



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT

Recorded: 05/15/2019

Number of Pages: 14 15

At: 11:21:45 AM

Receipt Number : 19-0094338

TRANSFER TAX NUMBER: 18-32243

LIBER: D00013012

District:
0900

Section:
276.00

Block:
03.00

Lot:
005.002

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$1,336,000.00

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 Fees Paid	\$0.00	YES

TRANSFER TAX NUMBER: 18-32243

THIS PAGE IS A PART OF THE INSTRUMENT

THIS IS NOT A BILL

OKCR

JUDITH A. PASCALE
County Clerk, Suffolk County

Number of pages

14 15

TORRENS

Serial #

Certificate #

Prior Ctf. #

RECORDED
2019 May 15 11:21:45 AM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00013012
P 104
DT# 18-32243

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee

Handling

TP-584

Notation

EA-5217 (County)

Sub Total

EA-5217 (State)



R.P.T.S.A.

Comm. of Ed.

Affidavit

Certified Copy

Reg. Copy

Other

Sub Total

Grand Total EXEMPT (M)

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 EXEMPT

Mansion Tax EXEMPT

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.

2120619

4 District 0900

P10

Real
Property
Tax Service
Agency
Verification

3871816

PTS
R SMI A
15-MAY-19

0900 27600 0300 005002 5002

5

Community Preservation Fund

Consideration Amount \$ 1,336.00

CPF Tax Due \$ 0.00

Improved _____

Vacant Land _____

TD 091

TD _____

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	American Dream Abstract
Title #	ADAF 4781, S

8 Suffolk County Recording & Endorsement Page

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

Bideawee, Inc. (f/k/a Bide-A-Wee Home
Association, Inc.

The premises herein is situated in

SUFFOLK COUNTY, NEW YORK.

TO

In the Township of Southampton

Central Pine Barrens Joint Planning and
Policy Commission

In the VILLAGE

or HAMLET of

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

(over)

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

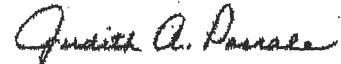
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-8338

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) 288-6514

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 26th day of February, 2019,

Witnesseth:

WHEREAS, Bideawee Inc. (f/k/a) Bide-A-Wee Home Association, Inc., 410 East 38th Street, New York, New York 10016 (hereinafter called the "Grantor") owns certain real property, hereinafter called the "Property," which has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Natural Values") in its present state as a natural area which Property 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 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 Letter of Interpretation issued on June 27, 2018 in the total amount of 13.36 Pine Barrens Credits and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

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

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.
3. A split rail fence, in a form substantially similar to the fence depicted in Exhibit A, shall be installed, maintained, repaired and/or replaced, all at Grantor's own cost and expense, in the locations shown on Exhibit B.

Reserved Rights

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

1. The right of exclusive possession of the Property.
2. The right to use the Property for passive recreational activities such as, but not limited to, hunting, fishing, camping, hiking and activities associated therewith so long as such activities conform to local zoning regulations and do not constitute development as defined in ECL Section 57-0107(13).
3. The right to use the Property for operations or uses described in ECL Section 57-0107(13) (i, ii and vi) upon approval of applicable Federal, State, and local agencies and upon the approval of the Commission, or environmental restoration projects commenced by the Grantor or his heirs, successors or assigns upon approval of applicable Federal, State, and local agencies and upon the approval of the Commission.
4. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, any portion or portions of the Property, subject to the terms of this Conservation Easement. The Grantor, upon the sale, gift or other conveyance of his fee interest in the Property, shall have no further obligations or liabilities under this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

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

Miscellaneous

1. The parties hereto understand and agree that all the terms and provisions of ECL, Title 3, Article 49, as the same may be hereafter amended, entitled Conservation Easements, shall apply to this Conservation Easement.
2. This Conservation Easement contains the entire understanding between its

parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Conservation Easement and superseded by it.

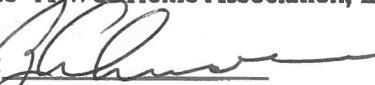
3. Any provision of this Conservation Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court, shall not be rendered a nullity. Instead, that provision shall be reduced or limited to whatever extent that the court determines will make it enforceable and effective. Any other provision of this Conservation Easement which is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.
4. Regardless of any contrary rule of construction, no provision or alleged ambiguity of this Conservation Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. If any provision of this Conservation Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and consistent with the purposes of this Conservation Easement as intended by Grantor. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Conservation Easement, and, this Conservation Easement shall be interpreted broadly to effect the purposes of this Conservation Easement as intended by Grantor. The parties intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.
5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 as the same may be hereafter amended.
6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Easement shall continue as a servitude running in perpetuity with

the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests himself of either the fee simple title to or his possessory interest in the Property or any portion thereof specifically setting forth the date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.

