



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: EASEMENT

Recorded: 12/03/2013

Number of Pages: 11

At: 09:30:09 AM

Receipt Number : 13-0154275

TRANSFER TAX NUMBER: 13-12142

LIBER: D00012754

PAGE: 709

District: 0900 Section: 183.00 Block: 01.00 Lot: 002.004

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
Transfer tax	\$0.00	YES	Comm.Pres	\$0.00
			Fees Paid	\$0.00

TRANSFER TAX NUMBER: 13-12142

THIS PAGE IS A PART OF THE INSTRUMENT

THIS IS NOT A BILL

**JUDITH A. PASCALE
County Clerk, Suffolk County**

Number of pages

11

TORRENS

Serial #

Certificate #

Prior Ctf. #

RECORDED
2013 Dec 03 09:30:09 AM
JUDITH P. FREOGLE
CLERK OF
SUFFOLK COUNTY
L 500012754
F 709
DT# 13-12142

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee

55

Handling

20 00

TP-584

5

Notation

EA-5217 (County)

Sub Total 80

EA-5217 (State)

R.P.T.S.A.

60 00

Comm. of Ed.

5. 00

Affidavit

Certified Copy

Reg. Copy

Sub Total 80

Other

15

Grand Total EXEMPT



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.

5/31/13

4

Di 2624126 0900 18300 0100 002004 002004
Real
Proper
Tax St
29-NOV-13
Agenc
Verification

P T S
R L P A A
29-NOV-13



Community Preservation Fund

Consideration Amount \$ _____

CPF Tax Due \$ _____

Improved _____

Vacant Land _____

TD 09

TD _____

TD _____

6

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

Equity Settlement Services, Inc. and Policy
444 Route 111
Smithtown, NY 11787
Attn: Recording Dept.

7	Title Company Information	
Co. Name	Equity Settlement	
Title #	845004	

8

Suffolk County Recording & Endorsement Page

This page forms part of the attached Conservation Easement made by:
(SPECIFY TYPE OF INSTRUMENT)

John F. DeGregorio, Philip Cantone,
William Massa

The premises herein is situated in

SUFFOLK COUNTY, NEW YORK.

TO

In the Township of Southampton

Central Pine Barrens Joint Planning and
Policy Commission

In the VILLAGE

or HAMLET of _____

BOXES 6 THROUGH 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING

(over)

845004

D-0900

S-183.00

B-01.00

L-002.004

Conservation Easement

THIS INDENTURE, made this 31st day of May, 2013,

Witnesseth:

WHEREAS, John F. DeGregorio, 109 Madeira Boulevard, Melville, New York, 11747, William Massa, 135 Barn Run Court, Huntington Station, New York 11746 and Philip Cantone, 1200 South Flagler Drive, Apartment 1406, West Palm Beach, Florida, 33401, (hereinafter called the "Grantor") 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 Parcel A and Parcel C on Schedule A annexed hereto and made a part hereof, and

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at 624 Old Riverhead Rd, Westhampton Beach, New York 11978, 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 Grantors’ Letter of Interpretation issued on April 5, 2012 in the amount of 6.64 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-xv) 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) herein above 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-xv), 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 except as noted below.

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 operations or uses described in ECL Section 57-0107(13) (i, ii and vi) upon approval of applicable Federal, State, and local agencies and upon the approval of the Commission, or environmental restoration

projects commenced by the Grantor or his heirs, successors or assigns upon approval of applicable Federal, State, and local agencies and upon the approval of the Commission.

4. 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 their 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 his 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, his 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 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.
10. 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.
11. 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.

By: 
John DeGregorio

By: 
William Massa

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

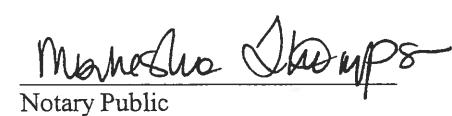
On the 8th day of MARCH in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared John DeGregorio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

MAKESHA THOMPSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TH6257839
Qualified in Suffolk County
My Commission Expires March 19, 2016

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

On the 8th day of March in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared William Massa, 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 s/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

MAKESHA THOMPSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TH6257839
Qualified in Suffolk County
My Commission Expires March 19, 2016

By: Philip Cantone
Philip Cantone

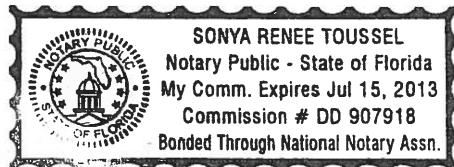
ACKNOWLEDGMENT FORM FOR USE
OUTSIDE NEW YORK STATE ONLY:

STATE OF Holiday
COUNTY OF Palm Beach) ss.:

On the 20 th day of Feb. in the year 2013, before me, the undersigned Notary Public, personally appeared Philip Cantone personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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, and that such individual made such appearance before the undersigned in
the Resort Condominium

(Insert city or other political subdivision and the state or country or other place the acknowledgment was taken)

Sonya Renee Toussel
Notary Public



Central Pine Barrens Joint Planning and Policy Commission

By: Peter A. Scully
Peter A. Scully, Chairman

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

On the 31 st day of May in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared Peter A. Scully, 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, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Carol A. Sholl
Notary Public

CAROL A. SHOLL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SH6180927
Qualified in Nassau County
My Commission Expires January 22, 2016

Record & Return

Equity Settlement Services, Inc.
444 Route 111
Smithtown, NY 11787
Attn: Recording Dept.

