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SEND SUBSEQUENT TAX BILLS TO:

M3 North America, LLC
829 W. Ohio, Suite 2
Chicago, Illinois 60622
Attn: Sebastian Madej

Doc#: 0505302317
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/22/2005 01:06 PM Pg: 1 of 4

UPON RECORDING MAIL TO:

David G. Trout, Esq.
Reda & Des Jardins, Ltd.
8 S. Michigan Avenue, Suite 3400
Chicago, IL 60603

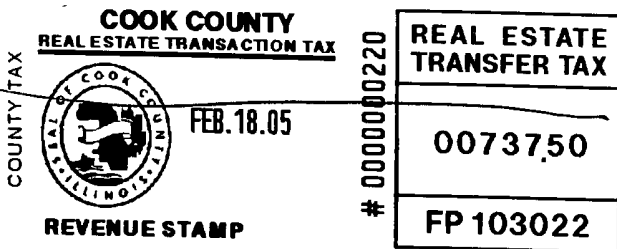
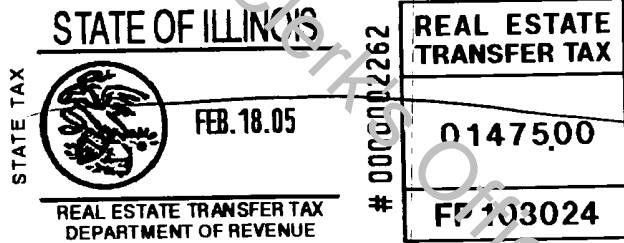
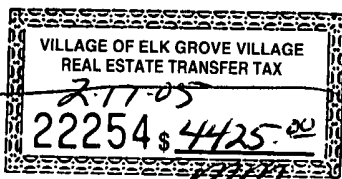
WARRANTY DEED

THE GRANTOR, MATERIAL SCIENCES CORPORATION, ENGINEERED MATERIALS AND SOLUTIONS GROUP, INC. (f/k/a Pre Finish Metals Incorporated), an Illinois corporation, for an in consideration of Ten and no 100 (\$10.00) Dollars, in hand paid, and as sole owner, CONVEYS and WARRANTS to M3 NORTH AMERICA, LLC, an Illinois limited liability company, the following described land, situated in the County of Cook, and State of Illinois known and legally described on Exhibit A attached hereto, subject only to those matters set forth on Exhibit B.

Address of Property: 2111 E. Pratt Boulevard, Elk Grove Village, Illinois.

PINs: 08-35-302-010-0000; 08-35-302-013-0000; 08-35-302-014-0000, 08-35-403-015-0000.

Dated this 18th day of February, 2005.



MATERIAL SCIENCES CORPORATION
ENGINEERED MATERIALS AND
SOLUTIONS GROUP, INC.,
an Illinois corporation

By:
Name: Jeffrey J. Siemers
Title: Vice President + CFO

Box 400-CTCC

82505280 24420

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 5 (EXCEPT THE WEST 865.0 FEET THEREOF) IN CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST 865 FEET OF LOT 5 IN CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 865 FEET OF LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 865 FEET OF LOT 5, 10.0 FEET; THENCE SOUTHWESTERLY 70.75 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 5, 70.0 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF LOT 5, 70.0 FEET OF THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 50.98 FEET OF LOT 9 IN CENTEX INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

1. GENERAL TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. PROCEEDINGS HAD IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NO. CS60803, INDICATING THAT THE LAND FALLS WITHIN THE BOUNDARIES OF THE HIGGINS CREEK DRAINAGE DISTRICT.
3. PUBLIC UTILITIES EASEMENT OVER, ALONG AND UNDER THE NORTH 25 FEET OF LOT 5, AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK SUBDIVISION, AFORESAID. (AFFECTS PARCELS 1 AND 2)
4. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY. (AFFECTS PARCEL 2)
5. BUILDING SET-BACK LINE OF 25 FEET FROM THE WEST LINE OF THE LAND, AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID. (AFFECTS PARCEL 3)
6. PUBLIC UTILITIES EASEMENTS IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, OVER, UNDER AND ALONG THE WEST 25 FEET OF THE LAND, AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID. (AFFECTS PARCEL 3)
7. ANY MATTERS DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED DECEMBER 8, 2004 AND KNOWN AS ORDER NO. 2004-02339-001
8. ACTS OF PURCHASER, OR ITS AGENTS, CONSULTANTS OR REPRESENTATIVES.