7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice to the Grantor shall be addressed to Grantor's address as recited herein or to any such other address as the Grantor may designate by notice in accordance with this section. Mailed notice to the Grantee shall be addressed to Grantee's address as recited herein or to any such other address as the Grantee may designate by notice in accordance with this section.
8. It is understood and agreed by the Parties hereto that the Grantor, his successors, heirs and assigns, shall not be liable for any changes to the Property caused by any natural disaster or Act of God.
9. The Grantor does further covenant and represent that the Grantor is seized of the Property in fee simple and has good right to grant and convey the aforesaid Conservation Easement, that the Property is free and clear of any and all encumbrances, other than those of record, and that the Grantee shall have the use of, and enjoy all of the benefits derived from and arising out of, the aforesaid Conservation Easement.
10. The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable, and the Grantee hereby covenants and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to ECL, Title 3, Article 49, as the same may be hereafter amended, and the regulations promulgated thereunder.
11. All references to statutory provisions of Article 57 shall be as such provisions were in effect on the date of execution of this Conservation Easement.
12. This grant is made in the regular course of business actually conducted by the Grantor and upon the consent of all its stockholders, and does not constitute all or substantially all of its assets.

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.

Bide -A-Wee Home Association, Inc.

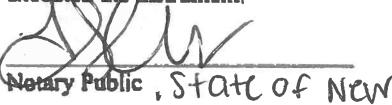
By: 
Raymond Cushmore
V.P. Finance and Administration

Central Pine Barrens Joint Planning and Policy Commission

By: 
John W. Pavacic, Executive Director

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

On the 25 day of January in the year 2018 before me, the undersigned, a notary public in and for said state, personally appeared Raymond Cushmore, 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.

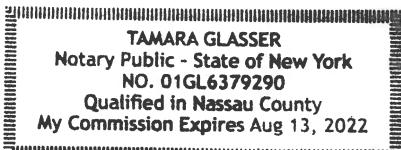

Notary Public, State of New York

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

On the 26th day of February in the year 2018 before me, the undersigned, a notary public in and for said state, personally appeared John W. Pavacic, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Carol A. Sholl
Notary Public

CAROL A. SHOLL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SH6180927
Qualified in Nassau County
My Commission Expires January 22, 2020



Schedule A

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Westhampton, Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Sunrise Highway (NYS Route 27), where said southerly side is intersected by the easterly line of land now or formerly Westhampton Property Associates, Inc.;

RUNNING thence from said point of beginning North 70 degrees 20 minutes 49 seconds East along the southerly side of Sunrise Highway (NYS Route 27) 649.95 feet to Subdivision "Hampton Terrace, Section III," Suffolk County File No. 370;

RUNNING thence South 01 degrees 52 minutes 26 seconds East along "Hampton Terrace, Section III," Suffolk County File No. 370 and along "Hampton Terrace, Section IV," Suffolk County File No. 371, 5,975.99 feet to the southerly boundary of Central Pine Barrens Core Preservation Area;

RUNNING thence South 88 degrees 07 minutes 34 seconds West through lands of the party of the first part, being along said southerly boundary of the Central Pine Barrens Core Preservation Area, 618.90 feet to land now or formerly Westhampton Property Associates, Inc.;

RUNNING thence North 01 degrees 52 minutes 26 seconds West along land now or formerly Westhampton Property Associates, Inc. 5,777.53 feet to the southerly side of Sunrise Highway (NYS Route 27) and the point or place of Beginning.

Said parcel being and intended to be part of the same premises conveyed to the party of the first part by deed in Liber 10054 page 406, Liber 3680 page 354, Liber 3702 page 05 and in Liber 3776 page 22.

