

**FOURTH AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
OF UNIVERSITY COMMONS CONDOMINIUM - PHASE 1-A
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
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**

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

Jant Weir Brighton
Auditor of Stark County, Ohio
by [Signature], deputy

This document prepared by:

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

**FOURTH AMENDMENT TO THE
ORIGINAL DECLARATION OF CONDOMINIUM OWNERSHIP
FOR UNIVERSITY COMMONS CONDOMINIUM**

THE FOURTH AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this 21st day of June 2003, 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 files, Recorders Imaging Number 20020047887.


WHEREAS, the Declarant desires to Amend Section 8 of the First Amendment to set forth the percentage of ownership for the four (4) buildings currently constituting the condominium property, adding building 4 hereto.



NOW THEREFORE, Section 8 of Amendment One is hereby amended to recite the square footage and percentage of ownership for the sixteen (16) units currently constituting University Commons Condominium.

Section 8
Ownership of Common Elements

<u>Unit Address</u>	<u>Square Footage</u>	<u>Percentage of Total</u>
2133	2278	6.250
2137	2279	6.250
2143	2279	6.250
2147	2278	6.250
2163	2278	6.250
2167	2279	6.250
2183	2279	6.250
2187	2278	6.250
2073	2279	6.250
2077	2279	6.250
2083	2279	6.250
2087	2279	6.250
2043	2278	6.250
2047	2278	6.250
2053	2278	6.250
2057	<u>2278</u>	<u>6.250</u>
Total:	36,456	100%


Instr: 200307280071959 07/28/2003
P: 4 of 12 F: \$54.00
Rick Campbell 9:06AM COND
Stark County Recorder T20030041369

The Fourth Amendment adds building 4 to University Commons Condominium Phase 1-A. Attached hereto as Exhibit 1 is the Site Plan for the 4 buildings constituting Phase 1-A. Attached here to as Exhibit 2 are the elevation drawings for building 4. Attached hereto as Exhibits 3A & B are the floor plans for building 4.

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

IN WITNESS WHEREOF, the undersigned have executed this instruments this 21 day of June 2003.

Signed and acknowledged
in the presence of:

DECLARANT:

TOBIN ENTERPRISES, INC.

[Signature]
Larry A. Zink
[Signature]
Marcia A. Brown
(Type or print name in black ink)
Marcia A. Brown

By: [Signature]
Fred W. Tobin, President

[Signature]
Larry A. Zink
[Signature]
Marcia A. Brown
(Type or print name in black ink)
Marcia A. Brown

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.



