

Number of pages 272

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2023 Feb 10 04:38:25 PM
Vincent Puleo
CLERK OF
SUFFOLK COUNTY
L 000013189
P 049

Deed / Mortgage Instrument		Deed / Mortgage Tax Stamp	Recording / Filing Stamps
3	FEES		
Page / Filing Fee	<u>1360-</u>		
Handling	<u>20.00</u>		
TP-584			
Notation			
EA-52 17 (County)	Sub Total <u>1380</u>		
EA-5217 (State)	<u>5000</u>		
R.P.T.S.A.			
Comm. of Ed.	<u>5.00</u>		
Affidavit			
Certified Copy	<u>40</u>		
NYS Surcharge	Sub Total <u>5060</u>		
Other	Grand Total <u>6440</u>		
4	Dist. 0900	5009677	 
Real Property Tax Service Agency Verification			
6	Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO: Wayne D. Bruyn O'Shea, Marcincuk & Bruyn, LLP 250 North Sea Road Southampton, New York 11968		
7	Title Company Information Co. Name Title #		
8	Suffolk County Recording & Endorsement Page		

This page forms part of the attached Declaration of Covenants and Restrictions (CBPC) made
by: (SPECIFY TYPE OF INSTRUMENT)

DLV Quogue, LLC, DLV Quogue Owner, LLC, DLV Parolato Parcel 1, LLC, DLV Parolato Parcel 2, LLC,

DLV Parolato Parcel 3, LLC, DLV Parolato Parcel 4, LLC, DLV Parolato Parcel 5, LLC

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

TO

In the TOWN of Southampton

In the VILLAGE

or HAMLET of East Quogue

BOXES 6 THRU 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 MOR TGAGE, 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

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

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

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

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

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

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

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

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

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

Sincerely,



Vincent Puleo
Suffolk County Clerk



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DECLARATION

Recorded: 02/10/2023

Number of Pages: 272

At: 04:38:25 PM

Receipt Number : 23-0020371

LIBER: D00013189
PAGE: 049

District: Section: Block: Lot:
0900 219.00 01.00 004.000

EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt		Exempt
Page/Filing	\$1,360.00	NO	Handling	\$20.00
COE	\$5.00	NO	NYS SRCHG	\$15.00
TP-584	\$0.00	NO	Notation	\$0.00
Cert.Copies	\$40.00	NO	RPT	\$5,000.00
			Fees Paid	\$6,440.00

THIS PAGE IS A PART OF THE INSTRUMENT

THIS IS NOT A BILL

Vincent Puleo
County Clerk, Suffolk County

RECEIPT
Suffolk County Clerk
Vincent Puleo
County Clerk

Receipt Number : 23-0020371
Payor Name : WAYNE D BRUYN

DESCRIPTION TRANS AMOUNT

Type of Instrument: DECLARATION
Page/Filing \$1,360.00
Handling \$20.00
COE \$5.00
NYS SRCHG \$15.00
TP-584 \$0.00
Notation \$0.00
Cert. Copies \$40.00
RPT \$5,000.00

Fees Paid \$6,440.00
LIBER D00013189
PAGE 049
DATE: 02/10/2023 TIME: 04:38:25 PM

RECEIPT TOTAL \$6,440.00
CHECK AMT PAID \$6,700.00
TOTAL AMOUNT PAID \$6,700.00
CHECK REFUND \$260.00

COMMENTS



COUNTY CLERK'S OFFICE
STATE OF NEW YORK
COUNTY OF SUFFOLK

The Clerk of the County of Suffolk and the Court of Record thereof do hereby certify that I have compared the annexed with the original

DECLARATION

recorded in my office on **02/10/2023** under Liber **D00013189** and Page **049** and, that the same is a true copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this **02/10/2023**.

SUFFOLK COUNTY CLERK

V. Puleo

VINCENT PULEO

SEAL



Tax Maps

District	Secton	Block	Lot	School District
0900	21900	0100	004000	EAST QUOGUE
0900	21900	0100	005000	EAST QUOGUE
0900	21900	0100	006000	EAST QUOGUE
0900	21900	0100	007000	EAST QUOGUE
0900	21900	0100	008000	EAST QUOGUE
0900	21900	0100	009000	EAST QUOGUE
0900	21900	0100	010000	EAST QUOGUE
0900	21900	0100	011001	EAST QUOGUE
0900	21900	0100	012000	EAST QUOGUE
0900	21900	0100	013000	EAST QUOGUE
0900	21900	0100	014000	EAST QUOGUE
0900	21900	0100	015000	EAST QUOGUE
0900	21900	0100	016000	EAST QUOGUE
0900	21900	0100	017000	EAST QUOGUE
0900	21900	0100	018000	EAST QUOGUE
0900	21900	0100	019000	EAST QUOGUE
0900	21900	0100	020001	EAST QUOGUE
0900	21900	0100	021000	EAST QUOGUE
0900	21900	0100	022000	EAST QUOGUE
0900	21900	0100	023000	EAST QUOGUE
0900	21900	0100	024000	EAST QUOGUE
0900	21900	0100	047000	EAST QUOGUE
0900	21900	0100	048000	EAST QUOGUE
0900	21900	0100	049000	EAST QUOGUE
0900	21900	0100	050000	EAST QUOGUE
0900	20300	0100	025000	RIVERHEAD CENTRAL SCHOOL
0900	20300	0100	027000	RIVERHEAD CENTRAL SCHOOL
0900	20300	0100	030000	RIVERHEAD CENTRAL SCHOOL
0900	22000	0100	008000	EAST QUOGUE
0900	22000	0100	010000	EAST QUOGUE
0900	22000	0100	011000	EAST QUOGUE
0900	22000	0100	014001	EAST QUOGUE
0900	22000	0100	016000	EAST QUOGUE
0900	22000	0100	018000	EAST QUOGUE
0900	22000	0100	007000	EAST QUOGUE
0900	22000	0100	009000	EAST QUOGUE
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0900	22000	0100	039000	EAST QUOGUE
0900	22000	0100	070000	EAST QUOGUE
0900	22000	0100	073000	EAST QUOGUE
0900	22000	0100	075000	EAST QUOGUE
0900	22000	0100	078000	EAST QUOGUE

Over →



District	Secton	Block	Lot	School District
0900	25100	0100	047000	EAST QUOGUE
0900	25100	0100	051000	EAST QUOGUE
0900	25100	0100	053000	EAST QUOGUE
0900	25100	0100	057000	EAST QUOGUE
0900	25100	0100	059000	EAST QUOGUE
0900	25100	0100	062000	EAST QUOGUE
0900	25100	0100	065000	EAST QUOGUE
0900	25100	0100	068000	EAST QUOGUE
0900	25100	0100	029000	EAST QUOGUE
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0900	25100	0100	004000	EAST QUOGUE
0900	28800	0100	121000	EAST QUOGUE
0900	28800	0100	122000	EAST QUOGUE
0900	28800	0100	123000	EAST QUOGUE
0900	28800	0100	125000	EAST QUOGUE

Over



ADDENDUM TO SUFFOLK COUNTY COVER SHEET

ADDITIONAL TAX LOTS

0900 - 219.00 - 01.00 - 022.000
0900 - 314.00 - 02.00 - 020.005
0900 - 250.00 - 03.00 - 009.000
0900 - 250.00 - 03.00 - 011.000
0900 - 250.00 - 03.00 - 013.000
0900 - 250.00 - 03.00 - 014.000
0900 - 250.00 - 03.00 - 030.000
0900 - 288.00 - 01.00 - 121.000
0900 - 288.00 - 01.00 - 122.000
0900 - 288.00 - 01.00 - 123.000
0900 - 288.00 - 01.00 - 125.000
0900 - 288.00 - 01.00 - 127.000
0900 - 288.00 - 01.00 - 130.000
0900 - 288.00 - 01.00 - 132.000
0900 - 288.00 - 01.00 - 133.000
0900 - 288.00 - 01.00 - 136.000
0900 - 288.00 - 01.00 - 138.000
0900 - 288.00 - 01.00 - 140.002
0900 - 288.00 - 01.00 - 141.001
0900 - 288.00 - 01.00 - 059.001
0900 - 288.00 - 01.00 - 060.000
0900 - 250.00 - 02.00 - 004.000
0900 - 219.00 - 01.00 - 011.001
0900 - 219.00 - 01.00 - 012.000
0900 - 219.00 - 01.00 - 013.000
0900 - 219.00 - 01.00 - 014.000
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0900 - 220.00 - 01.00 - 010.000
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0900 - 251.00 - 01.00 - 040.000
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0900 - 251.00 - 01.00 - 061.000
0900 - 251.00 - 01.00 - 096.000
0900 - 220.00 - 01.00 - 058.000
0900 - 220.00 - 01.00 - 065.000
0900 - 220.00 - 01.00 - 067.000
0900 - 251.00 - 01.00 - 027.000
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0900 - 289.00 - 02.00 - 025.000
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0900 - 251.00 - 01.00 - 067.000
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0900 - 220.00 - 01.00 - 009.000
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0900 - 220.00 - 01.00 - 015.000
0900 - 220.00 - 01.00 - 017.000
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0900 - 220.00 - 01.00 - 034.000
0900 - 220.00 - 01.00 - 036.000
0900 - 220.00 - 01.00 - 039.000
0900 - 220.00 - 01.00 - 070.000
0900 - 220.00 - 01.00 - 073.000
0900 - 220.00 - 01.00 - 075.000
0900 - 220.00 - 01.00 - 078.000

0900 - 220.00 - 01.00 - 080.000
0900 - 220.00 - 01.00 - 082.000
0900 - 220.00 - 01.00 - 086.000
0900 - 220.00 - 01.00 - 103.000
0900 - 220.00 - 01.00 - 109.000
0900 - 251.00 - 01.00 - 026.000
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0900 - 251.00 - 01.00 - 030.000
0900 - 251.00 - 01.00 - 032.000
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0900 - 220.00 - 01.00 - 056.000
0900 - 220.00 - 01.00 - 059.000
0900 - 220.00 - 01.00 - 060.000
0900 - 251.00 - 01.00 - 043.000
0900 - 251.00 - 01.00 - 046.000
0900 - 251.00 - 01.00 - 050.001
0900 - 251.00 - 01.00 - 050.002
0900 - 289.00 - 02.00 - 028.000
0900 - 251.00 - 01.00 - 090.000
0900 - 251.00 - 01.00 - 098.000
0900 - 251.00 - 01.00 - 004.000

RECEIVED

FEB 14 2023

Central Pine Barrens Joint
Planning and Policy Commission

**DECLARATION OF COVENANTS AND RESTRICTIONS
(CBPC)**

THIS DECLARATION, made the 15th day of January, 2023, by DLV QUOGUE, LLC; DLV QUOGUE OWNER, LLC; DLV PARLATO PARCEL 1, LLC; DLV PARLATO PARCEL 2, LLC; DLV PARLATO PARCEL 3, LLC; DLV PARLATO PARCEL 4, LLC; and DLV PARLATO PARCEL 5, LLC, each a Limited Liability Company duly organized and authorized to do business in the State of Delaware, with offices 14605 North 73rd Street, Scottsdale, Arizona 85260 (hereinafter collectively referred to as the "Declarants").

WITNESSETH:

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (hereinafter referred to as the "Commission"), having offices at 624 Old Riverhead Road, Westhampton, New York 11978, was created pursuant to the Long Island Pine Barrens Protection Act of 1993, codified in New York State Environmental Conservation Law ("ECL") Article 57 (hereinafter referred to as "Article 57"); and

WHEREAS, the Declarants are the owner of certain real property situate in the hamlet of East Quogue, Town of Southampton, County of Suffolk, State of New York, consisting of separate parcels totaling approximately 607.87 acres, more specifically described in **Schedule "A"** annexed hereto (hereinafter referred to as the "Property"); and

WHEREAS, the Property is located within the Central Pine Barrens area as bounded and described in Article 57; and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (hereinafter referred to as the "Plan" or "CLUP") pursuant to Article 57 and has jurisdiction over certain activities within the Central Pine Barrens; and

WHEREAS, the Declarants, propose to subdivide said Property into a clustered residential subdivision with 118 seasonal single family residences/units and 12 year round workforce housing residences, with accessory amenities for the residents and their guests residential lots/units, including an 18-hole private golf course clubhouse, swimming pools, ball fields, tennis courts, sports courts, two ponds, roads, drainage reserve areas, and other amenities, parking areas, lighting, landscaping and other infrastructure, with open space areas, as shown on the final subdivision map entitled, "Lewis Road Planned Residential Development," prepared by Nelson & Pope, Engineers - Architects - Surveyors,

consisting of Sheets M-1 through M-38, inclusive, dated December, 2021 and last revised January 13, 2023, which is on file in the Commission Office, and which subdivision map may be further revised in accordance with Town requirements and is to be filed in the Office of the Clerk of the County of Suffolk (hereinafter referred to as the "Lewis Road PRD Subdivision" or the "Project"); and

WHEREAS, pursuant to ECL §57-0123, the Commission asserted jurisdiction over the Lewis Road PRD Subdivision and the Declarants applied to the Commission for a determination on whether the project conformed with the Commission's Plan; and

WHEREAS, by Findings Statement and Determination, dated January 20, 2021, attached hereto and made a part hereof as **Exhibit "A"**, the Commission determined that the Project conformed with the Plan; and

WHEREAS, subsequent to the January 20, 2021 Determination, Declarant made nonmaterial modifications to the Project (the "Revised Proposal"), which were submitted to the Commission for its review; and

WHEREAS, by resolution, dated December 7, 2022, attached hereto and made a part hereof as **Exhibit "B"**, the Commission determined that the Revised Proposal conformed with the Plan, and the January 20, 2021 and December 7, 2022 determinations are hereinafter collectively referred to as the "Determinations;" and

WHEREAS, for and in consideration of the granting of said Determinations, the Commission has deemed it to be for the best interests of the future owners of said lots and the homeowner's association to be established simultaneously with the filing of the subdivision map that the within covenants and restrictions be imposed on said Property and as a condition of said Determinations the Commission has required that the within Declaration be recorded in the Suffolk County Clerk's Office; and

WHEREAS, the Declarants have considered the foregoing and have determined that same will be in the best interests of the Declarants, the homeowner's association to be established simultaneously with the filing of the subdivision map and subsequent owners of said Property;

NOW, THEREFORE, THIS DECLARATION WITNESSETH:

That the Declarants, for the purposes of carrying out the intentions above expressed, does hereby make known, admit, publish, covenant and agree that the Property is subject to the

following covenants, restrictions and agreements, which shall run with the land and shall be binding upon all purchasers and holders of said Property, their heirs, executors, legal representatives, distributees, successors and assigns, to wit:

(1) That at no time after the filing of the subdivision map in the Office of the Suffolk County Clerk shall the maximum concentration of nitrate-nitrogen in recharge exceed the limit of 2 mg/l as calculated over Property using mass-balance analysis consistent with methodologies used to support the Commission's Findings and Determination under the Central Pine Barrens Comprehensive Land Use Plan Guideline 5.3.3.1.3 (Nitrate-Nitrogen goal). The responsibility to assure compliance with this limit shall be with the homeowner's association pursuant to the Groundwater Monitoring Program for the Property established with the Town of Southampton.

(2) That at no time after the filing of the subdivision map in the Office of the Suffolk County Clerk shall the Property generate any additional population density yield as defined by the Suffolk County Department of health services in excess of the 118 residential units and 12 workforce housing units set forth in the Determinations.

(3) That at no time after the filing of the subdivision map in the Office of the Suffolk County Clerk shall greater than 91.18 acres of the Property be placed in fertilized vegetation.

(4) That at no time after the filing of this covenant shall the Project or its uses be changed without the prior written approval of the Commission.

(5) That at no time after the filing of the subdivision map in the Office of the Suffolk County Clerk shall the portions of the Property designated on the aforesaid subdivision map as Open Space or Conservation Easement or both as more specifically described in **Schedule "B"** annexed hereto (hereinafter collectively referred to as the "Open Space Areas") be disturbed for development. Said Open Space Areas, shall remain in their current, undisturbed, natural state; and to prevent the degradation or loss of the ecological and aesthetic value of said Open Space Areas and to guard against any physical encroachment and the lateral movement of silts and fertilizers, the Declarant, their heirs, legal representatives, successors and assigns, hereby covenants and agrees that the following shall be adhered to on and within the Open Space Areas:

(a) No site-disturbance, re-grading or dredging shall be conducted within said Open Space Areas and no fill, debris or spoil shall be placed on or within said Open Space Areas.

(b) No soil, loam, sand, stone, gravel, rock, mineral or other material shall be excavated or removed from or placed on said Open Space Areas.

(c) Nothing shall be permitted to occur within said Open Space Areas that would contribute to the erosion of the soils therein. Appropriate erosion control and sedimentation control measures shall be taken to ensure that storm water runoff, which may occur during or immediately after the development and improvement of the subdivision, or which may result therefrom, shall not carry sediments and other deleterious materials into the Open Space Areas.

(d) No streets, roadways or other rights-of-way or easements for vehicular use shall be constructed or granted within the said Open Space Areas.

(e) No trees, plants or other vegetation located thereon, shall be killed, destroyed, cut or removed from the said Open Space Areas, except with the prior written consent and approval of the Commission or its successor.

(f) No trees, plants or other vegetation shall be artificially transplanted into the said Open Space Areas, except for the planting of native vegetation with the prior written consent and approval of the Commission or its successor.

(g) No fertilizer, herbicide or insecticide shall be applied, deposited, sprayed or otherwise utilized within the said Open Space Areas.

(h) No liquid or sewage waste or other objectionable or offensive material or refuse shall be permitted to be discharged into the said Open Space Areas, nor shall any portion thereof be used as a leeching field for sewage disposal or for the placement, construction or maintenance of individual or shared septic systems.

(i) No dumping, placement, storage or burning of any liquid or solid waste, garbage, ashes, sawdust, trash, rubbish, refuse or other objectionable, unsightly or offensive material shall be permitted on or within the said Open Space Areas.

(j) The said Open Space Areas shall forever be kept open and free of all buildings and other structures, including but not limited to all signs, billboards or other forms of visual advertisement or display, walls, fences and berms.

(k) The said Open Space Areas shall not generate any additional population density yield.

(l) There shall be no operations or uses constituting development pursuant ECL §57-0107, on, or in the Open Space Areas, unless otherwise expressly authorized by the Determinations.

(m) There shall be no operations or uses not constituting development pursuant to ECL §57-0107 of, on, or in the Open Space Areas, unless otherwise expressly authorized by the Determinations.

