

SUFFOLK COUNTY CLERK
 RECORDS OFFICE
 RECORDING PAGE

Type of Instrument: EASEMENT/DOP
 Number of Pages: 14
 Receipt Number : 05-0035385
 TRANSFER TAX NUMBER: 04-35585

Recorded: 04/04/2005
 At: 04:18:17 PM
 LIBER: D00012380
 PAGE: 440

District: 0600 Section: 142.00 Block: 02.00 Lot: 001.001

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$42.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$9.10	NO	RPT	\$130.00	NO
SCTM	\$0.00	NO	Transfer tax	\$0.00	NO
Comm.Pres	\$0.00	NO			
			Fees Paid	\$211.10	

TRANSFER TAX NUMBER: 04-35585

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

Edward P.Romaine
 County Clerk, Suffolk County

1 2

RECORDED
2005 Apr 04 04:18:17 PM
Edward P. Romaine
CLERK OF
SUFFOLK COUNTY
L D00012380
P 440
DT# 04-35585

Number of pages
TORRENS
Serial # _____
Certificate # _____
Prior Ctf. # _____

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

3 **FBES**

Page / Filing Fee _____
Handling 5. 00
TP-584 _____
Notation _____
EA-52 17 (County) _____ Sub Total _____
EA-5217 (State) _____
R.P.T.S.A. 130
Comm. of Ed. 5. 00
Affidavit _____
Certified Copy _____
NYS Surcharge 15. 00 Sub Total _____
Other _____ Grand Total _____



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

4 0600
Dist.

Real Property
Tax Service
Agency
Verification

See Attached



5 **Community Preservation Fund**

Consideration Amount \$ _____
CPF Tax Due \$ _____
Improved _____
Vacant Land _____
TD _____
TD _____
TD _____

6 **Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:**

*Certilman Baum Adler & Hyman
Attn: Frederick Mars
1393 Veterans Memorial Hwy.
Suite 301 S
Hauppauge, NY 11788*

7 **Title Company Information**

Co. Name *Chicago Title Ins. Co.*
Title # *3802-95093*

8 **Suffolk County Recording & Endorsement Page**

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

Pecanic River Sportsman's Club, Inc.

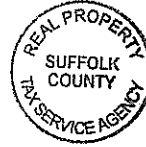
The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

TO
Central Pine Barrens Joint Planning and Policy Commission

In the Township of *Reverhead*
In the VILLAGE
or HAMLET of *Manorville*

Tax Maps

District	Secton	Block	Lot	School District
0200	29800	0100	001000	SOUTH MANOR
0600	14200	0200	001001	RIVERHEAD CENTRAL SCHOOL
0600	14300	0100	008001	RIVERHEAD CENTRAL SCHOOL
0600	14300	0100	013001	RIVERHEAD CENTRAL SCHOOL
0600	14300	0100	015000	RIVERHEAD CENTRAL SCHOOL
0600	14300	0100	023000	RIVERHEAD CENTRAL SCHOOL



4/4/05
CF

Conservation Easement

THIS INDENTURE, made this 10th day of March, ~~2005~~ 2005,

Witnesseth:

WHEREAS, Peconic River Sportsman's Club, Inc., formerly known as Babylon Rod and Gun Club, Inc., with offices at RFD 389 River Road, Manorville, New York 11949, hereinafter called the Grantor is the owner in fee simple of certain real property, hereinafter called the "Property," which has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Natural Values") in its present state as a natural area which property is partly located in the Town of Brookhaven and partly located in the Town of Riverhead in the County of Suffolk, State of New York, which property is more particularly described as follows:

See Schedule A annexed hereto

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at P.O. Box 587, 3525 Sunrise Highway, 2nd Floor, Great River, New York 11739-0587, was created pursuant to the Long Island Pine Barrens Protection Act of 1993 (the "Act") codified in New York Environmental Conservation Law Article 57 ("Article 57"), is hereinafter described as the "Grantee;" and

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

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

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

quality of surface and groundwaters; and

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

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

NOW, THEREFORE, Grantor, for and in consideration of the facts above and hereinafter recited including, but not limited to, entitlement to receipt of the Pine Barrens Credits pursuant to Grantor's Letters of Interpretation dated February 7, 2005 in the amount of 7.99 Brookhaven and 9.26 Riverhead Pine Barrens Credits and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

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

Enforcement pursuant to (a) and (b) hereinabove shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver. Grantee or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, if necessary, to cross other lands retained by the Grantor, and to enter upon the Property at all reasonable times but

solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. Grantee, its agents, employees or other representatives, agree to give Grantor reasonable advance notice of its intention to enter and inspect the Property, and further such entrance and inspection shall be in a reasonable manner and at reasonable times. Furthermore, Grantor shall provide any third party with enforcement rights, or its agents, representatives or employees, access to cross other lands retained by Grantor, and permission to enter upon the Property, upon receipt of advance notice of such third party's intention to enter and inspect. Such entrance and inspection shall be in a reasonable manner and at reasonable times and accompanied by a representative of the Grantor.

