



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT

Number of Pages: 14

Receipt Number : 21-0133283

TRANSFER TAX NUMBER: 20-39399

Recorded: 07/23/2021

At: 12:14:42 PM

LIBER: D00013113

PAGE: 260

District:

0900

Section:

280.00

Block:

02.00

Lot:

020.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount:

\$0.00

Received the Following Fees For Above Instrument

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

TRANSFER TAX NUMBER: 20-39399

THIS PAGE IS A PART OF THE INSTRUMENT

THIS IS NOT A BILL

JUDITH A. PASCALE

County Clerk, Suffolk County

RECEIVED

AUG 18 2021

Central Pine Barrens Joint
Planning & Policy Commission

		<table><tr><td>1</td><td>2</td></tr></table>		1	2
1	2				
Number of pages <u>14</u>		RECORDED 2021 Jul 23 12:14:42 PM JUDITH A. PASCALE CLERK OF SUFFOLK COUNTY L D00013113 P 260 DT# 20-39399			
TORRENS					
Serial # _____					
Certificate # _____					
Prior Ctf. # _____					
Deed . Mortgage Instrument		Deed / Mortgage Tax Stamp			
		Recording / Filing Stamps			

3		FEES	
Page / Filing Fee <u>70</u>		Mortgage Amt. _____	
Handling <u>20</u> <u>5.00</u>		1. Basic Tax _____	
TP-584 <u>5</u>		2. Additional Tax _____	
Notation _____		Sub Total _____	
EA-5217 (County) _____		Spec. / Assit. _____	
EA-5217 (State) _____		or _____	
R.P.T.S.A. <u>260</u>		Spec. / Add. _____	
Comm. of Ed. <u>5.00</u>		TOT. MTG. TAX _____	
Affidavit _____		Dual Town _____ Dual County _____	
Certified Copy _____		Held for Appointment _____	
Reg. Copy _____		Transfer Tax <u>4</u>	
Other <u>15</u>		Mansion Tax _____	
Sub Total <u>95</u>		The property covered by this motgage is or will be improved by a one or two family dwelling only.	
Sub Total <u>220</u>		YES _____ or NO _____	
Grand Total <u>Exempt</u>		If NO, see appropriate tax clause on page # _____ of this instrument.	
		<u>7-21-21</u>	

4		District 090		4575171		0900 28000 0200 020000		000 5		Community Preservation Fund	
Real		Property		Tax Service		Agency		Verification		Consideration Amount \$ <u>0</u>	
										CPF Tax Due \$ <u>0</u>	
										Improved _____	
										Vacant Land <u>X</u>	
										TD _____	
										TD <u>09</u>	
										TD _____	
6		Satisfaction/Discharges/Release List Property Owners Mailing Address RECORD & RETURN TO: Central Pine Barrens Joint Planning and Policy Commission 624 Old Riverhead Road, Westhampton Beach, NY 11978									
7		Title Company Information									
		Co. Name _____									
		Title # _____									

8		Suffolk County Recording & Endorsement Page	
		This page forms part of the attached <u>Conservation Easement</u> made by:	
		(SPECIFY TYPE OF INSTRUMENT)	
Samuels Carting Corp.		The premisis herein is situated in	
		SUFFOLK COUNTY, NEW YORK.	
TO		In the Township of <u>Southampton</u>	
Central Pine Barrens Joint Planning and Policy Commission		In the VILLAGE	
		or HAMLET of _____	
		BOXES 6 THROUGH 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.	
		(over)	

IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

Conservation Easement

THIS INDENTURE, made this 21st day of July, 2021,

Witnesseth:

WHEREAS, Samuels Carting Corp., 532 Broadhollow Road, Suite 114, Melville, New York 11747, (hereinafter called the "Grantor") owns certain real property, hereinafter called the "Property," which has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Conservation Values") in its present state as a natural area which Property as described on Schedule A annexed hereto and made a part hereof, and

