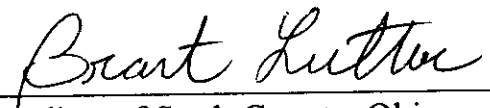
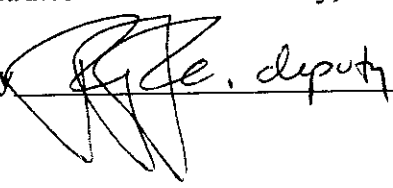


**SEVENTH AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP  
OF UNIVERSITY COMMONS CONDOMINIUM - PHASE 2 , TO  
REFLECT BUILDING 14 ("AS BUILT")  
UNDER CHAPTER 5311 OF THE OHIO REVISED CODE,  
WHICH DECLARATION WAS ORIGINALLY RECORDED  
ON OCTOBER 3, 2001 IN STARK COUNTY RECORDS  
INSTRUMENT 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**

This is to certify that copies of the Seventh Amendment of the Declaration, Bylaws and Drawings for University Commons Condominium, 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  
Zink, Zink & Zink Co., L.P.A.  
3711 Whipple Ave., N.W.  
Canton, Ohio 44718-2933  
Phone: (330) 492-2225  
Fax: (330) 492-3956

**SEVENTH AMENDMENT TO THE  
ORIGINAL DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR UNIVERSITY COMMONS CONDOMINIUM  
ADDING PHASE 2**

THE SEVENTH AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this \_\_\_\_\_ day of February, 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 files, Recorders Imaging Number 20020047887 and on July 28, 2003 the Fourth Amendment was filed, Recorder Imaging Number 200307280071959 and the Fifth Amendment was filed on August 6, 2003,


Recorders Imaging Number 200308060076248 and on November 18, 2003 the Sixth Amendment was filed, Recorders Imaging Number 200311180110766.

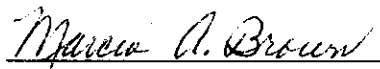
Whereas, the Declarant does by this Seventh Amendment set forth the "as built" drawings for Building 14 being 2162, 2166, 2182 and 2186 University Commons Dr. SE (Private Drive), Massillon, Ohio 44647.

- 1) Attached hereto as Exhibit 1 is the Condominium Plat showing Building 14, as built.
- 2) Attached hereto as Exhibit 2 are the elevation drawings for Building 14, as built.
- 3) Attached hereto as Exhibit 3 are the floor plan drawings for Building 14, 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 12 day of February 2004.


Signed and acknowledged  
in the presence of:


  
\_\_\_\_\_  
Larry A. Zink

  
\_\_\_\_\_  
Marcia A. Brown

DECLARANT:

TOBIN ENTERPRISES, INC.

By:   
\_\_\_\_\_  
Fred W. Tobin, President

  
Instr: 200402120009111 02/12/2004  
P: 3 of 11 F: \$100.00  
Rick Campbell 12:51PMMISC  
Stark County Recorder T20040006058

STATE OF OHIO

SS:

COUNTY OF STARK

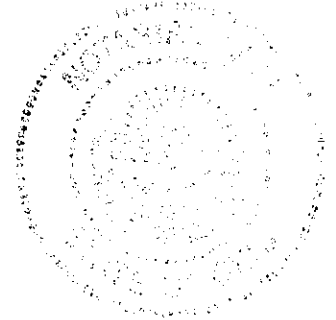
Notary

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.