Covenants

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

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

Reserved Rights

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

1. The right of exclusive possession of the Property.
2. The right to use the Property for passive recreational activities such as, but not limited to, hunting, fishing, camping, and hiking so long as such activities conform to local zoning regulations and do not constitute development as defined in ECL Section 57-0107(13) and do not involve the material alteration of vegetation.

3. The right to use the Property for any existing, expanded, or new activity involving agriculture or horticulture, the erection of agricultural buildings, required for the production of plants or animals, including but not limited to barns, greenhouses, farm stands and bird pens, provided such activities are within a cleared area as shown on the aerial photograph taken by AeroGraphics Corp. dated March 7, 2000 and depicted as such on the survey by Young and Young entitled "Map of Property Peconic River Sportsman Club, Inc.," dated December 12, 2003 and further provided such activities do not have the potential to generate sanitary waste. The continued use of the property as a shooting ground as reflected under ECL Section 57-0107(14) provided such activity does not involve material alteration of native vegetation.
4. The right to use and maintain, by mowing or cutting, the existing fields including maintaining the existing cleared areas used for hunting game birds and shooting clay targets and to maintain and replace in kind (without increasing the foot print or generating any additional sanitary waste) existing buildings and equipment. The areas that may be maintained are the areas which are cleared as shown on the aerial photograph taken by AeroGraphics Corp. dated March 7, 2000 and depicted as such on the survey by Young and Young entitled "Map of Property Peconic River Sportsman Club, Inc.," dated December 12, 2003.
5. The right to use the Property for operations or uses described in ECL Section 57-0107(13) (i, ii and vi), or environmental restoration projects commenced by the Grantor or his heirs, successors or assigns upon approval of any applicable Federal, State or local agency, or any activity authorized under the federal natural gas act (15 U.S.C. Sections 717- 717w), as same may be amended from time to time.
6. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, any portion or portions of the Property, subject to the terms of this Conservation Easement. The Grantor, upon the sale, gift or other conveyance of his fee interest in the Property, shall have no further obligations or liabilities under this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

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

Miscellaneous

1. The parties hereto understand and agree that all the terms and provisions of ECL, Title 3, Article 49, as the same may be hereafter amended, entitled Conservation Easements, shall apply to this Conservation Easement.
2. This Conservation Easement contains the entire understanding between its parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Conservation Easement and superseded by it.
3. Any provision of this Conservation Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court, shall not be rendered a nullity. Instead, that provision shall be reduced or limited to whatever extent that the court determines will make it enforceable and effective. Any other provision of this Conservation Easement which is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.
4. Regardless of any contrary rule of construction, no provision or alleged ambiguity of this Conservation Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. If any provision of this Conservation Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and consistent with the purposes of this Conservation Easement as intended by Grantor. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Conservation Easement, and, this Conservation Easement shall be interpreted broadly to effect the purposes of this Conservation Easement as intended by Grantor. The parties intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.
5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with

the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 as the same may be hereafter amended.

6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Easement shall continue as a servitude running in perpetuity with the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests himself of either the fee simple title to or its possessory interest in the Property or any portion thereof specifically setting forth the date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.
7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice to the Grantor shall be addressed to Grantor's address as recited herein or to any such other address as the Grantor may designate by notice in accordance with this section. Mailed notice to the Grantee shall be addressed to Grantee's address as recited herein or to any such other address as the Grantee may designate by notice in accordance with this section.
8. It is understood and agreed by the Parties hereto that the Grantor, its successors, heirs and assigns, shall not be liable for any changes to the Property caused by any natural disaster or Act of God. Grantor reserves the right to restore the Property to substantially same condition as existed before the occurrence of such natural disaster or Act of God, but in restoring the Property, Grantor, shall not be permitted to restore the Property in a manner that has the potential to increase the sanitary waste generated by the improvements on the Property or materially alter the vegetation of the Property. Prior to commencing any restoration effort, Grantor shall submit a restoration plan to the Commission for its review and approval.
9. The Grantor and Grantor's lessees, representatives, successors, heirs and assigns, shall not apply to the Commission or the Pine Barrens Credit Clearinghouse for a hardship, other permit or Pine Barrens Credits under the Plan or under ECL Article 57 pertaining to the "Schedule A" premises. Notwithstanding the foregoing, the Grantor shall have the right to construct a pump house pursuant to a resolution passed by the Commission on August

