

Jamie Romeo, County Clerk

Monroe County Clerk

39 West Main Street

Rochester, NY 14614

Receipt #: 3675985
Transaction #: 9543516
Transaction Date: 12/19/2023 10:01:23 AM
Payment Comment:

Fees for: EASEMENT AGREEMENT**\$0.00****Book / Page:** D 12903 0273**Instrument #:** 202312190350**Ref #:** TT0000008196**Recorded:** 12/19/2023 10:01:23 AM

MERSEN USA SPM CORP,
DEPARTMENT OF ENVIORNMENTAL
CONSERVATION,
PEOPLE OF THE STATE NEW YORK,

Recording Fee

\$26.00

Pages Fee

\$65.00

State Fee Cultural Education

\$14.25

State Fee Records Management

\$4.75

TP-584 Form Fee

\$5.00

MERSEN USA SPM CORP,
DEPARTMENT OF ENVIORNMENTAL
CONSERVATION,
PEOPLE OF THE STATE NEW YORK,

Total Charges for Transaction:**\$115.00****Payments Received:****Check (100544457)** \$115.00**Change** \$0.00**Cashier:** JI

RECORDED

Time: 10:06

DEC 19 2023

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

Monroe County Clerk's Office

THIS INDENTURE made this 14th day of December, 2023 between Owner(s) Mersen USA SPM Corp., having an office at 1500 Jefferson Road, Rochester, New York 14623, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 1500 Jefferson Road and 55 Hofstra Road in the City of Henrietta, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 162.08 Block 1 Lots 27.11, 27.12, 27.21 and 24, being the same as that property conveyed to Grantor by deed dated January 22, 2016 and recorded in the Monroe County Clerk's Office in Liber and Page 11708/230. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 6.823 +/- acres, and is hereinafter more fully described in the Land Title Survey dated December 14, 2011 and last revised September 29, 2023, prepared by Thomas Alan Rodak, L.L.S. of O'Neill-Rodak Land Surveying Associates, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C828182-05-12, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C828182
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.
11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Mersen USA SPM Corp.:

By: _____



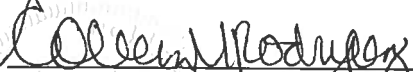
Print Name: Jeffrey Hewitt

Title: Chief Financial Officer Date: December 8, 2023

Grantor's Acknowledgment

STATE OF NEW JERSEY)
) ss:
COUNTY OF MORRIS)

On the 8th day of December, in the year 2023, before me, the undersigned, personally appeared Jeffrey Hewitt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New Jersey

My commission expires on: 8/4/2025

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

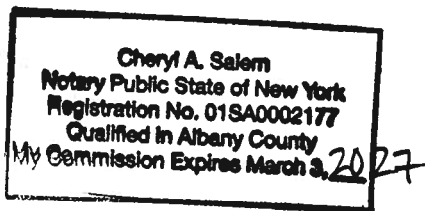
By: Andrew Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 14th day of December in the year 2023 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York



SCHEDULE "A" PROPERTY DESCRIPTION

PARCEL 1A

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to the point of beginning;

thence (1) continuing north 20°-22'-39" east along said west line a distance of 220.47 feet to a point;

thence (2) north 88°-23'-28" east a distance of 188.03 feet to a point;

thence (3) south 01°-36'-32" east a distance of 184.34 feet to a point;

thence (4) south 88°-20'-54" west a distance of 17.45 feet to a point;

thence (5) south 01°-39'-06" east a distance of 80.00 feet to a point;

thence (6) south 88°-20'-54" west a distance of 66.05 feet to a point;

thence (7) south 01°-39'-06" east a distance of 40.00 feet to a point;

thence (8) south 88°-20'-54" west a distance of 128.62 feet to a point;

thence (9) south 01°-39'-06" east a distance of 7.10 feet to a point;

thence (10) south 88°-20'-54" west a distance of 9.50 feet to a point;

thence (11) north 01°-39'-06" west a distance of 25.00 feet to a point;

thence (12) north 88°-20'-54" east a distance of 9.50 feet to a point;

thence (13) north 01°-39'-06" west a distance of 102.07 feet to a point;

thence (14) south 88°-23'-28" west a distance of 39.97 feet to a point;

thence (15) south 18°-50'-50" west a distance of 21.24 feet to a point;

thence (16) south 88°-20'-54" west a distance of 11.06 feet to the point of beginning.

