



TES 8 2007



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT/DOP

Recorded: 02/06/2007

Number of Pages: 11

At: 01:33:34 PM

Receipt Number : 07-0013416

TRANSFER TAX NUMBER: 06-22296

LIBER: D00012490

District: 0600

Section: 141.01

Block: 01.00

Lot: 036.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount:

\$0.00

Received the Following Fees For Above Instrument

		Exempt		Exempt
Page/Filing	\$0.00	YES	Handling	\$0.00
COE	\$0.00	YES	NYS SRCHG	\$0.00
TP-584	\$0.00	YES	Notation	\$0.00
Cert.Copies	\$0.00	YES	RPT	\$0.00
SCTM	\$0.00	YES	Transfer tax	\$0.00
Comm.Pres	\$0.00	YES		
			Fees Paid	\$0.00

TRANSFER TAX NUMBER: 06-22296

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

Number of pages //

TORRENS

Serial #

Certificate #

Prior Ctf. #

RECORDED
 2007 Feb 06 01:33:34 PM
 Judith A. Pascale
 CLERK OF
 SUFFOLK COUNTY
 L 000012490
 P 965
 DT# 06-22296

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
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FEES

3 Page / Filing Fee 33Handling 5.00TP-584 5

Notation

EA-5217 (County)

Sub Total

EA-5217 (State)

R.P.T.S.A. DAComm. of Ed. 5.00

Affidavit

Certified Copy

Reg. Copy

Other



Sub Total

Grand Total PXemjt Cn

Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec. / Assit. _____

or

Spec. / Add. _____

TOT. MTG. TAX _____

Dual Town _____ Dual County _____

Held for Appointment _____

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.

10/13/06

4	District	Section	Block	Lot	5	Community Preservation Fund
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Real 0600 14101 0100 036000
 Property 0600 14102 0400 053000
 Tax Ser 0600 14102 0300 031000
 Agency 0600 14101 0100 050000
 Verifica 0600 14102 0200 013000



Consideration Amount \$ _____

CPF Tax Due \$ _____

Improved _____

Vacant Land TD

TD _____

TD _____

6 Satisfaction/Discharges/Release List Property Owners Mailing Address
 RECORD & RETURN TO:

Central Pine Barrens
 Joint Planning and Policy Commission
 P.O. Box 587
 South River, New York 11739-0587

7 Title Company Information

Co. Name _____

Title # _____

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached CONSERVATION EASEMENT made by:

(SPECIFY TYPE OF INSTRUMENT)

HENRY R. DITTMER

The premisses herein is situated in

SUFFOLK COUNTY, NEW YORK.

In the Township of South River

In the VILLAGE

or HAMLET of South River

South River
 TO
 CENTRAL PINE BARRENS JOINT
 POLICY & PLANNING COMMISSION

DO NOT FOLD OR PRINT IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

Conservation Easement

THIS INDENTURE, made this 13th day of December, 2006,

Witnesseth:

WHEREAS, Henry R. Dittmer, 139 West Main Street, P.O. Box 202, Bayshore, New York, 11706, hereinafter is called the Grantor that owns 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, 3525 Sunrise Highway, 2nd Floor, 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 five Letters of Interpretation issued on August 23, 2006 and September 14, 2006 totaling 0.50 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-xiv) 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-xiv), 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 and does not have the potential to generate sanitary waste.

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 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 or the Pine Barrens Credit Clearinghouse for a hardship, other permit or Pine Barrens Credits under the Plan or under ECL Article 57 pertaining to the "Schedule A" premises.
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.

SCHEDULE A

Parcel I

All that certain plot, piece or parcel of land lying and being situate in the Town of Riverhead, County of Suffolk, State of New York, known and designated as Lots 16 and 17, Block 32, on a certain map entitled, "Map of Section One, Estates of Wading River, property of W.C. Reeves & Co., surveyed by Francis A. Hawkins, C.E., Port Jefferson, N.Y., July 10, 1910," and filed in the Suffolk County Clerks Office at Riverhead, New York, on October 15th, 1910, as Map no. 29.

Said parcel being and intended to be the same as described in a deed dated April 24, 1967 between Lola Newkirk and Henry R. Dittmer (who is certified as Grantor in this Instrument) and recorded at Liber 6145 Page 01 in the Office of the Suffolk County Clerk.

SCTM # 600-141.01-1-36

Parcel II

All that certain plot, piece or parcel of land lying and being situate in the Town of Riverhead, County of Suffolk, State of New York, known and designated as and by Lots No. 41 to 46, both inclusive, in Block No. 34, on a certain map entitled, "Map of Estates of Wading River," Section 1 which said map was filed in the Office of the Clerk of the County of Suffolk as Map No. 29.

Said parcel being and intended to be the same as described in a deed dated September 20, 1968 between Nathaniel Miller and Henry R. Dittmer (who is certified as Grantor in this Instrument) and recorded at Liber 6426 Page 175 in the Office of the Suffolk County Clerk.

SCTM # 600-141.01-1-50

Parcel III

All that certain plot, piece or parcel of land lying and being situate in the Town of Riverhead, County of Suffolk, State of New York, known and designated as and by Lots No. 17 to 20 inclusive, Block 37, Estates of Wading River, Map 29, Section 1.

