


**EIGHTH AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
OF UNIVERSITY COMMONS CONDOMINIUM - PHASE 2, TO
REFLECT BUILDING 12 ("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**

This is to certify that copies of the Eighth 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  , 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

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

THE EIGHTH AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this 30th day of March, 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 and the Seventh Amendment was filed on February 2, 2004, Recorders Imaging Number 200402120009111.


WHEREAS, the Declarant does by this EIGHTH Amendment set forth the "as built" drawings for Building 12 being 2072, 2076, 2082 and 2086 University Commons Dr. SE (Private Drive), Massillon, Ohio 44647.

- 1) Attached hereto as Exhibit 1 is the Condominium Plat showing Building 12, as built.
- 2) Attached hereto as Exhibit 2 are the elevation drawings for Building 12, as built.
- 3) Attached hereto as Exhibit 3 are the floor plan drawings for Building 12, 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 30 day of March, 2004.

Signed and acknowledged
in the presence of:

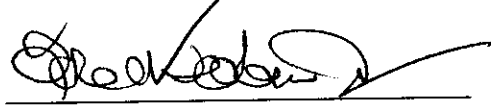


Larry A. Zink


Marcia A. Brown

DECLARANT:

TOBIN ENTERPRISES, INC.

By: 

Fred W. Tobin, President

STATE OF OHIO
COUNTY OF STARK

SS:

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.

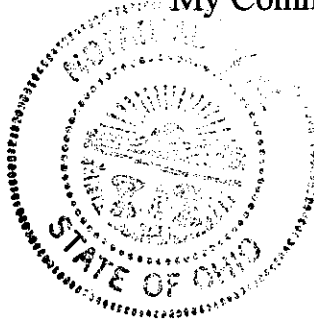
Instr: 20040330021137
P: 4 of 11 F: \$100.00 03/30/2004
Rick Campbell 2:34PM COND
Stark County Recorder T20040014036



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.

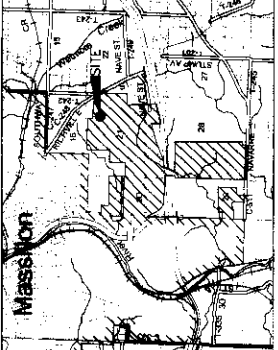


This document prepared by:
Larry A. Zink, Esq.
Zink, Zink & Zink Co., L.P.A.
3711 Whipple Ave., N.W.
Canton, Ohio 44718-2933
Phone: (330) 492-2225
Fax: (330) 492-3956

| PLAT | DATE | BOOK | PAGE |
|------|------------|------|------|
| 1 | 03/30/2004 | 2004 | 144 |
| 2 | 03/30/2004 | 2004 | 145 |

UNIVERSITY COMMONS CONDOMINIUMS
 BEING ALL OF LOT 899 IN THE CITY OF MASSILLON
 FOR : TOBIN ENTERPRISES, INC.
 COOPER & ASSOCIATES, P.L.L.
 ENGINEERS AND SURVEYORS
 BRVAN J. ASHMAN
 JEROLD E. DEIB
 PROFESSIONAL ENGINEERS
 STATE OF OHIO REGISTRATION NO. 6725

| DESCRIPTION | DATE | BY |
|-------------|------|----|
| RECORDED | | |
| RECORDED | | |
| RECORDED | | |

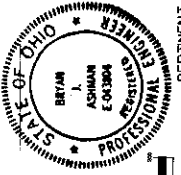


VICINITY MAP
 NOT TO SCALE

PERTINENT DOCUMENTS

- R.I.No.1997/068027
- R.I.No.1997/068026
- R.I.No.1997/020089
- R.I.No.1997/020090
- P.B. 65 PCS: 144-145
- P.B. 61 PC: 21
- P.B. 89 PCS: 39 & 40
- R.I.No.1995/038246
- R.I.No.2001/039245 - DEED OF RECORD
- OWNER: TOBIN ENTERPRISES, INC.
- R.I.No.2001/060119 - NOTICE OF COMMENCEMENT OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2001/060344-362-1st AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2001/060344-362-2nd AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2002/11070084-36 - CONDOMINIUM PLAT OF BUILDINGS 1 & 2
- R.I.No.2002/11070084-35-2nd AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2002/11070084-36 - CONDOMINIUM PLAT OF BUILDINGS 3 & 4
- R.I.No.2003/07280071958 - CONDOMINIUM PLAT OF BUILDING 4
- R.I.No.2003/07280071959-4th AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2003/08060076249-1st AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2003/08060076249-2nd AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2003/118010786-6th AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS
- R.I.No.2004/021200911170- AMENDMENT TO THE DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THAT THIS DRAWING GRAPHICALLY SHOWS ALL OF THE PARTICULARS OF BUILDING 14 AS CONSTRUCTED.
 DATE: 3/17/04
 BY: BRVAN J. ASHMAN
 PROFESSIONAL ENGINEER
 STATE OF OHIO REGISTRATION NO. E-943804
 DATE: 5/10/04
 BY: JEROLD E. DEIB
 PROFESSIONAL LAND SURVEYOR
 STATE OF OHIO REGISTRATION NO. 6725