PARCEL IB

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to a point;

thence (B) north 88°-20'-54" east a distance of 11.06 feet to the point of beginning;

thence (1) north 18°-50'-50" east a distance of 21.24 feet to a point;

thence (2) north 88°-23'-28" east a distance of 39.97 feet to a point;

thence (3) south 01°-39'-06" east a distance of 102.07 feet to a point;

thence (4) south 88°-20'-54" west a distance of 9.50 feet to a point;

thence (5) south 01°-39'-06" east a distance of 0.95 feet to a point;

thence (6) south 88°-20'-54" west a distance of 60.51 feet to a point;

thence (7) north 01°-39'-06" west a distance of 22.70 feet to a point;

thence (8) north 18°-50'-50" east a distance of 64.54 feet to the point of beginning.

PARCEL IC

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (1) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to a point;

thence (2) north 88°-20'-54" east a distance of 11.06 feet to a point; thence (3) south 18°-50'-50"

west a distance of 64.54 feet to a point; thence (4) south 01°-39'-06" east a distance of 22.70 feet

to a point; thence (5) north 88°-20'-54" east a distance of 60.51 feet to a point;

thence (6) south 01°-39'-06" east a distance of 24.05 feet to a point;

thence (7) north 88°-20'-54" east a distance of 9.50 feet to a point;

thence (8) north 01°-39'-06" east a distance of 7.10 feet to a point;

thence (9) north 88°-20'-54" east a distance of 128.62 feet to a point;

thence (10) north 01°-39'-06" west a distance of 40.00 feet to a point;

thence (11) north 88°-20'-54" east a distance of 66.05 feet to a point;

thence (12) north 01°-39'-06" west a distance of 80.00 feet to a point;

thence (13) north 88°-20'-54" east a distance of 17.45 feet to a point;

thence (14) south 01°-36'-32" east a distance of 319.66 feet to the northerly highway boundary line of Jefferson Road;

thence (15) south 88°-17'-52" west along said northerly highway boundary line a distance of 391.78 to the point of beginning.

PARCEL II

ALL THAT TRACT OR PARCEL OF LAND; being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

BEGINNING at a point in the southerly highway boundary line of Hofstra Road (50 feet wide) located 589.30 west of the westerly highway boundary line of Winton Road South (100 feet wide);

thence (1) westerly along the southerly highway boundary line of Hofstra Road a distance of 686.60 feet to a point;

thence (2) southwesterly forming an interior angle of 112°-33'-42" with course (1) a distance of 244.27 feet to a point;

thence (3) easterly forming an interior angle of 67°-40'-25" with course (2) a distance of 573.07 feet to a point of curve;

thence (4) northerly along a curve to the right having a radius of 75.00 feet, a delta of 69°-44'-11" a distance of 91.29 feet to a point of tangency;

thence (5) northeasterly on a course bearing of N 68°-07'-41"E a distance of 223.11 feet to a point;

thence (6) northwesterly forming an interior angle of 77°-36'-47" with course (5) a distance of 96.38 feet to the point of beginning.