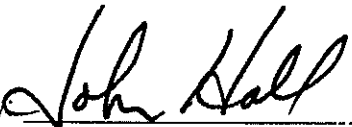
19, 2004, a copy of which is annexed hereto and made a part hereof.

10. The Grantor does further covenant and represent that the Grantor is seized of the Property in fee simple and has good right to grant and convey the aforesaid Conservation Easement, that the Property is free and clear of any and all encumbrances, other than those of record, and that the Grantee shall have the use of, and enjoy all of the benefits derived from and arising out of, the aforesaid Conservation Easement.
11. The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable, and the Grantee hereby covenants and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to ECL, Title 3, Article 49, as the same may be hereafter amended, and the regulations promulgated thereunder.
12. All references to statutory provisions of Article 57 shall be as such provisions were in effect on the date of execution of this Conservation Easement.

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

GRANTOR:

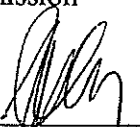
Peconic River Sportsman Club, Inc.

By: 

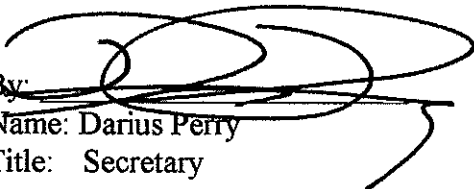
Name: John Hall
Title: President

GRANTEE:

Central Pine Barrens Joint Planning and Policy Commission

By: 

Name: Peter A. Scully
Title: Chairman

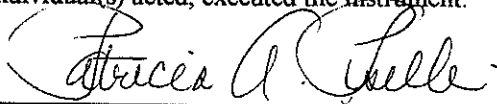
By: 

Name: Darius Perry
Title: Secretary

ACKNOWLEDGMENTS

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

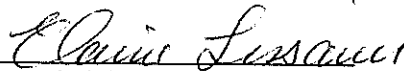
On the 23 day of February in the year 2004,
before me, the undersigned, a notary public in and
for said state, personally appeared JOHN HALL
personally known to me or proved to me on the basis
of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument
and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), and that by
his/her/their signature(s) on the instrument, the
individual(s) or the person upon behalf of which the
individual(s) acted, executed the instrument.



Notary Public
PATRICIA A. PISELLI
NOTARY PUBLIC, State of New York
No. 4840100
Qualified in Nassau County
Commission Expires Feb. 28, 2006

STATE OF New York)
COUNTY OF Suffolk) ss.:

On the 10th day of March in the year 2004,
before me, the undersigned, a notary public in and
for said state, personally appeared Peter A. Scully
personally known to me or proved to me on the basis
of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument
and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), and that by
his/her/their signature(s) on the instrument, the
individual(s) or the person upon behalf of which the
individual(s) acted, executed the instrument.



Notary Public
ELAINE LISSAUER
Notary Public, State of New York
No. 01115021405
Qualified in Suffolk County
Commission Expires Dec. 13, 2005

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

On the 23rd day of Feb in the year 2004, 5
before me, the undersigned, a notary public in and
for said state, personally appeared DARIUS PERRY
personally known to me or proved to me on the basis
of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument
and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), and that by
his/her/their signature(s) on the instrument, the
individual(s) or the person upon behalf of which the
individual(s) acted, executed the instrument.



Notary Public
PATRICIA A. PISELLI
NOTARY PUBLIC, State of New York
No. 4840100
Qualified in Nassau County
Commission Expires Feb. 28, 2006

STATE OF _____)
COUNTY OF _____) ss.:

On the _____ day of _____ in the year 2004,
before me, the undersigned Notary Public, personally
appeared _____ personally
known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed in the within instrument
and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), that by
his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which the
individual(s) acted, executed the instrument, and
that such individual made such appearance before
the undersigned in the _____.