GRAPHIC SCALE
 1" = 50' ±

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

Instr: 200403300021137
 P: 5 of 11 F: \$100.00
 Rick Campbell
 Stark County Recorder
 03/30/2004
 2:34PM COND
 T20040014036

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

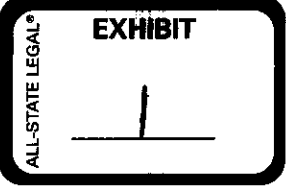
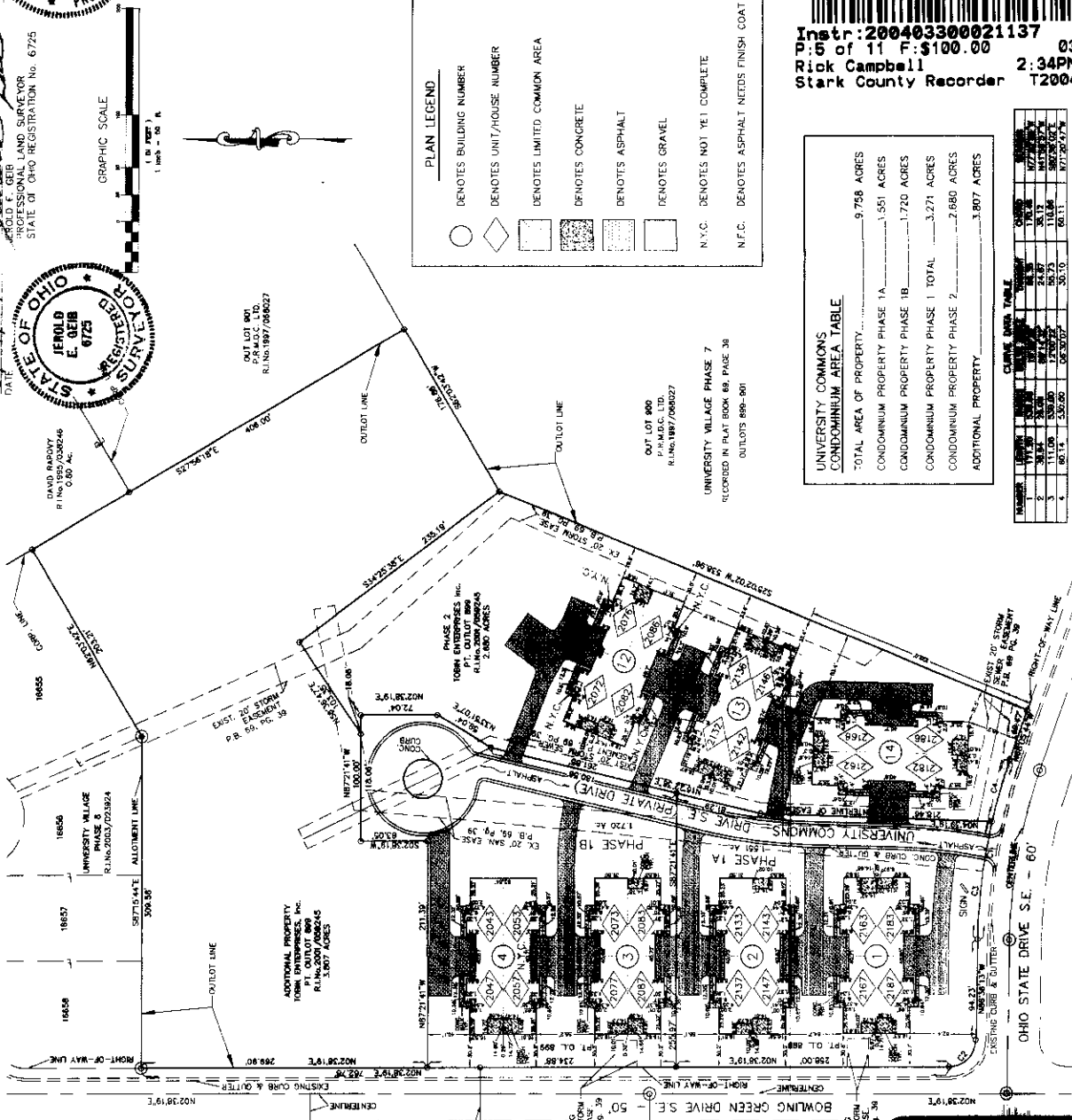
| STATION | CHORD BEARING | CHORD DIST. | ARC DIST. | ANGLE |
|---------|-----------------|-------------|-----------|--------------|
| 1 | N 77° 17' 17" W | 117.74 | 117.74 | 177° 17' 17" |
| 2 | S 77° 17' 17" E | 117.74 | 117.74 | 77° 17' 17" |
| 3 | N 11° 08' 30" E | 68.75 | 68.75 | 111° 08' 30" |
| 4 | S 68° 11' 30" W | 35.10 | 35.10 | 68° 11' 30" |