Also the right of ingress and egress over the following described premises pursuant to that certain Driveway Agreement dated as of December 27, 2011 by and between ELDRE Corporation and 1530 Jefferson Road LLC:

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots,

Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north $88^{\circ}-17'-52''$ east along the northerly highway boundary line of Jefferson Road a distance of 391.78 feet to the point of beginning;

thence (1) north $01^{\circ}-36'-32''$ west a distance of 504.00 feet to a point;

thence (2) north $88^{\circ}-23'-28''$ east a distance of 33.96 feet to a point;

thence (3) south $01^{\circ}-40'-53''$ east a distance of 286.44 feet to an angle point;

thence (4) south $04^{\circ}-16'-39''$ east a distance of 116.60 feet to an angle point;

thence (5) south $07^{\circ}-33'-37''$ east a distance of 32.07 feet to an angle point;

thence (6) south $11^{\circ}-34'-42''$ east a distance of 59.94 feet to an angle point;

thence (7) south $23^{\circ}-15'-18''$ east a distance of 10.83 feet to a point;

thence (8) south $88^{\circ}-17'-52''$ west along the northerly highway boundary line of Jefferson Road a distance of 57.45 feet to the point of beginning.

Being further described as follows:

ALL THAT TRACT OR PARCEL OF LAND, being part of Town Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

BEGINNING at a point in the southerly highway boundary line of Hofstra Road (50 feet wide) located 589.30 feet west of the westerly highway boundary line of Winton Road (100 feet wide);

thence (1) south $34^{\circ}-15'-32''$ east along the west line of reputedly The Plaza at Win-Jeff LLC a distance of 96.38 feet to a point;

thence (2) south $68^{\circ}-07'-41''$ west along the north line of reputedly Bowl a Roll, Inc. a distance of 223.11 feet to a point of curve;

thence (3) southwesterly along said north line being a curve to the left having a radius of 75.00 feet, a delta of $69^{\circ}-44'-11''$, a distance of 91.29 feet to a point;

thence (4) south $88^{\circ}-23'-28''$ west along the north line of reputedly 1500 Jefferson Road, LLC aka 1530 Jefferson Road, LLC a distance of 385.04 feet to a point;

thence (5) south $01^{\circ}-36'-32''$ east along the west line of said 1500 Jefferson Road, LLC a distance of 504.00 feet to a point in the northerly highway boundary line of Jefferson Road (variable width);

thence (6) south $88^{\circ}-17'-52''$ west along said northerly highway boundary line a distance of 391.78 feet to a point;

thence (7) north $20^{\circ}-22'-39''$ east along the east line of reputedly Harris Corporation a distance of 544.21 feet to a point;

thence (8) north $20^{\circ}-43'-03''$ east along said east line a distance of 244.27 feet to a point;

thence (9) north $88^{\circ}-09'-21''$ east along the southerly highway boundary line of Hofstra Road a distance of 686.60 feet to the point of beginning.

Parcel contains 297,228 square feet which equals 6.823 acres as measured to highway boundary lines.

INTENDING to describe Tax Parcels 162.08-1-27.11, 162.08-1-27.12, 162.08-1-27.21 and 162.08-1-24.

ALL as shown on a map prepared by O'Neill-Rodak Land Surveying Associates, P.C. dated May 18, 2016 and known as Project #84-0679-1.



Nixon Peabody LLP
677 Broadway, 10th Floor
Albany, NY 12207-2996

Dana P. Stanton
Counsel

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 518.427.2735
F / 844.775.1664
dstanton@nixonpeabody.com

December 19, 2023

Certified Mail

Stephen Schultz
Supervisor
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

RE: Environmental Easement

Dear Mr. Schultz:

Enclosed, please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on December 11, 2023, by Troy Belting and Supply Company (the "Grantor") and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation, for property at 1500 Jefferson Road and 55 Hofstra Road, Henrietta, NY 14263, Tax Map No. 162.08-1-27.11, 162.08-1-27.12, 162.08-1-27.21, 162.08-1-24, DEC Site No: C828182.

This Environmental Easement restricts future use of the above referenced property to restricted commercial/industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.

Article 71, Section 71 3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law.

