

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 south-southeast curve turning to the left, said curve having an arc length of 362.23 feet, a radius of 3719.20 feet, and having a chord bearing of North 87 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 64 degrees 28 minutes 17 seconds East, a distance of 10.03 feet to and from an old

thence with a south-southeast curve turning to the left, said curve having an arc length of 437.22 feet, a radius of 3719.23 feet, and having a chord bearing of North 88 degrees 37 minutes 12 seconds East, a distance of 436.75 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 4.86 feet to the southerly bounds of Indian Road, said course passing a concrete monument found at a distance of 4.86 feet from the southerly bounds of Indian Road;

thence North 52 degrees 54 minutes 22 seconds West, along the northerly bounds of Indian Road, a distance of 894.67 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 733.50 feet to an iron rod found;

thence North 66 degrees 22 minutes 08 seconds West, along the northerly bounds of Indian Road, a distance of 737.4 feet to an iron rod found;

thence North 66 degrees 45 minutes 44 seconds West, along the northerly bounds of Indian Road, a distance of 239.89 feet to an iron rod found;

thence North 55 degrees 57 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;

thence North 17 degrees 04 minutes 54 seconds West, a distance of 66.56 feet to the point of beginning;

to contain an area of 420,355 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

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 data.
- 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

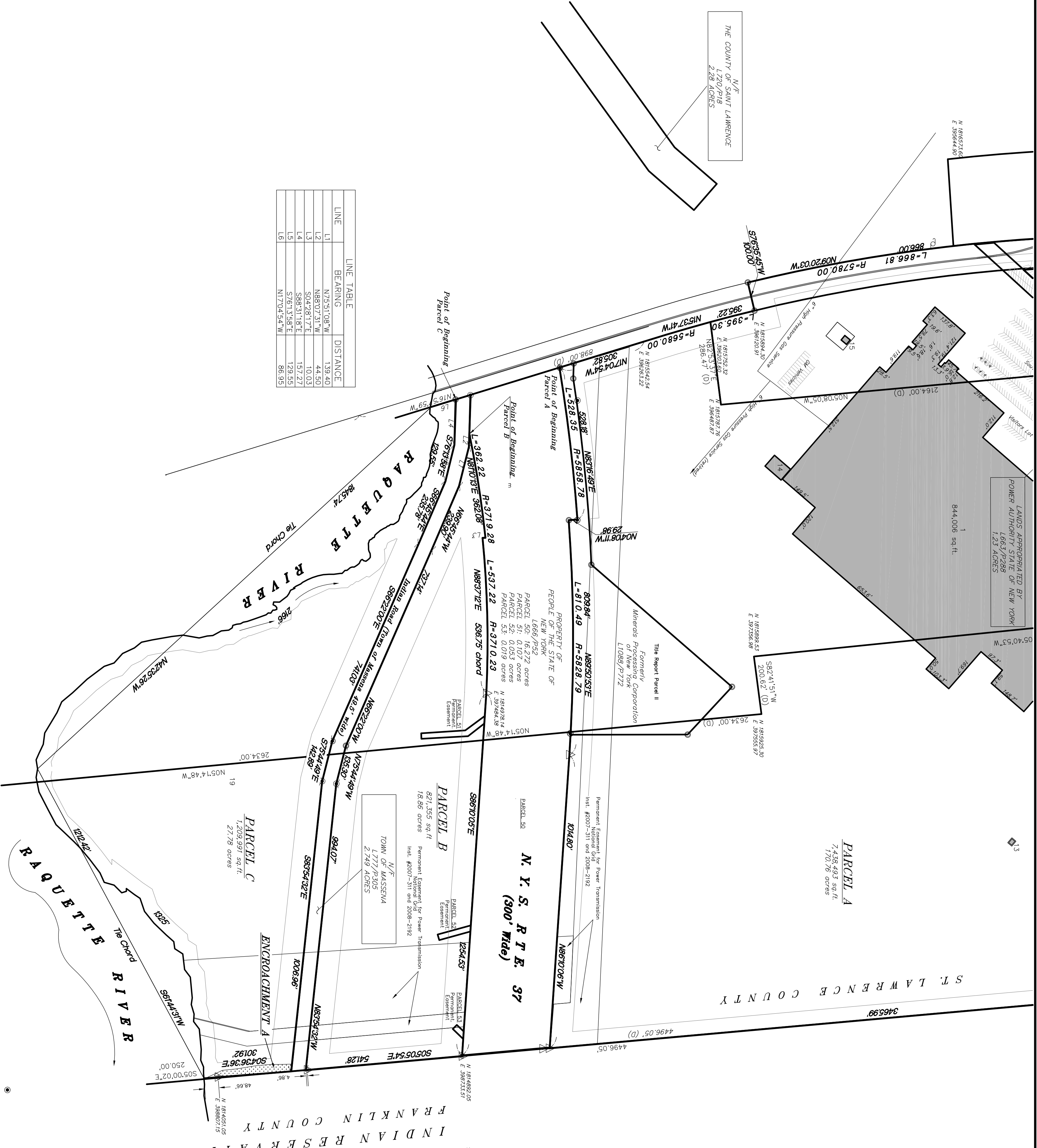
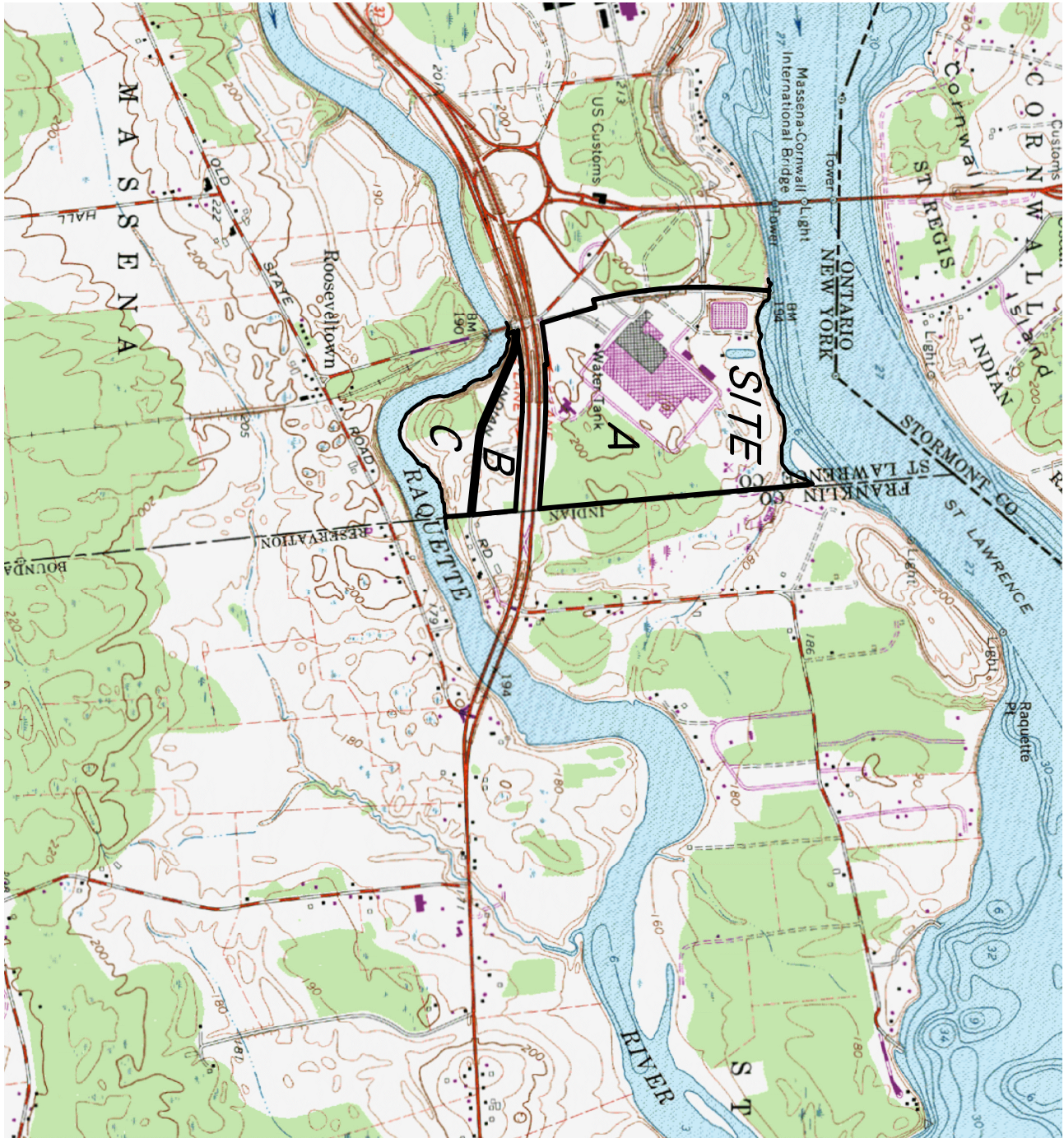
Subdivision of property is subject to Site Plan Review