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

Notary Public

CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION (Continued)

Title Number: 3802-95093

SOUTHERLY SIDE OF RIVER ROAD, THE POINT OR PLACE OF BEGINNING;

FOR INFORMATION ONLY:

DISTRICT 0200 SECTION 298.00 BLOCK 01.00 LOT 001.000
DISTRICT 0600 SECTION 143.00 BLOCK 01.00 LOT 008.001
DISTRICT 0600 SECTION 143.00 BLOCK 01.00 PART OF LOT 013.001
DISTRICT 0600 SECTION 143.00 BLOCK 01.00 LOT 015.000
DISTRICT 0600 SECTION 142.00 BLOCK 02.00 LOT 001.001

STATE OF NEW YORK
COUNTY OF SUFFOLK

SS:

I, EDWARD P. ROMAINE, CLERK OF THE COUNTY OF SUFFOLK AND CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK IN AND FOR SAID COUNTY (SAID COURT BEING A COURT OF RECORD) DO HEREBY CERTIFY THAT I HAVE COMPARED THE ANNEXED COPY OF DEED LIBER 12380 AT PAGE 440 RECORDED 04/04/2005 AND THAT IT IS A JUST AND TRUE COPY OF SUCH ORIGINAL EASEMENT AND OF THE WHOLE THEREOF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID COUNTY AND COURT THIS 4th DAY OF April 2005

CLERK



12-0168.. 4/98cb

CHICAGO TITLE INSURANCE COMPANY

Schedule A LEGAL DESCRIPTION

Title Number: 3802-95093

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING AT MANORVILLE, IN THE TOWNS OF BROOKHAVEN AND RIVERHEAD, COUNTY OF SUFFOLK, STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF RIVER ROAD AND THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE FROM SAID POINT OR PLACE OF BEGINNING SOUTH 13 DEGREES 43 MINUTES 02 SECONDS EAST 970.00 FEET ALONG THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE SOUTH 76 DEGREES 16 MINUTES 58 SECONDS WEST 100.00 FEET;

RUNNING THENCE SOUTH 13 DEGREES 43 MINUTES 02 SECONDS EAST 225.00 FEET;

RUNNING THENCE NORTH 76 DEGREES 16 MINUTES 58 SECONDS EAST 100.00 FEET TO A POINT IN THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE SOUTH 13 DEGREES 43 MINUTES 02 SECONDS EAST 138.12 FEET ALONG THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE SOUTH 11 DEGREES 04 MINUTES 12 SECONDS EAST 258.39 FEET ALONG THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE SOUTH 6 DEGREES 10 MINUTES 52 SECONDS EAST 1,638.49 FEET ALONG THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE SOUTH 6 DEGREES 23 MINUTES 12 SECONDS EAST 1,006.80 FEET ALONG THE WESTERLY SIDE OF CONNECTICUT AVENUE TO A POINT ON THE WESTERLY SIDE OF CONNECTICUT AVENUE;

RUNNING THENCE NORTH 53 DEGREES 21 MINUTES 39 SECONDS WEST 3,670.63 FEET;

RUNNING THENCE NORTH 21 DEGREES 51 MINUTES 34 SECONDS EAST 234.75 FEET ALONG A STEEL MESH FENCE BOUNDING PROPERTY NOW OR FORMERLY OF RICHARD D. HERSTONE AND JEAN SCHULMAN, FORMERLY OWNED BY ALLIENE S.D. JOHNSON;

RUNNING THENCE NORTH 59 DEGREES 14 MINUTES 04 SECONDS EAST 1,809.44 FEET;

RUNNING THENCE NORTH 28 DEGREES 27 MINUTES 20 SECONDS WEST 496.17 FEET;

RUNNING THENCE NORTH 2 DEGREES 17 MINUTES 30 SECONDS WEST 430.46 FEET TO A POINT ON THE SOUTHERLY SIDE OF RIVER ROAD;

RUNNING THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST 124.78 FEET ALONG THE SOUTHERLY SIDE OF RIVER ROAD;

RUNNING THENCE NORTH 89 DEGREES 17 MINUTES 20 SECONDS EAST 510.86 FEET ALONG THE SOUTHERLY SIDE OF RIVER ROAD;

RUNNING THENCE SOUTH 84 DEGREES 10 MINUTES 20 SECONDS EAST 268.42 FEET ALONG THE

Number: 0200-00500
Date Issued: April 15, 2005

Pine Barrens Credit Certificate

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

This certifies that Peconic River Sportsman's Club hereby owns:

7.99 Pine Barrens Credits

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



Vice-Chairman, Pine Barrens Credit Clearinghouse