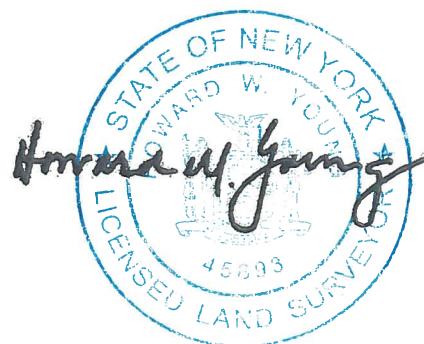
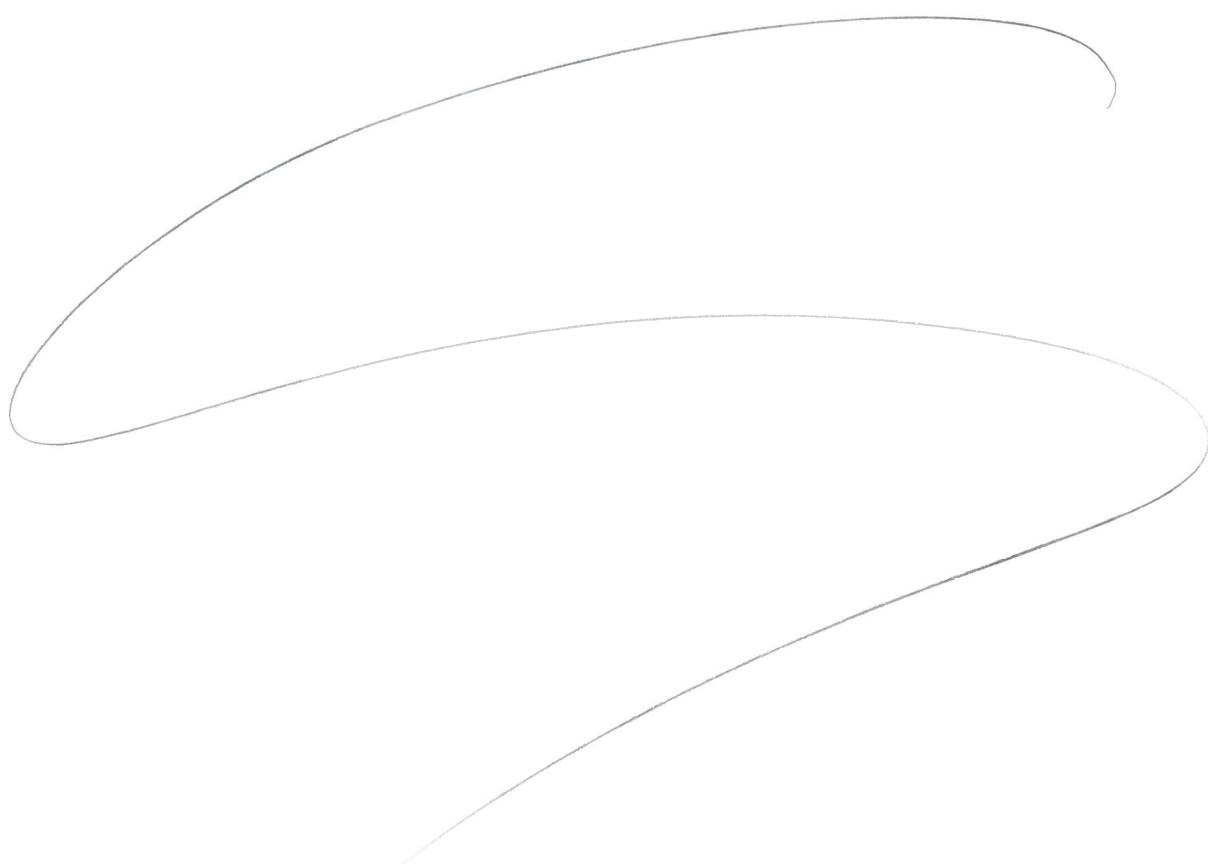


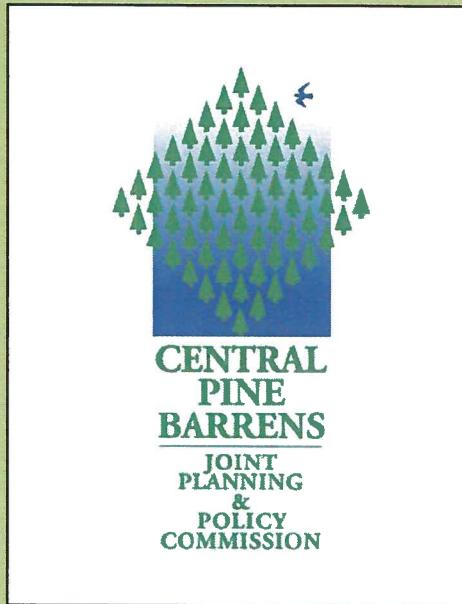
Exhibit A



Central Pine Barrens Joint Planning and Policy Commission Conservation Easement Sign & Fencing Specifications