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at 624 Old Riverhead Road, Westhampton Beach, New York 11978, was created pursuant to the Long Island Pine Barrens Protection Act of 1993, as amended, (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 105,000 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 Conservation Values of the Property by the conveyance to the Grantee of a Conservation Easement on, over and across the Property which shall conserve the Conservation 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 Letter of Interpretation issued on December 22, 2020 and in the amount of 0.10 Pine Barrens Credit and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

1. The right of visual access to and view of the Property in its natural, scenic and open condition.
2. The Grantor's forbearance from taking any of those actions constituting development pursuant to ECL Section 57-0107(13), and the Grantor's forbearance from operations or uses pursuant to ECL Section 57-0107(13)(i-xv) unless such operations or uses are otherwise expressly reserved herein.
3.
 - a. The right of the Grantee, its respective agents, employees or other representatives, to enforce this Conservation Easement in an action at law or in equity or both.
 - b. The right of the State of New York, the County of Suffolk, the Township in which the Property is situated or their respective agents, employees or other representatives, exercising a third party enforcement right, to enforce this Conservation Easement in an action at law or in equity or both.
 - c. The right of the Grantee, its respective agents, employees or other representatives to install, maintain, repair and/or replace, all at Grantee's own cost and expense, conservation easement signs in a form substantially similar to those depicted in Exhibit A in the general locations shown on Exhibit A.

Enforcement pursuant to (a) and (b) herein above shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver. Grantee or any party with a third party enforcement right or their respective agents, employees or

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

Covenants

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

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

Reserved Rights

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

1. The right of exclusive possession of the Property.
2. The right to use the Property for passive recreational activities such as, but not limited to, hunting, fishing, camping, hiking and activities associated therewith so long as such activities conform to local zoning regulations and do not constitute

development as defined in ECL Section 57-0107(13).

3. The right to use the Property for environmental restoration projects commenced by the Grantor or his heirs, successors or assigns upon approval of applicable Federal, State, and local agencies and upon the approval of the Commission.
4. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, any portion or portions of the Property, subject to the terms of this Conservation Easement. The Grantor, upon the sale, gift or other conveyance of his fee interest in the Property, shall have no further obligations or liabilities under this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

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

Miscellaneous

1. The parties hereto understand and agree that all the terms and provisions of ECL, Title 3, Article 49, as the same may be hereafter amended, entitled Conservation Easements, shall apply to this Conservation Easement.
2. This Conservation Easement contains the entire understanding between its parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Conservation Easement and superseded by it.
3. Any provision of this Conservation Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court, shall not be rendered a nullity. Instead, that provision shall be reduced or limited to whatever extent that the court determines will make it enforceable and effective. Any other provision of this

Conservation Easement which is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.

4. Regardless of any contrary rule of construction, no provision or alleged ambiguity of this Conservation Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. If any provision of this Conservation Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and consistent with the purposes of this Conservation Easement as intended by Grantor. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Conservation Easement, and, this Conservation Easement shall be interpreted broadly to effect the purposes of this Conservation Easement as intended by Grantor. The parties intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.
5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 as the same may be hereafter amended.
6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Easement shall continue as a servitude running in perpetuity with the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests himself of either the fee simple title to or his possessory interest in the Property or any portion thereof specifically setting forth the date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.
7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice

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.

Samuels Carting Corp.

By: Armando Eagan

Name: ARMANDO EAGAN

Title: MEMBER

Central Pine Barrens Joint Planning and Policy Commission

By: Judith Jakobsen
Judith Jakobsen, ~~Interim~~ Executive Director

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

On the 4th day of JUNE in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared ARMANDO EAGAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public
MARIE J. SPERO
Notary Public, State of New York
No. 01SP4943655
Qualified in Suffolk County
Commission Expires 10/31/2022

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

On the 21 day of July in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared Judith Jakobsen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public
JANET M LONGO
Notary Public, State of New York
No. 01L04839158
Qualified in Suffolk County
Commission Expires 8/31/2025

Schedule A

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, more particularly described as follows:

Lots Nos. 13 to 17 both inclusive, as same appears on a certain map entitled "Section 2 Westhampton Beach Park," filed in the Office of the County Clerk of Suffolk County on or about the 23rd day of December 1908, under the number 538, Block 15, being part of premises which were conveyed to Leonora Kalman, Walter O. Wellman and Samuel S. Kogan, as executors of the Last Will and Testament of Regi F. Steindler, late of the Borough of Manhattan City County and State of New York to Walter D. Wellman by deed dated January 29, 1945 and recorded in the Suffolk County Clerk's Office on March 17, 1945 in Deed Liber 2429 page 63.