Said parcel being and intended to be the same as described in a deed dated February 17, 1967 between Henry D. Claussen as the Deputy County Treasurer of the County of Suffolk and Henry R. Dittmer (who is certified as Grantor in this Instrument) and recorded at Liber 6116 Page 556 in the Office of the Suffolk County Clerk.

SCTM # 600-141.02-2-13

Parcel IV

All that certain plot, piece or parcel of land lying and being situate in the Town of Riverhead, County of Suffolk, State of New York, known and designated as and by Lots No. 29 and 30, Block 25, Estates of Wading River, Map 29, Section 1.

Said parcel being and intended to be the same as described in a deed dated June 19, 1974 between Jean M. Tuthill as the County Treasurer of the County of Suffolk and Henry R. Dittmer (who is certified as Grantor in this Instrument) and recorded at Liber 7659 Page 97 in the Office of the Suffolk County Clerk.

SCTM # 600-141.02-3-31

Parcel V

All that certain plot, piece or parcel of land lying and being situate in the Town of Riverhead, County of Suffolk, State of New York, known and designated as and by Lots No. 32 to 36 inclusive, Block 13, on a certain map entitled, "Map of Estates of Wading River," Section 1 and filed in the Suffolk County's Clerk's Office at Riverhead, on October 15th, 1910, as Map No. 29.

Said parcel being and intended to be the same as described in a deed dated October 16, 1967 between Arthur J. Marquardt, Emma L. Hardy, and Grace Ewald and Henry R. Dittmer (who is certified as Grantor in this Instrument) and recorded at Liber 6237 Page 186 in the Office of the Suffolk County Clerk.

SCTM# 600-141.2-4-53

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.

Henry R. Dittmer
Henry R. Dittmer

Central Pine Barrens Joint Planning and Policy Commission

BY:

Peter A. Scully, Chairman

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

On the 8th day of Dec. in the year 2006 before me, the undersigned, a notary public in and for said state, personally appeared Henry R. Dittmer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose

COUNTY CLERK'S OFFICE
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, JUDITH A. PASCALE, Clerk of the County of Suffolk and the Court of Record thereof, do hereby certify that I have compared the annexed with the original *Conservation Easement*...RECORDED in my office on 2-6-2007... under LIBER 12490.....PAGE 965.....and, that the same is a true copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court on this 6th day of February, 2007.

CLERK Judith A. Pascale

AFFIDAVIT

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

Henry R. Dittmer, residing at 139 West Main Street, P.O. Box 202, Bayshore, New York, 11706, being duly sworn, deposes and says:

I am the owner of Suffolk County Tax Map Parcels #600-141.01-1-36, 50; 600-141.02-2-13; 600-141.02-3-31 and 600-141.02-4-53 (the "Parcels"). I am the only person that have the authority to grant a Conservation Easement on the Parcels. There are no known hindrances to my ability to convey a Conservation Easement to the Central Pine Barrens Joint Planning and Policy Commission for the Parcels.

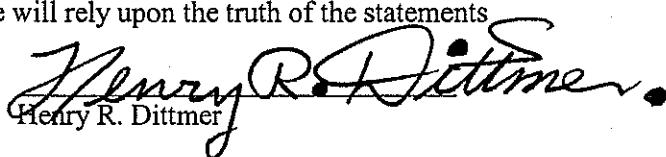
I have not been known by any other name in the previous ten years. I know of no facts by reason of which said possession or title might be called in question, or by reason of which any claim to any part of said Parcels or any interest therein adverse to me might be set up. There are no Federal tax claims or liens assessed or filed against me. There are no judgments against me unpaid or unsatisfied of record entered in any court of this state, or of the United States, and said Parcels are, as far as I know, free from all leases, mortgages, taxes, assessments, water charges, sewer rents and other liens and encumbrances. There are no actions pending affecting said Parcels.

I am aware that signing the Conservation Easement prepared for the Parcels by the Commission affects the future use of the Parcels. I am also aware that I will still own the Parcels after the recording of the conservation easement with the Suffolk County Clerk's Office.

I agree not to apply to the Commission or Pine Barrens Credit Clearinghouse for a hardship, appeal determination, other permit, or Pine Barrens Credits under the Plan or under New York State Environmental Conservation Law Article 57 for the Parcels.

I further agree to defend, indemnify and hold harmless the Commission, the Clearinghouse and their members, officers and agents against any claims contesting its title to this Conservation Easement made by any person taking any interest from the person from whom I acquired the Parcels (excluding strawman conveyances). The limit of my liability shall be equal to the number of Pine Barrens Credits I am to receive for the Parcels multiplied by \$60,000.

I make this Affidavit knowing that the Central Pine Barrens Joint Planning and Policy Commission and the Pine Barrens Credit Clearinghouse will rely upon the truth of the statements made herein.



Henry R. Dittmer

Sworn to before me this
8th day of Dec, 2006


Elaine Froeschl
Notary Public

ELAINE FROESCHL
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01FR4500371
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES MAY 31, 2007

Number: 0600-63
Date Issued: 2/9/2007

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 Henry R. Dittmer hereby owns:

0.50 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.*

0.50 credits generated from the Riverhead School District



Vice-Chairman, Pine Barrens Credit Clearinghouse