*Larry A. Zink*  
Notary

My Commission Expires

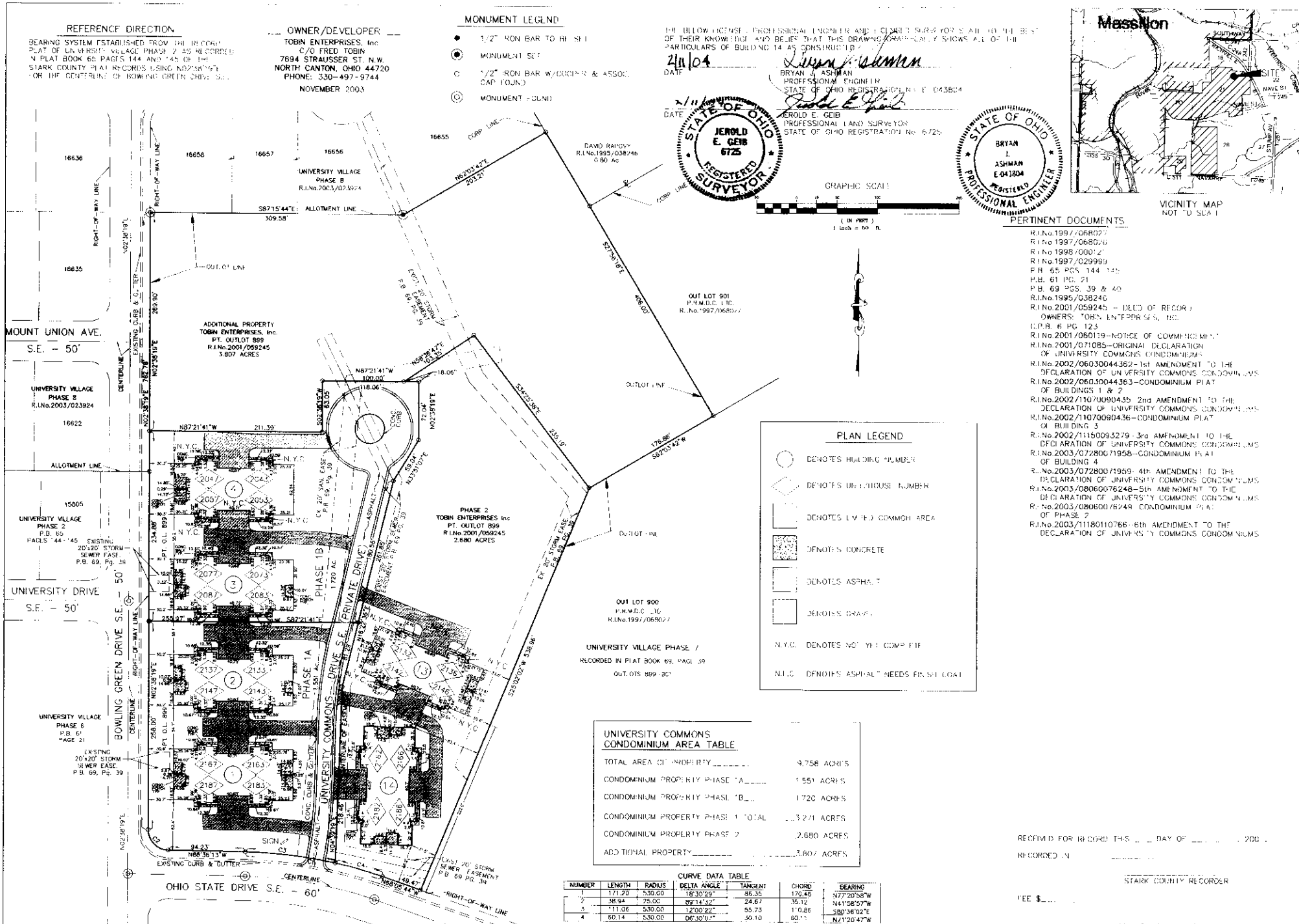
LARRY A. ZINK, ATTY. AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
UNDER SECTION 147.03 R.C.



Instr: 200402120009111  
P: 4 of 11 F: \$100.00 02/12/2004  
Rick Campbell 12:51PM MISC  
Stark County Recorder T20040006058

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

Instr: 20040212000911 02/12/2004  
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 Rick Campbell Stark County Recorder  
 T20040006058

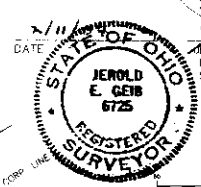


REFERENCE DIRECTION  
 BEARING SYSTEM ESTABLISHED FROM THE RECORD  
 PLAT OF UNIVERSITY VILLAGE PHASE 2 AS RECORDED  
 IN PLAT BOOK 66, PAGES 144 AND 145 OF THE  
 STARK COUNTY PLAT RECORDS USING NORTHARROW  
 OR THE CENTERLINE OF BOWLING GREEN DRIVE S.E.

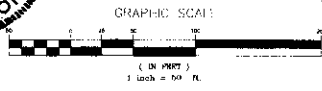
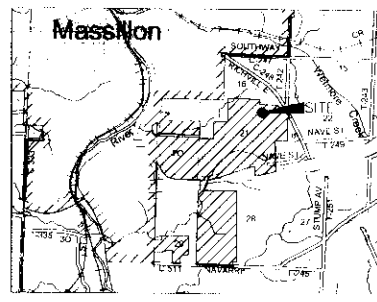
OWNER/DEVELOPER  
 TOBIN ENTERPRISES, Inc.  
 C/O FRED TOBIN  
 7694 STRAUSSER ST. N.W.  
 NORTH CANTON, OHIO 44720  
 PHONE: 330-497-9744  
 NOVEMBER 2003

MONUMENT LEGEND  
 ● 1/2" IRON BAR TO BE SET  
 ⊙ MONUMENT SET  
 ○ 1/2" IRON BAR W/ GROUND & ASSOC. CAP FOUND  
 ⊕ MONUMENT FOUND

THE FOLLOWING PROFESSIONAL ENGINEER AND SURVEYOR HAS MADE THE BEST  
 OF THEIR KNOWLEDGE AND BELIEF THAT THIS DRAWING ACCURATELY SHOWS ALL OF THE  
 PARTICULARS OF BUILDING 14 AS CONSTRUCTED.  
 2/11/04  
 DATE



BRYAN J. ASHMAN  
 PROFESSIONAL ENGINEER  
 STATE OF OHIO REGISTRATION NO. E-043804  
 JEROLD E. GEIB  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF OHIO REGISTRATION NO. 6725