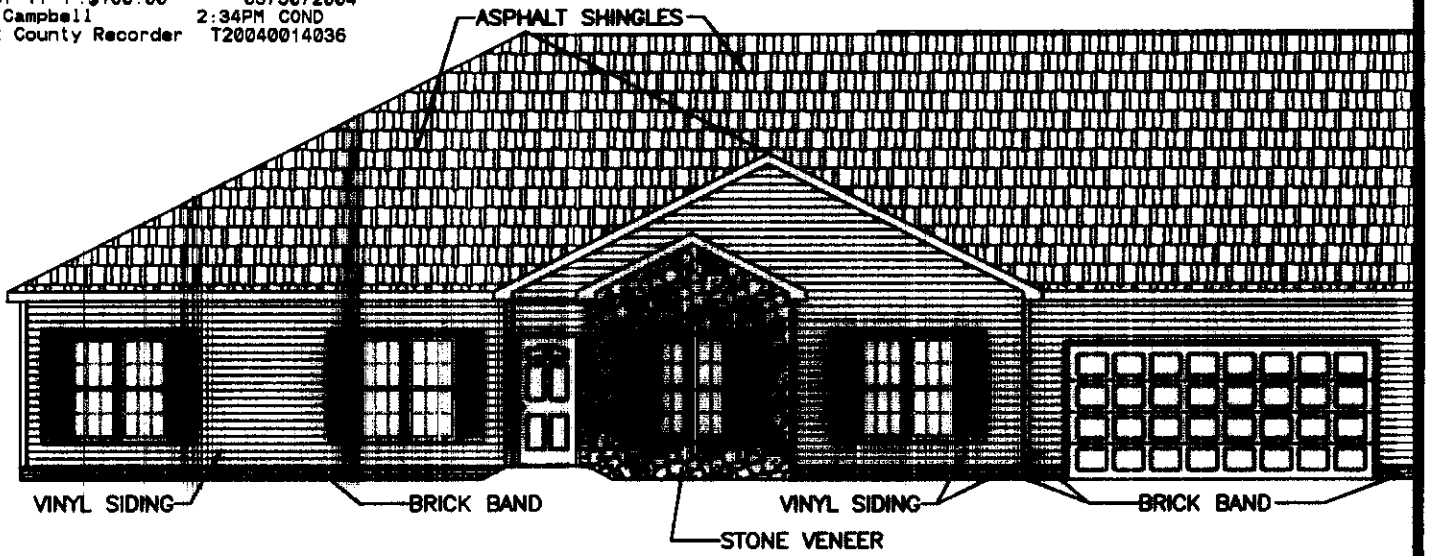
MONUMENT LEGEND

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

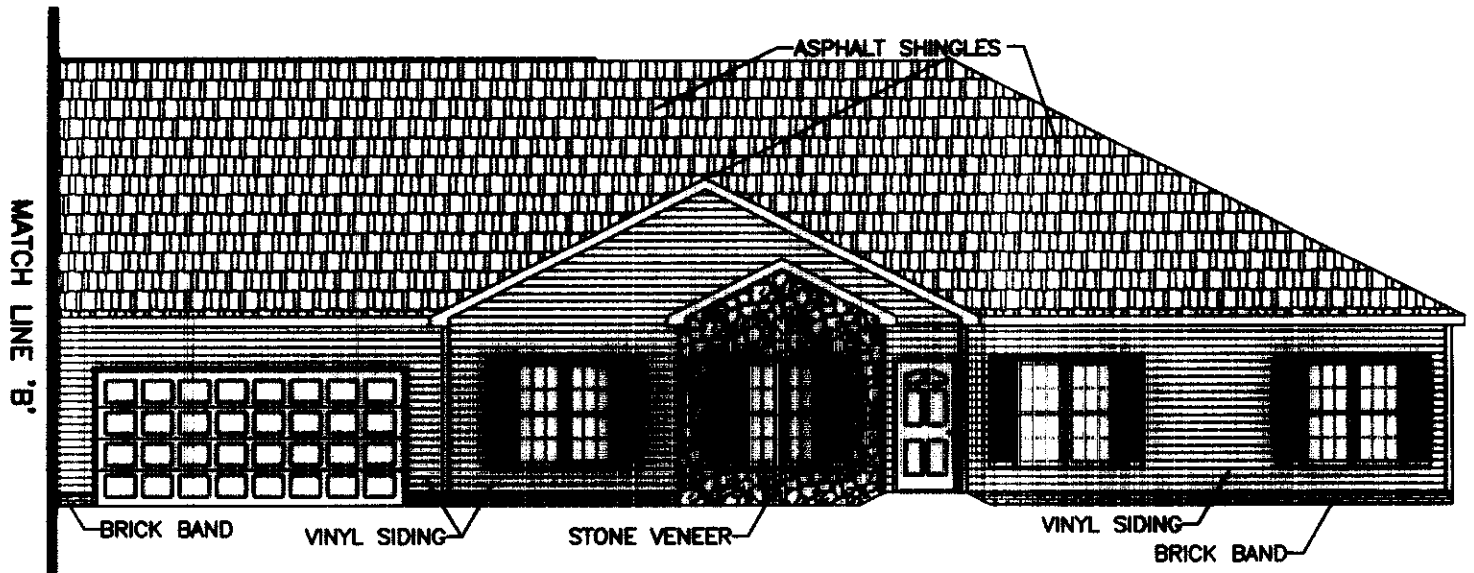
OWNER/DEVELOPER
 TOBIN ENTERPRISES, INC.
 C/O FRED TOBIN
 7894 STRAUSSER ST. N.W.
 NORTH CANTON, OHIO 44720
 PHONE: 330-497-9744
 NOVEMBER 2003

REFERENCE DIRECTION
 BEARING SYSTEM ESTABLISHED FROM THE RECORDS OF 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.





NORTH ELEVATION - UNIT 2076



NORTH ELEVATION - UNIT 2072

THE HEREON LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THESE DRAWINGS GRAPHICALLY SHOW THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

3/31/04
DATE

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



BUILDING 12
 UNITS 2072, 2076, 2082 & 2086
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