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

Said parcel being and intended to be the same as described in a deed from Julia Hamilton dated October 9, 2020 recorded December 21, 2020 in Liber 13083 page 590 in the Office of the Suffolk County Clerk.

SCTM #900-280-2-20

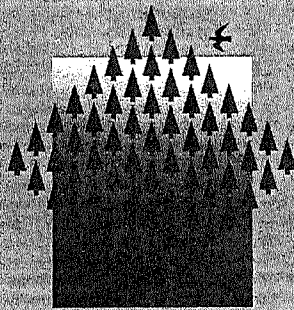


Exhibit A

Central Pine Barrens Joint Planning and Policy Commission

Conservation Easement Sign Specifications

Conservation Easement Property



**CENTRAL
PINE
BARRENS**

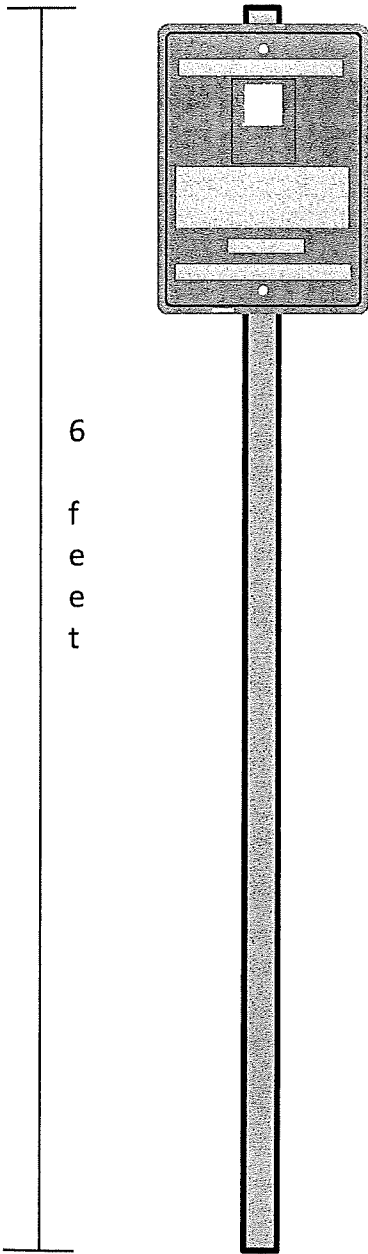
**JOINT
PLANNING
&
POLICY
COMMISSION**

**Property protected by
Central Pine Barrens
Joint Planning and Policy Commission
Conservation Easement and Article 57 of the
New York State Environmental Conservation Law**

Uses Restricted

For more information, please contact our office at (631) 288-1079 or at
info@pb.state.ny.us or visit our website at <https://pb.state.ny.us>

Front View



Mounting and Installation Directions:

Sign post driven to depth of 2’ to 3 ’ into ground.

Sign attached to post with 1 ¼ “ to 1 ½” long galvanized hexagonal head bolts, 3/8” diameter or less, and washers and nuts with top of sign no less 1 ¾ “ below top of post. Bolt head on front of sign with nut on back of sign.

Sign Specification: 9” x 12” white polyethylene, .110 gauge base with ½ inch radius rounded corners, top and bottom mounting holes 3/8” diameter, 1 inch from top

Sign Post Specification: 1.12# x 6’ (1.2 pounds per linear foot x 6-feet-long) Galvanized Delineator Steel Post

Spacing Between Signs: Determined in the field based on existing field conditions.