- PERTINENT DOCUMENTS
- R.No.1997/068027
  - R.No.1997/068026
  - R.No.1998/000121
  - R.No.1997/029999
  - P.H. 65 PGS. 144-145
  - P.B. 61 PG. 21
  - P.B. 69 PGS. 39 & 40
  - R.No.1995/038240
  - R.No.2001/059245 - (BLDG OF RECORD)
  - OWNERS: TOBIN ENTERPRISES, INC.
  - C.P.H. 6 PG. 123
  - R.No.2001/060139 - NOTICE OF COMMONMENTS
  - R.No.2001/071085 - ORIGINAL DECLARATION OF UNIVERSITY COMMONS CONDOMINIUM
  - R.No.2002/06030044362 - 1st AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
  - R.No.2002/06030044363 - CONDOMINIUM PLAT OF BUILDINGS 1 & 2
  - R.No.2002/11070090435 - 2nd AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
  - R.No.2002/11070090436 - CONDOMINIUM PLAT OF BUILDING 3
  - R.No.2002/11150093279 - 3rd AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
  - R.No.2003/07280071958 - CONDOMINIUM PLAT OF BUILDING 4
  - R.No.2003/07280071959 - 4th AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
  - R.No.2003/08060076248 - 5th AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
  - R.No.2003/08060076249 - CONDOMINIUM PLAT OF PHASE 7
  - R.No.2003/11180110766 - 6th AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS

- PLAN LEGEND
- DENOTES BUILDING NUMBER
  - ◇ DENOTES UNITHOUSE NUMBER
  - DENOTES LIVED COMMON AREA
  - ▨ DENOTES CONCRETE
  - ▩ DENOTES ASPHALT
  - DENOTES GRAVEL
  - N.Y.C. DENOTES NO. YET COMPLETE
  - N.I.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
ADDITIONAL PROPERTY	3.807 ACRES

CURVE DATA TABLE

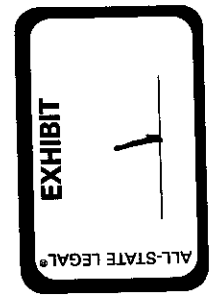
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2	38.94	75.00	89.7452°	24.67	36.12	N41°58'57"W
3	111.06	530.00	12.0022°	55.75	110.86	S80°36'02"E
4	60.14	530.00	06.3022°	30.10	60.14	N61°20'47"W

COOPER & ASSOCIATES, P.L.L.  
 ENGINEERS AND SURVEYORS  
 1000 MASSILLON AVENUE, NORTH CANTON, OHIO 44714  
 PHONE (330) 452-3731 FAX (330) 452-3110

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

REVISION	DATE	BY

FORM 31 - S.D.H. - REV. 05/97 - P.E.D.

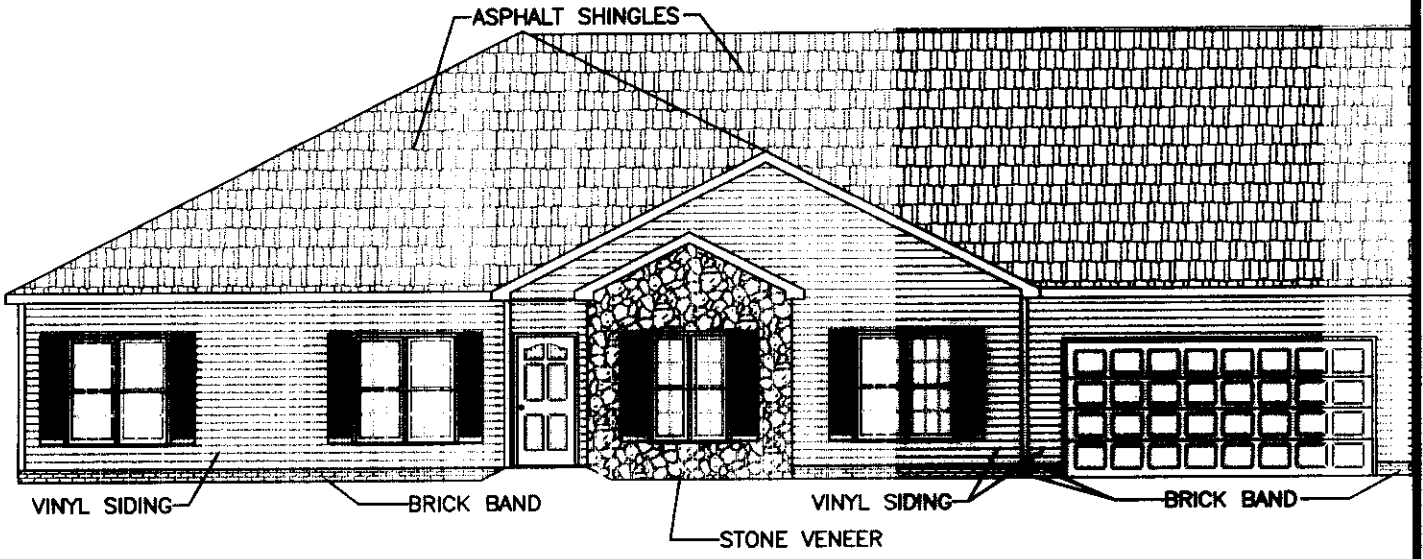


RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004  
 RECORDED IN \_\_\_\_\_