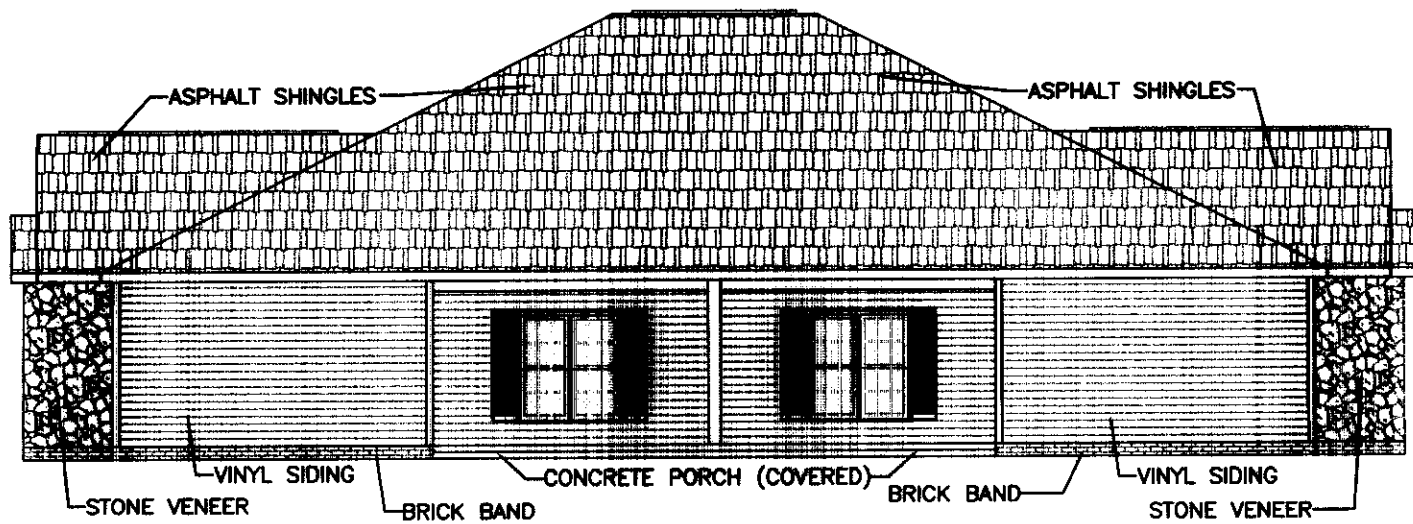
3/9/04
DATE

Jerold E. Geib
 JEROLD E. GEIB
 REGISTERED SURVEYOR
 D. 6725



ALL-STATE LEGAL®
 EXHIBIT
 2

SHEET 1 OF 6
 01138



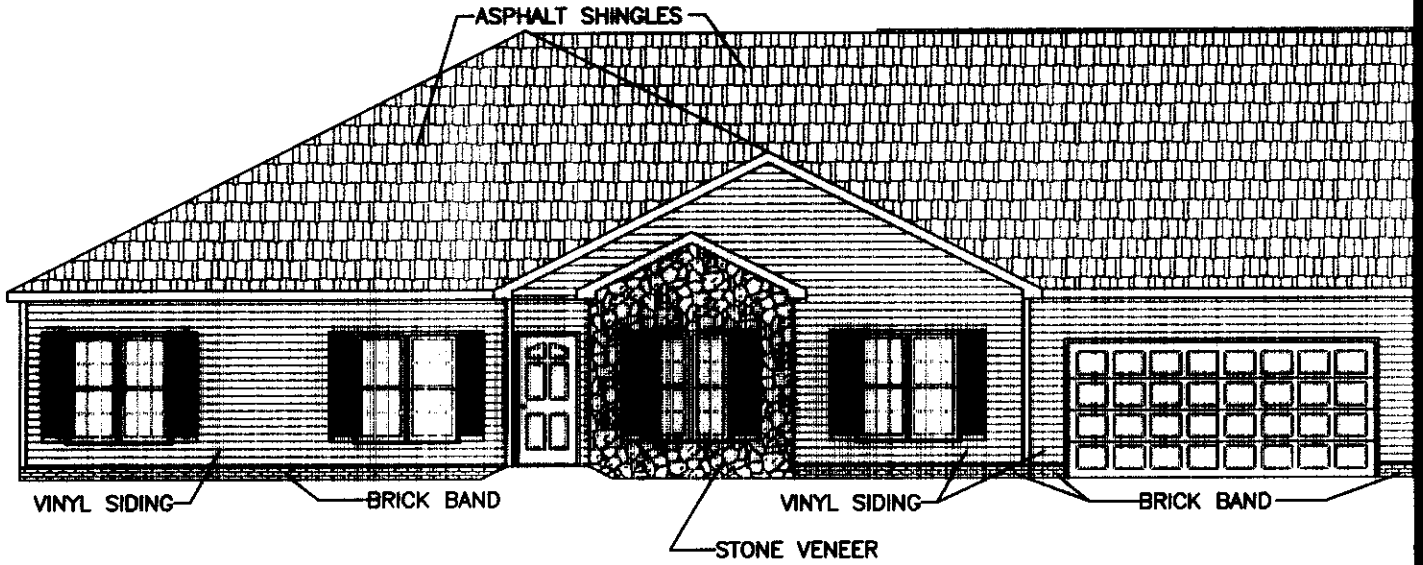
WEST ELEVATION - UNITS 2072 & 2082

BUILDING 12
UNITS 2072, 2076, 2082 & 2086
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS



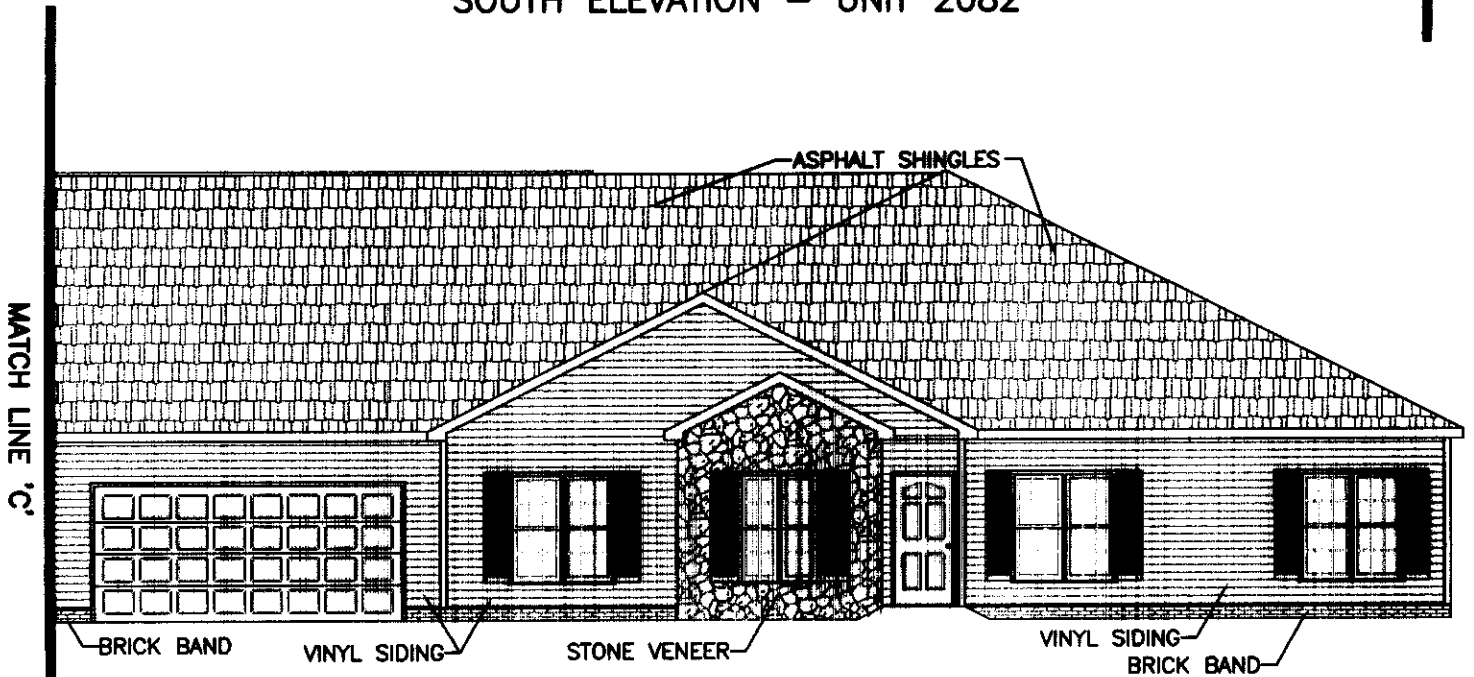


Instr: 200403300021137
 P: 9 of 11 F: \$100.00 03/30/2004
 Rick Campbell 2:34PM COND
 Stark County Recorder T20040014036



MATCH LINE 'C'

SOUTH ELEVATION - UNIT 2082



MATCH LINE 'C'

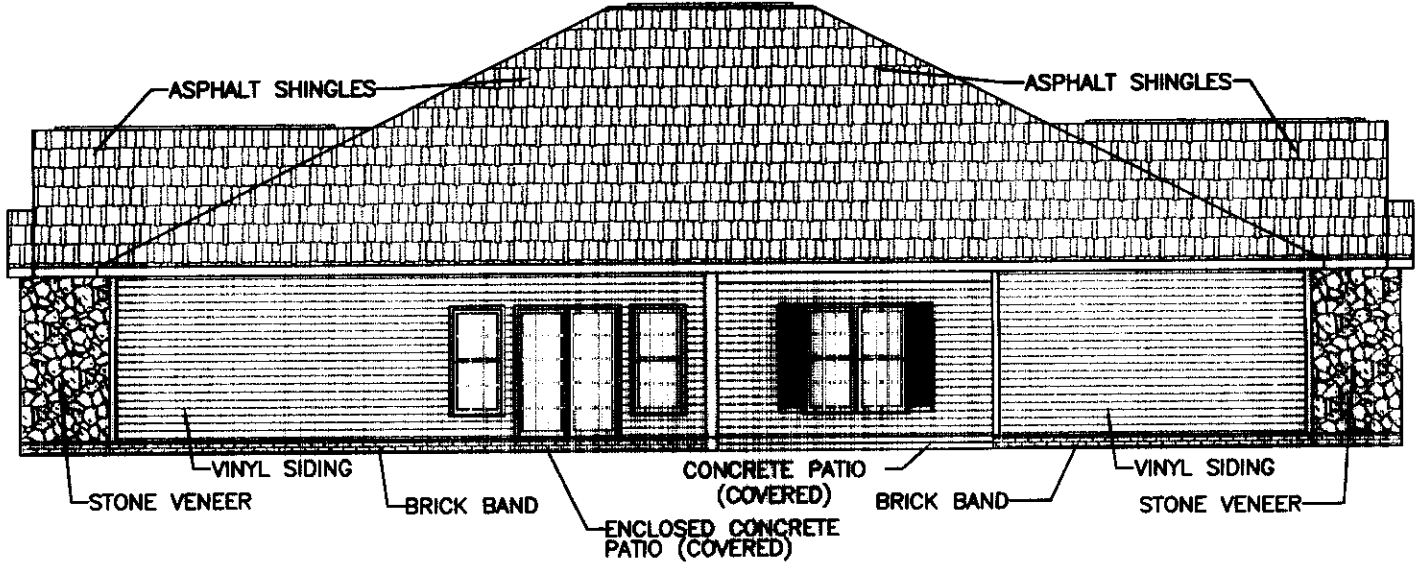
SOUTH ELEVATION - UNIT 2086

BUILDING 12
 UNITS 2072, 2076, 2082 & 2086
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS





Instr: 200403300021137
 P: 9 of 11 F: \$100.00 03/30/2004
 Rick Campbell 2:34PM COND
 Stark County Recorder T20040014036