(n) Notwithstanding any provisions of this Declaration to the contrary, nothing herein shall be construed as precluding the Declarant, their heirs, legal representatives, successors and assigns, from instituting necessary conservation measures to protect and conserve the natural resources and features which are the subject of this Declaration, provided that said conservation measures protect and conserve the natural resources and features which are the subject of this Declaration, provided that said conservation measures are part of a CONSERVATION MANGEMENT PLAN which must be submitted to and approved by the Commission or its successor prior to implementing the conservation measures contained therein. Said plan may include the selective removal of noxious, dead or decayed vegetation and shrubbery, including tree trunks and limbs.

(o) Notwithstanding any provisions of this Declaration to the contrary, nothing herein shall be construed as precluding the Declarant, their heirs, legal representatives, successors and assigns, from maintaining and using existing footpaths or passive, natural unpaved trails extending throughout the Open Space Areas pursuant to the terms of the Conservation Management Plan.

(p) Notwithstanding the provisions hereof, the Declarant, their heirs, legal representatives, successors and assigns, reserves the right to the exclusive use and possession of said Open Space Areas insofar as such use and possession is not inconsistent with the conditions, covenants, agreements, provisions and use restrictions hereinabove set forth and the Declarant, their heirs, legal representatives, successors and assigns, may exclude the general public or any designated person or persons from the use of or entry upon said Open Space Areas, except that the Commission shall have the continuing right in accordance with applicable laws and regulations to inspect said Open Space Areas, for the purpose of monitoring compliance with the

conditions, covenants, agreements, provisions and use restrictions of this Declaration have not and are not being violated.

(q) Notwithstanding any provisions of this Declaration to the contrary, nothing herein shall be construed as precluding the Declarant, their heirs, legal representatives, successors and assigns, from dedicating or granting the fee title or conservation easements to the Town of Southampton over the Open Space Areas, provided the Commission is granted a third-party enforcement right to enforce the terms of the conservation easement if so conveyed.

The Covenants and Restrictions contained herein Covenants and Restrictions contained herein shall be construed to be in addition to and not in derogation or limitation upon any local, state or federal laws, ordinances, regulations or provisions in effect at the time of execution of this agreement, or at the time such laws, ordinances, regulations and/or provisions may hereafter be revised, amended or promulgated.

The Covenants and Restrictions contained herein shall be enforceable by the Central Pine Barrens Joint Planning and Policy Commission under the provision of the New York State Environmental Conservation Law, by injunctive relief or by any other remedy in equity or at law. The failure of the Central Pine Barrens Joint Planning and Policy Commission or any of its agencies to enforce same shall not be deemed to affect the validity of this covenant nor to impose any liability whatsoever upon the Central Pine Barrens Joint Planning and Policy Commission or any officer or employee thereof.

If any section, subsection, paragraph, clause, phrase or provision of these covenants and restrictions shall, by a Court of competent jurisdiction, be adjudged illegal, unlawful, invalid or held to be unconstitutional, the same shall not affect the validity of these covenants as a whole, or any other part or provisions hereof other than the part so adjudged to be illegal, unlawful, invalid or unconstitutional.

The within Declaration is made subject to the provisions of all laws required by law or by their provisions to be incorporated herein, and they are deemed to be incorporated herein and made a part hereof, as though fully set forth.

The within Declaration shall run with the land and shall be binding upon the Declarants, its successors and assigns, and upon all persons or entities claiming under them, and may not be annulled, waived, changed, modified, terminated, revoked or amended by the Declarants, their

heirs, executors, legal representatives, distributees, successors and assigns, and/or the homeowner's association to be established simultaneously herewith, unless and until approved by the Central Pine Barrens Joint Planning and Policy Commission or its successor.

Those parties who must consent to the aforementioned Declaration of Covenants and Restrictions are noted in the Consent of Mortgagee attached hereto as Schedule "C."

IN WITNESS WHEREOF, the Declarants above named have executed the foregoing Declaration the day and year first above written.

DLV QUOGUE, LLC

By: 
Mark Hissey, Vice President

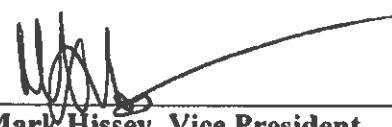
DLV QUOGUE OWNER, LLC

By: 
Mark Hissey, Vice President

DLV PARLATO PARCEL 1, LLC

By: 
Mark Hissey, Vice President

DLV PARLATO PARCEL 2, LLC

By: 
Mark Hissey, Vice President

DLV PARLATO PARCEL 3, LLC

By: 
Mark Hissey, Vice President

DLV PARLATO PARCEL 4, LLC

By: 
Mark Hissey, Vice President

DLV PARLATO PARCEL 5, LLC

By: 
Mark Hissey, Vice President

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 13th day of January, in the year 2023, before me, the undersigned, personally appeared Mark Hissey, 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

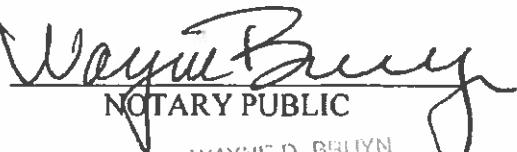
WAYNE D. BRUYN
Notary Public, State of New York
No. 500~~0450~~
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 13th day of January, in the year 2023, before me, the undersigned, personally appeared Mark Hissey, 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

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 13th day of January, in the year 2023, before me, the undersigned, personally appeared Mark Hissey, 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

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 1st day of **January**, in the year **2023**, before me, the undersigned, personally appeared Mark Hissey, 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

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

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NOTARY PUBLIC

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 13th day of January, in the year 2023, before me, the undersigned, personally appeared Mark Hissey, 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

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 13th day of January, in the year 2023, before me, the undersigned, personally appeared Mark Hissey, 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

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2023

SCHEDULE “A”

OVERALL PROPERTY



Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description

PARCEL I – owned by DLV QUOGUE OWNER, LLC:

ALL that certain, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 11 through 25 inclusive, Lots 36 and 37, Lots 40 through 60 inclusive, Lots 81 through 146, part of Lot 147, Lots 150 through 201 inclusive, Lots 207 through 216 inclusive, 217 through 422 inclusive, part of Lot 423 all in Block A and Lots 1 through 20 inclusive, Lots 29 through 40 inclusive, Lots 45 through 94 inclusive, Lots 110 and 111, Lots 115 through 202 inclusive, all in Block B, and part of Smith Street, all as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, and described parcels of land, which said lots, part of lots and described parcels when taken together are bounded and described as follows:

BEGINNING at a point set on the Northeasterly side of Lewis Road, distant 296.17 feet Northwesterly as measured along the Northeasterly side of Lewis Road from the corner formed by the intersection of the Northeasterly side of Lewis Road with the Northwesterly side of Long Island Railroad;

RUNNING THENCE along the Northeasterly side of Lewis Road, North 43 degrees 56 minutes 21 seconds West, 133.56 feet to land now or formerly of Bailey;

THENCE North 03 degrees 07 minutes 01 seconds West, along land now or formerly of Bailey and land now or formerly of Berry, 413.88 feet to land now or formerly of Feeney;

THENCE the following three (3) courses and distances along land now or formerly of Feeney:

1. North 86 degrees 35 minutes 09 seconds East, 26.59 feet;
2. South 03 degrees 24 minutes 51 seconds East, 80.72 feet;
3. North 86 degrees 43 minutes 09 seconds East, 104.35 feet ;

THENCE North 03 degrees 27 minutes 11 seconds West, along land now or formerly of Feeney and along lands of others, 4,349.98 feet to a point on the Southeasterly side of Spinney Road;



Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description continued

THENCE along the Southeasterly side of Spinney Road, the following two (2) courses and distances:

1. North 32 degrees 31 minutes 30 seconds East, 227.83 feet;
2. North 15 degrees 02 minutes 50 seconds East, 430.52 feet to Map of Quogue Estates, filed March 6, 1930, as Map Number 698;

THENCE North 86 degrees 32 minutes 49 seconds East along said map, 129.52 feet to a point in the center line of Smith Avenue as shown on the above mentioned map;

THENCE North 03 degrees 27 minutes 11 seconds West along said center line of Smith Avenue, 420.00 feet to a point;

THENCE North 86 degrees 32 minutes 49 seconds East across Smith Avenue, and along the division line between Lots 202 and 203 in Block B, 137.70 feet;

THENCE North 03 degrees 27 minutes 11 seconds West along said map, and along land of others, 484.37 feet to a point on the Southeasterly side of Spinney Road;

THENCE along the Southeasterly side of Spinney Road, the following fifteen (15) courses and distances:

1. North 19 degrees 12 minutes 10 seconds East, 58.54 feet;
2. North 06 degrees 13 minutes 50 seconds West, 680.28 feet;
3. North 14 degrees 08 minutes 40 seconds East, 246.79 feet;
4. North 26 degrees 09 minutes 50 seconds East, 289.12 feet;
5. North 09 degrees 16 minutes 10 seconds East, 378.92 feet;
6. Northerly along the arc of a curve bearing to the left having a radius of 312.63 feet, a distance of 233.55 feet;
7. North 33 degrees 32 minutes 00 seconds West, 163.89 feet;
8. North 16 degrees 26 minutes 40 seconds West, 269.10 feet;
9. North 05 degrees 05 minutes 50 seconds East, 500.65 feet;
10. North 29 degrees 26 minutes 30 seconds East, 455.54 feet;

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Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description

continued

11. Northerly along the arc of a curve bearing to the left having a radius of 579.66 feet, a distance of 259.58 feet;
12. Northerly along the arc of a curve bearing to the left having a radius of 312.70 feet, a distance of 298.00 feet;
13. North 50 degrees 49 minutes 10 seconds West, 141.75 feet;
14. Northerly along the arc of a curve bearing to the right having a radius of 215.78 feet, a distance of 61.61 feet to a point on the southerly side of Sunrise Highway (N.Y.S. Route 27);
15. North 24 degrees 53 minutes 07 seconds East, 52.74 feet to a point on the southerly side of Sunrise Highway (N.Y.S. Route 27);

THENCE North 87 degrees 48 minutes 47 seconds East along the southerly side of Sunrise Highway (N.Y.S. Route 27) 231.14 feet to land now or formerly of the Town of Southampton;

THENCE South 03 degrees 27 minutes 41 seconds East along land now or formerly of the Town of Southampton and along land now or formerly of County of Suffolk 8,992.66 feet to a point and land now or formerly of County of Suffolk and Town of Southampton.

THENCE along said lands, the following seven (7) courses and distances:

1. South 48 degrees 59 minutes 19 seconds West, 229.16 feet;
2. South 48 degrees 42 minutes 59 seconds West, 381.14 feet;
3. South 86 degrees 34 minutes 29 seconds West, 165.47 feet;
4. South 02 degrees 57 minutes 21 seconds East, 136.85 feet;
5. Southwesterly along the arc of a curve bearing to the right having a radius of 309.84 feet, a distance of 265.07 feet;
6. South 46 degrees 03 minutes 38 seconds West, 478.05 feet to the Northeasterly side of Lewis Road;
7. Southwesterly along the arc of a curve bearing to the left having a radius of 20.00 feet, a distance of 31.42 feet to the Northeasterly side of Lewis Road to the point or place of BEGINNING;



Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description

continued

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS DESIGNATED AS OUT PARCELS 1 THROUGH 7

OUT PARCEL 1:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 10 inclusive, Lots 26 through 35 inclusive, all in Block A and part of Smith Street adjacent to said Block A, as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, together with a described parcel, which said lots and described parcel when taken together are bounded and described as follows:

BEGINNING at a point in the Southwesterly corner of said Lot 1, as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 200.00 feet to the division line between Lots 10 and 11;

THENCE North 86 degrees 32 minutes 49 seconds East, 130.00 feet to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds West, 300.00 feet along the center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet across Smith Street and along the division line between Lots 25 and 26 in Block A;

THENCE North 03 degrees 27 minutes 11 seconds West, 200.00 feet to the division line between Lots 35 and 36 in Block A;

THENCE North 86 degrees 32 minutes 49 second East, 192.00 feet along said division line and across Smith Street;

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Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description continued

THENCE South 03 degrees 27 minutes 11 seconds East 700.00 feet;

THENCE South 86 degrees 32 minutes 49 seconds 192.00 feet across Smith Street and along the Southerly side of Lot 1, to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-128.000 (County of Suffolk), 129.000 (Suffolk County Nature Preserve), 131.000 (County of Suffolk) and 153.000 (Unknown Owner).

OUT PARCEL 2:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 38 and 39, in Block A and the Westerly one-half of Smith Street adjacent to said Lots in Block A, as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southwesterly corner of said Lot 38 as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 40.00 feet to the division line between Lots 39 and 40;

THENCE North 86 degrees 32 minutes 49 seconds East, along said division line, 130.00 feet to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 40.00 feet along said center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet, partly across Smith Street and along the division line between Lots 38 and 37, to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-126.000 Mary McDonaugh)



Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description

continued

OUT PARCEL 3:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 61 through 80 inclusive, in Block A, Lots 21 through 28 inclusive and Lots 41 through 44 inclusive in Block B together with part of Smith Street as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, together with a described parcel, which said lots and described parcel when taken together are bounded and described as follows:

BEGINNING at the Southwesterly corner of said Lot 61 in Block A as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 400.00 feet to a point and the division line between Lots 80 and 81 in Block A;

THENCE North 86 degrees 32 minutes 49 seconds East, 130.00 feet along said division line and continuing to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 20.00 feet along said center line of Smith Street;

THENE North 86 degrees 32 minutes 49 seconds East, 138.70 feet across Smith Street and along the division line between Lots 44 and 45 in Block B;

THENC South 03 degrees 27 minutes 11 seconds East, 80.00 feet to a point and the division line between Lot 41 and 40 in Block B;

THENCE South 86 degrees 32 minutes 49 seconds West, 138.70 feet along said division line to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 240.00 feet along the center line of said Smith Street;

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Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A – Description continued

THENCE across Smith Street and along the division line between Lots 29 and 28 in Block B, North 86 degrees 32 minutes 49 seconds East, 138.70 feet to a point;

THENCE South 03 degree 27 minutes 11 seconds East, 160.00 feet to the division line between Lots 21 and 20 in Block B;

THENCE South 86 degree 32 minutes 49 seconds West, 138.70 feet along said division line to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds West, 100.00 feet along said center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet across Smith Street and along the division line between Lots 60 and 61 to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-124.000 (Richard Kayser), 0900-250.00-03.00-134.000 (Frances M. Haas, Salvatore Maggio and Anna B. McCarthy), 135.000 Bert Gross and Leah Gross) and 137.000 (County of Suffolk).

OUT PARCEL 4:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 95 through 109, in Block B and the Easterly one-half of Smith Street adjacent to said Lots as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southeasterly corner of Lot 95 in Block B as shown on the above mentioned map;

RUNNING THENCE South 86 degrees 32 minutes 49 seconds West, 138.70 feet along the division line between Lots 94 and 95 in Block B to the center line of Smith Street;

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Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A – Description

continued

THENCE North 03 degrees 27 minutes 11 seconds West, 300.00 feet along said center line of Smith Street;

THENCE North 86 degrees 32 minutes 49 seconds East, 138.70 feet across Smith Street and along the division line between Lots 109 and 110;

THENCE South 03 degrees 27 minutes 11 seconds East, 300.00 feet to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-139.000 (Suffolk County Nature Preserve) and 140.001 (County of Suffolk).

OUT PARCEL 5:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as part of Lot 112, in Block B and the Easterly one-half of Smith Street adjacent to said Lot as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southeasterly corner of Lot 112 in Block B as shown on the above mentioned map;

RUNNING THENCE South 86 degrees 32 minutes 49 seconds West, 138.70 feet along the division line between Lots 112 and 111 to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds East, 10.00 feet along said center line of Smith Street;

THENCE North 86 degrees 32 minutes 49 seconds East, 138.70 feet across Smith Street and through Lot 112 in Block B;



Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A – Description continued

THENCE South 03 degrees 27 minutes 11 seconds East, 10.00 feet to the point or place of BEGINNING.

For information only: Tax Map No. 0900-250.00-03.00-031.000 (Unknown Owner).

OUT PARCEL 6:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 148, 149 and part of Lot 147 in Block A and Lots 113 and 114 in Block B and Part of Smith Street as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Northwesterly corner of Lot 149 in Block A as shown on the above mentioned map;

RUNNING THENCE North 86 degrees 32 minutes 49 seconds East 268.10 feet along the division line between Lots 149 and 150 in Block A, across Smith Street and along the division line between Lots 114 and 115 in Block B;

THENCE South 03 degrees 27 minutes 11 seconds East, 40.00 feet to a point;

THENCE South 86 degrees 32 minutes 49 seconds West, 138.70 feet along the division line between Lots 113 and 112 in Block B to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 10.00 feet along said center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet across Smith Street and through Lot 147 in Block A;



Fidelity National Title

INSURANCE COMPANY

TITLE NO. 7404-015474

SCHEDULE A - Description

continued

THENCE North 03 degrees 27 minutes 11 seconds West, 50.00 feet to the point or place of BEGINNING.

For information only: Tax Map No. 0900-250.00-03.00-012.000 (Roanoke Sand & Gravel Co. Inc.) and 029.000 (Unknown Owner).

OUT PARCEL 7:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 202 through 206 in Block A and Part of Smith Street as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southwesterly corner of Lot 202 in Block A as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 100.00 feet to a point and the division line between Lots 206 and 207 in Block A;

THENCE North 86 degrees 32 minutes 49 seconds East, 130.00 feet along said division line to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 100.00 feet along the center line of said Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet through Smith Street and along the division line between Lots 201 and 202 in Block A to the point or place of BEGINNING.

For information only: Tax Map No. 0900-250.00-03.00-010.000 (David J. Butterfly, Thomas G. Butterfly, Jr., Susan Butterfly Ebert, James David Mayo and Joseph J. Mayo.