STARK COUNTY RECORDER  
 FEE \$ \_\_\_\_\_



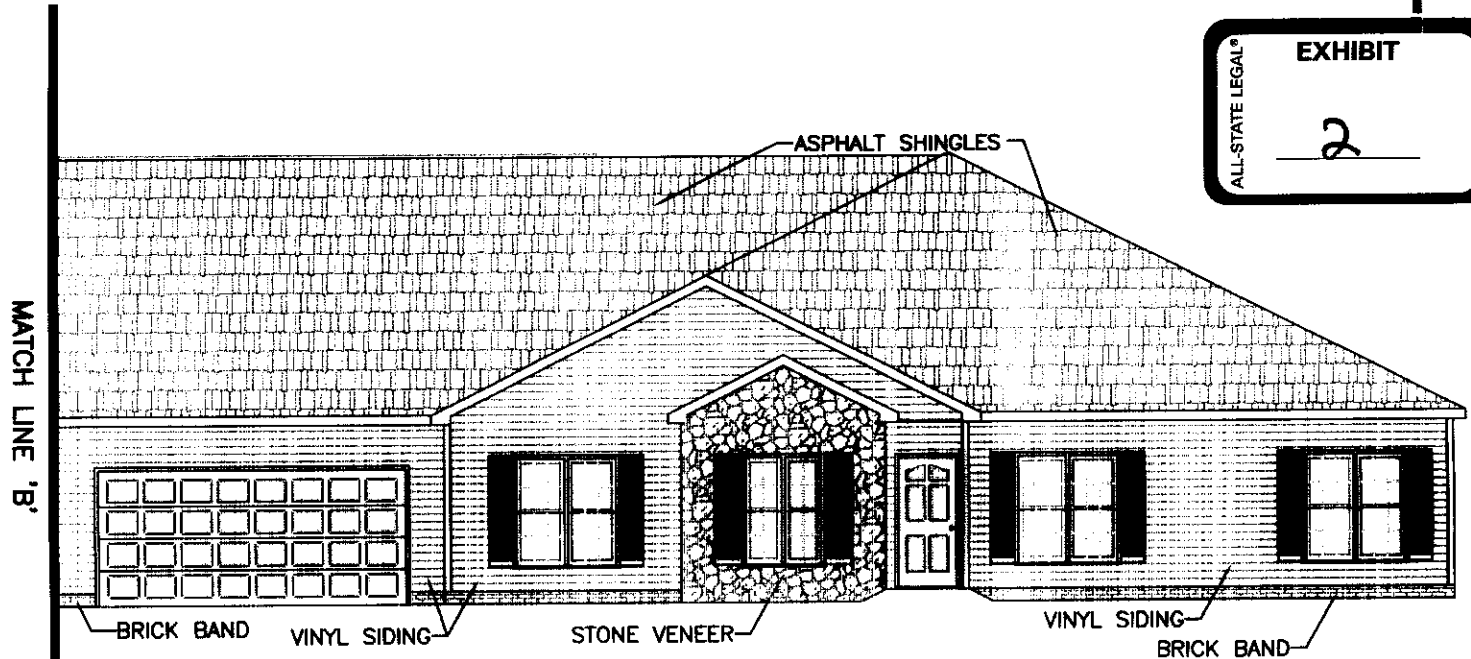
Instr: 200402120009111 02/12/2004  
 P: 6 of 11 F: \$100.00  
 Rick Campbell 12:51PM MISC  
 Stark County Recorder T20040006058



WEST ELEVATION - UNIT 2162

MATCH LINE 'B'

ALL-STATE LEGAL®  
 EXHIBIT  
 2



WEST ELEVATION - UNIT 2182

MATCH LINE 'B'

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 14  
 UNITS 2162, 2166, 2182 & 2186  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

