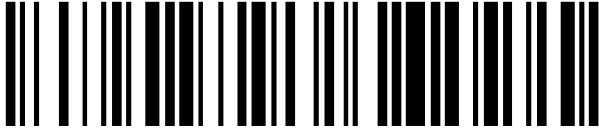




MONROE COUNTY – STATE OF NEW YORK
JAMIE ROMEO, COUNTY CLERK
39 W. MAIN ST, ROOM 101
ROCHESTER, NEW YORK 14614

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 13182 / 980
INSTRUMENT #: 202603405220

Receipt#: 4486150
Clerk: ED
Rec Date: 04/07/2026 11:14:55 AM
Doc Grp: D
Descrip: EASEMENT AGREEMENT
Num Pgs: 7
Rec'd Frm: ROCKET CLOSE, LLC - COMMERCIAL

Party1: GM COMPONENTS HOLDING, LLC
Party2: PEOPLE OF THE STATE OF NEW YORK
COMMISSIONER OF THE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
Town: ROCHESTER - 261400

Recording:

Cover Page	5.00
Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00

Sub Total: 80.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 80.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 11995
Transfer Tax
Consideration: 1.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING – THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE

JAMIE ROMEO

MONROE COUNTY CLERK

AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 27 day of March, 2026 by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and GM Components Holdings, LLC (the "Grantor") with its offices located at 300 Renaissance Center, 19th Fl., Detroit, Michigan 48265.

RECITALS

1. Grantor, GM Components Holdings, LLC, is the owner of real property located at the address of 1000 Lexington Ave. in the City of Rochester, 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 number: Section 090.79 Block 1 Lot 1.002, being the same as that property conveyed to Grantor by deed dated October 6, 2009 and recorded in the Monroe County Clerk's Office in Liber and Page 10802/483.
2. The property referenced above comprises approximately 86.701 +/- acres, and is hereinafter more fully described in Exhibit A.
3. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of September 8, 2022 and recorded in the in the County Clerk's Office as Instrument No. 202209260913. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
4. Pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.

5. The Easement Agreement dated September 8, 2022 erroneously stated at the fourth "WHEREAS" Paragraph that the tax map parcel number is "Section #090.790, Block 0001, Lot 001.002."
6. This Amendment to Environmental Easement is filed solely in order to correct a mutual mistake between the Department and Grantor relating to the tax map parcel number in the fourth WHEREAS Paragraph to that Environmental Easement dated September 8, 2022 and recorded in the in the County Clerk's Office as Instrument No. 202209260913.
7. Pursuant to Section 8 of the Easement Agreement, the Department agrees to amend the Easement Agreement in the manner prescribed by Article 9 of the Real Property Law.

AMENDMENT OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Amendment of Environmental Easement.
- B. The Department and Grantor hereby agree that the fourth WHEREAS Paragraph of the Environmental Easement is hereby amended to read as follows:

"WHEREAS, Grantor, is the owner of real property located at the address of 1000 Lexington Ave. in the City of Rochester, 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 number: Section 090.79, Block 1, Lot 1.002, being a portion of the property conveyed to Grantor by deed dated October 6, 2009 and recorded in the Monroe County Clerk's Office in Liber and Page 10802/483. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 86.701 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 14, 2020 prepared by John E. McIntosh III of McIntosh & McIntosh, 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"

- C. All other terms of the September 8, 2022 Environmental Easement shall remain in effect.
- D. This Amendment of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.
- E. This Amendment of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, Grantor has caused this Amendment to Environmental Easement to be signed in its name.

GM Components Holdings, LLC:

By: [Signature]

Print Name: DAVID G. SPENCER

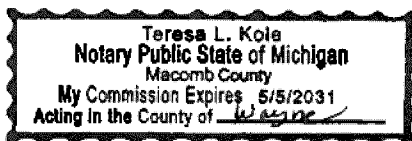
Title: Director - Real Estate Date: March 24, 2026

Grantor's Acknowledgment

Michigan
STATE OF ~~NEW YORK~~)
) ss:
COUNTY OF Wayne)

On the 24th day of March, in the year 2026 before me, the undersigned, personally appeared David G. Spencer 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.

