ALTA/ACSM Land Title Survey

of

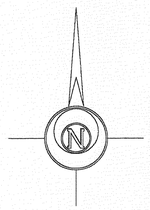
A parcel of land described in Title Commitment No. 426108 prepared by Chicago Title Insurance Company, dated July 10, 2007, as shown below:

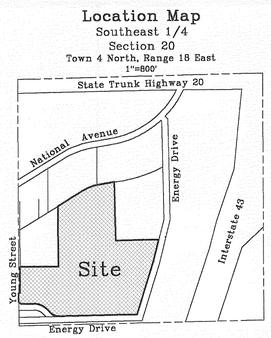
A parcel of land located in the SE 1/4 of Section 20, T4N, R18E, Village of East Troy, Walworth County, Wisconsin, described as follows: Commence at the South quarter corner of said Section 20; thence N 0° 10' West along the North-South quarter Section line, 90.00 feet to the point of beginning; thence continue N 0° 10' West 259.34 feet; thence N 89° 50' East 15.00 feet; thence N 0° 10' West 280.57 feet; thence N 89° 50' East 415.19 feet; thence N 0° 10' 20" West 649.15 feet; thence N 58° 51' 54" East 311.82 feet; thence along the arc of a non-tangent curve to the right whose chord bears N 68° 37' 21" East 164.56 feet, with a radius of 439.71 feet, with a central angle of 21° 35' 51", 165.53 feet; thence N 80° 27' 45" East 282.10 feet; thence along the arc of a curve to the left whose chord bears N 71° 20' 51" East 454.38 feet, with a radius of 1434.13 feet with a central angle of 18° 13' 48", 456.30 feet; thence S 1° 14' 14" East 556.94 feet; thence S 13° 39' 46" West 468.38 feet; thence S 17° 28' 17" West 594.99 feet; thence S 88° 55' 17" West 1278.63 feet to the point of beginning. EXCEPTING THEREFROM Lot 1 of Certified Survey Map No. 1875, recorded October 27, 1989 as Document No. 185524 and ALSO EXCEPTING THEREFROM that part thereof conveyed to the Village of East Troy by deed recorded November 8, 2005 as Document No. 659242.

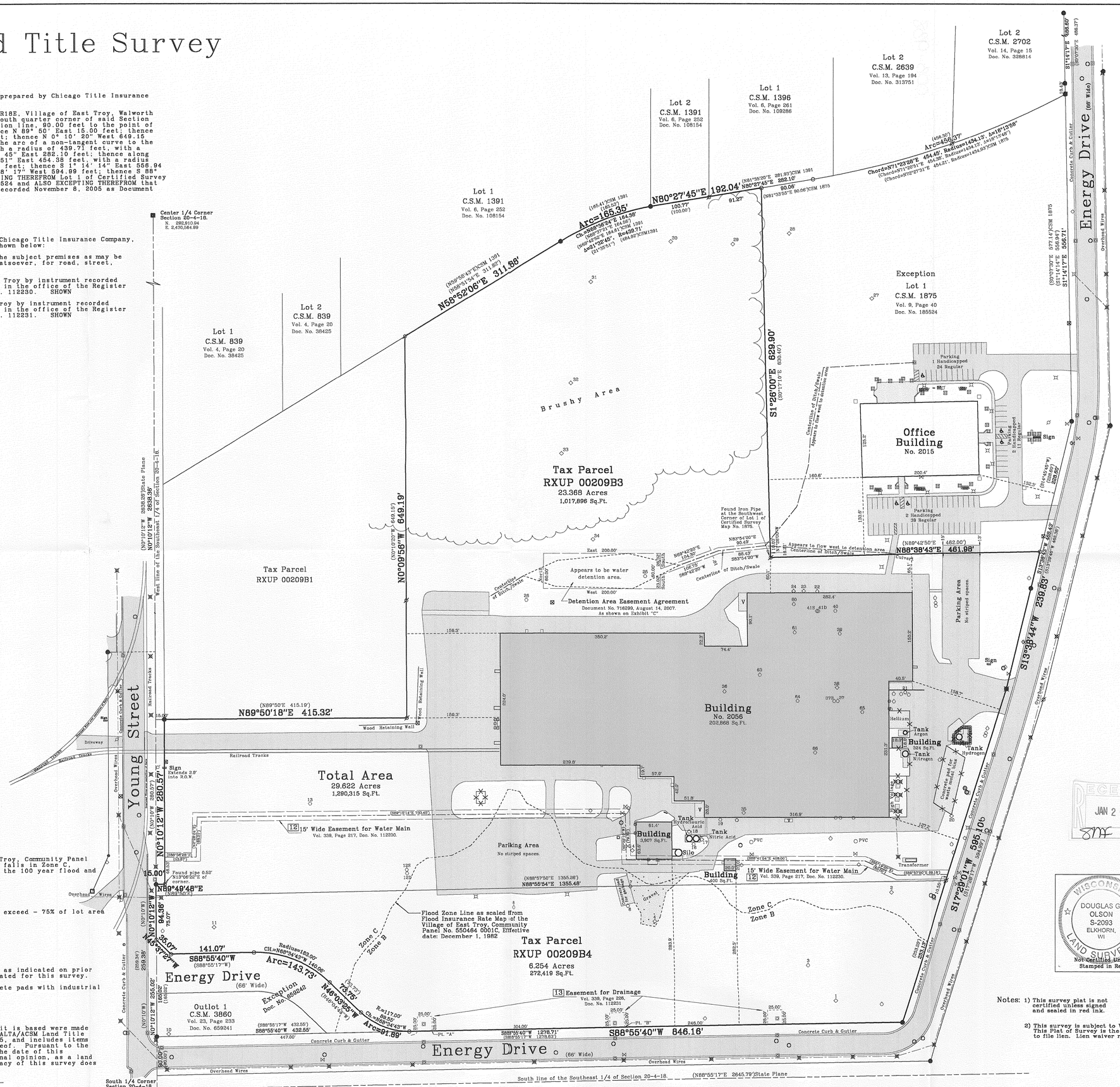
Tax Key No. RXUP 00209B3 and RXUP 00209B4

