

LEGAL DESCRIPTION
PARCEL A: NORTH OF NYS RTE. 37

Surveyor's Description
Property of General Motors Corporation
Parcel A

All that tract or parcel of land situate in the Town of Massena, County of St. Lawrence, State of New York lying northerly of New York State Route 37 being described as follows:

Beginning at an iron rod found in the northern bounds of New York State Route 37 at the intersection of the northern bounds of New York State Route 37 with the easterly bounds of the railroad right-of-way formerly of the New York Central Railroad, and running:

thence North 17 degrees 04 minutes 54 seconds West along the easterly bounds of said railroad parcel a distance of 305.82 feet to a point;

thence with a curve turning to the right said curve having an arc length of 395.30 feet, a radius of 5680.00 feet, and with a chord bearing North 15 degrees 37 minutes 41 seconds West, a distance of 395.22 feet to an iron rod set at the southeasterly corner of a parcel of land as conveyed to General Motors Corporation by William S. Crasper and William C. Ward by deed dated June 13, 1961 and recorded in the St. Lawrence County Clerk's office in Liber 697 at page 568;

thence South 76 degrees 35 minutes 45 seconds West along the southerly bounds of said former Crasper and Ward parcel a distance of 100.00 feet to an iron rod set;

thence with a curve turning to the right, said curve having an arc length of 866.81 feet, a radius of 5780.00 feet, and having a chord bearing North 09 degrees 20 minutes 02 seconds West a distance of 866.00 feet to a point;

thence with a curve turning to the right, said curve having an arc length of 962.19 feet, a radius of 5780.00 feet, and having a chord bearing North 00 degrees 16 minutes 08 seconds West a distance of 961.08 feet to a point;

thence North 03 degrees 59 minutes 18 seconds East a distance of 409.27 feet to a point on the shoreline of the St. Lawrence River;

thence easterly down along the southerly shoreline of the St. Lawrence River as it winds and turns, and along the former shoreline a distance of 2680 feet, said course having a tie chord bearing North 77 degrees 27 minutes 44 seconds East a distance of 2509.26 feet to a point in the easterly bounds of Franklin County and the Saint Regis Mohawk Indian Reservation;

thence South 05 degrees 07 minutes 37 seconds East along the easterly bounds of Franklin County and the Saint Regis Mohawk Indian Reservation a distance of 3465.99 feet to an iron rod set in the northerly bounds of New York State Route 37;

thence North 86 degrees 10 minutes 05 seconds West along the northerly bounds of New York State Route 37 a distance of 1014.80 feet to a State Highway Monument found;

thence with a curve turning to the left, said curve having an arc length of 810.49 feet, a radius of 5828.79 feet, and having a chord bearing South 89 degrees 50 minutes 53 seconds West a distance of 809.84 feet to an iron rod found;

thence North 04 degrees 08 minutes 11 seconds West a distance of 29.98 feet to an iron rod found;

