



Central Pine Barrens Commission

February 24, 2021

Letter of Interpretation Credit Appeal Hearing via Zoom format

John F. McHugh representing Harriet Murphy

Suffolk County Tax Map Numbers 900-215.3-1-1.1 and 1.2

**North of Sunrise Highway, between Exit 62 and 63, south of the Hampton Hills
Golf Club, in Northampton, Town of Southampton**

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us



Central Pine Barrens Joint Planning and Policy Commission

Public Hearing on
Credit Appeal for Harriet Murphy
On SCTM No. 900-215.3-1-1.1 and 1.2
February 24, 2021

Staff Exhibits

- A. 2016 Aerial maps depicting subject parcels, which are outlined in red (2 pages)
- B. Town of Southampton 0900, Subscriber Map Album, Suffolk County, New York, Steven Bellone, County Executive, Copyright 2019, Section No. 215.3 Property Map showing parcels owned by Harriet Murphy (1 page)
- C. Town of Southampton 0900, Subscriber Map Album, Suffolk County, New York, Robert J. Gaffney, County Executive, Copyright 1994, Section No. 215.3 Property Map showing parcel owned by Harriet Murphy (1 page)
- D. SCTM# 900-215.3-1-1 Deed from Harriet Murphy to County of Suffolk, recorded February 22, 1999 (52 Pages)
- E. Letter of Interpretation for Harriet Murphy, SCTM#s 900-215.3-1-1.1 and 1.2 issued on November 13, 2020 (1 page)
- F. Letter from the applicant's representative John F. McHugh requesting an appeal of the Letter of Interpretation allocation for SCTM#s 900-215.3-1-1.1 and 1.2, dated December 9, 2020 (3 pages)

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**CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION
STAFF REPORT**

for the Commission meeting of February 24, 2021

PROJECT NAME: Harriet Murphy
Credit Appeal Hearing

OWNER/APPLICANT: John F. McHugh representing Harriet Murphy

PROJECT SITE LOCATION: The parcels are located north of Sunrise Highway, between Exit 62 and 63, south of the Hampton Hills Golf Club, in Northampton, Town of Southampton

SUFFOLK COUNTY TAX MAP NUMBERS: 900-215.3-1-1.1 and 1.2

PROJECT SITE AREA: Lot 1.1: 0.21 acres; Lot 1.2: 0.46 acres

ZONING DISTRICT: Country Residence 200,000 square feet (CR-200)

EXISTING CONDITIONS

Undeveloped parcels located in the Core Preservation Area north of Sunrise Highway, between exit 62 and 63. See *Exhibit A*. They are bordered by the paper streets Inglewood Street, Kenwood Avenue and Laurel Street. See *Exhibit B*.

SITE DESCRIPTION

Existing Land Use: The parcels are surrounded by undeveloped and forested public and private parcels. The lots are bounded by paper streets Inglewood Street, Kenwood Avenue and Laurel Street, which are currently unopened and vegetated. The parcels are located approximately 1,500 feet south of the Hampton Hills Golf Club. The nearest paved road is approximately 4,500 feet to the northeast. The closest developed parcel is the golf course.

Within a half mile radius there is approximately 350 acres of public land including 44 parcels with conservation easements in the Credit Program.

Vegetation and habitat: Natural pine barrens vegetation, Pitch Pine - Oak Forest.

Wetlands: None based on the New York State Department of Environmental Conservation Environmental Resource Mapper interactive website
<https://gisservices.dec.ny.gov/gis/erm/>

Hydrology: Hydrogeologic Zone III. Depth to groundwater is from 51 to 75 feet.

Topography/Elevation: Moderately steep slope, approximately 100ft. above mean sea level.

Soils: The predominant soil type on the project site is Carver and Plymouth sands, 0 to 3 percent slopes.

Cultural/Archeological Resources: The project site is not within an archaeologically sensitive area, as per the Cultural Resource Information System (CRIS) (ny.gov) interactive website (<https://cris.parks.ny.gov>)

TIMELINE

- In 1995, Lots 1.1 and 1.2 were part of a larger parcel identified as 900-215.3-1-1 as per 1994 tax map. See *Exhibit C* for copy of the 1994 tax map and lot configuration.
- In 1995, Lot 1.1 and Lot 1.2 did not exist.
- Ms. Murphy has been paying taxes on Lots 1.1 and 1.2 since 1999.
- In August 1999, Suffolk County acquired Lot 1.3 leaving Lots 1.1 and 1.2 privately owned. See *Exhibit D* for the property deed. The County deed did not include the two parcels due to a scrivener's error.
- On October 29, 2020 Harriet Murphy submitted a Letter of Interpretation (LOI) application to the Pine Barrens Credit Program.
- On November 13, 2020, the Commission issued an LOI for each lot, (Lots 1.1 and 1.2) for zero (0) Pine Barrens Credits since the lots did not exist in 1995, as per the requirement in Plan Section 6.3. See *Exhibit E*.
- On December 14, 2020, the applicant's representative John F. McHugh submitted a request for an appeal of the LOIs for Lots 1.1 and 1.2. See *Exhibit F*.

LETTER OF INTERPRETATION

- The Plan contains a provision to require that credits are allocated based on the status or configuration of the parcel as it existed in 1995. Section 6.3 states:

“6.3 Allocation of Pine Barrens Credits

For the purpose of computing the allocation of Pine Barrens Credits, a parcel of land is defined as a separately assessed Suffolk County Real Property Tax Parcel which is within the Core Preservation Area and existed on the Central Pine Barrens Comprehensive Land Use Plan initial adoption date of June 28, 1995.”

- If the Plan provision on parcel status did not exist and credits were allocated to Lots 1.1 and 1.2, based on a preliminary review, each lot would receive an LOI for 0.1 PBC.

CREDIT APPEAL CRITERIA

Chapter 6 of the Central Pine Barrens Comprehensive Land Use Plan describes the Pine Barrens Credit Program. Section 6.7.3 of the Plan explains the procedures for obtaining a Letter of Interpretation (LOI). Subsection 6.7.3.3 states:

“The property owner has thirty (30) days from the date of the Letter of Interpretation to appeal the allocation to the Commission in writing. Extensions of this deadline for filing an appeal may be granted at the Commission’s discretion upon written request of the property owner.”

Subsection 6.7.3.4 of the Plan further states:

“The Commission shall consider the appeal within sixty (60) days of receipt of an appeal and may schedule a hearing. The Commission shall decide the appeal with sixty days of receipt of the appeal. The Commission may confirm, increase, or decrease the allocation to be received from the Clearinghouse.”

DISCUSSION

- Should the applicant be eligible to receive the minimum credit allocation, 0.1 PBC.

