

Search Date	7/30/2010	TTA Record Number	899
Municipality	Colonie	Index Number	4249-07
Foreclosure Number	0000153	Tax Map Number	44.1-1-7.1
Property Address	201 Spring Street Road Watervliet NY 12189		
Date of Filing of List of Delinquent Taxes:		7/13/2007	

1. Owner(s) of Record on the Date of Filing of the List of Delinquent Taxes:

RealCO, Inc.
201 Spring Street Road
Watervliet NY 12189-

Additional Addresses:

RealCO, Inc.
PO Box 1932
Windermere, FL 34786-

Additional Addresses:

Realco Inc.
Attn: Jin Park
1461 Glenwick Drive
Windermere FL 34786-

Additional Addresses:

CT Corporation System
111 Eighth Avenue
New York NY 10011-

Additional Addresses:

Source Deed: Book 2639 Page 66
Deed R and R: James H. Watz, Esq.
3400 HSBC Center
Buffalo NY 14203

2. Additional Persons Having an Interest of Record on the Filing of the List of Delinquent Taxes:

Mortgagee(s)

NONE

Judgment Creditor(s)

NONE

Lienor(s)

NONE

Other(s)

Niagara Mohawk Power Corp
300 Erie Blvd. Wst
Syracuse NY 13202-

Other(s)

NYS Dept. of Environmental Conservation
Region 4, 50 Wolf Road
Abany NY 12205-

Other(s)

NYS Commissioner of Tax & Finance
Franchise Tax Division
WA Harriman Campus, Bldg 9
Albany NY 12227-

Other(s)

ALTX, Inc.
As Tenant
201 Spring Street
Watervliet NY 12189-

3. Owner(s) of Record as of Search Date (For Information Only):

NONE

Source Deed:

Deed R and R:

4. Additional Persons Having an Interest of Record as of the Date of Search:

Mortgagee(s)

NONE

Judgment Creditor(s)

NONE

Lienor(s)

NONE

Other(s)

NONE

5. Additional Search Information for Delinquent Tax Parcel:

Index Number	4249-07
Open Mortgages	0
Assignments	0
Judgments	0
Federal Tax Liens	0
UCCs	0
State Tax Warrants	0
Leases	0
Other Lienors	0
Other Interests	4
Estate Proceedings	0
Mortgage Foreclosures	0

6. Notes

03937

STATEMENT OF PROPERTY INTEREST

WMA2189 111101

This statement is made June 13, 1980, by AL TECH SPECIALTY STEEL CORPORATION, a Delaware Corporation, having its principal office in the City of Dunkirk, County of Chautauqua, State of New York, the owner in fee of a certain piece or parcel of land situate, lying and being in the Town of Colonie, County of Albany, State of New York, pursuant to, and as described in, a deed dated August 2, 1976, from Allegheny Ludlum Industries, Inc. to Al Tech Specialty Steel Corporation, which deed was recorded in Albany County Clerk's Office August 2, 1976, in Liber 2117 of Deeds, Page 919.

The following quoted statement, with a possible restatement of the period of use, shall be inserted in deeds of conveyance of the above premises:

"Be it known that during the period from circa 1950 to the date hereof a portion of this property was used as an industrial landfill for the disposal of wastes as listed below and that records of the facility have been placed on file with the New York State Department of Environmental Conservation, Region 4, whose offices are located at 50 Wolf Road, Albany, New York,

Be it also known that a map 10-A11-051AU has been filed with the County Clerk detailing the limits of the landfilled areas within the property described herein. The type of wastes buried on the property include: furnace debris, steel scale, baghouse dust, and neutralized sludge. The specific nature of and location of these wastes buried on the property herein, are detailed in the records filed with the Department of Environmental Conservation."

IN WITNESS WHEREOF, Al Tech Specialty Steel Corporation has caused its corporate seal to be hereunto affixed, and these presents signed by its duly authorized officer this day and year first above written.

AL TECH SPECIALTY STEEL CORPORATION

BY:

President and Chief Operating Officer

AL TECH SPECIALTY STEEL CORPORATION

08, NY 94 01 DE 1980

OFFICE OF THE COUNTY CLERK

2189 11102

STATE OF New York) ss.
COUNTY OF Albany) ss.1

On the 13 day of June, 1980, before me
personally came Thomas J. Gorman, to me known,
who, being by me duly sworn, did depose and say that he
resides at No. 91 Menands Road, Menands, New York 12204

; that he is the President and COO
of AL TECH SPECIALTY STEEL CORPORATION, the corporation described
in and which executed the foregoing instrument; that he knows
the seal of said corporation; that the seal affixed to said in-
strument is such corporate seal; that it was so affixed by order
of the Board of Directors of said corporation, and that he
signed his name thereto by like order,

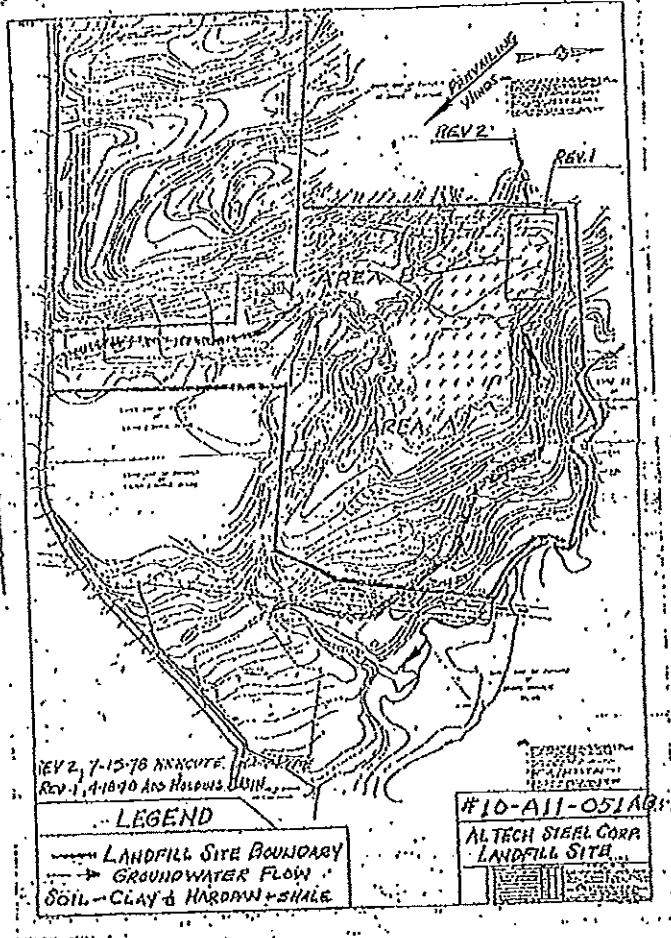
Anne M. Taylor
Notary Public
No. 3936800

State of New York) ss. Recorded
County of Albany) ss. 11102
On JUN 18 1980
At 10:46 A.M. in
book 2-189 of
Deeds On
page 1101 and examined

ALBANY COUNTY CLERK

JUN 18 10 46 AM '80
ALBANY, N.Y.

UD2189 1141103



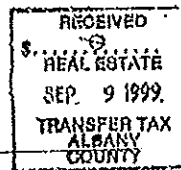
LIDEN 2639 PAGE 66

001072

OFFICE OF
ALBANY COUNTY CLERK
ALBANY, N.Y.

QUIT CLAIM DEED

SEP 9 10 12 AM 1999



THIS INDENTURE, made this 5th day of August, 1999,

BETWEEN AL TECH SPECIALTY STEEL CORPORATION, a corporation organized under the laws of the State of Delaware, having its office at 90 Willowbrook Avenue, Dunkirk, NY 14048-0152 ("Grantor"), and REALCO INC., a corporation organized under the laws of the State of New York, having its office at 201 Spring Street Road, Watervliet, NY 12189 ("Grantee").

WITNESSETH, that the Grantor, in consideration of One and no more Dollars (\$1.00 and no more), lawful money of the United States, paid by the Grantee, does hereby remise, release and quitclaim unto the Grantee, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND described on Exhibit A hereto.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises,

TO HAVE and to hold the premises herein granted unto the Grantee, its successors and assigns forever,

THE Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its duly authorized officer this 5th day of August, 1999.

AL TECH SPECIALTY STEEL CORPORATION

By:

Name:

Title:

Yong J. Park
Y. JIN PARK
CHIEF OPERATING OFFICER

STATE OF New York)
COUNTY OF Chautauque) SS.:

On the 5th day of August, 1999, before me, the undersigned, personally appeared, *Y. Jin Park*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

James N. Rundell
Notary Public

Record and Return to:
James H. Watz, Esq.
Phillips, Lytle, Hitchcock, Blaine & Huber LLP
3400 HSBC Center
Buffalo, NY 14203

JANICE N. RUNDELL #4893755
Notary Public, State of New York
Qualified in Chautauque County
My Commission Expires January 20, 2001

PARCEL 1

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northwesterly of Lincoln Avenue in part and land now or formerly of The Delaware and Hudson Railway Company, in part, and southwesterly of Spring Street, designated as Parcel 1 on a map entitled "Survey of Lands of Allegheny Ludlum Industries, Inc. for Al Tech Specialty Steel Corporation", made by C.T. Maho, Associates, P.C., dated August 27, 1976 and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the southwesterly margin of Spring Street with the northwesterly margin of Lincoln Avenue and runs thence from said point of beginning along said northwesterly margin of Lincoln Avenue, south $29^{\circ} 42' 00''$ West, 150.00 feet to a point; thence along the southwesterly margin of Lincoln Avenue, south $59^{\circ} 30' 00''$ East, 25.00 feet to a point; thence along the northwesterly margin of Lincoln Avenue, in part, and the lands now or formerly of The Delaware and Hudson Railway Company, in part, south $29^{\circ} 42' 00''$ West, 1,502.80 feet to a point; thence along the aforementioned lands now or formerly of The Delaware and Hudson Railway Company the following 4 courses: (1) south $59^{\circ} 30' 00''$ East, 75.00 feet to a point; (2) south $29^{\circ} 42' 00''$ West, 257.50 feet to a point; (3) north $61^{\circ} 10' 00''$ West, 24.00 feet to a point; and (4) south $29^{\circ} 42' 00''$ West, 742.60 feet to a point, said point being the point of intersection of the common line of the lands of Allegheny Ludlum Industries, Inc., on the northeast and lands now or formerly of Niagara Mohawk Power Corporation on the southwest with the northwesterly line of lands now or formerly of The Delaware and Hudson Railway Company; thence along said lands now or formerly of Niagara Mohawk Power Corporation the following 3 courses: (1) north $25^{\circ} 35' 00''$ West, 925.65 feet to a point; (2) north $07^{\circ} 36' 00''$ West, 1,099.98 feet to a point; and (3) north $21^{\circ} 48' 00''$ East, 401.71 feet to a point on the southeasterly margin of Spring Street; thence along the southeasterly, southerly and southwesterly margin of Spring Street the following 6 courses: (1) north $66^{\circ} 40' 40''$ East, 197.22 feet to a point; (2) north $61^{\circ} 24' 00''$ East, 522.58 feet to a point; (3) north $79^{\circ} 04' 40''$ East, 78.31 feet to a point; (4) south $82^{\circ} 13' 40''$ East, 38.26 feet to a point; (5) south $63^{\circ} 17' 50''$ East, 22.85 feet to a point; and (6) south $59^{\circ} 24' 50''$ East, 905.64 feet to the point or place of beginning, containing 57.7 acres of land more or less.

PARCEL 2

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southwesterly of lands now or formerly of Niagara Mohawk Power Corporation and northeasterly of the lands now or formerly of Albany Cemetery Association, being designated as Parcel 2 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Albany Cemetery Association on the southwest and lands of Allegheny Ludlum Industries, Inc. on the northeast with the northwesterly line of lands now or formerly of Niagara Mohawk Power Corporation and runs thence from said point of beginning along said common line, north $64^{\circ} 47' 50''$ West, 475.46 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery north $17^{\circ} 31' 30''$ East, 439.86 feet to a point; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, south $25^{\circ} 35' 00''$ East, 689.52 feet to the point or place of beginning, containing 2.4 acres of land more or less.

PARCEL 3

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southerly of Spring Street and generally westerly of the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 3 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands of Allegheny Ludlum Industries, Inc. on the east and lands now or formerly of Albany Rural Cemetery on the west with the southerly margin of Spring Street and runs thence from said point of beginning, along said southerly margin on the following 4 courses: (1) south $68^{\circ} 05' 20''$ east, 43.11 feet to a point; (2) south $76^{\circ} 20' 10''$ east, 49.75 feet to a point; (3) north $89^{\circ} 45' 50''$ east, 81.04 feet to a point; and (4) north $77^{\circ} 43' 30''$ east, 142.13 feet to a point; thence along the lands now or formerly of Niagara Mohawk Power Corporation the following 5 courses: (1) south $22^{\circ} 32' 40''$ west, 403.31 feet to a point; (2) south $07^{\circ} 08' 20''$ east, 55.78 feet to a point; (3) north $82^{\circ} 51' 40''$ east, 32.78 feet to a point; (4) south $07^{\circ} 35' 00''$ east, 1,037.37 feet to a point; and (5) south $25^{\circ} 35' 00''$ east, 205.36 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery the following 6 courses: (1) north $60^{\circ} 15' 50''$ west, 287.00 feet to a point; (2) north $17^{\circ} 25' 00''$ east, 334.80 feet to a point; (3) north $07^{\circ} 26' 00''$ west, 214.00 feet to a point; (4) north $49^{\circ} 42' 10''$ west, 283.99 feet to a point; (5) north $21^{\circ} 03' 40''$ east, 163.64 feet to a point; and (6) north $07^{\circ} 33' 50''$ west, 631.56 feet to the point or place of beginning, containing 4.6 acres of land more or less.

PARCEL 4

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northerly of Spring Street, westerly of the lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 4 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Bearoff Metallurgical, Inc. on the east and lands of Allegheny Ludlum Industries, Inc. on the west with the northerly margin of Spring Street and runs thence from said point of beginning along said northerly margin the following 2 courses: (1) north $69^{\circ} 33' 10''$ west, 361.81 feet to a point; and (2) north $70^{\circ} 10' 30''$ west, 847.44 feet to a point; thence along the lands now or formerly of St. Agnes Cemetery the following 4 courses: (1) north $16^{\circ} 17' 50''$ east, 871.24 feet to a point; (2) south $68^{\circ} 12' 00''$ east, 616.89 feet to a point; (3) north $17^{\circ} 35' 10''$ east, 979.86 feet to a point; and (4) south $73^{\circ} 06' 40''$ east, 459.93 feet to a point in the centerline of the Kromma Kill at its intersection with the common line of lands now or formerly of Boxled Concrete, Inc. on the east and lands now or formerly of St. Agnes Cemetery on the west; thence generally southeasterly along said centerline of the Kromma Kill as it winds and turns about 1149 feet to a point on the westerly line of lands now or formerly of Niagara Mohawk Power Corporation; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation the following 2 courses: (1) south $21^{\circ} 48' 00''$ west, 544.63 feet to a point; and (2) south $40^{\circ} 56' 00''$ west, 233.90 feet to a point; thence along the aforementioned lands now or formerly of Bearoff Metallurgical, Inc. the following 2 courses: (1) north $68^{\circ} 15' 20''$ west, 545.63 feet to a point; and (2) south $16^{\circ} 17' 30''$ west, 834.45 feet to the point or place of beginning, containing 51.9 acres of land more or less.

PARCEL 5

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northerly of Spring Street and easterly of lands now or formerly of Niagara Mohawk Power Corporation,

designated as Parcel 5 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of lands now or formerly of F. and C. Cherny on the southeast and the lands of Allegheny Ludlum Industries, Inc. on the northwest with the northerly margin of Spring Street and runs thence from said point of beginning along said margin of Spring Street, the following 2 courses: (1) south $79^{\circ} 04' 40''$ west, 103.85 feet to a point; and (2) south $61^{\circ} 24' 00''$ west, 397.43 feet to a point; thence along the lands now or formerly of Niagara Mohawk Power Corporation the following 2 courses: (1) south $88^{\circ} 57' 20''$ west, 201.50 feet to a point; and (2) north $21^{\circ} 48' 00''$ east, 1,269.14 feet to a point in the centerline of the Kromma Kill; thence generally southeasterly along said centerline of the Kromma Kill as it winds and turns about 1,326 feet to a point; thence along the aforementioned lands now or formerly of F. and C. Cherny, south $41^{\circ} 56' 30''$ west, 283.72 feet to the point or place of beginning, containing 10.0 acres of land more or less.

PARCEL 6

INTENTIONALLY OMITTED.

PARCEL 7

INTENTIONALLY OMITTED.

PARCEL 8

INTENTIONALLY OMITTED.

PARCEL 9

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northeasterly of Spring Street and northwesterly of Homewood Avenue, designated as Parcel 9 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the northeasterly margin of Spring Street with the northwesterly margin of Homewood Avenue and runs thence from said point of beginning along said northeasterly margin of Spring Street, north $59^{\circ} 24' 50''$ west, 53.01 feet to a point; thence along the northeasterly margin of Kromma Kill Drive, north $35^{\circ} 08' 10''$ west, 57.45 feet to a point; thence north $29^{\circ} 42' 00''$ east, 95.90 feet to a point; thence south $60^{\circ} 18' 00''$ east, 105.00 feet to a point on the northwesterly margin of Homewood Avenue; thence along said northwesterly margin, south $29^{\circ} 42' 00''$ west, 121.15 feet to the point of place of beginning, containing 0.3 acres of land more or less.

PARCEL 10

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southeasterly of Homewood Avenue and northeasterly of Spring Street, designated as Parcel 10 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the northeasterly margin of Spring Street with the southeasterly margin of Homewood Avenue and running thence from said point of beginning along said southeasterly margin of Homewood Avenue, north $29^{\circ} 42' 00''$ east, 146.92 feet to a point; thence south $60^{\circ} 18' 00''$ east, 100.00 feet to a point; thence south $29^{\circ} 42' 00''$ west, 148.46 feet to a point on the northeasterly margin of Spring Street; thence along said northeasterly margin north $59^{\circ} 24' 50''$ west, 100.01 feet to the point of place of beginning, containing 0.3 acres of land more or less.

THE ABOVE DESCRIBED PREMISES ENJOY THE BENEFITS OF THE FOLLOWING REAL EASEMENTS, LICENSES AND RIGHTS SUBJECT TO THE TERMS, CONDITIONS, LIMITATIONS AND BURDENS CONTAINED THEREIN, WHICH REAL EASEMENTS, LICENSES AND RIGHTS ARE LOCATED ON LAND OF OTHERS AS IDENTIFIED IN PARAGRAPHS A. THROUGH F. BELOW.

A. TOGETHER with a permanent easement to enter upon the lands hereinafter described and construct, maintain and repair a 16 inch water main.

The rights herein granted are to be exercised upon and on all those certain pieces or parcels of land 20 feet in width, situate, lying or being in the Town of Colonie, Albany County, New York, the center line of which is described as follows:

BEGINNING at a point in the westerly boundary of Little River, so called, distant 142 feet northerly on the perpendicular from the center line of the Troy-Menands Bridge, and running thence northwesterly approximately 200 feet to a point 10 feet southwesterly from an angle point in the division line between the lands of the party of the first part on the southwest and the lands now supposed to be owned by James B. Strates on the

northeast; thence northwesterly in a straight line parallel to and 10 feet southerly of said division line to a point in the center of a small creek; thence continuing in a straight line in line with the last mentioned course to a point in the division line between the lands of the party of the first part on the east and the abandoned Erie Canal lands now supposed to be owned by the Village of Menands on the west.

ALSO BEGINNING at a point in the westerly boundary of Broadway distant 10 feet northeasterly on the perpendicular from the division line between the lands of the party of the first part on the northeast and lands now supposed to be owned by Albany Rural Cemetery Association on the southwest, and running thence northwesterly parallel to and at all points 10 feet distant northerly from said division line to a point opposite an angle in said division line; thence continuing in a general northwesterly direction along a course to be designated by the party of the first part to a point in the division line between the lands of the party of the first part on the east and lands now supposed to be owned by the Delaware and Hudson Railroad Corporation on the west.

B. TOGETHER with a permanent easement for the several purposes as hereinafter indicated in and to all that piece or parcel of land situate in the Town of Colonie and in the Village of Menands, County of Albany, New York as shown on Map No. 2-C Parcel Nos. 476, 477, 478 and 479 of the above entitled project, prepared by the New York State Department of Public Works and officially approved by it on January 13, 1966 and described as follows:

PERMANENT EASEMENTS FOR RIGHT OF ACCESS:

A permanent right, privilege and easement for the right of access to and from abutting property to be exercised in and on, over and across the property delineated and hereinafter described but only to an extent which will not interfere with highway purposes.