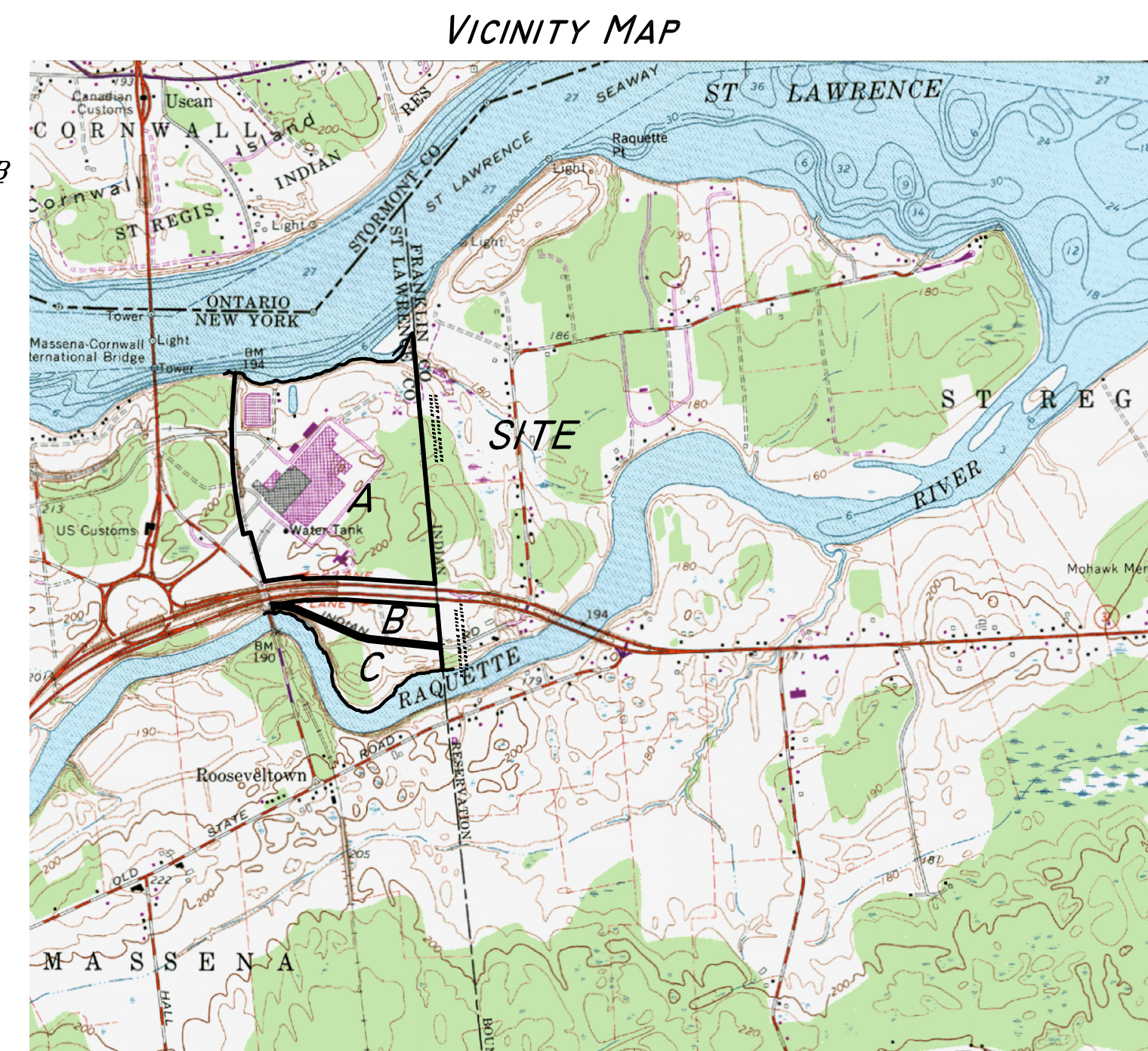
thence with a curve turning to the left, said curve having an arc length of 528.35 feet, a radius of 5858.78 feet and having a chord bearing South 83 degrees 16 minutes 49 seconds West a distance of 528.18 feet to the point of beginning,

to contain an area of 170.76 acres of land, more or less, as surveyed by WCT Surveyors, P. C.

Subject to and together with any easements, exceptions, conditions, covenants and claims and rights of record.

The above-mentioned bearings are based on New York State Grid North as determined by GPS observations during the month of June, 2008.

This parcel is intended to describe a portion of that parcel of land as conveyed to General Motors Corporation by William S. Crasper and William C. Ward by deed dated September 25, 1967, and recorded in the St. Lawrence County Clerk's office in Liber 620 at Page 296, together with all that parcel of land as conveyed to General Motors Corporation by William S. Crasper and William C. Ward by deed dated June 13, 1961 and recorded in the St. Lawrence County Clerk's office in Liber 697 at page 568.



BUILDINGS

Total Building Footprint Area: 895,190 square feet
20.55 acres

Building #	Perimeter	Area
Building # 1	490'	Area 844,006 sq.ft.
Building # 2	407'	Area 9,988 sq.ft.
Building # 3	630'	Area 21,559 sq.ft.
Building # 4	293'	Area 4,623 sq.ft.
Building # 5	194'	Area 2,324 sq.ft.
Building # 6	73'	Area 291 sq.ft.
Building # 7	142'	Area 1,201 sq.ft.
Building # 8	221'	Area 3,023 sq.ft.
Building # 9	117'	Area 842 sq.ft.
Building # 10	175'	Area 1,237 sq.ft.
Building # 11	79'	Area 392 sq.ft.
Building # 12	150'	Area 1,272 sq.ft.
Building # 13	72'	Area 316 sq.ft.
Building # 14	246'	Area 3,636 sq.ft.
Building # 15	88'	Area 480 sq.ft.