STATEMENT OF ENCROACHMENTS

- 1) ENCROACHMENT A: Lands occupied by Herne, Utility and surveyor access denied
- 2) ENCROACHMENT B: Lands occupied by Thompson, surveys 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 []



LINE	BEARING	DISTANCE
L1	N 53° 51' 08" W	139.40
L2	N 86° 03' 23" W	14.50
L3	S 88° 01' 15" E	157.27
L4	S 76° 13' 58" E	129.35
L5	N 17° 04' 54" W	86.95

LEGEND OF SYMBOLS & ABBREVIATIONS

PROPERTY LINE (RECORD PARCEL)	③	MANHOLE
DEED PLOT	⌘	GAS VALVE
SETBACK LINE PER ZONING CODE CITED HEREON	---	WATER VALVE
EDGE OF ASPHALT PAVEMENT	W	UNDERGROUND ELECTRIC
N/F	— UE —	OVERHEAD ELECTRIC
NOW OR FORMERLY PROPERTY OF	— OE —	UTILITY POLE
DEED PLING REFERENCE:	⊙	FOUND IRON PIPE OR PIN
LIBER 1040 AT PAGE 381	⊙	LIGHT POLE WITH CONCRETE BASE
(D)	⊙	FIRE HYDRANT
MONUMENT	⊙	

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 on effective date of June 17, 1986

PREPARED BY
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MAP OF SURVEY PREPARED FOR
GENERAL MOTORS POWERTRAIN
RTE. 37, MASSENA NEW YORK

SITUAITE IN:
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

DATE: PRELIM 06/27/08 SCALE: 1 inch = 200 feet
TAX MAP ID # 173-026-2-61 FILE # 108-07550

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

SURVEY CERTIFICATE

To General Motors Corporation:

This is to certify that this map or plot 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 at the date of professional certification, this is a land survey registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.