Exhibit A

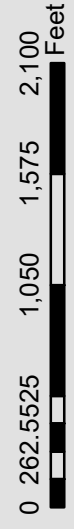


Hampton Hills Golf Club

Sunrise Hwy



Parcel boundaries as of 1995



Aerial 2016

Note: For general reference only



 Parcel boundaries as of 1995



Aerial 2016

Note: For general reference only

Exhibit B

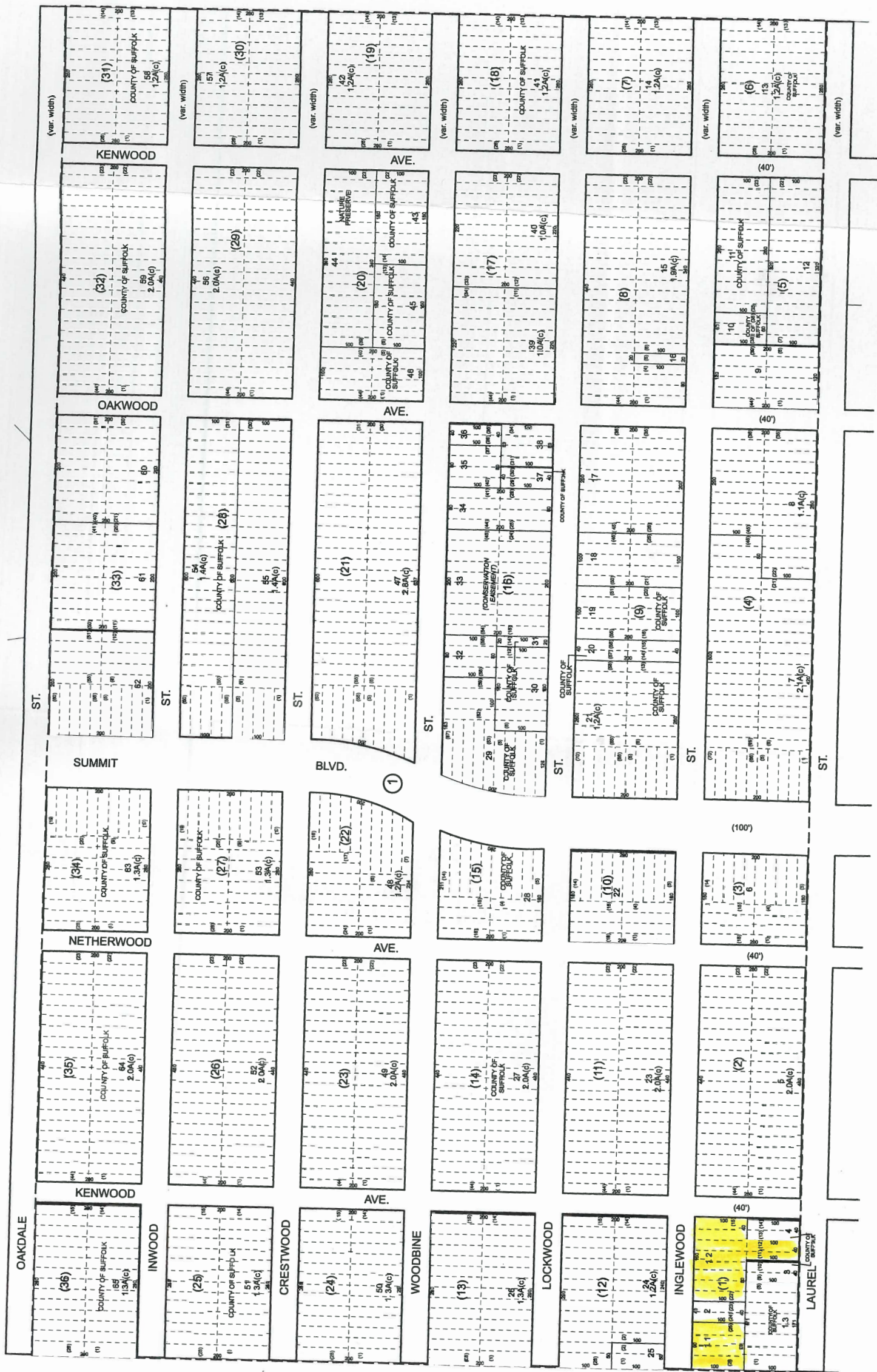
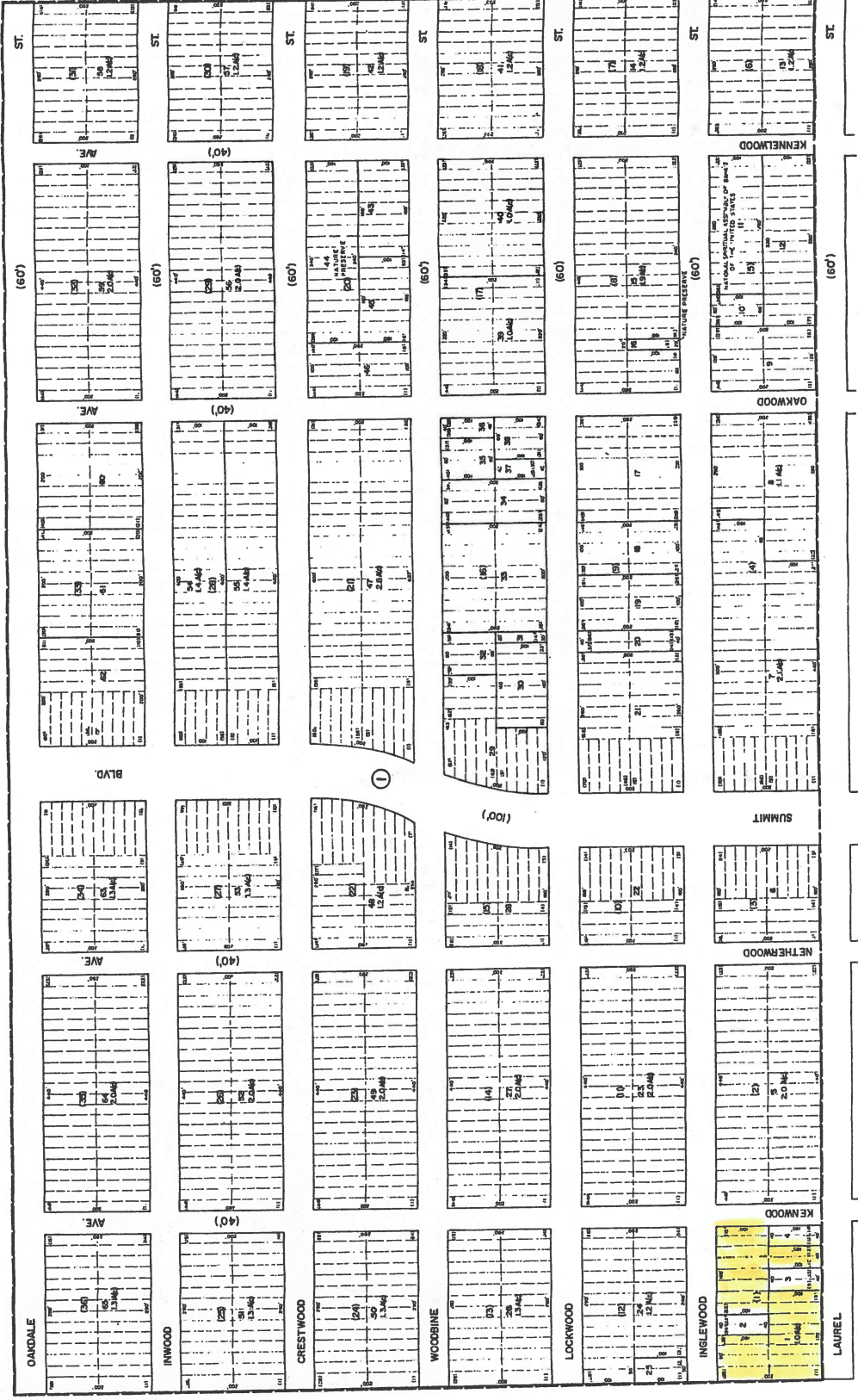
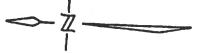


Exhibit C

6-7-83
6-10-87
11-1-97

E. 234,700

E. 234,700



E. 234,700

N. 234,700

E. 234,700

N. 234,700

NOTICE: MAINTENANCE OF ALTERNATION, HALF OF THE PROPERTY TAXES OF THE TOWN OF SOUTHAMPTON, NEW YORK, SHALL BE PAID BY THE OWNER OF THE PROPERTY TAXES OF THE TOWN OF SOUTHAMPTON, NEW YORK, IN THE YEAR 1983.

Legend

County Line	Feet District Line	Feet District Line	Feet District Line
Highway District Line	Highway District Line	Highway District Line	Highway District Line
Water	Water	Water	Water
Refuse	Refuse	Refuse	Refuse

Property or R/W Line	County Line	Feet District Line	Feet District Line
Highway District Line	Highway District Line	Highway District Line	Highway District Line
Water	Water	Water	Water
Refuse	Refuse	Refuse	Refuse

Property or R/W Line	County Line	Feet District Line	Feet District Line
Highway District Line	Highway District Line	Highway District Line	Highway District Line
Water	Water	Water	Water
Refuse	Refuse	Refuse	Refuse

Property or R/W Line	County Line	Feet District Line	Feet District Line
Highway District Line	Highway District Line	Highway District Line	Highway District Line
Water	Water	Water	Water
Refuse	Refuse	Refuse	Refuse

Property or R/W Line	County Line	Feet District Line	Feet District Line
Highway District Line	Highway District Line	Highway District Line	Highway District Line
Water	Water	Water	Water
Refuse	Refuse	Refuse	Refuse

SECTION 40
215.03
DISTRICT NO. 0900
PROPERTY MAP

Exhibit D

29076

RECORDED

11946711

Number of pages

55

TORRENS

Serial # _____

Certificate # _____

Prior Crt. # _____

RECEIVED

REAL ESTATE

FEB 22 1999

TRANSFER TAX
SUFFOLK
COUNTY

99 FEB 22 AM 9:07

EDWARD P. ROMAINE
CLERK OF
SUFFOLK COUNTY

29076

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamp

FEES

Page / Filing Fee _____

Handling _____

TP-584 _____

Notation _____

EA-5217 (County) _____ Sub Total _____

EA-5217 (State) _____

R.P.T.S.A. 399.-Comm. of Ed. 5.00

Affidavit _____

Certified Copy 0.00

Reg. Copy _____

Other _____

Sub Total _____

GRAND TOTAL _____



Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec./Assit. _____

Spec./Add. _____

TOT. MTG. TAX _____

Dual Town _____ Dual County _____

Held for Apportionment _____

Transfer Tax 0.00

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.