NOTES CORRESPONDING TO SCHEDULE B
LAWYERS TITLE INSURANCE TITLE NO. 08203892

- 1a, b, c) Survey provided as specified.
- 1d) Title documents not yet provided
- 2) Survey in progress
- 3) Indian Road (Town of Massena) and New York State Rte. 37 platted on Survey
- 4-9) Not applicable to Survey

UTILITY NOTES

- 1) The location of utilities shown hereon are from observed evidence of above ground structures only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- 2) From the observed above ground structures only as shown hereon, gas and electric services are available to the subject property.

STATEMENT OF ZONING REGULATIONS

Site is Zoned General Industrial District, and is subject to the following restrictions:

- Lot Area: 80,000 square feet
- Lot Size: 200' minimum width, 200' minimum depth
- Setbacks: Front 75', Side 50', Rear 50'
- Lot Coverage: 35% of total lot area covered by buildings
- Maximum Building Height: None

Subdivision of property is subject to Site Plan Review

STATEMENT OF ENCROACHMENTS

- 1) ENCROACHMENT A: Lands occupied by Herne; Utility and surveyor access denied
- 2) ENCROACHMENT B: Lands occupied by Thompson; surveyor access with permission.

STATEMENT OF FLOOR AREA RATIO

- 1) The ground floor area of the subject Property determined by survey to be 895,190 square feet
- 2) The land area of Parcel A of the subject property is 7,438,493 square feet (12.0%)

GENERAL NOTES

- 1) Bearings and north arrow are based on New York State Plane, East Zone, NAD 83, US Survey feet.
- 2) Survey was made on the ground beginning June 6, 2008 and completed December, 2008

SURVEY CERTIFICATE

To General Motors Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6-11, 13-17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Stephen L. Chatelle 6/21/08
Stephen L. Chatelle, Registered Land Surveyor No. 050094 Date



SHEET 1 OF 2
PARCEL NORTH OF RTE. 37

PREPARED BY
WCT Surveyors, P. C.
Wilhelm, Chatelle, and Towne
971 Judson Street, Canton, New York 13617
Voice: 315/379-7630 Fax: 315/379-7631 Email: wcts@wctc.com