Side View






Exhibit A

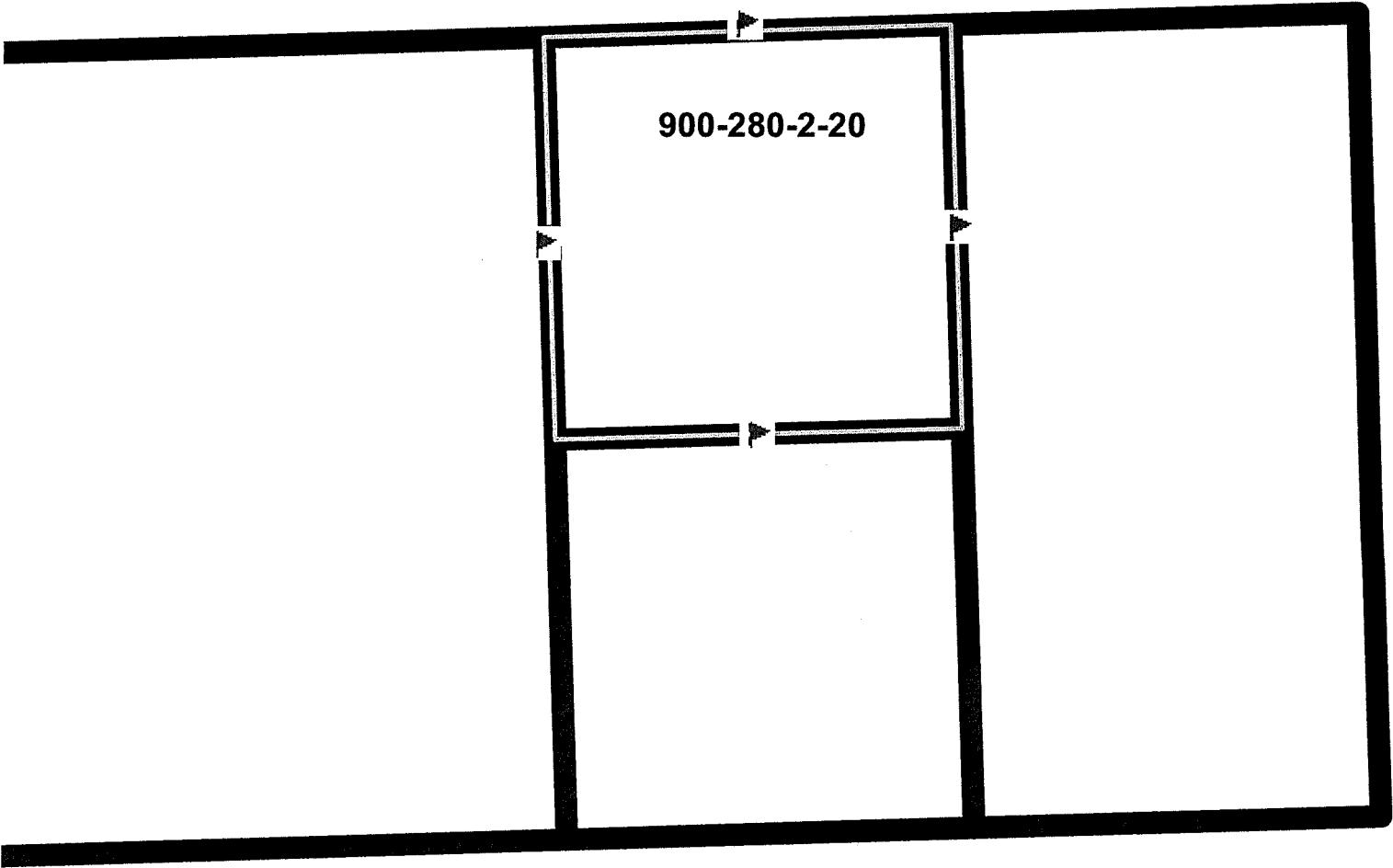
Legend

 PB Sign locations

0 10 20 40 60 80 Feet



Hampton Ave (paper street)



Central Pine Barrens Conservation Easement Signs Location Map

Note: For general reference only

