F: \$108.00 1:27PM COND
 Rick Campbell Stark County Recorder T20050018809




FLOOR PLAN -
 UNITS 1953 & 1943

N.Y.C. - Denotes NOT YET COMPLETE


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.
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 AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 7
 AND ACCURATELY REFLECTS THE LOCATION OF THE
 IMPROVEMENTS AS CONSTRUCTED.

04/25/05 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
 REGISTERED ENGINEER
 NO. E-043804



BUILDING 7
 UNITS 1943, 1947, 1953 & 1957
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

9/22/05 DATE *Jerold E. Geib*
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 NO. 6725



SHEET 6 OF 6

01138