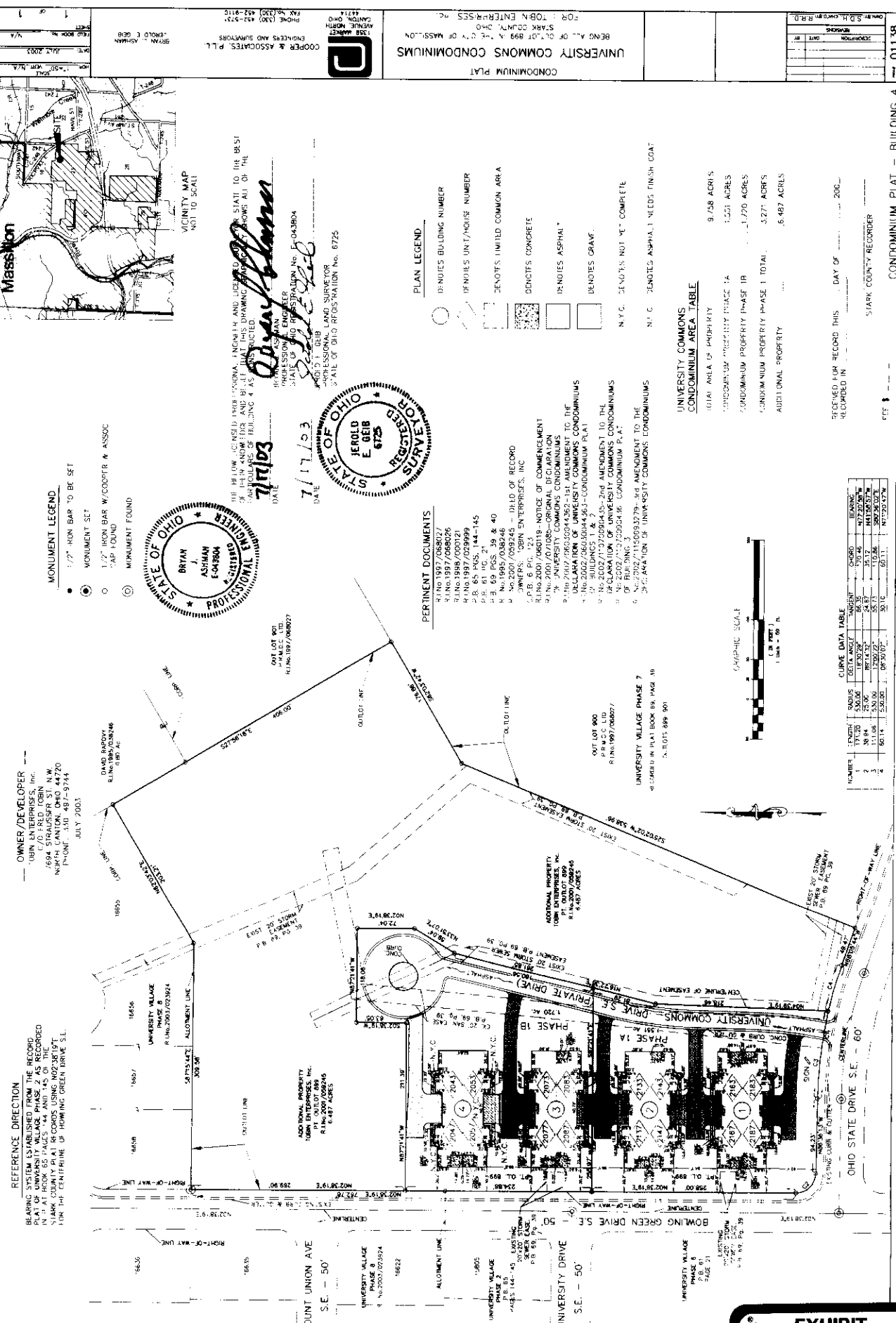
[Signature]
Notary

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.

Instr: 200307280071959
 P: 6 of 12 F: \$54.00
 Rick Campbell
 Stark County Recorder

07/28/2003
 9:06AM COND
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OWNER/DEVELOPER
 URBAN ENTERPRISES, INC.
 170 E. RED OAK
 7694 STRAUSSER ST. N.W.
 NORTH CANTON, OHIO 44720
 PHONE: 330-487-9344
 JULY 2003

REFERENCE DIRECTION
 BEARING SYSTEM ESTABLISHED FROM THE RECORD
 PLAT OF UNIVERSITY VILLAGE PHASE 2 AS RECORDED
 IN STARK COUNTY PLAT BOOK 89 PAGE 58
 FOR THE CENTERLINE OF HOWLING GREEN CURVE S.E.
 JULY 2003