Fidelity National Title

INSURANCE COMPANY

Parcels
1-6
24-34
38-42

TITLE NO. 7404-015474

SCHEDULE A - Description

continued

OGUE, LLC and DLV QUOGUE OWNER, LLC:

ALL ... plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lot Nos. 217 through 422, inclusive and part of Lot No. 423 in Block A and Lot Nos. 313 through 360, inclusive, Lot No. 219 and part of Lot No. 361 in Block B as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698 and described parcels, which said lots, part of lots and described parcels when taken together are bounded and described as follows:

BEGINNING at a point on the northerly terminus of Cemetery Road on the westerly side of Oakwood Cemetery, distant North 03 degrees 26 minutes 21 seconds West, 1150.60 feet from the corner formed by the intersection of the Northeasterly side of Lewis Road with the Easterly side of Cemetery Road;

RUNNING THENCE South 86 degrees 47 minutes 33 seconds West, 370.93 feet across the northerly terminus of Cemetery Road through a monument and along land now or formerly of Kracke to other land now or formerly of John Kracke;

THENCE along said land and land now or formerly of Kijowski Family Limited Partnership the following three (3) courses and distances:

1. North 03 degrees 21 minutes 27 seconds West, 2,799.75 feet;
2. South 74 degrees 27 minutes 11 seconds West, 354.62 feet;
3. South 74 degrees 31 minutes 52 seconds West, 432.21 feet to land now or formerly of Kijowski; Kijowski Sagendorf; Findlay; Hardin and Kazanas;

THENCE along said land and land now or formerly of Quogue Hill LLC., the following three (3) courses and distances:

1. North 03 degrees 23 minutes 11 seconds West, 2,024.23 feet;
2. North 83 degrees 19 minutes 03 seconds East, 1,015.75 feet;
3. North 03 degrees 22 minutes 46 seconds West, 3,416.23 feet the southerly side of Sunrise Highway (N.Y.S. Route 27);

THENCE along the southerly side of Sunrise Highway (N.Y.S. Route 27), the following two (2) courses and distances:



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TITLE NO. 7404-015474

SCHEDULE A - Description continued

1. Easterly along an arc of a curve bearing to the right having a radius of 11,209.16 feet, a distance of 291.48 feet;
2. North 87 degrees 48 minutes 47 seconds East, 1280.48 feet to the westerly side of Spinney Road;

THENCE along the westerly side of Spinney Road, the following sixteen (16) courses and distances:

1. South 59 degrees 34 minutes 04 seconds East, 63.94 feet;
2. Southerly along the arc of a curve bearing to the left having a radius of 265.28 feet, a distance of 119.70 feet to a monument;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southerly along the arc of a curve bearing to the right having a radius of 263.20 feet, a distance of 250.83 feet;
5. Southerly along the arc of a curve bearing to the right having a radius of 530.16 feet, a distance of 237.41 feet;
6. South 29 degrees 26 minutes 30 seconds West, 466.22 feet;
7. South 05 degrees 05 minutes 50 seconds West, 520.74 feet;
8. South 16 degrees 26 minutes 40 seconds East, 285.95 feet;
9. South 33 degrees 32 minutes 00 seconds East, 171.33 feet;
10. Southerly along the arc of a curve bearing to the right having a radius of 263.13 feet, a distance of 196.57 feet to a monument;
11. South 09 degrees 16 minutes 10 seconds West, 371.57 feet;
12. South 26 degrees 09 minutes 50 seconds West, 286.98 feet;
13. South 14 degrees 08 minutes 40 seconds West, 260.90 feet;
14. South 06 degrees 13 minutes 50 seconds East, 678.00 feet;
15. South 19 degrees 12 minutes 10 seconds West, 257.30 feet;
16. South 11 degrees 15 minutes 10 seconds West, 154.77 feet to land now or formerly of Edith Green and Rendy E. Grinblat;

THENCE South 86 degrees 32 minutes 49 seconds West, 101.86 feet along last mentioned lands;

THENCE South 03 degrees 27 minutes 11 seconds East, 388.12 feet still along land now or formerly of Edith Green and Rendy E. Grinblat to the westerly side of Spinney Road;

THENCE southerly along the westerly side of Spinney Road, the following four (4) courses and distances:

1. South 11 degrees 15 minutes 10 seconds West, 178.92 feet;



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TITLE NO. 7404-015474

SCHEDULE A - Description continued

2. South 15 degrees 02 minutes 50 seconds West, 426.19 feet;
3. South 32 degrees 31 minutes 30 seconds West, 345.15 feet;
4. South 23 degrees 48 minutes 50 seconds West, 424.11 feet to a land now or formerly of Suffolk County Water Authority;

THENCE South 86 degrees 34 minutes 34 seconds West, 442.78 feet along last mentioned lands;

THENCE South 03 degrees 22 minutes 46 seconds East, 906.97 feet still along land now or formerly of Suffolk County Water Authority and land now or formerly of Oakwood Cemetery;

THENCE South 03 degrees 26 minutes 44 seconds East, 1,449.81 feet along land now or formerly of Oakwood Cemetery to the northerly terminus of Cemetery Road at the point or place of BEGINNING.

PARCEL III – owned by DLV QUOGUE OWNER, LLC:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lot Nos. 449 through 456, inclusive and part of Lot No. 448 and 457 in Block A and Lot Nos, 388 through 395, inclusive and part of Lot No. 387 and 396 in Block B, part of Smith Street adjoining said lots as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698 and described properties, which said lots, part of lots, part of street and described property, when taken together are bounded and described as follows:

BEGINNING at a monument set at the intersection of the Northerly side of Sunrise Highway (N.Y.S. Route 27) with the Westerly side of Spinney Road, as widened;

RUNNING THENCE the following two (2) courses and distances along the Northerly side of Sunrise Highway (N.Y.S. Route 27):

1. South 87 degrees 48 minutes 47 seconds West, 1,291.47 feet to a monument;
2. Southwesterly along an arc of a curve having a radius of 11,709.16 feet (actual) 11,703.24 feet (record) and a length of 550.35 feet;

THENCE North 03 degrees 24 minutes 36 seconds West 69.79 feet;

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TITLE NO. 7404-015474

SCHEDULE A - Description continued

THENCE North 83 degrees 19 minutes 18 seconds West 0.93 feet;

THENCE North 06 degrees 02 minutes 00 seconds West 9.73 feet;

THENCE North 06 degrees 02 minutes 00 seconds West 1074.66 feet (actual) 1,064.90 feet (record) to land now or formerly of the County of Suffolk;

THENCE North 83 degrees 19 minutes 00 seconds East 327.71 feet (actual) 327.70 feet (record) to land now or formerly of L.I.P.A.;

THENCE along land now or formerly of L.I.P.A. South 58 degrees 55 minutes 00 seconds East 1738.80 feet;

THENCE South 06 degrees 40 minutes 50 seconds East 9.75 feet;

THENCE North 83 degrees 19 minutes 10 seconds East 144.78 feet to the westerly side of Spinney Road;

THENCE along the westerly side of Spinney Road, South 18 degrees 15 minutes 50 seconds East 141.37 feet;

THENCE South 33 degrees 56 minutes 54 seconds West 82.45 feet to the Northerly side of Sunrise Highway (N.Y.S. Route 27) at the point or place of BEGINNING.

PARCEL IV – owned by DLV QUOGUE OWNER, LLC:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York being more particularly bounded and described as follows:

BEGINNING at a point on the Westerly side of Spinney Road, where the same is intersected by the northerly line of land now or formerly of L.I.P.A.;



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SCHEDULE A - Description

Continued

RUNNING THENCE the following two (2) courses and distances along land now or formerly of L.I.P.A.:

1. South 85 degrees 21 minutes 10 seconds West, 120.37 feet;
2. North 58 degrees 55 minutes 00 seconds West, 1,626.62 feet to land now or formerly of the County of Suffolk;

THENCE along land now or formerly of the County of Suffolk, North 83 degrees 19 minutes 00 seconds East, 1,433.66 feet to the Westerly side of Spinney Road;

THENCE Southerly along the Westerly side of Spinney Road the following five (5) courses and distances:

1. South 10 degrees 31 minutes 20 seconds West, 168.48 feet (actual) 168.50 feet (record) to a monument;
2. South 06 degrees 35 minutes 10 seconds East, 413.88 feet to a monument;
3. South 29 degrees 27 minutes 00 seconds East, 129.61 feet;
4. South 01 degree 03 minutes 20 seconds West, 266.11 feet to a monument;
5. South 18 degrees 15 minutes 50 seconds East, 43.37 feet to the point or place of BEGINNING.

PARCEL V - owned by DLV QUOGUE OWNER, LLC:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York being more particularly bounded and described as follows:

COMMENCING at a point on the Easterly side of Spinney Road where the same is intersected by the line of land now or formerly of L.I.P.A.;

RUNNING THENCE along the Easterly sides of Spinney Road the following five (5) courses and distances:



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SCHEDULE A - Description

continued

1. North 18 degrees 15 minutes 50 second West, 46.95 feet;
2. North 01 degrees 03 minutes 20 seconds East, 271.18 feet;
3. North 29 degrees 27 minutes 00 seconds West, 133.10 feet;
4. North 06 degrees 35 minutes 10 seconds West, 396.42 feet;
5. North 10 degrees 31 minutes 20 seconds East, 176.36 feet (actual) 176.38 feet (record) to land now or formerly of the County of Suffolk;

THENCE along land now or formerly of the County of Suffolk, North 83 degrees 19 minutes 00 seconds East, 1,477.89 feet (actual) 1,477.85 feet (record) to other land now or formerly of the County of Suffolk;

THENCE along other land now or formerly of the County of Suffolk, South 11 degrees 55 minutes 30 seconds East, 1,068.76 feet (actual) 1,069.31 feet (record);

THENCE South 83 degrees 24 minutes 39 seconds West, 1,252.90 feet to land now or formerly of L.I.P.A.;

THENCE along land now or formerly of L.I.P.A. the following three (3) courses and distances:

1. North 06 degrees 41 minutes 00 seconds West, 29.92 feet (actual) 20.13 feet (record);
2. North 05 degrees 40 minutes 00 seconds West, 30.00 to a monument;
3. South 85 degrees 21 minutes 10 seconds West, 352.96 feet to the Easterly side of Spinney Road at the point or place of BEGINNING.

PARCEL VI - owned by DLV QUOGUE OWNER, LLC:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York being more particularly bounded and described as follows:

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SCHEDULE A - Description continued

BEGINNING at the Northwesterly end of a tie line, which said tie line connects the Northerly side of Sunrise Highway (S.R. 27) and the Easterly side of Spinney Road, as widened;

RUNNING THENCE North 18 degrees 15 minutes 50 seconds West, 178.64 feet;

THENCE North 83 degrees 19 minutes 10 seconds East, 284.95 feet to a monument and land now or formerly of the Town of Southampton;

THENCE along last mentioned lands, South 03 degrees 27 minutes 41 seconds East, 228.77 feet to the Northerly side of Sunrise Highway;

THENCE along the Northerly side of Sunrise Highway, South 87 degrees 48 minutes 47 seconds West, 198.01 feet to the Southeasterly end of the tie connecting the Easterly side of Spinney Road, as widened with the Northerly side of Sunrise Highway, first above mentioned;

THENCE along said tie line, North 52 degrees 22 minutes 53 seconds West, 54.26 feet to the point or place of BEGINNING.

PARCEL VII - owned by DLV PARLATO PARCEL 1, LLC:

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 9 to 16, inclusive, Lots 25 to 29 and Lots 31 and 32 all in Block 1; Lots 33 to 38, inclusive, Lots 41 to 48, inclusive, Lots 57 to 59, inclusive and Lots 62 to 64, inclusive all in Block 2; Lots 65 to 78, inclusive and Lots 81 to 95, inclusive all in Block 3; Lot 96 in Block 4; a Triangular Lot and all the interest in the adjoining streets as shown on the "Map of Estates of Quogue, Section 6", filed in Suffolk County Clerk's office on 1/28/1913 as Map No. 545.

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 to 23, inclusive and Lots 36 to 46, inclusive all in Block 1; Lots 58 to 69, inclusive, part of Lots 82 to 87, inclusive and 91, all of Lots 88 to 90, inclusive all in Block 2; Part of Lots 174 to 179, inclusive and Lot 184, all



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SCHEDULE A - Description

continued

in Block 4; Lots 196 to 207, inclusive and Lots 220 to 230, inclusive all in Block 5; Lots 242 to 244, inclusive, Lots 247 to 253, inclusive and Lots 266 to 276, inclusive all in Block 6 and all the interest in the adjoining streets as shown on the "Map of Estates of Quogue, Section 7", filed in Suffolk County Clerk's Office on 1/28/1913 as Map No. 545.

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 121 to 128, inclusive in Block 4; Lots 169 to 171, inclusive, Lots 174 to 176, inclusive and Lots 185 to 192, inclusive in Block 6 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 2", filed in Suffolk County Clerk's Office on 7/18/1912 as Map No. 521:

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 to 16, inclusive and Lots 25 to 32, inclusive all in Block 1; Lots 41 to 48, inclusive and Lots 57 to 64, inclusive all in Block 2; Lots 73 to 80, inclusive in Block 3; Lots 105 to 110, inclusive and Lots 121 to 128, inclusive all in Block 4; Lots 137 to 144, inclusive and Lots 153 to 160, inclusive all in Block 5 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 3", filed in Suffolk County Clerk's Office on 7/23/1912 as Map No. 375.

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 57 to 60, inclusive and Lots 62 to 64, inclusive in Block 2; Lots 73 to 80, inclusive, and Lots 89 to 96, inclusive all in Block 3; Lots 105 to 112, inclusive and Lots 121 to 128, inclusive all in Block 4; Lots 137 to 144, inclusive and Lot 153 all in Block 5; Lots 169 to 176, inclusive, Lots 185 to 187, inclusive and Lots 190 to 192, inclusive all in Block 6 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 4", filed in Suffolk County Clerk's Office on 10/9/1912 as Map No. 321.

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 9 to 14, inclusive and Lots 25 to 32, inclusive all in Block 1; Lots 41 to 43, inclusive, Lot 48 and Lots 57 to 64, inclusive all in Block 2; Lots 73 to 80, inclusive and Lots 89 to 96, inclusive all in Block 3; Lots 105 to 112, inclusive, Lots 121 to 123, inclusive and Lots 126 to 128, inclusive all in Block 4 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 5", filed in Suffolk County Clerk's Office on 12/28/1912 as Map No. 484.

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SCHEDULE A - Description

continued

PARCEL VIII - owned by DLV PARLATO PARCEL 1, LLC:

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 as Lots 25 to 32, inclusive in Block 1 and Lots 41 to 48, inclusive in Block 2 and all the interest in the adjoining streets on a certain map entitled, "Map of Estates of Quogue, Section 4", filed in the Office of the Clerk of the County of Suffolk on October 9, 1912 as Map No. 321.

PARCEL IX - owned by DLV PARLATO PARCEL 2, LLC:

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 and being lots on General Map No. 275 filed November 21, 1911 in the Office of the Clerk of the County of Suffolk as subdivision map entitled "Estates of Quogue", and the plots hereinafter set for being on subdivision maps of said General Map filed as hereinafter noted in said Office of the Suffolk County Clerk.

Lots 72 and 73, in Block 3, Lots 97 to 100 inclusive and Lots 118 to 120 inclusive, all in Block 4 and all the interest in the adjoining streets as shown on the "Map of Estates of Quogue, Section 2", filed in the Suffolk County Clerk's Office at Riverhead, New York on June 18, 1912 Map No. 521.

Lots 97 and 98, in Block 4 and Lots 129 to 133, inclusive, Lot 136, and Lots 145 to 152, inclusive, all in Block 5 and all the interest in the adjoining streets as shown on the "Map of Estates of Quogue, Section 3", filed in the Suffolk County Clerk's Office at Riverhead, New York on July 23, 1912 Map No. 275.

Lots 61, in Block 2, Lots 65 to 72, inclusive, Lots 81 to 85, inclusive, and Lots 86 to 88, inclusive, all in Block 3 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 4", filed in the Suffolk County Clerk's office at Riverhead, New York on October 9, 1912 as Map 321.

Lots 1 to 8, inclusive, Block 1, and Lots 97 to 104, inclusive, and Lots 113 to 120, inclusive, all in Block 4 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 5", filed in the Suffolk County Clerk's Office at Riverhead, New York on December 28, 1912 as Map No. 484.



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SCHEDULE A - Description

continued

PARCEL X - owned by DLV PARLATO PARCEL 2, LLC:

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, and being lots on General Map #275 filed November 21, 1911 in the Office of the Clerk of the County of Suffolk as subdivision map entitled "Estates of Quogue" and the plots hereinafter set forth being on subdivision maps of said General Map filed as hereinafter noted in said office of the Suffolk County Clerk.

Lots 9 to 16, inclusive, in Block 1 and all the interest in the adjoining streets, as shown on "Map of Estates of Quogue, Section 4", filed in the Suffolk County Clerk's office at Riverhead, New York on October 9, 1912 as Map 321.

PARCEL XI - owned by DLV PARLATO PARCEL 3, LLC:

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, and being Lots on General Map #275 filed November 21, 1911 in the Office of the Clerk of the County of Suffolk as Subdivision Map entitled, "Estates of Quogue" and the plots hereinafter set forth, being on Subdivision Maps of said General Map filed as hereinafter noted in said Office of the Suffolk County Clerk.

Lots 129 to 137, inclusive, Lots 140 to 151, inclusive, and Lots 156 to 160, inclusive, all in Block 5 and Lots 161 to 168, inclusive and Lots 177 to 184, inclusive, all in Block 6 and all the interest in the adjoining streets, as shown of "Map of Estates of Quogue, Section 2" filed in the Suffolk County Clerk's Office on June 18, 1912 as Map No. 521.

Lots 1 to 7, inclusive, and Lots 17 to 24, inclusive, all in Block 1, Lots 36 to 40, inclusive, Lots 49 to 54, inclusive, all in Block 2, Lots 65 to 72, inclusive, 81 and 82, Lots 88 to 91, inclusive, and Lots 94 to 96, inclusive, all in Block 3, Lots 99 to 104, inclusive, Lots 113 to 120, inclusive, all in Block 4, and all the interest in the adjoining streets as shown of "Map of Estates of Quogue, Section 3" filed in the Suffolk County Clerk's Office on July 23, 1912 as Map No. 375

Lots 49 to 56, inclusive, in Block 2, Lots 129 to 131, inclusive, Lots 134 to 136, inclusive, and Lots 145 to 152, inclusive, Block 5 and Lots 166 to 168, inclusive, and Lots 177 to 184, inclusive,



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SCHEDULE A - Description

continued

all in Block 6 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 4", filed in the Suffolk County Clerk's Office in Riverhead, New York on October 9, 1912 as Map 321.

Lots 17 to 24, inclusive, Block 1, Lots 33 to 37, inclusive and Lots 49 to 56, inclusive, all in Block 2, and Lots 65 to 72, inclusive, and Lots 81 to 88, inclusive all in Block 3, and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 5", filed in the Suffolk County Clerk's Office in Riverhead, New York on December 28, 1912 as Map No. 484

Lots 17 to 24, inclusive, Block 1, Lots 39 to 40, inclusive, and Lots 49 to 56, inclusive, all in Block 2, and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 6", filed in the Suffolk County Clerk's Office in Riverhead, New York on January 28, 1913 as Map No. 545.