2/11/04  
 DATE

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



2/11/04  
 DATE

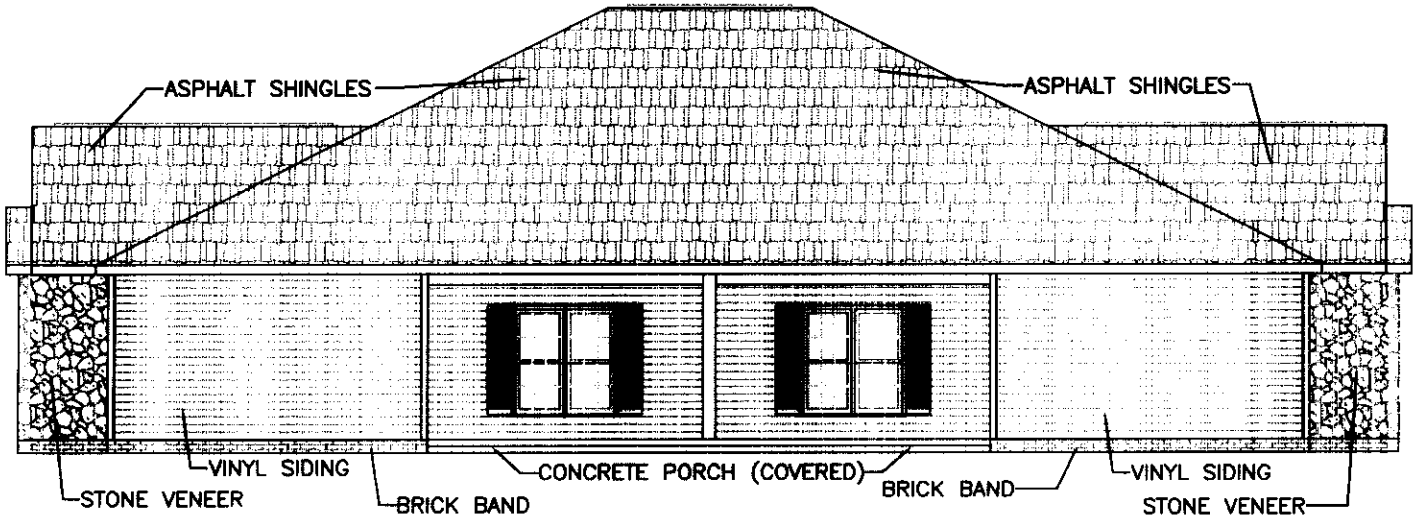
*Jerold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725



01138



Instr: 200402120009111  
 P: 7 of 11 F: \$100.00 02/12/2004  
 Rick Campbell 12:51PM MISC  
 Stark County Recorder T20040006058



SOUTH ELEVATION - UNITS 2182 & 2186

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 14  
 UNITS 2162, 2166, 2182 & 2186  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

2/11/04  
 DATE

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



2/11/04  
 DATE

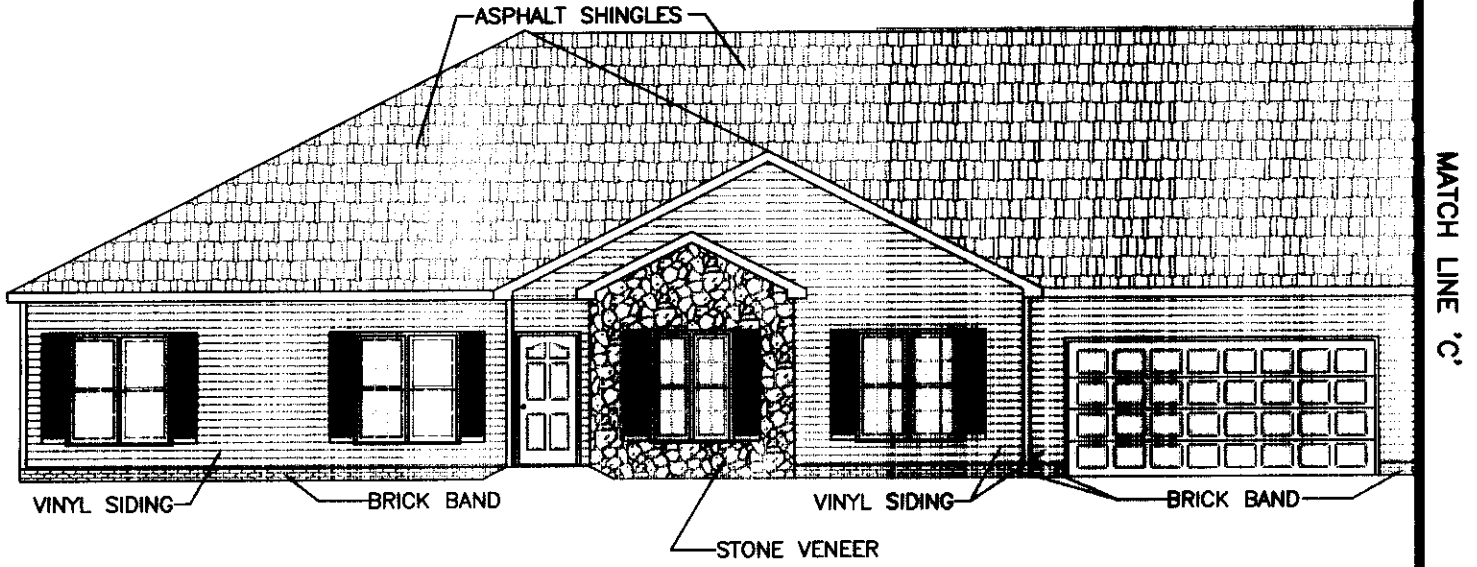
*Jerold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725