ADDITIONAL PROPERTY
 URBAN ENTERPRISES, INC.
 P.L. NO. 1997/06807
 6.487 ACRES

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

VICINITY MAP
 NOT TO SCALE

STATE OF OHIO
 PROFESSIONAL ENGINEER
 BRYAN J. ASHMAN
 E-041804

STATE OF OHIO
 REGISTERED SURVEYOR
 JEROLD E. GEIB
 6725

DATE 7/17/03

DATE 7/17/03

DATE 7/17/03

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UNIVERSITY COMMONS
 CONDOMINIUM AREA TABLE

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ALL-STATE LEGAL®
 EXHIBIT

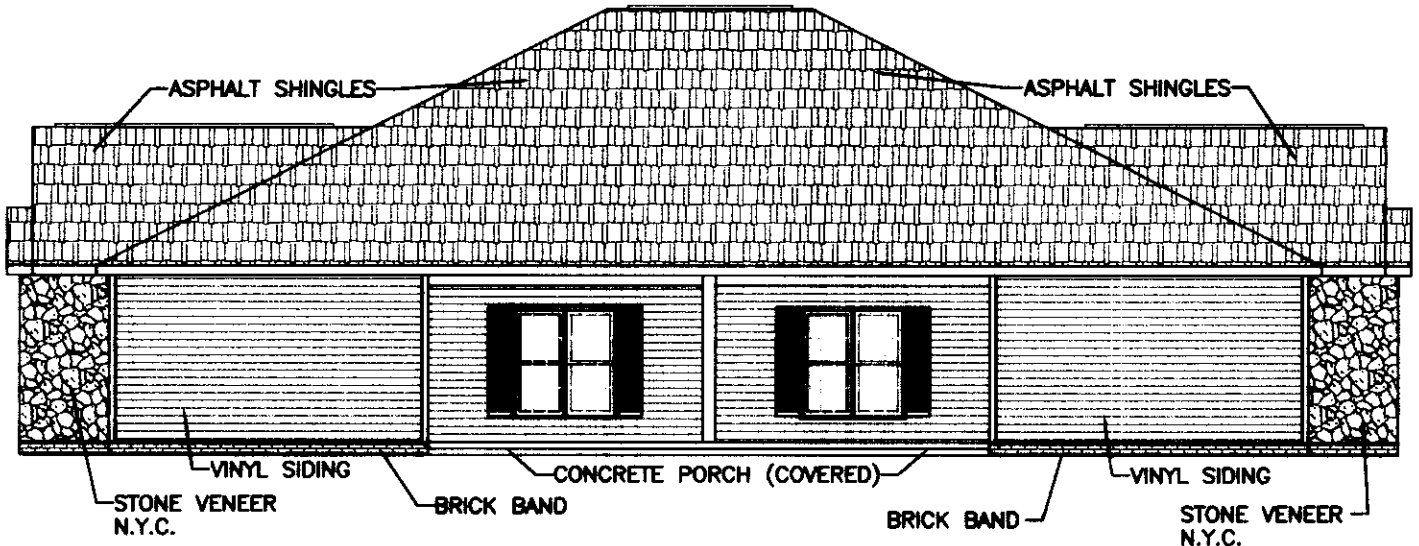
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 RECORDED IN STARK COUNTY RECORDER

