

CREDIT APPLICATION STAFF REPORT

Issue Date: 4/22/96

Item	Tax Map Numbers:
	900-235-1-88
Applicant Name	Woodnal Montauk Recreational Corp. c/o Joseph Landow.
Location/Access	Old filed map just east of the Town line, south of CR 51, Eastport, Town of Southampton. Parcel is accessible from unimproved paper road. (<i>Jerome Hoffman Blvd.</i>)
Hagstrom Map #	Map 23, N-29
Aerial #	5-364 - March 1994.
Acreage	.23 acres
Topography/Geologic Features	Gently sloping in a southerly direction, approximately 200' above mean sea level. Glacial swales in the vicinity draining towards the Seatuck Creek system to the south.
Soils (<i>SC Soil Survey</i>)	HaA (Haven loam 0-2% slopes) and PiC (Plymouth loamy sand 8-15% slopes) in the swale areas.
Wetlands, Depth to Seasonal High Water Table, Surface Water, etc.	None.
Vegetative Cover Type	Pitch Pine - Oak/Heath Woodland with pitch pine-scrub oak barrens in the swale areas as per the Town of Southampton WGEIS.
Rare and Endangered Species	No.
Cultural Resources	Not available at this time
Land Use	Vacant.
Zoning	CR200 Residence. Minimum lot area 200,000 square feet.
School District	Eastport Remsenburg-Speonk S.D. - 1/21/97.
Public Water	No
Public Sewer	No
Fire/Police District	Eastport
Comments	

19896

11809 PC354

9

Number of pages

1 2

RECEIVED
 \$ 0
 REAL ESTATE
 JAN -6 1997
 TRANSFER TAX
 SUFFOLK
 COUNTY

3

RECORDED

97 JAN 16 AM 11:32

EDWARD L. ROCHAINE
CLERK OF
SUFFOLK COUNTY

19896

RECEIVED
 JAN 21 1997

TORRENS
 Serial # _____
 Certificate # _____
 Prior Ctf. # _____

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recordings / Filing Stamps

4 FEES

Page / Filing Fee _____
 Handling _____
 TP-584 _____
 Notation _____
 EA-5217 (County) _____ Sub Total _____
 A-5217 (State) _____
 R.P.T.S.A. N/c.
 Comm. of Ed. 5.00
 Affidavit _____
 Certified Copy / _____
 Reg. Copy _____
 Other _____



Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Assit. _____
 or
 Spec./Add. _____
 TOT. MTG. TAX _____
 Dual Town _____ Dual County _____
 Held for Apportionment _____
 Transfer Tax _____
 Mansion Tax _____
 The property covered by this mortgage is or
 will be improved by a one or two family
 dwelling only.
 YES _____ or NO _____
 If NO, see appropriate tax clause on page #
 _____ of this instrument.

Sub Total _____
 GRAND TOTAL Exempt

5 Real Property Tax Service Agency Verification

6 Title Company Information

Stamp	Dist.	Section	Block	Lot
12/12/96	0900	23500	0100	088000
Initials				

Company Name _____
 Title Number _____

JOHN M. LAZZO, ESQ.
 Central Pine Barrens Joint Planning
 + Policy Commission
 P.O. Box 587
 Great River, NY 11739

8 FEE PAID BY:
 Cash _____ Check _____ Charge _____
 Payer same as R & R _____
 (or if different)
 NAME: _____
 ADDRESS: _____

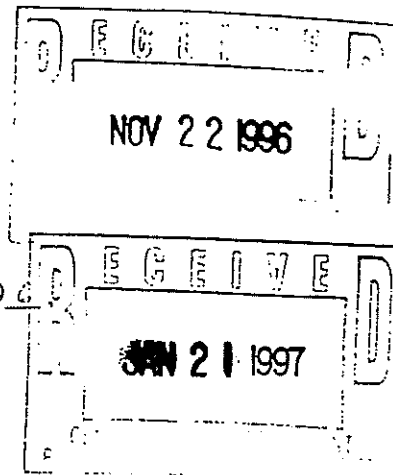
7 RECORD & RETURN TO (ADDRESS)

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Conservation easement made by:
 (SPECIFY TYPE OF INSTRUMENT)
Wadnal Montauk Recreation Co.
 The premises herein is situated in
 SUFFOLK COUNTY, NEW YORK.
 TO
Central Pine Barrens
Joint Planning + Policy
Comm.
 In the Township of Southampton
 In the VILLAGE
 or HAMLET of _____

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

Conservation Easement



THIS INDENTURE, made this 10 day of November, 1996

Witnesseth:

