

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-02815-11-2 LOWER PROVIDENCE
NEW CROSSKEYS RD
SUPERIOR TUBE CO INC
B 038C U 005 L 5 3320 DATE: 06/16/05

Please record and return to:

Ralph Rodak, Esquire
Drinker Biddle & Reath LLP
1000 Westlakes Drive, Suite 300
Berwyn, PA 19312

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-02815-12-1 LOWER PROVIDENCE
NEW CROSSKEYS RD
SUPERIOR TUBE CO INC
R 038C U 006 L 1005 DATE: 06/16/05

Tax Parcel Nos.:
Lot 5: 43-00-02815-112
Lot 6: 43-00-02815-121
Lot 7: 43-00-05419-001
Lot 8: 43-00-05419-028
Lot 9: 43-00-05419-037
Lot 10: 43-00-05419-046
Lot 11: 43-00-05419-055
Lot 12: 43-00-12304-019

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-05419-00-1 LOWER PROVIDENCE
3900 GERMANTOWN PIKE
SUPERIOR TUBE CO INC
B 038C U 007 L 7 3341 DATE: 06/16/05

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-05419-02-8 LOWER PROVIDENCE
GERMANTOWN PIKE
SUPERIOR TUBE CO
B 038C U 008 L 7 3000 DATE: 06/16/05

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-12304-01-9 LOWER PROVIDENCE
RIVER RD
SUPERIOR TUBE CO
B 038C U 012 L 12 2110 DATE: 06/16/05

EASEMENT AGREEMENT

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-05419-05-5 LOWER PROVIDENCE
GERMANTOWN PIKE
SUPERIOR TUBE CO
B 038C U 011 L 11 2309 DATE: 06/16/05

THIS EASEMENT AGREEMENT is made as of the 25th day of April, 2005, to be effective as of December 31, 2004, by and between SUPERIOR TUBE COMPANY, a Pennsylvania corporation, with an address at 3 Radnor Corporate Center, Suite 400, P.O. Box 6760, Radnor, Pennsylvania 19807 ("Grantor") and SUPERIOR TUBE COMPANY, INC, a Pennsylvania corporation, with an address at 3900 Germantown Pike, Colledgeville, PA 19426 ("Grantee").

BACKGROUND

DE BK05558-2809 DT-DOUBLE DEED W/PLAN EXHIBIT
2005086517 06/23/2005 02:17:37 PM:1
ROD FEE \$198.50
MONTGOMERY COUNTY ROD
43-LOWER PROVIDENCE TOWNSHIP 0219 0200 HANCOY BECKER ROD

A. Grantor has conveyed to Grantee certain property located in Lower Providence Township, Montgomery County, Pennsylvania, shown as Lots 5, 6 and 7 on the Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared by Urwiler and Walter, Inc., dated April 29, 1999, last revised February 21, 2000 and recorded in Montgomery County in Plan Book A-59, page 217 (the "Subdivision Plan") as more particularly described on Exhibit "A" attached hereto (the "Plant Lots") on which Grantee maintains and operates a tube manufacturing plant (the "Plant").

B. Grantor remains the owner of the property shown on the Subdivision Plan as Lots 8, 9, 10, and 11, as more particularly described on Exhibit "B" attached hereto (the "Development Lots"). Grantor also remains the Owner of the property shown on the

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-05419-03-7 LOWER PROVIDENCE
GERMANTOWN PIKE
SUPERIOR TUBE CO
B 038C U 009 L 9 2309 DATE: 06/16/05

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-05419-04-6 LOWER PROVIDENCE
GERMANTOWN PIKE
SUPERIOR TUBE CO
B 038C U 010 L 10 2309 DATE: 06/16/05

K.P.
26
2

Subdivision Plan as Lot 12, as more particularly described on Exhibit "C" attached hereto ("Lot 12").

C. Certain underground water pipelines and associated power lines transverse the Development Lots and Lot 12 from the Plant Lots to the Perkiomen Creek and a pump station and related equipment are located on Lot 12 (the underground water pipelines, the associated power lines and other equipment are referred to herein as the "Pipe System"). The plan prepared for Grantor by Urwiler & Walter, Inc. (project no. 05004), dated February 22, 2004 and last revised March 17, 2005, attached hereto as Exhibit "D" (the "Easement Plan") shows the current location of the Pipe System.

D. The parties desire by this Agreement to provide easements to Grantee over the Development Lots and Lot 12 for the maintenance, repair and replacement of the Pipe System and for the maintenance, repair and replacement of an existing stormwater drainage pipe located on the Development Lots but serving the Plant Lots, subject to the terms and conditions hereinafter set forth.