Real Property Tax Service Agency Verification

Dist. Section Block Lot

0900 SEE ATTACHED

Initials

Title Company Information

Fidelity National Title Ins.

Company Name

FNT 9815779

Title Number

FEE PAID BY:

Cash _____ Check _____ Charge _____

Payer same as R & R _____

(or if different)

NAME: Fidelity NationalADDRESS: 24 Commerce Dr
Riverhead NY 11901

Suffolk County
Division of Real Estate
H. Lee Dickinson Building - 2nd Fl.
100 Veterans Memorial Hwy.
Hauppauge, N.Y. 11788
ATTN:

RECORD & RETURN TO
(ADDRESS)

Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:

(SPECIFY TYPE OF INSTRUMENT)

HARRIET MURPHYThe premises herein is situated in
SUFFOLK COUNTY, NEW YORK.In the Township of SOUTH AMPTONIn the VILLAGE
or HAMLET of _____TO
County of Suffolk

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



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	028000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	030000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	031000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	054000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	034000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	056000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	037000



DISTRICT	SECTION	BLOCK	LOT
0900	28100	0300	058000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	003000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	004000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	005000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	006000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	012000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	007000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	014000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	015000



DISTRICT	SECTION	BLOCK	LOT
0900	28200	0300	020000



0900 28200 0300 018000



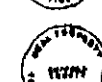
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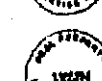
DISTRICT SECTION BLOCK LOT
0900 28200 0300 021000



DISTRICT SECTION BLOCK LOT
0900 28200 0300 025000



DISTRICT SECTION BLOCK LOT
0900 28200 0300 028000



DISTRICT SECTION BLOCK LOT
0900 28200 0300 032000



DISTRICT SECTION BLOCK LOT
0900 28200 0300 031000



DISTRICT SECTION BLOCK LOT
0900 28200 0300 029000



DISTRICT SECTION BLOCK LOT
0900 28300 0100 019000



DISTRICT SECTION BLOCK LOT
0900 28300 0100 024000



DISTRICT SECTION BLOCK LOT
0900 28300 0100 031000



DISTRICT SECTION BLOCK LOT
0900 28400 0100 020000



DISTRICT SECTION BLOCK LOT
0900 28400 0100 022000



DISTRICT SECTION BLOCK LOT
0900 23500 0100 086000



DISTRICT SECTION BLOCK LOT
0900 23500 0100 087000



DISTRICT SECTION BLOCK LOT
0900 23500 0100 089000



DISTRICT SECTION BLOCK LOT
0900 23500 0100 079000



DISTRICT SECTION BLOCK LOT
0900 23500 0100 079000



DISTRICT	SECTION	BLOCK	LOT
0900	23500	0100	081000



DISTRICT	SECTION	BLOCK	LOT
0900	23500	0100	082000



DISTRICT	SECTION	BLOCK	LOT
0900	23500	0100	073000



DISTRICT	SECTION	BLOCK	LOT
0900	23500	0100	075000



DISTRICT	SECTION	BLOCK	LOT
0900	23500	0100	062000



DISTRICT	SECTION	BLOCK	LOT
0900	23500	0100	065000



DISTRICT	SECTION	BLOCK	LOT
0900	28000	0100	002000



DISTRICT	SECTION	BLOCK	LOT
0900	28000	0100	031000



DISTRICT	SECTION	BLOCK	LOT
0900	30400	0100	005000



DISTRICT	SECTION	BLOCK	LOT
0900	30400	0100	007000



DISTRICT	SECTION	BLOCK	LOT
0900	30600	0100	023000



DISTRICT	SECTION	BLOCK	LOT
0900	33100	0200	008000



DISTRICT	SECTION	BLOCK	LOT
0900	21503	0100	001000



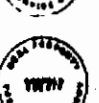
DISTRICT	SECTION	BLOCK	LOT
0900	21503	0100	030000



DISTRICT	SECTION	BLOCK	LOT
0900	21503	0100	031000



DISTRICT	SECTION	BLOCK	LOT



DISTRICT	SECTION	BLOCK	LOT

DISTRICT
See
Attached
SECTION

BLOCK

LOT

SUFFOLK COUNTY
BARGAIN AND SALE DEED
WITH COVENANTS

THIS INDENTURE, made the 29 day of January, 1999

BETWEEN HARRIET MURPHY, residing at 43 Green Place, N. Caldwell, NJ 07006, party of the first part

AND the COUNTY OF SUFFOLK, a municipal corporation of the State of New York, having its principal office at the Suffolk County Center, Center Drive, Riverhead, New York 11901, party of the second part,

WITNESSETH, that the party of the first part, in consideration of TWO HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED FIFTY SEVEN and 96/100 (\$273,557.96) DOLLARS and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL, that piece or parcel of land, situated in the Town of Brookhaven, County of Suffolk, and State of New York, more particularly bounded and described as follows: (see descriptions annexed hereto and made a part hereof):

THIS CONVEYANCE is made pursuant to Suffolk County Charter Article XII, Section 3 (entitled "Suffolk County Drinking Water Protection Program") as amended by Local Law No. 35 of 1988 which authorizes those portions of the premises which may later be determined by Resolution of the Suffolk County Legislature as being necessary for use for water supply production and distribution, including ancillary facilities required specifically for such production and distribution and all rights-of-way for ingress and egress to the water supply production and distribution facilities not to be dedicated to nature preserve purposes as set forth in Article I, Section 7 of the Suffolk County Charter. Once specified areas of the land for the purposes hereinbefore set forth have been determined by Resolution of the Suffolk County Legislature, those areas of the land may be used for all purposes not inconsistent with Article XII of the Suffolk County Charter as it now exists, or as it may be amended in the future. This conveyance is further made pursuant to Resolution Nos. 372-1991, 920-1993, 677-1996 and Resolution No. 306-1998 of the Suffolk County Legislature.

BEING AND INTENDED to be part of the same premises conveyed to grantor by deed dated 5/8/87 and recorded 5/12/87 in Liber 10316 cp 573.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part

will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THE WORD "PARTY" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Harriet Murphy
HARRIET MURPHY

STATE OF NEW YORK)

) S:

COUNTY OF SUFFOLK)

On this 29 day of January, 1979, before me personally came HARRIET MURPHY to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

MARY E McDONALD
Notary Public, State of New York
No. 52-4734858
Qualified in Suffolk County
Commission Expires October 31, 1999

Mary E. McDonald
Notary Public: State of New York

BARGAIN AND SALE DEED
WITH COVENANT AGAINST
GRANTOR'S ACT
TITLE NO. ENT9815779

HARRIET MURPHY

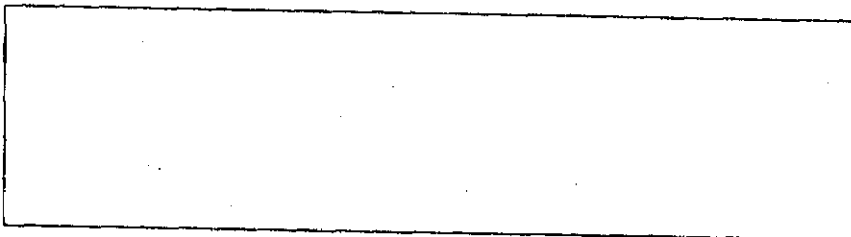
TO

COUNTY OF SUFFOLK

DISTRICT See Attached
SECTION
BLOCK
LOT
COUNTY OF SUFFOLK

RECORD & RETURN TO:

Allan D. Gracco, Div. Director
Division of Real Estate
Department of Planning
H. Lee Dennison Bldg. - 2nd Fl.
P.O. Box 6100
Hauppauge, New York 11788



TITLE NO: FNT9815779

SCHEDULE A

AMENDED 1/18/98

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 028.000

Survey 12a Parcel 1 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 18 of Block 61 as shown on a certain map entitled "Hampton Springs Park, Sec. 3" filed in the Office of the Clerk of the County of Suffolk as Map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the northerly line of Falcon Street with the westerly side of Spring Park Avenue;