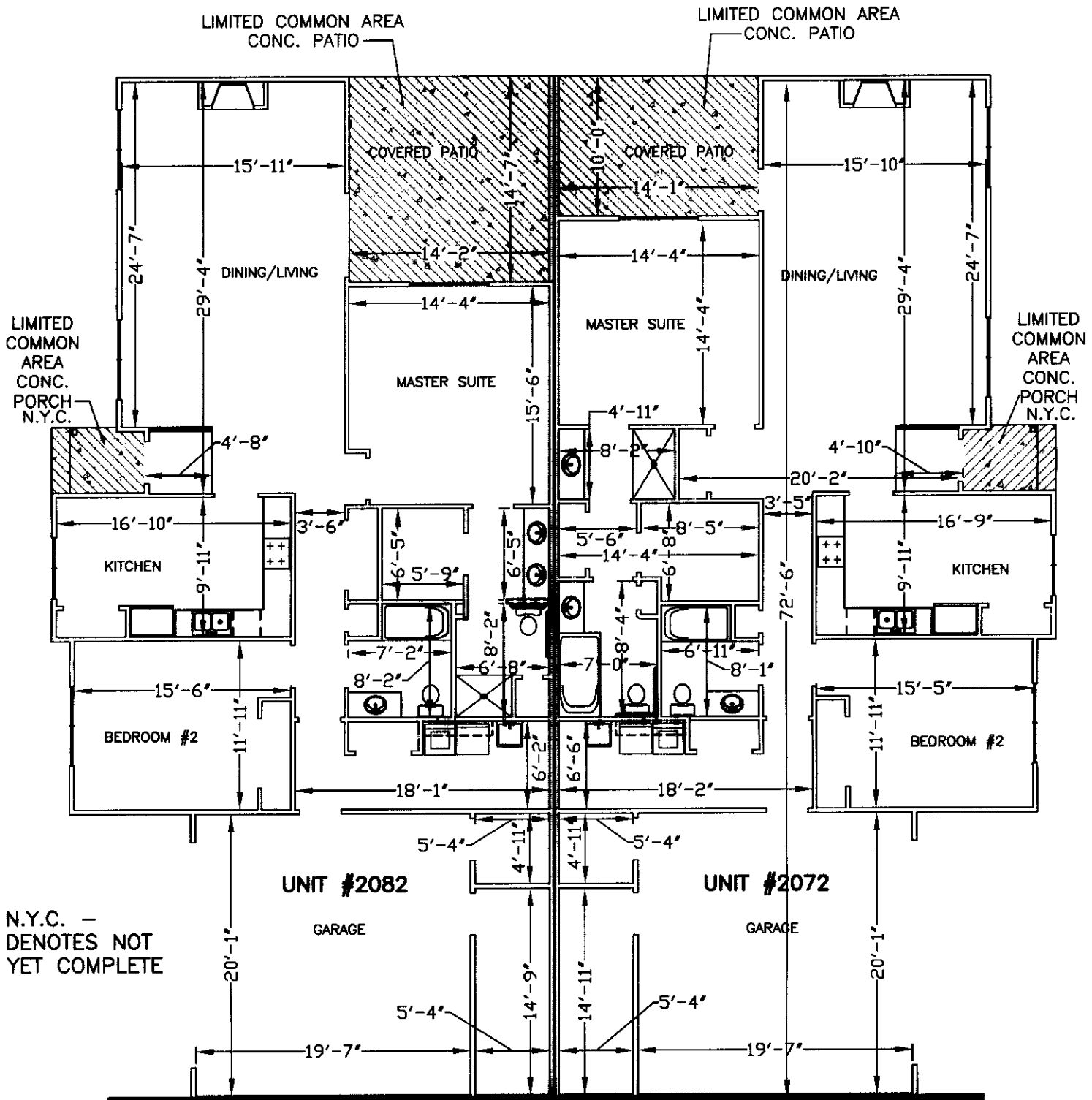
EAST ELEVATION - UNITS 2086 & 2076

BUILDING 12
 UNITS 2072, 2076, 2082 & 2086
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS



SHEET 4 OF 6

01138

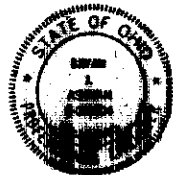
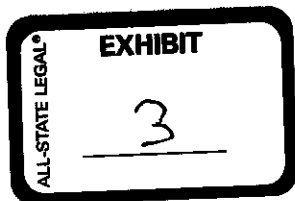


MATCH LINE 'A'
 FLOOR PLAN - UNITS 2082 & 2072

N.Y.C. - DENOTES NOT YET COMPLETE

Instr: 20040330021137
 P: 10 of 11 F: \$100.00 03/30/2004
 Rick Campbell 2:34PM COND
 Stark County Recorder T20040014036