Stephen Schultz
December 19, 2023
Page 2

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Sincerely,



Dana P. Stanton
Counsel

Enclosure

Jamie Romeo, County Clerk

Monroe County Clerk

39 West Main Street

Rochester, NY 14614

Receipt #: 3675985
Transaction #: 9543516
Transaction Date: 12/19/2023 10:01:23 AM
Payment Comment:

Fees for: EASEMENT AGREEMENT**\$0.00****Book / Page:** D 12903 0273**Instrument #:** 202312190350**Ref #:** TT0000008196**Recorded:** 12/19/2023 10:01:23 AMMERSEN USA SPM CORP,
DEPARTMENT OF ENVIORNMENTAL
CONSERVATION,
PEOPLE OF THE STATE NEW YORK,

Recording Fee

\$26.00

Pages Fee

\$65.00

State Fee Cultural Education

\$14.25

State Fee Records Management

\$4.75

TP-584 Form Fee

\$5.00

MERSEN USA SPM CORP,
DEPARTMENT OF ENVIORNMENTAL
CONSERVATION,
PEOPLE OF THE STATE NEW YORK,**Total Charges for Transaction:****\$115.00****Payments Received:****Check (100544457)** \$115.00**Change** \$0.00**Cashier:** JI

RECORDED

Time: 10:06

DEC 19 2023

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

Monroe County Clerk's Office

THIS INDENTURE made this 14th day of December, 2023 between Owner(s) Mersen USA SPM Corp., having an office at 1500 Jefferson Road, Rochester, New York 14623, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 1500 Jefferson Road and 55 Hofstra Road in the City of Henrietta, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 162.08 Block 1 Lots 27.11, 27.12, 27.21 and 24, being the same as that property conveyed to Grantor by deed dated January 22, 2016 and recorded in the Monroe County Clerk's Office in Liber and Page 11708/230. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 6.823 +/- acres, and is hereinafter more fully described in the Land Title Survey dated December 14, 2011 and last revised September 29, 2023, prepared by Thomas Alan Rodak, L.L.S. of O'Neill-Rodak Land Surveying Associates, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C828182-05-12, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C828182
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.
11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Mersen USA SPM Corp.:

By: _____



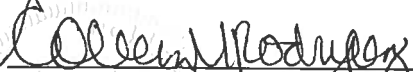
Print Name: Jeffrey Hewitt

Title: Chief Financial Officer Date: December 8, 2023

Grantor's Acknowledgment

STATE OF NEW JERSEY)
) ss:
COUNTY OF MORRIS)

On the 8th day of December, in the year 2023, before me, the undersigned, personally appeared Jeffrey Hewitt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New Jersey

My commission expires on: 8/4/2025

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

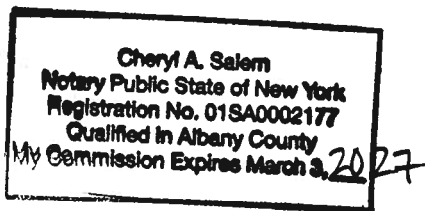
By: Andrew O. Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 14th day of December in the year 2023 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York



SCHEDULE "A" PROPERTY DESCRIPTION

PARCEL 1A

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to the point of beginning;

thence (1) continuing north 20°-22'-39" east along said west line a distance of 220.47 feet to a point;

thence (2) north 88°-23'-28" east a distance of 188.03 feet to a point;

thence (3) south 01°-36'-32" east a distance of 184.34 feet to a point;

thence (4) south 88°-20'-54" west a distance of 17.45 feet to a point;

thence (5) south 01°-39'-06" east a distance of 80.00 feet to a point;

thence (6) south 88°-20'-54" west a distance of 66.05 feet to a point;

thence (7) south 01°-39'-06" east a distance of 40.00 feet to a point;

thence (8) south 88°-20'-54" west a distance of 128.62 feet to a point;

thence (9) south 01°-39'-06" east a distance of 7.10 feet to a point;

thence (10) south 88°-20'-54" west a distance of 9.50 feet to a point;

thence (11) north 01°-39'-06" west a distance of 25.00 feet to a point;

thence (12) north 88°-20'-54" east a distance of 9.50 feet to a point;

thence (13) north 01°-39'-06" west a distance of 102.07 feet to a point;

thence (14) south 88°-23'-28" west a distance of 39.97 feet to a point;

thence (15) south 18°-50'-50" west a distance of 21.24 feet to a point;

thence (16) south 88°-20'-54" west a distance of 11.06 feet to the point of beginning.

