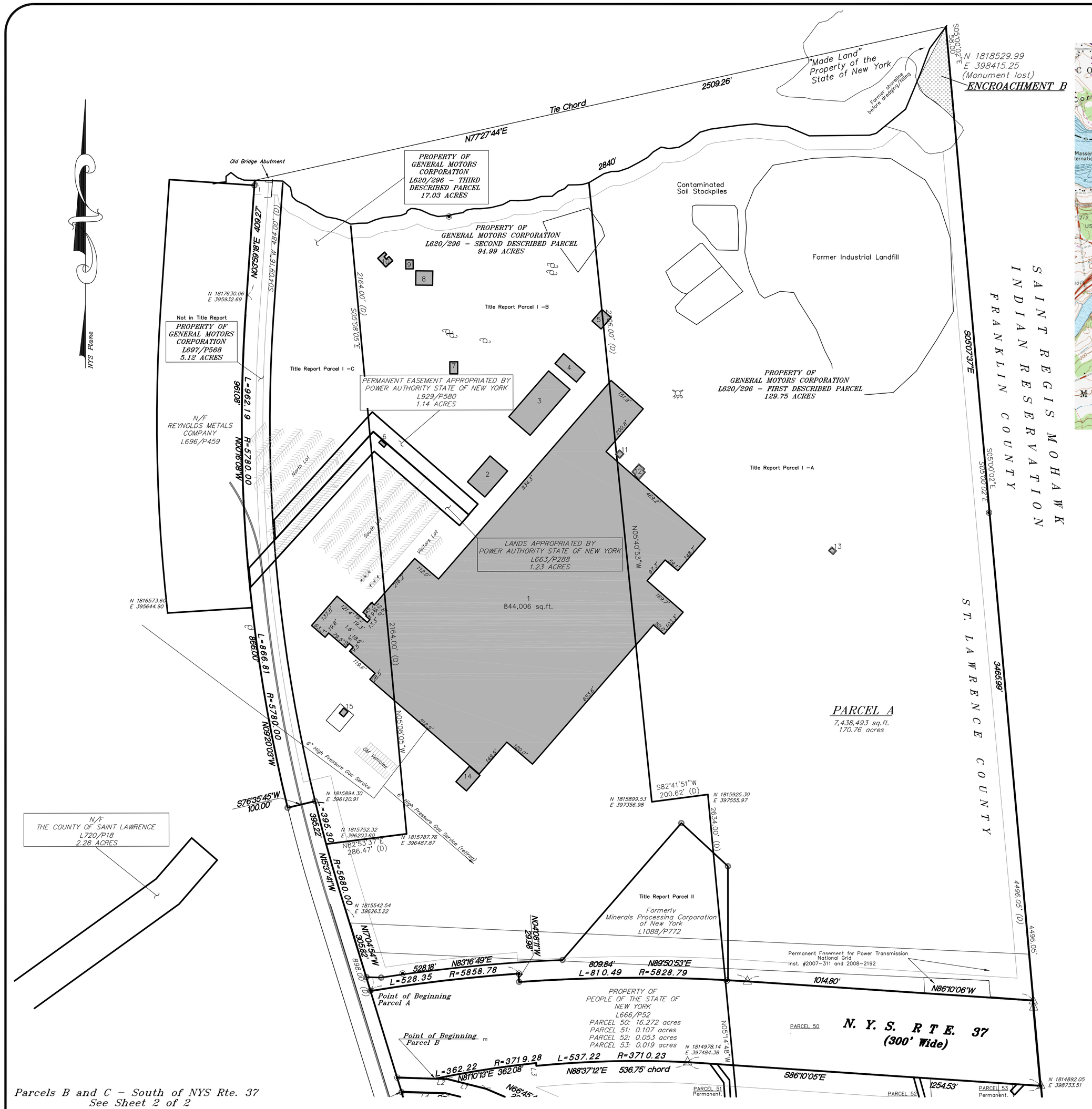
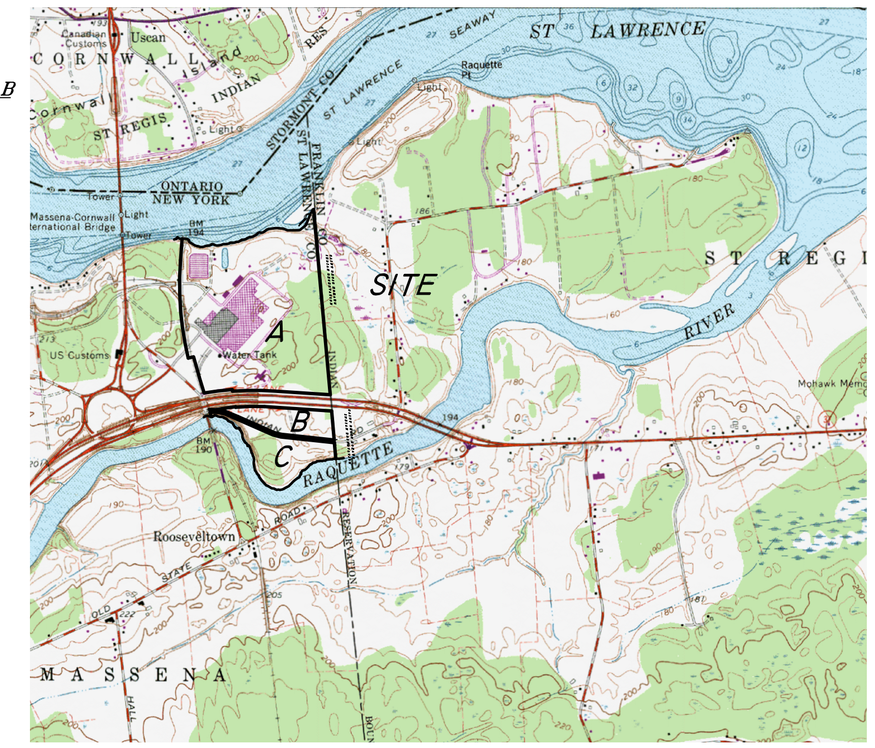


