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 649.16 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

Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

Center 1/4 Corner Section 20-4-18. N. 282,810.94 E. 2,430,564.99

Lot 1 C.S.M. 1391 Vol. 6, Page 252 Doc. No. 108154

Lot 2 C.S.M. 1391 Vol. 6, Page 252 Doc. No. 108154

Lot 1 C.S.M. 1396 Vol. 6, Page 261 Doc. No. 109286

Lot 2 C.S.M. 2639 Vol. 13, Page 194 Doc. No. 313751

Lot 2 C.S.M. 2702 Vol. 14, Page 15 Doc. No. 328814

Lot 1 C.S.M. 839 Vol. 4, Page 20 Doc. No. 38425

Lot 2 C.S.M. 839 Vol. 4, Page 20 Doc. No. 38425

Exception Lot 1 C.S.M. 1875 Vol. 9, Page 40 Doc. No. 185524

(N59°58'43"E)CSM 1391 (N58°51'54"E 311.82') N58°52'06"E 311.88'

(165.41')CSM 1391 (165.53') Arc=165.35' Ch=N68°36'24"E 164.98' (N68°37'21"E 164.56') Δ=21°35'45", Rad=439.71' (21°35'51") (164.02')CSM1391

N80°27'45"E 192.04' (N81°35'20"E 281.93')CSM 1391 N80°27'45"E 282.10' 100.77' (100.00') 91.27' (N81°33'33"E 90.06')CSM 1875

(458.30') Arc=456.37' Chord=N71°23'28"E 454.45', Rad=1434.13', Δ=18°13'48" (Chord=N71°20'51"E 454.38', Rad=1434.13', 18°13'48") (Chord=N72°27'31"E 454.51', Radius=1434.93')CSM 1875

S1°14'17"E 556.71' (S1°14'14"E 556.94') (S0°00'00"E 577.14')CSM 1875

Energy Drive (66' Wide)

Concrete Curb & Gutter

Overhead Wires

Brushy Area

Tax Parcel RXUP 00209B3 23.368 Acres 1,017,896 Sq.Ft.

S1°28'00"E 629.90' (S0°17'10"E 630.40')

Centerline of Ditch/Swale Appears to flow west to detention area

Found Iron Pipe at the Southwest Corner of Lot 1 of Certified Survey Map No. 1875.

Parking 1 Handicapped 24 Regular

Office Building No. 2015

Sign

Parking 2 Handicapped 39 Regular

N83°54'20"E 90.49' S83°54'20"W 89.43'

(N89°42'50"E 462.00') N88°38'43"E 461.98'

Culvert

Tax Parcel RXUP 00209B1

N0°09'56"W 649.19' (N0°10'20"W 649.15')

West line of the Southeast 1/4 of Section 20-4-18. (N0°10'12"W 2638.28')State Plane (N0°10'12"W 2638.36')

Appears to be water detention area.

Centerline of Ditch/Swale

Detention Area Easement Agreement Document No. 716299, August 14, 2007. As shown on Exhibit "C"

Parking Area No striped spaces.

S13°39'44"W 239.83' (S13°39'46"W 239.80')

Sign

Building No. 2056 202,868 Sq.Ft.

Tank Argon

Building 324 Sq.Ft.

Tank Hydrogen

Tank Nitrogen

Helium

Young Street

Railroad Tracks

Wood Retaining Wall

N89°50'18"E 415.32' (N89°50'E 415.19')

Sign Extends 2.9' into R.O.W.

Driveway

Total Area 29.622 Acres 1,290,315 Sq.Ft.

Parking Area No striped spaces.

Building 3,907 Sq.Ft.

Tank Hydrochloric Acid

Tank Nitric Acid

Silo

Building 400 Sq.Ft.

Transformer

12 15' Wide Easement for Water Main Vol. 339, Page 217, Doc. No. 112230.

N0°10'12"W 280.57' (N0°10'W 280.57')

N89°49'48"E (N89°50'E)

Found pipe 0.52' N13°06'25"E of corner.

Flood Zone Line as scaled from Flood Insurance Rate Map of the Village of East Troy, Community Panel No. 550464 0001C, Effective date: December 1, 1982

(N88°57'50"E 1355.26') N88°55'54"E 1355.48'

Zone C Zone B

Tax Parcel RXUP 00209B4 6.254 Acres 272,419 Sq.Ft.

N0°10'12"W 94.36' (N0°10'W 94.34') 75.07'

N46°03'25"W 35.07'

141.07' S88°55'40"W (S88°55'17"W)

Radius=169.00' CH=N68°04'43"W 140.08' Arc=143.73'

Energy Drive (66' Wide)

Exception Doc. No. 659242

N46°03'25"W 73.76' (73.73') (N46°04'43"W)

R=117.00' 66.55' CH=N29°24'43"W Arc=91.89'

13 Easement for Drainage Vol. 339, Page 226, Doc. No. 112231

Outlot 1 C.S.M. 3860 Vol. 23, Page 233 Doc. No. 659241

(S88°55'17"W 432.55') S88°55'40"W 432.55' 447.00'

S88°55'40"W 1278.71' (S88°55'17"W 1278.63')

S88°55'40"W 846.16'

Concrete Curb & Gutter

Energy Drive (66' Wide)

Overhead Wires

South 1/4 Corner Section 20-4-18. N. 280,272.83 E. 2,430,572.62

South line of the Southeast 1/4 of Section 20-4-18. (N88°55'17"E 2645.79')State Plane

S17°28'01"W 595.10' (S17°28'17"W 594.99')

Location Map
Southeast 1/4
Section 20
Town 4 North, Range 18 East
1"=800'

State Trunk Highway 20
National Avenue
Energy Drive
Interstate 43
Young Street
Site
Energy Drive

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

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.

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

RECEIVED JAN 29 2008

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 Pipe
- Found Iron Rod
- Recorded Information
- Water Manhole
- Water Valve
- Utility Pedestal
- Utility Box
- Soil Boring
- Asphalt Surface
- Chain Link Fence
- Gas Valve
- Control Valve
- Concrete Surface

Sheet 1 of 1 Sheets.

Job Reference Number 2007.091

14x18in-20070814sw-20070914rev2.dgn

2007.091

RXUP-209B RXUP-209B4

003-988