Such easement shall be exercised in and on, over and across all that piece or parcel of property hereinafter designated as Parcel No. 476 situate in the Town of Colonie, County of Albany, New York as shown on the accompanying map and described as follows:

PARCEL NO. 476

BEGINNING at a point in the 1934 U.S. Pierhead & Bulkhead line of the Hudson River, said point being 553 feet more or less distant easterly measured at right angles from Station "W" 116+16.2 of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2 (Patron Island Interchange to Menands Bridge); thence north 89° 59' 31" west 177 feet more or less to a point 379.13 feet distant easterly measured at right angles from Station "W" 165+82.10 of said base line; thence north 07° 59' 31" west 150 feet to a point 329.89 feet distant easterly measured at right angles from Station "W" 167+23.79 of said base line; thence south 89° 59' 31" east 177 feet more or less to a point on the 1934 U.S. Pierhead & Bulkhead line of the Hudson River, said point being 503.43 feet distant easterly measured at right angles from Station "W" 167+58.06 of said base line; thence south 07° 59' 31" east 150 feet more or less along the 1934 U.S. Pierhead & Bulkhead line of the Hudson River to the point of beginning, being 0.604 acre more or less; also,

Permanent Easement for Water Pipe Line and Utility Line.

A permanent right, privilege and easement to transmit water, electricity and messages by means of electricity and for such purposes construct, reconstruct, maintain and operate water systems and electric lines consisting of such buildings, encasements, conduits, sleeves, pipes, valves, manholes, vents, wire cables, supporting structures and appurtenances as may be deemed necessary by the owner of such easement for the proper operation or improvement thereof; providing however, that no manhole, vent or other structure shall be placed at or above the surface of the ground within the controlled access limits of the highway and further providing that no change in the alignment or location of such facilities shall be made or additional facilities constructed which in the opinion of the Superintendent of Public Works or his authorized representative will interfere with the highway and its appurtenances or other facilities of the State of New York.

Such easement shall be exercised in and to, over, under and across all that piece or parcel of property hereinafter designated as Parcel No. 477 situate in the Town of Colonie, County of Albany, State of New York as shown on the accompanying map and described as follows:

PARCEL NO. 477

BEGINNING at a point, said point being 379.13 feet distant easterly measured at right angles from Station "W" 165+82.10 of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2 (Patroon Island Interchange to Menands Bridge); thence north 89° 59' 31" west 240.47 feet to a point 143.21 feet distant easterly measured at right angles from Station "W" 165+35.55 of said base line; thence north 07° 59' 31" west 150 feet to a point 93.97 feet distant easterly measured at right angles from Station "W" 165.77.24 of base line; thence south 89° 59' 31" east 115.0 feet to a point 206.80 feet distant easterly measured at right angles from Station "W" 166+99.50 of said base line; thence north 06° 48' 18" west 75.0 feet to a point 183.69 feet distant easterly measured at right angles from Station "W" 167+70.86 of said base line; thence north 81° 10' 38" east 50.0 feet to a point 230.68 feet distant easterly measured at right angles from Station "W" 167+87.95 of said base line; thence south 45° 56' 23" east 118.15 feet to a point 329.89 feet distant easterly measured at right angles from Station "W" 167+23.79 of said base line, thence south 07° 59' 31" east 150.0 feet to the point of beginning. Being 0.981 acre more or less; also,

Permanent Easement for water pipe line and utility line.

A permanent right, privilege and easement to transmit water electricity and messages by means of electricity for such purposes construct, reconstruct, maintain and operate water systems and electric lines consisting of such encasements, conduits, sleeves, pipes, valves manholes, vents, wires, cables, supporting structures and appurtenances as may be deemed necessary by the owner of such easement for the proper operation or improvement thereof; providing however, that no manhole, vent or other structure shall be placed at or above the surface of the ground within the controlled access limits of the highway and further providing that no change in the alignment or location of such facilities shall be made or additional facilities constructed which in the opinion of the Superintendent of Public Works or his authorized representative will interfere with the highway and its appurtenances or other facilities of the State of New York.

Further, providing that the right of ingress, egress and regress for the purpose of

construction, reconstruction, maintenance, operation and inspection shall be limited to the areas lying between the outside edges of the highway shoulders and the highway property line with no right of access for crossing, parking or working on the highway pavement or shoulder for any or all of these purposes; however, when it is necessary that the construction, reconstruction, maintenance and operation of such facilities requires crossing, blocking or barricading the highway pavement or shoulders, it shall be done only upon a written permit from and upon conditions specified by the Superintendent of Public Works, or his authorized representative, except at times of extreme emergencies, even at times of extreme emergencies, there shall be no access to or crossing, blocking or barricading of the highway pavement or shoulders without immediate notice to the Superintendent of Public Works or his authorized representative.

Such easement shall be exercised in and to, over, under and across all that piece or parcel of property hereinafter designated as Parcel No. 478, situate in the Town of Colonie, County of Albany, State of New York as shown on the accompanying map and described as follows:

PARCEL NO. 478

BEGINNING at a point, said point being 126 feet more or less distant easterly measured at right angles from Station "W" 165+84± of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2, (Patroon Island Interchange to Menands Bridge); thence north 78° 29' 18" west 372 feet more or less to a point in the southeasterly water line of the Little River as it existed in 1883, said point being 458.99 feet distant easterly measured at right angles from Station "WF" 65+03.46 of said base line; thence northerly along said southeasterly water line, as it wound and turned in 1993, north 25° 21' 51" east, a chord distance of 30.50 feet to a point 461.67 feet distant easterly measured at right angles from Station "WF" 65+34.25 of said base line; thence south 78° 29' 18" east 354 feet more or less to a point 116 feet more or less distant easterly measured at right angles from Station "W" 165+14± of said base line; thence south 07° 59' 31" east 32 feet more or less to the point of beginning, being 0.250 acre more or less.

ALSO PERMANENT EASEMENT FOR WATER PIPE LINE AND UTILITY LINE

A permanent right, privilege and easement to transmit water, electricity and messages by means of electricity and for such purposes construct, reconstruct, maintain and operate water systems, and electric lines consisting of such encasements, conduits, sleeves, pipes, valves, manholes, vents, wires, cables, supporting structures and appurtenances as may be deemed necessary by the owner of such easement for the proper operation or improvement thereof, providing, however, that no manholes, vent or other structure shall be placed at or above the surface of the ground within the controlled access limits of the highway, and further providing that no change in the alignment or location of such facilities shall be made or additional facilities constructed, which in the opinion of the Superintendent of Public Works or his authorized representative will interfere with the highway and its appurtenances or other facilities of the State of New York.

Such easement shall be exercised in and to, over, under and across all that piece or parcel of property hereinafter designated as Parcel No. 479, situate in the Village of Menands, Town of Colonie, County of Albany, State of New York as shown on the accompanying map and described as follows:

PARCEL 479

BEGINNING at a point on the southwesterly boundary of Map No. 421 R-1, Parcel No. 458, a certified copy of which was filed in the Office of the Clerk of the Albany County on 19, said point being 174.12 feet distant westerly measured at right angles from Station "WF" 48+50+ of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2, (Patroon Island Interchange to Menands Bridge); thence northwesterly along said southwesterly map boundary 27 feet more or less to its intersection with the easterly boundary of said Map No. 421 R-1, Parcel No. 458, said point being 200 feet distant westerly measured at right angles from Station "WF" 48+59 of the said base line; thence easterly along said northerly map boundary line the following three courses and distances north 82° 41' east 148 feet more or less to a point 68 feet distant westerly measured at right angles from Station "WF" 49+27 of said base line; thence north 66° 28' east, 74.97 feet to a point 14 feet distant westerly measured at right angles from Station "WF" 49+79 of said base line; thence north 40° 10' east, 94.58 feet to a point 18 feet distant easterly measured at right angles from Station "WF" 50+68 of said base line; thence through the lands of the People of the State of New York, the following two courses and distances: north 42° 54' 46" east, 135.60 feet to a point 69.96 feet distant easterly measured at right angles from Station "WF" 51+93.26 of said base line; thence north 40° 50' 03" east 224.00 feet to a point on the northwesterly water line of the Little River as it existed in 1883, said point being 148.22 feet distant easterly measured at right angles from Station "WF" 54+03.14 of said base line; thence southerly along said northwesterly water line as it wound and turned in 1883, south 21° 34' 10" west, a chord distance of 90.40 feet to a point 146.35 feet distant easterly measured at right angles from Station "WF" 53+12.76 of said base line; thence through the lands of the People of the State of New York the following three courses and distances: south 40° 50' 03" west, 138.00 feet to a point 98.13 feet distant easterly measured at right angles from Station "WF" 51+83.46 of said base line; thence south 42° 54' 46" west 263.67 feet to a point 2.89 feet distant westerly measured at right angles from Station "WF" 49+39.90 of said base line; thence south 82° 41' west 193 feet more or less to the point of beginning, being 0.301 acre more or less.

The above mentioned survey base line are a portion of the 1963 survey base lines for construction of the Interstate Route Connection 540-1-2, (Patroon Island Interchange to Menands Bridge), as shown on a map on file in the Office of the State Department of Public Works and described as follows:

BEGINNING at Station "W" 164+72.160; thence north 11° 10' 14" east to Station "W" 168+07.571. ALSO, BEGINNING at Station "WF" 43+76.043; thence north 20° 23' 06" east to Station "WF" 55+14.03 (P.O.L.); thence north 20° 23' 06" east to Station "WF" 62+94.269 (P.O.L.); thence north 20° 23' 06" east to Station 68+75.356.

All bearings referred to True North at 74° 20' west Longitude.

C. ALSO the right, privilege and easement to install, maintain, reconstruct and operate various pipe and wire lines hereinafter identified to transmit water, electricity, and messages, by means of electricity, in and for the private business of the party of the second part, in and through the following described parcel of land now or formerly under the waters of Little River, a back channel of the Hudson River:

ALL THAT PIECE OR PARCEL OF LAND generally 30 feet in width, situate, lying and being partly in the Incorporated Village of Menands, in the Town of Colonie and partly outside the said Village but in the said Town, County of Albany, State of New York, described as follows:

BEGINNING at the most southerly corner of the herein described parcel of land at a point in the northwesterly mean highwater line of the Little River as it wound and turned in 1883 about 670 feet measured northerly along said water line from its intersection with the existing center line of the Troy-Menands Bridge, said point of beginning being 146.35 feet distant easterly measured at right angles from base line Station "WF" 53+12.76 of the hereinafter described survey base line for the construction of Interstate Route 540-I-2, Patroon Island to Menands Bridge; thence northerly along the aforesaid northwesterly water line as it wound and turned in 1883, north $21^{\circ} 34' 10''$ east, a chord distance of 90.40 feet to a point 148.22 feet distant easterly from Station "WF" 54+03.14 of the said base line; thence through the lands now or formerly under the waters of the Little River, the following courses or distances: north $40^{\circ} 50' 03''$ east, 402.82 feet to a point 288.95 feet distant easterly measured at right angles from Station "WF" 57+80.58 of said base line; thence north $34^{\circ} 18' 36''$ east, 177.66 feet to a point 331.70 feet distant easterly measured at right angles from Station "WF" 59+53.01 of the said base line; thence north $25^{\circ} 39' 17''$ east, 207.13 feet to a point 350.73 feet distant easterly measured at right angles from Station "WF" 61+59.26 of the said base line; thence north $17^{\circ} 33' 43''$ east 355.36 feet to a point 333.23 feet distant easterly measured at Station "WF" 65+14.19 of the said base line; thence south $78^{\circ} 29' 18''$ east, 130.00 feet to a point in the southeasterly mean high water line of the Little River as it existed in 1883, said point being 461.67 feet distant easterly measured at right angles from Station "WF" 65+34.25 of the said base line; thence southerly along said southeasterly water line as it wound and turned in 1883, south $25^{\circ} 21' 51''$ west, a chord distance of 30.90 feet to a point 458.99 feet distant easterly measured at right angles from Station "WF" 65+03.46 of the said base line; thence through the lands now or formerly under the waters of the Little River, the following courses and distances:

north $78^{\circ} 29' 18''$ west, 97.00 feet to a point 363.15 feet distant easterly measured at right angles from Station "WF" 64+88.50 of the said base line; thence south $17^{\circ} 33' 43''$ west, 394.38 feet to a point 382.37 feet distant easterly measured at right angles from Station "WF" 60+94.60 of the said base line; thence south $28^{\circ} 17' 04''$ west, 238.47 feet to a point 349.80 feet distant easterly measured at right angles from Station "WF" 58+58.39 of the said base line; thence south $40^{\circ} 50' 03''$ west, 582.32 feet to the point of beginning, containing 0.918 acres of land more or less.

The above mentioned survey base line is a portion of the 1963 survey base line for the construction of Interstate Route 540-I-2 (Patroon Island Interchange to Menands Bridge), as shown on a map on file in the Office of the State Department of Public Works and described as follows:

BEGINNING at Station "WF" 45+76.043; thence north $20^{\circ} 36' 05''$ east to Station "WF" 69.75.356 (P.O.L.).

All bearings are referred to true north at $74^{\circ} 20'$ west longitude.

D. ALSO unrecorded Permit to install a 16 inch Transit Water Main across abandoned Erie Canal lands granted by the Village of Menands on November 13, 1951.

E. ALSO unrecorded License granted by Delaware and Hudson Railroad Corporation to Allegheny Ludlum Steel Corporation by Agreement dated October 5, 1951 to install, maintain and use a 16 inch pipe to be encased in a 30 inch steel casing under track embankment, underneath and across the railroad tracks and right of way of the Licensor at Valuation Station 22/05 in the Village of Menands, County of Albany and State of New York; thence continuing through said Village and the Town of Colonie from said point of crossing in a northeasterly direction upon and along the westerly side of said right of way, a distance of 531 feet, or thereabouts, to lands of the Licensee.

F. TOGETHER with the benefits and subject to the burdens if any of rights reserved to Allegheny Ludlum Steel Corporation in deed to Niagara Mohawk Power Corporation recorded in Albany County Clerk's Office in Liber 1298 of Deeds, page 535, and granted to Allegheny Ludlum Steel Corporation in deed from Niagara Mohawk Power Corporation recorded in Albany County Clerk's Office in Liber 1298 of Deeds at page 453.

STATE OF NEW YORK }
COUNTY OF ALBANY }

Recorded in DEEDS
As Shown Herein and
Examined
THOMAS G. CLINGMAN
ALBANY COUNTY CLERK

MAIL TO: HODGSON, RUSS, ANDREWS, WOODS & GOODYEAR
ONE M + T PLAZA, SUITE 2000
BUFFALO, NY 14203
ATTN: MARY CATHERINE MALLEY
ADDENDUM TO WATERYLIET SHORT-TERM
LAB-STORES LEASE AGREEMENT

SEP 14 12 17 PM '99

THIS ADDENDUM TO LEASE is made as of September 8, 1999, by
REALCO INC. a New York corporation ("Grantor") in favor of ALTX, INC., a New York
corporation ("Grantee").

LIGER 2639 PAGE 312 RECITALS:

WHEREAS, Grantor owns certain real property located in the Town of Colonie,
County of Albany and State of New York (such real property, the "Plant"), as such real property
is more particularly described on Exhibit A attached hereto;

WHEREAS, pursuant to a certain Watervliet Short-Term Lab-Stores Lease
Agreement made as of September 8, 1999 (the "Lease") between Grantor, as landlord, and
Grantee, as tenant, for which a Memorandum of Lease is being recorded simultaneously
herewith, Grantee leases a portion of the Plant, which portion is comprised of a certain parcel of
real property and the improvements located thereon ("Lease Area 2") from Grantor, as such
Lease Area 2 is more particularly described on Exhibit B attached hereto;

WHEREAS, Grantor desires to grant to Grantee, its successors and assigns, and
Grantee desires, for itself and its successors and assigns, the right to use the Plant for parking,
access, egress, ingress and for the purposes set forth herein for the duration of the Lease;

WHEREAS, it is the intention of the parties hereto to provide such easements and
access as Grantee shall determine are reasonably necessary or beneficial to operate its businesses
upon Lease Area 2; and

NOW, THEREFORE, in consideration of the foregoing recitals and of other good
and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the
parties agree as follows:

1. Grantor grants and conveys to Grantee, its successors and assigns, an easement for parking, access, egress and ingress on, upon, over, across, under and through the Plant or any portion thereof.

2. Grantee may, but will not be obligated, to remove any snow, ice or other materials from all or any portion of the Plant at Grantee's cost and expense and may place any such snow, ice or other materials upon any other portion of the Plant. Grantee will also have the right, but not the obligation, to implement and maintain such security measures as Grantee may deem desirable or necessary at any portion(s) of the Plant.

3. A. Grantor will, from time-to-time, upon the request of Grantee, grant easements to Grantee conveying the right, at Grantee's cost and expense, to lay, construct, maintain and repair any utility lines, pipes, conduits or other structures as Grantee may deem necessary or desirable for its use and enjoyment of the existing facilities located at Lease Area 2, or as may be necessary or desirable for the future use or enjoyment of Lease Area 2 from time-to-time, including, without limitation, for water, sewer, telephone, fibre optic or other telecommunication, gas, electric, waste water and other utilities. Grantee will also have the right to install, enlarge, repair, maintain, operate, replace or remove all or any portion of existing utility lines or other facilities utilized by Grantee at any time. The location of all such easements and replacements, enlargements and relocations thereof shall be subject to the consent of Grantor, which shall not be unreasonably withheld or delayed, and shall be located so as to minimize as much as reasonably possible any adverse effect on the value of the remainder of the Plant.

B. Grantee acknowledges that Grantor is under a legal duty to sell the remainder of the Plant, and that, at any time after one year from the date hereof, and subject to the provisions of Section 3.C. hereof, Grantor may sell to a bona fide third party any portion of the

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Plant not encumbered at the time of such sale by easements granted pursuant to this Section 3, and that the transferee of such portion shall have no obligation after such sale to grant easements pursuant to this Section 3.

C. Grantor shall provide to Grantee at least six (6) months prior written notice ("Notice Period") of Grantor's intention to sell any portion of the Plant pursuant to Section 3.B. hereof, which notice shall specifically identify the property intended to be sold. Such written notice can be given no earlier than one year after the date of this agreement. During the Notice Period, Grantee's rights under Section 3.A. hereof shall continue, and any easements granted during the Notice Period shall run with the land. If the sale described in such notice does not close (subject to reasonable extensions as Grantor and its contract vendee may grant), Grantee's rights under Section 3.A. shall continue in full force and effect and Grantor shall provide a new Notice Period with respect to any subsequent sale.

4. Subject to the limitations of Section 3 above, Grantor will from time-to-time, upon request of Grantee, grant easements to third parties, such as utility companies, over any portion or portions of the Plant as may be requested by Grantee to permit such third parties to provide services to Grantee.

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IN WITNESS WHEREOF, the parties have executed this Addendum as of
September 8, 1999.

REALCO INC.

By: [Signature]
Name: Yong Jin Park
Title: President

ALTX, INC.

By: [Signature]
Name: Jerrold S. Brown
Title: Secretary

3FLODOCS:745799.2 (ENGLISH)

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STATE OF NEW YORK)

SS.:

COUNTY OF Erie)

On the 31st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Yong Jin Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L. Struble

Notary Public

MICHELLE L. STRUBLE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/01/2001

STATE OF NEW YORK)

SS.:

COUNTY OF ERIE)

On the 27th day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Jerrold S. Brown personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Chantel M. Evans

Notary Public

CHANTEL M. EVANS
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 7, 2001

BFLODOC3:263299_2 (JNSV00)

EXHIBIT A LIBER 2639 PAGE 317
Legal Description of the Plant

LIBER 2639 PAGE 318
EXHIBIT A

TRACT II

PARCEL 1

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northwesterly of Lincoln Avenue in part and land now or formerly of The Delaware and Hudson Railway Company, in part, and southwesterly of Spring Street, designated as Parcel 1 on a map entitled "Survey of Lands of Allegheny Ludlum Industries, Inc. for Al Tech Specialty Steel Corporation", made by C.T. Male; Associates, P.C., dated August 27, 1976 and being more particularly bounded and described as follows:

Policy No. 101-024396

BEGINNING at the point of intersection of the southwesterly margin of Spring Street with the northwesterly margin of Lincoln Avenue and runs thence from said point of beginning along said northwesterly margin of Lincoln Avenue, south $29^{\circ} 42' 00''$ West, 150.00 feet to a point; thence along the southwesterly margin of Lincoln Avenue, south $59^{\circ} 30' 00''$ east, 25.00 feet to a point; thence along the northwesterly margin of Lincoln Avenue, in part, and the lands now or formerly of The Delaware and Hudson Railway Company, in part, south $29^{\circ} 42' 00''$ west, 1,302.80 feet to a point; thence along the aforementioned lands now or formerly of The Delaware and Hudson Railway Company the following 4 courses: (1) south $59^{\circ} 30' 00''$ east, 75.00 feet to a point; (2) south $29^{\circ} 42' 00''$ west, 257.30 feet to a point; (3) north $61^{\circ} 10' 00''$ west, 34.00 feet to a point; and (4) south $29^{\circ} 42' 00''$ west, 742.60 feet to a point, said point being the point of intersection of the common line of the lands of Allegheny Ludlum Industries, Inc., on the northeast and lands now or formerly of Niagara Mohawk Power Corporation on the southwest with the northwesterly line of lands now or formerly of The Delaware and Hudson Railway Company; thence along said lands now or formerly of Niagara Mohawk Power Corporation the following 3 courses: (1) north $25^{\circ} 35' 00''$ west, 925.65 feet to a point; (2) north $07^{\circ} 36' 00''$ west, 1,099.98 feet to a point; and (3) north $21^{\circ} 48' 00''$ east, 401.71 feet to a point on the southeasterly margin of Spring Street; thence along the southeasterly, southerly and southwesterly margin of Spring Street the following 6 courses: (1) north $66^{\circ} 40' 40''$ east, 197.22 feet to a point; (2) north $61^{\circ} 24' 00''$ east, 522.38 feet to a point; (3) north $79^{\circ} 04' 40''$ east, 78.51 feet to a point; (4) south $82^{\circ} 13' 40''$ east, 38.26 feet to a point; (5) south $63^{\circ} 17' 50''$ east, 22.86 feet to a point; and (6) south $59^{\circ} 24' 50''$ east, 905.64 feet to the point or place of beginning, containing 57.7 acres of land more or less.