Schedule B-II of Title Commitment No. 426108 prepared by Chicago Title Insurance Company, dated July 10, 2007, lists easements and restrictions as shown below:

11. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highways and/or alley purposes.
12. Easement for water main granted to The Village of East Troy by instrument recorded February 26, 1985 in Volume 339 of records on page 217 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 112230. SHOWN
13. Easement for drainage granted to The Village of East Troy by instrument recorded February 26, 1985 in Volume 339 of records on page 226 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 112231. SHOWN







Notes:

1. According to Flood Insurance Rate Map of the Village of East Troy, Community Panel No. 550464 0001C, Effective date: December 1, 1982, this site falls in Zone C, areas of minimal flooding and Zone B, areas between limits of the 100 year flood and 500 year flood.
2. There are no marked parking space on this site.
3. This parcel is zoned M-2 - General Manufacturing District.
   Basic zoning information for this district is as follows:
   Maximum floor area of principle and accessory building not to exceed - 75% of lot area
   Maximum impervious surface - 85% of lot area
   Minimum Zoning District Lot Area - 40,000 square feet
   Minimum Lot Width - 150 feet
   Minimum Setbacks
   - Building to front or street - 25 feet
   - Building to side Lot line - 25 feet
   - Building to rear Lot line - 25 feet
   Maximum Building Height - 45 feet
4. Monitoring wells and soil borings that are numbered are shown as indicated on prior surveys. Monitoring wells that are not number were field located for this survey.
5. Concrete areas next to the building marked with a V are concrete pads with industrial building vents on them.

To: Crucible Materials Corporation, a Delaware Corporation
Plymouth Tube Company, a Michigan Corporation
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11(a) and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

August 3, 2007.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

RECEIVED JAN 29 2008

DOUGLAS G. OLSON S-2093 ELKHORN, WI WISCONSIN LAND SURVEYOR
Not Certified Unless Stamped in Red.

Notes: 1) This survey plat is not certified unless signed and sealed in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Survey date: August 3, 2007.
Revisions: No. 1 - Additional information
No. 2 - Detention Area Easement Agreement, Doc. No. 716299.

Scale in Feet
1" = 80'
0' 40' 80' 160' 240'

Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044

Legend
- Found Railroad Spike
- Found Concrete Monument
- Found Iron Rod
- Recorded Information
- Utility Pedestal
- Water Valve
- Utility Pole
- Sign
- Found Iron Pipe
- Set Iron Rod
- 3/4" dia.
- Manhole
- Light
- Light Pole
- Gas Valve
- Control Valve
- Catch Basin
- Monitoring Well
- Soil Boring
- Asphalt Surface
- Chain Link Fence
- Concrete Surface

Sheet 1 of 1 Sheets.

Job Reference Number
2007.091

2007.091

RXUP-209B RXUP-209B4

003-938