WHEREAS, Wodnal Montauk Recreational Corporation, a New York Corporation, care of Joseph M. Landow, residing at 50 Lenox Road, Apartment 3B, Rockville Centre, New York 11570, hereinafter called the Grantor, is the owner in fee simple of certain real property, hereinafter called the "Property," which has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Natural Values") in its present state as a natural area which property is described as follows:

See Schedule A annexed hereto

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at P.O. Box 587, Great River, New York 11739-0587, was created pursuant to the Long Island Pine Barrens Protection Act of 1993 (the "Act") codified in New York Environmental Conservation Law Article 57 ("Article 57"), is hereinafter described as the "Grantee;" and

WHEREAS, the Central Pine Barrens is a 100,000 acre area within the central and eastern portions of New York's Suffolk County which includes parts of the towns of Brookhaven, Riverhead and Southampton, and which is divided into two areas, the Core Preservation Area (the "Core") and the Compatible Growth Area (the "CGA"), as delineated in Article 57; and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the "Plan") which is designed to protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and its significant natural resources, including plant and animal populations and communities, to protect the quality of surface water and groundwater, discourage piecemeal and scattered development, promote recreational and environmental educational uses that are consistent with the Plan, to accommodate development in a manner consistent with the long term integrity of the Pine Barrens ecosystem, and to ensure that the pattern of development is compact, orderly and efficient; and

WHEREAS, the Plan's goals for the Core include protecting and preserving the ecologic and hydrologic functions of the Central Pine Barrens by preserving the Central Pine Barrens area in its natural state, promoting compatible agricultural, horticultural and open space and certain recreational uses within the framework of maintaining a Pine Barrens environment and minimizing the impact of such activities thereon, prohibiting or redirecting new construction or development, accommodating specific Pine Barrens management practices, and protecting and preserving the quality of surface and groundwaters; and

WHEREAS, this grant of Conservation Easement is made pursuant to Environmental Conservation Law ("ECL"), Title 3, Article 49 or its similar successor statute, and this Conservation Easement is intended to comply with said statute; and

WHEREAS, Grantor and Grantee recognize the ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value of the Property and have the common purpose of conserving the Natural Values of the Property by the conveyance to the Grantee of a Conservation Easement on, over and across the Property which shall conserve the Natural Values of the Property and advance the goals of the Commission pursuant to the Act and the Plan;

NOW, THEREFORE, Grantor, for and in consideration of the facts above and hereinafter recited including, but not limited to, entitlement to receipt of the Pine Barrens Credits pursuant to Grantor's Letters of Interpretation issued on the 29th day of April, 1996, in the amount of 0.10 Pine Barrens Credits and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

1. The right of visual access to and view of the Property in its natural, scenic and open condition.
2. The Grantor's forbearance from taking any of those actions constituting development pursuant to ECL Section 57-0107(13), and the Grantor's forbearance from operations or uses pursuant to ECL Section 57-0107(13)(i-xiii) unless such operations or uses are otherwise expressly reserved herein.
3.
 - a. The right of the Grantee, its respective agents, employees or other representatives, to enforce this Conservation Easement in an action at law or in equity or both.
 - b. The right of the State of New York, the County of Suffolk, the Township in which the Property is situated or their respective agents, employees or other representatives, exercising a third party enforcement right, to enforce this Conservation Easement in an action at law or in equity or both.

Enforcement pursuant to (a) and (b) hereinabove shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver. Grantee or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, if necessary, to cross other lands retained by the Grantor, and to enter upon the Property at all reasonable times but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. Grantee, its agents, employees or other

representatives, agree to give Grantor reasonable advance notice of its intention to enter and inspect the Property, and further such entrance and inspection shall be in a reasonable manner and at reasonable times. Furthermore, Grantor shall provide any third party with enforcement rights, or its agents, representatives or employees, access to cross other lands retained by Grantor, and permission to enter upon the Property, upon receipt of advance notice of such third party's intention to enter and inspect. Such entrance and inspection shall be in a reasonable manner and at reasonable times.

Covenants

In furtherance of the foregoing affirmative rights, the Grantor makes the following covenants, on behalf of himself, his successors, heirs and assigns, lessees, personal representatives and other successors in interest, which covenants shall run with and bind the Property in perpetuity:

1. There shall be no construction activity, alteration of vegetation or change in topography, no development as defined by ECL Section 57-0107(13) and no operations or uses not constituting development pursuant to ECL Section 57-0107(13)(i-xiii), unless otherwise expressly reserved herein.
2. There shall be no storing, dumping, discharging or placing of any substance in or on the Property in contravention of any applicable federal, state or local law or ordinance.