THENCE along said line of Falcon Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the northerly line of said map of Hampton Springs Park Sec. 3;

THENCE along said map line South 85 degrees 52 minutes 41 seconds East a distance of 361.74 feet to the aforementioned westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue, South 1 degree 29 minutes 41 seconds East a distance of 64.60 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 030.000 and 031.000
Survey 12a Parcel 2 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1, 2 and 10 through 36 of Block 64 as shown on a certain map titled "Hampton Springs Park Sec. 3" filed in the Office of the Clerk of the County of Suffolk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Falcon Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Oriole Street;

THENCE along said line of Oriole Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park, Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Falcon Street;

THENCE along said line of Falcon Street North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the easterly line of Lot 2;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 3;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 140.00 feet to the westerly line of Lot 10;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Falcon Street;

THENCE along said line of Falcon Street North 88 degrees 30 minutes 19 seconds East a distance of 180.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 054.000
Survey 12a Parcel 3 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1, 4 through 7 and 10 through 36, Block 65 as shown on a certain map entitled "Hampton Springs Park Sec. 3" and filed in the Suffolk County Clerk's Office as Filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Falcon Street with the easterly line of Springs Park Avenue;

THENCE along said line of Falcon Street North 88 degrees 30 minutes 19 seconds East a distance of 140.00 feet to the easterly line of Lot 7;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the northerly line of Lot 29;

THENCE along said lot North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line of Lot 10;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Falcon Street;

THENCE along said line of Falcon Street North 88 degrees 30 minutes 19 seconds East a distance of 180.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue, South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Oriole Street;

THENCE along said line of Oriole Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds East a distance of 120.00 feet to the northerly line of Lot 1;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Lot 6;

THENCE along said lot line North 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the southerly line of Lot 4;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Spring Park Avenue;

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 034.000
Survey 12a Parcel 4 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 4, 7 through 13 and 16 through 36 of Block 67 as shown on a certain map titled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed Map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the westerly line of Spring Park Avenue with the northerly line of Partridge Street;

THENCE along said line of Partridge Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Oriole Street;

THENCE along said line of Oriole Street North 88 degrees 30 minutes 19 seconds East a distance of 80.00 feet to the easterly line of Lot 4;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the northerly line of lot 32;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line of Lot 7;

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Oriole Street;

THENCE along said line of Oriole Street North 88 degrees 30 minutes 19 seconds East a distance of 140.00 feet to the easterly line of Lot 13;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of lot 16;

THENCE along said line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 160.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 056.000
Survey 12a Parcel 5 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1, 4 through 23, and 26 through 36 of Block 68 as shown on a certain map titled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Oriole Street;

THENCE along said line of Oriole Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Partridge Street;

THENCE along said line of Partridge Street South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of lot 24;

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Lot 13;

THENCE along said line South 88 degrees 30 minutes 19 seconds West a distance of 40.00 feet to the easterly line of Lot 26;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the northerly side of Partridge Street;

THENCE along said line of Partridge Street South 88 degrees 30 minutes 19 seconds West a distance of 220.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 120.00 feet to the northerly line of Lot 1;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Lot 6;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 40.00 feet to the southerly line of Lot 4;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Spring Park Avenue;

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 037.000
Survey 12a Parcel 6 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 3 through 34 of Block 70 as shown on a certain map titled "Hampton Springs Park Sec. 3" filed in the Office of Suffolk County Clerk as filed map no. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Partridge Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Plover Street;

THENCE along said line of Plover Street South 88 degrees 30 minutes 19 seconds West a distance of 320.00 feet to the westerly line of Lot 34;

THENCE along said line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Partridge Street;

THENCE along said line of Partridge Street North 88 degrees 30 minutes 19 seconds East a distance of 320.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 281.00 BLOCK 03.00 LOT 058.000
Survey 12a Parcel 7 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 19 and 22 through 36 of Block 71 as shown on a certain map titled "Hampton Springs Park, Sec. 3" filed in the Office of the Suffolk County Clerk as file map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Partridge Street;

THENCE along said line of Partridge Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the westerly line of Central Park Avenue;

THENCE along said line South 1 degree 29 minutes 41 seconds East a distance of 120.00 feet to the southerly line of lot 19;

THENCE along said map line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of lot 24;

THENCE along said map line South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of Lot 22;

THENCE along said map line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of Plover Street;

THENCE along the said line of Plover Street South 88 degrees 30 minutes 19 seconds West a distance of 360 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 003.000
Survey 12a Parcel 8 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 30, 35 and 36, of Block 73 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the westerly line of Spring Park Avenue with the southerly line of Plover Street;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Raven Street;

THENCE along said line of Raven Street South 88 degrees 30 minutes 19 seconds West a distance of 240.00 feet to the westerly line of Lot 30;

THENCE along lot map line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the northerly line of Lot 31;

THENCE along the northerly line of Lots 31 through 34 South 88 degrees 30 minutes 19 seconds West a distance of 80.00 feet to the easterly line of Lot 35;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the northerly line of Raven Street;

THENCE along said line of Raven Street South 88 degrees 30 minutes 19 seconds West a distance of 40.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Plover Street;

THENCE along said line of Plover Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 004.000, 005.000, 006.000
Survey 12a Parcel 9 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 36 of Block 74 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Plover Street;

THENCE along said line of Plover Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Raven Street;

THENCE along said line of Raven Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the easterly line of Spring Park Avenue;

THENCE along said easterly line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the point or place of BEGINING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 012.000
Survey 12a Parcel 10 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 5, 8 through 13, and 16 through 36 of Block 76 as shown on a certain map titled "Hampton Springs Park Sec. 3" filed in the Suffolk County Clerk's Office as file map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the northerly line of Starling Street with the westerly line of Spring Park Avenue;

THENCE along said line of Starling Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Raven Street;

THENCE along said line of Raven Street North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the easterly line of Lot 5;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 6;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line of Lot 8;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Raven Street;

THENCE along said line of Raven Street North 88 degrees 30 minutes 19 seconds East a distance of 120.00 feet to the easterly line of Lot 13;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of Lot 16;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degrees 29 minutes 41 seconds East a distance of 160.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 007.000
Survey 12a Parcel 11 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 2 through 21 and 24 through 35 of Block 77 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Raven Street;

THENCE along said line of Raven Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 160.00 feet to the southerly line of lot 21;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Lot 24;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of Starling Street;

THENCE along said line of Starling Street South 88 degrees 30 minutes 19 seconds West a distance of 260.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 80.00 feet to the northerly line of Lot 35;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of lot 31;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 40.00 feet to the southerly line of Lot 2;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 80.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 014.000
Survey 12a Parcel 12 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 3 through 36 of Block 79 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as file map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Starling Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Swallow Street;

THENCE along said line of Swallow Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the northerly line of Lot 36;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line of Lot 3;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Starling Street;

THENCE along said line of Starling Street North 88 degrees 30 minutes 19 seconds East a distance of 320.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 015.000

Survey 12a Parcel 13 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 36 of Block 80 as shown on a certain map entitled "Hampton Springs Park Sec. 3" and filed in the Office of the Suffolk County Clerk as file map No. 484, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Starling Street;

THENCE along said line of Starling Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Swallow Street;

THENCE along said line of Swallow Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet at the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 020.000

Survey 12a Parcel 14 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designaed as Lots 1 through 9, and 12 through 36 of Block 82 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Swallow Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Swan Street;

THENCE along said line of Swan Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Swallow Street;

THENCE along said line of Swallow Street North 88 degrees 30 minutes 19 seconds East a distance of 180.00 feet to the easterly line of Lot 9;

THENCE along said lot line South 1 degrees 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 10;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line of Lot 12;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Swallow Street;

THENCE along said line of Swallow Street North 88 degrees 30 minutes 19 seconds East a distance of 140.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 018.000
Survey 12a Parcel 15 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 6, 8 through 11, and 14 through 36 of Block 82 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as file map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Swallow Street;

THENCE along said line of Swallow Street North 88 degrees 30 minutes 19 seconds East a distance of 120.00 feet to the easterly line of Lot 6;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 7;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 20.00 feet to the westerly line of Lot 8;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Swallow Street;

THENCE along said line of Swallow Street North 88 degrees 30 minutes 19 seconds East a distance of 80.00 feet to the easterly line of Lot 11;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 12;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the easterly line of Lot 13;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Swallow Street;

THENCE along said line of Swallow Street North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Swan Street;