NOW THEREFORE, incorporating the foregoing recitals by this reference and intending to be legally bound hereby, Grantor and Grantee agree as follows:

1. Grant of Pipe System Easement. Grantor hereby grants, sells and conveys unto Grantee, its successors and assigns a non-exclusive, perpetual easement and irrevocable license upon, through, over, across and under the Development Lots and Lot 12 to access, inspect, maintain, repair, replace and modify the Pipe System and all appurtenances thereto in the locations shown on the Easement Plan (the "Pipe System Easement Areas"), as such Pipe System Easement Areas affecting the Development Lots may be relocated from time to time pursuant to Section 3 hereof. All work performed by Grantee on the Development Lots and/or Lot 12 shall be performed in compliance with applicable laws and good engineering practice, including without limitation the requirements of the administrative consent order with the Environmental Protection Administration referred to in the Deed Notice recorded in Deed Book 5413, page 1941.

2. Grant of Access Easement. Grantor hereby grants, sells and conveys unto Grantee, its successors and assigns a non-exclusive perpetual easement and irrevocable license upon, through, over and across the twenty (20) foot wide access easement located on Lot 12 and shown on the Easement Plan (the "Access Easement Area") for access to and from the pump station and related equipment that is part of the Pipe System and located within the Pipe System Easement Areas on Lot 12.

3. Relocation of the Pipe System Easement Areas. To facilitate the construction of future improvements on, or to facilitate the modification in any way of, the Development Lots, Grantor, at Grantor's sole expense and upon the prior written consent of Grantee (which shall not be unreasonably withheld, conditioned, or delayed) shall have the right from time to time to relocate the Pipe System Easement Areas on the Development Lots, provided that such relocation does not interfere in any material respect (either temporarily or permanently) with the operation of the Plant or any governmental requirements (federal, state, or local) associated with Grantee's operation of the Plant. As part of any relocation of the Pipe System Easement Areas

on the Development Lots and as a condition thereto, Grantor shall install, at its sole cost and expense, new underground pipes and related electric lines in the relocated Easement Area of the same size and specifications as the existing underground pipes and electric lines constituting the Pipe System, or as otherwise approved in writing by Grantee. Grantor shall install the new Pipe System components prior to any removal of the existing Pipe System and coordinate the cut-over to the new Pipe System with Grantee so as to avoid any material interruption in Grantee's use of the Pipe System. If Grantor exercises this relocation right, the parties shall execute and record an amendment to this Agreement confirming the new location of the Pipe System Easement Areas on the Development Lots.

4. Grant of Drainage Easement. Grantor hereby grants, sells and conveys unto Grantee, its successors and assigns a non-exclusive, perpetual easement and irrevocable license upon, through, over, across and under the Development Lots to maintain, repair and replace the existing underground stormwater drainage pipe that crosses the southeast corner of Lot 8 of the Development Lots to discharge into a drainage swale on the south side of Germantown Pike, as shown on the Easement Plan.

5. Governing Law. This Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania.

6. Notices. Any notices or other correspondence sent pursuant to this Agreement shall be sent by United States Certified Mail, Return Receipt Requested, Postage Prepaid, Delivered to Addressee only, or by courier service with guaranteed next business day delivery, addressed as follows:

(a) If intended for Grantor:

Superior Group, Inc.
3 Radnor Corporate Center
Suite 400
Radnor, PA 19087
Attention: Mr. Richard A. Warden

(b) If intended for Grantee:

Superior Tube Company, Inc.
3900 Germantown Pike
Collegeville, PA 19426
Attention: Mr. Scott Myers

or such other addresses as either party hereto may from time to time direct by service of notice on the other party as provided above. Any such notices shall be deemed received three business days after the same is deposited with the United States Postal Service or one day after the same is delivered to a courier service with guaranteed next business day delivery.

7. Binding on Successors and Assigns. This Agreement shall run with and bind the Development Lots and Lot 12 and the future successors and assigns of Grantor and shall inure to the benefit of Grantee, and its successors and assigns in the ownership of the Plant Lots.

8. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement Agreement shall be liberally construed to effect the purposes of this Agreement. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Agreement that would render the provision valid shall be favored over any interpretation that would render it invalid.

9. Severability. If any provision of this Agreement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Agreement or the application of such provision to persons or circumstances other than those as to which it is found to be invalid as the case may be shall not be affected thereby.

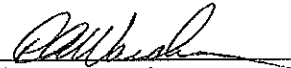
10. Entire Agreement. This Agreement sets forth the entire agreement of the parties with respect to the subject matter hereof and supercedes all prior discussions, negotiations, understandings or agreements relating to this Easement Agreement, all of which are merged herein.

11. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

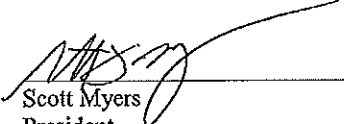
(next page is signature page)

IN WITNESS WHEREOF the parties hereto have caused this Easement Agreement to be duly executed as of the day and year first above written.