Reserved Rights

NEVERTHELESS, and notwithstanding any of the foregoing provisions to the contrary and as expressly limited herein, the Grantor reserves for himself, his heirs, successors and assigns the following reserved rights in addition to all those rights previously retained, reserved and defined herein, which may be exercised without written notice to the Grantee.

1. The right of exclusive possession of the Property.
2. The right to use the Property for passive recreational activities such as, but not limited to, hunting, fishing, camping, hiking and activities associated therewith so long as such activities conform to local zoning regulations and do not constitute development as defined in ECL Section 57-0107(13).
3. The right to use the Property for any existing, expanded, or new activity involving agriculture or horticulture if such use does not involve the material alteration of

native vegetation: the right to use the Property for the erection of agricultural buildings, including but not limited to barns, greenhouses and farm stands, required for the production of plants or animals as reflected under ECL Section 57-0107(14), if such activity does not involve material alteration of native vegetation.

4. The right to use the Property for operations or uses described in ECL Section 57-0107(13) (i, ii and vi), or environmental restoration projects commenced by the Grantor or his heirs, successors or assigns upon approval of any applicable Federal, State or local agency, or any activity authorized under the federal natural gas act (15 U.S.C. Sections 717- 717w), as same may be amended from time to time.
5. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, any portion or portions of the Property, subject to the terms of this Conservation Easement. The Grantor, upon the sale, gift or other conveyance of his fee interest in the Property, shall have no further obligations or liabilities under this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

Nothing contained in this Conservation Easement shall give or grant to the public a right to enter upon or to use the Property or any portion thereof where no such right existed in the public immediately prior to the execution of this Conservation Easement except as may be granted by the Grantor herein or his successors.

Miscellaneous

1. The parties hereto understand and agree that all the terms and provisions of ECL, Title 3, Article 49, as the same may be hereafter amended, entitled Conservation Easements, shall apply to this Conservation Easements, shall apply to this Conservation Easement.
2. This Conservation Easement contains the entire understanding between its parties

concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Conservation Easement and superseded by it.

3. Any provision of this Conservation Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court, shall not be rendered a nullity. Instead, that provision shall be reduced or limited to whatever extent that the court determines will make it enforceable and effective. Any other provision of this Conservation Easement which is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.
4. Regardless of any contrary rule of construction, no provision or alleged ambiguity of this Conservation Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. If any provision of this Conservation Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and consistent with the purposes of this Conservation Easement as intended by Grantor. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Conservation Easement, and, this Conservation Easement shall be interpreted broadly to effect the purposes of this Conservation Easement as intended by Grantor. The parties intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.
5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 as the same may be hereafter amended.
6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Easement shall continue as a servitude running in perpetuity with the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests himself of either the fee simple title to or its possessory interest in the Property or any portion thereof specifically setting forth the

date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.

7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice to the Grantor shall be addressed to Grantor's address as recited herein or to any such other address as the Grantor may designate by notice in accordance with this section. Mailed notice to the Grantee shall be addressed to Grantee's address as recited herein or to any such other address as the Grantee may designate by notice in accordance with this section.
8. It is understood and agreed by the Parties hereto that the Grantor, its successors, heirs and assigns, shall not be liable for any changes to the Property caused by any natural disaster or Act of God.
9. The Grantor and Grantor's lessees, representatives, successors, heirs and assigns, shall not apply to the Commission for a hardship or other permit under the Plan or under ECL Article 57.
10. The Grantor does further covenant and represent that the Grantor is seized of the Property in fee simple and has good right to grant and convey the aforesaid Conservation Easement, that the Property is free and clear of any and all encumbrances, other than those of record, and that the Grantee shall have the use of, and enjoy all of the benefits derived from and arising out of, the aforesaid Conservation Easement.
11. The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable, and the Grantee hereby covenants and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to ECL, Title 3, Article 49, as the same may be hereafter amended, and the regulations promulgated thereunder.
12. All references to statutory provisions of Article 57 shall be as such provisions were in effect on the date of execution of this Conservation Easement.

IN WITNESS WHEREOF, Grantor has executed and delivered and Grantee has accepted and received this Grant of Conservation Easement on the day and year set forth above.

Wodnal Montauk Recreational Corporation
GRANTOR

BY: Joseph M. Landon

STATE OF New York)
) SS:
COUNTY OF Nassau)

On this 20 day of March, 1997, before me personally came Joseph M. Landon who, being by me duly sworn did depose and say that he resides in Rocky Pt Center NY; that he is the President of Wodnal Montauk Rec Co, the corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation (that the seal affixed to said instrument was such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation) and that he signed his name thereto by like order and authority.