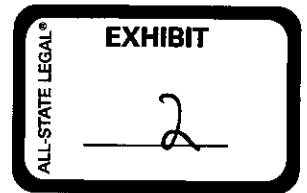
CONDOMINIUM PLAT - BUILDING 4
 01138

N.Y.C. - DENOTES NOT YET COMPLETE

Instr: 200307280071959
P: 7 of 12 F: \$54.00 07/28/2003
Rick Campbell 9:06AM COND
Stark County Recorder T20030041369



WEST ELEVATION - UNITS 2047 & 2057

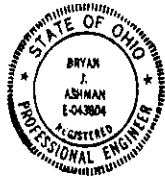


THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

BUILDING 4
UNITS 2043, 2047, 2053 & 2057
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS

7/17/03
DATE

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



7/17/03
DATE

Jerold E. Geis
JEROLD E. GEIS
REGISTERED SURVEYOR NO. 6725

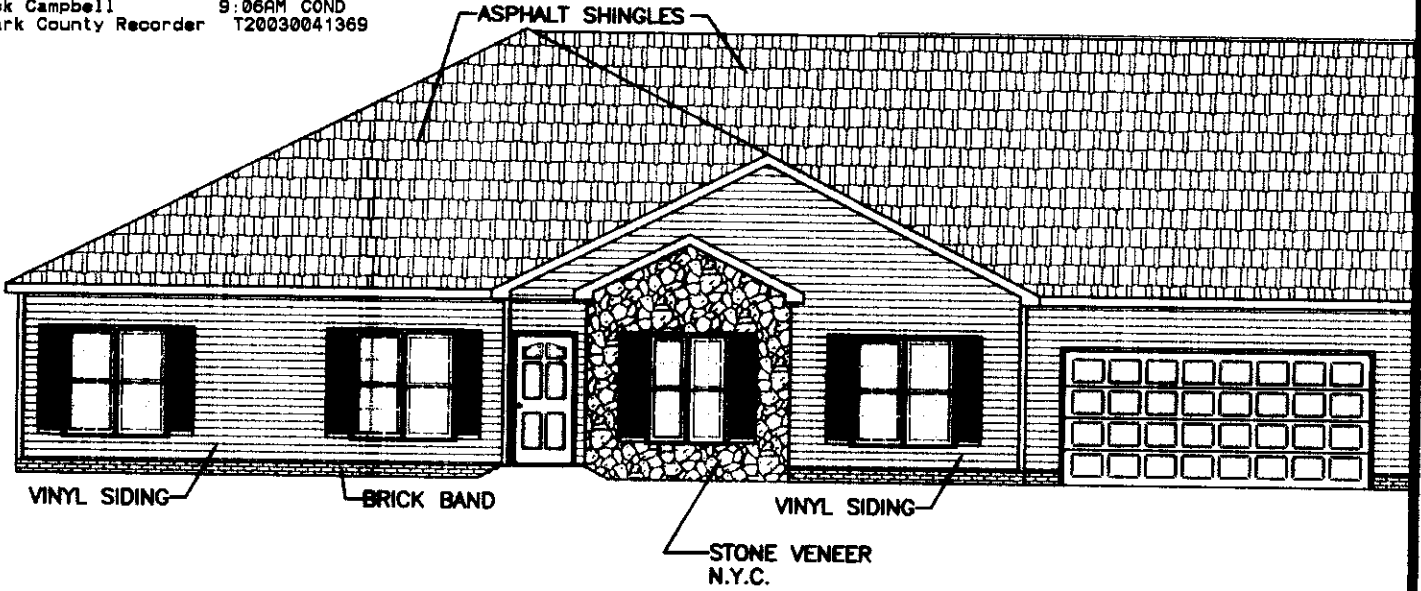


01138

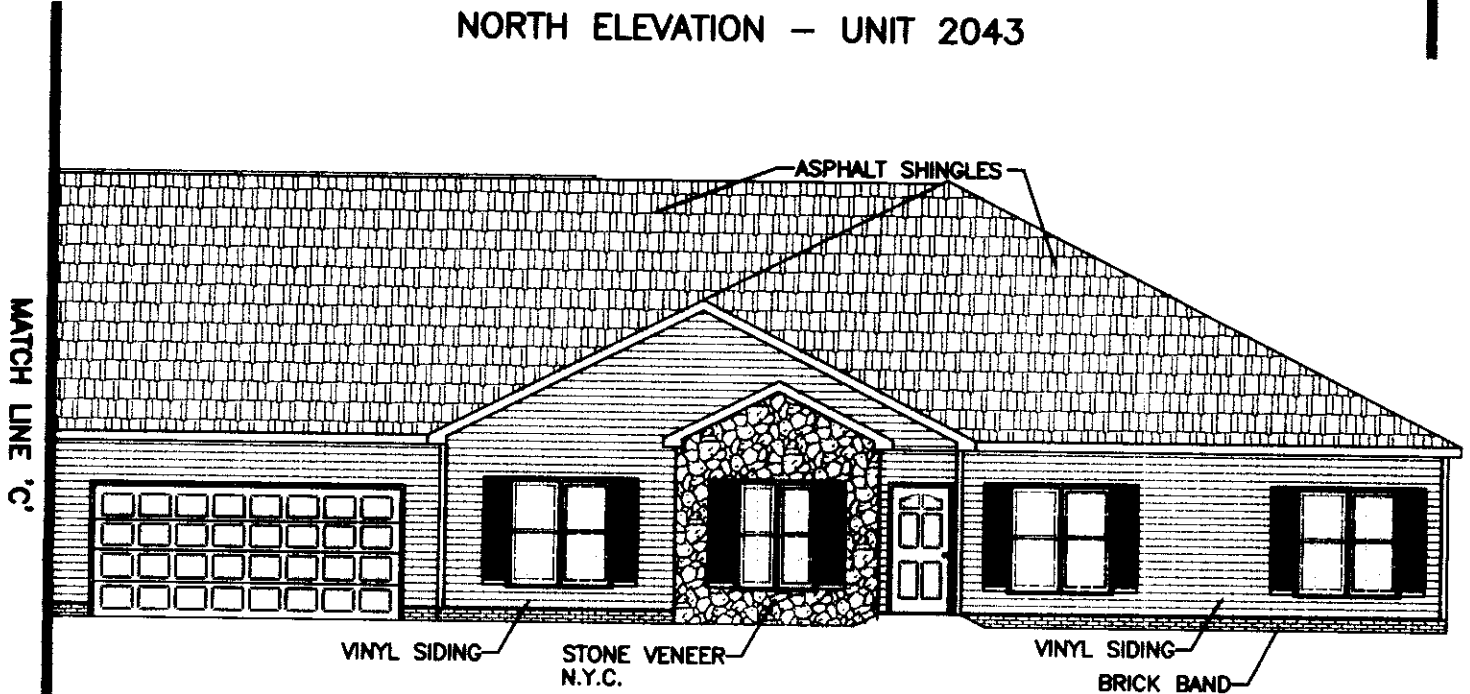
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Instr: 200307280071959
P: B of 12 F: \$54.00 07/28/2003
Rick Campbell 9:06AM COND
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NORTH ELEVATION - UNIT 2043