PARCEL 2

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southwesterly of the lands now or formerly of Niagara Mohawk Power Corporation and northeasterly of the lands now or formerly of Albany Cemetery Association, being designated as Parcel 2 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Albany Cemetery Association on the southwest and lands of Allegheny Ludlum Industries, Inc. on the northeast with the northwesterly line of lands now or formerly of Niagara Mohawk Power Corporation and runs thence from said point of beginning along said common line, north $64^{\circ} 47' 40''$ west, 475.46 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery north $17^{\circ} 31' 30''$ east, 439.86 feet to a point; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, south $25^{\circ} 35' 00''$ east, 689.52 feet to the point or place of beginning, containing 2.4 acres of land more or less.

PARCEL 3

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southerly of Spring Street and generally westerly of the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 3 as shown on the above described map and being more particularly bounded and described as follows:

EXHIBIT B LIRER 2639 PAGE 329

Legal Description of Lease Area 2

8110003163001_2 (811000)

C.T. MALE ASSOCIATES, P.C.

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DESCRIPTION
PROPOSED LEASE AREAS
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All those certain tracts, pieces or parcels of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

~~PROPOSED LEASE AREA 1 AREA - 16.6534 ACRES~~

~~BEGINNING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Northwest and lands now or formerly of D & H Corporation as described in Book 2432 of Deeds at Page 1 on the Southeast, with the division line between the lands of Altech Specialty Steel Corporation on the Northeast and lands now or formerly of Niagara Mohawk Power Corporation on the Southwest; thence from said point of beginning along the division line between the lands of said Altech Specialty Steel Corporation on the Northeast and lands of said Niagara Mohawk Power Corporation on the Southwest North 25 deg. 35 min. 00 sec. West 874.58 feet to a point; thence through the lands of said Altech Specialty Steel Corporation the following two (2) courses: 1) North 07 deg. 20 min. 45 sec. East 325.58 feet to a point; and 2) North 69 deg. 20 min. 38 sec. East 531.41 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation in part and along the outside face of the existing Extrusion Plant building in part South 60 deg. 28 min. 46 sec. East 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses~~

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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1) South 29 deg. 08 min. 09 sec. West 11.71 feet to a point; 2) South 60 deg. 18 min. 19 sec. East 32.25 feet to a point; 3) North 28 deg. 56 min. 49 sec. East 8.30 feet to a point; 4) South 60 deg. 13 min. 28 sec. East 18.14 feet to a point; 5) South 29 deg. 11 min. 47 sec. West 8.20 feet to a point; 6) South 60 deg. 09 min. 56 sec. East 20.68 feet to a point; 7) South 29 deg. 39 min. 24 sec. West 11.82 feet to a point; 8) South 60 deg. 21 min. 02 sec. East 188.44 feet to a point; and 9) South 29 deg. 39 min. 22 sec. West 78.00 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation, South 60 deg. 18 min. 00 sec. East 48.75 feet to its point of intersection with the above mentioned division line between the lands of said Altech Specialty Steel Corporation on the Northwest and lands of said D & H Corporation on the Southeast; thence along said division line the following five (5) courses: 1) South 29 deg. 42 min. 00 sec. West 152.19 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 75.00 feet to a point; 3) South 29 deg. 42 min. 00 sec. West 257.50 feet to a point; 4) North 61 deg. 10 min. 00 sec. West 34.00 feet to a point; and 5) South 29 deg. 42 min. 00 sec. West 742.60 feet to the point or place of beginning, containing 16.6532 acres.

PROPOSED LEASE AREA 2 - AREA = 0.694± ACRES

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355, South 44 deg. 13 min. 04 sec. West 202.37 feet to the point or place of beginning of the herein

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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described Lease Parcel 2, said point also being the Northeasterly corner of the existing building housing Technical Services, Carpenter Shop, and Store Room; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and around the existing outside face of said building the following sixteen (16) courses:
1) South 29 deg. 35 min. 08 sec. West 301.96 feet to a point; 2) North 53 deg. 42 min. 05 sec. West 0.69 feet to a point; 3) South 29 deg. 42 min. 53 sec. West 54.67 feet to a point; 4) North 60 deg. 14 min. 39 sec. West 22.45 feet to a point; 5) North 30 deg. 03 min. 57 sec. East 3.70 feet to a point; 6) North 60 deg. 08 min. 14 sec. West 38.51 feet to a point; 7) North 30 deg. 06 min. 28 sec. East 16.60 feet to a point; 8) South 60 deg. 05 min. 47 sec. East 9.23 feet to a point; 9) North 30 deg. 01 min. 59 sec. East 19.40 feet to a point; 10) North 60 deg. 22 min. 57 sec. West 29.48 feet to a point; 11) South 29 deg. 38 min. 23 sec. West 9.90 feet to a point; 12) North 60 deg. 21 min. 37 sec. West 34.17 feet to a point; 13) North 29 deg. 29 min. 51 sec. East 104.98 feet to a point; 14) South 60 deg. 37 min. 27 sec. East 40.10 feet to a point; 15) North 29 deg. 36 min. 22 sec. East 220.87 feet to a point; and 16) South 60 deg. 47 min. 14 sec. East 75.84 feet to the point or place of beginning, containing 0.694± acres.

~~PROPOSED LEASE AREA 3 - AREA - 1.220± ACRES~~

~~COMMENCING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the East and lands now or formerly of Niagara Mohawk Power Corporation on the West with the Southeasterly street boundary of Spring Street Road;~~

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DESCRIPTION
PROPOSED LEASE AREAS
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~~thence from said point of commencement through the lands of said Altech Specialty Steel Corporation, South 19 deg. 35 min. 40 sec. East 942.31 feet to the point of beginning of the herein described proposed Lease Parcel 3, said point also being the Southwesterly corner of the existing Bar Turning building; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and along the existing outside face of said building the following four (4) courses: 1) North 29 deg. 36 min. 25 sec. East 295.20 feet to a point; 2) North 60 deg. 23 min. 01 sec. West 20.55 feet to a point; 3) North 29 deg. 46 min. 01 sec. East 33.55 feet to a point; and 4) South 60 deg. 23 min. 01 sec. East 20.46 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Bar Turning building in part and through the existing Bar Turning building in part, North 29 deg. 36 min. 25 sec. East 200.36 feet to a point, said point being on the outside face of said existing Bar Turning building; thence along the outside face of said building and through said building South 60 deg. 30 min. 35 sec. East 209.02 feet to a point; thence South 29 deg. 53 min. 22 sec. West 28.44 feet to a point, said point being on the existing outside face of said Bar Turning building; thence along said outside face of said building North 60 deg. 06 min. 39 sec. West 90.00 feet to a point; thence continuing through said building in part and along the outside face of said building in part South 29 deg. 53 min. 22 sec. West 156.93 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and along the existing outside face of said building the following fourteen (14) courses: 1) North 60 deg. 27 min. 14 sec. West~~

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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~~12.90 feet to a point; 2) South 29 deg. 30 min. 48 sec. West 47.91 feet to a point; 3) South 61 deg. 27 min. 21 sec. East 10.80 feet to a point; 4) North 29 deg. 09 min. 27 sec. East 6.06 feet to a point; 5) South 59 deg. 09 min. 31 sec. East 17.91 feet to a point; 6) South 29 deg. 25 min. 09 sec. West 37.99 feet to a point; 7) North 61 deg. 16 min. 17 sec. West 17.97 feet to a point; 8) North 29 deg. 18 min. 25 sec. East 14.92 feet to a point; 9) North 62 deg. 19 min. 00 sec. West 10.36 feet to a point; 10) South 29 deg. 40 min. 04 sec. West 67.84 feet to a point; 11) North 59 deg. 50 min. 41 sec. West 19.94 feet to a point; 12) South 29 deg. 43 min. 44 sec. West 49.61 feet to a point; 13) North 60 deg. 22 min. 28 sec. West 32.92 feet to a point; and 14) South 30 deg. 10 min. 01 sec. West 39.14 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and around the outside perimeter of an existing roof overhang area the following three (3) courses: 1) South 59 deg. 30 min. 34 sec. East 9.40 feet to a point; 2) South 29 deg. 54 min. 23 sec. West 86.48 feet to a point; and 3) North 62 deg. 58 min. 28 sec. West 9.08 feet to a point on the existing outside face of said bar turning building; thence continuing along the outside face of said existing building the following two (2) courses: 1) South 29 deg. 47 min. 50 sec. West 34.98 feet to a point; and 2) North 60 deg. 27 min. 06 sec. West 52.11 feet to the point or place of beginning, containing 1.230±~~

~~acres.~~

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook
James F. Cook, PLS

March 3, 1999
Revised June 10, 1999
JFC/k
C.T. Male Project No. 99-5056

Note: The above described lease parcels are shown in their entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



SEAL OF ALBANY COUNTY
COUNTY OF ALBANY

Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINGMAN
ALBANY COUNTY CLERK

HODGSON, RUSS, ANDREWS, WOODS + GOOD YEAR.
ONE MATT PLAZA, SUITE 200
BUFFALO, NY 14203
CATHARINE MALLEY.

[Watervliet Short-Term Lab-Stores Lease Agreement]

MEMORANDUM OF LEASE AGREEMENT

LIBER 2639 PAGE 336

EXHIBIT 2533 PAGE 336
The undersigned, REALCO INC., a New York corporation, as landlord (the "Landlord"), and AL/K, INC., a New York corporation and a wholly-owned subsidiary of TUBACEX AMERICA HOLDING CORPORATION, a New York Corporation, as tenant (the "Tenant"), have entered into a certain Watervliet Short-Term Lab-Stores Lease Agreement dated as of August 8, 1999 (the "Lease Agreement").

Pursuant to the Lease Agreement, the Tenant leases from the Landlord, certain land and a so called Lab-Stores Building (the "Lab-Stores Building") situated thereon, located at the Landlord's real property at Lincoln Avenue and Spring Street, in the Town of Colonie, Albany County, New York, as such land is more particularly described on Exhibit A attached hereto.

The term of the Lease Agreement commenced on September 8, 1999 and shall expire on September 30, 2000, unless extended or sooner terminated in accordance with the terms and conditions provided in the Lease Agreement. The Tenant has the right to extend the term of the Lease Agreement for five successive one year terms, through September 30, 2005.

IN WITNESS WHEREOF, the Landlord and the Tenant have caused this Memorandum of Lease Agreement to be executed in their respective names and dated as of August 8, 1999.

LANDLORD:

REALCO INC.

By: Yong Van Park
Name: President
Title:

TENANT:

ALTX, INC.

By: J. S. Brown
Name: Jerrold S. Brown
Title: Secretary

STATE OF NEW YORK)

SS.:

COUNTY OF Erie)

On the 21st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Yong Jin Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L. Struble
Notary Public

STATE OF NEW YORK)

SS.:

COUNTY OF Erie)

On the 21st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Jerrold S. Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Charles M. Brown
Notary Public

CHARLES M. BROWN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 7, 2001

LIBER 2639 PAGE 338

EXHIBIT A

DESCRIPTION OF LAND

(EXHIBIT B FROM THE LEASE AGREEMENT)

BFL0005:372572_1 (3/8/2001)
29191.0000

A-1

C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 339

DESCRIPTION
PROPOSED LEASE AREAS
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All those certain tracts, pieces or parcels of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 1 - AREA = 16.653± ACRES [intentionally omitted]
BEGINNING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2161 of Deeds at Page 355 on the Northwest and lands now or formerly of D & H Corporation as described in Book 2432 of Deeds at Page 1 on the Southeast, with the division line between the lands of Altech Specialty Steel Corporation on the Northeast and lands now or formerly of Niagara Mohawk Power Corporation on the Southwest; thence from said point of beginning along the division line between the lands of said Altech Specialty Steel Corporation on the Northeast and lands of said Niagara Mohawk Power Corporation on the Southwest North 25 deg. 35 min. 00 sec. West 874.58 feet to a point; thence through the lands of said Altech Specialty Steel Corporation the following two (2) courses: 1) North 07 deg. 20 min. 45 sec. East 375.58 feet to a point; and 2) North 69 deg. 20 min. 38 sec. East 531.41 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation in part and along the outside face of the existing Extrusion Plant building in part South 60 deg. 28 min. 46 sec. East 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses:

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 2

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1) South 29 deg. 08 min. 09 sec. West 11.71 feet to a point; 2) South 60 deg. 18 min. 19 sec. East 32.25 feet to a point; 3) North 28 deg. 56 min. 49 sec. East 8.30 feet to a point; 4) South 60 deg. 13 min. 28 sec. East 18.14 feet to a point; 5) South 29 deg. 11 min. 47 sec. West 8.20 feet to a point; 6) South 60 deg. 09 min. 56 sec. East 20.68 feet to a point; 7) South 29 deg. 39 min. 24 sec. West 11.82 feet to a point; 8) South 60 deg. 21 min. 02 sec. East 188.44 feet to a point; and 9) South 29 deg. 39 min. 22 sec. West 78.00 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation, South 60 deg. 18 min. 00 sec. East 48.75 feet to its point of intersection with the above mentioned division line between the lands of said Altech Specialty Steel Corporation on the Northwest and lands of said D & H Corporation on the Southeast; thence along said division line the following five (5) courses: 1) South 29 deg. 42 min. 00 sec. West 152.19 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 75.00 feet to a point; 3) South 29 deg. 42 min. 00 sec. West 257.50 feet to a point; 4) North 61 deg. 10 min. 00 sec. West 34.00 feet to a point; and 5) South 29 deg. 42 min. 00 sec. West 742.60 feet to the point or place of beginning, containing 16.653± acres.

PROPOSED LEASE AREA 2 - AREA = 0.694± ACRES

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355, South 44 deg. 13 min. 04 sec. West 202.37 feet to the point or place of beginning of the herein

C.J. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE 3

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described Lease Parcel 2, said point also being the Northeasterly corner of the existing building housing Technical Services, Carpenter Shop, and Store Room; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and around the existing outside face of said building the following sixteen (16) courses: 1) South 29 deg. 35 min. 08 sec. West 301.96 feet to a point; 2) North 53 deg. 42 min. 05 sec. West 0.69 feet to a point; 3) South 29 deg. 42 min. 53 sec. West 54.67 feet to a point; 4) North 60 deg. 14 min. 39 sec. West 22.45 feet to a point; 5) North 30 deg. 03 min. 57 sec. East 3.70 feet to a point; 6) North 60 deg. 08 min. 14 sec. West 38.51 feet to a point; 7) North 30 deg. 06 min. 28 sec. East 16.60 feet to a point; 8) South 60 deg. 05 min. 47 sec. East 9.23 feet to a point; 9) North 30 deg. 01 min. 59 sec. East 19.40 feet to a point; 10) North 60 deg. 22 min. 57 sec. West 29.48 feet to a point; 11) South 29 deg. 38 min. 23 sec. West 9.90 feet to a point; 12) North 60 deg. 21 min. 37 sec. West 34.17 feet to a point; 13) North 29 deg. 29 min. 51 sec. East 104.98 feet to a point; 14) South 60 deg. 37 min. 27 sec. East 40.10 feet to a point; 15) North 29 deg. 36 min. 22 sec. East 220.87 feet to a point; and 16) South 60 deg. 47 min. 14 sec. East 75.84 feet to the point or place of beginning, containing 0.694± acres.

PROPOSED LEASE AREA 3 - AREA = 1.230± ACRES [intentionally omitted]

COMMENCING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the East and lands now or formerly of Niagara Mohawk Power Corporation on the West with the Southeastly street boundary of Spring Street Road;

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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LIBER 2639 PAGE 342

thence from said point of commencement through the lands of said Altech Specialty Steel Corporation, South 19 deg. 35 min. 40 sec. East 942.31 feet to the point of beginning of the herein described proposed Lease Parcel 3, said point also being the Southwesterly corner of the existing Bar Turning building; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and along the existing outside face of said building the following four (4) courses: 1) North 29 deg. 36 min. 25 sec. East 295.20 feet to a point; 2) North 60 deg. 23 min. 01 sec. West 20.55 feet to a point; 3) North 29 deg. 46 min. 01 sec. East 33.55 feet to a point; and 4) South 60 deg. 23 min. 01 sec. East 20.46 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Bar Turning building in part and through the existing Bar Turning building in part, North 29 deg. 36 min. 25 sec. East 200.36 feet to a point, said point being on the outside face of said existing Bar Turning building; thence along the outside face of said building and through said building South 60 deg. 30 min. 35 sec. East 209.02 feet to a point; thence South 29 deg. 53 min. 22 sec. West 28.44 feet to a point, said point being on the existing outside face of said Bar Turning building; thence along said outside face said of building North 60 deg. 06 min. 39 sec. West 90.00 feet to a point, thence continuing through said building in part and along the outside face of said building in part South 29 deg. 53 min. 22 sec. West 156.93 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and along the existing outside face of said building the following fourteen (14) courses: 1) North 60 deg. 27 min. 14 sec. West

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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LIBER 2639 PAGE 343

12.80 feet to a point; 2) South 29 deg. 30 min. 48 sec. West 47.91 feet to a point; 3) South 61 deg. 27 min. 21 sec. East 10.80 feet to a point; 4) North 29 deg. 09 min. 27 sec. East 6.06 feet to a point; 5) South 59 deg. 09 min. 31 sec. East 17.91 feet to a point; 6) South 29 deg. 25 min. 09 sec. West 37.99 feet to a point; 7) North 61 deg. 16 min. 17 sec. West 17.97 feet to a point; 8) North 29 deg. 18 min. 25 sec. East 14.92 feet to a point; 9) North 62 deg. 19 min. 00 sec. West 10.36 feet to a point; 10) South 29 deg. 40 min. 04 sec. West 67.84 feet to a point; 11) North 59 deg. 50 min. 41 sec. West 19.94 feet to a point; 12) South 29 deg. 43 min. 44 sec. West 49.61 feet to a point; 13) North 60 deg. 22 min. 28 sec. West 32.92 feet to a point; and 14) South 30 deg. 10 min. 01 sec. West 39.14 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and around the outside perimeter of an existing roof overhang area the following three (3) courses: 1) South 59 deg. 30 min. 34 sec. East 9.40 feet to a point; 2) South 29 deg. 54 min. 23 sec. West 86.48 feet to a point; and 3) North 62 deg. 58 min. 28 sec. West 9.08 feet to a point on the existing outside face of said bar turning building; thence continuing along the outside face of said existing building the following two (2) courses: 1) South 29 deg. 47 min. 50 sec. West 34.98 feet to a point; and 2) North 60 deg. 27 min. 06 sec. West 52.11 feet to the point or place of beginning, containing 1.230± acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook

James F. Cook, PLS

March 3, 1999

Revised June 10, 1999

JRC/k

C.T. Male Project No. 99-5056

Note: The above described lease parcels are shown in their entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



STATE OF NEW YORK
COUNTY OF ALBANY

Recorded in DEEDS
As Shown Hereon and
Examined
Thomas G. Clingan
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

ccc
MAIL TO: HODGSON, RUSS, ANDREWS, WOODS + GOODYEAR
ONE MATT PLAZA, SUITE 2000
BUFFALO, NY 14203
ATT: MARY CATHERINE MALCEY

[Watervliet Lease Agreement]

MEMORANDUM OF LEASE AGREEMENT

LIBER 2639 PAGE 345

The undersigned, REALCO INC., a New York corporation, as landlord (the "Landlord"), and ALTX, INC., a New York corporation and a wholly-owned subsidiary of TUBACEX AMERICA HOLDING CORPORATION, a New York Corporation, as tenant (the "Tenant"), have entered into a certain Watervliet Lease Agreement dated as of August 8, 1999 (the "Lease Agreement").