SUPERIOR TUBE COMPANY

By: 
Richard A. Warden
Vice President

SUPERIOR TUBE COMPANY, INC.

By: 
Scott Myers
President

STATE OF PENNSYLVANIA :
 Delaware : SS
COUNTY OF MONTGOMERY :

On this, the ^{June}~~13th~~ day of ~~April~~, 2005, before me, personally appeared Richard A. Warden, who acknowledged himself to be the Vice President of Superior Tube Company, a corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[NOTARIAL SEAL]

Jean M. Kennedy
Notary Public

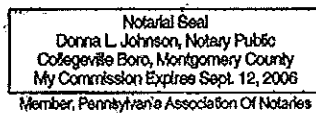
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jean M. Kennedy, Notary Public
Flatnor Twp., Delaware County
My Commission Expires Nov. 8, 2008
Member, Pennsylvania Association Of Notaries

STATE OF PENNSYLVANIA :
 : ss
COUNTY OF MONTGOMERY :

On this, the 13th day of June, 2005, before me, personally appeared Scott Myers, who acknowledged himself to be the President of Superior Tube Company, Inc. a corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[NOTARIAL SEAL]



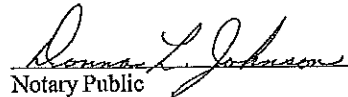

Notary Public

EXHIBIT A
DESCRIPTION OF PLANT LOTS

BE3349714



URWILER & WALTER, INC
CIVIL ENGINEERS & SURVEYORS
est. 1966

3126 MAIN STREET
P.O. BOX 269
SUMNEYTOWN, PA 18084-0269
215-234-4562
215-234-0889 (FAX)

98179

March 13, 2001

Description of Lot 5:

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania, as shown on Preliminary/Final Plan Record Map (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of New Cross Keys Road (40 feet wide) in line of lands of Lot 7, said point being located North 44 degrees 22 minutes 45 seconds East 366.73 feet measured along the centerline of New Cross Keys Road from the intersection of Germantown Pike (County Road) (50 feet wide) centerline with the centerline of New Cross Keys Road;

THENCE from said beginning point crossing the bed of New Cross Keys Road, along lands of Lot 7 North 44 degrees 37 minutes 15 seconds West 319.14 feet to a point;

THENCE continuing along the aforementioned lands of Lot 7 the following two (2) courses and distances:

- (1) North 12 degrees 03 minutes 40 seconds East 462.92 feet to a point
- (2) North 43 degrees 01 minute 44 seconds West 228.78 feet to a point.

THENCE continuing along the aforementioned land of Lot 7, crossing the bed of New Cross Keys Road North 44 degrees 17 minutes 42 seconds East 170.14 feet to a point in the centerline of New Cross Keys Road;

THENCE along the aforementioned centerline of New Cross Keys Road the following three dimensions:

- (1) South 43 degrees 01 minute 55 seconds East 557.29 feet to a point of curvature
- (2) extending along the arc of a circle curving to the right, having a radius of 250.00 feet, the arc distance of 381.39 feet (chord South 00 degrees 40 minutes 24 seconds West 345.46 feet) to a point of tangency

URWILER & WALTER, INC./ Superior Tube Company

Lot 5

March 13, 2001/Page 2

(3) South 44 degrees 22 minutes 45 seconds West 296.79 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 6.640 acres of land more or less.

CHAS. W. WALTER & SONS, INC. SUPERIOR TUBE COMPANY - LOT 5-03
GRUNGE



ORWILER & WALTER, INC.

CIVIL ENGINEERS & SURVEYORS

est. 1988

3126 MAIN STREET
P.O. BOX 289
SUMNBYTOWN, PA 18064-0289
215-234-4862
215-234-0889 (FAX)

53179

March 13, 2001

Description of Lot 6 (for stormwater management facilities only).

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan-Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Orwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of New Cross Keys Road (40 feet wide) in line of lands of Lot 1, said point being located the following two (2) dimensions measured along the centerline of New Cross Keys Road from the intersection of Germantown Pike (County Road) (50 feet wide) centerline with the centerline of New Cross Keys Road:

- (1) North 44 degrees 22 minutes 45 seconds East 663.62 feet to a point of curvature
- (2) extending along the arc of a circle curving to the left, having a radius of 250.00 feet, the arc distance of 253.95 feet (chord North 15 degrees 16 minutes 40 seconds East 243.17 feet) to the place of beginning;

THENCE from said beginning point along the centerline of New Cross Keys Road the following two (2) dimensions:

- (1) extending along the arc of a circle curving to the left, having a radius of 250.00 feet, the arc distance of 127.44 feet (chord North 28 degrees 25 minutes 43 seconds West 126.06 feet) to a point of tangency
- (2) North 43 degrees 01 minute 55 seconds West 596.84 feet to a point;

THENCE crossing the bed of New Cross Keys Road North 46 degrees 15 minutes 37 seconds East 24.07 feet to a point in the bed of Beth Drive (50 feet wide);

THENCE through the aforementioned bed of Beth Drive the following two (2) courses and distances:

- (1) South 43 degrees 42 minutes 18 seconds East 8.10 feet to a point;

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URWILKER & WALTER, INC./ Superior Tube Company
Lot 6 (for stormwater management facilities only)
March 13, 2001/Page 2

- (2) North 44 degrees 17 minutes 42 seconds East 120.00 feet to a PK set in the bed of Beth Drive in line of lands of Leonard and Rosemary Pesi;

THENCE crossing the bed of Beth Drive along the aforementioned lands of Leonard and Rosemary Pesi, crossing a rebar found on the property line of Leonard and Rosemary Pesi, along lands of David and Barbara Wells and along lands of Michael and Joanne Leap South 43 degrees 42 minutes 18 seconds East 716.50 feet to a rebar found, a property corner of this and lands of Michael and Joanne Leap and in line of lands of Vincent and Lillian Catagnus;

- (1) THENCE along the aforementioned lands of Vincent and Lillian Catagnus, crossing a fieldstone found, a property corner of lands of Vincent and Lillian Catagnus and lands of Lot 1 and along lands of Lot 1 South 46 degrees 54 minutes 51 seconds West 184.23 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 2.461 acres of land more or less.

Copyright © 2001 SUPERIOR TUBE COMPANY. LOT 6 is a trademark of Superior Tube Company. 08/01/01



3126 MAIN STREET
P.O. BOX 369
SUMMITTOWN, PA 18084-0269
215-234-4562
215-234-0889 (FAX)
98179

March 13, 2001

Description of Lot 7.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the intersection of Germantown Pike (County Road) (30-foot wide) centerline with the centerline of New Cross Keys Road (40-foot wide);

THENCE from said beginning point, through the bed of Germantown Pike (County Road), the following four (4) courses and distances:

- (1) North 66 degrees 36 minutes 18 seconds West 321.26 feet to a spike found
- (2) North 66 degrees 45 minutes 00 seconds West 145.90 feet to a PK found
- (3) North 77 degrees 13 minutes 30 seconds West 425.38 feet to a PK set
- (4) North 77 degrees 48 minutes 00 seconds West 100.00 feet to a point in line of lands of Lot 8;

THENCE crossing the bed of Germantown Pike (County Road) along the aforementioned lands of Lot 8 North 12 degrees 12 minutes 00 seconds East 710.36 feet to a point;

THENCE continuing through the aforementioned lands of Lot 8 the following two (2) courses and distances:

- (1) South 78 degrees 32 minutes 09 seconds East 239.30 feet to a point
- (2) North 11 degrees 07 minutes 51 seconds East 310.23 feet to a point in line of lands of Scott Zimmerman;

THENCE along the aforementioned lands of Scott Zimmerman, crossing the bed of New Cross Keys Road (33 feet wide at this point) North 86 degrees 33 minutes 21 seconds East 298.21 feet to a PK set in the bed of New Cross Keys Road;

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URWILER & WALTER, INC./ Superior Tube Company

Lot 7

March 13, 2001/ Page 2

THENCE through the aforementioned bed of New Cross Keys Road the following three (3) courses and distances:

- (1) South 43 degrees 56 minutes 39 seconds East 291.53 feet to a point
- (2) South 46 degrees 15 minutes 37 seconds West 3.90 feet to a point
- (3) South 43 degrees 01 minute 55 seconds East 39.55 feet to a point in line of lands of Lot 5;

THENCE continuing along the aforementioned lands of Lot 5, crossing the bed of New Cross Keys Road (40 feet wide at this point) South 44 degrees 17 minutes 42 seconds West 170.14 feet to a point;

THENCE along the aforementioned lands of Lot 5 the following two (2) courses and distances:

- (1) South 43 degrees 01 minute 44 seconds East 228.78 feet to a point
- (2) South 12 degrees 03 minutes 40 seconds West 462.92 feet to a point;

THENCE continuing along the aforementioned lands of Lot 5, crossing the bed of New Cross Keys Road, South 45 degrees 37 minutes 15 seconds East 319.14 feet to a point on the centerline of New Cross Keys Road;

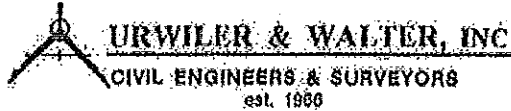
THENCE along aforementioned centerline of New Cross Keys Road South 44 degrees 22 minutes 45 seconds West 366.73 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 24.277 acres of land more or less.