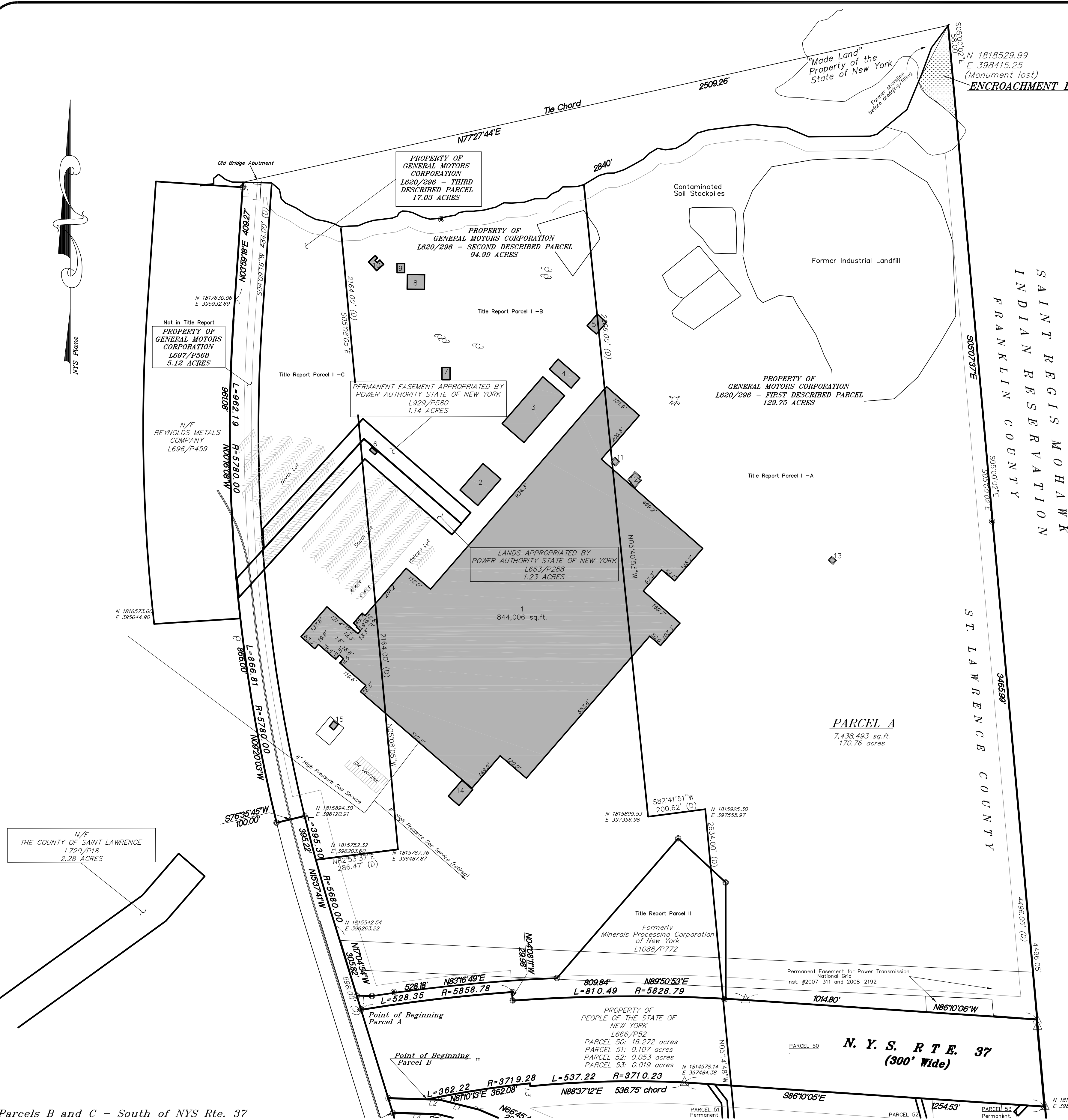
MAP OF SURVEY PREPARED FOR:
ALTA/ACSM LAND TITLE SURVEY
GENERAL MOTORS POWERTRAIN
RTE. 37, MASSENA NEW YORK

SITUATE IN:
TOWN OF MASSENA
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

DATE: PRELIM. 06/21/08 SCALE: 1 inch = 200 feet

TAX MAP ID # 173.026-2-6.1 FILE # 108-0745a

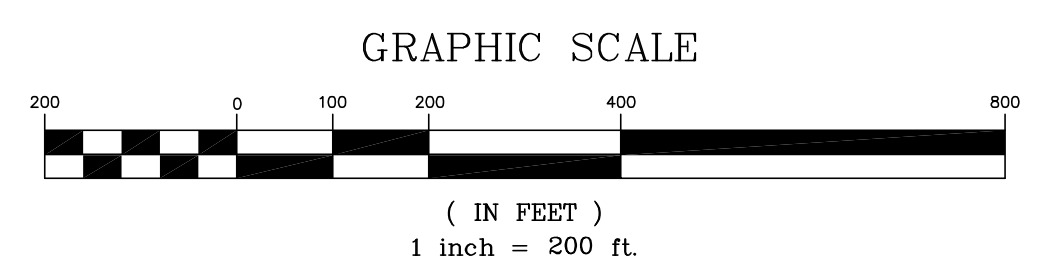
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Parcels B and C - South of NYS Rte. 37
See Sheet 2 of 2