Pursuant to the Lease Agreement, the Tenant leases from the Landlord, certain land and improvements situated thereon comprised of (i) a portion of a plant and main office building containing approximately 18,584 square feet of office space and parking spaces as shown on Exhibit A-1 attached hereto and (ii) 725,376 square feet of facility space as shown on Exhibit A-2 attached hereto, located at the Landlord's real property at Lincoln Avenue and Spring Street, in the Town of Colonie, Albany County, New York.

The term of the Lease Agreement commenced on August 8, 1999 and shall expire on September 30, 2008, unless extended or sooner terminated in accordance with the terms and conditions provided in the Lease Agreement. The Tenant has the option to purchase all or a portion of the leased premises, upon terms and conditions more particularly set forth in the Lease Agreement.

IN WITNESS WHEREOF, the Landlord and the Tenant have caused this Memorandum of Lease Agreement to be executed in their respective names and dated as of August 8, 1999.

LANDLORD:

REALCO INC.

By: Yong Jin Park
Name: Yong Jin Park
Title: President

TENANT:

ALTX, INC.

By: Jm
Name: Jerrold S. Brown
Title: Secretary

SEP 14 12:47 PM '99
ALBANY COUNTY
CLERK

LIBER 2639 PAGE 346

STATE OF NEW YORK)
SS.:
COUNTY OF Erie)

On the 31st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Yong Jin Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L. Struble
Notary Public

STATE OF NEW YORK)
SS.:
COUNTY OF Erie)

MICHELLE L. STRUBLE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/01/2001

On the 27th day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Jerrold S. Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Chantel M. Durbin
Notary Public

CHANTEL M. DURBIN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 7, 2001

EXHIBIT A-1 LIBER 2639 PAGE 347

DESCRIPTION OF LEASED PREMISES

[LEASE AREA 4 AND PARCEL 9 FROM EXHIBIT B TO THE LEASE AGREEMENT]

A-1

C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 348

DESCRIPTION
PROPOSED LEASE AREA 4
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK.

All that certain tract, piece or parcel of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 4 - AREA = 0.427± ACRES

BEGINNING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road and runs thence from said point of beginning along said Northwesterly street boundary of Lincoln Avenue, South 29 deg. 42 min. 00 sec. West 127.15 feet to a point; thence through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 the following ten (10) courses: 1) North 13 deg. 39 min. 44 sec. West 18.85 feet to a point; 2) North 35 deg. 15 min. 30 sec. West 17.82 feet to a point; 3) North 48 deg. 48 min. 02 sec. West 37.61 feet to a point; 4) North 58 deg. 00 min. 28 sec. West 10.17 feet to a point; 5) North 32 deg. 10 min. 53 sec. West 20.19 feet to a point; 6) North 42 deg. 05 min. 14 sec. West 39.92 feet to a point; 7) North 44 deg. 27 min. 14 sec. West 26.30 feet to a point; 8) North 36 deg. 27 min. 38 sec. West 16.48 feet to a point; 9) North 54 deg. 18 min. 21 sec. West 42.60 feet to a point; and 10) North 29 deg. 40 min. 48 sec. East 61.04 feet to a point on the above mentioned Southwesterly street boundary of Spring Street Road; thence along said Southwesterly street boundary South 59 deg. 24 49 sec. East 214.62 feet to the point or place of beginning, containing 0.427± acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREA 4
PAGE - 2

LIBER 2639 PAGE 349

Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook

James F. Cook, PLS

June 10, 1999

JFC/lav/jc
C.T. Male Project No. 99-5056

Note: The above described lease parcel is shown in its entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 350

DESCRIPTION
PARCEL 9

PORTION OF LANDS OF
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK
AREA = 0.276± ACRES

All that certain tract, piece or parcel of land situate in the Town of Colonie, Albany County, New York, lying Northeasterly of Spring Street Road and Northwesterly of Homewood Avenue, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northwesterly street boundary of Homewood Avenue with the Northeasterly street boundary of Spring Street Road and runs thence from said point of beginning along said Northeasterly street boundary North 59 deg. 24 min. 50 sec. West 53.01 feet to its point of intersection with the Northeasterly street boundary of Cronunakill Drive; thence along said Northeasterly street boundary North 35 deg. 08 min. 10 sec. West 57.45 feet to its point of intersection with the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Southeast and the lands now or formerly of Mark W. Malinoski and Maryann Malinoski as described in Book 2348 of Deeds at Page 409 on the Northwest; thence along said division line North 29 deg. 42 min. 00 sec. East 95.90 feet to its point of intersection with the division line between the lands of said Altech Specialty Steel Corporation on the Southwest and the lands now or formerly of William J. Downen and Virgencia M. Downen as described in Book 2374 of Deeds at Page 1051 on the Northeast; thence along said division line South 60 deg. 18 min. 00 sec. East 105.00 feet to its point of intersection with the above

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PARCEL 9
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mentioned Northwestern street boundary of Homewood Avenue; thence along said Northwestern street boundary South 29 deg. 42 min. 00 sec. West 121.15 feet to the point or place of beginning, containing 0.276± acres.

Subject to any easements, restrictions or covenants of record.

C.T. MALE ASSOCIATES, P.C.

James F Cook

James F. Cook, PLS

June 25, 1999
JFC/s
C.T. Male Project No. 99.5055



LIBER 2639 PAGE 352
EXHIBIT A-2

DESCRIPTION OF LEASED PREMISES
[LEASE AREA 1 FROM EXHIBIT B TO THE LEASE AGREEMENT]

HFLODOCS072658_1 (3/8/00)
00160.0613

A-2

C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 353

DESCRIPTION
PROPOSED LEASE AREAS
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All those certain tracts, pieces or parcels of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 1 - AREA = 16.653± ACRES

BEGINNING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Northwest and lands now or formerly of D & H Corporation as described in Book 2432 of Deeds at Page 1 on the Southeast, with the division line between the lands of Altech Specialty Steel Corporation on the Northeast and lands now or formerly of Niagara Mohawk Power Corporation on the Southwest; thence from said point of beginning along the division line between the lands of said Altech Specialty Steel Corporation on the Northeast and lands of said Niagara Mohawk Power Corporation on the Southwest North 25 deg. 35 min. 00 sec. West 874.58 feet to a point; thence through the lands of said Altech Specialty Steel Corporation the following two (2) courses: 1) North 07 deg. 20 min. 45 sec. East 375.58 feet to a point; and 2) North 69 deg. 20 min. 38 sec. East 531.41 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation in part and along the outside face of the existing Extrusion Plant building in part South 60 deg. 28 min. 46 sec. East 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses:

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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1) South 29 deg. 08 min. 09 sec. West 11.71 feet to a point; 2) South 60 deg. 18 min. 19 sec. East 32.25 feet to a point; 3) North 28 deg. 56 min. 49 sec. East 8.30 feet to a point; 4) South 60 deg. 13 min. 28 sec. East 18.14 feet to a point; 5) South 29 deg. 11 min. 47 sec. West 8.20 feet to a point; 6) South 60 deg. 09 min. 56 sec. East 20.68 feet to a point; 7) South 29 deg. 39 min. 24 sec. West 11.82 feet to a point; 8) South 60 deg. 21 min. 02 sec. East 188.44 feet to a point; and 9) South 29 deg. 39 min. 22 sec. West 78.00 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation, South 60 deg. 18 min. 00 sec. East 48.75 feet to its point of intersection with the above mentioned division line between the lands of said Altech Specialty Steel Corporation on the Northwest and lands of said D & H Corporation on the Southeast; thence along said division line the following five (5) courses: 1) South 29 deg. 42 min. 00 sec. West 152.19 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 75.00 feet to a point; 3) South 29 deg. 42 min. 00 sec. West 257.50 feet to a point; 4) North 61 deg. 10 min. 00 sec. West 34.00 feet to a point; and 5) South 29 deg. 42 min. 00 sec. West 742.60 feet to the point or place of beginning, containing 16.653± acres.

PROPOSED LEASE AREA 2 - AREA - 0.6944 ACRES

Intentionally omitted

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355, South 44 deg. 13 min. 04 sec. West 202.37 feet to the point or place of beginning of the herein

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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LIBER 2639 PAGE 355

described Lease Parcel 2, said point also being the Northeasterly corner of the existing building housing Technical Services, Carpenter Shop, and Store Room; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and around the existing outside face of said building the following sixteen (16) courses: 1) South 29 deg. 35 min. 08 sec. West 301.96 feet to a point; 2) North 53 deg. 42 min. 05 sec. West 0.69 feet to a point; 3) South 29 deg. 42 min. 53 sec. West 54.67 feet to a point; 4) North 60 deg. 14 min. 39 sec. West 22.45 feet to a point; 5) North 30 deg. 03 min. 57 sec. East 3.70 feet to a point; 6) North 60 deg. 08 min. 14 sec. West 38.51 feet to a point; 7) North 30 deg. 06 min. 28 sec. East 16.60 feet to a point; 8) South 60 deg. 05 min. 47 sec. East 9.23 feet to a point; 9) North 30 deg. 01 min. 59 sec. East 19.40 feet to a point; 10) North 60 deg. 22 min. 57 sec. West 79.48 feet to a point; 11) South 29 deg. 38 min. 23 sec. West 9.90 feet to a point; 12) North 60 deg. 21 min. 37 sec. West 34.17 feet to a point; 13) North 29 deg. 29 min. 51 sec. East 104.99 feet to a point; 14) South 60 deg. 37 min. 27 sec. East 40.10 feet to a point; 15) North 29 deg. 36 min. 22 sec. East 220.87 feet to a point; and 16) South 60 deg. 47 min. 14 sec. East 75.84 feet to the point or place of beginning, containing 0.694± acres.

PROPOSED LEASE AREA 3 - AREA = 1.230± ACRES [Intentionally omitted]

COMMENCING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the East and lands now or formerly of Niagara Mohawk Power Corporation on the West with the Southeasterly street boundary of Spring Street Road;

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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thence from said point of commencement through the lands of said Altech Specialty Steel Corporation, South 19 deg. 35 min. 40 sec. East 942.31 feet to the point of beginning of the herein described proposed Lease Parcel 3, said point also being the Southwesterly corner of the existing Bar Turning building; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and along the existing outside face of said building the following four (4) courses: 1) North 29 deg. 36 min. 25 sec. East 295.20 feet to a point; 2) North 60 deg. 23 min. 01 sec. West 20.55 feet to a point; 3) North 29 deg. 46 min. 01 sec. East 33.55 feet to a point; and 4) South 60 deg. 23 min. 01 sec. East 20.46 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Bar Turning building in part and through the existing Bar Turning building in part, North 29 deg. 36 min. 25 sec. East 200.36 feet to a point, said point being on the outside face of said existing Bar Turning building; thence along the outside face of said building and through said building South 60 deg. 30 min. 35 sec. East 209.02 feet to a point; thence South 29 deg. 53 min. 22 sec. West 28.44 feet to a point, said point being on the existing outside face of said Bar Turning building; thence along said outside face said of building North 60 deg. 06 min. 39 sec. West 90.00 feet to a point; thence continuing through said building in part and along the outside face of said building in part South 29 deg. 53 min. 22 sec. West 156.93 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and along the existing outside face of said building the following fourteen (14) courses: 1) North 60 deg. 27 min. 14 sec. West

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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12.80 feet to a point; 2) South 29 deg. 30 min. 48 sec. West 47.91 feet to a point; 3) South 61 deg. 27 min. 21 sec. East 10.80 feet to a point; 4) North 29 deg. 09 min. 27 sec. East 6.06 feet to a point; 5) South 59 deg. 09 min. 31 sec. East 17.91 feet to a point; 6) South 29 deg. 25 min. 09 sec. West 37.99 feet to a point; 7) North 61 deg. 16 min. 17 sec. West 17.97 feet to a point; 8) North 29 deg. 18 min. 25 sec. East 14.92 feet to a point; 9) North 62 deg. 19 min. 00 sec. West 10.36 feet to a point; 10) South 29 deg. 40 min. 04 sec. West 67.84 feet to a point; 11) North 59 deg. 50 min. 41 sec. West 19.94 feet to a point; 12) South 29 deg. 43 min. 44 sec. West 49.61 feet to a point; 13) North 60 deg. 22 min. 28 sec. West 32.92 feet to a point; and 14) South 30 deg. 10 min. 01 sec. West 39.14 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and around the outside perimeter of an existing roof overhang area the following three (3) courses: 1) South 59 deg. 50 min. 34 sec. East 9.40 feet to a point; 2) South 29 deg. 54 min. 23 sec. West 86.48 feet to a point; and 3) North 62 deg. 58 min. 28 sec. West 9.08 feet to a point on the existing outside face of said bar turning building; thence continuing along the outside face of said existing building the following two (2) courses: 1) South 29 deg. 47 min. 50 sec. West 34.98 feet to a point; and 2) North 60 deg. 27 min. 06 sec. West 52.11 feet to the point or place of beginning, containing 1.2301 acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook

James F. Cook, PLS

March 3, 1999

Revised June 10, 1999

JFC/JR
C.T. Male Project No. 99-5055

Note: The above described lease parcels are shown in their entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Allech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.

STATE OF NEW YORK
COUNTY OF ALBANY
Recorded in DEEDS
As Shown Hereon and
Exhibited
THOMAS C. CLINGAN
ALBANY COUNTY CLERK



MAIL TO: HODGSON, RUSSELL, ANDREWS, WOODS + GREENE
ONE MATT PLAZA, SUITE 2000
BUFFALO, NY 14203
ATTN: MARY CATHERINE MALLEY

ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE is made as of September 8, 1999, by

REALCO INC. a New York corporation ("Grantor") in favor of ALTX, INC., a New York corporation ("Grantee").

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RECITALS:

WHEREAS, Grantor owns certain real property located in the Town of Colonie, County of Albany and State of New York (such real property, the "Plant"), as such real property is more particularly described on Exhibit A attached hereto;

WHEREAS, pursuant to a certain Watervliet Lease Agreement made as of September 8, 1999 (the "Lease") between Grantor, as landlord, and Grantee, as tenant, for which a Memorandum of Lease is being recorded simultaneously herewith, Grantee leases a portion of the Plant, which portion is comprised of certain parcels of real property and the improvements located thereon (collectively, the "Premises") from Grantor, as the Premises are more particularly described on Exhibit B attached hereto;

WHEREAS, pursuant to the Lease, Grantee has the option to purchase the Premises;

WHEREAS, Grantor desires to grant to Grantee, its successors and assigns, and Grantee desires, for itself and its successors and assigns, the right to use the Plant for parking, access, egress, ingress and for the purposes set forth herein, (i) for the duration of the Lease and (ii) upon exercise of its Option to purchase contained in and defined in the Lease, as a permanent easement which shall touch and concern and run with the land in perpetuity;

WHEREAS, it is the intention of the parties hereto to provide such easements and access as Grantee determines are reasonably necessary or beneficial to operate its businesses upon the Premises; and

NOW, THEREFORE, in consideration of the foregoing recitals and of other good and valuable consideration, the receipt and sufficiency whereof are acknowledged, the parties agree as follows:

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1. Grantor grants and conveys to Grantee, its successors and assigns, an easement for parking, access, egress and ingress on, upon, over, across, under and through the Plant or any portion thereof.

2. Grantee may, but will not be obligated, to remove any snow, ice or other materials from all or any portion of the Plant at Grantee's cost and expense and may place any such snow, ice or other materials upon any other portion of the Plant. Grantee will also have the right, but not the obligation, to implement and maintain such security measures as Grantee may deem desirable or necessary at any portion(s) of the Plant.

3. A. Grantor will, from time-to-time, upon the request of Grantee, grant easements to Grantee conveying the right, at Grantee's cost and expense, to lay, construct, maintain and repair any utility lines, pipes, conduits or other structures as Grantee may deem necessary or desirable for its use and enjoyment of the existing facilities located at the Premises, or as may be necessary or desirable for the future use or enjoyment of the Premises from time-to-time, including, without limitation, for water, sewer, telephone, fibre optic or other telecommunication, gas, electric, waste water and other utilities. Grantee will also have the right to install, enlarge, repair, maintain, operate, replace or remove all or any portion of existing utility lines or other facilities utilized by Grantee at any time. The location of all such easements and replacements enlargements and relocations thereof shall be subject to the consent of Grantor, which shall not be unreasonably withheld or delayed, and shall be located so as to minimize as much as reasonably possible any adverse effect on the value of the remainder of the Plant.

B. Grantee acknowledges that Grantor is under a legal duty to sell the remainder of the Plant, and that, at any time after one year from the date hereof, and subject to the provisions of Section 3.C. hereof, Grantor may sell to a bona fide third party any portion of the Plant not encumbered at the time of such sale by easements granted pursuant to this Section 3, and that the transferee of any such portion of the Plant shall have no obligation after such sale to grant easements pursuant to this Section 3.

C. Grantor shall provide to Grantee at least six (6) months prior written notice ("Notice Period") of Grantor's intention to sell any portion of the Plant pursuant to Section 3.B. hereof, which notice shall specifically identify the property to be sold. Such written notice can be given no earlier than one year after the date of this agreement. During the Notice Period, Grantee's rights under Section 3.A. hereof shall continue, and any easements granted during the Notice Period shall run with the land. If the sale described in such notice does not close (subject to reasonable extensions as Grantor and its contract vendee may grant), Grantee's rights under Section 3.A. shall continue in full force and effect and Grantor shall provide a new Notice Period with respect to any subsequent sale.

4. Subject to the Limitations of Section 3 above, Grantor will from time-to-time, upon request of Grantee, grant easements to third parties, such as utility companies, over any portion or portions of the Plant as may be requested by Grantee to permit such third parties to provide services to Grantee.

IN WITNESS WHEREOF, the parties have executed this Addendum as of ^{September} 8, 1999.

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REALCO INC

By: [Signature]
Name: Tong Jin Park
Title: President

ALTX, INC.

By: [Signature]
Name: Jerrold S. Brown
Title: Secretary

891.000CS233313_1(11/8/2011)

STATE OF NEW YORK
COUNTY OF Erie)
SS:)

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On the 21st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Yong Jin Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L. Stubble
Notary Public

MICHELLE I. STRUBLE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/31/2008

SS.:
COUNTY OF BRIDG

On the 21st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Jerrold S. Brown personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Charlene
Notary Public

CHARTEL M. BURNS
Notary Public, State of New York
Qualified in Erie County
My Commission Expires April 7, 2001

DFLOODCS:25313_1 (37/490)

EXHIBIT A

Legal Description of Plant
(Whole Facility)

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EXHIBIT A

TRACT II

PARCEL 1

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northwesterly of Lincoln Avenue in part and land now or formerly of The Delaware and Hudson Railway Company, in part, and southwesterly of Spring Street, designated as Parcel 1 on a map entitled "Survey of Lands of Allegheny Ludlum Industries, Inc. for Al Tech Specialty Steel Corporation", made by C.T. Male; Associates, P.C., dated August 27, 1976 and being more particularly bounded and described as follows:

Policy No. 101-024396

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BEGINNING at the point of intersection of the southwesterly margin of Spring Street with the northwesterly margin of Lincoln Avenue and runs thence from said point of beginning along said northwesterly margin of Lincoln Avenue, south 29° 42' 00" West, 130.00 feet to a point; thence along the southwesterly margin of Lincoln Avenue, south 39° 30' 00" east, 25.00 feet to a point; thence along the northwesterly margin of Lincoln Avenue, in part, and the lands now or formerly of The Delaware and Hudson Railway Company, in part, south 29° 42' 00" west, 1,302.80 feet to a point; thence along the aforementioned lands now or formerly of The Delaware and Hudson Railway Company the following 4 courses: (1) south 39° 30' 00" east, 75.00 feet to a point; (2) south 29° 42' 00" west, 257.50 feet to a point; (3) north 61° 10' 00" west, 34.00 feet to a point; and (4) south 29° 42' 00" west, 742.60 feet to a point, said point being the point of intersection of the common line of the lands of Allegheny Ludlum Industries, Inc., on the northeast and lands now or formerly of Niagara Mohawk Power Corporation on the southwest with the northwesterly line of lands now or formerly of The Delaware and Hudson Railway Company; thence along said lands now or formerly of Niagara Mohawk Power Corporation the following 3 courses: (1) north 25° 35' 00" west, 925.65 feet to a point; (2) north 07° 36' 00" west, 1,099.98 feet to a point; and (3) north 21° 48' 00" east, 401.71 feet to a point on the southeasterly margin of Spring Street; thence along the southeasterly, southerly and southwesterly margin of Spring Street the following 6 courses: (1) north 66° 40' 40" east, 197.22 feet to a point; (2) north 61° 24' 00" east, 522.58 feet to a point; (3) north 79° 04' 40" east, 78.51 feet to a point; (4) south 82° 13' 40" east, 38.26 feet to a point; (5) south 63° 17' 50" east, 22.86 feet to a point; and (6) south 59° 24' 50" east, 905.64 feet to the point or place of beginning, containing 57.7 acres of land more or less.