Lots 1 to 11, inclusive, and Lots 24 to 35, inclusive, all in Block 1, Lots 47 to 57, inclusive, Lots 70 to 72, inclusive, part of Lot 73, and part of Lots 75 to 81, all in Block 2, part of Lots 167 to 173, inclusive in Block 4, Lots 185 to 195, inclusive, and Lots 208 to 219, inclusive, all in Block 5, Lots 231 to 241, inclusive, Lots 256 to 258, inclusive, and Lots 261 to 265, inclusive, all in Block 6, and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 7", filed in the Suffolk County Clerk's Office in Riverhead, New York on January 28, 1913 as Map No. 545.

PARCEL XII - owned by DLV PARLATO PARCEL 3, LLC:

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 to 8, inclusive and Lots 17 to 24, inclusive in Block 1; and Lots 33 to 37, inclusive, and Lot 40 all in Block 2 and all the interest in the adjoining streets as shown on "Map of Estates of Quogue, Section 4", filed in Suffolk County Clerk's Office on October 9, 1912 as Map No. 321.



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SCHEDULE A - Description continued

PARCEL XIII - owned by DLV PARLATO PARCEL 4, LLC:

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 to 13, inclusive, Lots 19 and 20, and Lots 23 and 24 all in Block 1; Lots 66, 67, 70, 71, Lots 74 to 78, inclusive, and Lots 81, 82, Lots 86 to 96, inclusive all in Block 3, and all the interest in the adjoining streets on "Map of Estates of Quogue, Section 2" filed in the Suffolk County Clerk's Office on July 18, 1912 as Map No. 521.

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 97 to 104, inclusive, and Lots 113 to 120, inclusive all in Block 4; Lots 154 to 160, inclusive, all in Block 5, and all the interest in the adjoining streets on "Map of Estates of Quogue, Section 4" filed in the Suffolk County Clerk's Office on October 9, 1912 as Map No. 321.

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 to 8, inclusive in Block 1, and all the interest in the adjoining streets on "Map of Estates of Quogue, Section 6" filed in the Suffolk County Clerk's Office on January 28, 1913 as Map No. 545.

PARCEL XIV - owned by DLV PARLATO PARCEL 5, LLC:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of land of the Long Island Railroad where the same is intersected by the easterly side of Central Boulevard (said easterly side of Central Boulevard being the westerly line or land now or formerly of LAR - SAL Realty Corp.;

RUNNING THENCE along the northerly line of land of Long Island Railroad South 49 degrees 19 minutes 02 seconds West, 638.64 feet to the easterly side of Pennsylvania Avenue as shown on land known as Map of Quogue Estates;



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TITLE NO. 7404-015474

SCHEDULE A - Description continued

RUNNING THENCE along said last mentioned land and along land now or formerly of Timberman and then along the easterly side of Pennsylvania Avenue again, North 02 degrees 50 minutes 58 seconds West, 5019.00 feet to land now or formerly of Forrest and Lin;

THENCE along last mentioned land, North 87 degrees 09 minutes 02 seconds East, 501.71 feet to the easterly side of Central Boulevard;

RUNNING THENCE along the easterly side of Central Boulevard South 2 degrees 52 minutes 58 seconds East, 4627.28 feet to the point or place of BEGINNING.

PARCEL XV - owned by DLV QUOGUE, LLC:

ALL that certain plot, piece or parcel of land, situate, lying and being in East Quogue, in the Town of Southampton, County of Suffolk and State of New York, being in the seventh lot, Last Division Quogue Purchase, bounded and described as follows:

BEGINNING at the Southeasterly corner of the premises herein, said point lie northerly along the westerly line of land now or formerly of DLV Parlato Parcel 5 LLC distant 3,333.41 feet from the side of the westerly line of land now or formerly of DLV Parlato Parcel 5 LLC and the northwesterly side of Old Country Road;

RUNNING THENCE South 87 degrees 09 minutes 02 seconds west 385.00 feet to the easterly side of 25-foot easement as shown on "Estates of Quogue", map no. 175;

THENCE along the 25-foot easement above mentioned north 02 degrees 50 minutes 58 seconds west 1353.47 feet to the southerly end of Dunham Boulevard (not open);

THENCE north 87 degrees 09 minutes 02 seconds east 385.00 feet, to land now or formerly of DLV Parlato Parcel 5 LLC;

THENCE long said land now or formerly of DLV Parlato Parcel 5 LLC, South 02 degrees 50 minutes 58 seconds east 1353.47 feet to the point or place of BEGINNING.

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SCHEDULE “B”

**Descriptions of portions of the Overall Property designated as
Open Space Areas and Conservation Easements**

DESCRIPTION OF OPEN SPACE AREA 1, AS SHOWN ON DRAWING M-16, SHEET 16 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the intersection of the westerly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

RUNNING THENCE along the westerly side of Spinney Road the following fourteen (14) courses and distances:

1. South 59 degrees 34 minutes 04 seconds East, 63.94 feet;
2. Southeasterly along the arc of a curve bearing to the left, having a radius of 265.28 feet and an arc length of 119.70 feet;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southerly along the arc of a curve bearing to the right, having a radius of 263.20 feet and an arc length of 250.83 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 530.16 feet and an arc length of 237.41 feet;
6. South 29 degrees 26 minutes 30 seconds West, 466.22 feet;
7. South 05 degrees 05 minutes 50 seconds West, 520.74 feet;
8. South 16 degrees 26 minutes 40 seconds East, 285.95 feet;

EXHIBIT O.S. AREA 1 AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

9. South 33 degrees 32 minutes 00 seconds East, 171.33 feet;
10. Southwesterly along the arc of a curve bearing to the right, having a radius of 263.13 feet and an arc length of 196.57 feet;
11. South 09 degrees 16 minutes 10 seconds West, 371.57 feet;
12. South 26 degrees 09 minutes 50 seconds West, 286.98 feet;
13. South 14 degrees 08 minutes 40 seconds West, 260.90 feet;
14. South 06 degrees 13 minutes 50 seconds East 18.46 feet;

RUNNING THENCE South 35 degrees 46 minutes 30 seconds West, 223.06 feet;

THENCE South 00 degrees 30 minutes 44 seconds East, 67.65 feet;

THENCE South 44 degrees 28 minutes 12 seconds West, 263.23 feet;

THENCE South 33 degrees 21 minutes 15 seconds West, 182.55 feet;

THENCE North 66 degrees 13 minutes 09 seconds West, 66.98 feet;

THENCE North 77 degrees 34 minutes 39 seconds West, 153.89 feet;

THENCE North 10 degrees 34 minutes 50 seconds West, 314.79 feet;

THENCE North 16 degrees 53 minutes 43 seconds East, 71.91 feet;

THENCE North 43 degrees 18 minutes 00 seconds West, 142.58 feet;

THENCE North 52 degrees 23 minutes 14 seconds West, 390.36 feet;

THENCE North 33 degrees 14 minutes 52 seconds West, 230.35 feet;

THENCE North 51 degrees 25 minutes 33 seconds West, 142.57 feet;

THENCE South 41 degrees 53 minutes 04 seconds West, 74.60 feet;

THENCE South 28 degrees 59 minutes 43 seconds East, 180.19 feet;

THENCE South 41 degrees 46 minutes 49 seconds East, 212.34 feet;

THENCE South 12 degrees 08 minutes 10 seconds West, 230.44 feet;

THENCE South 08 degrees 48 minutes 02 seconds East, 107.52 feet;

THENCE South 02 degrees 34 minutes 08 seconds West, 436.09 feet;

THENCE South 79 degrees 47 minutes 44 seconds West, 13.16 feet;
THENCE North 06 degrees 54 minutes 48 seconds West, 61.01 feet,
THENCE South 83 degrees 05 minutes 12 seconds West, 77.66 feet;
THENCE South 06 degrees 54 minutes 48 seconds East, 61.01 feet;
THENCE South 79 degrees 47 minutes 44 seconds West, 43.37 feet;
THENCE North 12 degrees 27 minutes 24 seconds West, 63.80 feet;
THENCE North 09 degrees 10 minutes 53 seconds West, 93.00 feet;
THENCE South 85 degrees 52 minutes 18 seconds West, 73.82 feet;
THENCE South 04 degrees 49 minutes 36 seconds West, 68.49 feet;
THENCE North 86 degrees 06 minutes 51 seconds West, 271.42 feet;
THENCE North 84 degrees 12 minutes 48 seconds West, 562.86 feet;
THENCE South 03 degrees 30 minutes 00 seconds West, 185.50 feet;
THENCE South 20 degrees 16 minutes 35 seconds East, 225.00 feet;
THENCE South 28 degrees 04 minutes 29 seconds East, 132.03 feet;
THENCE South 06 degrees 31 minutes 39 seconds East, 368.29 feet;
THENCE South 09 degrees 20 minutes 13 seconds West, 96.12 feet;
THENCE South 07 degrees 10 minutes 32 seconds West, 529.36 feet;
THENCE South 04 degrees 11 minutes 19 seconds West, 449.26 feet;
THENCE South 84 degrees 55 minutes 10 seconds East, 54.08 feet;
THENCE North 21 degrees 32 minutes 26 seconds East, 117.21 feet;
THENCE North 84 degrees 50 minutes 03 seconds East, 71.37 feet;
THENCE North 67 degrees 42 minutes 06 seconds East, 103.91 feet;
THENCE North 79 degrees 46 minutes 29 seconds East, 482.54 feet
THENCE South 87 degrees 36 minutes 02 seconds East, 195.62 feet;
THENCE North 72 degrees 15 minutes 15 seconds East, 57.00 feet;

THENCE South 89 degrees 49 minutes 39 seconds East, 127.87 feet;

THENCE South 17 degrees 51 minutes 22 seconds East, 125.05 feet to the northwesterly side of Eden Path

THENCE along the northwesterly side of Eden Path the following five (5) courses and distances:

1. Westerly along the arc of a curve bearing to the left, having a radius of 805.00 feet and an arc length of 129.73 feet;
2. THENCE Southwesterly along the arc of a curve bearing to the left, having a radius of 375.00 feet and an arc length of 494.61 feet;
3. THENCE South 11 degrees 24 minutes 51 seconds East, 57.69 feet;
4. THENCE Westerly along the arc of a curve bearing to the right, having a radius of 1,735.00 feet and an arc length of 224.28 feet;
5. THENCE South 04 degrees 00 minutes 28 seconds East, 136.42 feet;

THENCE South 86 degrees 38 minutes 33 seconds West, 91.50 feet to land now or formerly of Town of Southampton;

THENCE along said land the following three (3) courses and distances:

1. North 03 degrees 21 minutes 27 seconds West, 915.98 feet;
2. South 74 degrees 27 minutes 11 seconds West, 354.62 feet;
3. South 74 degrees 31 minutes 52 seconds West, 432.21 feet to land now or formerly of Findlay;

THENCE along said land and land now or formerly of Quogue Hill, LLC the following three (3) courses and distances:

1. North 03 degrees 23 minutes 11 seconds West, 2,024.23 feet;
2. North 83 degrees 19 minutes 03 seconds East, 1,015.75 feet;
3. North 03 degrees 22 minutes 46 seconds West, 3,416.23 to the southerly side of Sunrise Highway (N.Y.S. Route 27);

THENCE along said southerly side of Sunrise Highway (N.Y.S. Route 27) the following two (2) courses and distances:

1. Easterly along the arc of a curve bearing to the right, having a radius of 11,209.16 feet and an arc length of 291.48 feet;
2. North 87 degrees 48 minutes 47 seconds East, 1280.48 feet to the westerly side of Spinney Road and the point or place of BEGINNING.

Containing within said bounds 5,785,019 square feet or 132.81 acres.

DESCRIPTION OF OPEN SPACE AREA 2, AS SHOWN ON DRAWINGS M-17 AND M-18, SHEETS 17 OF 38 AND 18 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the intersection of the southerly side of Sunrise Highway (N.Y.S. Route 27) with the easterly side of Spinney Road

RUNNING THENCE along the southerly side of Sunrise Highway (N.Y.S. Route 27) North 87 degrees 48 minutes 47 seconds East, 231.14 feet to land now or formerly of Town of Southampton;

THENCE along said lands and land now or formerly of County of Suffolk the following eight (8) courses and distances:

1. South 03 degrees 27 minutes 41 seconds East, 8,992.66 feet;
2. South 48 degrees 59 minutes 19 seconds West, 229.16 feet;
3. South 48 degrees 42 minutes 59 seconds West, 381.14 feet;
4. South 86 degrees 34 minutes 29 seconds West, 165.47 feet;
5. South 02 degrees 57 minutes 21 seconds East, 136.85 feet;
6. Southwesterly along the arc of a curve bearing to the right, having a radius of 309.84 feet and an arc length of 265.07 feet;
7. South 46 degrees 03 minutes 38 seconds West, 478.05 feet;

8. Southerly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.42 feet to the northeasterly side of Lewis Road;

THENCE along said road North 43 degrees 56 minutes 21 seconds West, 133.56 feet to land now or formerly of Bailey;

THENCE North 03 degrees 07 minutes 01 seconds West, along land now or formerly of Bailey and land now or formerly of Berry, 413.88 feet to land now or formerly of Feeney;

THENCE the following three (3) courses and distances along land now or formerly of Feeney:

1. North 86 degrees 35 minutes 09 seconds East, 26.59 feet;
2. South 03 degrees 24 minutes 51 seconds East, 80.72 feet;
3. North 86 degrees 43 minutes 09 seconds East, 104.35 feet;

THENCE North 03 degrees 27 minutes 11 seconds West, 4,349.98 feet to the southeasterly side of Spinney Road;

THENCE along said southeasterly side of Spinney Road North 32 degrees 31 minutes 30 seconds East, 157.80 feet to the westerly side of Redan Trail;

THENCE along the westerly side of Redan Trail South 27 degrees 07 minutes 15 seconds East, 112.42 feet;

THENCE South 01 degrees 49 minutes 55 seconds West, 31.57 feet;

THENCE South 43 degrees 21 minutes 24 seconds West, 100.05 feet;

THENCE South 02 degrees 25 minutes 53 seconds East; 184.55 feet;

THENCE South 32 degrees 01 minutes 07 seconds East, 137.77 feet;

THENCE South 10 degrees 54 minutes 57 seconds East, 96.68 feet;

THENCE South 24 degrees 16 minutes 52 seconds West, 92.72 feet;

THENCE South 02 degrees 44 minutes 23 seconds West, 498.43 feet;

THENCE South 45 degrees 20 minutes 22 seconds East, 32.76 feet;

THENCE South 82 degrees 28 minutes 29 seconds East, 93.42 feet;

THENCE South 06 degrees 47 minutes 03 seconds East, 224.31 feet;

THENCE South 03 degrees 52 minutes 25 seconds West, 280.71 feet;

THENCE South 77 degrees 21 minutes 59 seconds West, 112.39 feet;

THENCE South 33 degrees 31 minutes 21 seconds East, 55.83 feet;

THENCE South 63 degrees 55 minutes 47 seconds East, 97.33 feet;

THENCE South 06 degrees 16 minutes 01 seconds West, 311.62 feet;

THENCE South 06 degrees 35 minutes 33 seconds East, 923.06 feet;

THENCE South 32 degrees 36 minutes 19 seconds West, 71.60 feet

THENCE South 05 degrees 15 minutes 56 seconds West, 62.55 feet;

THENCE South 17 degrees 48 minutes 28 seconds East, 28.16 feet;

THENCE South 07 degrees 20 minutes 02 seconds East, 390.26 feet;

THENCE South 76 degrees 32 minutes 58 seconds West, 39.93 feet;

THENCE South 01 degrees 38 minutes 00 seconds West, 91.55 feet;

THENCE South 48 degrees 54 minutes 26 seconds East, 50.25 feet;

THENCE South 00 degrees 04 minutes 11 seconds West, 617.97 feet;

THENCE South 88 degrees 30 minutes 30 seconds East, 64.94 feet;

THENCE South 04 degrees 03 minutes 50 seconds East, 75.56 feet;

THENCE South 27 degrees 57 minutes 15 seconds East, 36.79 feet;

THENCE South 63 degrees 26 minutes 53 seconds East, 50.88 feet;

THENCE North 84 degrees 17 minutes 35 seconds East, 53.10 feet;

THENCE North 61 degrees 15 minutes 06 seconds East, 70.93 feet;

THENCE North 18 degrees 07 minutes 03 seconds East, 321.74 feet;

THENCE North 36 degrees 38 minutes 09 seconds East, 37.45 feet;

THENCE North 19 degrees 29 minutes 28 seconds East, 176.04 feet;

THENCE North 02 degrees 16 minutes 46 seconds West, 252.47 feet;

THENCE North 87 degrees 43 minutes 14 seconds East, 63.15 feet;

THENCE North 37 degrees 15 minutes 16 seconds East, 134.92 feet;

THENCE North 16 degrees 19 minutes 12 seconds West, 51.57 feet;

THENCE North 00 degrees 35 minutes 23 seconds East, 128.62 feet;

THENCE North 04 degrees 59 minutes 54 seconds East, 185.99 feet;

THENCE North 07 degrees 05 minutes 49 seconds West, 63.06 feet;

THENCE North 00 degrees 29 minutes 32 seconds West, 502.60 feet;

THENCE North 08 degrees 52 minutes 47 seconds East, 178.10 feet;

THENCE North 19 degrees 13 minutes 29 seconds West, 234.01 feet;

THENCE North 19 degrees 37 minutes 50 seconds East, 86.85 feet;

THENCE South 79 degrees 14 minutes 52 seconds East, 91.16 feet;

THENCE South 39 degrees 44 minutes 54 seconds East, 87.19 feet;

THENCE South 71 degrees 59 minutes 56 seconds West, 122.04 feet;

THENCE South 14 degrees 01 minutes 10 seconds East, 181.23 feet;

THENCE South 02 degrees 20 minutes 45 seconds East, 167.51 feet;

THENCE South 02 degrees 52 minutes 48 seconds West, 518.42 feet;

THENCE South 01 degrees 12 minutes 33 seconds East, 176.79 feet;

THENCE South 03 degrees 57 minutes 23 seconds East, 170.67 feet;

THENCE North 70 degrees 49 minutes 40 seconds East, 188.11 feet;

THENCE North 21 degrees 01 seconds 46 seconds East, 73.55 feet;

THENCE North 02 degrees 47 minutes 58 seconds West, 199.39 feet;

THENCE North 70 degrees 49 minutes 14 seconds East, 77.66 feet;

THENCE North 24 degrees 53 minutes 35 seconds East, 30.80 feet;

THENCE North 01 degrees 22 minutes 53 seconds East, 50.39 feet;

THENCE North 32 degrees 41 minutes 52 seconds West, 76.51 feet;

