

Property Characteristic	Description and Related Documentation
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Property Overview

Site control	Luther Forest Technology Campus Economic Development Corporation (owner and developer).
Number of developable acres	1,414 acres (1,099 in Town of Malta, 315 acres in Town of Stillwater).
Number of state or federal wetlands	Negligible amount of wetlands present in the developable areas.
Shape and configuration of property	Relatively flat, greenfield, few ravines.
Zoning and permissible uses	Up to 2 million square feet of ancillary development for uses including manufacturing facilities, research and development facilities, nanotechnology supplier facilities, office space, and support services space.
Pre-permitted Uses of Campus Areas	Area 1 Home of GLOBALFOUNDRIES Fab 8. Area 1 can accommodate up to three fab facilities including 300,000 sq. ft. of clean room space.
	Area 2 and 3 Nanotechnology manufacturing support businesses, community uses, offices and by special use permit nanotechnology manufacturing facilities (up to 100,000 sq. ft. of clean room).
	Area 4, 5 and 9 Nanotechnology manufacturing support businesses, offices and nanotechnology manufacturing facilities (up to 100,000 sq. ft. of clean room).
	Area 6 and 7 Community uses, offices and campus commercial office and commercial facilities (primarily goods/services to support campus tenants and employees).
	Area 8 Office and commercial uses.
Area 11 Future site of a 40-room executive conference center with lodging.	
Availability	Parcels are available for sale; by land lease; build to suit; or by building lease. Joint venture development opportunities are also available.

Transportation Access

Railway	15 miles to rail service (Saratoga and Rensselaer train stations)
Airport	25 miles to international airport (Albany International Airport)
Interstate	2 miles to interstate highway system (I-87, regional connections to I-90, I-88, I-787)
Port of Albany	30 miles to Port of Albany (Hudson River)

Campus Infrastructure

Interior roads	5.5 miles of site driveways and connector roads with multiple access points from surrounding communities.
Electric service	Redundant electric supply from separate grids with 99.999% reliability.
Water	Access to up to 15 million gallons (56 million liters) of water daily.
Sewer/wastewater	Extensive sewer capacity with 3.1 million gallons reserved at the treatment facility for Campus use.
Natural Gas	Natural gas lines installed throughout the Campus.
Telecommunications	Fiber optic transmission lines to be installed throughout the Campus.
Open space and trails	The Campus contains 60% open space and 7.5 miles of paved and unpaved walking trails.

Site Development and Pre-Permitting Activities

Archeological survey	Archeological survey work completed—no significant archeological issues identified. Avoidance plan completed. Permit area maps are available upon request.
Conceptual site plan	See site plan.
Floodplain boundaries	N/A
Protected and rare species survey	No threatened or endangered species on the Campus.
Permits	Army Corps (December 2007), NYS SEQRA (January 2003).
Site Survey	ACTA/ACSM Land Title Boundary and Topographic Survey completed at 1' contours.
Traffic/Environmental Impact Study	Supplemental FGEIS approved by Malta and Stillwater in October 2008.

Proximity to Universities & Technology Firms

Proximity to Universities	University at Albany, College of Nanoscience and Engineering, Rensselaer Polytechnic Institute, Union College, Hudson Valley Community College
Proximity to Technology Firms	Intel (Albany, NY), GLOBALFOUNDRIES (Malta, NY), IBM (Fishkill and Albany, NY; Burlington, VT), Taiwan Semiconductor Manufacturing Company (Albany, NY), Samsung (Albany, NY), International Sematech (Albany, NY), Tokoyo Electron (Malta, NY), KLA-Tencor (Malta, NY), Applied Materials (Malta, NY), Rensselaer Nanotechnology Center (Troy, NY), M+W Group (Albany, NY), Phillips (Fishkill, NY), Intel (Burlington, VT), GE Global Research (Niskayuna, NY), Fairchild Semiconductor (Mountaintop, PA)

Existing Tenants

GLOBALFOUNDRIES	Fab 8 anticipated to be operational in June 2012.
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