PARCEL 2

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southwesterly of lands now or formerly of Niagara Mohawk Power Corporation and northeasterly of the lands now or formerly of Albany Cemetery Association, being designated as Parcel 2 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Albany Cemetery Association on the southwest and lands of Allegheny Ludlum Industries, Inc., on the northeast with the northwesterly line of lands now or formerly of Niagara Mohawk Power Corporation and runs thence from said point of beginning along said common line, north 64° 47' 50" west, 475.46 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery north 17° 31' 30" east, 439.86 feet to a point; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, south 25° 35' 00" east, 689.52 feet to the point or place of beginning, containing 2.4 acres of land more or less.

PARCEL 3

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southerly of Spring Street and generally westerly of the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 3 as shown on the above described map and being more particularly bounded and described as follows:

Policy No. 101-024396

BEGINNING at the point of intersection of the common line of lands of Allegheny Ludlum Industries, Inc. on the east and lands now or formerly of Albany Rural Cemetery on the west with the southerly margin of Spring Street and runs thence from said point of beginning, along said southerly margin on the following 4 courses: (1) south 68° 05' 20" east, 43.11 feet to a point; (2) south 76° 20' 10" east, 49.75 feet to a point; (3) north 89° 45' 50" east, 81.04 feet to a point; and (4) north 77° 43' 30" east, 142.13 feet to a point; thence along the lands now or formerly of Niagara Mohawk Power Corporation the following 5 courses: (1) south 22° 32' 40" west, 405.31 feet to a point; (2) south 07° 08' 20" east, 55.78 feet to a point; (3) north 82° 51' 40" east, 32.78 feet to a point; (4) south 07° 36' 00" east, 1,037.37 feet to a point; and (5) south 25° 33' 00" east, 205.36 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery the following 6 courses: (1) north 60° 15' 50" west, 287.00 feet to a point; (2) north 17° 25' 00" east, 334.80 feet to a point; (3) north 07° 36' 00" west, 214.00 feet to a point; (4) north 49° 42' 10" west, 283.99 feet to a point; (5) north 21° 03' 40" east, 163.64 feet to a point; and (6) north 07° 33' 50" west, 631.56 feet to the point of place of beginning, containing 4.6 acres of land more or less.

PARCEL 4

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northerly of Spring Street, westerly of the lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 4 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Bearoff Metallurgical, Inc. on the east and lands of Allegheny Ludlum Industries, Inc. on the west with the northerly margin of Spring Street and runs thence from said point of beginning along said northerly margin the following 2 courses: (1) north 69° 33' 10" west, 361.81 feet to a point; and (2) north 70° 10' 30" west, 847.44 feet to a point; thence along the lands now or formerly of St. Agnes Cemetery the following 4 courses: (1) north 16° 17' 50" east, 871.24 feet to a point; (2) south 68° 12' 00" east, 616.89 feet to a point; (3) north 17° 35' 10" east, 979.86 feet to a point; and (4) south 73° 06' 40" east, 459.93 feet to a point in the centerline of the Krumma Kill at its intersection with the common line of lands now or formerly of Bonded Concrete, Inc. on the east and lands now or formerly of St. Agnes Cemetery on the west; thence generally southeasterly along said centerline of the Krumma Kill as it winds and turns about 1149 feet to a point on the westerly line of lands now or formerly of Niagara Mohawk Power Corporation; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation the following 2 courses: (1) south 21° 48' 00" west, 544.63 feet to a point; and (2) south 40° 56' 00" west, 233.90 feet to a point; thence along the aforementioned lands now or formerly of Bearoff Metallurgical, Inc. the following 2 courses: (1) north 68° 15' 20" west, 545.63 feet to a point; and (2) south 16° 17' 30" west, 834.45 feet to the point of place of beginning, containing 51.9 acres of land more or less.

PARCEL 5

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northerly of Spring Street and easterly of lands now or formerly of Niagara Mohawk Power Corporation,

Policy No. 101-024396

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designated as Parcel 5 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of lands now or formerly of F. and C. Cherny on the southeast and the lands of Allegheny Ludlum Industries, Inc. on the northwest with the northerly margin of Spring Street and runs thence from said point of beginning along said margin of Spring Street, the following 2 courses: (1) south $79^{\circ} 04' 40''$ west, 103.85 feet to a point; and (2) south $61^{\circ} 24' 00''$ west, 397.43 feet to a point; thence along the lands now or formerly of Niagara Mohawk Power Corporation the following 2 courses: (1) south $38^{\circ} 57' 20''$ west, 201.50 feet to a point; and (2) north $21^{\circ} 48' 00''$ east, 1,269.14 feet to a point in the centerline of the Kromma Kill; thence generally southeasterly along said centerline of the Kromma Kill as it winds and turns about 1.326 feet to a point; thence along the aforementioned lands now or formerly of F. and C. Cherny, south $41^{\circ} 56' 30''$ west, 283.72 feet to the point or place of beginning, containing 10.0 acres of land more or less.

PARCEL 6

INTENTIONALLY OMITTED.

PARCEL 7

INTENTIONALLY OMITTED

PARCEL 8

INTENTIONALLY OMITTED

Polley No. 101-024396

EXHIBIT B

Legal Description of the Premises

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BFLONDCS160312_1 (S15931)

C.T. MALE ASSOCIATES, P.C.

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DESCRIPTION
PROPOSED LEASE AREAS
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All those certain tracts, pieces or parcels of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 1 - AREA = 16.653± ACRES

BEGINNING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Northwest and lands now or formerly of D & H Corporation as described in Book 2432 of Deeds at Page 1 on the Southeast, with the division line between the lands of Altech Specialty Steel Corporation on the Northeast and lands now or formerly of Niagara Mohawk Power Corporation on the Southwest; thence from said point of beginning along the division line between the lands of said Altech Specialty Steel Corporation on the Northeast and lands of said Niagara Mohawk Power Corporation on the Southwest North 25 deg. 35 min. 00 sec. West 874.58 feet to a point; thence through the lands of said Altech Specialty Steel Corporation the following two (2) courses: 1) North 07 deg. 20 min. 45 sec. East 375.58 feet to a point; and 2) North 69 deg. 20 min. 38 sec. East 531.41 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation in part and along the outside face of the existing Extrusion Plant building in part South 60 deg. 28 min. 46 sec. East 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses:

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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1) South 29 deg. 08 min. 09 sec. West 11.71 feet to a point; 2) South 60 deg. 18 min. 19 sec. East 32.25 feet to a point; 3) North 28 deg. 56 min. 49 sec. East 8.30 feet to a point; 4) South 60 deg. 15 min. 28 sec. East 18.14 feet to a point; 5) South 29 deg. 11 min. 47 sec. West 8.20 feet to a point; 6) South 60 deg. 09 min. 56 sec. East 20.68 feet to a point; 7) South 29 deg. 39 min. 24 sec. West 11.82 feet to a point; 8) South 60 deg. 21 min. 02 sec. East 188.44 feet to a point; and 9) South 29 deg. 39 min. 22 sec. West 78.00 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation, South 60 deg. 18 min. 00 sec. East 48.75 feet to its point of intersection with the above mentioned division line between the lands of said Altech Specialty Steel Corporation on the Northwest and lands of said D & H Corporation on the Southeast; thence along said division line the following five (5) courses: 1) South 29 deg. 42 min. 00 sec. West 152.19 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 75.00 feet to a point; 3) South 29 deg. 42 min. 00 sec. West 257.50 feet to a point; 4) North 61 deg. 10 min. 00 sec. West 34.00 feet to a point; and 5) South 29 deg. 42 min. 00 sec. West 742.60 feet to the point or place of beginning, containing 16.653± acres.

~~PROPOSED LEASE AREA 2 - AREA - 0.4043 ACRES~~ [intentionally omitted]

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355, South 44 deg. 13 min. 04 sec. West 202.37 feet to the point or place of beginning of the herein

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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described Lease Parcel 2, said point also being the Northeasterly corner of the existing building housing Technical Services, Carpenter Shop, and Store Room; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and around the existing outside face of said building the following sixteen (16) courses:
1) South 29 deg. 35 min. 08 sec. West 301.96 feet to a point; 2) North 53 deg. 42 min. 05 sec. West 0.69 feet to a point; 3) South 29 deg. 12 min. 53 sec. West 54.67 feet to a point; 4) North 60 deg. 14 min. 39 sec. West 22.45 feet to a point; 5) North 30 deg. 03 min. 37 sec. East 3.70 feet to a point; 6) North 60 deg. 08 min. 14 sec. West 38.51 feet to a point; 7) North 30 deg. 06 min. 28 sec. East 16.60 feet to a point; 8) South 60 deg. 05 min. 47 sec. East 9.23 feet to a point; 9) North 30 deg. 01 min. 59 sec. East 19.40 feet to a point; 10) North 60 deg. 22 min. 57 sec. West 29.48 feet to a point; 11) South 29 deg. 38 min. 23 sec. West 9.90 feet to a point; 12) North 60 deg. 21 min. 37 sec. West 34.17 feet to a point; 13) North 29 deg. 29 min. 51 sec. East 104.99 feet to a point; 14) South 60 deg. 37 min. 27 sec. East 46.10 feet to a point; 15) North 29 deg. 36 min. 22 sec. East 220.87 feet to a point; and 16) South 60 deg. 47 min. 14 sec. East 75.84 feet to the point or place of beginning, containing 0.694± acres.

~~PROPOSED LEASE AREA - AREA - 1.000± ACRES~~ [intentionally omitted]

COMMENCING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the East and lands now or formerly of Niagara Mohawk Power Corporation on the West with the Southeasterly street boundary of Spring Street Road;

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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thence from said point of commencement through the lands of said Allech Specialty Steel Corporation, South 19 deg. 35 min. 40 sec. East 942.31 feet to the point of beginning of the herein described proposed Lease Parcel 3, said point also being the Southwesterly corner of the existing Bar Turning building; thence from said point of beginning through the lands of said Allech Specialty Steel Corporation and along the existing outside face of said building the following four (4) courses: 1) North 29 deg. 36 min. 25 sec. East 295.20 feet to a point; 2) North 60 deg. 23 min. 01 sec. West 20.55 feet to a point; 3) North 29 deg. 46 min. 01 sec. East 33.55 feet to a point; and 4) South 60 deg. 23 min. 01 sec. East 20.46 feet to a point; thence continuing through the lands of said Allech Specialty Steel Corporation and along the outside face of said Bar Turning building in part and through the existing Bar Turning building in part, North 29 deg. 36 min. 25 sec. East 200.36 feet to a point, said point being on the outside face of said existing Bar Turning building; thence along the outside face of said building and through said building South 60 deg. 30 min. 35 sec. East 209.02 feet to a point; thence South 29 deg. 53 min. 22 sec. West 28.41 feet to a point, said point being on the existing outside face of said Bar Turning building; thence along said outside face said of building North 60 deg. 06 min. 39 sec. West 90.00 feet to a point; thence continuing through said building in part and along the outside face of said building in part South 29 deg. 57 min. 22 sec. West 156.93 feet to a point; thence continuing through said lands of Allech Specialty Steel Corporation and along the existing outside face of said building the following fourteen (14) courses: 1) North 60 deg. 27 min. 14 sec. West

C.T. MALE ASSOCIATES, P.C.

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12.80 feet to a point; 2) South 29 deg. 30 min. 48 sec. West 47.91 feet to a point; 3) South 61 deg. 27 min. 21 sec. East 10.80 feet to a point; 4) North 29 deg. 09 min. 27 sec. East 6.06 feet to a point; 5) South 59 deg. 09 min. 31 sec. East 17.91 feet to a point; 6) South 29 deg. 25 min. 09 sec. West 37.99 feet to a point; 7) North 61 deg. 16 min. 17 sec. West 17.97 feet to a point; 8) North 29 deg. 18 min. 25 sec. East 14.92 feet to a point; 9) North 62 deg. 19 min. 00 sec. West 10.36 feet to a point; 10) South 29 deg. 40 min. 04 sec. West 67.84 feet to a point; 11) North 59 deg. 50 min. 41 sec. West 19.94 feet to a point; 12) South 29 deg. 43 min. 44 sec. West 49.61 feet to a point; 13) North 60 deg. 22 min. 28 sec. West 32.92 feet to a point; and 14) South 30 deg. 10 min. 01 sec. West 39.14 feet to a point; thence continuing through said lands of Allegheny Specialty Steel Corporation and around the outside perimeter of an existing roof overhang area the following three (3) courses: 1) South 59 deg. 30 min. 34 sec. East 9.40 feet to a point; 2) South 29 deg. 34 min. 23 sec. West 86.48 feet to a point; and 3) North 62 deg. 58 min. 28 sec. West 9.08 feet to a point on the existing outside face of said bar turning building; thence continuing along the outside face of said existing building the following two (2) courses: 1) South 29 deg. 47 min. 50 sec. West 34.98 feet to a point; and 2) North 60 deg. 27 min. 06 sec. West 52.11 feet to the point or place of beginning, containing 1.230± acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
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Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook
James F. Cook, PLS

March 3, 1999
Revised June 10, 1999
JFC/jc
C.T. Male Project No. 99-5055

Note: The above described lease parcels are shown in their entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



C.T. MALE ASSOCIATES, P.C.

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DESCRIPTION
PROPOSED LEASE AREA 4
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 4 - AREA = 0.427± ACRES

BEGINNING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road and runs thence from said point of beginning along said Northwesterly street boundary of Lincoln Avenue, South 29 deg. 42 min. 00 sec. West 127.15 feet to a point; thence through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 the following ten (10) courses: 1) North 13 deg. 39 min. 44 sec. West 18.85 feet to a point; 2) North 35 deg. 15 min. 30 sec. West 17.82 feet to a point; 3) North 48 deg. 48 min. 02 sec. West 37.61 feet to a point; 4) North 58 deg. 00 min. 28 sec. West 10.17 feet to a point; 5) North 32 deg. 10 min. 53 sec. West 20.19 feet to a point; 6) North 42 deg. 05 min. 14 sec. West 39.92 feet to a point; 7) North 44 deg. 27 min. 14 sec. West 26.30 feet to a point; 8) North 36 deg. 27 min. 38 sec. West 16.48 feet to a point; 9) North 54 deg. 18 min. 21 sec. West 42.60 feet to a point; and 10) North 29 deg. 40 min. 48 sec. East 61.04 feet to a point on the above mentioned Southwesterly street boundary of Spring Street Road; thence along said Southwesterly street boundary South 59 deg. 24 49 sec. East 214.62 feet to the point or place of beginning, containing 0.427± acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREA 4
PAGE - 2

LIBER 2639 PAGE 384

Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F Cook

James F. Cook, PLS

June 10, 1999

JFC/lm/jr
C.T. Male Project No. 99-5056

Note: The above described lease parcel is shown in its entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 385

DESCRIPTION
PARCEL 9
PORTION OF LANDS OF
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK
AREA \approx 0.276 \pm ACRES

All that certain tract, piece or parcel of land situate in the Town of Colonie, Albany County, New York, lying Northeasterly of Spring Street Road and Northwesterly of Homewood Avenue, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northwesterly street boundary of Homewood Avenue with the Northeasterly street boundary of Spring Street Road and runs thence from said point of beginning along said Northeasterly street boundary North 59 deg. 24 min. 50 sec. West 53.01 feet to its point of intersection with the Northeasterly street boundary of Crommakill Drive; thence along said Northeasterly street boundary North 35 deg. 08 min. 10 sec. West 57.45 feet to its point of intersection with the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Southeast and the lands now or formerly of Mark W. Malinoski and Maryann Malinoski as described in Book 2348 of Deeds at Page 409 on the Northwest; thence along said division line North 29 deg. 42 min. 00 sec. East 95.90 feet to its point of intersection with the division line between the lands of said Altech Specialty Steel Corporation on the Southwest and the lands now or formerly of William J. Downen and Virgencia M. Downen as described in Book 2374 of Deeds at Page 1051 on the Northeast; thence along said division line South 60 deg. 18 min. 00 sec. East 105.00 feet to its point of intersection with the above

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PARCEL 9
PAGE - 2

LIBER 2639 PAGE 386

mentioned Northwestern street boundary of Homewood Avenue; thence along said Northwestern street boundary South 29 deg. 42 min. 00 sec. West 121.15 feet to the point or place of beginning, containing 0.276± acres.

Subject to any easements, restrictions or covenants of record.

C.T. MALE ASSOCIATES, P.C.

James F Cook

James F. Cook, PLS

June 25, 1999
JFC/as
C.T. Male Project No. 992056



C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 387

DESCRIPTION
PROPOSED OPTION AREA
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Colonie, Albany County, New York, lying generally Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement, Southeasterly along the Northwesterly and Southwesterly street boundary of Lincoln Avenue the following three (3) courses: 1) South 29 deg. 42 min. 00 sec. West 150.00 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 25.00 feet to a point; and 3) South 29 deg. 42 min. 00 sec. West 640.94 feet to the point of beginning of the herein described Option Area; thence from said point of beginning continuing along said Northwesterly street boundary of Lincoln Avenue, South 29 deg. 42 min. 00 sec. West 509.67 feet to a point; thence through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 North 60 deg. 18 min. 00 sec. West 48.75 feet to a point on the outside face of the existing Extrusion Plant building; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses: 1) North 29 deg. 39 min. 22 sec. East 78.00 feet to a point; 2) North 60 de. 21 min. 02 sec. West 188.44 feet to a point; 3) North 29 deg. 39 min. 24 sec. East 11.82 feet to a point; 4) North 60 deg. 09 min 56 sec. West 20.68 feet to a point; 5) North 29 deg. 11 min. 47 sec. East 8.20 feet to a point; 6) North 60 deg. 13 min.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED OPTION AREA
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28 sec. West 18.14 feet to a point; 7) South 28 deg. 56 min. 49 sec. West 8.30 feet to a point; 8) North 60 deg. 18 min. 19 sec. West 32.25 feet to a point; and 9) North 29 deg. 08 min. 09 sec. East 11.71 feet to a point; thence continuing along said outside face of the existing Extrusion Plant building and through the lands of said Altech Specialty Steel Corporation, North 60 deg. 28 min. 46 sec. West 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation the following six (6) courses: 1) North 69 deg. 20 min. 38 sec. East 159.68 feet to a point; 2) South 60 deg. 22 min. 37 sec. East 255.94 feet to a point; 3) North 29 deg. 46 min. 22 sec. East 103.04 feet to a point; 4) North 60 deg. 10 min. 44 sec. West 125.88 feet to a point; 5) North 29 deg. 54 min. 31 sec. East 180.52 feet to a point; and 6) South 60 deg. 42 min. 08 sec. East 248.98 feet to the point or place of beginning, containing 2.776± acres.

Subject to any easement, covenants, or restrictions of record.

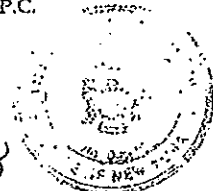
C.T. MALE ASSOCIATES, P.C.

James F. Cook

James F. Cook, PLS
COUNTY OF NEW YORK
COUNTY OF ALBANY

March 25, 1999
JFC/K
C.T. Male Project No. 99-5056

Note: The above described Option Area is shown in its entirety on a map entitled "Survey Of Proposed Lease Parcels Portion of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc." dated February 26, 1999, New York, prepared by C.T. Male Associates, P.C., Drawing No. 99-127R.



Recorded in DEEDS
As Shown Hereon
Examined
1999 MAR 28

MAIL TO: HODGSON, RUSS, ANDREWS, WOODS & GOOD YEAR
ONE M + T PLAZA, SUITE 2000
BUFFALO, NY 14203
ATT: MARY CATHERINE MALLEY

[Watervliet Short-Term Bar-Finish Lease Agreement]

MEMORANDUM OF LEASE AGREEMENT

LIBER 2639 PAGE 389

The undersigned, REALCO INC., a New York corporation, as landlord (the "Landlord"), and ALTX, INC., a New York corporation and a wholly-owned subsidiary of TUBACEX AMERICA HOLDING CORPORATION, a New York Corporation, as tenant (the "Tenant"), have entered into a certain Watervliet Short-Term Bar-Finish Lease Agreement dated as of August 8, 1999 (the "Lease Agreement").

Pursuant to the Lease Agreement, the Tenant leases from the Landlord, certain land and a so called Bar-Finish Building situated thereon, located at the Landlord's real property at Lincoln Avenue and Spring Street, in the Town of Colonie, Albany County, New York, as such land is more particularly described on Exhibit A attached hereto.