EXHIBIT B

DESCRIPTION OF DEVELOPMENT LOTS

BE3349714



9126 MAIN STREET
P.O. BOX 269
SUMNEYTOWN, PA. 18084-0269
215-234-4962
215-234-0889 (FAX)

93179

March 13, 2001

Description of Lot 8:

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Germantown Pike (County Road) (50 feet wide) in line of lands of Lot 7, said point being located the following four (4) courses and distances measured along the bed of Germantown Pike (County Road) from the intersection of Germantown Pike (County Road) centerline with the centerline of New Cross Keys Road (40 feet wide):

- (1) North 66 degrees 36 minutes 18 seconds West 321.26 feet to a spike found
- (2) North 66 degrees 45 minutes 00 seconds West 145.90 feet to a PK found
- (3) North 77 degrees 13 minutes 30 seconds West 425.38 feet to a PK set
- (4) North 77 degrees 48 minutes 00 seconds West 100.00 feet to the place of beginning;

THENCE from said beginning point, continuing along the aforementioned bed of Germantown Pike (County Road) North 77 degrees 48 minutes 00 seconds West 328.06 feet to a point in line of lands of Lot 9.

THENCE crossing the bed of Germantown Pike (County Road) along the aforementioned lands of Lot 9 North 12 degrees 12 minutes 00 seconds East 111.31 feet to an angle iron found, a property corner of this, lands of Carbone Brothers Company, Stoff I. Phillip and lands of Scott Zimmerman;

THENCE along the aforementioned lands of Scott Zimmerman the following two (2) courses and distances:

- (1) South 86 degrees 03 minutes 34 seconds East 464.08 feet to an angle iron found
- (2) North 86 degrees 33 minutes 21 seconds East 175.02 feet to a point in line of lands of Lot 7;

URWILER & WALTER, INC./Superior Tube Company

Lot 8

March 13, 2001/ Page 2

THENCE partly along the aforementioned lands of Lot 7, the following two (2) courses and distances:

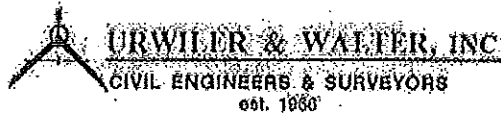
(1) South 11 degrees 07 minutes 51 seconds West 510.23 feet to a point

(2) North 78 degrees 52 minutes 09 seconds West 239.30 feet to a point;

THENCE continuing through the aforementioned lands of Lot 7, crossing the bed of Germantown Pike (County Road) South 12 degrees 12 minutes 00 seconds West 710.56 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 13.014 acres of land more or less.

URWILER & WALTER, INC./Superior Tube Company - Lot 8, et al



URWILER & WALTER, INC

CIVIL ENGINEERS & SURVEYORS

est. 1886

3126 MAIN STREET
P.O. BOX 269
SUMMERTOWN, PA 18084-0269
215-234-4552
215-234-0889 (FAX)
93179

March 13, 2001

Description of Lot 9.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superfor Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Germantown Pike (County Road) (50 feet wide) in line of lands of Lot 9, said point being located the following four (4) courses and distances measured along the bed of Germantown Pike (County Road) from the intersection of Germantown Pike (County Road) centerline with the centerline of New Cross Keys Road (40 feet wide):

- (1) North 66 degrees 36 minutes 18 seconds West 321.26 feet to a spike found
- (2) North 66 degrees 45 minutes 00 seconds West 145.90 feet to a PK found
- (3) North 77 degrees 13 minutes 30 seconds West 425.38 feet to a PK set
- (4) North 77 degrees 48 minutes 00 seconds West 498.06 feet to the place of beginning;

THENCE from said beginning point, continuing along the aforementioned bed of Germantown Pike (County Road) North 77 degrees 48 minutes 00 seconds West 329.03 feet to a point in line of lands of Lot 10;

THENCE crossing the bed of Germantown Pike (County Road) along the aforementioned lands of Lot 10 North 12 degrees 12 minutes 00 seconds East 971.42 feet to a point in line of lands of Carbone Brothers Company, Stoff I. Phillip;

THENCE along the aforementioned lands of Carbone Brothers Company, Stoff I. Phillip, the following three (3) courses and distances:

- (1) North 75 degrees 43 minutes 16 seconds East 150.00 feet to a rebar set
- (2) North 07 degrees 00 minutes 26 seconds East 17.33 feet to a pipe found

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URWILER & WALTER, INC./ Superior Tube Company

Lot 9

March 13, 2001/Page 2

- (3) North 86 degrees 20 minutes 56 seconds East 204.09 feet to an angle iron found; a property corner of this; lands of Carbone Brothers Company, Stolf L. Phillip; lands of Scott Zimmerman and lands of Lot 8;

THENCE along the aforementioned lands of Lot 8, crossing the bed of Germantown Pike (County Road) South 12 degrees 12 minutes 00 seconds West 1111.31 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 7.943 acres of land more or less.