THENCE North 27 degrees 32 minutes 26 seconds West, 73.69 feet;
THENCE North 02 degrees 15 minutes 08 seconds West, 72.13 feet;
THENCE North 05 degrees 31 minutes 30 seconds East, 265.31 feet;
THENCE North 04 degrees 19 minutes 07 seconds West, 150.66 feet;
THENCE North 14 degrees 25 minutes 51 seconds West, 101.75 feet;
THENCE North 23 degrees 25 minutes 53 seconds West, 110.24 feet;
THENCE North 29 degrees 08 minutes 07 seconds West, 95.74 feet;
THENCE North 44 degrees 52 minutes 11 seconds East, 67.14 feet;
THENCE North 05 degrees 51 minutes 10 seconds East, 46.96 feet;
THENCE North 33 degrees 58 minutes 18 seconds West, 60.74 feet;
THENCE North 83 degrees 33 minutes 24 seconds West, 58.63 feet;
THENCE South 73 degrees 54 minutes 35 seconds West, 37.44 feet;
THENCE North 83 degrees 58 minutes 05 seconds West, 52.98 feet;
THENCE North 32 degrees 13 minutes 50 seconds West, 87.31 feet;
THENCE North 82 degrees 07 minutes 46 seconds East, 61.15 feet;
THENCE South 25 degrees 34 minutes 07 seconds East, 52.98 feet;
THENCE South 88 degrees 23 minutes 08 seconds East, 77.08 feet;
THENCE North 71 degrees 20 minutes 48 seconds East, 70.50 feet;
THENCE North 04 degrees 46 minutes 07 seconds West, 616.07 feet;
THENCE North 01 degrees 16 minutes 26 seconds East, 588.49 feet;
THENCE North 01 degrees 20 minutes 14 seconds West, 215.15 feet;
THENCE North 37 degrees 50 minutes 00 seconds East, 45.43 feet;
THENCE North 04 degrees 15 minutes 49 seconds West, 93.61 feet;
THENCE North 21 degrees 03 minutes 20 seconds West, 88.96 feet;
THENCE North 12 degrees 55 minutes 46 seconds West, 163.73 feet;

THENCE North 01 degrees 30 minutes 01 seconds West, 1,429.82 feet;

THENCE North 11 degrees 56 minutes 48 seconds West, 213.77 feet;

THENCE North 27 degrees 36 minutes 56 seconds West, 198.23 feet;

THENCE North 25 degrees 34 minutes 17 seconds East, 156.11 feet;

THENCE North 01 degrees 10 minutes 14 seconds West, 810.49 feet;

THENCE South 89 degrees 09 minutes 55 seconds West, 65.39 feet;

THENCE South 52 degrees 17 minutes 32 seconds West, 103.23 feet;

THENCE South 17 degrees 33 minutes 21 seconds West, 49.97 feet;

THENCE South 46 degrees 14 minutes 26 seconds West, 69.47 feet;

THENCE North 81 degrees 36 minutes 46 seconds West, 96.68 feet;

THENCE South 29 degrees 06 minutes 56 seconds West, 368.76 feet to the easterly side of Spinney Road;

THENCE along the easterly side of Spinney Road the following thirteen (13) courses and distances:

1. North 14 degrees 08 minutes 40 seconds East, 246.79 feet;
2. North 26 degrees 09 minutes 50 seconds East, 289.12 feet;
3. North 09 degrees 16 minutes 10 seconds East, 378.92 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 312.63 feet and an arc length of 233.55 feet;
5. North 33 degrees 32 minutes 00 seconds West, 163.89 feet;
6. North 16 degrees 26 minutes 40 seconds West, 269.10 feet;
7. North 05 degrees 05 minutes 50 seconds East, 500.65 feet;
8. North 29 degrees 26 minutes 30 seconds East, 455.54 feet;
9. Northeasterly along the arc of a curve bearing to the left, having a radius of 579.66 feet and an arc length of 259.58 feet;

10. Northwesterly along the arc of a curve bearing to the left, having a radius of 312.70 feet and an arc length of 298.00 feet;
11. North 50 degrees 49 minutes 10 seconds West, 141.75 feet;
12. Northerly along the arc of a curve bearing to the right, having a radius of 215.78 feet and an arc length of 61.61 feet;
13. North 24 degrees 53 minutes 07 seconds East, 52.74 feet to the southerly side of Sunrise Highway (N.Y.S. Route 27) and the point or place of BEGINNING.

Containing within said bounds 2,123,119 square feet or 48.74 acres.

DESCRIPTION OF OPEN SPACE AREA 3, AS SHOWN ON DRAWING M-19, SHEET 19 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Spinney Road, said point being the following fourteen (14) courses and distances from the intersection of the southerly side of Sunrise Highway (N.Y.S. Route 27) with the easterly side of Spinney Road:

1. South 24 degrees 53 minutes 07 seconds West, 52.74 feet;
2. Southerly along the arc of a curve bearing to the left, having a radius of 215.78 feet and an arc length of 61.61 feet;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southeasterly along the arc of a curve bearing to the right, having a radius of 312.70 feet and an arc length of 298.00 feet;
5. Southwesterly along the arc of a curve bearing to the right, having a radius of 579.66 feet and an arc length of 259.58 feet;
6. South 29 degrees 26 minutes 30 seconds West, 455.54 feet;
7. South 05 degrees 05 minutes 50 seconds West, 500.65 feet;
8. South 16 degrees 26 minutes 40 seconds East, 269.10 feet;

9. South 33 degrees 32 minutes 00 seconds East, 163.89 feet;
10. Southerly along the arc of a curve bearing to the right, having a radius of 312.63 feet and an arc length of 233.55 feet;
11. South 09 degrees 16 minutes 10 seconds West, 378.92 feet;
12. South 26 degrees 09 minutes 50 seconds West, 289.12 feet;
13. South 14 degrees 08 minutes 40 seconds west, 246.79 feet;
14. South 06 degrees 13 minutes 50 seconds East, 175.45 feet to the true point of BEGINNING:

RUNNING THENCE North 37 degrees 55 minutes 20 seconds East, 185.45 feet;
THENCE North 31 degrees 26 minutes 01 seconds East, 215.82 feet;
THENCE North 24 degrees 45 minutes 30 seconds East, 140.34 feet
THENCE North 53 degrees 09 minutes 12 seconds East, 61.16 feet;
THENCE South 00 degrees 19 minutes 43 seconds East, 305.05 feet;
THENCE North 64 degrees 35 minutes 18 seconds West, 42.58 feet;
THENCE South 52 degrees 00 minutes 21 seconds West, 143.53 feet;
THENCE South 40 degrees 42 minutes 48 seconds West, 268.64 feet to the easterly side of Spinney Road;
THENCE along the easterly side of Spinney Road North 06 degrees 13 minutes 50 seconds West, 84.69 feet to the point or place of BEGINNING.

Containing within said bounds 53,390 square feet or 1.23 acres.

DESCRIPTION OF OPEN SPACE AREA 4, AS SHOWN
ON DRAWING M-19, SHEET 19 OF 38 OF THE
SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SI
TUATED AT EAST QUOGUE, TOWN OF
SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF
NEW YORK PREPARED BY NELSON & POPE,
ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13,
2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the southeasterly corner of the premises about to be described, said point being the following fifteen (15) courses and distances from the intersection of the easterly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. South 24 degrees 53 minutes 07 seconds West, 52.74 feet;
2. Southeasterly along the arc of a curve bearing to the left, having a radius of 215.78 feet and an arc length of 61.61 feet;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southerly along the arc of a curve bearing to the right, having a radius of 312.70 feet and an arc length of 298.00 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 579.66 feet and an arc length of 259.58 feet;
6. South 29 degrees 26 minutes 30 seconds West, 455.54 feet;
7. South 05 degrees 05 minutes 50 seconds West, 500.65 feet;
8. South 16 degrees 26 minutes 40 seconds East, 269.10 feet;

9. South 33 degrees 32 minutes 00 seconds East, 163.89 feet;
10. Southeasterly along the arc of a curve bearing to the right, having a radius of 312.63 feet and an arc length of 233.55 feet;
11. South 09 degrees 16 minutes 10 seconds West, 378.92 feet;
12. South 26 degrees 09 minutes 50 seconds West, 289.12 feet;
13. South 14 degrees 08 minutes 40 seconds West, 246.79 feet;
14. South 06 degrees 13 minutes 50 seconds East 680.28 feet;
15. North 24 degrees 56 minutes 16 seconds East, 45.48 feet to the actual point of

BEGINNING

RUNNING THENCE North 08 degrees 06 minutes 05 seconds West, 133.15 feet;

THENCE North 31 degrees 06 minutes 58 seconds East, 264.02 feet;

THENCE South 17 degrees 21 minutes 30 seconds East, 491.39 feet;

THENCE South 59 degrees 32 minutes 45 seconds East, 150.86 feet;

THENCE South 00 degrees 44 minutes 44 seconds West, 522.54 feet;

THENCE South 22 degrees 58 minutes 18 seconds West, 70.95 feet;

THENCE South 01 degrees 09 minutes 05 seconds East, 210.98 feet;

THENCE South 03 degrees 18 minutes 55 seconds West, 185.43 feet;

THENCE South 11 degrees 00 minutes 47 seconds East, 108.48 feet;

THENCE South 00 degrees 42 minutes 22 seconds East, 532.68 feet;

THENCE South 70 degrees 37 minutes 59 seconds West, 52.73 feet

THENCE North 10 degrees 38 minutes 07 seconds West, 81.49 feet;

THENCE North 01 degrees 49 minutes 22 seconds West, 288.65 feet;

THENCE South 86 degrees 13 minutes 07 seconds West, 30.02 feet;

THENCE North 75 degrees 52 minutes 53 seconds West, 51.74 feet;

THENCE North 20 degrees 28 minutes 09 seconds East, 90.29 feet;
THENCE North 03 degrees 07 minutes 20 seconds East, 379.53 feet;
THENCE North 03 degrees 04 minutes 34 seconds West, 241.84 feet;
THENCE North 00 degrees 39 minutes 08 seconds East, 265.15 feet;
THENCE North 20 degrees 20 minutes 11 seconds West, 487.01 feet;
THENCE North 77 degrees 30 minutes 49 seconds West, 101.99 feet to the point or
place of BEGINNING.

Containing within said bounds 259,799 square feet or 5.96 acres.

DESCRIPTION OF OPEN SPACE AREA 5, AS SHOWN ON DRAWING M-19, SHEET 19 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK. PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the southeasterly corner of the premises about to be described, said point being the following fifteen (15) courses and distances from the intersection of the easterly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. South 24 degrees 53 minutes 07 seconds West, 52.74 feet;
2. Southeasterly along the arc of a curve bearing to the left, having a radius of 215.78 feet and an arc length of 61.61 feet;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southerly along the arc of a curve bearing to the right, having a radius of 312.70 feet and an arc length of 298.00 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 579.66 feet and an arc length of 259.58 feet;
6. South 29 degrees 26 minutes 30 seconds West, 455.54 feet;
7. South 05 degrees 05 minutes 50 seconds West, 500.65 feet;
8. South 16 degrees 26 minutes 40 seconds East, 269.10 feet;
9. South 33 degrees 32 minutes 00 seconds East, 163.89 feet;

10. Southeasterly along the arc of a curve bearing to the right, having a radius of 312.63 feet and an arc length of 233.55 feet;
11. South 09 degrees 16 minutes 10 seconds West, 378.92 feet;
12. South 26 degrees 09 minutes 50 seconds West, 289.12 feet;
13. South 14 degrees 08 minutes 40 seconds West, 246.79 feet;
14. South 06 degrees 13 minutes 50 seconds East 680.28 feet;
15. South 19 degrees 12 minutes 10 seconds West, 58.54 feet to the actual point of BEGINNING

RUNNING THENCE South 31 degrees 23 minutes 38 seconds East, 105.86 feet;;

THENCE South 16 degrees 42 minutes 57 seconds East, 326.43 feet;

THENCE South 03 degrees 51 minutes 57 seconds East, 773.89 feet;

THENCE North 79 degrees 17 minutes 05 seconds West, 54.90 feet;

THENCE North 09 degrees 18 minutes 19 seconds West, 685.04 feet;

THENCE North 53 degrees 38 minutes 01 seconds West, 9.10 feet;

THENCE North 03 degrees 27 minutes 11 seconds West, 484.37 feet to the point or place of BEGINNING.

Containing within said bounds 98,496 square feet or 2.26 acres.

DESCRIPTION OF OPEN SPACE AREA 6, AS SHOWN ON DRAWING M-19, SHEET 19 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Spinney Road, said point being the following two (2) courses and distances from the southeasterly end of a curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road

1. Northwesterly along the arc of a curve bearing to the right, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. North 15 degrees 02 minutes 50 seconds East, 122.33feet to the actual point of BEGINNING.

RUNNING THENCE along the easterly side of Spinney Road North 15 degrees 02 minutes 50 seconds East, 295.26 feet to land now or formerly of Green and Grinblat;

THENCE along said lands North 86 degrees 32 minutes 49 seconds East, 99.52 feet to the centerline of Smith Avenue (not open)

THENCE along said centerline side South 03 degrees 27 minutes 11 seconds East, 200.00 feet to land now or formerly of Butterly and Mayo;

THENCE along said land the following two (2) courses and distances:

1. South 86 degrees 32 minutes 49 seconds West, 100.00 feet;
2. South 03 degrees 27 minutes 11 seconds East, 80.00 feet;

THENCE South 86 degrees 32 minutes 49 seconds West, 93.21 feet to the easterly side of Spinney Road and the point or place of BEGINNING.

Containing within said bounds 32,982 square feet or 0.75 acres.

DESCRIPTION OF OPEN SPACE AREA 7, AS SHOWN ON DRAWING M-19, SHEET 19 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Spinney Road, said point being the following two (2) courses and distances from the southwesterly end of a curve connecting the northerly side of Redan Trail and the westerly side of Spinney Road

1. Northeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 45.03 feet;
2. North 15 degrees 02 minutes 50 seconds East, 304.43 feet to the actual point of BEGINNING.

RUNNING THENCE North 24 degrees 55 minutes 02 seconds West, 27.67 feet;

THENCE North 16 degrees 10 minutes 18 seconds West, 179.95 feet;

THENCE North 06 degrees 29 minutes 27 seconds East, 340.01 feet;

THENCE North 19 degrees 17 minutes 15 seconds East, 75.87 feet;

THENCE North 24 degrees 11 minutes 15 seconds East, 64.69 feet;

THENCE North 32 degrees 59 minutes 59 seconds East, 226.24 feet;

THENCE North 04 degrees 25 minutes 35 seconds East, 176.98 feet;

THENCE North 35 degrees 24 minutes 20 seconds East, 133.79 feet to the westerly side of Spinney Road

THENCE along the westerly side of Spinney Road the following three (3) courses and distances:

1. South 06 degrees 13 minutes 50 seconds East, 88.43 feet;
2. South 19 degrees 12 minutes 10 seconds West, 257.30 feet;
3. South 11 degrees 15 minutes 10 seconds West, 154.77 feet to land now or formerly of Green and Grinblat;

THENCE along said land the following two (2) courses and distances:

1. South 86 degrees 32 minutes 49 seconds West, 101.86 feet;
2. South 03 degrees 27 minutes 11 seconds East, 388.12 feet to the westerly side of Spinney Road;

THENCE along the westerly side of Spinney Road the following two (2) courses and distances:

1. South 11 degrees 15 minutes 10 seconds West, 178.92 feet;
2. South 15 degrees 02 minutes 50 seconds West, 93.09 feet and the point or place of BEGINNING.

Containing within said bounds 76,737 square feet or 1.76 acres.

DESCRIPTION OF OPEN SPACE AREA 8, AS SHOWN ON DRAWING M-20, SHEET 20 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Spinney Road, said point being the following fourteen (14) courses and distances from the intersection of the westerly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. South 59 degrees 34 minutes 04 seconds East, 63.94 feet;
2. Southeasterly along the arc of a curve bearing to the left, having a radius of 265.28 feet and an arc length of 119.70 feet;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southerly along the arc of a curve bearing to the right, having a radius of 263.20 feet and an arc length of 250.83 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 530.16 feet and an arc length of 237.41 feet;
6. South 29 degrees 26 minutes 30 seconds West, 466.22 feet;
7. South 05 degrees 05 minutes 50 seconds West, 520.74 feet;
8. South 16 degrees 26 minutes 40 seconds East, 285.95 feet;
9. South 33 degrees 32 minutes 00 seconds East, 171.33 feet;

10. Southwesterly along the arc of a curve bearing to the right, having a radius of 263.13 feet and an arc length of 196.57 feet;
11. South 09 degrees 16 minutes 10 seconds West, 371.57 feet;
12. South 26 degrees 09 minutes 50 seconds West, 286.98 feet;
13. South 14 degrees 08 minutes 40 seconds West, 260.90 feet;
14. South 06 degrees 13 minutes 50 seconds East 223.84 feet to the true point of BEGINNING.

RUNNING THENCE along the westerly side of Spinney Road South 06 degrees 13 minutes 50 seconds East, 79.13 feet;

THENCE South 42 degrees 11 minutes 03 seconds West, 104.22 feet;

THENCE South 22 degrees 52 minutes 21 seconds West, 150.00 feet;

THENCE South 27 degrees 51 minutes 03 seconds West, 342.74 feet;

THENCE South 09 degrees 56 minutes 47 seconds West, 378.40 feet;

THENCE South 54 degrees 38 minutes 36 seconds West, 98.78 feet;

THENCE North 03 degrees 34 minutes 27 seconds East, 261.00 feet;

THENCE North 86 degrees 32 minutes 22 seconds West, 196.49 feet;

THENCE North 87 degrees 39 minutes 21 seconds West, 280.19 feet;

THENCE South 78 degrees 49 minutes 34 seconds West, 104.31 feet;

THENCE South 04 degrees 17 minutes 15 seconds East, 333.36 feet;

THENCE South 85 degrees 23 minutes 05 seconds West, 89.10 feet;

THENCE North 07 degrees 03 minutes 54 seconds East, 115.13 feet;

THENCE North 01 degrees 30 minutes 07 seconds East, 156.43 feet;

THENCE North 03 degrees 25 minutes 52 seconds West, 95.91 feet;

THENCE North 10 degrees 59 minutes 03 seconds West, 130.09 feet;

THENCE North 02 degrees 34 minutes 52 seconds East, 413.63 feet;

THENCE North 11 degrees 31 minutes 09 seconds East, 321.20 feet;

THENCE South 35 degrees 26 minutes 23 seconds East, 189.65 feet;
THENCE South 09 degrees 38 minutes 32 seconds East, 247.55 feet;
THENCE South 66 degrees 58 minutes 47 seconds East, 193.11 feet;
THENCE South 81 degrees 58 minutes 35 seconds East, 140.12 feet;
THENCE South 63 degrees 13 minutes 51 seconds East, 75.75 feet;
THENCE South 17 degrees 02 minutes 18 seconds West, 40.34 feet;
THENCE South 52 degrees 28 minutes 46 seconds East, 52.09 feet;
THENCE North 42 degrees 15 minutes 44 seconds East, 467.69 feet
THENCE North 37 degrees 25 minutes 27 seconds East, 167.36 feet to the westerly
side of Spinney Road and the point or place of BEGINNING.
Containing within said bounds 459,956 square feet or 10.60 acres.

