

Executive Summary – Environmental (4/17/13)

FOR GENERAL INFORMATIONAL PURPOSES ONLY

Superior Tube Company (STC or Seller) is the owner of Lots 1, 2, 8, 9, 10 & 11 (Lots or subject properties) shown on the attached plan, comprised of approximately 40.19 acrea, and located in the area of Germantown Pike and Cross Keys Road in Lower Providence Township, Montgomery County, Pennsylvania. STC is marketing these Lots for sale and is providing this summary of ownership and environmental conditions in connection with that sale. This summary is for informational purposes only and should not be relied upon exclusively for due diligence purposes.

Prior Ownership & Use

STC is the former owner of what is today known as Superior Tube Company, Inc. (STCI or manufacturing site), a manufacturer of small diameter tubing. In 2005, STC transferred the operating company and Lots 5, 6 & 7 to STCI. In 2012, STCI was purchased by a third party, which now operates the business and has assumed responsibility for environmental conditions associated with the manufacturing site. Lots 3, 4 & 12 were formerly owned by STC and were conveyed to others prior to 2005.

Environmental

STCI as a manufacturing site has been in existence at its current location since 1934. Over the years, extensive environmental investigations have been conducted under U.S. Environmental Protection Agency (“EPA”) oversight at and around the manufacturing facility, including at the subject properties. With the exception of impacted groundwater, EPA has approved the investigation, remediation and close out of all known and potentially affected areas on and off the manufacturing site. For several decades, impacted groundwater (primarily with trichloroethylene, TCE) was addressed through a groundwater pump and treat system operated at the manufacturing plant. However, with the recent extension of the public water supply to areas located west, south and east of the facility, and the adoption of a Township ordinance prohibiting use of groundwater as a potable supply, the EPA and the PA Department of Environmental Protection (“DEP”) have approved a Cleanup Plan for impacted groundwater under Pennsylvania’s Act 2 Land Recycling and Environmental Cleanup Standards program. This approved Cleanup Plan acknowledges the elimination of the groundwater exposure risks, and allows for the termination of the pump and treat system, followed by attainment monitoring of groundwater to demonstrate that remaining levels meet approved cleanup standards. In

February, 2013, STCI terminated the pump and treat groundwater system and is currently conducting the required two years of quarterly groundwater attainment monitoring.

To the east of Cross Keys Road, Lot 1 has historically remained vacant, and has only been used for the since-discontinued operation of an industrial supply well serving the manufacturing facility. Lot 2 is a narrow strip of land [location], which has never been developed or impacted by the manufacturing site. To the west along Germantown Pike, Lots 8 – 11 have generally existed as undeveloped fields (and a Little League Baseball complex), with the exception of limited past uses by the manufacturing facility of certain areas on Lots 8 and 9 for treatment of wastewaters associated with the metal tubing operations. Each of these areas – i.e., the former sewage treatment plant, former wastewater treatment lagoons, and western tile field - was closed out as part of the extensive environmental investigations reviewed and approved by EPA. Three other discrete areas on Lots 8 and 10 were identified during the transfer of STCI and further investigated in the mid-2000s. Except for a small spot on Lot 8 near a former used equipment storage area, the additional investigation produced soil sampling results demonstrating compliance with Pennsylvania Act 2 statewide health cleanup standards at each of these additional areas. Further testing of the soils in that one small spot on Lot 8 confirmed that the metals impact was generally limited to shallow soils (one to two feet), and does not present a risk to groundwater. Nonetheless, impacted groundwater from the manufacturing facility exists across some or all of Lots 8 – 11, and groundwater wells associated with the attainment monitoring are located on Lots 8, 10 and 11. Upon demonstration of attainment and approval of the Act 2 Final Report for Groundwater, STC (and all future owners of Lots 8 – 11) will receive relief from liability protection under Act 2.

Environmental Insurance - The property is supported by broad pollution legal liability coverage issued by ACE American Insurance Company, with limits of liability in the amount of \$10,000,000 per pollution condition and in the aggregate, through March 2016 for new conditions and March 2021 for pre-existing pollution conditions. The policy generally provides coverage for clean-up expenses as well as bodily injury and property damage claims arising out of pollution conditions on, at, or emanating from the property. We anticipate that the buyer will be endorsed to the policy as an additional insured.