CIVIL ENGINEER SUPERIOR TUBE COMPANY LOT 9 ON
60472



URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
est. 1968

3128 MAIN STREET
P.O. BOX 269
SUMMERTOWN, PA 18084-0269
215-234-4862
215-234-0889 (FAX)

95177

March 13, 2001

Description of Lot 10.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Germantown Pike (County Road) (50 feet wide) in line of lands of Lot 9, said point being located the following four (4) courses and distances measured along the bed of Germantown Pike (County Road) from the intersection of Germantown Pike (County Road) centerline with the centerline of New Cross Keys Road (40 feet wide):

- (1) North 66 degrees 36 minutes 18 seconds West 321.26 feet to a spike found
- (2) North 66 degrees 45 minutes 00 seconds West 145.90 feet to a PK found
- (3) North 77 degrees 13 minutes 30 seconds West 423.38 feet to a PK set
- (4) North 77 degrees 48 minutes 00 seconds West 827.09 feet to the place of beginning;

THENCE from said beginning point, continuing along the aforementioned bed of Germantown Pike (County Road) North 77 degrees 48 minutes 00 seconds West 320.00 feet to a point in line of lands of Lot 11;

THENCE crossing the bed of Germantown Pike (County Road), along the aforementioned lands of Lot 11 North 12 degrees 12 minutes 00 seconds East 843.50 feet to a point in line of lands of Carbone Brothers Company, Stoff I. Phillip;

THENCE partly along the aforementioned lands of Carbone Brothers Company, Stoff I. Phillip the following two (2) courses and distances:

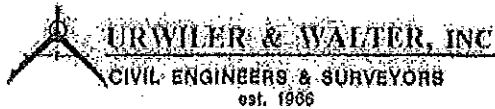
- (1) North 89 degrees 44 minutes 43 seconds East 116.26 feet to a stone found
- (2) North 75 degrees 43 minutes 16 seconds East 230.67 feet to a point in line of lands of Lot 9;

URWILER & WALTER, INC./ Superior Tube Company
Lot 10
March 13, 2001/Page 2

THENCE along the aforementioned lands of Lot 9, crossing the bed of Germantown Pike (County Road) South 12 degrees 12 minutes 00 seconds West 971.42 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 6.592 acres of land more or less.

CHRYSLER SUPERIOR TUBE COMPANY LOT 10 OF
CD 245



UIRWILER & WALTER, INC.

CIVIL ENGINEERS & SURVEYORS

est. 1966

3126 MAIN STREET
P.O. BOX 269
SOMNEYTOWN, PA 18084-0269
215-294-4562
215-294-0889 (FAX)

March 13, 2001

Description of Lot 11.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Uirwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a point, a PK set at the intersection of Germantown Pike (County Road) (50 feet wide) centerline with the centerline of River Road (33 feet wide);

THENCE from said beginning point, along the centerline of River Road the following two (2) courses and distances:

- (1) North 09 degrees 23 minutes 11 seconds East 504.58 feet to a rebar set.
- (2) North 09 degrees 04 minutes 43 seconds East 196.93 feet to a PK set in line of lands of Carboné Brothers Company, Stoffl, Philip;

THENCE along the aforementioned lands of Carboné Brothers Company, Stoffl, Philip, crossing the bed of River Road, crossing a rebar set 16.72 feet from the centerline of River Road North 89 degrees 44 minutes 43 seconds East 467.67 feet to a point in line of lands of Lot 10;

THENCE along the aforementioned lands of Lot 10, crossing the bed of Germantown Pike (County Road) South 12 degrees 12 minutes 00 seconds West 843.50 feet to a point in the bed of Germantown Pike (County Road);

THENCE through the bed of aforementioned Germantown Pike (County Road) the following two (2) courses and distances:

- (1) North 77 degrees 48 minutes 00 seconds West 194.03 feet to a PK set.
- (2) North 67 degrees 19 minutes 00 seconds West 230.99 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 7.879 acres of land more or less.

CLEARANCE TO SUPERIOR TUBE COMPANY - LOT 11-09
03/13/01

CIVIL ENGINEERING • SITE PLANNING • MUNICIPAL ENGINEERING • TRAFFIC ANALYSIS • SURVEYING

EXHIBIT C
DESCRIPTION OF LOT 12

BE034971W



3126 MAIN STREET
P.O. BOX 269
SUMMITTOWN, PA 16084-0269
215-294-4562
215-234-0889 (FAX)

March 13, 2001

Description of Lot 12.