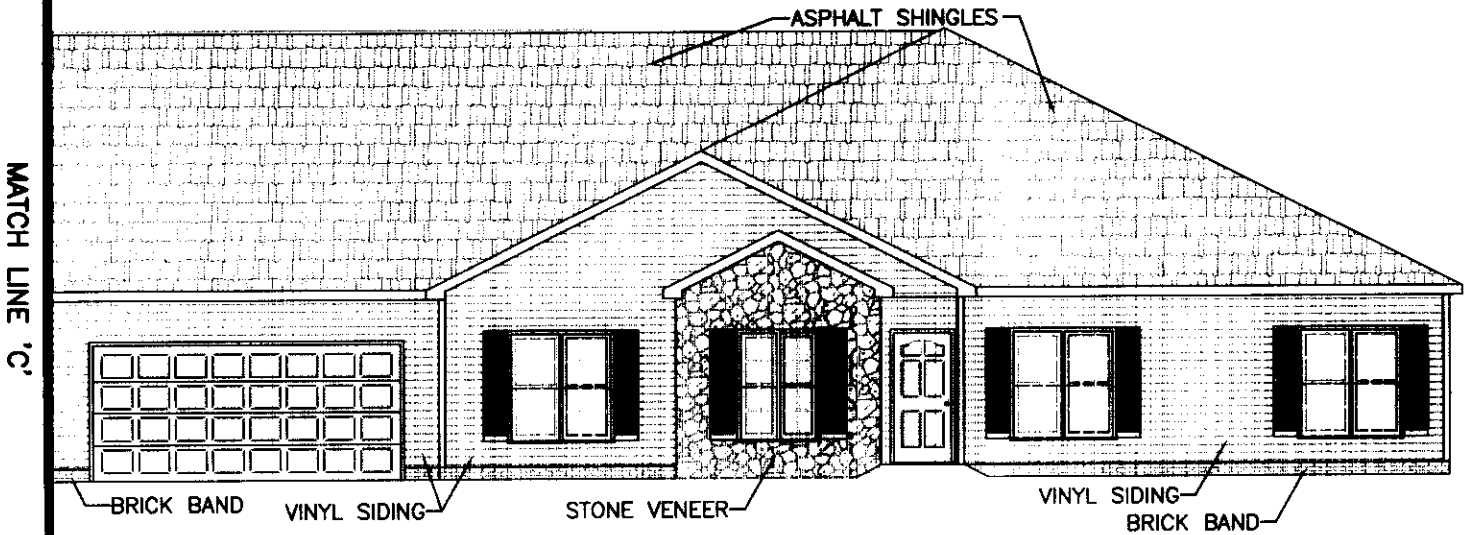
01138



Instr: 200402120009111  
 P. 8 of 11 F: \$100.00 02/12/2004  
 Rick Campbell 12:51PM MISC  
 Stark County Recorder T20040006058



EAST ELEVATION - UNIT 2186



EAST ELEVATION - UNIT 2166

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 14  
 UNITS 2162, 2166, 2182 & 2186  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

2/11/04  
 DATE

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



2/11/04  
 DATE

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

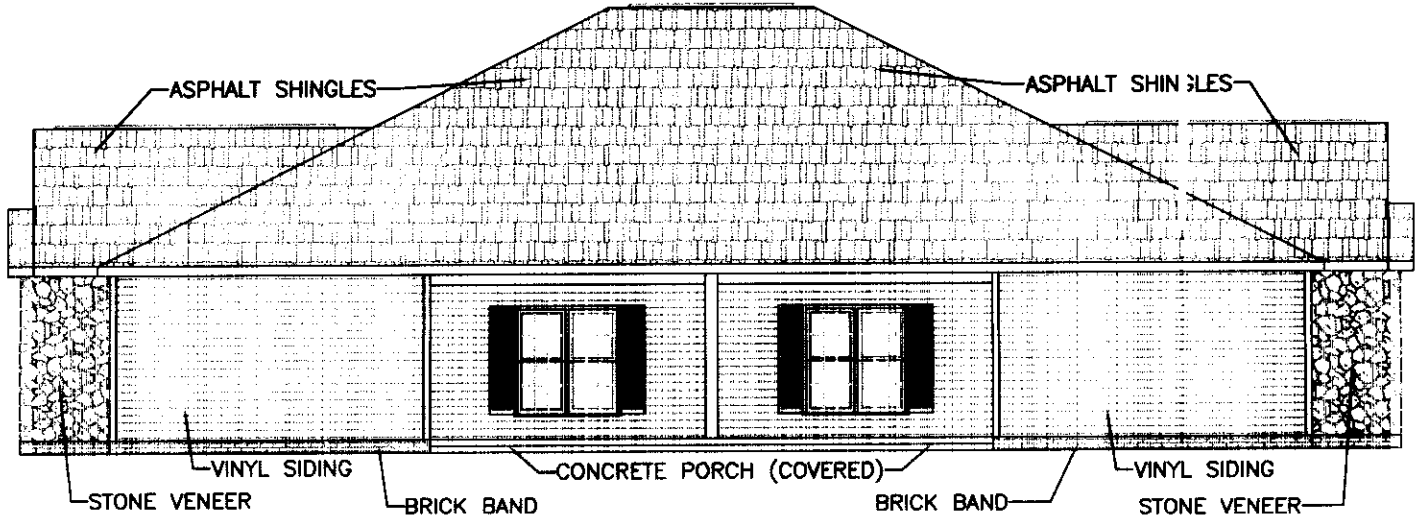


01138





Instr: 20040212009111  
 P: 9 of 11 F: \$100.00 02/12/2004  
 Rick Campbell 12:51PM MISC  
 Stark County Recorder T20040006058