Teresa L. Kole
Notary Public - ~~State of New York~~
State of Michigan



**THIS AMENDMENT OF THE 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 27 day of March, in the year 2026, 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 whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his 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
Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

SCHEDULE "A" PROPERTY DESCRIPTION

Legal Description

86.701± Acres

Job No. M-4366

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe, State of New York and being part of Town Lot 72 of the 20,000 Acre Tract, bounded and described as follows: BEGINNING AT A POINT on the easterly line of Mt. Read Boulevard (variable width R.O.W.) where the same is intersected by the northerly line of Lexington Avenue (variable width R.O.W.), and from said beginning point running thence:

RUNNING THENCE the following courses along the easterly line of Mt. Read Boulevard:

1. N-00°-28'-03"-W a distance of 2471.63 feet to a point;
2. S-36°-37'-11"-E a distance of 91.38 feet to a point;
3. S-42°-24'-06"-E a distance of 12.01 feet to a point;
4. N-00°-56'-03"-W a distance of 328.51 feet to a point;
5. N-31°-32'-13"-E a distance of 65.19 feet to a point;
6. N-89°-03'-57"-E a distance of 45.02 feet to a point on the southwesterly line of Driving Park Avenue (variable width R.O.W.);
7. S-43°-30'-22"-E, along said Driving Park Avenue, a distance of 2069.0 feet to a point;
8. S-55°-41'-18"-E, continuing along said Driving Park Avenue, a distance of 273.02 feet to a point;

RUNNING THENCE the following courses along the southerly line of Parcel 090.790-0001-003.001, lands n/f American Packaging Corp.:

1. S-00°-58'-12"-E a distance of 295.07 feet to a point;
2. S-46°-54'-48"-E a distance of 179.71 feet to a point;
3. S-54°-02'-14"-E a distance of 205.43 feet to a point;
4. S-36°-23'-14"-E a distance of 108.91 feet to a point;
5. S-24°-43'-22"-E a distance of 106.67 feet to a point;
6. S-13°-04'-09"-E a distance of 108.91 feet to a point on the northwesterly line of lands n/f Rochester & Southern Railroad;
7. S-28°-54'-11"-W, along said Railroad, a distance of 44.49 feet to a point;
8. Continuing along said Railroad along the arc of a tangent curve to the right with a radius of 1587.28 feet, an arc length of 320.48 feet to a point on the above referenced northerly line of Lexington Avenue;

RUNNING THENCE the following courses along said northerly line of Lexington Avenue:

1. S-89°-11'-21"-W a distance of 450.38 feet to a point;
2. N-00°-48'-39"-W a distance of 5.00 feet to a point;
3. S-89°-11'-21"-W a distance of 273.50 feet to a point;
4. S-00°-48'-39"-E a distance of 5.00 feet to a point;
5. S-89°-11'-21"-W a distance of 305.00 feet to a point;
6. N-00°-48'-39"-W a distance of 5.00 feet to a point;
7. S-89°-11'-21"-W a distance of 737.00 feet to a point;
8. N-00°-48'-39"-W a distance of 5.00 feet to a point;
9. S-89°-11'-21"-W a distance of 202.80 feet to a point;
10. N-45°-47'-10"-W a distance of 42.41 feet to the POINT OR PLACE OF BEGINNING,
containing 86.701 Acres, be the same, more or less.

Note: Explanation of Deviation of Easement Area from Land Parcel Records for Easement Area

The land acquisition located along the northerly line of Lexington Avenue in Liber 4561, Page 173, resulted in the reduction of approximately 40.0' along the corner of Mt. Read Boulevard in Map No. 110, Parcel No. 128 and the northerly line of Lexington Avenue. (see attached ordinance).

Parcel tax ID No. 105.23-1-1 located at 891 Lexington Ave as referred to in the quitclaim deed is not listed in the easement area description as this portion of the property was not included in the Record of Decision issued by the Department in March 31, 2011 and under Item 3 of the Order on Consent #B8-0531-98-06 dated September 18, 2020.