ALL THAT CERTAIN tract of land situate in the Township of Lower Providence, County of Montgomery, Commonwealth of Pennsylvania as shown on Preliminary/Final Plan Record Plan (Sheet 1 of 5) prepared for Superior Tube Company by Urwiler & Walter, Inc., dated April 29, 1999, last revised February 21, 2000, bounded and described as follows, to wit:

BEGINNING at a rebar set in the centerline of River Road (30 feet wide) in line of lands of John and John Jr. Litka, said point being located North 09 degrees 23 minutes 11 seconds East 504.58 feet measured along the centerline of River Road from a PK set at the intersection of Germantown Pike (County Road) (50 feet wide centerline) with the centerline of River Road;

THENCE from said beginning point, crossing the bed of River Road, along lands of John and John Jr. Litka, crossing a rebar in concrete found on property line, North 80 degrees 44 minutes 23 seconds West 322.52 feet to a 1 inch pipe found;

THENCE continuing along the aforementioned lands of John and John Jr. Litka South 26 degrees 41 minutes 28 seconds West 294.52 feet to an iron pin found in concrete in line of lands of Tae Evi and Myoung Jo Park;

THENCE along aforementioned lands of Tae Evi and Myoung Jo Park North 63 degrees 16 minutes 28 seconds West 54.22 feet to a 1 1/4 inch pipe found;

THENCE continuing along the aforementioned lands of Tae Evi and Myoung Jo Park, crossing the bed of Ridge Pike (S.R. 4031) (60 feet wide) South 26 degrees 43 minutes 32 seconds West 58.78 feet to a point in the bed of Ridge Pike (S.R. 4031);

THENCE through the bed of aforementioned Ridge Pike (S.R. 4031) the following two (2) courses and distances:

(1) North 68 degrees 52 minutes 28 seconds West 119.13 feet to a point;

(2) North 89 degrees 48 minutes 28 seconds West 229.78 feet to a point;

THENCE crossing the bed of Ridge Pike (S.R. 4031) and along the Perkiomen Creek North 02 degrees 11 minutes 49 seconds West 1267.96 feet to a point in line of lands of Montgomery County;

CIVIL ENGINEERING • SITE PLANNING • MUNICIPAL ENGINEERING • TRAFFIC ANALYSIS • SURVEYING

URWILER & WATLER, INC./ Superior Tube Company

Lot 12

March 13, 2001/Page 2

THENCE along the aforementioned lands of Montgomery County, crossing a 1-inch rebar found on the property line, crossing a rebar set 16.83 feet from the centerline of River Road, crossing the bed of River Road South 69 degrees 40 minutes 20 seconds East 1092.48 feet to a PK set on the centerline of River Road;

THENCE along the aforementioned centerline of River Road South 08 degrees 55 minutes 32 seconds West 50 feet to a PK set in line of lands of Najib Souffiane;

THENCE along the aforementioned lands of Najib Souffiane, crossing the bed of River Road North 81 degrees 04 minutes 28 seconds West 240.00 feet to a rebar set;

THENCE along the aforementioned lands of Najib Souffiane and along lands of Harvey Warren Nester, South 08 degrees 55 minutes 32 seconds West 350.00 feet to a 1 inch rebar found;

THENCE along the aforementioned lands of Harvey Warren Nester, crossing a rebar set 16.50 feet from the centerline of River Road, crossing the bed of River Road South 81 degrees 04 minutes 28 seconds East 240.00 feet to a PK set in the centerline of River Road;