Conservation Easement Property

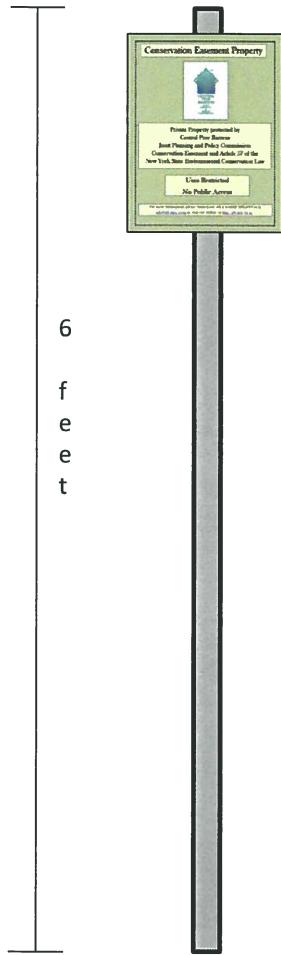


Private Property protected by
Central Pine Barrens
Joint Planning and Policy Commission
Conservation Easement and Article 57 of the
New York State Environmental Conservation Law

Uses Restricted
No Public Access

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

Front View



Side View



Mounting and Installation Directions:

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

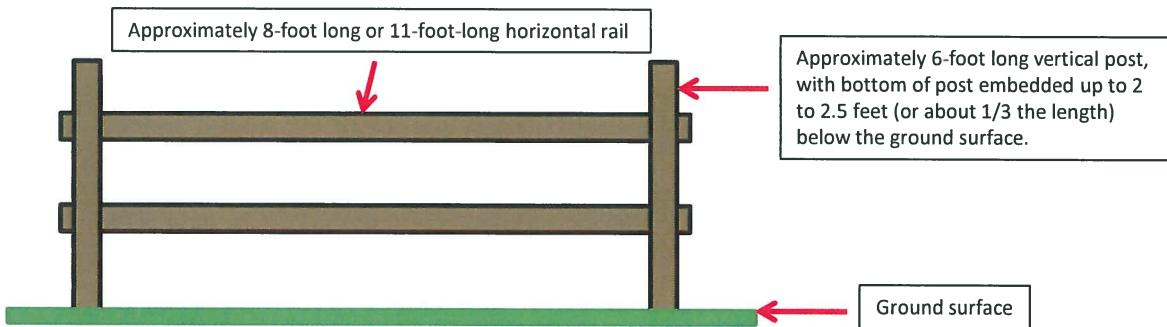
Sign attached to post with 1 1/4" to 1 1/2" long galvanized hexagonal head bolts, 3/8" diameter or less, and washers and nuts with top of sign no less 1 3/4" below top of post. Bolt head on front of sign with nut on back of sign.

Sign Specification: 9" x 12" white polyethylene, .110 gauge base with 1/2 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.

Central Pine Barrens Joint Planning and Policy Commission Conservation Easement Fencing Specifications



Material and Installation Specifications:

- Split rail fencing to be used and to be comprised of wood two-rail fencing using 8-foot-long or 11-foot-long horizontal rails or a combination of both. Vertical posts are to be approximately 6 feet long.
- End posts should be used at end of completed lines of fencing or rails in end sections secured to prevent removal.
- Vertical posts should be embedded up to 2 to 2.5 feet (or approximately 1/3 the length) below the ground surface.
- Before installing vertical post in ground, each post hole should be backfilled with approximately 6 inches of gravel to drain water away from the bottom of the post to prevent decay.
- Split rail fencing may be installed in a continuous, uninterrupted line or intermittently (staggered) with gaps or spaces in between each section, as specified by the Commission. However, if staggered, width of such spaces should prevent passage of a motor vehicle such as an automobile or truck.
- Native trees, shrubs and other native vegetation should not be removed for fencing installation.

Exhibit B