The term of the Lease Agreement commenced on August 8, 1999 and shall expire on September 30, 2000, unless extended or sooner terminated in accordance with the terms and conditions provided in the Lease Agreement. The Tenant has the right to extend the term of the Lease Agreement for five successive one year terms, through September 30, 2005.

IN WITNESS WHEREOF, the Landlord and the Tenant have caused this Memorandum of Lease Agreement to be executed in their respective names and dated as of August 8, 1999.

LANDLORD:

REALCO INC.

By: [Signature]
Name: Yong Min Park
Title: President

TENANT:

ALTX, INC.

By: [Signature]
Name: Jerrold S. Brown
Title: Secretary

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STATE OF NEW YORK)
SS.:
COUNTY OF Erie)

On the 31st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Yong Jin Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L. Strohle
Notary Public
MICHELLE L. STROHLE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/01/2001

STATE OF NEW YORK)
SS.:
COUNTY OF Erie)

On the 27th day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Jerrold S. Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Charmine
Notary Public

FILED
JUL 27 1999
JUL 27 1999
Erie County
My Commission Expires April 7, 2001

EXHIBIT A

LIBER 2639 PAGE 391

DESCRIPTION OF LAND

[EXHIBIT B FROM THE LEASE AGREEMENT]

DFLODOCS272691_1 (5/1/2011)
00160.0415

A-1

C.T. MALE ASSOCIATES, P.C.

LIBER 2639 PAGE 392

DESCRIPTION
PROPOSED LEASE AREAS
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All those certain tracts, pieces or parcels of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 1 - AREA - 16.653+ ACRES

[Intentionally omitted]

BEGINNING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Northwest and lands now or formerly of D & H Corporation as described in Book 2432 of Deeds at Page 1 on the Southeast, with the division line between the lands of Altech Specialty Steel Corporation on the Northeast and lands now or formerly of Niagara Mohawk Power Corporation on the Southwest; thence from said point of beginning along the division line between the lands of said Altech Specialty Steel Corporation on the Northeast and lands of said Niagara Mohawk Power Corporation on the Southwest North 25 deg. 35 min. 00 sec. West 874.58 feet to a point; thence through the lands of said Altech Specialty Steel Corporation the following two (2) courses: 1) North 07 deg. 20 min. 45 sec. East 375.58 feet to a point; and 2) North 69 deg. 20 min. 38 sec. East 531.41 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation in part and along the outside face of the existing Extrusion Plant building in part South 60 deg. 28 min. 46 sec. East 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses:

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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1) South 29 deg. 08 min. 09 sec. West 11.71 feet to a point; 2) South 60 deg. 18 min. 19 sec. East 32.25 feet to a point; 3) North 28 deg. 56 min. 49 sec. East 8.30 feet to a point; 4) South 60 deg. 13 min. 28 sec. East 18.14 feet to a point; 5) South 29 deg. 11 min. 47 sec. West 8.20 feet to a point; 6) South 60 deg. 09 min. 56 sec. East 20.68 feet to a point; 7) South 29 deg. 39 min. 24 sec. West 11.82 feet to a point; 8) South 60 deg. 21 min. 02 sec. East 188.44 feet to a point; and 9) South 29 deg. 39 min. 22 sec. West 78.00 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation, South 60 deg. 18 min. 00 sec. East 48.75 feet to its point of intersection with the above mentioned division line between the lands of said Altech Specialty Steel Corporation on the Northwest and lands of said D & H Corporation on the Southeast; thence along said division line the following five (5) courses: 1) South 29 deg. 42 min. 00 sec. West 152.19 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 75.00 feet to a point; 3) South 29 deg. 42 min. 00 sec. West 257.50 feet to a point; 4) North 61 deg. 10 min. 00 sec. West 34.00 feet to a point; and 5) South 29 deg. 42 min. 00 sec. West 742.60 feet to the point or place of beginning, containing 16.653± acres.

~~PROPOSED LEASE AREA 2 - AREA = 0.694± ACRES~~ [Intentionally omitted.]

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355, South 44 deg. 13 min. 04 sec. West 202.37 feet to the point or place of beginning of the herein

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 3 -

LIBER 2639 PAGE 394

described Lease Parcel 2, said point also being the Northeasterly corner of the existing building housing Technical Services, Carpenter Shop, and Store Room; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and around the existing outside face of said building the following sixteen (16) courses: 1) South 29 deg. 35 min. 08 sec. West 301.96 feet to a point; 2) North 53 deg. 42 min. 05 sec. West 0.69 feet to a point; 3) South 29 deg. 42 min. 53 sec. West 54.67 feet to a point; 4) North 60 deg. 14 min. 39 sec. West 22.45 feet to a point; 5) North 30 deg. 03 min. 57 sec. East 3.70 feet to a point; 6) North 60 deg. 08 min. 14 sec. West 38.51 feet to a point; 7) North 30 deg. 06 min. 28 sec. East 16.60 feet to a point; 8) South 60 deg. 05 min. 47 sec. East 9.23 feet to a point; 9) North 30 deg. 01 min. 59 sec. East 19.40 feet to a point; 10) North 60 deg. 22 min. 57 sec. West 29.48 feet to a point; 11) South 29 deg. 38 min. 23 sec. West 9.90 feet to a point; 12) North 60 deg. 21 min. 37 sec. West 34.17 feet to a point; 13) North 29 deg. 29 min. 51 sec. East 104.99 feet to a point; 14) South 60 deg. 37 min. 27 sec. East 40.10 feet to a point; 15) North 29 deg. 36 min. 22 sec. East 220.87 feet to a point; and 16) South 60 deg. 47 min. 14 sec. East 75.84 feet to the point or place of beginning, containing 0.694± acres.

PROPOSED LEASE AREA 3 - AREA = 1.230± ACRES

COMMENCING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the East and lands now or formerly of Niagara Mohawk Power Corporation on the West with the Southeasterly street boundary of Spring Street Road;

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 4 -

LIBER 2639 PAGE 395

thence from said point of commencement through the lands of said Altech Specialty Steel Corporation, South 19 deg. 35 min. 40 sec. East 942.31 feet to the point of beginning of the herein described proposed Lease Parcel 3, said point also being the Southwesterly corner of the existing Bar Turning building; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and along the existing outside face of said building the following four (4) courses: 1) North 29 deg. 36 min. 25 sec. East 295.20 feet to a point; 2) North 60 deg. 23 min. 01 sec. West 20.55 feet to a point; 3) North 29 deg. 46 min. 01 sec. East 33.55 feet to a point; and 4) South 60 deg. 23 min. 01 sec. East 20.46 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Bar Turning building in part and through the existing Bar Turning building in part, North 29 deg. 36 min. 25 sec. East 200.36 feet to a point, said point being on the outside face of said existing Bar Turning building; thence along the outside face of said building and through said building South 60 deg. 30 min. 35 sec. East 209.02 feet to a point; thence South 29 deg. 53 min. ²¹22 sec. West 28.44 feet to a point, said point being on the existing outside face of said Bar Turning building; thence along said outside face said of building North 60 deg. 06 min. 39 sec. West 90.00 feet to a point; thence continuing through said building in part and along the outside face of said building in part South 29 deg. 53 min. 22 sec. West 156.93 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and along the existing outside face of said building the following fourteen (14) courses: 1) North 60 deg. 27 min. 14 sec. West

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 5 -

LIBER 2639 PAGE 396

12.80 feet to a point; 2) South 29 deg. 30 min. 48 sec. West 47.91 feet to a point; 3) South 61 deg. 27 min. 21 sec. East 10.80 feet to a point; 4) North 29 deg. 09 min. 27 sec. East 6.06 feet to a point; 5) South 59 deg. 09 min. 31 sec. East 17.91 feet to a point; 6) South 29 deg. 25 min. 09 sec. West 37.99 feet to a point; 7) North 61 deg. 16 min. 17 sec. West 17.97 feet to a point; 8) North 29 deg. 18 min. 25 sec. East 14.92 feet to a point; 9) North 62 deg. 19 min. 00 sec. West 10.36 feet to a point; 10) South 29 deg. 40 min. 04 sec. West 67.84 feet to a point; 11) North 59 deg. 50 min. 41 sec. West 19.94 feet to a point; 12) South 29 deg. 43 min. 44 sec. West 49.61 feet to a point; 13) North 60 deg. 22 min. 28 sec. West 32.92 feet to a point; and 14) South 30 deg. 10 min. 01 sec. West 39.14 feet to a point; thence continuing through said lands of Allech Specialty Steel Corporation and around the outside perimeter of an existing roof overhang area the following three (3) courses: 1) South 59 deg. 30 min. 34 sec. East 9.40 feet to a point; 2) South 29 deg. 51 min. 23 sec. West 86.48 feet to a point; and 3) North 62 deg. 58 min. 28 sec. West 9.08 feet to a point on the existing outside face of said bar turning building; thence continuing along the outside face of said existing building the following two (2) courses: 1) South 29 deg. 47 min. 50 sec. West 34.98 feet to a point; and 2) North 60 deg. 27 min. 06 sec. West 52.11 feet to the point or place of beginning, containing 1.230± acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
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LIBER 2639 PAGE 397

Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook

James F. Cook, PLS

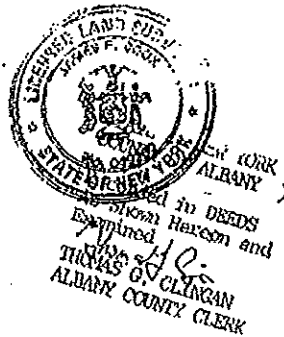
March 3, 1999

Revised June 10, 1999

JFC/R

C.T. Male Project No. 99-2026

Note: The above described lease parcels are shown in their entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



MAIL TO: HODGSON, RUSS, ANDREWS, WOODS & GOLDFEARD
ONE MTT PLAZA, SUITE 2000
BUFFALO, NY 14203
ATT: MARY CATHERINE MALLEY

**ADDENDUM TO WATERVLIET SHORT-TERM
BAR-FINISH LEASE AGREEMENT**

LIBER 2639 PAGE 398

THIS ADDENDUM TO LEASE is made as of September 8, 1999, by
REALCO INC., a New York corporation ("Grantor") in favor of ALTX, INC., a New York
corporation ("Grantee").

RECITALS:

WHEREAS, Grantor owns certain real property located in the Town of
Colonie, County of Albany and State of New York (such real property, the "Plant"), as such
real property is more particularly described on Exhibit A attached hereto;

WHEREAS, pursuant to a certain Watervliet Short-Term Bar-Finish Lease
Agreement made as of September 8, 1999 (the "Lease") between Grantor, as landlord, and
Grantee, as tenant, for which a Memorandum of Lease is being recorded simultaneously
herewith, Grantee leases a portion of the Plant, which portion is comprised of a certain parcel
of real property and the improvements located thereon ("Lease Area 3") from Grantor, as such
Lease Area 3 is more particularly described on Exhibit B attached hereto;

WHEREAS, Grantor desires to grant to Grantee, its successors and assigns, and
Grantee desires, for itself and its successors and assigns, the right to use the Plant for parking,
access, egress, ingress and for the purposes set forth herein for the duration of the Lease;

WHEREAS, it is the intention of the parties hereto to provide such easements
and access as Grantee shall determine are reasonably necessary or beneficial to operate its
businesses upon Lease Area 3; and

NOW, THEREFORE, in consideration of the foregoing recitals and of other
good and valuable consideration, the receipt and sufficiency whereof are hereby
acknowledged, the parties agree as follows:

1. Grantor grants and conveys to Grantee, its successors and assigns, an easement for parking, access, egress and ingress on, upon, over, across, under and through the Easement Parcel or any portion thereof.

2. Grantee may, but will not be obligated, to remove any snow, ice or other materials from all or any portion of the Plant at Grantee's cost and expense and may place any such snow, ice or other materials upon any other portion of the Plant. Grantee will also have the right, but not the obligation, to implement and maintain such security measures as Grantee may deem desirable or necessary at any portion(s) of the Plant.

3. A. Grantor will, from time-to-time, upon the request of Grantee, grant easements to Grantee conveying the right, at Grantee's cost and expense, to lay, construct, maintain and repair any utility lines, pipes, conduits or other structures as Grantee may deem necessary or desirable for its use and enjoyment of the existing facilities located at Lease Area 3, or as may be necessary or desirable for the future use or enjoyment of Lease Area 3 from time-to-time, including, without limitation, for water, sewer, telephone, fibre optic or other telecommunication, gas, electric, waste water and other utilities. Grantee will also have the right to install, enlarge, repair, maintain, operate, replace or remove all or any portion of existing utility lines or other facilities utilized by Grantee at any time. The location of all such easements and replacements, enlargements and relocations thereof shall be subject to the consent of Grantor, which shall not be unreasonably withheld or delayed, and shall be located so as to minimize as much as reasonably possible any adverse effect on the value of the remainder of the Plant.

B. Grantee acknowledges that Grantor is under a legal duty to sell the remainder of the Plant, and that, at any time after one year from the date hereof, and subject to the provisions of Section 3.C. hereof, Grantor may sell to a bona fide third party any portion of the

Plant not encumbered at the time of such sale by easements granted pursuant to this Section 3, and that the transferee of such portion shall have no obligation after such sale to grant easements pursuant to this Section 3.

LIBER 2639 PAGE 400

C. Grantor shall provide to Grantee at least six (6) months prior written notice ("Notice Period") of Grantor's intention to sell any portion of the Plant pursuant to Section 3.B. hereof, which notice shall specifically identify the property intended to be sold. Such written notice can be given no earlier than one year after the date of this agreement. During the Notice Period, Grantee's rights under Section 3.A. hereof shall continue, and any easements granted during the Notice Period shall run with the land. If the sale described in such notice does not close (subject to reasonable extensions as Grantor and its contract vendee may grant), Grantee's rights under Section 3.A. shall continue in full force and effect and Grantor shall provide a new Notice Period with respect to any subsequent sale.

4. Subject to the Limitations of Section 3 above, Grantor will from time-to-time, upon request of Grantee, grant easements to third parties, such as utility companies, over any portion or portions of the Plant as may be requested by Grantee to permit such third parties to provide services to Grantee.

LIDER 2639 PAGE 401

IN WITNESS WHEREOF, the parties have executed this Addendum as of ^{September} August

8, 1999.

REALCO INC.

By: *Yong Jin Park*
Name: Yong Jin Park
Title: President

ALTX, INC.

By: *Jm*
Name: Jerrold S. Brown
Title: Secretary

EFLODOC3263901_2 (RUSV01)

LIBER 2639 PAGE 402
STATE OF NEW YORK)
SS.:
COUNTY OF Erie)

On the 31st day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Yong Jin Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L. Struble
Notary Public

MICHELLE L. STRUBLE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/01/2001

STATE OF NEW YORK)
SS.:
COUNTY OF ERIE)

On the 24th day of August, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared Jarrod S. Brown personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Chantel M. Burns
Notary Public

CHANTREL M. BURNS
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/01/2001

BY: DOCS 263902_2 (8/15/99)

EXHIBIT A

LIBER 2639 PAGE 403

Legal Description of Plant
(Whole Facility)

EXHIBIT A

LIBER 2639 PAGE 404

TRACT II

PARCEL 1

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northwesterly of Lincoln Avenue in part and land now or formerly of The Delaware and Hudson Railway Company, in part, and southwesterly of Spring Street, designated as Parcel I on a map entitled "Survey of Lands of Allegheny Ludlum Industries, Inc. for Al Tech Specialty Steel Corporation", made by C.T. Male; Associates, P.C., dated August 27, 1976 and being more particularly bounded and described as follows:

Policy No. 101-024396

BEGINNING at the point of intersection of the southwesterly margin of Spring Street with the northwesterly margin of Lincoln Avenue and runs thence from said point of beginning along said northwesterly margin of Lincoln Avenue, south $29^{\circ} 42' 00''$ West, 150.00 feet to a point; thence along the southwesterly margin of Lincoln Avenue, south $59^{\circ} 30' 00''$ east, 25.00 feet to a point; thence along the northwesterly margin of Lincoln Avenue, in part, and the lands now or formerly of The Delaware and Hudson Railway Company, in part, south $29^{\circ} 42' 00''$ west, 1,302.80 feet to a point; thence along the aforementioned lands now or formerly of The Delaware and Hudson Railway Company the following 4 courses: (1) south $59^{\circ} 30' 00''$ east, 75.00 feet to a point; (2) south $29^{\circ} 42' 00''$ west, 257.50 feet to a point; (3) north $61^{\circ} 10' 00''$ west, 34.00 feet to a point; and (4) south $29^{\circ} 42' 00''$ west, 742.60 feet to a point, said point being the point of intersection of the common line of the lands of Allegheny Ludlum Industries, Inc., on the northeast and lands now or formerly of Niagara Mohawk Power Corporation on the southwest with the northwesterly line of lands now or formerly of The Delaware and Hudson Railway Company; thence along said lands now or formerly of Niagara Mohawk Power Corporation the following 3 courses: (1) north $25^{\circ} 35' 00''$ west, 925.65 feet to a point; (2) north $07^{\circ} 36' 00''$ west, 1,099.98 feet to a point; and (3) north $21^{\circ} 48' 00''$ east, 401.71 feet to a point on the southeasterly margin of Spring Street; thence along the southeasterly, southerly and southwesterly margin of Spring Street the following 6 courses: (1) north $66^{\circ} 40' 40''$ east, 197.22 feet to a point; (2) north $61^{\circ} 24' 00''$ east, 522.43 feet to a point; (3) north $79^{\circ} 04' 40''$ east, 78.51 feet to a point; (4) south $82^{\circ} 13' 40''$ east, 38.26 feet to a point; (5) south $63^{\circ} 17' 50''$ east, 22.86 feet to a point; and (6) south $59^{\circ} 24' 50''$ east, 905.64 feet to the point or place of beginning, containing 57.7 acres of land more or less.

PARCEL 2

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southwesterly of lands now or formerly of Niagara Mohawk Power Corporation and northeasterly of the lands now or formerly of Albany Cemetery Association, being designated as Parcel 2 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Albany Cemetery Association on the southwest and lands of Allegheny Ludlum Industries, Inc. on the northeast with the northwesterly line of lands now or formerly of Niagara Mohawk Power Corporation and runs thence from said point of beginning along said common line, north $64^{\circ} 47' 50''$ west, 475.46 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery north $17^{\circ} 31' 30''$ east, 439.86 feet to a point; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, south $25^{\circ} 35' 00''$ east, 689.52 feet to the point or place of beginning, containing 2.4 acres of land more or less.

PARCEL 3

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southerly of Spring Street and generally westerly of the aforementioned lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 3 as shown on the above described map and being more particularly bounded and described as follows:

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BEGINNING at the point of intersection of the common line of lands of Allegheny Ludlum Industries, Inc. on the east and lands now or formerly of Albany Rural Cemetery on the west with the southerly margin of Spring Street and runs thence from said point of beginning, along said southerly margin on the following 4 courses: (1) south 68° 05' 20" east, 43.11 feet to a point; (2) south 76° 20' 10" east, 49.75 feet to a point; (3) north 89° 45' 50" east, 81.04 feet to a point; and (4) north 77° 43' 30" east, 142.13 feet to a point; thence along the lands now or formerly of Niagara Mohawk Power Corporation the following 5 courses: (1) south 22° 32' 40" west, 405.31 feet to a point; (2) south 07° 08' 20" east, 55.78 feet to a point; (3) north 82° 51' 40" east, 32.78 feet to a point; (4) south 07° 36' 00" east, 1,037.37 feet to a point; and (5) south 25° 35' 00" east, 205.36 feet to a point; thence along the lands now or formerly of Albany Rural Cemetery the following 6 courses: (1) north 60° 15' 50" west, 287.00 feet to a point; (2) north 17° 25' 00" east, 334.80 feet to a point; (3) north 07° 36' 00" west, 214.00 feet to a point; (4) north 49° 42' 10" west, 283.99 feet to a point; (5) north 21° 03' 40" east, 163.64 feet to a point; and (6) north 07° 33' 50" west, 631.56 feet to the point or place of beginning, containing 4.6 acres of land more or less.