NORTH ELEVATION - UNIT 2047

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

BUILDING 4
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DATE

Bryan J. Ashman
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DATE

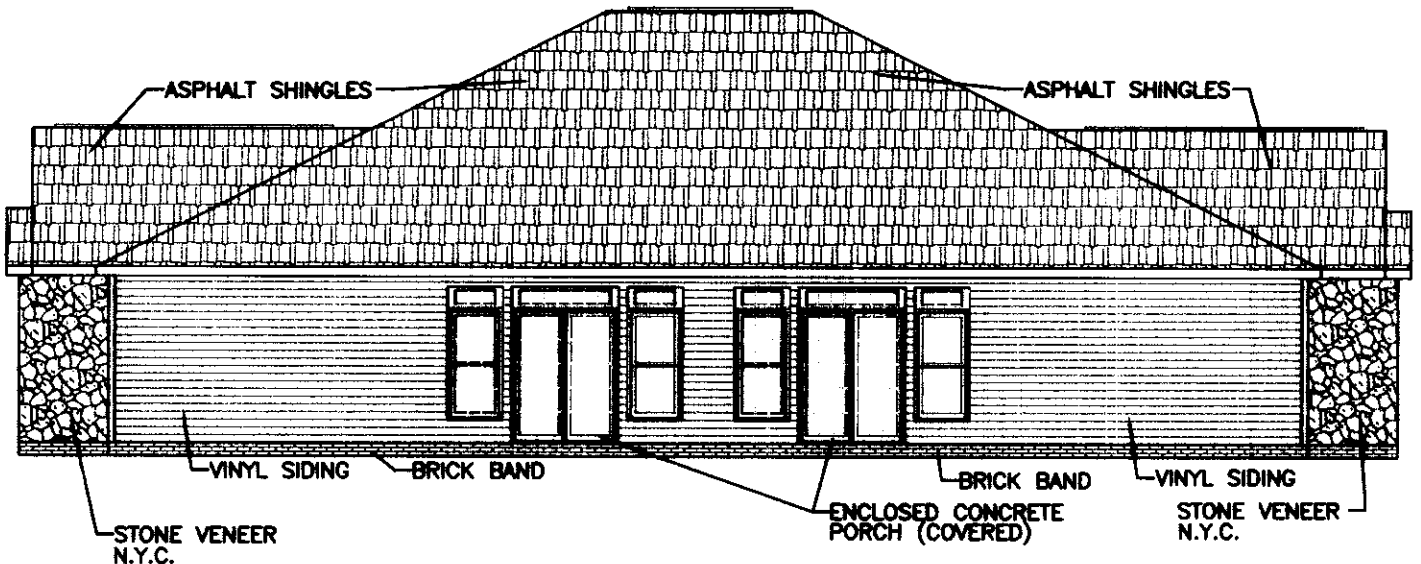
Jerold E. Geib
JEROLD E. GEIB
REGISTERED SURVEYOR NO. 6725



01138

N.Y.C. - DENOTES NOT YET COMPLETE

Instr: 200307280071959 07/28/2003
P: 9 of 12 F: \$54.00
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Stark County Recorder T20030041369



EAST ELEVATION - UNITS 2053 & 2043

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

BUILDING 4
UNITS 2043, 2047, 2053 & 2057
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS

7/17/03
DATE

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



7/17/03
DATE

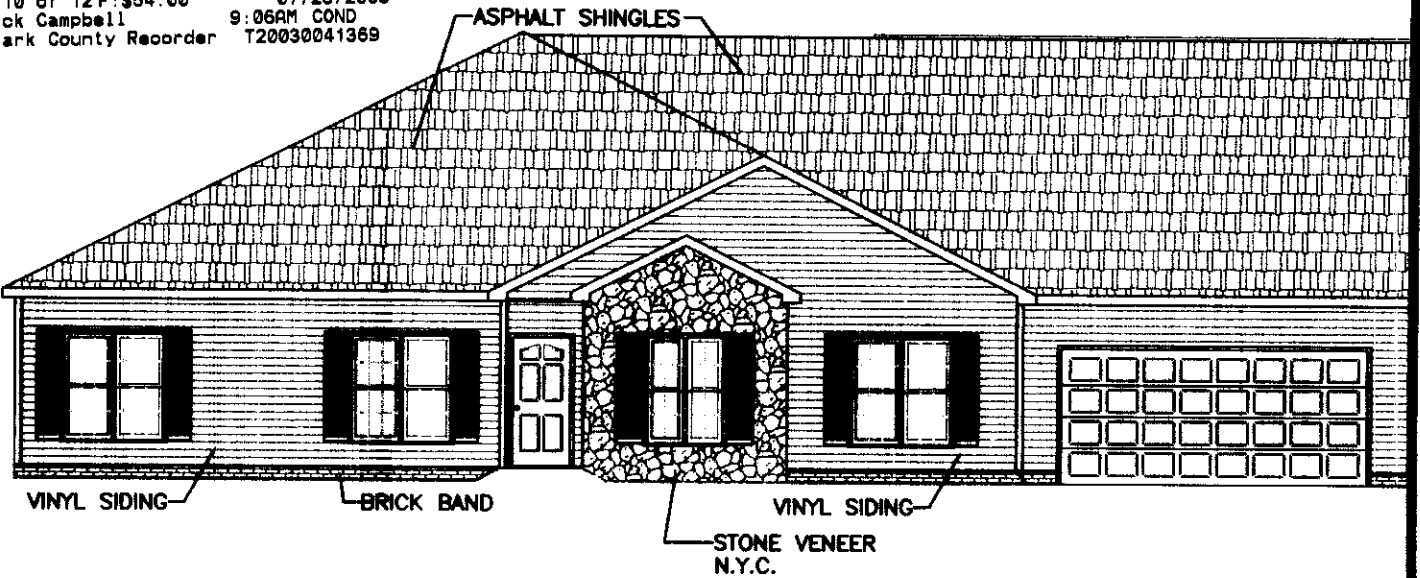
Jerold E. Geib
JEROLD E. GEIB
REGISTERED SURVEYOR NO. 6725