DESCRIPTION OF OPEN SPACE AREA 9, AS SHOWN ON DRAWING M-20, SHEET 20 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following three (3) courses and distances from the northeasterly end of a curve connecting the westerly side of Punchbowl Lane with the northerly side of Biarritz Trail:

1. Southwesterly along the arc of a curve bearing to the right, having a radius of 220.00 feet and an arc length of 301.75 feet;
2. North 06 degrees 31 minutes 02 seconds East, 155.00 feet;
3. North 14 degrees 19 minutes 01 seconds East, 539.53 feet to the true point of BEGINNING.

RUNNING THENCE North 07 degrees 34 minutes 21 seconds West, 396.69 feet;

THENCE North 02 degrees 05 minutes 51 seconds East, 57.38 feet;

THENCE North 79 degrees 47 minutes 44 seconds East, 129.49 feet;

THENCE South 00 degrees 27 minutes 26 seconds West, 110.30 feet;

THENCE South 01 degrees 23 minutes 19 seconds East, 102.20 feet;

THENCE South 05 degrees 03 minutes 34 seconds West, 102.92 feet;

THENCE South 02 degrees 37 minutes 38 seconds East, 105.59 feet;

THENCE South 00 degrees 32 minutes 43 seconds West, 43.08 feet;

THENCE South 82 degrees 21 minutes 26 seconds West, 74.88 feet; to the point or place of BEGINNING.

Containing within said bounds 48,120 square feet or 1.10 acres.

DESCRIPTION OF OPEN SPACE AREA 10, AS SHOWN ON DRAWING M-20, SHEET 20 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southerly corner of the premises about to be described, said point being the following two (2) courses and distances from the northeasterly end of curve connecting the westerly side of Punchbowl Lane with the northerly side of Biarritz Trail:

1. Southwesterly along the arc of a curve bearing to the right, having a radius of 220.00 feet and an arc length of 301.75 feet;
2. North 06 degrees 31 minutes 02 seconds East, 155.00 feet to the true point of BEGINNING.

RUNNING THENCE North 83 degrees 28 minutes 58 seconds West, 169.03 feet;

THENCE North 51 degrees 39 minutes 25 seconds West, 172.70 feet;

THENCE North 05 degrees 10 minutes 44 seconds West, 319.97 feet;

THENCE South 65 degrees 43 minutes 35 seconds West, 84.71 feet;

THENCE South 07 degrees 18 minutes 36 seconds East, 226.02 feet;

THENCE South 45 degrees 54 minutes 41 seconds East, 151.78 feet;

THENCE South 73 degrees 02 minutes 20 seconds East, 76.12 feet;

THENCE North 58 degrees 00 minutes 35 seconds East, 161.30 feet;

THENCE North 00 degrees 33 minutes 57 seconds East, 196.32 feet;
THENCE North 85 degrees 36 minutes 32 seconds East, 90.99 feet;
THENCE South 00 degrees 35 minutes 38 seconds East, 56.37 feet;
THENCE South 17 degrees 55 minutes 50 seconds West, 213.48 feet;
THENCE South 36 degrees 19 minutes 10 seconds West, 85.39 feet;
THENCE South 74 degrees 57 minutes 42 seconds West, 71.75 feet; to the point or
place of BEGINNING.
Containing within said bounds 71,304 square feet or 1.64 acres.

DESCRIPTION OF OPEN SPACE AREA 11, AS SHOWN ON DRAWING M-21, SHEET 21 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following five (5) courses and distances from the intersection of the westerly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. South 87 degrees 48 minutes 47 seconds East, 1,280.48 feet;
2. Westerly along the arc of a curve bearing to the left, having a radius of 11,209.16 feet and an arc length of 291.48 feet;
3. South 03 degrees 22 minutes 46 seconds East, 3,416.23 feet;
4. South 83 degrees 19 minutes 03 seconds West, 1,015.75 feet;
5. South 58 degrees 22 minutes 03 seconds East, 326.98 feet to the true point of BEGINNING.

RUNNING THENCE South 81 degrees 01 minutes 12 seconds East, 494.26 feet

THENCE South 17 degrees 49 minutes 44 seconds East, 20.43 feet;

THENCE South 68 degrees 33 minutes 54 seconds East, 65.51 feet;

THENCE North 82 degrees 38 minutes 29 seconds East, 80.95 feet;

THENCE South 03 degrees 00 minutes 40 seconds East, 140.57 feet;

THENCE South 10 degrees 46 minutes 02 seconds East, 64.89 feet;
THENCE South 02 degrees 22 minutes 38 seconds East, 218.34 feet;
THENCE North 75 degrees 20 minutes 59 seconds West, 67.73 feet;
THENCE North 05 degrees 10 minutes 44 seconds West, 369.93 feet;
THENCE South 84 degrees 49 minutes 16 seconds West, 20.00 feet;
THENCE North 77 degrees 49 minutes 36 seconds West, 77.22 feet;
THENCE South 62 degrees 44 minutes 43 seconds West, 61.28 feet;
THENCE South 84 degrees 49 minutes 16 seconds West, 257.25 feet;
THENCE South 05 degrees 10 minutes 44 seconds East, 918.00 feet;
THENCE South 19 degrees 40 minutes 42 seconds West, 121.45 feet;
THENCE South 39 degrees 47 minutes 33 seconds East, 206.68 feet;
THENCE North 62 degrees 51 minutes 48 seconds East, 145.68 feet;
THENCE South 83 degrees 28 minutes 58 seconds East, 632.80 feet;
THENCE South 56 degrees 24 minutes 12 seconds East, 109.80 feet;
THENCE South 21 degrees 52 minutes 53 seconds West, 27.62 feet;
THENCE North 81 degrees 16 minutes 26 seconds West, 297.02 feet;
THENCE North 87 degrees 14 minutes 09 seconds West, 333.51 feet;
THENCE South 80 degrees 34 minutes 03 seconds West, 58.77 feet;
THENCE South 79 degrees 04 minutes 39 seconds West, 123.52 feet;
THENCE South 80 degrees 39 minutes 23 seconds West, 263.43 feet;
THENCE North 58 degrees 52 minutes 00 seconds West, 71.98 feet;
THENCE North 14 degrees 26 minutes 27 seconds East, 272.92 feet;
THENCE North 10 degrees 37 minutes 15 seconds East, 204.50 feet;
THENCE North 03 degrees 11 minutes 59 seconds East, 88.99 feet;
THENCE North 11 degrees 53 minutes 03 seconds West, 180.56 feet;

THENCE North 05 degrees 28 minutes 04 seconds West, 310.39 feet;

THENCE North 18 degrees 29 minutes 21 seconds West, 308.58 feet;

THENCE North 04 degrees 25 minutes 23 seconds East, 108.20 feet to the point or place of BEGINNING.

Containing within said bounds 311,725 square feet or 7.16 acres.

DESCRIPTION OF OPEN SPACE AREA 12, AS SHOWN ON DRAWING M-19, SHEET 19 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Redan Trail, said point being the following two (2) courses and distances from the northwesterly end of a curve connecting the easterly side of Spinney Road with the northerly side of Redan Trail:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East, 85.16 feet to the actual point of BEGINNING

RUNNING THENCE North 35 degrees 56 minutes 57 seconds East, 25.53 feet;

THENCE South 81 degrees 24 minutes 37 seconds East, 139.73 feet;

THENCE South 05 degrees 14 minutes 07 seconds East, 70.22 feet to the northerly side of Redan Trail;

THENCE South 30 degrees 19 minutes 27 seconds West, 20.43 feet to the northerly side of Redan Trail;

THENCE along the northerly side of Redan Trail the following two (2) courses and distances:

1. North 83 degrees 55 minutes 25 seconds West, 56.10 feet;

2. North 47 degrees 52 minutes 46 seconds West, 124.42 feet to the point or place of BEGINNING.

Containing within said bounds 10,587 square feet or 0.24 acres.

DESCRIPTION OF OPEN SPACE AREA 13, AS SHOWN ON DRAWING M-19, SHEET 19 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the northwesterly corner of the premises about to be described, said point being the following four (4) courses and distances from the northwesterly end of a curve connecting the easterly side of Spinney Road with the northerly side of Redan Trail.

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East, 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East, 124.42 feet;
4. South 09 degrees 13 minutes 17 seconds West, 58.11 feet to the true point of BEGINNING.

RUNNING THENCE the following eight (8) courses and distances:

1. South 74 degrees 12 minutes 39 seconds East, 56.93 feet,
2. Easterly along the arc of a curve bearing to the left, having a radius of 930.00 feet and an arc length of 125.38 feet;

EXHIBIT O.S. AREA 13 AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

3. South 81 degrees 56 minutes 08 seconds East, 52.33 feet;
4. Southeasterly along the arc of a curve bearing to the right, having a radius of 47.00 feet and an arc length of 63.08 feet;
5. South 05 degrees 02 minutes 02 seconds East, 49.42 feet;
6. North 78 degrees 26 minutes 23 seconds West, 122.76 feet;
7. Westerly along the arc of a curve bearing to the right, having a radius of 400.00 feet and an arc length of 191.47 feet;
8. Northerly along the arc of a curve bearing to the right , having a radius of 20.00 feet and an arc length of 54.73 feet to the point or place of BEGINNING.

Containing within said bounds 20,582 square feet or 0.47 acres.

DESCRIPTION OF OPEN SPACE AREA 14, AS SHOWN ON DRAWING M-22, SHEET 22 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the southeasterly corner of the premises about to be described, said point being the following three (3) courses and distances from the intersection of the easterly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. North 87 degrees 48 minutes 47 seconds East, 231.14 feet;
2. South 03 degrees 27 minutes 41 seconds East, 7,019.46 feet;
3. South 86 degrees 32 minutes 19 seconds West, 256.25 feet to the true point of BEGINNING.

RUNNING THENCE South 66 degrees 43 minutes 07 seconds West, 114.11 feet to the easterly side of Redan Trail;

THENCE along the easterly side of Redan Trail North 22 degrees 40 minutes 58 seconds West, 200.03 feet

THENCE North 71 degrees 33 minutes 36 seconds East, 103.36 feet;

THENCE North 02 degrees 09 minutes 02 seconds West, 385.52 feet;

THENCE North 08 degrees 40 minutes 04 seconds East, 415.92 feet

THENCE South 80 degrees 07 minutes 57 seconds East, 63.79 feet;

THENCE South 06 degrees 39 minutes 41 seconds West, 278.85 feet;

THENCE South 01 degrees 53 minutes 12 seconds West, 379.14 feet;

THENCE South 05 degrees 47 minutes 26 seconds East, 299.08 feet to the point or place of BEGINNING.

Containing within said bounds 86,534 square feet or 1.99 acres.

DESCRIPTION OF OPEN SPACE AREA 15, AS SHOWN ON DRAWING M-22, SHEET 22 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the southeasterly corner of the premises about to be described, said point being the following three (3) courses and distances from the intersection of the easterly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. North 87 degrees 48 minutes 47 seconds East, 231.14 feet;
2. South 03 degrees 27 minutes 41 seconds East, 8,992.66 feet;
3. South 84 degrees 06 minutes 23 seconds West, 580.77 feet to the true point of BEGINNING.

RUNNING THENCE South 86 degrees 32 minutes 49 seconds West 35.00 feet to land now or formerly Unknown Owner;

THENCE along said land the following two (2) courses and distances:

1. North 03 degrees 27 minutes 11 seconds West, 700.00 feet;
2. South 86 degrees 32 minutes 49 seconds West, 32.00 feet to the easterly side of Smith Avenue (not open);

THENCE along said easterly side North 03 degrees 27 minutes 11 seconds West, 400.00 to land now or formerly of Haas, Maggio and McCarthy;

THENCE along said land and land now or formerly of Dikus the following three (3) courses and distances:

1. North 86 degrees 32 minutes 49 seconds East, 107.70 feet;
2. North 03 degrees 27 minutes 11 seconds West, 160.00 feet;
3. South 86 degrees 32 minutes 49 seconds West, 107.70 feet to the easterly side of Smith Avenue(not open)

THENCE along said easterly side North 03 degrees 27 minutes 11 seconds West, 240.00 feet to land now or formerly County of Suffolk;

THENCE along said land the following three (3) courses and distances:

1. North 86 degrees 32 minutes 49 seconds East, 107.70 feet;
2. North 03 degrees 27 minutes 11 seconds West, 80.00 feet;
3. South 86 degrees 32 minutes 49 seconds West, 107.70 feet to the easterly side of Smith Avenue (not open);

THENCE along said easterly side North 03 degrees 27 minutes 11 seconds West, 640.00 feet

THENCE North 86 degrees 32 minutes 49 seconds East, 57.29 feet;

THENCE South 12 degrees 59 minutes 11 seconds East, 304.92 feet

THENCE South 11 degrees 17 minutes 46 seconds West, 56.67 feet;

THENCE South 03 degrees 54 minutes 13 seconds East, 129.41 feet;

THENCE South 46 degrees 57 minutes 30 seconds East, 25.04 feet

THENCE South 08 degrees 45 minutes 07 seconds East, 568.56 feet;

THENCE South 05 degrees 02 minutes 15 seconds West, 234.95 feet;

THENCE South 00 degrees 50 minutes 06 seconds East, 207.71 feet;

THENCE South 08 degrees 22 minutes 51 seconds West, 192.83 feet;

THENCE South 01 degrees 02 minutes 41 seconds East, 222.88 feet;

THENCE South 02 degrees 40 minutes 51 seconds East, 299.52 feet to the point or place of BEGINNING.

Containing within said bounds 190,577 square feet or 4.38 acres.

DESCRIPTION OF OPEN SPACE AREA 16, AS SHOWN ON DRAWING M-22, SHEET 22 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of the premises about to be described, said point being the following four (4) courses and distances from the intersection of the easterly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. North 87 degrees 48 minutes 47 seconds East, 231.14 feet;
2. South 03 degrees 27 minutes 41 seconds East, 8,992.66 feet;
3. South 84 degrees 06 minutes 23 seconds West, 580.77
4. South 86 degrees 32 minutes 49 second West, 67.00 feet to the true point of BEGINNING.

RUNNING THENCE South 16 degrees 13 minutes 31 seconds West, 162.29 feet;

THENCE South 27 degrees 18 minutes 56 seconds West, 241.30 feet

THENCE South 73 degrees 49 minutes 11 seconds West, 104.10 feet;

THENCE North 08 degrees 08 minutes 31 seconds East, 595.23 feet to land now or formerly County of Suffolk;

THENCE along said land the following two (2) courses and distances:

1. South 03 degrees 27 minutes 11 seconds East, 200.00 feet;

2. North 86 degrees 32 minutes 49 seconds East, 160.00 feet to the point or place of BEGINNING.

Containing within said bounds 62,619 square feet or 1.44 acres.

DESCRIPTION OF OPEN SPACE AREA 17, AS SHOWN ON DRAWING M-22, SHEET 22 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the southeasterly corner of the premises about to be described, said point being the following five (5) courses and distances from the intersection of the easterly side of Spinney Road with the southerly side of Sunrise Highway (N.Y.S. Route 27):

1. North 87 degrees 48 minutes 47 seconds East, 231.14 feet;
2. South 03 degrees 27 minutes 41 seconds East, 8,992.66 feet;
3. South 84 degrees 06 minutes 23 seconds West, 580.77
4. South 86 degrees 32 minutes 49 second West, 227.00 feet;
5. North 03 degrees 27 minutes 11 seconds West 200.00 feet to the true point of BEGINNING.

RUNNING THENCE North 04 degrees 58 minutes 23 seconds West, 90.13 feet;

THENCE North 05 degrees 31 minutes 45 seconds West, 210.04 feet;

THENCE North 04 degrees 44 minutes 24 seconds West, 212.91 feet;

THENCE North 40 degrees 33 minutes 34 seconds West, 94.60 feet;

THENCE North 02 degrees 25 minutes 50 seconds East, 270.72 feet;

THENCE North 03 degrees 45 minutes 22 seconds West. 187.29 feet;

EXHIBIT O.S. AREA 17 AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

THENCE North 01 degrees 16 minutes 38 seconds East, 158.80 feet;
THENCE North 01 degrees 48 minutes 19 seconds West, 159.98 feet;
THENCE North 02 degrees 52 minutes 32 seconds East, 271.38 feet;
THENCE North 24 degrees 12 minutes 40 seconds East, 64.12 feet;
THENCE North 47 degrees 19 minutes 52 seconds East, 56.03 feet;
THENCE North 01 degrees 22 minutes 28 seconds West, 66.32 feet;
THENCE North 42 degrees 00 minutes 15 seconds West, 91.98 feet;
THENCE North 02 degrees 02 minutes 03 seconds East, 206.82 feet;
THENCE North 07 degrees 54 minutes 38 seconds West, 232.45 feet;
THENCE North 06 degrees 58 minutes 34 seconds East, 192.78 feet;
THENCE North 07 degrees 36 minutes 53 seconds West, 80.62 feet;
THENCE North 70 degrees 37 minutes 21 seconds West, 138.93 feet;
THENCE North 05 degrees 00 minutes 18 seconds East, 153.96 feet;

THENCE North 83 degrees 23 minutes 01 seconds East, 53.95 feet to land now or formerly of Roanoke Sand and Gravel Co.;

THENCE along land now or formerly of Roanoke Sand and Gravel Co. the following two (2) courses and distances:

1. South 03 degrees 27 minutes 11 seconds East, 50.00 feet;
2. North 86 degrees 32 minutes 49 seconds East, 100.00 feet to the westerly side of Smith Avenue (not open);

THENCE along said westerly side South 03 degrees 27 minutes 11 seconds East, 425.00 feet

THENCE North 86 degrees 32 minutes 49 seconds East, 30.00 feet to the centerline of Smith Avenue (not open);

THENCE along said centerline South 03 degrees 27 minutes 11 seconds East, 905.00 feet;

THENCE across Smith Avenue (not open) and along land now or formerly of Kaiser the following three (3) courses and distances:

1. South 86 degrees 32 minutes 49 seconds West, 130.00 feet;
2. North 03 degrees 27 minutes 11 seconds East, 400.00 feet,
3. North 86 degrees 32 minutes 49 seconds East, 100.00 feet to the westerly side of Smith Avenue (not open);

THENCE along said westerly side South 03 degrees 27 minutes 11 seconds East, 100.00 feet;

THENCE North 86 degrees 32 minutes 49 seconds East, 30.00 feet to the centerline of Smith Avenue (not open);

THENCE along said centerline South 03 degrees 27 minutes 11 seconds East, 320.00 feet;

THENCE across Smith Avenue (not open) and along land now or formerly of McDonaugh the following three (3) courses and distances:

1. South 86 degrees 32 minutes 49 seconds West, 130.00 feet;
2. South 03 degrees 27 minutes 11 seconds East, 40.00 feet;
3. North 86 degrees 32 minutes 49 seconds East, 130.00 feet to the centerline of Smith Avenue (not open);

THENCE along said centerline South 03 degrees 27 minutes 11 seconds East, 40.00 feet;

THENCE across Smith Avenue (not open) and along land now or formerly of County of Suffolk and land now or formerly of County of Suffolk Nature Preserve the following three (3) courses and distances:

1. South 86 degrees 32 minutes 49 seconds West, 130.00 feet;
2. South 03 degrees 27 minutes 11 seconds East, 200.00 feet;
3. North 86 degrees 32 minutes 49 seconds East, 130.00 feet to the centerline of Smith Avenue (not open);

THENCE along said centerline South 03 degrees 27 minutes 11 seconds East, 300.00 feet;

THENCE across Smith Avenue (not open) and along land now or formerly of County of Suffolk South 86 degrees 32 minutes 49 seconds West, 130.00 feet to the point or place of BEGINNING.

