

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

**THIS INDENTURE** made this 24<sup>th</sup> day of October, 2015, between Owner(s) GM Components Holdings, LLC, having an office at 200 Mountain Road, Lockport, New York 14094, County of Niagara, 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 200 Upper Mountain Road in the City of Lockport, County of Niagara and State of New York, known and designated on the tax map of the County Clerk of Niagara as tax map parcel numbers: Section 108.13 Block 1 Lot 1, being a portion of the property conveyed to Grantor by deed dated October 6, 2009 and recorded in the Niagara County Clerk's Office in Instrument No. 2009-19256. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 128.344 +/- acres, and is hereinafter more fully described in the Land Title Survey dated August 11, 2015 and last revised June 29, 2016 prepared by John E. McIntosh, III, NYSLLS, 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: C932138-03-10 as amended June 18, 2014 (and corrected on November 10, 2015), 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 Niagara 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: C932138  
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.

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**SCHEDULE "A" PROPERTY DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Lockport, County of Niagara, State of New York, and being part of Lots 3, 4, 11 and 12, Township 14, Range 7 of the Holland Land Company survey (so-called), bounded and described as follows:

COMMENCING AT A POINT on the southwest line of Parcel No. 4 as shown on Map No. 4 of lands appropriated by The People of the State of New York for Upper Mountain Road Arterial at a distance of 186.60 feet southeasterly measured along the southwest line of Parcel No. 4 from the northwest corner thereof;

RUNNING THENCE: The following four (4) courses and distances and along the southwest line of said Parcel No. 4:

1. S-42°-33'-00"-E, 235.90 feet to an angle point;
2. S-34°-35'-00"-E, 266.60 feet to an angle point;
3. S-29°-31'-00"-E, 201.50 feet to an angle point;
4. S-22°-23'-00"-E, 289.88 feet to a point on a non tangent curve and the Point or Place of

Beginning of the parcel herein described, said point being also the southeast corner of an Environmental Easement recorded in the Niagara County Clerk's Office as Instrument No. 2011-17072;

RUNNING THENCE: The following eight (8) courses and distances along the south, west and north lines of said Environmental Easement:

1. Southwesterly, along a non-tangent curve to the right having a radius of 380.0 feet, a distance of 55.54 feet to a point of tangency;
2. S-59°-50'-59"-W, a distance of 85.46 feet to a point of curvature;
3. Southwesterly, along a curve to the right having a radius of 1020.0 feet, a distance of 180.95 feet to a point of tangency;
4. S-77°-10'-53"-W, a distance of 162.57 feet to a point;
5. N-71°-50'-15"-W, a distance of 1118.22 feet to a point;
6. N-08°-42'-07"-W, a distance of 257.63 feet to a point, said point being also on a southerly wall of Building No. 8;
7. N-81°-27'-09"-E, along said southerly wall of Building No. 8, a distance of 102.26 feet to a corner thereof;
8. N-35°-13'-09"-E, a distance of 58.70 feet to a point on a west line of lands conveyed to Mahle Behr Troy Inc. by deed recorded in the Niagara County Clerk's Office in Instrument No. 2015-11650;

RUNNING THENCE: N-08°-34'-43"-W, along a west line of said Mahle Behr Troy Inc. lands, a distance of 472.98 feet to a point;

RUNNING THENCE: S-81°-25'-19"-W, a distance of 67.39 feet to a point;

RUNNING THENCE: N-08°-27'-08"-W, in part along a portion of a north line of said Mahle Behr Troy Inc. lands, a distance of 91.98 feet to a point;

RUNNING THENCE: S-81°-21'-24"-W, a distance of 781.27 feet to a point;

RUNNING THENCE: S-08°-38'-03"-E, a distance of 46.59 feet to a point;

RUNNING THENCE: S-81°-21'-57"-W, a distance of 167.90 feet to a point;

RUNNING THENCE: S-08°-32'-58"-E, a distance of 642.24 feet to a point;

RUNNING THENCE: S-81°-28'-00"-W, a distance of 741.14 feet to a point;

RUNNING THENCE: S-08°-37'-21"-E, a distance of 877.52 feet to a point;

RUNNING THENCE: N-81°-22'-39"-E, a distance of 19.11 feet to a point;

RUNNING THENCE: S-08°-37'-21"-E, a distance of 28.56 feet to a point;

RUNNING THENCE: S-81°-22'-39"-W, a distance of 19.11 feet to a point;

RUNNING THENCE: S-08°-37'-21"-E, a distance of 829.88 feet to a point;

RUNNING THENCE: N-81°-34'-20"-E, a distance of 114.50 feet to a point;

RUNNING THENCE: S-08°-38'-55"-E, a distance of 450.30 feet to a point on the north line of lands owned by CSX Transportation Inc.;

RUNNING THENCE: The following ten (10) courses and distances along the north line of said CSX Transportation Inc. lands:

1. RUNNING THENCE: N-67°-35'-32"-E a distance of 430.78 feet to a point;
2. RUNNING THENCE: N-45°-25'-21"-E, a distance of 244.37 feet to a point;
3. RUNNING THENCE: S-00°-21'-06"-W, a distance of 100.00 feet to a point;
4. RUNNING THENCE: N-67°-35'-32"-E, a distance of 131.20 feet to a point;
5. RUNNING THENCE: N-44°-50'-32"-E, a distance of 38.79 feet to a point;
6. RUNNING THENCE: N-67°-35'-32"-E, a distance of 1239.72 feet to a point;
7. RUNNING THENCE: S-01°-58'-28"-E, a distance of 16.01 feet to a point;
8. RUNNING THENCE: N-67°-35'-32"-E, a distance of 851.89 feet to a point;
9. RUNNING THENCE: N-00°-51'-32"-E, a distance of 69.39 feet to a point;
10. RUNNING THENCE: N-67°-35'-32"-E, a distance of 378.20 feet to a point on the west line of Upper Mountain Road Arterial;

RUNNING THENCE: The following three (3) courses and distances along the west line of Upper Mountain Road Arterial;

1. N-22°-22'-36"-W, a distance of 110.19 feet to an angle point therein;
2. S-67°-46'-24"-W, a distance of 11.86 feet to an angle point therein;
3. N-22°-23'-00"-W, a distance of 697.37 feet to the POINT OR PLACE OF BEGINNING, containing 128.344 Acres, be the same, more or less.

SUBJECT to easements, rights-of-way and restrictions of record.

BEING and intended to be a portion of lands conveyed to GM Components Holdings, LLC by deed recorded in the Niagara County Clerk's Office in Instrument No. 2009-19256.