THENCE along said line of Swan Street North 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the easterly line of Spring Park Avenue;

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 024.000
Survey 12a Parcel 16 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 7, 10 through 19 and 22 through 36, of Block 85 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map no. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Swan Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 120.00 feet to the southerly line of Lot 19;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Lot 24;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of Lot 22;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 40.00 feet to the northerly line of Thrust Street;

THENCE along said line of Thrust Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Swan Street;

THENCE along said line of Swan Street North 88 degrees 30 minutes 19 seconds East a distance of 140.00 feet to the easterly line of Lot 7;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 8;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line line of Lot 10;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Swan Street;

THENCE along said line of Swan Street North 88 degrees 30 minutes 19 seconds East a distance of 180.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 021.000
Survey 12a Parcel 17 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 36 of Block 86 as shown on a certain map entitled "Hampton Springs Park Sec. 3" and filed in the Office of the Suffolk County Clerk as Map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Swan Street with the easterly line of Spring Park Avenue;

THENCE along said line of Swan Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Thrush Street;

THENCE along said line of Thrush Street South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 025.000
Survey 12a Parcel 18 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 23, and 26 through 36 of Block 88 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Clerk of the County of Suffolk as Map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Thrush Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Weavers Street;

THENCE along said line of Weavers Street South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Lot 24;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Lot 13;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 40.00 feet to the easterly line of Lot 26;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the northerly line of Weavers Street;

THENCE along said line of Weaver Street South 88 degrees 30 minutes 19 seconds West a distance of 220.00 feet to the westerly line of the aforementioned map "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the southerly line of Thrush Street;

THENCE along said line of Thrush Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 028.000
Survey 12a Parcel 19 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 5, and 8 through 36 of Block 89 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map no. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Thrush Street;

THENCE along said line of Thrush Street North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Lot 6;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the northerly line of Lot 31;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the westerly line of lot 8;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Thrush Street;

THENCE along said line of Thrush Street North 88 degrees 30 minutes 19 seconds East a distance of 220.00 feet to the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Weavers Street;

THENCE along said line of Weavers Street, South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 200.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 032.000
Survey 12a Parcel 20 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 18 of Block 91 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map no. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Weavers Street with the westerly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue South 1 degrees 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line South 88 degrees 30 minutes 19 seconds West a distance of 360.00 feet to the westerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the southerly line of Weavers Street;

THENCE along said line of Weavers Street North 88 degrees 30 minutes 19 seconds East a distance of 360.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 031.000
Survey 12a Parcel 21 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 11 of Block 92 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Spring Park Avenue with the southerly line of Weavers Street;

THENCE along said line of Weavers Street North 88 degrees 30 minutes 19 seconds East a distance of 220.00 feet to the easterly line of Lot 11;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line South 88 degrees 30 minutes 19 seconds West a distance of 220.00 feet to the easterly line of Spring Park Avenue;

THENCE along said line of Spring Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 282.00 BLOCK 03.00 LOT 029.000
Survey 12a Parcel 22 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 14 through 18 of Block 92 as shown on a certain map entitled "Hampton Springs Park, Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

COMMENCING at the intersection of the southerly line of Weavers Street with the westerly line of Central Park Avenue;

THENCE along said line of Central Park Avenue South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of lot 13;

THENCE along said lot line North 1 degree 29 minutes 41 seconds a distance of 100.00 feet to the southerly line of Weavers Street;

THENCE along said line of Weavers Street North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 283.00 BLOCK 01.00 LOT 019.000
Survey 12a Parcel 23 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1, 4 through 15, 32 through 41, and 44 through 46 of Block 66 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as file map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Falcon Street with the easterly line of Central Park Avenue;

THENCE along said line of Falcon Street North 88 degrees 30 minutes 19 seconds East a distance of 300.00 feet to the easterly line of Lot 15;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 200.00 feet to the northerly line of Oriole Street;

THENCE along said line of Oriole Street South 88 degrees 30 minutes 19 seconds West a distance of 200.00 feet to the westerly line of Lot 41;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 40.00 feet to the southerly line of Lot 44;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Central Park Avenue;

THENCE along said line North 1 degree 29 minutes 41 seconds West a distance of 80.00 feet to the northerly line of Lot 1;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 100.00 feet to the westerly line of Lot 6;

THENCE along said lot North 1 degree 29 minutes 41 seconds West a distance of 40.00 feet to the southerly line of Lot 4;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 100.00 feet to the easterly line of Central Park Avenue;

THENCE along said line North 1 degree 29 minutes 41 seconds West a distance of 40.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 283.00 BLOCK 01.00 LOT 024.000
Survey 12a Parcel 24 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 2 through 5 inclusive, in Block 72 as shown on a certain map entitled "Hampton Springs Park Sec. 3" and filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Partridge Street with the easterly side of Central Park Avenue;

THENCE North 88 degrees 30 minutes 19 seconds East along the southerly side of Partridge Street 100.00 feet;

THENCE South 1 degree 29 minutes 41 seconds East 80.00 feet;

THENCE South 88 degrees 30 minutes 19 seconds West 100.00 feet to the easterly side of Central Park Avenue;

THENCE North 1 degree 29 minutes 41 seconds West 80.00 feet to the southerly side of Partridge Avenue, the point or place of BEGINNING.

DISTRICT 0900 SECTION 283.00 BLOCK 01.00 LOT 031.000
Survey 12a Parcel 25 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 12 and 13 of Block 75 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map no. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Plover Street with the westerly line of Lot 12;

THENCE along said line of Plover Street North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the easterly line of Lot 13;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of Lot 13;

THENCE along said lot line South 88 degrees 30 minutes 19 seconds West a distance of 40.00 feet to the westerly line of Lot 12;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 284.00 BLOCK 01.00 LOT 020.000
Survey 12a Parcel 26 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 10 of Block 93 as shown on a certain map entitled "Hampton Springs Park, Sec. 3" filed in the Office of the Suffolk County Clerk as filed map no. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of Central Park Avenue with the southerly line of Weavers Street;

THENCE along said line of Weavers Street North 88 degrees 30 minutes 19 seconds East a distance of 200.00 feet to the easterly line of Lot 10;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line South 88 degrees 30 minutes 19 seconds West a distance of 200.00 feet to the easterly line of Central Park Avenue;

THENCE along said line of Central Park Avenue North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 284.00 BLOCK 01.00 LOT 022.000
Survey 12a Parcel 27 of 27

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 13 and 14 of Block 93 as shown on a certain map entitled "Hampton Springs Park Sec. 3" filed in the Office of the Suffolk County Clerk as filed map No. 474, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Weavers Street with the westerly line of lot 13;

THENCE along said lot line North 88 degrees 30 minutes 19 seconds East a distance of 40.00 feet to the easterly line of lot 14;

THENCE along said lot line South 1 degree 29 minutes 41 seconds East a distance of 100.00 feet to the southerly line of the aforementioned map of "Hampton Springs Park Sec. 3";

THENCE along said map line South 88 degrees 30 minutes 19 seconds West a distance of 40.00 feet to the westerly line of lot 13;

THENCE along said lot line North 1 degree 29 minutes 41 seconds West a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 086.000
Survey 12b Parcel 1 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 6 through 25 of Block 3 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Willoughby Avenue with the westerly line of Nagle Boulevard;

THENCE along said line of Nagle Boulevard South 1 degree 14 minutes 13 seconds East a distance of 400.00 feet to the southerly line of filed map lot 6;

THENCE along said lot line South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the easterly line of lands now or formerly of Associated Prudential Theatres Inc.;

THENCE along said line North 1 degree 14 minutes 13 seconds West a distance of 400.00 feet to the aforementioned southerly line of Willoughby Avenue;

THENCE along said line of Willoughby Avenue North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 087.000
Survey 12b Parcel 2 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 10, and 16 through 50 of Block 2 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Willoughby Avenue with the easterly line of Nagle Boulevard;

THENCE along said line of Willoughby Avenue North 88 degrees 45 minutes 47 seconds East a distance of 200.00 feet to the westerly line of Hoffman Boulevard;

THENCE along said line of Hoffman Boulevard South 1 degree 14 minutes 13 seconds East a distance of 300.00 feet to the southerly line of filed map Lot 16;

THENCE along said lot line South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the westerly line of filed map lot 15;

THENCE along the westerly line of filed map lots 11 through 15, South 1 degree 14 minutes 13 seconds East a distance of 100.00 feet to the southerly line of filed map lot 11;

THENCE along said lot line North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the aforementioned westerly line of Hoffman Boulevard;

