ZONING INFORMATION

Subject property is zoned "M-1" General Industrial District

Minimum Lot Size: 1 Acre Maximum Height; 60' Front Setback: 60' Side Setback: 10' Rear Setback: 10' Between Buildings: 30'

Maximum Density: Minimum 20% Landscaped Open Space

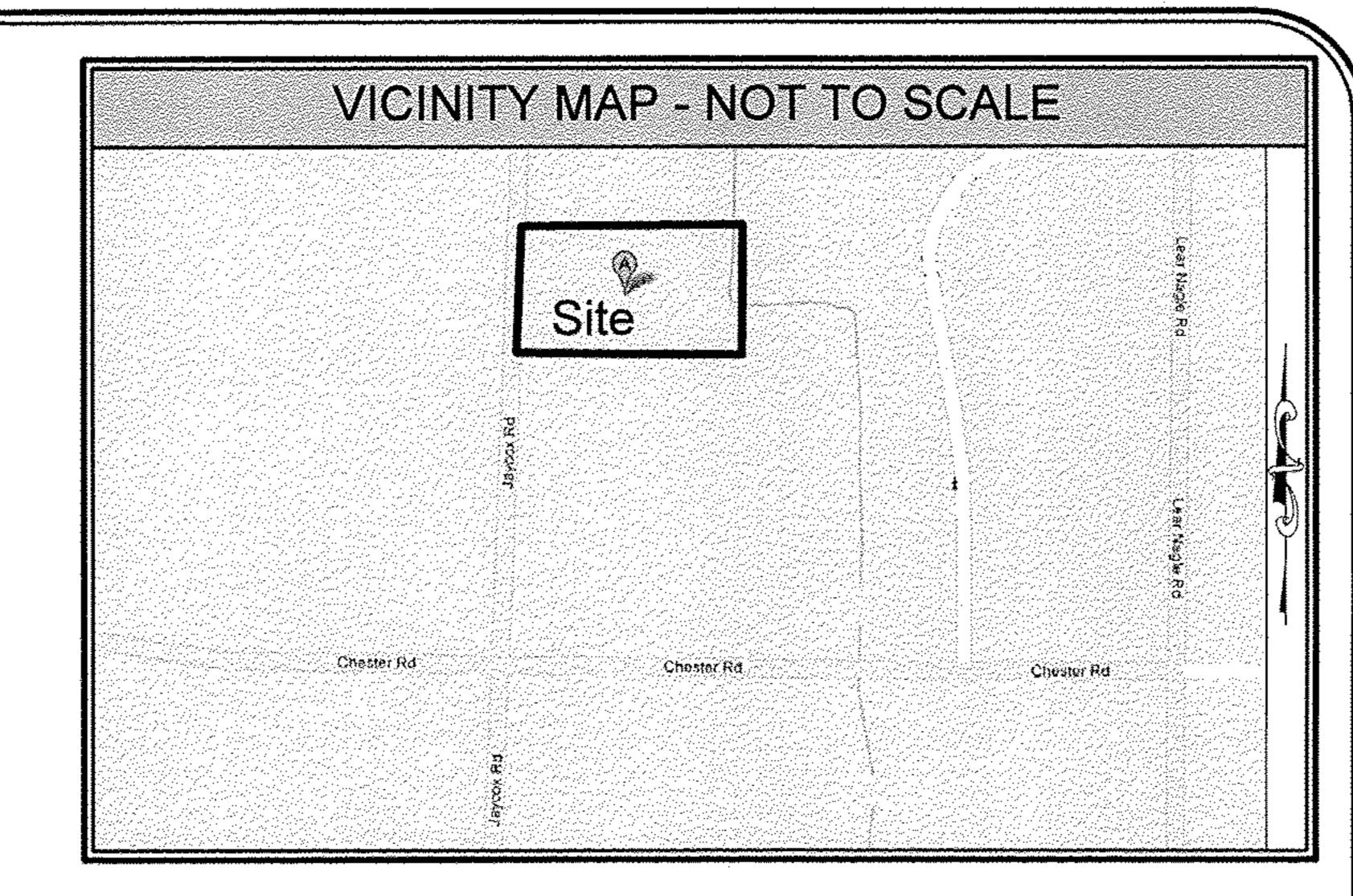
The zoning information was provided by Zoning Report site #21296 dated December 7, 2011 pursuant to

Warehouse and wholesale businesses: 1 Parking Space per 800 Square Feet of floor Area.

Business, Professional and Administrative Offices: 1 Parking Space per 300' of Office Space

ITEMS CORRESPONDING TO SCHEDULE B-II

6. Roadside Right of Way to Columbia Gas of Ohio Inc. dated January 23, 1967and filed March 10, 1967 at 10:67am in Volume 941, Page 296 of the Lorain County Records. ITEM AFFECTS SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY HEREON.