Schedule A

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Flanders, Town of Southampton, County of Suffolk and State of New York, known and designated as Parcel A Central Pine Barrens Core Preservation Open Space Area as shown on Subdivision Map, "John De Gregorio", more particularly bounded and described as follows: ~~Map No. 1146~~

BEGINNING at a point marked by a monument found on the westerly side of Pleasure Drive at the southeasterly corner of land now or formerly Louis M. Vetter and Florence M. Vetter, said point being situate the following twelve (12) courses and distances as measured along the westerly side of Pleasure Drive from the westerly terminus of the arc of a curve connecting the westerly side of Pleasure Drive and the southerly side of Tree Haven Lane:

1. Along the arc of a curve to the right having a radius of 40.00 feet and a length of 62.83 feet,
2. South 01 deg. 08 min. 00 sec. East 40.00 feet,
3. South 08 deg. 39 min. 00 sec. West 233.36 feet,
4. South 15 deg. 28 min. 40 sec. West 303.99 feet,
5. South 02 deg. 13 min. 10 sec. West 581.70 feet,
6. South 14 deg. 24 min. 00 sec. West 371.80 feet,
7. South 32 deg. 18 min. 00 sec. West 306.83 feet,
8. South 39 deg. 19 min. 00 sec. West 281.88 feet,
9. South 33 deg. 05 min. 30 sec. West 501.26 feet,
10. South 43 deg. 53 min. 30 sec. West 466.62 feet,
11. South 21 deg. 06 min. 00 sec. West 386.62 feet,
12. South 09 deg. 54 min. 30 sec. West 207.34 feet;

RUNNING thence from said point of beginning along the westerly side of Pleasure Drive the following two (2) courses and distances:

1. South 09 deg. 54 min. 30 sec. West 10.40 feet,
2. South 05 deg. 46 min. 00 sec. East 294.57 feet to Lot 1, Subdivision Map "John De Gregorio";

RUNNING thence along Lot 1, Subdivision Map "John De Gregorio" the following three (3) courses and distances:

1. South 84 deg. 14 min. 00 sec. West 425.88 feet,
2. South 05 deg. 46 min. 00 sec. East 204.48 feet,
3. North 84 deg. 14 min. 00 sec. East 426.76 feet to the westerly side of Pleasure Drive;

RUNNING thence along the westerly side of Pleasure Drive the following two (2) courses

and distances:

1. South 06 deg. 24 min. 00 sec. East 498.52 feet to a monument found,
2. South 13 deg. 25 min. 00 sec. East 71.66 feet to Parcel B Open Space Area To Be Dedicated To The Town of Southampton, Subdivision Map, "John De Gregorio";

RUNNING thence South 90 deg. 00 min. 00 sec. West along Parcel B Open Space Area To Be Dedicated To The Town of Southampton, Subdivision Map, "John De Gregorio" 905.25 feet to land now or formerly Vincent Caruso;

RUNNING thence North 06 deg. 54 min. 00 sec. East along land now or formerly Vincent Caruso 1,448.96 feet to a monument found and land now or formerly Benjamin Bronfeld;

RUNNING thence along land now or formerly Benjamin Bronfeld the following three (3) courses and distances:

1. North 73 deg. 36 min. 30 sec. East 30.28 feet to a monument found,
2. North 65 deg. 04 min. 30 sec. East 202.34 feet to a monument found,
3. North 88 deg. 43 min. 00 sec. East 187.57 feet to a monument found and land now or formerly Louis M. Vetter and Florence M. Vetter;

RUNNING thence along land now or formerly Louis M. Vetter and Florence M. Vetter the following two (2) courses and distances:

1. South 07 deg. 42 min. 40 sec. West 482.67 feet,
2. North 87 deg. 09 min. 30 sec. East 274.80 feet to a monument found on the westerly side of Pleasure Drive and the point or place of BEGINNING.

Together with all right, title and interest, if any, of the Grantor in and to any streets and road abutting the above described Parcels to the center lines thereof.

Said Parcel being and intended to be a portion of the parcel as described in a deed dated October 2, 1979 and recorded on October 26, 1979 at Liber 8719 Page 416 in the Office of the Suffolk County Clerk.

SCTM #900-183-1-2.004