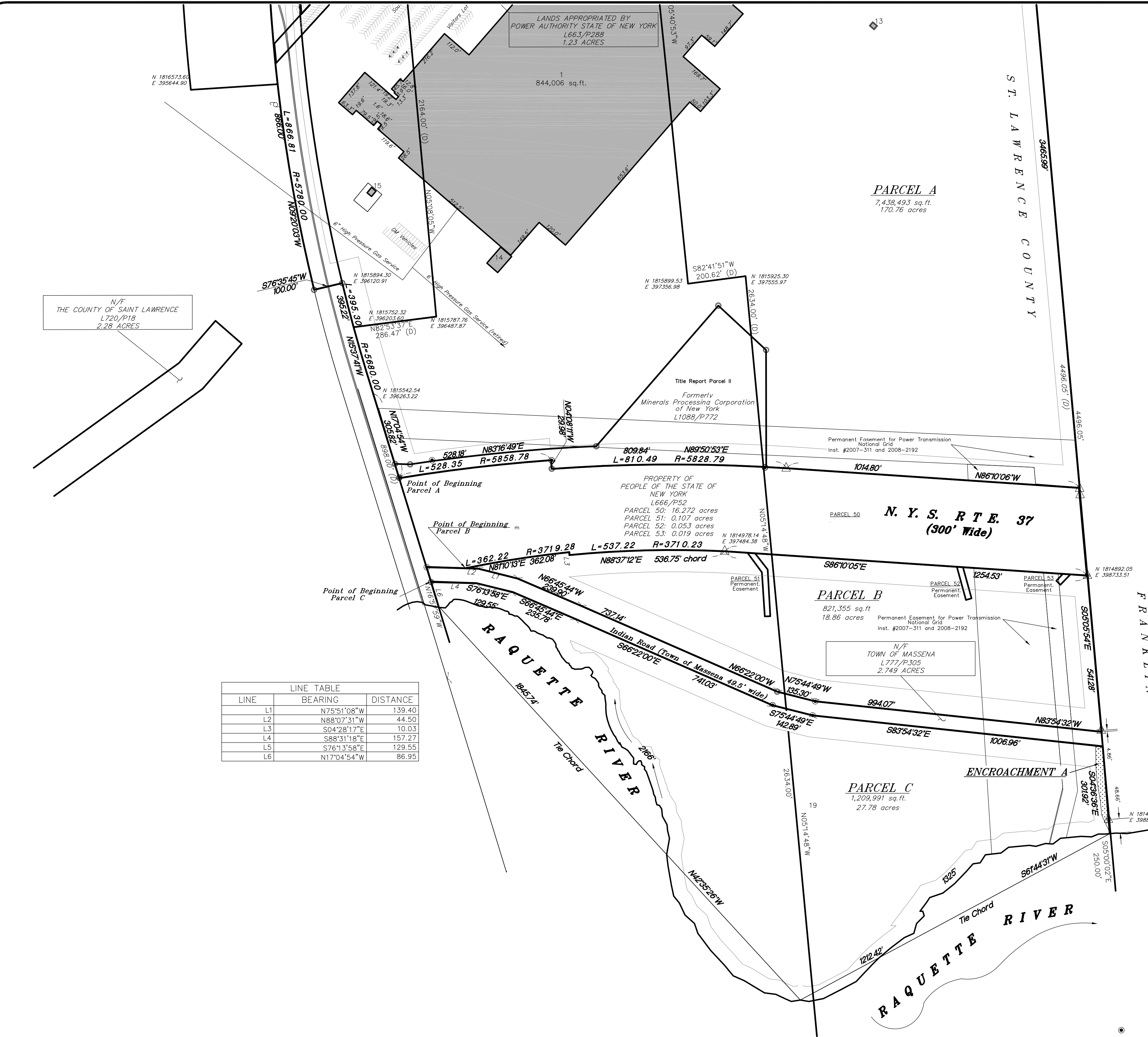
PARKING AS STRIPED
Total Striped Parking:
North Lot 351 spaces
South Lot 349 spaces
Visitor Lot 16 spaces
GM Vehicles 28 spaces
Total 744 Spaces:
Dedicated Handicapped: 6 spaces

FLOOD NOTE:
By graphic plotting only, the improved portion of this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 361182 0025 B which bears an effective date of June 17, 1986