Containing within said bounds 274,997 square feet or 6.31 acres.

DESCRIPTION OF OPEN SPACE AREA 18, AS SHOWN ON DRAWING M-23, SHEET 23 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Eden Path, said point being the following seven (7) courses and distances from the northeasterly end of a curve connecting the southerly side of Redan Trail with the easterly side of Eden Path:

1. Westerly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 41.75 feet;
2. South 21 degrees 18 minutes 51 seconds West, 40.70 feet;
3. Southerly along the arc of a curve bearing to the right, having a radius of 1,020.00 feet and an arc length of 79.13 feet;
4. South 25 degrees 45 minutes 32 seconds West, 170.63 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 195.00 feet and an arc length of 215.09 feet;
6. South 88 degrees 57 minutes 31 seconds West, 51.12 feet;
7. South 77 degrees 05 minutes 30 seconds West, 193.11 feet to the true point of BEGINNING.

RUNNING THENCE South 02 degrees 58 minutes 43 seconds East, 71.60 feet

THENCE South 85 degrees 04 minutes 54 seconds West, 130.97 feet;

THENCE South 49 degrees 35 minutes 41 seconds West, 25.70 feet;
THENCE South 03 degrees 10 minutes 59 seconds East, 45.71 feet;
THENCE South 85 degrees 59 minutes 18 seconds West, 62.13 feet;
THENCE South 38 degrees 24 minutes 54 seconds West, 24.50 feet;
THENCE South 03 degrees 17 minutes 48 seconds East, 100.86 feet;
THENCE South 88 degrees 21 minutes 45 seconds West, 71.53 feet to the easterly side
of Eden Path;
THENCE along the easterly side of Eden Path the following two (2) courses and
distances:

1. Northeasterly along the arc of a curve bearing to the right, having a radius of 305.00 feet and an arc length of 292.89 feet;
2. Easterly along the arc of a curve bearing to the right, having a radius of 735.00 feet and an arc length of 127.04 feet to the point or place of BEGINNING.

Containing within said bounds 18,491 square feet or 0.42 acres

DESCRIPTION OF OPEN SPACE AREA 19, AS SHOWN ON DRAWING M-23, SHEET 23 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Eden Path, said point being the following sixteen (16) courses and distances from the northwesterly end of a curve connecting the southerly side of Punchbowl Lane with the easterly side of Eden Path:

1. Southerly along the arc of a curve bearing to the right, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. South 08 degrees 51 minutes 28 seconds East, 122.26 feet;
3. Southerly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 78.56 feet;
4. South 21 degrees 08 minutes 57 seconds East, 50.90 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 100.00 feet and an arc length of 170.12 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 155.00 feet and an arc length of 34.18 feet;
7. South 88 degrees 57 minutes 31 seconds West, 51.12 feet;
8. Westerly along the arc of a curve bearing to the left, having a radius of 790.00 feet and an arc length of 214.33 feet;

9. North 17 degrees 51 minutes 22 seconds West, 15.00 feet;
10. Southerly along the arc of a curve bearing to the left, having a radius of 805.00 feet and an arc length of 129.73 feet;
11. Southerly along the arc of a curve bearing to the left, having a radius of 375.00 feet and an arc length of 494.61 feet;
12. South 11 degrees 24 minutes 51 seconds East, 57.69 feet;
13. Southerly along the arc of a curve bearing to the right, having a radius of 1,735.00 feet and an arc length of 224.28 feet;
14. South 04 degrees 00 minutes 28 seconds East, 136.42 feet;
15. South 86 degrees 38 minutes 33 seconds West, 91.50 feet;
16. South 03 degrees 21 minutes 27 seconds East, 102.81 feet to the true point of BEGINNING.

RUNNING THENCE along the northerly and easterly side of Eden Path the following seven (7) courses and distances:

1. North 88 degrees 14 minutes 45 seconds East, 92.73 feet;
2. South 04 degrees 00 minutes 28 seconds East, 75.59 feet;
3. South 03 degrees 10 minutes 44 seconds West, 94.67 feet;
4. South 09 degrees 01 minutes 39 seconds West, 145.24 feet;
5. South 15 degrees 33 minutes 52 seconds East, 221.54 feet;
6. Southwesterly along the arc of a curve bearing to the right, having a radius of 215.00 feet and an arc length of 87.38 feet;
7. South 21 degrees 52 minutes 37 seconds West, 183.14 feet to land now or formerly of East Quogue Farms, LLC;

THENCE along said land and land now or formerly of Kijowski North 03 degrees 21 minutes 27 seconds West, 780.65 feet to the point or place of BEGINNING.

Containing within said bounds 55,405 square feet or 1.27 acres.

DESCRIPTION OF OPEN SPACE AREA 20, AS SHOWN ON DRAWING M-23, SHEET 23 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twenty four (24) courses and distances from the northeasterly end of a curve connecting the southerly side of Redan Trail with the easterly side of Eden Path:

1. Westerly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 41.75 feet;
2. South 21 degrees 18 minutes 51 seconds West, 40.70 feet;
3. Southerly along the arc of a curve bearing to the right, having a radius of 1,020.00 feet and an arc length of 79.13 feet;
4. South 25 degrees 45 minutes 32 seconds West, 170.63 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 195.00 feet and an arc length of 215.09 feet;
6. South 88 degrees 57 minutes 31 seconds West, 51.12 feet;
7. South 77 degrees 05 minutes 30 seconds West, 193.11 feet;
8. Westerly along the arc of a curve bearing to the left, having a radius of 735.00 feet and an arc length of 127.04 feet;

9. Southerly along the arc of a curve bearing to the left, having a radius of 305.00 feet and an arc length of 292.89 feet;
10. South 06 degrees 24 minutes 09 seconds East, 112.46 feet;
11. South 11 degrees 24 minutes 51 seconds East, 57.69 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 1,790.00 feet and an arc length of 231.39 feet;
13. South 04 degrees 00 minutes 28 seconds East, 469.74 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.64 feet;
15. South 32 degrees 01 minutes 08 seconds East, 21.29 feet;
16. Southerly along the arc of a curve bearing to the right, having a radius of 82.00 feet and an arc length of 40.09 feet;
17. South 04 degrees 00 minutes 28 seconds East, 47.89 feet;
18. Southerly along the arc of a curve bearing to the right, having a radius of 82.00 feet and an arc length of 49.14 feet;
19. Southerly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 55.74 feet;
20. South 04 degrees 00 minutes 28 seconds East, 42.65 feet;
21. Southerly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 121.98 feet;
22. South 21 degrees 52 minutes 37 seconds West, 252.89 feet;
23. South 03 degrees 21 minutes 27 seconds East, 252.94 feet
24. North 86 degrees 38 minutes 27 seconds East, 282.44 feet to the true point of BEGINNING.

RUNNING THENCE North 86 degrees 38 minutes 27 seconds East, 67.46 feet to land now or formerly of East Quogue Cemetery Association.

THENCE along said lands South 03 degrees 26 minutes 44 seconds East, 221.43 feet;

THENCE South 86 degrees 38 minutes 29 seconds West, 18.63 feet;

THENCE North 02 degrees 56 minutes 47 seconds West, 122.23 feet;

THENCE North 30 degrees 07 minutes 52 seconds West, 111.12 feet to the point or place of BEGINNING.

Containing within said bounds 6,429 square feet or 0.15 acres.

DESCRIPTION OF PARCEL 3 AS SHOWN ON DRAWING M-33 ,
SHEET 33 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF
SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW
YORK PREPARED BY NELSON & POPE, ENGINEERS,
ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND
LAST REVISED JANUARY 13, 2023.

All that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 449 through 456 inclusive, part of Lots 448 and 447 in block A, Lots 388 through 395 inclusive, part of Lots 387 and 396 in block B, as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, together with a described parcel, which said lots and described parcel when taken together are bounded and described as follows:

BEGINNING at a point at the intersection of the northerly side of Sunrise Highway (N.Y.S. Route 27) with the westerly side of Spinney Road (as widened);

RUNNING THENCE along the northerly side of Sunrise Highway (N.Y.S. Route 27) the following two (2) courses and distances:

1. South 87 degrees 48 minutes 47 seconds West, 1291.47 feet;
2. Westerly along the arc of a curve bearing to the left, having a radius of 11,709.16 feet and an arc length of 550.53 feet to land now or formerly of Quogue Hill, LLC;

THENCE along said land the following three (3) courses and distances:

1. North 03 degrees 24 minutes 36 seconds West, 69.79 feet;
2. North 83 degrees 19 minutes 18 seconds East, 0.93 feet;
3. North 06 degrees 02 minutes 00 seconds West 9.73 feet to the easterly line of "Map of Bay Terrace", filed October 25, 1907 as File No. 306.

THENCE along said line North 06 degrees 02 minutes 00 seconds West, 1074.66 feet to land now or formerly of County of Suffolk;

THENCE along said land North 83 degrees 19 minutes 00 seconds East, 327.71 feet to land now or formerly of L.I.P.A.;

THENCE along said land the following three (3) courses and distances:

1. South 58 degrees 55 minutes 00 seconds East, 1,738.80 feet;
2. South 06 degrees 40 minutes 50 seconds East, 9.75 feet;
3. North 83 degrees 19 minutes 10 seconds East, 144.78 feet to the westerly side of Spinney Road;

THENCE along said westerly side of Spinney Road the following two (2) courses and distances:

1. South 18 degrees 15 minutes 50 seconds East, 141.37 feet;
2. South 33 degrees 56 minutes 54 seconds West, 82.45 feet to the northerly side of Sunrise Highway (N.Y.S. Route 27) to the point or place of BEGINNING.
Containing within said bounds 1,350,107 square feet or 30.99 acres.

DESCRIPTION OF PARCEL 4 AS SHOWN ON DRAWING M-33,
SHEET 33 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Spinney Road, said point being the following two (2) courses and distances from the intersection of the northerly side of Sunrise Highway (N.Y.S. Route 27) with the westerly said of Spinney Road (as widened):

1. North 33 degrees 56 minutes 54 seconds East, 82.45 feet;
2. North 18 degrees 15 minutes 50 seconds West, 217.10 feet to the point or place of BEGINNING.

RUNNING THENCE along land now or formerly of L.I.P.A the following two (2) courses and distances:

1. South 85 degrees 21 minutes 10 seconds West, 120.37 feet;
2. North 58 degrees 55 minutes 00 seconds West, 1,626.62 feet to land now or formerly of County of Suffolk;

THENCE along said land North 83 degrees 19 minutes 00 seconds East, 1,433.66 feet to the westerly side of Spinney Road;

THENCE southerly along said westerly side of Spinney Road the following five (5) courses and distances:

1. South 10 degrees 31 minutes 20 seconds West 168.48 feet;
2. South 06 degrees 35 minute 10 seconds East, 413.88 feet;
3. South 29 degrees 27 minutes 00 seconds East, 129.61 feet;
4. South 01 degrees 03 minutes 20 seconds West, 266.11 feet;
5. South 18 degrees 15 minutes 50 seconds East, 43.37 feet to the point or place of BEGINNING.

Containing within said bounds 754,114 square feet or 17.31 acres.

**DESCRIPTION OF PARCEL 5 AS SHOWN ON DRAWING M-33,
SHEET 33 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13,
2023.**

All that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Spinney Road, said point being the following two (2) courses and distances from the intersection of the northerly side of Sunrise Highway (N.Y.S. Route 27) with the easterly said of Spinney Road (as widened):

1. North 52 degrees 22 minutes 53 seconds West, 54.26 feet;
2. North 18 degrees 15 minutes 50 seconds West, 252.50 feet to the point or place of BEGINNING;

RUNNING THENCE northerly along the easterly side of Spinney Road the following five (5) courses and distances:

1. North 18 degrees 15 minutes 50 seconds West, 46.95 feet;
2. North 01 degrees 03 minutes 20 seconds East, 271.18 feet;
3. North 29 degrees 27 minutes 00 seconds West, 133.10 feet;
4. North 06 degrees 35 minutes 10 seconds West, 396.42 feet;
5. North 10 degrees 31 minutes 20 seconds East, 176.36 feet to land now or formerly of County of Suffolk;

THENCE along said land the following two (2) courses and distances:

1. North 83 degrees 19 minutes 00 seconds East 1,477.89 feet;
2. South 11 degrees 55 minutes 30 seconds East, 1,081.37 feet to land now or formerly of Town of Southampton;

THENCE along said land and land now or formerly of County of Suffolk and land now or formerly of Leskowitz North 83 degrees 24 minutes 39 seconds East, 1,305.33 feet to land now or formerly of L.I.P.A.;

THENCE along said land the following three (3) courses and distances:

DESCRIPTION OF 14003 - PARCEL 5 AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

1. North 06 degrees 41 minutes 00 seconds West, 29.92 feet;
2. North 05 degrees 40 minutes 00 seconds West, 30.00 feet;
3. South 85 degrees 21 minutes 10 seconds West, 352.96 feet to the easterly side of Spinney Road and the point or place of BEGINNING.

Containing within said bounds 1,656,747 square feet or 38.03 acres.

DESCRIPTION OF PARCEL 6 AS SHOWN ON DRAWING M-33,
SHEET 33 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13,
2023.

All that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the northerly side of Sunrise Highway (N.Y.S. Route 27) with the westerly side of Spinney Road (as widened):

RUNNING THENCE along the easterly side of Spinney Road the following two (2) courses and distances:

1. North 52 degrees 22 minutes 53 seconds West, 54.26 feet;
2. North 18 degrees 15 minutes 50 seconds West, 178.64 feet to land now or formerly of L.I.P.A.;

THENCE along said land North 83 degrees 19 minutes 10 seconds East, 284.95 feet to land now or formerly of Town of Southampton;

THENCE along said land South 03 degrees 27 minutes 41 seconds East, 228.77 feet to the northerly side of Sunrise Highway (N.Y.S. Route 27);

THENCE along said northerly side of Sunrise Highway (N.Y.S. Route 27) South 87 degrees 48 minutes 47 seconds West, 198.01 feet to the easterly side of Spinney Road (as widened) and the point or place of BEGINNING.

Containing within said bounds 55,696 square feet or 1.28 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 4 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following twelve (12) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Westerly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 40.79 feet;
12. South 06 degrees 31 minutes 02 seconds West 151.72 feet to the point or place or BEGINNING.

RUNNING THENCE South 56 degrees 24 minutes 12 seconds East 108.56 feet;
THENCE South 03 degrees 25 minutes 17 seconds West 20.60 feet;
THENCE North 56 degrees 24 minutes 12 seconds West 109.80 feet;
THENCE North 06 degrees 31 minutes 02 seconds East 20.00 to the point or place of BEGINNING.

Containing within said bounds 1.944 square feet or .00004 acres.

**DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 5 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHPAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.**

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twelve (12) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Westerly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 40.79 feet;
12. South 06 degrees 31 minutes 02 seconds West 151.72 feet to the point or place or BEGINNING.

RUNNING THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;
THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;
THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet;
THENCE South 83 degrees 28 minutes 58 seconds East 70.00 to the point or place of BEGINNING.

Containing within said bounds 1,400 square feet or .032 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 6 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following thirteen (13) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 6 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Westerly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having radius of 1,000.00 feet and an arc length of 119.60 feet;
13. South 06 degrees 31 minutes 02 seconds West 140.00 feet to the point or place or BEGINNING.

RUNNING THENCE South 83 degrees 28 minutes 58 seconds East 70.00 feet;

THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;

THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,400 square feet or .032 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 7 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following thirteen (13) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 7 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Westerly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having radius of 1,000.00 feet and an arc length of 119.60 feet;
13. South 06 degrees 31 minutes 02 seconds West 140.00 feet to the point or place or **BEGINNING**.

RUNNING THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;

THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet

THENCE South 83 degrees 28 minutes 58 seconds East 70.00 feet to the point or place of **BEGINNING**.

Containing within said bounds 1,400 square feet or .032 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 8 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following fourteen (14) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 8 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Westerly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 125.90 feet;
14. South 06 degrees 31 minutes 02 seconds West 140.00 feet to the point or place or BEGINNING.

RUNNING THENCE South 83 degrees 28 minutes 58 seconds East 70.00 feet;

THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;

THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,400 square feet or .032 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 9 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following fourteen (14) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 9 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Westerly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 125.90 feet;
14. South 06 degrees 31 minutes 02 seconds West 140.00 feet to the point or place or BEGINNING.

RUNNING THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;

THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet;

THENCE South 83 degrees 28 minutes 58 seconds East 70.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,400 square feet or .032 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 10 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following fifteen (15) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 10 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 7.44 feet;
15. South 06 degrees 31 minutes 02 seconds West 140.08 feet to the point or place of BEGINNING.

RUNNING THENCE South 83 degrees 28 minutes 58 seconds East 70.00 feet

THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;

THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet the point or place of BEGINNING.