01138

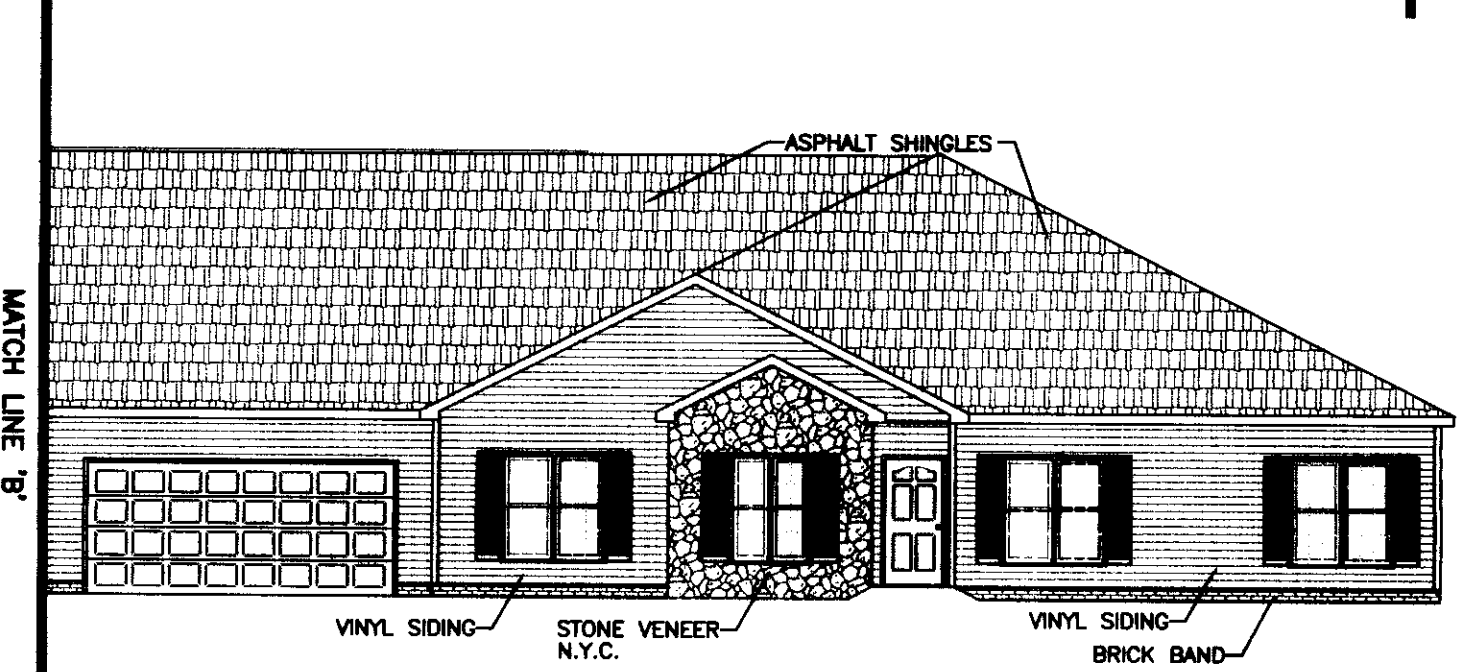
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Instr: 200307280071959
P: 10 of 12 F: \$54.00 07/28/2003
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Stark County Recorder T20030041369



MATCH LINE 'B'

SOUTH ELEVATION - UNIT 2057



MATCH LINE 'B'

SOUTH ELEVATION - UNIT 2053

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

BUILDING 4
UNITS 2043, 2047, 2053 & 2057
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS

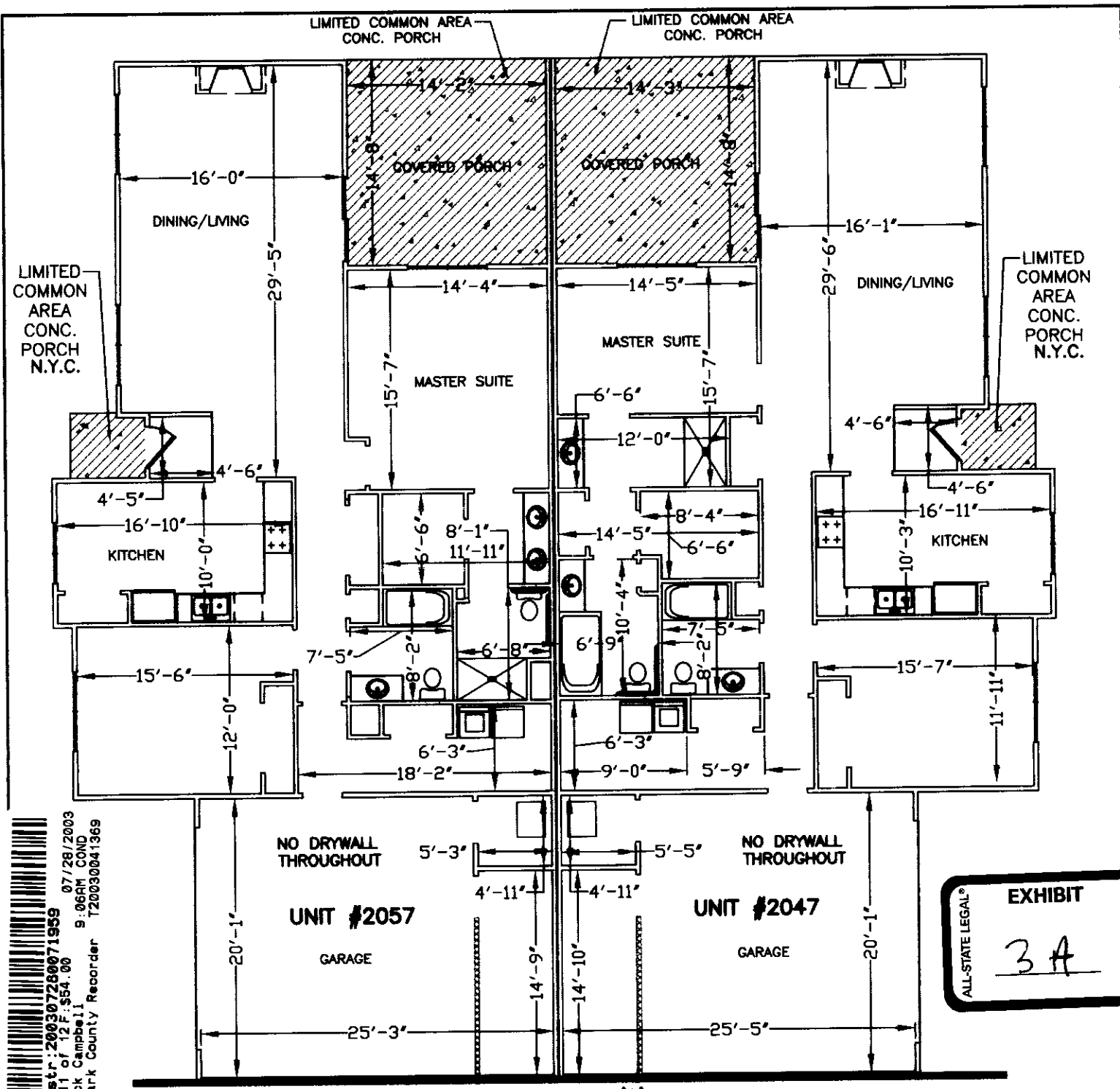
7/17/03
DATE *Bryan J. Ashman*
BRYAN J. ASHMAN
REGISTERED ENGINEER NO. E-043804



7/17/03
DATE *Jerold E. Geib*
JEROLD E. GEIB
REGISTERED SURVEYOR NO. 6725



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 P: 11 of 12 P: \$84.00 9:06AM COND
 Rick Campbell
 Stark County Recorder T20030041369

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 3A

FLOOR PLAN - UNITS 2057 & 2047

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

BUILDING 4
UNITS 2043, 2047, 2053 & 2057
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS

7/17/03
 DATE *Bryan J. Ashman*
BRYAN J. ASHMAN
 REGISTERED ENGINEER NO. E-043804

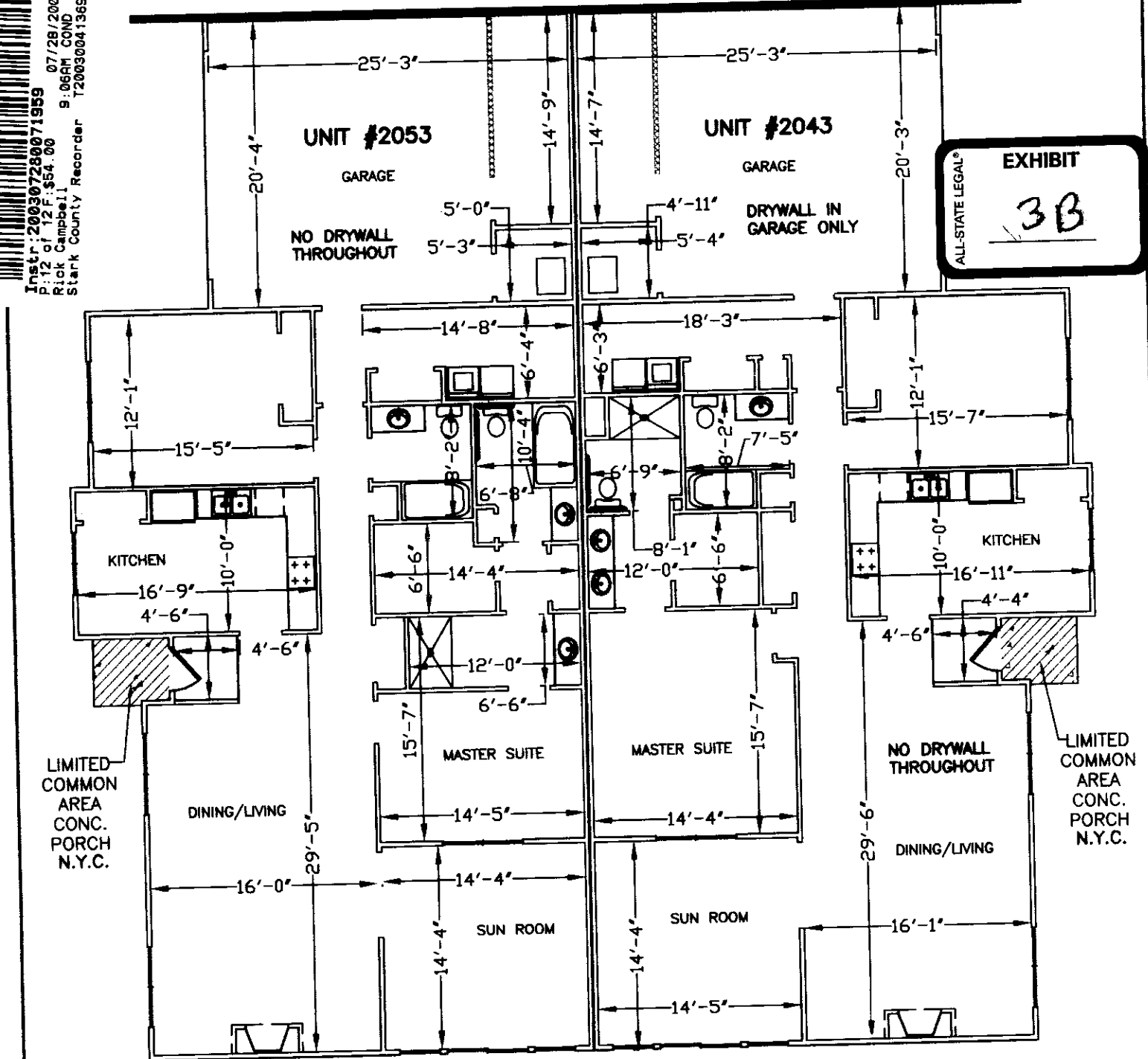


7/17/03
 DATE *Jerrold E. Geib*
JERROLD E. GEIB
 REGISTERED SURVEYOR NO. 6725



Instr: 200307280071959
 P: 12 of 12 F: \$54.00 07/28/2003
 Rick Campbell 9:06AM COND
 Stark County Recorder 120030041369

MATCH LINE 'A'



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 3B

N.Y.C. - DENOTES NOT YET COMPLETE

FLOOR PLAN - UNITS 2053 & 2043

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

BUILDING 4
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 CONDOMINIUM DRAWINGS
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7/17/03
 DATE *Bryan J. Ashman*
 BRYAN J. ASHMAN
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7/17/03
 DATE *Jerold E. Geib*
 JEROLD E. GEIB
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