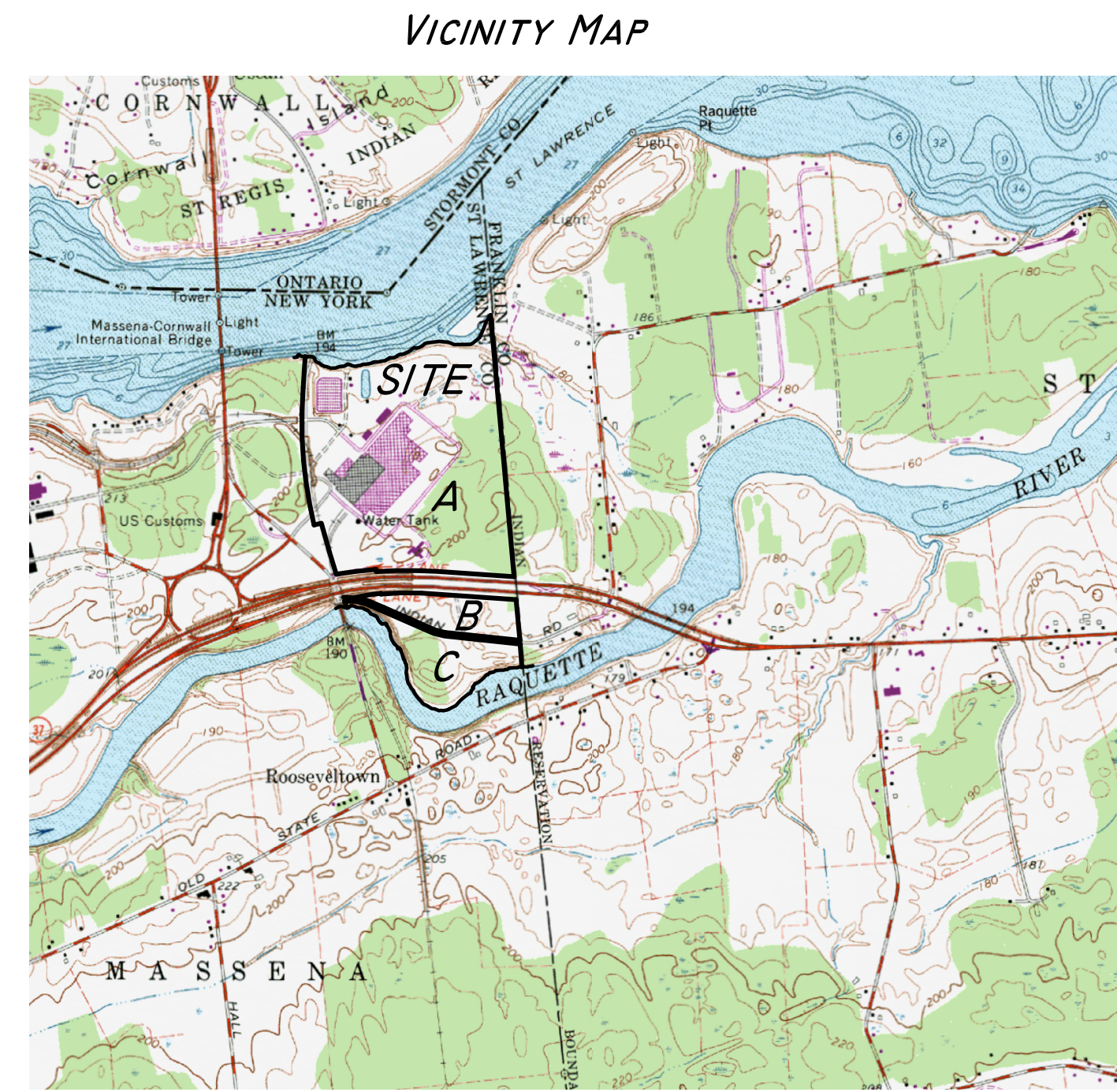


LEGEND OF SYMBOLS & ABBREVIATIONS

	PROPERTY LINE (RECORD PARCEL)		MANHOLE
	TITLE REPORT PARCEL LINES		GAS VALVE
	SETBACK LINE PER ZONING CODE CITED HEREON		GAS LINE AS PAINTED
	EDGE OF ASPHALT PAVEMENT		WATER VALVE
	N/W OR FORMERLY PROPERTY OF		UNDERGROUND ELECTRIC
	DEED FILING REFERENCE: LIBER 1040 AT PAGE 381		OVERHEAD ELECTRIC
	(D)		UTILITY POLE
	FOUND IRON PIPE OR PIN		TRAFFIC SIGN
	LIGHT POLE WITH CONCRETE BASE		FIRE HYDRANT
	MONUMENT		