PARCEL 4

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northerly of Spring Street, westerly of the lands now or formerly of Niagara Mohawk Power Corporation, designated as Parcel 4 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the common line of lands now or formerly of Bearoff Metallurgical, Inc. on the east and lands of Allegheny Ludlum Industries, Inc. on the west with the northerly margin of Spring Street and runs thence from said point of beginning along said northerly margin the following 2 courses: (1) north 69° 33' 10" west, 361.81 feet to a point; and (2) north 70° 10' 30" west, 847.44 feet to a point; thence along the lands now or formerly of St. Agnes Cemetery the following 4 courses: (1) north 16° 17' 50" east, 871.24 feet to a point; (2) south 68° 12' 00" east, 616.89 feet to a point; (3) north 17° 35' 10" east, 979.86 feet to a point; and (4) south 73° 06' 40" east, 459.93 feet to a point in the centerline of the Kromma Kill at its intersection with the common line of lands now or formerly of Bonded Concrete, Inc. on the east and lands now or formerly of St. Agnes Cemetery on the west; thence generally southeasterly along said centerline of the Kromma Kill as it winds and turns about 1149 feet to a point on the westerly line of lands now or formerly of Niagara Mohawk Power Corporation; thence along the aforementioned lands now or formerly of Niagara Mohawk Power Corporation the following 2 courses: (1) south 21° 48' 00" west, 544.63 feet to a point; and (2) south 40° 56' 00" west, 233.90 feet to a point; thence along the aforementioned lands now or formerly of Bearoff Metallurgical, Inc. the following 2 courses: (1) north 68° 15' 20" west, 545.63 feet to a point; and (2) south 16° 17' 30" west, 834.45 feet to the point or place of beginning, containing 51.9 acres of land more or less.

PARCEL 5

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northerly of Spring Street and easterly of lands now or formerly of Niagara Mohawk Power Corporation,

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designated as Parcel 5 as shown on the above described map and being more particularly bounded and described as follows:

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BEGINNING at the point of intersection of lands now or formerly of F. and C. Cherny on the southeast and the lands of Allegheny Ludlum Industries, Inc. on the northwest with the northerly margin of Spring Street and runs thence from said point of beginning along said margin of Spring Street, the following 2 courses: (1) south $79^{\circ} 04' 40''$ west, 103.85 feet to a point; and (2) south $61^{\circ} 24' 00''$ west, 397.43 feet to a point; thence along the lands now or formerly of Niagara Mohawk Power Corporation the following 2 courses: (1) south $88^{\circ} 57' 20''$ west, 201.50 feet to a point; and (2) north $21^{\circ} 48' 00''$ east, 1,269.14 feet to a point in the centerline of the Kromma Kill; thence generally southeasterly along said centerline of the Kromma Kill as it winds and turns about 1.326 feet to a point; thence along the aforementioned lands now or formerly of F. and C. Cherny, south $41^{\circ} 56' 30''$ west, 283.72 feet to the point or place of beginning, containing 10.0 acres of land more or less.

PARCEL 6

INTENTIONALLY OMITTED.

PARCEL 7

INTENTIONALLY OMITTED

PARCEL 8

INTENTIONALLY OMITTED

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PARCEL 9

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying northeasterly of Spring Street and northwesterly of Homewood Avenue, designated as Parcel 9 as shown on the above described map and being more particularly bounded and described as follows:

LIBER 2639 PAGE 408 BEGINNING at the point of intersection of the northeasterly margin of Spring Street with the northwesterly margin of Homewood Avenue and runs thence from said point of beginning along said northeasterly margin of Spring Street, north 59° 24' 50" west, 53.01 feet to a point; thence along the northeasterly margin of Kromma Kill Drive, north 35° 08' 10" west, 37.45 feet to a point; thence north 29° 42' 00" east, 95.90 feet to a point; thence south 60° 18' 00" east, 105.00 feet to a point on the northwesterly margin of Homewood Avenue; thence along said northwesterly margin, south 29° 42' 00" west, 121.15 feet to the point of place of beginning, containing 0.3 acres of land more or less.

PARCEL 10

ALSO ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Colonie, Albany County, New York, lying southeasterly of Homewood Avenue and northeasterly of Spring Street, designated as Parcel 10 as shown on the above described map and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the northeasterly margin of Spring Street with the southeasterly margin of Homewood Avenue and running thence from said point of beginning along said southeasterly margin of Homewood Avenue, north 29° 42' 00" east, 146.92 feet to a point; thence south 60° 18' 00" east, 100.00 feet to a point; thence south 29° 42' 00" west, 148.46 feet to a point on the northeasterly margin of Spring Street; thence along said northeasterly margin north 59° 24' 50" west, 100.01 feet to the point or place of beginning, containing 0.3 acres of land more or less.

THE ABOVE DESCRIBED PREMISES ENJOY THE BENEFITS OF THE FOLLOWING REAL EASEMENTS, LICENSES AND RIGHTS SUBJECT TO THE TERMS, CONDITIONS, LIMITATIONS AND BURDENS CONTAINED THEREIN, WHICH REAL EASEMENTS, LICENSES AND RIGHTS ARE LOCATED ON LAND OF OTHERS AS IDENTIFIED IN PARAGRAPHS A. THROUGH F. BELOW.

A. TOGETHER with a permanent easement to enter upon the lands hereinafter described and construct, maintain and repair a 16 inch water main.

The rights herein granted are to be exercised upon and or all those certain pieces or parcels of land 20 feet in width, situate, lying or being in the Town of Colonie, Albany County, New York, the center line of which is described as follows:

BEGINNING at a point in the westerly boundary of Little River, so called, distant 142 feet northerly on the perpendicular from the center line of the Troy-Menands Bridge, and running thence northwesterly approximately 200 feet to a point 10 feet southwesterly from an angle point in the division line between the lands of the party of the first part on the southwest and the lands now supposed to be owned by James B. Strates on the

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northeast; thence northwesterly in a straight line parallel to and 10 feet southerly of said division line to a point in the center of a small creek; thence continuing in a straight line in line with the last mentioned course to a point in the division line between the lands of the party of the first part on the east and the abandoned Erie Canal lands now supposed to be owned by the Village of Menands on the west.

ALSO BEGINNING at a point in the westerly boundary of Broadway distant 10 feet northeasterly on the perpendicular from the division line between the lands of the party of the first part on the northeast and lands now supposed to be owned by Albany Rural Cemetery Association on the southwest, and running thence northwesterly parallel to and at all points 10 feet distant northerly from said division line to a point opposite an angle in said division line; thence continuing in a general northwesterly direction along a course to be designated by the party of the first part to a point in the division line between the lands of the party of the first part on the east and lands now supposed to be owned by the Delaware and Hudson Railroad Corporation on the west.

B. TOGETHER with a permanent easement for the several purposes as hereinafter indicated in and to all that piece or parcel of land situate in the Town of Colonie and in the Village of Menands, County of Albany, New York as shown on Map No. 2-C Parcel Nos. 476, 477, 478 and 479 of the above entitled project, prepared by the New York State Department of Public Works and officially approved by it on January 13, 1966 and described as follows:

PERMANENT EASEMENTS FOR RIGHT OF ACCESS:

A permanent right, privilege and easement for the right of access to and from abutting property to be exercised in and on, over and across the property delineated and hereinafter described but only to an extent which will not interfere with highway purposes.

Such easement shall be exercised in and on, over and across all that piece or parcel of property hereinafter designated as Parcel No. 476 situate in the Town of Colonie, County of Albany, New York as shown on the accompanying map and described as follows:

PARCEL NO. 476

BEGINNING at a point in the 1934 U.S. Pierhead & Bulkhead line of the Hudson River, said point being 553 feet more or less distant easterly measured at right angles from Station "W" 116+16.4 of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2 (Patron Island Interchange to Menands Bridge); thence north 89° 59' 31" west 177 feet more or less to a point 379.13 feet distant easterly measured at right angles from Station "W" 165+82.10 of said base line; thence north 07° 59' 31" west 150 feet to a point 329.89 feet distant easterly measured at right angles from Station "W" 167+23.79 of said base line; thence south 89° 59' 31" east 177 feet more or less to a point on the 1934 U.S. Pierhead & Bulkhead line of the Hudson River, said point being 303.43 feet distant easterly measured at right angles from Station "W" 167+58.06 of said base line; thence south 07° 59' 31" east 150 feet more or less along the 1934 U.S. Pierhead & Bulkhead line of the Hudson River to the point of beginning, being 0.604 acre more or less; also,

Permanent Easement for Water Pipe Line and Utility Line.

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A permanent right, privilege and easement to transmit water, electricity and messages by means of electricity and for such purposes construct, reconstruct, maintain and operate water systems and electric lines consisting of such buildings, encasements, conduits, sleeves, pipes, valves, manholes, vents, wire cables, supporting structures and appurtenances as may be deemed necessary by the owner of such easement for the proper operation or improvement thereof; providing however, that no manhole, vent or other structure shall be placed at or above the surface of the ground within the controlled access limits of the highway and further providing that no change in the alignment or location of such facilities shall be made or additional facilities constructed which in the opinion of the Superintendent of Public Works or his authorized representative will interfere with the highway and its appurtenances or other facilities of the State of New York.

Such easement shall be exercised in and to, over, under and across all that piece or parcel of property hereinafter designated as Parcel No. 477 situate in the Town of Colonie, County of Albany, State of New York as shown on the accompanying map and described as follows:

PARCEL NO. 477

BEGINNING at a point, said point being 379.13 feet distant easterly measured at right angles from Station "W" 165+82.10 of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2 (Patroon Island Interchange to Menands Bridge); thence north $89^{\circ} 59' 31''$ west 240.47 feet to a point 143.21 feet distant easterly measured at right angles from Station "W" 163+35.55 of said base line; thence north $07^{\circ} 59' 31''$ west 150 feet to a point 93.97 feet distant easterly measured at right angles from Station "W" 163.77.24 of base line; thence south $89^{\circ} 59' 31''$ east 115.0 feet to a point 206.80 feet distant easterly measured at right angles from Station "W" 166+99.50 of said base line; thence north $06^{\circ} 48' 18''$ west 75.0 feet to a point 183.69 feet distant easterly measured at right angles from Station "W" 167+70.86 of said base line; thence north $81^{\circ} 10' 38''$ east 50.0 feet to a point 230.68 feet distant easterly measured at right angles from Station "W" 167+87.95 of said base line; thence south $45^{\circ} 56' 23''$ east 118.15 feet to a point 329.89 feet distant easterly measured at right angles from Station "W" 167+23.79 of said base line, thence south $07^{\circ} 59' 31''$ east 150.0 feet to the point of beginning. Being 0.981 acre more or less; also,

Permanent Easement for water pipe line and utility line.

A permanent right, privilege and easement to transmit water electricity and messages by means of electricity for such purposes construct, reconstruct, maintain and operate water systems and electric lines consisting of such encasements, conduits, sleeves, pipes, valves manholes, vents, wires, cables, supporting structures and appurtenances as may be deemed necessary by the owner of such easement for the proper operation or improvement thereof; providing however, that no manhole, vent or other structure shall be placed at or above the surface of the ground within the controlled access limits of the highway and further providing that no change in the alignment or location of the facilities shall be made or additional facilities constructed which in the opinion of the Superintendent of Public Works or his authorized representative will interfere with the highway and its appurtenances or other facilities of the State of New York.

Further, providing that the right of ingress, egress and regress for the purpose of

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construction, reconstruction, maintenance, operation and inspection shall be limited to the areas lying between the outside edges of the highway shoulders and the highway property line with no right of access for crossing, parking or working on the highway pavement or shoulder for any or all of these purposes; however, when it is necessary that the construction, reconstruction, maintenance and operation of such facilities requires crossing, blocking or barricading the highway pavement or shoulders, it shall be done only upon a written permit from and upon conditions specified by the Superintendent of Public Works, or his authorized representative, except at times of extreme emergencies, even at times of extreme emergencies, there shall be no access to or crossing, blocking or barricading of the highway pavement or shoulders without immediate notice to the Superintendent of Public Works or his authorized representative.

Such easement shall be exercised in and to, over, under and across all that piece or parcel of property hereinafter designated as Parcel No. 478, situate in the Town of Colonie, County of Albany, State of New York as shown on the accompanying map and described as follows:

PARCEL NO. 478

BEGINNING at a point, said point being 126 feet more or less distant easterly measured at right angles from Station "W" 165+84± of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2, (Patroon Island Interchange to Menands Bridge); thence north 78° 29' 18" west 372 feet more or less to a point in the southeasterly water line of the Little River as it existed in 1883, said point being 458.99 feet distant easterly measured at right angles from Station "WF" 65+03.46 of said base line; thence northerly along said southeasterly water line, as it wound and turned in 1993, north 25° 21' 51" east, a chord distance of 30.90 feet to a point 461.67 feet distant easterly measured at right angles from Station "WF" 65+34.25 of said base line; thence south 78° 29' 18" east 354 feet more or less to a point 116 feet more or less distant easterly measured at right angles from Station "W" 166+14± of said base line; thence south 07° 59' 31" east 32 feet more or less to the point of beginning, being 0.250 acre more or less.

ALSO PERMANENT EASEMENT FOR WATER PIPE LINE AND UTILITY LINE

A permanent right, privilege and easement to transmit water, electricity and messages by means of electricity and for such purposes construct, reconstruct, maintain and operate water systems, and electric lines consisting of such encasements, conduits, sleeves, pipes, valves, manholes, vents, wires, cables, supporting structures and appurtenances as may be deemed necessary by the owner of such easement for the proper operation or improvement thereof, providing, however, that no manholes, vent or other structure shall be placed at or above the surface of the ground within the controlled access limits of the highway, and further providing that no change in the alignment or location of such facilities shall be made or additional facilities constructed, which in the opinion of the Superintendent of Public Works or his authorized representative will interfere with the highway and its appurtenances or other facilities of the State of New York.

Such easement shall be exercised in and to, over, under and across all that piece or parcel of property hereinafter designated as Parcel No. 479, situate in the Village of Menands, Town of Colonie, County of Albany, State of New York as shown on the accompanying map and described as follows:

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PARCEL 479

BEGINNING at a point on the southwesterly boundary of Map No. 421 R-1, Parcel No. 458, a certified copy of which was filed in the Office of the Clerk of the Albany County on 19, said point being 174.12 feet distant westerly measured at right angles from Station "W" 48+50± of the hereinafter described survey base line for the construction of the Interstate Route Connection 540-1-2, (Patroon Island Interchange to Menands Bridge); thence northwesterly along said southwesterly map boundary 27 feet more or less to its intersection with the northerly boundary of said Map No. 421 R-1, Parcel No. 458, said point being 200 feet distant westerly measured at right angles from Station "WF" 48+59 of the said base line; thence easterly along said northerly map boundary line the following three courses and distances north 82° 41' east 148 feet more or less to a point 68 feet distant westerly measured at right angles from Station "WF" 49+27 of said base line; thence north 66° 28' east, 74.97 feet to a point 14 feet distant westerly measured at right angles from Station "WF" 49+79 of said base line; thence north 40° 10' east, 94.58 feet to a point 18 feet distant easterly measured at right angles from Station "WF" 50+68 of said base line; thence through the lands of the People of the State of New York, the following two courses and distances: north 42° 54' 46" east, 135.60 feet to a point 69.96 feet distant easterly measured at right angles from Station "WF" 51+93.26 of said base line; thence north 40° 50' 03" east 224.00 feet to a point on the northwesterly water line of the Little River as it existed in 1883, said point being 148.22 feet distant easterly measured at right angles from Station "WF" 54+03.14 of said base line; thence southerly along said northwesterly water line as it wound and turned in 1883, south 21° 34' 10" west, a chord distance of 90.40 feet to a point 146.35 feet distant easterly measured at right angles from Station "WF" 53+12.76 of said base line; thence through the lands of the People of the State of New York the following three courses and distances: south 40° 50' 03" west, 138.00 feet to a point 98.13 feet distant easterly measured at right angles from Station "WF" 51+83.46 of said base line; thence south 42° 54' 46" west 263.67 feet to a point 2.89 feet distant westerly measured at right angles from Station "WF" 49+39.90 of said base line; thence south 82° 41' west 193 feet more or less to the point of beginning, being 0.301 acre more or less.

The above mentioned survey base line are a portion of the 1963 survey base lines for construction of the Interstate Route Connection 540-1-2, (Patroon Island Interchange to Menands Bridge), as shown on a map on file in the Office of the State Department of Public Works and described as follows:

BEGINNING at Station "W" 164+72.160; thence north 11° 10' 14" east to Station "W" 168+07.571. ALSO, BEGINNING at Station "WF" 45+76.043; thence north 20° 23' 06" east to Station "WF" 53+14.03 (P.O.L.); thence north 20° 23' 06" east to Station "WF" 62+94.269 (P.O.L.); thence north 20° 23' 06" east to Station 68+75.356.

All bearings referred to True North at 74° 20' west Longitude.

C. ALSO the right, privilege and easement to install, maintain, reconstruct and operate various pipe and wire lines hereinafter identified to transmit water, electricity, and messages, by means of electricity, in and for the private business of the party of the second part, in and through the following described parcel of land now or formerly under the waters of Little River, a back channel of the Hudson River:

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ALL THAT PIECE OR PARCEL OF LAND generally 30 feet in width, situate, lying and being partly in the Incorporated Village of Menands, in the Town of Colonie and partly outside the said Village but in the said Town, County of Albany, State of New York, described as follows:

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BEGINNING at the most southerly corner of the herein described parcel of land at a point in the northwesterly mean highwater line of the Little River as it wound and turned in 1883 about 670 feet measured northerly along said water line from its intersection with the existing center line of the Troy-Menands Bridge, said point of beginning being 146.35 feet distant easterly measured at right angles from base line Station "WF" 53+12.76 of the hereinafter described survey base line for the construction of Interstate Route 540-1-2, Patroon Island to Menands Bridge); thence northerly along the aforesaid northwesterly water line as it wound and turned in 1883, north $21^{\circ} 34' 10''$ east, a chord distance of 90.40 feet to a point 148.22 feet distant easterly from Station "WF" 54+03.14 of the said base line; thence through the lands now or formerly under the waters of the Little River, the following courses or distances: north $40^{\circ} 50' 03''$ east, 402.82 feet to a point 288.95 feet distant easterly measured at right angles from Station "WF" 57+80.58 of said base line; thence north $34^{\circ} 18' 36''$ east, 177.66 feet to a point 331.70 feet distant easterly measured at right angles from Station "WF" 59+53.01 of the said base line; thence north $25^{\circ} 39' 17''$ east, 207.13 feet to a point 350.73 feet distant easterly measured at right angles from Station "WF" 61+59.26 of the said base line; thence north $17^{\circ} 33' 43''$ east 355.36 feet to a point 333.23 feet distant easterly measured at Station "WF" 65+14.19 of the said base line; thence south $73^{\circ} 29' 18''$ east, 130.00 feet to a point in the southeasterly mean high water line of the Little River as it existed in 1883, said point being 461.67 feet distant easterly measured at right angles from Station "WF" 65+34.25 of the said base line; thence southerly along said southeasterly water line as it wound and turned in 1883, south $25^{\circ} 21' 51''$ west, a chord distance of 30.90 feet to a point 453.99 feet distant easterly measured at right angles from Station "WF" 65+03.46 of the said base line; thence through the lands now or formerly under the waters of the Little River, the following courses and distances:

north $78^{\circ} 29' 18''$ west, 97.00 feet to a point 363.15 feet distant easterly measured at right angles from Station "WF" 64+88.50 of the said base line; thence south $17^{\circ} 33' 43''$ west, 394.38 feet to a point 382.57 feet distant easterly measured at right angles from Station "WF" 60+94.60 of the said base line; thence south $28^{\circ} 17' 04''$ west, 238.47 feet to a point 349.80 feet distant easterly measured at right angles from Station "WF" 58+58.39 of the said base line; thence south $40^{\circ} 50' 03''$ west, 582.32 feet to the point of beginning, containing 0.918 acres of land more or less.

The above mentioned survey base line is a portion of the 1963 survey base line for the construction of Interstate Route 540-1-2 (Patroon Island Interchange to Menands Bridge), as shown on a map on file in the Office of the State Department of Public Works and described as follows:

BEGINNING at Station "WF" 45+76.043; thence north $20^{\circ} 36' 06''$ east to Station "WF" 69.75.356 (P.O.L.).

All bearings are referred to true north at $74^{\circ} 20'$ west longitude.

D, ALSO unrecorded Permit to install a 16 inch Transit Water Main across abandoned Erie Canal lands granted by the Village of Menands on November 13, 1931.

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B. ALSO unrecorded License granted by Delaware and Hudson Railroad Corporation to Allegheny Ludlum Steel Corporation by Agreement dated October 5, 1951 to install, maintain and use a 16 inch pipe to be encased in a 30 inch steel casing under track embankment, underneath and across the railroad tracks and right of way of the Licensor at Vahation Station 22/05 in the Village of Menands, County of Albany and State of New York; thence continuing through said Village and the Town of Colonie from said point of crossing in a northeasterly direction upon and along the westerly side of said right of way, a distance of 531 feet, or thereabouts, to lands of the Licensee.

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F. TOGETHER with the benefits and subject to the burdens if any of rights reserved to Allegheny Ludlum Steel Corporation in deed to Niagara Mohawk Power Corporation recorded in Albany County Clerk's Office in Liber 1298 of Deeds, page 535, and granted to Allegheny Ludlum Steel Corporation in deed from Niagara Mohawk Power Corporation recorded in Albany County Clerk's Office in Liber 1298 of Deeds at page 453.