NORTH ELEVATION - UNITS 2166 & 2162

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 14  
 UNITS 2162, 2166, 2182 & 2186  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

2/11/04  
 DATE

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



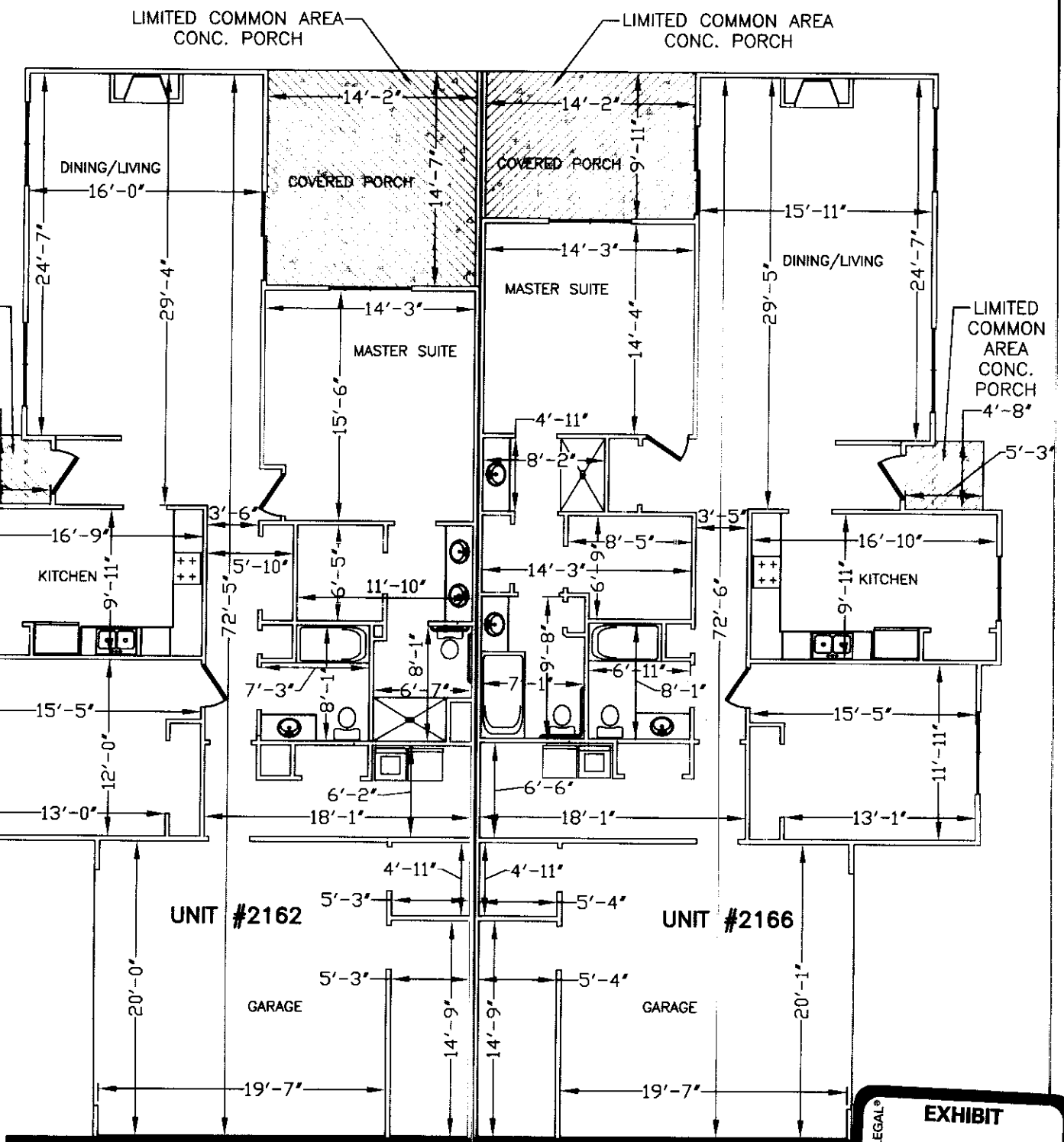
2/11/04  
 DATE

*Jerald E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725



01138

Instr: 200402120009111 02/12/2004  
 P: 10 of 11 F: \$100.00 12:51PM MISC  
 Rick Campbell T20040006058  
 Stark County Recorder