BUILDING 12
 UNITS 2072, 2076, 2082 & 2086
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS



SHEET 5 OF 6
 01138

MATCH LINE 'A'

N.Y.C. - DENOTES NOT YET COMPLETE

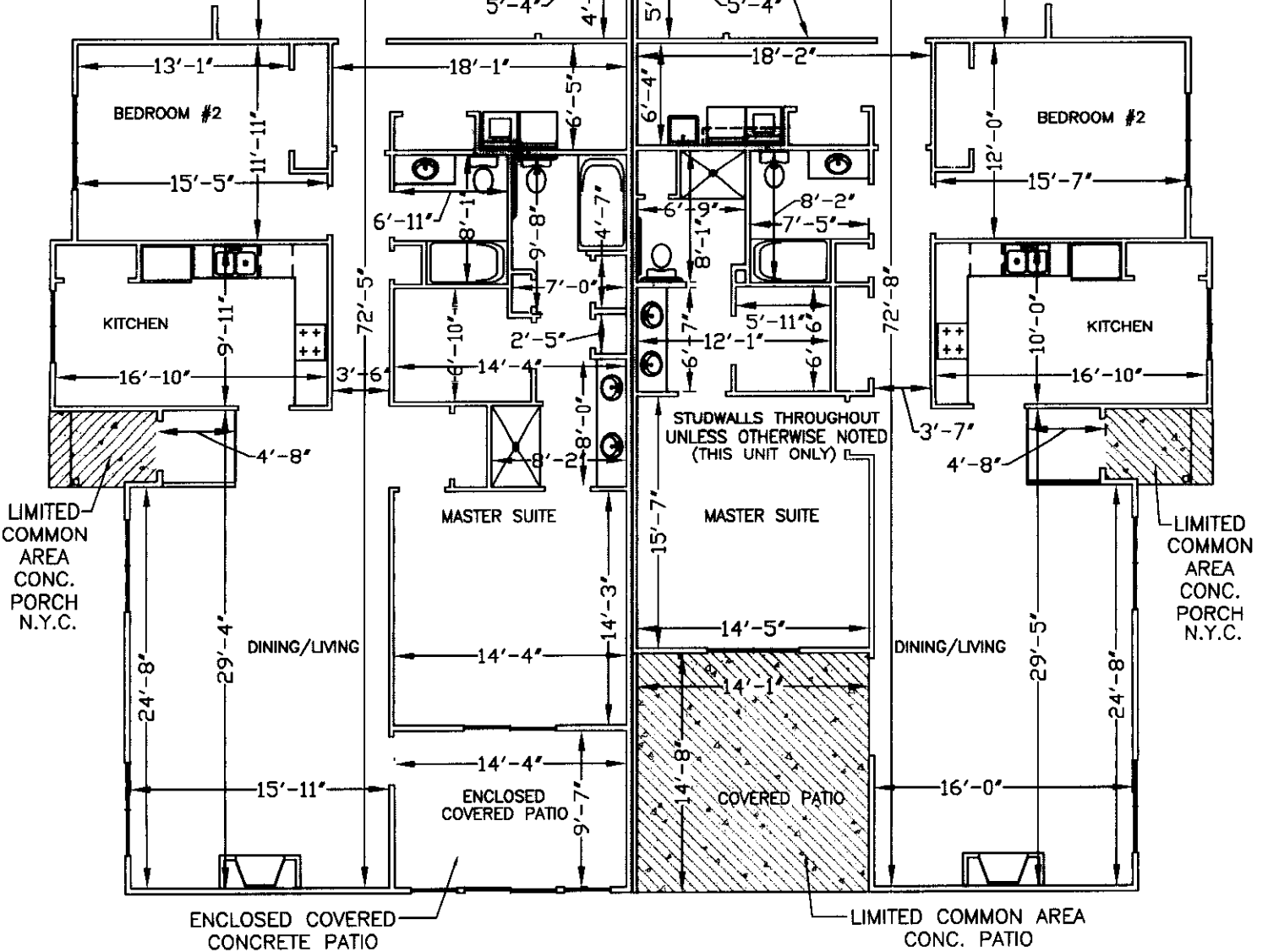
UNIT #2086

UNIT #2076

GARAGE

GARAGE

DRYWALL IN THIS ROOM & ON THIS WALL ONLY

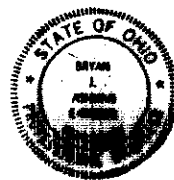


FLOOR PLAN - UNITS 2086 & 2076



Instr: 200403300021137
P: 11 of 11 F: \$100.00 03/30/2004
Rick Campbell 2:34PM COND
Stark County Recorder T20040014036

BUILDING 12
UNITS 2072, 2076, 2082 & 2086
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS



SHEET 6 OF 6

01138