Vicinity Map



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 northerly bounds of New York State Route 37 at the intersection of the northerly 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. Crapser 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 Crapser 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 03 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 06 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. Crapser and William C. Ward by deed dated September 25, 1957, 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. Crapser 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 # 1			
Perimeter	4907'	Area	844,006 sq.ft.
Building # 2			
Perimeter	407'	Area	9,988 sq.ft.
Building # 3			
Perimeter	630'	Area	21,559 sq.ft.
Building # 4			
Perimeter	293'	Area	4,623 sq.ft.
Building # 5			
Perimeter	194'	Area	2,324 sq.ft.
Building # 6			
Perimeter	73'	Area	291 sq.ft.
Building # 7			
Perimeter	142'	Area	1,201 sq.ft.
Building # 8			
Perimeter	221'	Area	3,023 sq.ft.
Building # 9			
Perimeter	117'	Area	842 sq.ft.
Building # 10			
Perimeter	175'	Area	1,237 sq.ft.
Building # 11			
Perimeter	79'	Area	392 sq.ft.
Building # 12			
Perimeter	150'	Area	1,272 sq.ft.
Building # 13			
Perimeter	72'	Area	316 sq.ft.
Building # 14			
Perimeter	246'	Area	3,636 sq.ft.
Building # 15			
Perimeter	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 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

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.

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

STATE OF NEW YORK · STEPHEN L. CHATELLE · No. 50094 · LICENSED LAND SURVEYOR

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**

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Legend of Symbols & Abbreviations

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

Sheet 1 of 2
Parcel North of Rte. 37

PREPARED BY
WCT Surveyors, P. C.
Wilhelm, Chatelle, and Towne
971 Judson Street Road, Canton, New York 13617
Voice: 315/379–7630 Fax: 315/379–7631 Email: wcts@slic.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 # 108–074So

© COPYRIGHT BY WILHELM, CHATELLE AND TOWNE, SURVEYORS; ALL RIGHTS RESERVED