THENCE along said line of Hoffman Boulevard South 1 degree 14 minutes 13 seconds East a distance of 100.00 feet to the northerly line of Road (30 foot right of way);

THENCE along said line of Road South 88 degrees 45 minutes 47 seconds West a distance of 200.00 feet to the aforementioned easterly line of Nagle Boulevard;

THENCE along said easterly line of Nagle Boulevard North 1 degree 14 minutes 13 seconds West a distance of 500.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 089.000
Survey 12b Parcel 3 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 25 of Block 1 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map No. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Willoughby Avenue with the easterly line of Hoffman Boulevard;

THENCE along said line of Willoughby Avenue North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the easterly line of "Map of Eastern Park Sec. A";

THENCE along said easterly map line South 1 degree 14 minutes 13 seconds East a distance of 500.00 feet to the northerly line of Road (30 foot right of way);

THENCE along said line of Road South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the aforementioned easterly line of Hoffman Boulevard;

THENCE along said easterly line of Hoffman Boulevard North 1 degrees 14 minutes 13 seconds West a distance of 500.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 079.000
Survey 12b Parcel 4 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 20 and 24 through 25 of Block 6 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map No. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the northerly line of Willoughby Avenue with the westerly line of Nagle Boulevard;

THENCE along said line of Willoughby Avenue South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the easterly line of lands now or formerly of Associated Prudential Theatres Inc.;

THENCE along said line North 1 degree 14 minutes 13 seconds West a distance of 500.00 feet to the southerly line of Evergreen Avenue;

THENCE along said line of Evergreen Avenue North 88 degrees 45 minutes 47 seconds East a distance of 40.00 feet to the easterly line of filed map lot 24;

THENCE along said lot line South 1 degree 14 minutes 13 seconds East a distance of 100.00 feet to the northerly line of filed map lot 20;

THENCE along said lot line North 88 degrees 45 minutes 47 seconds East a distance of 60.00 feet to the aforementioned westerly line of Nagle Boulevard;

THENCE along said line of Nagle Boulevard South 1 degree 14 minutes 13 seconds East a distance of 400.0 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 081.000
Survey 12b Parcel 5 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 25, and 41 through 50 of Block 5 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Evergreen Avenue with the easterly line of Nagle Boulevard;

THENCE along said line of Evergreen Avenue North 88 degrees 45 minutes 47 seconds East a distance of 200.00 feet to the westerly line of Hoffman Boulevard;

THENCE along said line of Hoffman Boulevard South 1 degree 14 minutes 13 seconds East a distance of 500.00 feet to the northerly line of Willoughby Avenue;

THENCE along said line of Willoughby Avenue South 88 degrees 45 minutes 47 seconds West a distance of 200.00 feet to the aforementioned easterly line of Nagle Boulevard;

THENCE along said easterly line of Nagle Boulevard North 1 degree 14 minutes 13 seconds West a distance of 100.00 feet to the southerly line of filed map lot 26;

THENCE along said lot line North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the westerly line of filed map lot 11;

THENCE along the westerly line of filed map lots 11 through 25 North 1 degree 14 minutes 13 seconds West a distance of 300.00 feet to the northerly line of filed map lot 40;

THENCE along said lot line South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the aforementioned easterly line of Nagle Boulevard;

THENCE along said line of Nagle Boulevard North 1 degree 14 minutes 13 seconds West a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 082.000
Survey 12b Parcel 6 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 25 of Block 4 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Evergreen Avenue with the easterly line of Hoffman Boulevard;

THENCE along said line of Evergreen Avenue North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the easterly line of "Map of Eastern Park Sec. A";

THENCE along said easterly map line South 1 degree 14 minutes 13 seconds East a distance of 500.00 feet to the northerly line of Willoughby Avenue;

THENCE along said line of Willoughby Avenue South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the aforementioned easterly line of Hoffman Boulevard;

THENCE along said easterly line of Hoffman Boulevard North 1 degree 14 minutes 13 seconds West a distance of 500.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 073.000
Survey 12b Parcel 7 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 though 22, and 26 through 40 of Block 8 as shown on a certain map entitled "Map of Eastern Park Sec. A' filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Bushwick Avenue with the easterly line of Nagle Boulevard;

THENCE along said line of Bushwick Avenue North 88 degrees 45 minutes 47 seconds East a distance of 200.00 feet to the westerly line of Hoffman Boulevard;

THENCE along said line of Hoffman Boulevard South 1 degree 14 minutes 13 seconds East a distance of 400.00 feet to the northerly line of Evergreen Avenue;

THENCE along said line of Evergreen Avenue South 88 degrees 45 minutes 47 seconds West a distance of 200.00 feet to the aforementioned easterly line of Nagle Boulevard;

THENCE along said easterly line of Nagle Boulevard North 1 degree 14 minutes 13 seconds West a distance of 140.00 feet to the northerly line of filed map lot 22;

THENCE along said lot line North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the easterly line of filed map lot 23;

THENCE along the easterly line of filed map lots 23 through 25, North 1 degree 14 minutes 13 seconds West a distance of 60.00 feet to the northerly line of filed map lot 25;

THENCE along said lot line South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the aforementioned easterly line of Nagle Boulevard;

THENCE along said line of Nagle Boulevard North 1 degree 14 minutes 13 seconds West a distance of 200.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 075.000
Survey 12b Parcel 8 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 20 of Block 7 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows.

BEGINNING at the intersection of the southerly line of Bushwick Avenue with the easterly line of Hoffman Boulevard;

THENCE along said line of Bushwick Avenue North 88 degrees 45 minutes 47s econds East a distance of 100.00 feet to the easterly line of "Map of Eastern Park Sec. A";

THENCE along said easterly map line South 1 degree 14 minutes 13 seconds East a distance of 400.00 feet to the northerly line of Evergreen Avenue;

THENCE along said line of Evergreen Avenue South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the aforementioned easterly line of Hoffman Boulevard;

THENCE along said easterly line of Hoffman Boulevard North 1 degree 14 minutes 13 seconds West a distance of 400.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOC 01.00 LOT 062.000
Survey 12b Parcel 9 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 16 thorough 20 of Block 12 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of the Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Gates Avenue with the westerly line of Nagle Boulevard;

THENCE along said line of Nagle Boulevard South 1 degree 14 minutes 13 seconds East a distance of 100.00 feet to the northerly line of filed map lot 15;

THENCE along said lot line South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the easterly line of lands now or formerly of Associated Prudential Theatres Inc.;

THENCE along said line North 1 degree 14 minutes 13 seconds West a distance of 100.00 feet to the aforementioned southerly line of Gates Avenue;

THENCE along said line of Gates Avenue North 88 degrees 45 minutes 47 seconds East a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 235.00 BLOCK 01.00 LOT 065.000
Survey 12b Parcel 10 of 10

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 15, and 17 through 20 of Block 10 as shown on a certain map entitled "Map of Eastern Park Sec. A" filed in the Office of Suffolk County Clerk as filed map no. 650, being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of Gates Avenue with the easterly line of Hoffman Boulevard;

THENCE along said line of Gates Avenue North 88 degrees 45 minutes 47 seconds East a distance of 80.00 feet to the easterly line of filed map lot 17;

THENCE along said easterly line South 1 degree 14 minutes 13 seconds East a distance of 100.00 feet to the northerly line of filed map lot 15;

THENCE along said lot line North 88 degrees 45 minutes 47 seconds East a distance of 20.00 feet to the easterly line of "Map of Eastern Park Sec. A";

THENCE along said easterly map line South 1 degree 14 minutes 13 seconds East a distance of 300.00 feet to the northerly line of Bushwick Avenue;

THENCE along said line of Bushwick Avenue South 88 degrees 45 minutes 47 seconds West a distance of 100.00 feet to the aforementioned easterly line of Hoffman Boulevard;

THENCE along said easterly line of Hoffman Boulevard North 1 degree 14 minutes 13 seconds West a distance of 400.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 280.00 BLOCK 01.00 LOT 002.000
Survey 12c Parcel 1 of 2 on Sheet 1 of 3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 182 through 190 as shown on a certain map entitled "West Hampton Park" filed in the Office of the Suffolk County Clerk as filed map no. 205, being more particularly bounded and described as follows:

BEGINNING the following courses and distances from the intersection of the westerly line of the above mentioned "West Hampton Park" with the southeasterly line of Sunrise Highway Extension, said point being at centerline Station 2228+79.13, 205.00 feet right of Sunrise Highway;

THENCE southerly along said westerly line of "West Hampton Park" South 1 degree 28 minutes 10 seconds East a distance of 1,844.22 feet to the division line between filed map lots 190 and 191, being the POINT OF BEGINNING.