Isabelle Santora
Notary Public

ISABELLE SANTORA
Notary Public, State of New York
No. 52-4613432
Qualified in Suffolk County
Commission Expires Feb. 28, 1998

Central Pine Barrens Joint Planning and Policy Commission
GRANTEE

BY: George Proios Acting Chairman

STATE OF New York)
) SS:
COUNTY OF Suffolk)

On this 27 day of November, 1996 before me personally came George Proios to me known and known by me to be the individual described in and who executed the foregoing instrument; and he acknowledged to me that he executed the same.

Deborah Harrison
Notary Public

DEBORAH HARRISON
NOTARY PUBLIC, STATE OF NEW YORK
NO. 52-4780687, SUFFOLK COUNTY
COMMISSION EXPIRES OCTOBER 31, 1997

11809 PG 354

Schedule A

All that certain plot, piece or parcel of land known and designated on a certain map entitled Eastern Park, Map 650, Section A as per map filed in the Suffolk County Clerk's office at Riverhead, New York, May 5, 1910; lots 11 to 15 inclusive, Block 2 as per tax sale of November 25, 1940. Said property being and intended to be the same as described in a deed dated March 30, 1973 between Revida Corporation and Wodnal Montauk Recreational Corporation recorded at Liber 7374 at Page 442.

CONVEYED

Pine Barrens Credit Clearinghouse

Number: 900-5

Date Issued: January 22, 1997

Central Pine Barrens Credit Certificate

Issued Pursuant to the Long Island Pine Barrens Protection Act
and the Central Pine Barrens Comprehensive Land Use Plan

This certifies that: *Wodual Montauk Recreational Corporation* hereby own(s)

0.10 Pine Barrens Credits

*This certificate entitles the owner to a land use density or intensity increase as provided in the
Central Pine Barrens Comprehensive Land Use Plan
and pursuant to local ordinances.*

These Credits were generated from property in the Remsenburg-Pfeonk School District

Allen D. Jacobs

Vice-Chairman, Pine Barrens Credit Clearinghouse

SALE, CONVEYANCE OR TRANSFER
OF
PINE BARRENS CREDITS

Within ten (10) business days the person selling, conveying, transferring or pledging a Pine Barrens Credit, or any interest therein, shall deliver to the Pine Barrens Credit Clearinghouse this Certificate representing the Credits sold, conveyed, transferred, or pledged.

Upon Clearinghouse receipt, a Certificate will be issued in the name of the person(s) who have secured an interest in the Credits. A new Certificate will be issued to the grantor if he has retained any interest in the Credits represented by this Certificate.

Grantee (Buyer)
Name: TEXAS BEVERLY CO
Address: 461 PINE AVE SO
City/State/Zip Code: NY, NY 10014
Signature: [Signature]

Grantor (Seller)
Name: Woodward Mountain Real Est
Address: 50 Leased apt 308
City/State/Zip Code: Franklin Center NY
Signature: [Signature]

Number of Credits Sold, Conveyed or Transferred: 1
Date of Transaction: 2/19/97
Interest Secured: cash/stock
Consideration: 1200

Attach written evidence of the transaction (e.g., Contract of Sale, Bill of Sale)

PINE BARRENS CREDITS
PLEGGED AS SECURITY

When Pine Barrens Credits are pledged as security for loans, the lending institution shall return this certificate to the Pine Barrens Credit Clearinghouse properly completed, within ten (10) business days.

Upon Clearinghouse receipt, a revised Pine Barrens Certificate reflecting the encumbrance will be re-issued

Owner (Borrower)
Name: _____
Address: _____
City/State Zip Code: _____
Signature: _____

Lending Institution
Name: _____
Address: _____
City/State Zip Code: _____
Signature: _____
Title: _____

Amount of loan: _____
Term of Loan: _____
Number of Pine Barrens Credits pledged as collateral: _____

Attach written evidence of the transaction
(Note: When Pine Barrens Credits are released as security, the Clearinghouse will again reissue a Pine Barrens Certificate upon notification by the owner and the lender.)

REDEMPTION
OF
PINE BARRENS CREDITS

When Pine Barrens Credits are redeemed in association with a development project approved by a municipal approving agency, the person redeeming the Pine Barrens Credit shall return this Certificate to the Pine Barrens Credit Clearinghouse within ten (10) business days of their redemption.

Owner (Person Redeeming)
Name: _____
Address: _____
City/State Zip Code: _____
Signature: _____

Town in which Pine Barrens Credits are redeemed:
Town: _____

School District in which Redeemed: _____

Suffolk County Tax Map of parcel where Pine Barrens Credits redeemed: _____

Number of Pine Barrens Credits Redeemed: _____

Municipal development approval was issued: _____

_____ date
Municipal Official issuing development approval:
Name: _____
Title: _____
Signature: _____