PARCEL IB

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to a point;

thence (B) north 88°-20'-54" east a distance of 11.06 feet to the point of beginning;

thence (1) north 18°-50'-50" east a distance of 21.24 feet to a point;

thence (2) north 88°-23'-28" east a distance of 39.97 feet to a point;

thence (3) south 01°-39'-06" east a distance of 102.07 feet to a point;

thence (4) south 88°-20'-54" west a distance of 9.50 feet to a point;

thence (5) south 01°-39'-06" east a distance of 0.95 feet to a point;

thence (6) south 88°-20'-54" west a distance of 60.51 feet to a point;

thence (7) north 01°-39'-06" west a distance of 22.70 feet to a point;

thence (8) north 18°-50'-50" east a distance of 64.54 feet to the point of beginning.

PARCEL IC

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (1) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to a point;

thence (2) north 88°-20'-54" east a distance of 11.06 feet to a point; thence (3) south 18°-50'-50"

west a distance of 64.54 feet to a point; thence (4) south 01°-39'-06" east a distance of 22.70 feet

to a point; thence (5) north 88°-20'-54" east a distance of 60.51 feet to a point;

thence (6) south 01°-39'-06" east a distance of 24.05 feet to a point;

thence (7) north 88°-20'-54" east a distance of 9.50 feet to a point;

thence (8) north 01°-39'-06" east a distance of 7.10 feet to a point;

thence (9) north 88°-20'-54" east a distance of 128.62 feet to a point;

thence (10) north 01°-39'-06" west a distance of 40.00 feet to a point;

thence (11) north 88°-20'-54" east a distance of 66.05 feet to a point;

thence (12) north 01°-39'-06" west a distance of 80.00 feet to a point;

thence (13) north 88°-20'-54" east a distance of 17.45 feet to a point;

thence (14) south 01°-36'-32" east a distance of 319.66 feet to the northerly highway boundary line of Jefferson Road;

thence (15) south 88°-17'-52" west along said northerly highway boundary line a distance of 391.78 to the point of beginning.

PARCEL II

ALL THAT TRACT OR PARCEL OF LAND; being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

BEGINNING at a point in the southerly highway boundary line of Hofstra Road (50 feet wide) located 589.30 west of the westerly highway boundary line of Winton Road South (100 feet wide);

thence (1) westerly along the southerly highway boundary line of Hofstra Road a distance of 686.60 feet to a point;

thence (2) southwesterly forming an interior angle of 112°-33'-42" with course (1) a distance of 244.27 feet to a point;

thence (3) easterly forming an interior angle of 67°-40'-25" with course (2) a distance of 573.07 feet to a point of curve;

thence (4) northerly along a curve to the right having a radius of 75.00 feet, a delta of 69°-44'-11" a distance of 91.29 feet to a point of tangency;

thence (5) northeasterly on a course bearing of N 68°-07'-41"E a distance of 223.11 feet to a point;

thence (6) northwesterly forming an interior angle of 77°-36'-47" with course (5) a distance of 96.38 feet to the point of beginning.

Also the right of ingress and egress over the following described premises pursuant to that certain Driveway Agreement dated as of December 27, 2011 by and between ELDRE Corporation and 1530 Jefferson Road LLC:

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots,

Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north $88^{\circ}-17'-52''$ east along the northerly highway boundary line of Jefferson Road a distance of 391.78 feet to the point of beginning;

thence (1) north $01^{\circ}-36'-32''$ west a distance of 504.00 feet to a point;

thence (2) north $88^{\circ}-23'-28''$ east a distance of 33.96 feet to a point;

thence (3) south $01^{\circ}-40'-53''$ east a distance of 286.44 feet to an angle point;

thence (4) south $04^{\circ}-16'-39''$ east a distance of 116.60 feet to an angle point;

thence (5) south $07^{\circ}-33'-37''$ east a distance of 32.07 feet to an angle point;

thence (6) south $11^{\circ}-34'-42''$ east a distance of 59.94 feet to an angle point;

thence (7) south $23^{\circ}-15'-18''$ east a distance of 10.83 feet to a point;

thence (8) south $88^{\circ}-17'-52''$ west along the northerly highway boundary line of Jefferson Road a distance of 57.45 feet to the point of beginning.