THENCE Easterly along said division line North 88 degrees 31 minutes 50 seconds East a distance of 82.50 feet to the westerly line of an un-named road;

THENCE along said westerly line of an un-named road South 1 degree 28 minutes 10 seconds East a distance of 450.00 feet to the division line between filed map lots 181 and 182;

THENCE Westerly along said division line South 88 degrees 31 minutes 50 seconds West a distance of 82.50 feet to the aforementioned westerly line of "West Hampton Park";

THENCE along said westerly line of "West Hampton Park" North 1 degree 28 minutes 10 seconds West a distance of 450.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 280.00 BLOCK 01.00 LOT 031.000
Survey 12c Parcel 2 of 2 on Sheet 1 of 3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as lots 1 through 26 inclusive in Block 16 as shown on a certain map entitled "Map of Hampton Terrace Sec. 1" filed in the Office of Suffolk County Clerk's Office as filed map no. 377, being more particularly bounded and described as follows:

BEGINNING the following course and distances from the intersection of the easterly line of the above mentioned "Map of Hampton Terrace Section 1" with the southeasterly line of Sunrise Highway Extension, said point being at centerline Station 2237+74.38, 205.00 feet right of Sunrise Highway;

THENCE Southerly along said easterly line of "Map of Hampton Terrace Section 1", South 1 degree 41 minutes 26 seconds East a distance of 1994.49 feet to the southerly line of Claremont Road, being the POINT OF BEGINNING;

THENCE continuing along said easterly line of "Map of Hampton Terrace Section 1, South 1 degree 41 minutes 26 seconds East a distance of 650.00 feet to the northerly line of Griswold Road;

THENCE along said line of Griswold Roads South 88 degrees 18 minutes 34 seconds West a distance of 117.00 feet to the easterly line of Terrace Avenue;

THENCE along said line of Terrace Avenue North 1 degree 41 minutes 26 seconds West a distance of 650.00 feet to the aforementioned southerly line of Claremont Road;

THENCE along said line of Claremont Road North 88 degrees 18 minutes 34 seconds East a distance of 117.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 304.00 BLOCK 01.00 LOT 005.000
Survey 12c Parcel 3 on Sheet 2 of 3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 26 inclusive in Block 61 as shown on a certain map entitled "Map of Hampton Terrace Sec. 3" filed in the Office of the Suffolk County Clerk as filed map no. 370, being more particularly bounded and described as follows:

BEGINNING the following course and distances from the intersection of the westerly line of the above mentioned "Map of Hampton Terrace Sec. 3" with the southeasterly line of Sunrise Highway Extension, said point being at centerline Station 2205+83.05, 205.00 feet right of Sunrise Highway;

THENCE Southerly along said westerly line of "Map of Hampton Terrace Sec. 3" South 1 degree 52 minutes 10 seconds East a distance of 3,319.36 feet to the southerly line of Edgemont Road, being the POINT OF BEGINNING;

THENCE Easterly along said line of Edgemont Road North 88 degrees 07 minutes 50 seconds East a distance of 100.00 feet to the westerly line of Ocean Avenue;

THENCE along said line of Ocean Avenue South 1 degree 52 minutes 10 seconds East a distance of 650.00 feet to the northerly line of Arlington Road;

THENCE Westerly along said line of Arlington Road South 88 degrees 07 minutes 50 seconds West a distance of 100.00 feet to the aforementioned westerly line of "Map of Hampton Terrace Section 3";

THENCE along said line of "Map of Hampton Terrace, Section 3" North 1 degree 52 minutes 10 seconds West a distance of 650.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 304.00 BLOCK 01.00 LOT 007.000
Survey 12c Parcel 4 on Sheet 2 of 3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 26 inclusive in Block 64 as shown on a certain map entitled "Map of Hampton Terrace, Sec. 4" filed in the Office of the Suffolk County Clerk as filed map No. 371, being more particularly bounded and described as follows:

BEGINNING the following courses and distances from the intersection of the easterly line of "Map of Hampton Terrace Section 3" with the southeasterly line of Sunrise Highway Extension, said point being at centerline Station 2208+19.25, 205.00 feet right of Sunrise Highway;

THENCE Southerly along said easterly line of "Map of Hampton Terrace, Section 3" and "Map of Hampton Terrace, Section 4" South 1 degree 52 minutes 10 seconds East a distance of 4,091.50 feet to the southerly line of Arlington Road, being the POINT OF BEGINNING;

THENCE continuing along said easterly line of "Map of Hampton Terrace, Section 4" South 1 degrees 52 minutes 10 seconds East a distance of 650.00 feet to the northerly line of Flatbush Road;

THENCE westerly along said line of Flatbush Road South 88 degrees 07 minutes 50 seconds West a distance of 100.00 feet to the westerly line of Ocean Avenue;

THENCE along said line of Ocean Avenue North 1 degree 52 minutes 10 seconds West a distance of 650.00 feet to the aforementioned southerly line of Arlington Road;

THENCE along said line of Arlington Road North 88 degrees 07 minutes 50 seconds East a distance of 100.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 306.00 BLOCK 01.00 LOT 023.000
Survey 12c Parcel 5 on Sheet 2 of 3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 11 through 42 of Block 19 as shown on a certain map entitled "Map of Hampton Terrace Sec. 1" filed in the Office of the Suffolk County Clerk as filed map No. 377, being more particularly bounded and described as follows:

BEGINNING the following courses and distances from the intersection of the westerly line of the above mentioned "Map of Hampton Terrace Section 1" with the southeasterly line of Sunrise Highway Extension, said point being at centerline Station 2233+77.67, 205.00 feet right of Sunrise Highway;

THENCE Southerly along said westerly line of "Map of Hampton Terrace Section 1" South 1 degree 41 minutes 26 seconds East a distance of 3,486.87 feet to the northerly line of filed map lot 11;

THENCE along the northerly line of filed map lots 11 and 42, North 88 degrees 18 minutes 34 seconds East a distance of 200.00 feet to the westerly line of Terrace Avenue;

THENCE along said line of Terrace Avenue South 1 degree 41 minutes 26 seconds East a distance of 400.00 feet to the northerly line of Beach Road;

THENCE along said line of Beach Road South 88 degrees 18 minutes 34 seconds West a distance of 200.00 feet to the aforementioned westerly line of "Map of Hampton Terrace Section 1";

THENCE along said westerly line North 1 degree 41 minutes 26 seconds West a distance of 400.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 331.00 BLOCK 02.00 LOT 008.000
Survey 12c Parcel 6 on Sheet 3 of 3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 10 through 26 of Block 34 as shown on a certain map entitled "Map of Hampton Terrace, Sec. 2" filed in the Office of the Suffolk County Clerk as filed map No. 377, being more particularly bounded and described as follows:

BEGINNING the following courses and distances from the intersection of the easterly line of "Map of Hampton Terrace, Section 1" with the southeasterly line of Sunrise Highway Extension, said point being at centerline Station 2237+74.38, 205.00 feet right of Sunrise Highway;

THENCE southerly along said easterly line of "Map of Hampton Terrace, Section 1" and "Map of Hampton Terrace, Section 2" South 1 degree 41 minutes 26 seconds East a distance of 8,519.49 feet to the northerly line of filed map lot 10, being the POINT OF BEGINNING;

THENCE continuing along said easterly line of "Map of Hampton Terrace Section 2" South 1 degree 41 minutes 26 seconds East a distance of 425.00 feet to the northerly line of Ashley Road;

THENCE along said line of Ashley Road South 88 degrees 18 minutes 34 seconds West a distance of 117.00 feet to the easterly line of Terrace Avenue;

THENCE along said line of Terrace Avenue North 1 degree 41 minutes 26 seconds West a distance of 425.00 feet to the aforementioned northerly line of filed map lot 10;

THENCE along said filed map lot line North 88 degrees 18 minutes 34 seconds East a distance of 117.00 feet to the point or place of BEGINNING.