LINE	BEARING	DISTANCE
L1	N75°51'08"W	139.40
L2	N88°07'31"W	44.50
L3	S04°28'17"E	10.03
L4	S88°31'18"E	157.27
L5	S76°13'58"E	129.55
L6	N17°04'54"W	86.95



LEGAL DESCRIPTION
PARCEL B: SOUTH OF NYS RTE. 37

Surveyor's Description
Property of
General Motors Corporation
Parcel B

All that tract or parcel of land situate in the Town of Massena, County of St. Lawrence, State of New York lying southerly of New York State Route 37 and northerly of Indian Road so called, and being described as follows:

Beginning at an iron rod found at the intersection of the southerly bounds of New York State Route 37 with the northerly bounds of Indian Road, and running:

thence with a non-tangent curve turning to the right, said curve having an arc length of 362.22 feet, a radius of 3719.28 feet, and having a chord bearing of North 81 degrees 10 minutes 13 seconds East a distance of 362.08 feet to an iron rod set in the southerly bounds of New York State Route 37;

thence South 04 degrees 28 minutes 17 seconds East a distance of 10.03 feet to and iron rod set;

thence with a non-tangent curve turning to the right, said curve having an arc length of 537.22 feet, a radius of 3710.23 feet, and having a chord bearing of North 88 degrees 37 minutes 12 seconds East a distance of 536.75 feet to concrete highway monument found;

thence South 86 degrees 10 minutes 05 seconds East a distance of 1254.53 feet to a concrete monument found in the easterly bounds of Franklin County and the St. Regis Mohawk Indian Reservation;

thence South 05 degrees 05 minutes 54 seconds East along the easterly bounds of Franklin County and the St. Regis Mohawk Indian Reservation a distance of 541.28 feet to a point in the northerly bounds of Indian Road, said course passing a concrete monument found at a distance of 4.88 feet from the northerly bounds of Indian Road;

thence North 83 degrees 54 minutes 32 seconds West along the northerly bounds of Indian Road a distance of 994.07 feet to an iron rod found;

thence North 75 degrees 44 minutes 49 seconds West along the northerly bounds of Indian Road a distance of 135.30 feet to an iron rod set;

thence North 66 degrees 22 minutes 00 seconds West along the northerly bounds of Indian Road a distance of 737.14 feet to an iron rod set;

thence North 66 degrees 45 minutes 44 seconds West along the northerly bounds of Indian Road a distance of 239.90 feet to an iron rod set;

thence North 75 degrees 51 minutes 08 seconds West along the northerly bounds of Indian Road a distance of 139.40 feet;

thence North 88 degrees 07 minutes 31 seconds West along the northerly bounds of Indian Road a distance of 44.50 feet to the point of beginning;

to contain an area of 821355 square feet, (18.86 acres) of land more or less, as surveyed by WCT Surveyors, P. C.

LEGAL DESCRIPTION
PARCEL C: SOUTH OF INDIAN ROAD

Surveyor's Description
Property of
General Motors Corporation
Parcel C

All that tract or parcel of land situate in the Town of Massena, County of St. Lawrence, State of New York lying southerly of Indian Road and northerly of the Raquette River and being described as follows:

Beginning at an iron rod set in the southerly bounds of Indian Road at its intersection with the easterly bounds of the former New York Central Railroad, and running:

thence South 88 degrees 31 minutes 18 seconds East along the southerly bounds of Indian Road a distance of 157.27 feet to a point;

thence South 76 degrees 13 minutes 58 seconds East southerly bounds of Indian Road a distance of 129.55 feet to a point;

thence South 66 degrees 45 minutes 44 seconds East southerly bounds of Indian Road a distance of 239.90 feet to a point;

thence South 66 degrees 22 minutes 00 seconds East southerly bounds of Indian Road a distance of 741.03 feet to an iron rod found;

thence South 75 degrees 44 minutes 49 seconds East southerly bounds of Indian Road a distance of 142.89 feet to an iron rod found;

thence South 83 degrees 54 minutes 32 seconds East southerly bounds of Indian Road a distance of 1006.96 feet to a point in the easterly bounds of Franklin County and the St. Regis Mohawk Indian Reservation;