UNIT #2162

UNIT #2166

MATCH LINE 'A'  
 FLOOR PLAN - UNITS 2162 & 2166

ALL-STATE LEGAL®  
 EXHIBIT  
 3

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 14  
 UNITS 2162, 2166, 2182 & 2186  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

2/11/04  
 DATE  
*Bryan J. Ashman*  
 BRYAN J. ASHMAN  
 REGISTERED ENGINEER  
 NO. E-043804



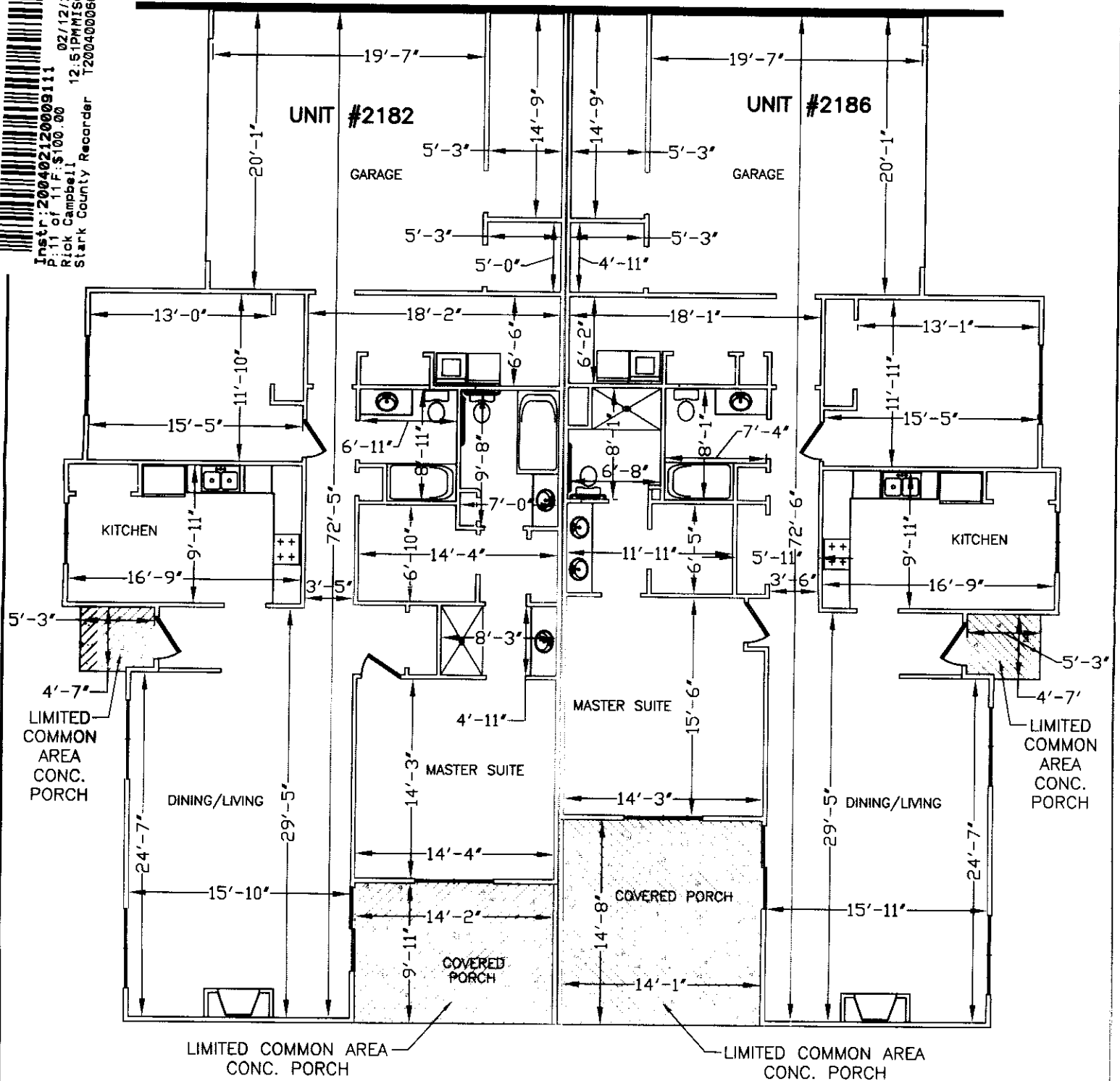
2/11/04  
 DATE  
*Jerrold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725



01138

Instr: 200402120009111 02/12/2004  
 P: 11 of 11 F: \$100.00 12.51PMHISC  
 Rick Campbell Stark County Recorder T20040006058

MATCH LINE 'A'



FLOOR PLAN - UNITS 2182 & 2186

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 14  
 UNITS 2162, 2166, 2182 & 2186  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

2/11/04  
 DATE

*Bryan J. Ashman*  
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 NO. E-043804



2/11/04  
 DATE

*Jerold E. Geib*  
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 NO. 6725



01138