ALTA/ACSM Land Title Survey

of

Lands described in Schedule A of Title Commitment No. 050200109 issued by First American Title Insurance Company, effective date January 27, 2005, as shown below:

Lot One (1) of CERTIFIED SURVEY MAP NO. 2707, located in the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty (20), in Township Four (4) North, Range Eighteen (18) East, in the Village of East Troy, County of Walworth, State of Wisconsin recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on May 23, 1996 in Volume 14 of Certified Survey Map at pages 26 and 27, as Document No. 330207.

Tax Key No. RA270700001

Schedule B-II of Title Commitment No. 050200109 issued by First American Title Insurance Company, effective date January 27, 2005, lists easements and restrictions as shown below:

12. Reservation for a 20' wide easement for a 12" waterpipe as noted on Certified Survey Map No. 2707. SHOWN - Same as No. 13.
13. Terms, conditions, restrictions and easements as contained in an Agreement recorded on February 1, 1971 in Volume 41, Page 420, as Document No. 632517. SHOWN - Same as No. 12.
14. Declaration of Easements recorded on March 5, 1998 in Volume 652 of Deeds, at Page 8806, as Document No. 375853. SHOWN
15. Deed Restriction recorded on September 27, 2004 as Document No. 618081. DESCRIBES TAX PARCEL RXUP 00146B - SOUTHWEST OF LOT 1
16. Wisconsin Electric Power company Easement recorded as Document No. 429433. GENERAL IN NATURE - CAN NOT BE PLOTTED
17. Wisconsin Electric Power Company Easement recorded as Document No. 535877. GENERAL IN NATURE - CAN NOT BE PLOTTED
18. Utility Easement recorded as Document No. 548131. NOT ON THE PARCEL

Notes:

1. This parcel lies within the Village of East Troy and therefore is not shown on the Federal Flood Insurance Rate Maps of the County of Walworth. The Village of East Troy Topographic Maps which show 10 year and 100 year flood inundation lines indicate that this parcel does not fall within either zone.
2. This parcel is zoned M-2 - General Manufacturing District. Basic zoning information for this district is as follows:
   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

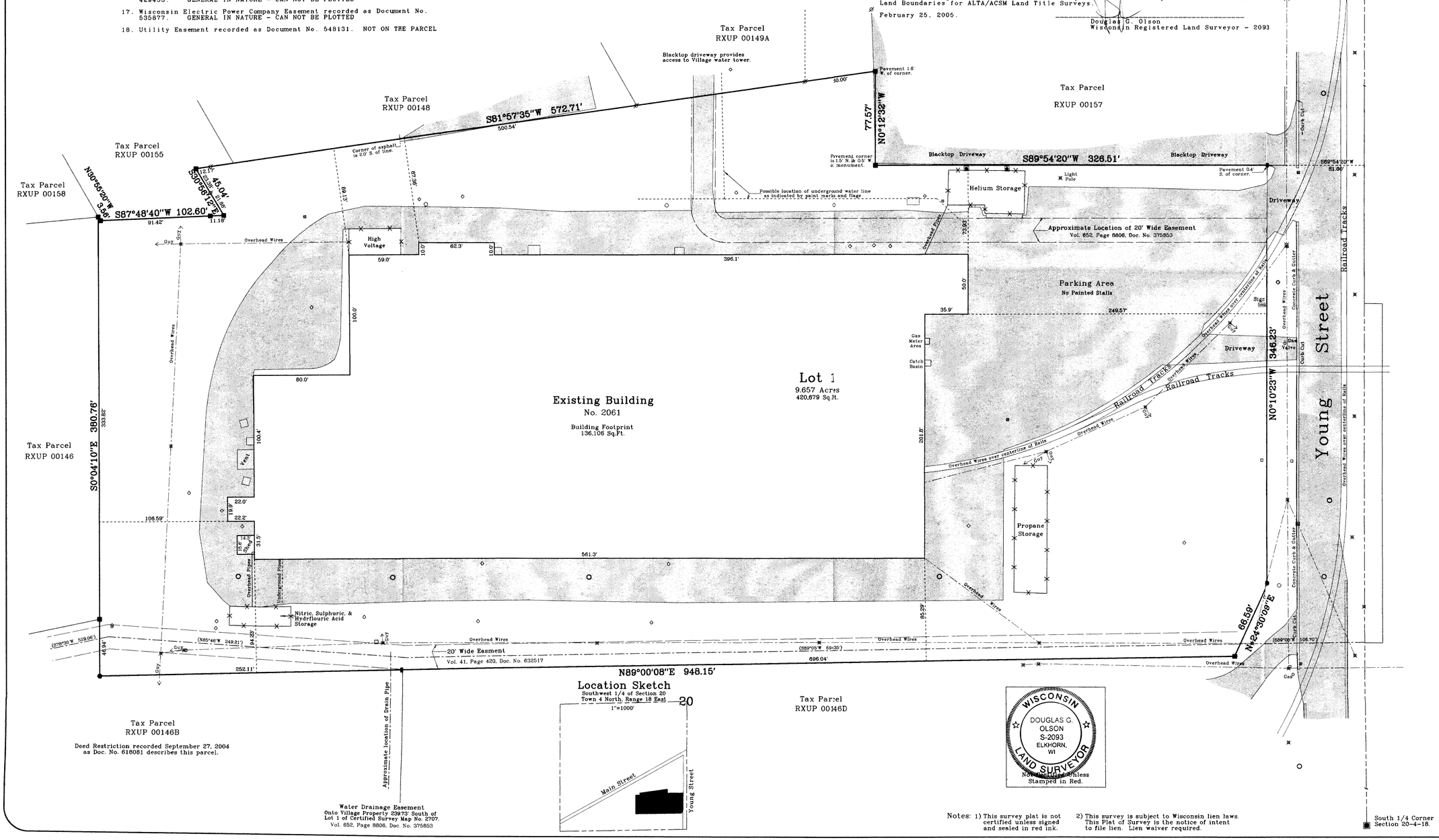
To: Crucible Materials Corporation, a Delaware corporation
First American Title Insurance Company
Plymouth Tube Company, a Michigan corporation
LaSalle Bank National Association

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7 (a), 7 (b), 8, 9, 10, and 11 (a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

February 25, 2005.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

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



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: February 25, 2005.
Revisions: No 1 - Misc. Revisions

Scale in Feet
1" = 40'
0' 20' 40' 80' 120'

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 Concrete Monument
- Found Iron Pipe
- Found Iron Rod
- Recorded Information
- Hydrant
- Water Valve
- Utility Pedestal
- Soil Boring
- Asphalt Surface
- Chain Link Fence
- County Section Corner Marker
- Manhole
- Utility Pole
- Catch Basin
- Monitoring Well
- Concrete Surface

Sheet 1 of 1 Sheets.

Job Reference Number
2005.012

2005.012

003-967

RA270700001