MISCELLANEOUS NOTES

- Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in
- Bearings shown hereon are based on the centerline of Jaycox Road, Lorain County, Ohio. A bearing of N11°54'30"E was used.
- (MN3) The subject property surveyed contains an area of 12,100 acres (527,077 square feet), more or
- The monuments referenced hereon (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long with an identification cap bearing the number "7911".
- The traverse of the subject property has an unadjusted mathematical closure of 1:90,488. The dimensions and results of the survey are based on a compass rule adjusted mathematically closed
- (MN6) The visible posted address of the subject property is 1141 Jaycox Road.
- Subject property has direct access to Jaycox Road, which is a dedicated, public Right-of-Way.
- MN8) At the time of survey, there was no observable evidence of the site being used as a cemetery.
- The location of the utilities shown hereon are from observed visible evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of subterranean uses.
- There are 124 regular parking spaces and 1 handicapped parking spaces, for a total of 125 parking spaces located on the subject property. spaces located on the subject property.
- At the time of survey, there was no observable evidence of earth moving work, building construction or building additions. At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- At the time of survey, there was no observable evidence of the site being used as a solid waste At the time of survey, there was dump, sump or sanitary landfill.
- The as surveyed description was provided by the surveyor because of the lack of descriptive information in the calls for the record description.

AS-SURVEYED DESCRIPTION

Situated in The City of Avon, County of Lorain and State of Ohio, and Known as Part of Original Section No. 21 of Avon Township and more particularly described as follows:

Commencing at a found 5/8" iron pin in a monument box at the centerline intersection of Chester Road, a 60 foot public right-of-way, with Jaycox Road, now a 70 foot public right-of-way as recorded in the Plat Volume 62, Page 45 of the Lorain County Recorder's Office:

Thence North 11°54'30" East along the centerline of Jaycox Road a distance of 1336.41 feet to the True Point of Beginning;

Thence continuing with said centerline of Jaycox Road, North 11°54'30" East, 544.29 feet witnessed by a found 5/8" iron pin at 7.2 feet north and 31.0 feet east;

Thence North 80°45'30" West along the southerly line of Lynn Bolling (Instrument No. 19990652985), 948.65 feet to a point in a ditch and on the westerly line of Edward J. Schober Jr., (Instrument No. 980539127) and witnessed by a found 1" pipe at 15.8 feet north and 36.9 feet west;

Thence South 10°21'29" West along said Schober Jr's west line, 558.95 feet to a set 5/8" iron pin;

Thence South 79°51'28" East along the north line of Marlin Manufacturing Corp. (Instrument No. 2009-0299772), passing a set 5/8" iron pin at 933.19 feet a total distance of 963.20 feet to the True Point of Beginning

Containing 12,100 acres more or less and subject to all easements and rights-of-way of record.

Bearings shown hereon are to an Assumed Meridian and are used to denote Angles only.

All set pins are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the number 7911.

The above description is prepared from and accordance with a field survey by David J. Kuethe, Registered Surveyor No. 7911 dated October 21, 2011.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Stewart Title Insurance Company, Commitment No. 91650, dated September 30, 2011.

ALTA/ACSM LAND TITLE SURVEY

RECORD DESCRIPTION

Situated in the City of Avon, County of Lorain and State of Ohio: And known as and being part of Original Township Lot No. 21 bounded

and described as follows: Beginning in the centerline of Jaycox Road at the southwest corner of land conveyed to Robert Bolling and

the southerly line of land so conveyed to Robert Bolling and Wilma Bolling as aforesaid a distance of about 948.65 feet to the westerly line of land conveyed to Edward Joseph Schober and Sophie Schober by Deed dated December 23, 1942 and recorded in Volume 327,

Page 49 of Lorain Cotmty Deed Records; Thence Southerly along the westerly line of land so conveyed to Edward Joseph Schober and

Wilma Bolling by Deed dates April 6, 1966 and recorded in Volume 927, Page 658 of Lorain County Records; Thence easterly along

Sophie Schober as aforesaid to the northeast corner of land conveyed to Marlin Manufacturing by Deed dated March 10, 1971 and

recorded in Volume 1021, Page 745 of Lorain County Deed Records; Thence westerly along the northerly line ofland so conveyed to

Marlin Manufacturing Corp. as aforesaid, a distance of about 963.20 feet to the centerline of Jaycox Road; thence northerly along the

more or less, but subject to all legal highways.

Insurance Company, Commitment No. 91650, dated September 30, 2011.

centerline of Jaycox Road to the principal place of beginning and containing within said bounds about 10.99 acres of land, be the same

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Stewart Title

Malt Properties Project

B&C Project No. 201101711, 001 Site Name: Bearing Technologies 1141 Jaycox Road, Avon, OH

based upon Title Commitment No. 91650 of Stewart Title Insurance Company bearing an effective date of September 30, 2011.

Surveyor's Certification

To: BEAR T (OH) LLC; GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, its successors and assigns; REED SMITH LLP; Title Associates, a division of Stewart Title Insurance Company; Stewart Title Guaranty Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on October 21, 2011.

Sheet 1 of 2

Bock & Clark Project No. 1201100294

Registration No. 7911 In the State of Ohio Date of Survey: October 21, 2011

Network Project No. 201101711-001

Date of Last Revision: December 8, 2011

Survey Performed By: Bock & Clark Corporation 7370 Kingsgate Way, Suite H West Chester, OH 45069 Phone: 800-787-8392 Fax: 513-779-9973

Email: sharsley@bockandclark.com

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SIGNIFICANT OBSERVATIONS None Apparent

By Bock & Clark, Corporation

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 390348, Map No. 0151D which bears an effective date of August 19, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by firmette created on October 20, 2011 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

FLOOD NOTE

DATE	DESCRIPTION	DATE	DESCRIPTION
10/27/2011	B&C Comments	12/7/2011	B&C Comments
11/29/2011	Clien Comments	12/8/2011	B&C Comments
12/1/2011	B&CComments		
FIELD WORK	DRAFTED: ACL	CHECKED BY: DJK	MSC NOTES:

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