DISTRICT 0900 SECTION 215.03 BLOC 01.00 LOT 001.000

Survey 12d 1 of 2 parcels (unnumbered) on survey

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 8 of Block 1 as shown on a certain map entitled "Map of Vanderbilt Park, Lake Section Map C" filed in the Office of the Suffolk County Clerk's Office as filed map no. 108, being more particularly bounded and described as follows:

BEGINNING 120 feet westerly from the intersection of the westerly line of Kenwood Avenue with the northerly line of Laurel Street as measured along said northerly side of Laurel Street;

THENCE continuing along said line of Laurel Street South 88 degrees 32 minutes 12 seconds West a distance of 170.50 feet to the westerly line of the aforementioned map "Vanderbilt Park, Lake Section Map C";

THENCE along said filed map line North 1 degree 27 minutes 48 seconds West a distance of 100.00 feet to the northerly line of filed map lot 1;

THENCE along the northerly line of filed map lots 1 through 8, North 88 degrees 32 minutes 12 seconds East a distance of 170.50 feet to the easterly line of filed map lot 8;

THENCE along said lot line South 1 degree 27 minutes 48 seconds East a distance of 100.00 feet to the point or place of BEGINNING.

11946PC711

DISTRICT 0900 SECTION 215.03 BLOCK 01.00 LOTS 030.000 and 031.000
Survey 120, 2 of 2 parcels (unnumbered on said survey)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 6 through 14, Block 6 as shown on a certain map entitled "Vanderbilt Park, Lake Section Map C" filed in the Office of the Suffolk County Clerk as filed map No. 108, being more particularly bounded and described as follows:

BEGINNING at a point distant 120.00 feet easterly from the intersection of the easterly line of Summit Boulevard with the northerly line of Lockwood Street as measured along said northerly line of Lockwood Street;

THENCE along said lot line North 1 degree 27 minutes 48 seconds West a distance of 100.00 feet to the northerly line of filed map lot 6;

THENCE along the northerly line of filed map lots 6 through 14, North 88 degrees 32 minutes 12 seconds East a distance of 180.00 feet to the easterly line of filed map lot 14;

THENCE along said lot line South 1 degree 27 minutes 48 seconds East a distance of 100.00 feet to the aforementioned northerly line of Lockwood Street;

THENCE along said line of Lockwood Street, South 88 degrees 32 minutes 12 seconds West a distance of 180.00 feet to the point or place of BEGINNING.

Exhibit E

PINE BARRENS CREDIT CLEARINGHOUSE

James T.B. Tripp, Esq., Chairman
Andrew P. Freleng, Vice Chairman
Daniel P. McCormick, Member
Mitchell H. Pally, Esq., Member
Robert Anrig, Member

November 13, 2020

Harriet Murphy
43 Green Place
North Caldwell, NJ 07006

Re: Letter of Interpretation for SCTM #s 900-215.3-1-1.1 & 900-215.3-1-1.2

Dear Ms. Murphy:

Please be advised that according to the Section 6.3 of the *Central Pine Barrens Comprehensive Land Use Plan* "for the purpose of computing the allocation of Pine Barrens Credits, a parcel of land is defined as a separately assessed Suffolk County Real Property Tax Parcel which is within the Core Preservation Area and existed on the Central Pine Barrens Comprehensive Land Use Plan initial adoption date of June 28, 1995."

According to the county records the parcel SCTM# 900-215.3-1-1 was subdivided into SCTM# 900-215.3-1-1.1, 1.2 & 1.3 in August 1999. Therefore, the above-referenced parcels did not exist as of June 28, 1995 and **are not eligible for the Pine Barrens Credits allocation.**

Any person who is aggrieved by this determination may appeal the allocation within thirty (30) days of the date of this letter by giving notice, in writing, to the Central Pine Barrens Joint Planning and Policy Commission. The Commission address is 624 Old Riverhead Road, Westhampton Beach, NY 11978. Included with this notice shall be the name and address of the person requesting reconsideration and the reasons supporting the appeal as well as the number of Pine Barrens Credits requested. The Commission shall consider and decide the appeal within sixty (60) days of its receipt.

Sincerely,



Jerry Tverdy
Clearinghouse Staff

Enclosures

624 Old Riverhead Rd, Westhampton Beach, NY 11978
631-288-1079 / FAX 631-288-1367
<http://pb.state.ny.us>

Exhibit F

John F. McHugh
Attorney at Law
233 Broadway, Suite 2320
New York, NY 10279
jfmchughpc@aol.com

Office: 212-483-0875

RECEIVED

DEC 14 2020

Central Pine Barrens Joint
Planning & Policy Commission

Fax: 212-483-0876

December 9, 2020

Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton, NY. 11978

Re: Letter of Interpretation for SCTM #s900-215.3-1-1.1&900-215.3-1-1.2

Dear Members of the Commission,

This office represents Harriet Murphy, the owner of a subdivided portion of SCTM# 900-215.3-1-1 now 1-2 and 1-3.

A letter of interpretation by Jerry Tverdy of your clearing house staff takes the position that, by subdividing a parcel of land which was clearly within the Pine Barrens core preservation area, that land vanishes. My client's land is a part of SCTM#s 900-215.3-1-1 which existed on the relevant tax maps on June 28, 1995 and the land in issue still exists, despite subdivision. It is still within the core area and the interpretation in the November 13, 2020 letter is simply incredible. Credits are allocated by acre depending on what district they are in. The acres still exist and they still sit within the district in issue. The land identified by lot, subdivided or not, still exists and the issue is acreage as per the applicable scale and only acreage.

The plan makes that clear.

The development yield factors for the various residential zoning categories are enumerated in Section 6.3.1.1 below, in which one acre equals 43,560 square feet. 6.3.1.1 Development yield factors and computation for single family residentially zoned property 6.3.1.1.1 If zoning allows one (1)

dwelling unit per ten thousand (10,000) square feet, the development yield factor is 2.70 Pine Barrens Credits per acre. 6.3.1.1.2 If zoning allows one (1) dwelling unit per fifteen thousand (15,000) square feet, the development yield factor is 2.00 Pine Barrens Credits per acre. 6.3.1.1.3 If zoning allows one (1) dwelling unit per twenty thousand (20,000) square feet, the development yield factor is 1.60 Pine Barrens Credits per acre. 6.3.1.1.4 If zoning allows one (1) dwelling unit per forty thousand (40,000) square feet, the development yield factor is 0.80 Pine Barrens Credit per acre except for Southampton Town old filed map parcels for which it is 1.00 PBC per acre. 6.3.1.1.5 If zoning allows one (1) dwelling unit per sixty thousand (60,000) square feet, the development yield factor is 0.60 Pine Barrens Credit per acre except for Southampton Town old filed map parcels for which it is 0.66 PBC per acre. 6.3.1.1.6 If zoning allows one (1) dwelling unit per eighty thousand (80,000) square feet, the development yield factor is 0.40 Pine Barrens Credit per acre except for Southampton Town old filed map parcels for which it is 0.50 PBC per acre. 6.3.1.1.7 If zoning allows one (1) dwelling unit per one hundred twenty thousand (120,000) square feet, the development yield factor is 0.27 Pine Barrens Credit per acre except for Southampton Town old filed map parcels for which it is 0.33 PBC per acre. 6.3.1.1.8 If zoning allows one (1) dwelling unit per one hundred sixty thousand (160,000) square feet, the development yield factor is 0.20 Pine Barrens Credit per acre. 6.3.1.1.9 If zoning allows one (1) dwelling unit per two hundred thousand (200,000) square feet, the development yield factor is 0.16 Pine Barrens Credit per acre except for Southampton Town old filed map parcels for which it is 0.20 PBC per acre. 6.3.1.1.10 If zoning allows one (1) dwelling unit per four hundred thousand (400,000) square feet, the development yield factor is 0.08 Pine Barrens Credit per acre. 6.3.1.1.11 One (1) acre as used in 6.3.1.1.1 through 6.3.1.1.10 equals forty three thousand five hundred sixty (43,560) square feet. 6.3.1.1.12 A fractional allocation of a Pine Barrens Credit shall be rounded upward to the nearest one hundredth ($1/100\text{th} = 0.01$) of a Pine Barrens Credit.. 6.3.1.1.13 If zoning allows one (1) dwelling unit per thirty thousand (30,000) square feet, the development yield factor is 1.20 Pine Barrens Credits per acre.

These development yield factors and sample computations are summarized in Figure 6-1 and Figure 6-1a. of the plan and are known to you.

Therefore, Ms. Murphy seeks a re-assessment based upon the actual acreage of her part of parcel SCTM#900-215.3-1-1 as the acreage within that parcel subdivided or not still exists.

Indeed, denying the credits is a taking without compensation which is unconstitutional.

Thank you for your attention to this matter.

Very truly yours,



John F. McHugh