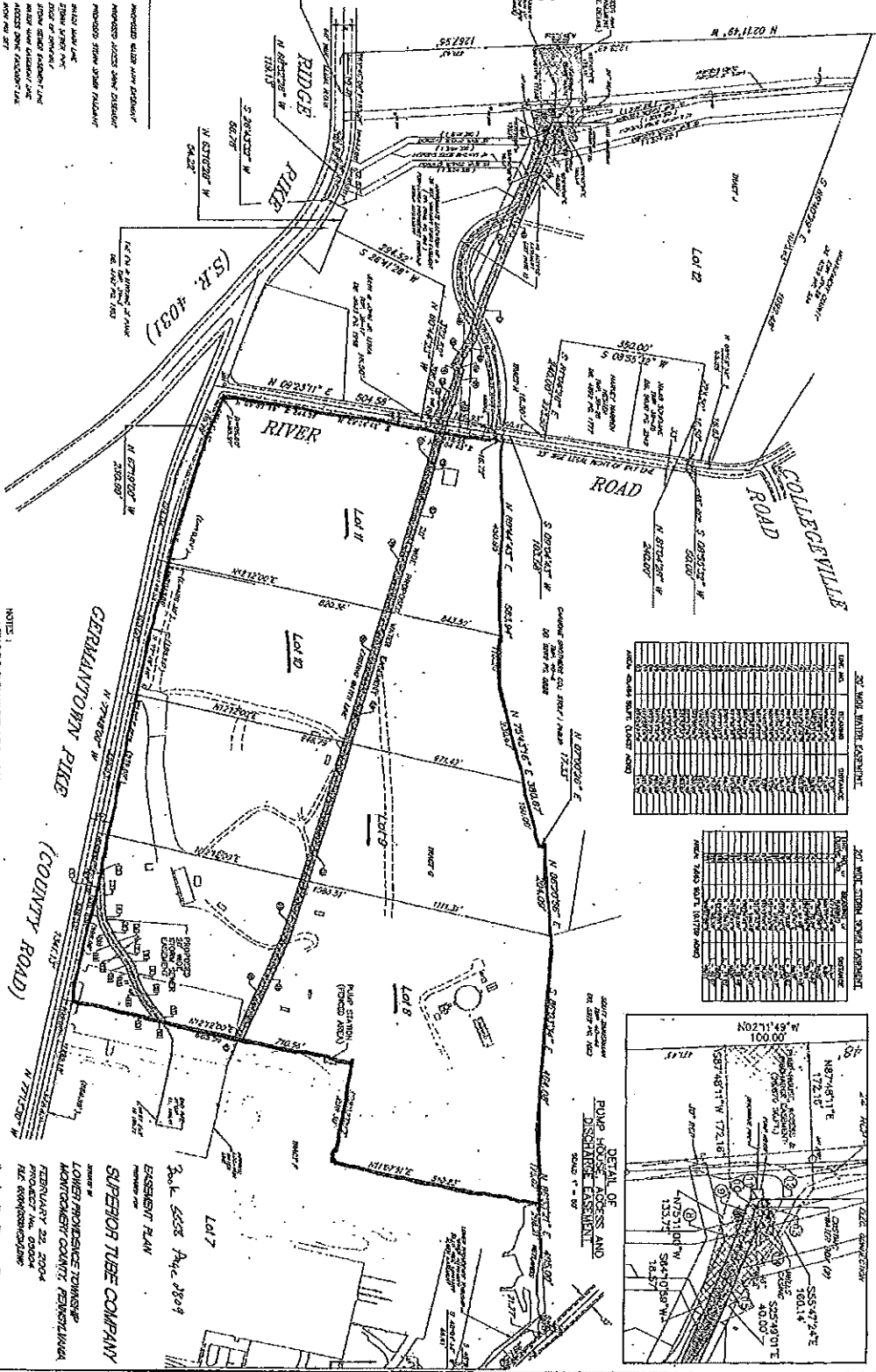
THENCE along the centerline of aforementioned River Road South 09 degrees 04 minutes 43 seconds West 300.51 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 19,445 acres of land more or less.

URWILER & WATLER, INC./ SUPERIOR TUBE COMPANY, LOT 12-CB
CGMMS

EXHIBIT D
EASEMENT PLAN

BE334971M



APPROVED UNDER ADMINISTRATION
 MONROE COUNTY ENGINEERING
 PROJECT NO. 2004-0004
 FEBRUARY 23, 2004
 BY: [Signature]
 FOR: SUPERIOR TUBE COMPANY

NOTES:
 1. THIS PLAN IS THE PROPERTY OF MONROE COUNTY ENGINEERING.
 2. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MONROE COUNTY ENGINEERING.

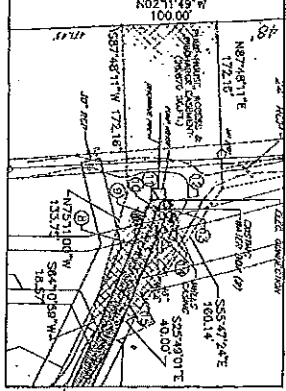
SUPERIOR TUBE COMPANY
 LOWER PROVIDENCE TOWNSHIP
 MONROE COUNTY, PENNSYLVANIA
 PROJECT NO. 2004-0004
 DATE: FEBRUARY 23, 2004

SOIL WATER EXAMINATION

LOT NO.	EXAMINER	DATE	RESULTS
LOT 7			
LOT 8			
LOT 9			
LOT 10			
LOT 11			
LOT 12			

SOIL SAMPLING POINT EXAMINATION

LOT NO.	EXAMINER	DATE	RESULTS
LOT 7			
LOT 8			
LOT 9			
LOT 10			
LOT 11			
LOT 12			



JAMES H. & WALLACE, INC.
 ENGINEERS & ARCHITECTS
 1215 N. 12TH ST.
 PITTSBURGH, PA 15222
 TEL: 412-681-1111
 FAX: 412-681-1112