thence South 04 degrees 36 minutes 36 seconds East along the easterly bounds of Franklin County and the St. Regis Mohawk Indian Reservation a distance of 301.92 feet to a point in the northerly shoreline of the Raquette River, said course passing through a concrete monument found (1899) at a distance of 48.68 feet from said shoreline;

thence southwesterly up along the northerly shoreline of the Raquette River as it winds and turns a distance of 1325 feet, said course having a tie chord bearing North 42 degrees 35 minutes 26 seconds West a distance of 1212.42 feet to a point;

thence northwesterly up along the northerly shoreline of the Raquette River as it winds and turns a distance of 2166 feet, said course having a tie chord bearing North 42 degrees 35 minutes 26 seconds West a distance of 1845.74 feet to a point in the easterly bounds of the former New York Central Railroad;

thence North 17 degrees 04 minutes 54 seconds West a distance of 86.95 feet to the point of beginning;

to contain an area of 1,209,991 square feet, (27.78 acres) of land more or less, as surveyed by WCT Surveyors, P. C.

NOTES CORRESPONDING TO SCHEDULE B
LAWYERS TITLE INSURANCE TITLE NO. 08203892

- 1a, b, c) Survey provided as specified.
- 1d) Title documents not yet provided
- 2) Survey in progress
- 3) Indian Road (Town of Massena) and New York State Rte. 37 plotted on Survey
- 4-9) Not applicable to Survey

UTILITY NOTES

- 1) The location of utilities shown hereon are from observed evidence of above ground structures only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- 2) From the observed above ground structures only as shown hereon, gas and electric services are available to the subject property.

STATEMENT OF ZONING REGULATIONS

Site is Zoned General Industrial District, and is subject to the following restrictions:

Lot Area: 80,000 square feet
 Lot Size: 200' minimum width, 200' minimum depth
 Setbacks: Front 75', Side 50', Rear 50'
 Lot Coverage: 35% of total lot area covered by buildings
 Maximum Building Height: None

Subdivision of property is subject to Site Plan Review

SHEET 2 OF 2
PARCELS SOUTH OF RTE. 37

LEGEND OF SYMBOLS & ABBREVIATIONS

—	PROPERTY LINE (RECORD PARCEL)	⊙	MANHOLE
—	DEED PLOT	⊗	GAS VALVE
—	SETBACK LINE PER ZONING CODE CITED HEREON	—	GAS LINE AS PAINTED
—	EDGE OF ASPHALT PAVEMENT	⊗	WATER VALVE
N/F	NOW OR FORMERLY PROPERTY OF	—	UNDERGROUND ELECTRIC
L1040/P381	DEED FILING REFERENCE: LIBER 1040 AT PAGE 381	—	OVERHEAD ELECTRIC
(D)	DEEDED DIMENSION	⊕	UTILITY POLE
⊙	FOUND IRON PIPE OR PIN	⊕	TRAFFIC SIGN
☆	LIGHT POLE WITH CONCRETE BASE	⊕	FIRE HYDRANT
△	MONUMENT		

STATEMENT OF ENCROACHMENTS

- 1) ENCROACHMENT A: Lands occupied by Herne; Utility and surveyor access denied
- 2) ENCROACHMENT B: Lands occupied by Thompson; surveyor access with permission.

GENERAL NOTES

- 1) Bearings and north arrow are based on New York State Plane, East Zone, NAD 83, US Survey feet.
- 2) Survey was made on the ground beginning June 6, 2008 and completed []

FLOOD NOTE:

By graphic plotting only, the improved portion of this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 3611B2 0025 B which bears an effective date of June 17, 1986



Stephen L. Chatelle
Stephen L. Chatelle, Registered Land Surveyor No. 050094 Date 6/21/08

PREPARED BY
WCT Surveyors, P. C.
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Voice: 315/379-7630 Fax: 315/379-7631 Email: wct@wct.com

MAP OF SURVEY PREPARED FOR:
ALTA/ACSM LAND TITLE SURVEY
GENERAL MOTORS POWERTRAIN
RTE. 37, MASSENA NEW YORK
SITUATE IN: TOWN OF MASSENA
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

DATE: PRELIM. 06/21/08 SCALE: 1 inch = 200 feet
TAX MAP ID # 173.026-2-6.1 FILE # 108-07450
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