Being further described as follows:

ALL THAT TRACT OR PARCEL OF LAND, being part of Town Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

BEGINNING at a point in the southerly highway boundary line of Hofstra Road (50 feet wide) located 589.30 feet west of the westerly highway boundary line of Winton Road (100 feet wide);

thence (1) south $34^{\circ}-15'-32''$ east along the west line of reputedly The Plaza at Win-Jeff LLC a distance of 96.38 feet to a point;

thence (2) south $68^{\circ}-07'-41''$ west along the north line of reputedly Bowl a Roll, Inc. a distance of 223.11 feet to a point of curve;

thence (3) southwesterly along said north line being a curve to the left having a radius of 75.00 feet, a delta of $69^{\circ}-44'-11''$, a distance of 91.29 feet to a point;

thence (4) south $88^{\circ}-23'-28''$ west along the north line of reputedly 1500 Jefferson Road, LLC aka 1530 Jefferson Road, LLC a distance of 385.04 feet to a point;

thence (5) south $01^{\circ}-36'-32''$ east along the west line of said 1500 Jefferson Road, LLC a distance of 504.00 feet to a point in the northerly highway boundary line of Jefferson Road (variable width);

thence (6) south $88^{\circ}-17'-52''$ west along said northerly highway boundary line a distance of 391.78 feet to a point;

thence (7) north $20^{\circ}-22'-39''$ east along the east line of reputedly Harris Corporation a distance of 544.21 feet to a point;

thence (8) north $20^{\circ}-43'-03''$ east along said east line a distance of 244.27 feet to a point;

thence (9) north $88^{\circ}-09'-21''$ east along the southerly highway boundary line of Hofstra Road a distance of 686.60 feet to the point of beginning.

Parcel contains 297,228 square feet which equals 6.823 acres as measured to highway boundary lines.

INTENDING to describe Tax Parcels 162.08-1-27.11, 162.08-1-27.12, 162.08-1-27.21 and 162.08-1-24.

ALL as shown on a map prepared by O'Neill-Rodak Land Surveying Associates, P.C. dated May 18, 2016 and known as Project #84-0679-1.

AFFIDAVIT OF MAILING

STATE OF NEW YORK)
COUNTY OF ALBANY)ss:

Dana Stanton, being duly sworn, deposes and says: I am over the age of eighteen and am employed by Nixon Peabody LLP, the attorneys for Eldre Corporation, Brownfield Cleanup Program Site No. C828182. On the 19th day of December 2023, in the City of Albany, Albany County, New York, I mailed a true copy of the Notice to Municipality and recorded Environmental Easement for Brownfield Cleanup Program Site No. C828182 to the following:

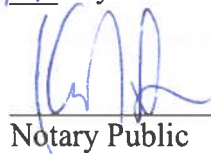
Stephen Schultz
Supervisor
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

by certified mail at the address designated by said party for that purpose by causing same to be deposited in a postpaid, properly addressed envelope, in a United States Postal Service official depository under the exclusive care and custody of the United States Post Office department within New York State.



DANA STANTON

Sworn to before me this
19th day of December 2023.


Notary Public

KEVIN R. DAYER
Notary Public, State of New York
Qualified in Albany County
No. 4970210
Commission Expires August 6, 2026

7015 3010 0001 3257 1262

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.10 2.07
Total Postage and Fees	\$ 9.90 9.97

Sent to
Stephen Schultz Town of Henrietta
Street and Apt. No., or PO Box No.
475 Calkins Road
City, State, ZIP+4®
Henrietta, NY 14467

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
DEC 15 1132