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EXHIBIT B

LIBER 2639 PAGE 415

Legal Description of Lease Area 3

BFL000C36039_3 (SHV00)

C.T. MALE ASSOCIATES, P.C.

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DESCRIPTION
PROPOSED LEASE AREAS
ALTECH SPECIALTY STEEL CORPORATION
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

All those certain tracts, pieces or parcels of land situate in the Town of Colonie, Albany County, New York, lying Southwesterly of Lincoln Avenue and Southerly of Spring Street Road, and being more particularly bounded and described as follows:

PROPOSED LEASE AREA 1 - AREA - 16.653+ ACRES [intentionally omitted]

BEGINNING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the Northwest and lands now or formerly of D & H Corporation as described in Book 2432 of Deeds at Page 1 on the Southeast, with the division line between the lands of Altech Specialty Steel Corporation on the Northeast and lands now or formerly of Niagara Mohawk Power Corporation on the Southwest; thence from said point of beginning along the division line between the lands of said Altech Specialty Steel Corporation on the Northeast and lands of said Niagara Mohawk Power Corporation on the Southwest North 25 deg. 35 min. 00 sec. West 874.58 feet to a point; thence through the lands of said Altech Specialty Steel Corporation the following two (2) courses: 1) North 07 deg. 20 min. 45 sec. East 375.58 feet to a point; and 2) North 69 deg. 20 min. 38 sec. East 531.41 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation in part and along the outside face of the existing Extrusion Plant building in part South 60 deg. 28 min. 46 sec. East 173.30 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Extrusion Plant building the following nine (9) courses:

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 2 -

LIBER 2639 PAGE 417

1) South 29 deg. 08 min. 09 sec. West 11.71 feet to a point; 2) South 60 deg. 18 min. 19 sec. East 32.25 feet to a point; 3) North 28 deg. 56 min. 49 sec. East 8.30 feet to a point; 4) South 60 deg. 13 min. 28 sec. East 18.14 feet to a point; 5) South 29 deg. 11 min. 47 sec. West 8.20 feet to a point; 6) South 60 deg. 09 min. 56 sec. East 20.68 feet to a point; 7) South 29 deg. 39 min. 24 sec. West 11.82 feet to a point; 8) South 60 deg. 21 min. 02 sec. East 188.44 feet to a point; and 9) South 29 deg. 39 min. 22 sec. West 78.00 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation, South 60 deg. 18 min. 00 sec. East 48.75 feet to its point of intersection with the above mentioned division line between the lands of said Altech Specialty Steel Corporation on the Northwest and lands of said D & H Corporation on the Southeast; thence along said division line the following five (5) courses: 1) South 29 deg. 42 min. 00 sec. West 152.19 feet to a point; 2) South 59 deg. 30 min. 00 sec. East 75.00 feet to a point; 3) South 29 deg. 42 min. 00 sec. West 257.50 feet to a point; 4) North 61 deg. 10 min. 00 sec. West 34.00 feet to a point; and 5) South 29 deg. 42 min. 00 sec. West 742.60 feet to the point or place of beginning, containing 16.653± acres.

PROPOSED LEASE AREA 2 - AREA = 0.694± ACRES [intentionally omitted]

COMMENCING at the point of intersection of the Northwesterly street boundary of Lincoln Avenue with the Southwesterly street boundary of Spring Street Road; thence from said point of commencement through the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355, South 44 deg. 13 min. 04 sec. West 202.37 feet to the point or place of beginning of the herein

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 3

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~~described Lease Parcel 2, said point also being the Northeastly corner of the existing building housing Technical Services, Carpenter Shop, and Store Room; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and around the existing outside face of said building the following sixteen (16) courses:~~

- ~~1) South 29 deg. 35 min. 08 sec. West 301.96 feet to a point; 2) North 53 deg. 42 min. 05 sec. West 0.69 feet to a point; 3) South 29 deg. 42 min. 33 sec. West 54.67 feet to a point;~~
- ~~4) North 60 deg. 14 min. 39 sec. West 22.45 feet to a point; 5) North 30 deg. 03 min. 57 sec. East 3.70 feet to a point; 6) North 60 deg. 08 min. 14 sec. West 38.51 feet to a point;~~
- ~~7) North 30 deg. 06 min. 28 sec. East 15.60 feet to a point; 8) South 60 deg. 05 min. 47 sec. East 9.23 feet to a point; 9) North 30 deg. 01 min. 59 sec. East 19.40 feet to a point;~~
- ~~10) North 60 deg. 22 min. 57 sec. West 29.48 feet to a point; 11) South 29 deg. 38 min. 23 sec. West 9.90 feet to a point; 12) North 60 deg. 21 min. 37 sec. West 34.17 feet to a point;~~
- ~~13) North 29 deg. 29 min. 51 sec. East 104.99 feet to a point; 14) South 60 deg. 37 min. 27 sec. East 40.10 feet to a point; 15) North 29 deg. 36 min. 22 sec. East 220.87 feet to a point; and 16) South 60 deg. 47 min. 14 sec. East 75.84 feet to the point or place of beginning, containing 0.694± acres.~~

PROPOSED LEASE AREA 3 - AREA = 1.230± ACRES

COMMENCING at the point of intersection of the division line between the lands now or formerly of Altech Specialty Steel Corporation as described in Book 2164 of Deeds at Page 355 on the East and lands now or formerly of Niagara Mohawk Power Corporation on the West with the Southeasterly street boundary of Spring Street Road;

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE 4

LIBER 2639 PAGE 419

thence from said point of commencement through the lands of said Altech Specialty Steel Corporation, South 19 deg. 35 min. 40 sec. East 942.31 feet to the point of beginning of the herein described proposed Lease Parcel 3, said point also being the Southwesterly corner of the existing Bar Turning building; thence from said point of beginning through the lands of said Altech Specialty Steel Corporation and along the existing outside face of said building the following four (4) courses: 1) North 29 deg. 36 min. 25 sec. East 295.20 feet to a point; 2) North 60 deg. 23 min. 01 sec. West 20.55 feet to a point; 3) North 29 deg. 46 min. 01 sec. East 33.55 feet to a point; and 4) South 60 deg. 23 min. 01 sec. East 20.46 feet to a point; thence continuing through the lands of said Altech Specialty Steel Corporation and along the outside face of said Bar Turning building in part and through the existing Bar Turning building in part, North 29 deg. 36 min. 25 sec. East 200.36 feet to a point, said point being on the outside face of said existing Bar Turning building; thence along the outside face of said building and through said building South 60 deg. 30 min. 35 sec. East 209.02 feet to a point; thence South 29 deg. 53 min. ²¹~~28~~ sec. West 28.44 feet to a point, said point being on the existing outside face of said Bar Turning building; thence along said outside face said of building North 60 deg. 06 min. 39 sec. West 90.00 feet to a point; thence continuing through said building in part and along the outside face of said building in part South 29 deg. 53 min. 22 sec. West 156.93 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and along the existing outside face of said building the following fourteen (14) courses: 1) North 60 deg. 27 min. 14 sec. West

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 5

LIBER 2639 PAGE 420

12.80 feet to a point; 2) South 29 deg. 30 min. 48 sec. West 47.91 feet to a point; 3) South 61 deg. 27 min. 21 sec. East 10.80 feet to a point; 4) North 29 deg. 09 min. 27 sec. East 6.06 feet to a point; 5) South 59 deg. 09 min. 31 sec. East 17.91 feet to a point; 6) South 29 deg. 25 min. 09 sec. West 37.99 feet to a point; 7) North 61 deg. 16 min. 17 sec. West 17.97 feet to a point; 8) North 29 deg. 18 min. 25 sec. East 14.92 feet to a point; 9) North 62 deg. 19 min. 00 sec. West 10.36 feet to a point; 10) South 29 deg. 40 min. 04 sec. West 67.84 feet to a point; 11) North 59 deg. 50 min. 41 sec. West 19.94 feet to a point; 12) South 29 deg. 43 min. 44 sec. West 49.61 feet to a point; 13) North 60 deg. 22 min. 28 sec. West 32.92 feet to a point; and 14) South 30 deg. 10 min. 01 sec. West 39.14 feet to a point; thence continuing through said lands of Altech Specialty Steel Corporation and around the outside perimeter of an existing roof overhang area the following three (3) courses: 1) South 59 deg. 30 min. 34 sec. East 9.40 feet to a point; 2) South 29 deg. 54 min. 23 sec. West 86.48 feet to a point; and 3) North 62 deg. 58 min. 28 sec. West 9.08 feet to a point on the existing outside face of said bar turning building; thence continuing along the outside face of said existing building the following two (2) courses: 1) South 29 deg. 47 min. 50 sec. West 34.98 feet to a point; and 2) North 60 deg. 27 min. 06 sec. West 52.11 feet to the point or place of beginning, containing 1.230± acres.

C.T. MALE ASSOCIATES, P.C.

DESCRIPTION
PROPOSED LEASE AREAS
PAGE - 6

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Subject to any easement, covenants, or restrictions of record.

C.T. MALE ASSOCIATES, P.C.

James F. Cook
James F. Cook, PLS

March 3, 1999
Revised June 10, 1999
JFC/k
C.T. Male Project No. 99-5056

Note: The above described lease parcels are shown in their entirety on a map entitled "Survey Of Proposed Lease Parcels Portion Of Lands Of Altech Specialty Steel Corporation Prepared For Salem Tube, Inc.," Town of Colonie, Albany County, New York, prepared by C.T. Male Associates, P.C., dated February 26, 1999 and last revised June 10, 1999, Drawing No. 99-127R.



Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

EASEMENT

04184

THIS INDENTURE, made the 14th day of January, in the Year Two Thousand, by and between REALCO INC., a New York corporation, whose address is 90 Whitebrook Avenue, New York 14134-0152, hereinafter called the Grantor, and NIAGARA MOHAWK POWER CORPORATION, a public service corporation of the State of New York having its principal office and place of business at 300 Erie Boulevard West, Syracuse, New York, hereinafter called the Company.

LIBER 2648 PAGE 788 WITNESSETH

That the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the Company, the receipt whereof is hereby acknowledged, has granted and released and does hereby grant and release to the Company, its successors and assigns, the permanent right of way and easement to build, rebuild, relocate, operate, repair, maintain and, at its pleasure, remove an electric line or lines, including such poles, towers, crossarms, wires, transformers, cables, underground conduit, counterpoise wires or cables, guys, stubs, anchors, brace poles, ways and such other appurtenant or supporting apparatus or structures as said Company may now or shall from time to time deem necessary, and to transmit and distribute electricity, including telephone transmission, upon, over, under, through, across and beyond a strip of land 50 feet in width which the Grantor owns, being a part of parcel no. 44 01-1-7, in the Town of Colonie, County of Albany, State of New York, the strip of land being described as follows:

More particularly as shown and/or described on Exhibit "A", attached hereto and a part hereof.

The Company and REALCO INC. acknowledge that the subject premises are currently subject to an investigation and/or remediation of environmental conditions as identified in the Phase I and Phase II RFA Facility Investigations, that are on file with the New York State Department of Environmental Conservation (the "Baseline Environmental Conditions").

REALCO INC. and ALTX, INC., a New York corporation, whose address is 201 Spring Street Road, Waterville, New York 12189, acknowledge that the Company has no liability for the Baseline Environmental Conditions and ALTX agrees to defend and indemnify and hold harmless the Company for any costs, expenses, claims or liabilities arising out of the Baseline Environmental Conditions.

Together with the right to construct roads and driveways on said strip of land and the right of reasonable access, subject to reasonable rules except in the case of an emergency, including advance notice adopted from time to time by Grantor, over the Grantor's premises thereto from the highway adjoining said premises and of passage thereover on foot or with vehicles so far as the same shall be deemed necessary for the full enjoyment hereof or for reaching the Company's right of way on neighboring lands. Also the right to extend guy wires and anchors outside of said strip of land at angle points where deemed necessary by the Company.

With the right to maintain and manage said right of way to preserve the environment and to trim, cut and remove all trees, limbs, brush or other obstructions either mechanically or by the use of approved herbicides within said strip of land and any trees outside of said area which, in the opinion of the Company, may be likely to fall upon said lines or to interfere with the satisfactory operation thereof. The Grantor covenants as a covenant running with the land that, without written consent of the Company; No buildings or other structures of any kind shall be erected or suffered upon said strip of land; that no other electric lines or wires, poles or other structures shall be permitted to cross the right of way hereby granted, except at the Company's standard clearance distance from its lines; that no trees shall be planted on said strip of land; that no equipment or materials shall be stored on said strip of land and that the grade of the said strip of land shall not be changed.

This grant is made on the express undertaking of the parties hereto that if, in entering the premises for the purpose of reconstructing, maintaining or repairing said lines any damage is done to the property of the Grantor, the then owner can name the amount of such damage done, and if the Company, its successors, assigns or agents, as may be, objects to the said amount claimed, then each party shall choose a person and, if they cannot agree, the two shall choose a third person, and the decision of any two of said person in respect to said damages shall be final and binding upon all parties.

Except for the rights herein granted to the Company, the Grantor shall have the right to fully use and enjoy said premises, subject to any exceptions set forth in Schedule B of the title insurance policy issued to ALTX by Monroe Title Insurance Corporation, dated September 8, 1999. This grant and easement shall at all times be deemed to be a continuing covenant running with the land for the benefit and use of all the properties and premises of the Company, its successors and assigns, used and useful in the transmission and/or distribution of electricity and shall endure to and be binding upon the successors, heirs and assigns of the Grantor.

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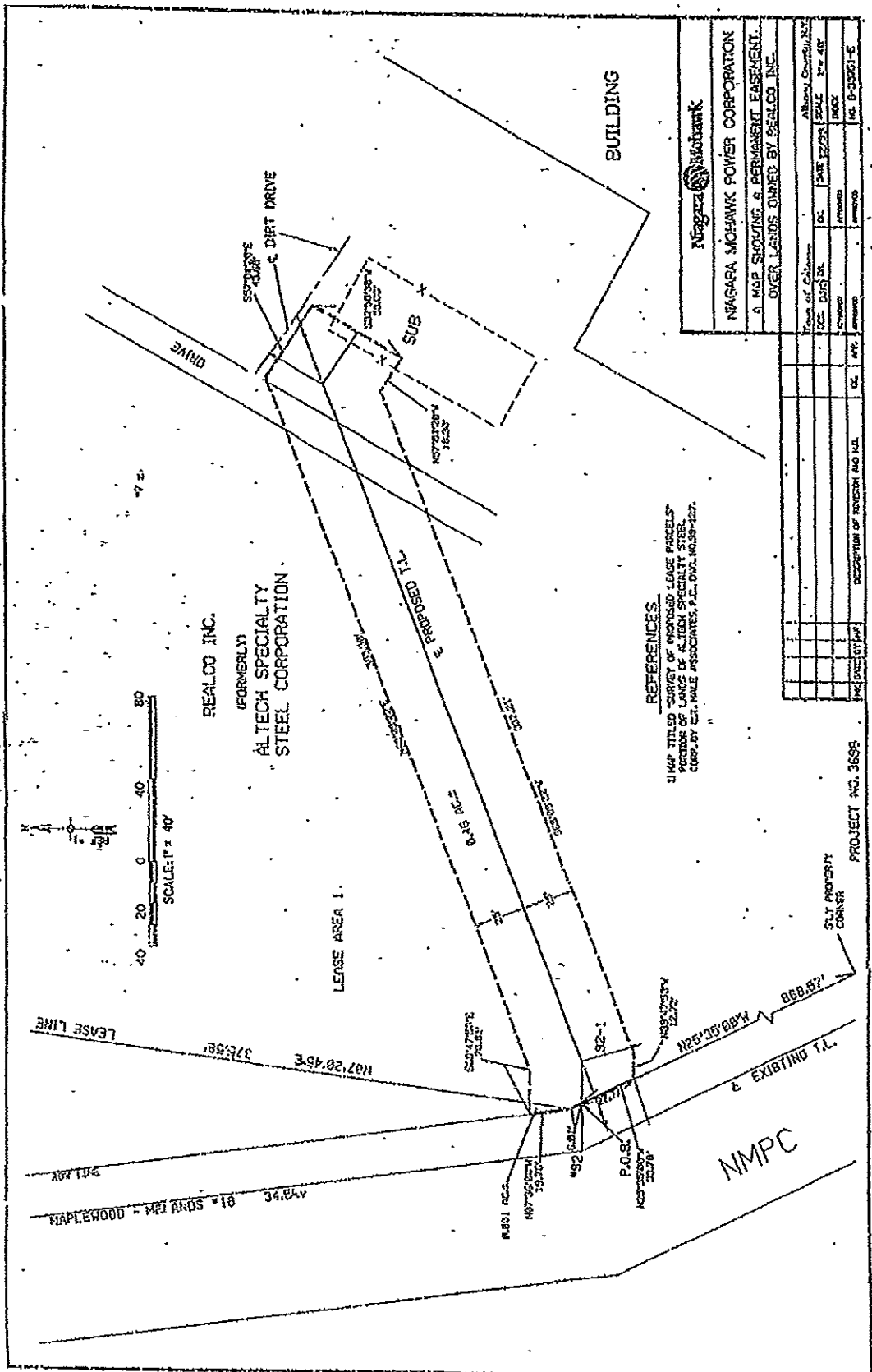
**34.5KV TRANSMISSION LINE EASEMENT
TAP TO REALCO INC.**

All that tract or parcel of land situate in the Town of Colonie, Albany County, State of New York, being more particularly described as follows:

Beginning at an intersection of the proposed transmission line tap from the Maplewood-Menands #18, 34.5KV to REALCO INC. with the westerly property line of REALCO INC., said point bearing N 25° 35' 00" W, 868.57 feet from the southwesterly property corner of REALCO INC.; thence, N 25° 35' 00" W in said westerly line; a distance of 6.01 feet to an angle point; thence, N 07° 36' 00" W continuing in said westerly line, a distance of 19.76 feet; thence, S 89° 47' 53" E, a distance of 20.81 feet; thence, N 69° 09' 22" E, a distance of 353.30 feet; thence, S 57° 01' 20" E, a distance of 43.68 feet; thence, S 32° 58' 38" W, a distance of 50.00 feet; thence, N 57° 01' 20" W, a distance of 18.30 feet; thence, S 69° 09' 22" W, a distance of 337.21 feet; thence, N 89° 47' 53" W, a distance of 12.72 feet to the said westerly line of REALCO INC.; thence, N 25° 35' 00" W, a distance of 27.77 feet along said property line to the point or place of beginning. Intending to describe an easement 50' wide and to be centered on the proposed transmission line all as shown on a plan entitled, "A Map Showing a Permanent Easement Over Lands Owned by REALCO INC." prepared by Niagara Mohawk Power Corporation, having a drawing number of B-33751-E, containing 0.46 acres plus or minus.

LIBER 2648 PAGE 791

STATE OF NEW YORK
COUNTY OF ALBANY
Recorded in DEEDS
As shown Hereon and
Exhibited
THOMAS G. CLINEAN
ALBANY COUNTY CLERK
EXHIBIT A
Sheet 2 of 2



REFERENCES
1. MAP TITLED "SURVEY OF PROPOSED LEASE PARCELS"
PREPARED BY ALAN SPECIALTY STEEL
CORP. BY C. J. MALE ASSOCIATES, P.L.L.C., NO. 38-1227.

Niagara Mohawk			
NIAGARA MOHAWK POWER CORPORATION			
A MAP SHOWING A PERMANENT EASEMENT.			
OVER LANDS OWNED BY REALCO INC.			
Albany County, N.Y.			
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RECORDED IN DEEDS

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through August 12, 2010.

Selected Entity Name: REALCO INC.

Selected Entity Status Information

Current Entity Name: REALCO INC.

Initial DOS Filing Date: AUGUST 18, 1986

County: NEW YORK

Jurisdiction: MICHIGAN

Entity Type: FOREIGN BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C/O C T CORPORATION SYSTEM

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

Registered Agent

C T CORPORATION SYSTEM

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
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No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
AUG 18, 1986	Fictitious	58 BROADWAY ASSOCIATES

Search Date: 8/12/2010 3:29 PM

☐e Last Name Field Entry: realco

☐Name Selected: REALCO INC

☐e Instrument Type Selected: ALL

Instrument Type: Lien, Mechanics

Filing Date: 04/20/2010 9:01 AM

Document Number: 10632753

Related Names:

REALCO INC Owner

OP TECH ENVIRONMENTAL SERVICES INC Lienor

- 1 ADLER DRIVE EAST SYRACUSE NY 13057

NOTE: 04/22/2010 PROPERTY: 201 SPRING STREET ROAD COLONIE NY

Document Location:

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Mechanics Lien Flat File Area - Year:ML10 Index Number:60

Related Documents:

- 05/24/2010 Lien, Mechanics, Action on

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