HARRIS BEACH PLLC
ATTORNEYS AT LAW

99 GARNSEY ROAD
PITTSFORD, NY 14534
(585) 419-8800

RACHEL C. BARANELLO

DIRECT: (585) 419-8769
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RBARANELLO@HARRISBEACH.COM

January 2, 2024

VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED
 # 9489 0090 0027 6557 8163 67

Mr. James LeGrett, Assessor
Mendon Town Hall
16 West Main Street
Honeoye Falls, New York 14472

RE: Gascon Family Vineyards, LLC – PILOT Termination
187 Mendon Ionia Road, Mendon, New York 14472
Tax Map No.: 216.04-1-10.1

Dear Jim:

This is our written notice that COMIDA has terminated the PILOT Agreement for the above captioned address at the request of the land owner. Please see the attached as-recorded terminations of lease and leaseback agreements. Gascon Family Vineyards, LLC is no longer eligible to receive real property tax abatements from COMIDA for this property.

Very truly yours,

Rachel C Baranello

Rachel C. Baranello

Enclosures
cc.: COMIDA
Attached Distribution List
David Gascon
Jordan Morgenstern, Esq.

DISTRIBUTION LIST

Hon. Adam J. Bello, County Executive
County Office Building
39 West Main Street, Room 110
Rochester, New York 14614
CERTIFIED MAIL RECEIPT #:
9489 0090 0027 6557 8163 74

Mr. John D. Moffitt, Supervisor
Mendon Town Hall
16 West Main Street
Honeoye Falls, New York 14472
CERTIFIED MAIL RECEIPT #:
9489 0090 0027 6557 8163 98

Ms. Caralyn Ross, President, BOE
Honeoye Falls-Lima Central School District
20 Church Street
Honeoye Falls, New York 14472
CERTIFIED MAIL RECEIPT #:
9489 0090 0027 6557 8164 11

Ms. Susan Buck
Monroe County Treasury
B-3 County Office Building
39 West Main Street
Rochester, New York 14614
CERTIFIED MAIL RECEIPT #:
9489 0090 0027 6557 8163 81

Mr. Gene Mancuso, Superintendent
Honeoye Falls-Lima Central School District
20 Church Street
Honeoye Falls, New York 14472
CERTIFIED MAIL RECEIPT #:
9489 0090 0027 6557 8164 04

Ms. Christina Amorese, District Clerk
Honeoye Falls-Lima Central School District
20 Church Street
Honeoye Falls, New York 14472
CERTIFIED MAIL RECEIPT #:
9489 0090 0027 6557 8164 28

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3670815

Book Page D 12901 0544

No. Pages: 4

Instrument: TERMINATION OF MEMO OF LEASE

Control #: 202312140257
Ref #: TT0000007953

Date: 12/14/2023

Time: 9:29:34 AM

Return To:
HARRIS BEACH PLLC
99 GARNSEY ROAD
PITTSFORD, NY 14534-

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY,

GASCON FAMILY VINEYARDS LLC,

Recording Fee	$26.00	
Pages Fee	$15.00	
State Fee Cultural Education	$14.25	
State Fee Records Management	$4.75	Employee: ED
Total Fees Paid:	$60.00	

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

TERMINATION OF LEASE AGREEMENT AND MEMORANDUM OF LEASE

THIS TERMINATION OF LEASE AGREEMENT AND MEMORANDUM OF LEASE, made this 29th day of November, 2023 (the "Lease and Memorandum Termination"), is by the **COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly organized and existing under the laws of the State of New York (the "Agency"), in connection with a certain lease agreement, between the Agency and GASCON FAMILY VINEYARDS, LLC (the "Company"), dated as of February 1, 2022, a memorandum of which (the "Memorandum of Lease") was recorded in the Monroe County Clerk's Office on February 28, 2022, in Liber 12629 of Deeds, at page 565; as said Lease Agreement was amended by that certain Amendment to Agreements, by and between the Agency and the Company, dated as of November 1, 2022 and recorded in the Monroe County Clerk's Office on January 4, 2023 in Liber 12766 of Deeds, at page 167 (as amended, the "Lease Agreement"). The Lease Agreement covers the premises described on **Exhibit A** attached hereto and made a part hereof.

Property Address: 187 Mendon Ionia Road, Mendon, New York 14472

Tax Account No.: 216.04-1-10.1

NOW, THEREFORE, the Agency hereby terminates the above-referenced Lease Agreement and Memorandum of Lease, as of the day and year first above written.

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Ana J. Liss, Executive Director

RECORDED
Time 4:09
DEC 14 2023
Monroe County Clerk's Office

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the 29th day of November, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Ana J. Liss**, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

LORI A. PALMER
Notary Public, State of New York
No. 01PA4848797
Qualified in Monroe County
Commission Expires May 31, 2027

215892\4871-3134-1458\ v1

Exhibit A

Legal Description

See Attached Map - "Land" is outlined in solid red

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3670815

Book Page D 12901 0548

No. Pages: 4

Instrument: TERMINATION OF MEMO OF LEASE

Control #: 202312140258
Ref #: TT0000007954

Date: 12/14/2023

Time: 9:29:35 AM

Return To:
HARRIS BEACH PLLC
99 GARNSEY ROAD
PITTSFORD, NY 14534-

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY,

GASCON FAMILY VINEYARDS LLC,

Recording Fee	$26.00	
Pages Fee	$15.00	
State Fee Cultural Education	$14.25	
State Fee Records Management	$4.75	Employee: ED
Total Fees Paid:	$60.00	

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

TERMINATION OF LEASEBACK AGREEMENT AND MEMORANDUM OF LEASEBACK

THIS TERMINATION OF LEASEBACK AGREEMENT AND MEMORANDUM OF LEASEBACK, made this 29th day of November, 2023 (the "Leaseback and Memorandum Termination"), is by the **COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly organized and existing under the laws of the State of New York (the "Agency"), in connection with a certain Leaseback Agreement, between the Agency and GASCON FAMILY VINEYARDS, LLC (the "Company"), dated as of May 1, 2013, a memorandum of which (the "Memorandum of Leaseback") was recorded in the Monroe County Clerk's Office on February 28, 2022, in Liber 12629 of Deeds, at page 570; as said Leaseback Agreement was amended by that certain Amendment to Agreements, by and between the Agency and the Company, dated as of November 1, 2022 and recorded in the Monroe County Clerk's Office on January 4, 2023 in Liber 12766 of Deeds, at page 167 (as amended, the "Leaseback Agreement"). The Leaseback Agreement covers the premises described on **Exhibit A** attached hereto and made a part hereof.

Property Address: 187 Mendon Ionia Road, Mendon, New York 14472

Tax Account No.: 216.04-1-10.1

NOW, THEREFORE, the Agency hereby terminates the above-referenced Leaseback Agreement and Memorandum of Leaseback, as of the day and year first above written.

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Ana J. Liss, Executive Director

RECORDED
Time: 9:29
DEC 14 2023
Monroe County Clerk's Office

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the 29th day of November, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Ana J. Liss**, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

LORI A. PALMER
Notary Public, State of New York
No. 01PA4848797
Qualified in Monroe County
Commission Expires May 31, 2027

215892\4871-3134-1458\ v1

Exhibit A

Legal Description

See Attached Map - "Land" is outlined in solid red