Containing within said bounds 1,400 square feet or .032 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 11 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following fifteen (15) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 11 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 7.44 feet;
15. South 06 degrees 31 minutes 02 seconds West 140.08 feet to the point or place of BEGINNING.

RUNNING THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 70.00 feet;

THENCE North 06 degrees 31 minutes 02 seconds East 20.00 feet;

THENCE South 83 degrees 28 minutes 58 seconds East 70.00 feet the point or place of BEGINNING.

Containing within said bounds 1,400 square feet or .32 acres.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 11 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 12 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following seventeen (17) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 12 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. South 06 degrees 31 minutes 02 seconds West 77.60 feet to the point or place of BEGINNING.

RUNNING THENCE South 83 degrees 28 minutes 58 seconds East 142.80 feet;

THENCE South 06 degrees 31 minutes 02 seconds West 20.00 feet;

THENCE North 83 degrees 28 minutes 58 seconds West 142.80 feet;

THENCE North 06 degrees 31 minutes 02 seconds West 20.00 feet the point or place of BEGINNING.

Containing within said bounds 2,856 square feet or .065 acres.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 12 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 13 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of premises about to be described, said point being the following eighteen (18) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 98.00 feet;
18. South 45 degrees 12 minutes 47 seconds West 135.73 feet to the point or place of BEGINNING.

RUNNING THENCE South 39 degrees 47 minutes 33 seconds East 100.68 feet;

THENCE South 62 degrees 51 minutes 48 seconds East 20.50 feet;

THENCE North 39 degrees 47 minutes 33 seconds West, 100.68 feet;

THENCE North 45 degrees 12 minutes 47 seconds East 20.08 feet to the point or place of BEGINNING.

Containing within said bounds 1,951 square feet or .044 acres.

**DESCRIPTION OF CONSERVATION EASEMENT ON LOT 13 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 3**

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 14 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHPAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of premises about to be described, said point being the following eighteen (18) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 14 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 98.00 feet;
18. South 45 degrees 12 minutes 47 seconds West 135.73 feet to the point or place of BEGINNING.

RUNNING THENCE South 45 degrees 12 minutes 47 seconds West 20.08 feet;

THENCE South 39 degrees 47 minutes 33 seconds East 112.24 feet;

THENCE North 19 degrees 40 minutes 42 seconds East, 121.45 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 16.30 feet;

THENCE South 19 degrees 40 minutes 42 seconds West 106.59 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 14 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

THENCE South 39 degrees 47 minutes 33 seconds East 93.27 feet to the point or place of BEGINNING.

Containing within said bounds 5,069 square feet or .116 acres.

**DESCRIPTION OF CONSERVATION EASEMENT ON LOT 14 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 3**

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 15 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twenty (20) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 94.90 feet;
20. South 84 degrees 49 minutes 16 seconds West 165.81 feet to the point or place of BEGINNING.

RUNNING THENCE South 05 degrees 10 minutes 44 seconds East 130.00 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 15 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

THENCE North 05 degrees 10 minutes 44 seconds West 130.00 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,600 square feet or .059 acres.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 15 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 3

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 16 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following twenty (20) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 94.90 feet;
20. South 84 degrees 49 minutes 16 seconds West 165.81 feet to the point or place of BEGINNING.

RUNNING THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 112.00 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 16 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

THENCE North 84 degrees 57 minutes 22 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 112.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,240 square feet or .051 acres.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 16 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 3

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 17 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twenty three (23) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION ON CONSERVATION EASEMENT ON LOT 17 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 145.43 feet;
20. Northerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 61.29 feet;
21. North 00 degrees 25 minutes 17 seconds East 61.24 feet;

22. Northerly along the arc of a curve bearing to the left, having a radius of 800.00 feet and an arc length of 57.61 feet;

23. South 84 degrees 49 minutes 16 seconds West 177.57 feet to the point or place of BEGINNING.

RUNNING THENCE South 05 degrees 10 minutes 44 seconds East 118.00 feet;

THENCE South 84 degrees 57 minutes 22 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 118.00 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 2.360 square feet or .054 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 18 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following twenty three (23) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 145.43 feet;
20. Northerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 61.29 feet;
21. North 00 degrees 25 minutes 17 seconds East 61.24 feet;

22. Northerly along the arc of a curve bearing to the left, having a radius of 800.00 feet and an arc length of 57.61 feet;
23. South 84 degrees 49 minutes 16 seconds West 177.57 feet to the point or place of BEGINNING.

RUNNING THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 118.00 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 118.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,360 square feet or .054 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 19 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twenty four (24) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 19 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 145.43 feet;
20. Northerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 61.29 feet;
21. North 00 degrees 25 minutes 17 seconds East 61.24 feet;

22. Northerly along the arc of a curve bearing to the left, having a radius of 800.00 feet and an arc length of 254.94 feet;
23. North 17 degrees 50 minutes 14 seconds West 41.11 feet;
24. South 84 degrees 49 minutes 16 seconds West 149.38 feet to the point or place of BEGINNING.

RUNNING THENCE South 05 degrees 10 minutes 44 seconds East 118.00 feet;
THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;
THENCE North 05 degrees 10 minutes 44 seconds West 118.00 feet;
THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,360 square feet or .054 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 20 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following twenty four (24) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 145.43 feet;
20. Northerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 61.29 feet;
21. North 00 degrees 25 minutes 17 seconds East 61.24 feet;

22. Northerly along the arc of a curve bearing to the left, having a radius of 800.00 feet and an arc length of 254.94 feet;
23. North 17 degrees 50 minutes 14 seconds West 41.11 feet;
24. South 84 degrees 49 minutes 16 seconds West 149.38 feet to the point or place of BEGINNING.

RUNNING THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;
THENCE North 05 degrees 10 minutes 44 seconds West 105.50 feet;
THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;
THENCE South 05 degrees 10 minutes 44 seconds East 105.50 feet to the point or place of BEGINNING.

Containing within said bounds 2,110 square feet or .048 acres.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 21 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twenty five (25) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 145.43 feet;
20. Northerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 61.29 feet;
21. North 00 degrees 25 minutes 17 seconds East 61.24 feet;

22. Northerly along the arc of a curve bearing to the left, having a radius of 800.00 feet and an arc length of 254.94 feet;
23. North 17 degrees 50 minutes 14 seconds West 62.08 feet;
24. Northerly along the arc of a curve bearing to the right, having a radius of 300.00 feet and an arc length of 80.40 feet;
25. Northerly along the arc of a curve bearing to the right, having a radius of 56.00 feet and an arc length of 56.18 feet;
26. North 18 degrees 34 minutes 50 Seconds West 75.78 feet;
27. South 84 degrees 49 minutes 16 seconds West 148.37 feet to the point or place of BEGINNING.

RUNNING THENCE South 05 degrees 10 minutes 44 seconds East 114.50 feet;
THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;
THENCE North 05 degrees 10 minutes 44 seconds West 114.50 feet;
THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,290 square feet or .052 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 22 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following twenty five (25) courses and distances from the southwesterly end of curve connecting the southerly side of Biarritz Trail with the Westerly side of Eden Path.

1. Northwesterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 37.79 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 20.51 feet;
3. North 73 degrees 23 minutes 21 seconds West 50.77 feet;
4. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 19.70 feet;
5. Southwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 34.08 feet;
6. South 06 degrees 31 minutes 02 seconds West 142.99 feet;
7. South 83 degrees 28 minutes 58 seconds East 20.00 feet;
8. North 06 degrees 31 minutes 02 seconds East 146.89 feet;

9. Northwesterly along the arc of a curve bearing to the left, having a radius of 20.00 feet and an arc length of 31.48 feet;
10. Northwesterly along the arc of a curve bearing to the left, having a radius of 460.00 feet and an arc length of 59.92 feet;
11. South 88 degrees 51 minutes 29 seconds West 61.79 feet;
12. Westerly along the arc of a curve bearing to the right, having a radius of 1,000.00 feet and an arc length of 133.68 feet;
13. North 83 degrees 28 minutes 58 seconds West 258.46 feet;
14. Westerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 50.53 feet;
15. Southwesterly along the arc of a curve bearing to the left, having a radius of 150.00 feet and an arc length of 124.10 feet;
16. Southwesterly along the arc of a curve bearing to the right, having a radius of 350.00 feet and an arc length of 64.04 feet;
17. Northwesterly along the arc of a curve bearing to the right, having a radius of 84.00 feet and an arc length of 172.15 feet;
18. Northeasterly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 85.06 feet;
19. Northwesterly along the arc of a curve bearing to the left, having a radius of 200.00 feet and an arc length of 145.43 feet;
20. Northerly along the arc of a curve bearing to the right, having a radius of 330.00 feet and an arc length of 61.29 feet;
21. North 00 degrees 25 minutes 17 seconds East 61.24 feet;

22. Northerly along the arc of a curve bearing to the left, having a radius of 800.00 feet and an arc length of 254.94 feet;
23. North 17 degrees 50 minutes 14 seconds West 62.08 feet;
24. Northerly along the arc of a curve bearing to the right, having a radius of 300.00 feet and an arc length of 80.40 feet;
25. Northerly along the arc of a curve bearing to the right, having a radius of 56.00 feet and an arc length of 56.18 feet;
26. North 18 degrees 34 minutes 50 Seconds West 75.78 feet;
27. South 84 degrees 49 minutes 16 seconds West 148.37 feet to the point or place of BEGINNING.

RUNNING THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 102.00 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 102.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,040 square feet or .046 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 23 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following nine (9) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 61.24 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 840.00 feet and an arc length of 271.05 feet;
5. Northeasterly along the arc of a curve bearing to the right, having a radius of 60.00 feet and an arc length of 51.51 feet;
6. North 31 degrees 07 minutes 08 seconds East 54.21 feet;
7. Northwesterly along the arc of a curve bearing to the left, having a radius of 56.00 feet and an arc length of 100.05 feet;
8. North 08 degrees 13 minutes 21 seconds East 73.13 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 23 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

9. North 84 degrees 49 minutes 16 seconds East 134.29 feet to the point or place of BEGINNING;

RUNNING THENCE North 05 degrees 10 minutes 44 seconds West 102.00 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 102.00 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet the point or place of BEGINNING.

Containing within said bounds 2,040 square feet or .046 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 23 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 24 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following nine (9) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 61.24 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 840.00 feet and an arc length of 271.05 feet;
5. Northeasterly along the arc of a curve bearing to the right, having a radius of 60.00 feet and an arc length of 51.51 feet;
6. North 31 degrees 07 minutes 08 seconds East 54.21 feet;
7. Northwesterly along the arc of a curve bearing to the left, having a radius of 56.00 feet and an arc length of 100.05 feet;
8. North 08 degrees 13 minutes 21 seconds East 73.13 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 24
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

9. North 84 degrees 49 minutes 16 seconds East 134.29 feet to the point or place of BEGINNING;

RUNNING THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 102.00 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 102.00 feet the point or place of BEGINNING.

Containing within said bounds 2,040 square feet or .046 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 24
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 25 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following six (6) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 61.24 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 840.00 feet and an arc length of 271.05 feet;
5. Northeasterly along the arc of a curve bearing to the right, having a radius of 60.00 feet and an arc length of 46.34 feet;
6. North 84 degrees 49 minutes 16 seconds East 164.14 feet to the point or place of BEGINNING;

RUNNING THENCE North 05 degrees 10 minutes 44 seconds West 102.00 feet

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 102.00 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 25 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 2,040 square feet or .046 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 25 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

SCHEDULE B PAGE 115 OF 192

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 26 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following six (6) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 61.24 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 840.00 feet and an arc length of 271.05 feet;
5. Northeasterly along the arc of a curve bearing to the right, having a radius of 60.00 feet and an arc length of 46.34 feet;
6. North 84 degrees 49 minutes 16 seconds East 164.14 feet to the point or place of BEGINNING;

RUNNING THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet

THENCE South 05 degrees 10 minutes 44 seconds East 63.93 feet;

THENCE South 84 degrees 55 minutes 59 seconds West 20.00 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 26 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

THENCE North 05 degrees 10 minutes 44 seconds West 63.89 feet to the point or place of BEGINNING.

Containing within said bounds 1,278 square feet or .029 acre.

**DESCRIPTION OF CONSERVATION EASEMENT ON LOT 26 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2**

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 27 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following five (5) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 61.24 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 840.00 feet and an arc length of 143.58 feet;
5. North 84 degrees 49 minutes 16 seconds East 152.15 feet to the point or place of BEGINNING;

RUNNING THENCE North 05 degrees 10 minutes 44 seconds West 65.26 feet

THENCE North 85 degrees 39 minutes 09 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 64.97 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,302 square feet or .029 acre

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 27 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 28 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following five (5) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 61.24 feet;
4. Northerly along the arc of a curve bearing to the left, having a radius of 840.00 feet and an arc length of 143.58 feet;
5. North 84 degrees 49 minutes 16 seconds East 152.15 feet to the point or place of BEGINNING;

RUNNING THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet

THENCE South 05 degrees 10 minutes 44 seconds East 85.00 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 85.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,700 square feet or .039 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 28 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 29 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following four (4) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 34.51 feet;
4. North 84 degrees 49 minutes 16 seconds East 156.52 feet to the point or place of BEGINNING;

RUNNING THENCE North 05 degrees 10 minutes 44 seconds West 85.00 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 85.00 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,700 square feet or .039 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 29 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 30 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following four (4) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane:

1. South 83 degrees 28 minutes 58 seconds East 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 424.68 feet;
3. North 00 degrees 25 minutes 17 seconds East 34.51 feet;
4. North 84 degrees 49 minutes 16 seconds East 156.52 feet to the point or place of BEGINNING;

RUNNING THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 05 degrees 10 minutes 44 seconds East 85.00 feet;

THENCE South 84 degrees 49 minutes 16 seconds West 20.00 feet;

THENCE North 05 degrees 10 minutes 44 seconds West 85.00 feet to the point or place of BEGINNING.

Containing within said bounds 1,700 square feet or .039 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 30
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 31 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following three (3) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane;

1. North 83 degrees 28 minutes 58 seconds West 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 168.64 feet
3. North 46 degrees 51 minutes 06 seconds East 187.11 feet to the point or place of BEGINNING;

RUNNING THENCE North 51 degrees 39 minutes 25 seconds West 98.08 feet;

THENCE North 84 degrees 49 minutes 16 seconds East 20.00 feet;

THENCE South 51 degrees 39 minutes 25 seconds East 85.64 feet;

THENCE South 46 degrees 51 minutes 06 seconds West 13.93 feet to the point or place of BEGINNING.

Containing within said bounds 1,265 square feet or .029 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 31 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 32 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following three (3) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane;

1. North 83 degrees 28 minutes 58 seconds West 213.82 feet;
2. Northwesterly along the arc of a curve bearing to the right, having a radius of 290.00 feet and an arc length of 168.64 feet
3. North 46 degrees 51 minutes 06 seconds East 187.11 feet to the point or place of BEGINNING;

RUNNING THENCE North 46 degrees 51 minutes 06 seconds East 13.93 feet;

THENCE South 51 degrees 39 minutes 25 seconds East 97.66 feet;

THENCE South 06 degrees 31 minutes 02 seconds West 16.21 feet;

THENCE North 51 degrees 39 minutes 25 seconds West 97.66 feet to the point or place of BEGINNING.

Containing within said bounds 1,272 square feet or .029 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 32
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 33 AS SHOWN ON DRAWING M-27, SHEET 27 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following two (2) courses and distances from the southwesterly end of curve connecting the northerly side of Biarritz Trail with the Westerly side of Punchbowl Lane;

1. North 83 degrees 28 minutes 58 seconds West 84.03 feet
2. North 06 degrees 31 minutes 02 seconds East 138.79 feet to the point or place of BEGINNING;

RUNNING THENCE North 06 degrees 31 minutes 02 seconds East 16.21 feet;

THENCE South 83 degrees 28 minutes 58 seconds East 85.00 feet;

THENCE South 85 degrees 43 minutes 13 seconds West 86.53 feet to the point or place of BEGINNING.

Containing within said bounds 689 square feet or .015 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 33 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 86 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following ten (10) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 69.22 feet;
9. North 40 degrees 19 minutes 11 seconds East 52.20 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 86 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. North 84 degrees 01 minutes 46 seconds East 129.30 feet to the point or place or
BEGINNING.

RUNNING THENCE North 01 degrees 49 minutes 22 seconds East 130.62 feet;

THENCE North 86 degrees 13 minutes 07 seconds East 30.02 feet;

THENCE South 01 degrees 49 minutes 22 seconds East 129.47 feet;

THENCE South 84 degrees 01 minutes 46 seconds West 30.08 feet the point or place of
BEGINNING.

Containing within said bounds 3,901 square feet or .089 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 86 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 87 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following ten (10) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 69.22 feet;
9. North 40 degrees 19 minutes 11 seconds East 52.20 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 87 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. North 84 degrees 01 minutes 46 seconds East 129.30 feet to the point or place or
BEGINNING.

RUNNING THENCE North 84 degrees 01 minutes 46 seconds East 30.08 feet;
THENCE South 01 degrees 49 minutes 22 seconds East 77.52 feet;
THENCE South 81 degrees 48 minutes 01 seconds West 10.43 feet;
THENCE North 09 degrees 09 minutes 38 seconds West 36.92 feet;
THENCE North 22 degrees 19 minutes 46 seconds West 42.59 feet to the point or place of
BEGINNING.

Containing within said bounds 1,391 square feet or .031 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 87 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 88 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southerly corner of the premises about to be described, said point being the following ten (10) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 130.19 feet;
9. South 05 degrees 02 minutes 02 seconds East 74.59 feet;
10. North 80 degrees 54 minutes 33 seconds East 169.46 feet to the point or place or BEGINNING.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 88 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

RUNNING THENCE North 09 degrees 09 minutes 38 seconds West 81.16 feet;
THENCE North 81 degrees 48 minutes 01 seconds East 10.43 feet;
THENCE South 01 degrees 49 minutes 22 seconds East 81.66 feet to the point or place of
BEGINNING.

Containing within said bounds 423 square feet or .009 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 88 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 96 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following sixteen (16) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.93 feet;
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 96 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the right, having a radius of 600.00 feet and an arc length of 43.27 feet;
16. South 71 degrees 59 minutes 56 seconds West 18.41 feet to the point or place or BEGINNING.

RUNNING THENCE South 13 degrees 58 minutes 14 seconds East 20.19 feet;
THENCE South 72 degrees 04 minutes 34 seconds West 83.56 feet;
THENCE South 14 degrees 01 minutes 10 seconds East 163.94 feet;
THENCE South 79 degrees 57 minutes 43 seconds West 20.05 feet;
THENCE North 14 degrees 01 minutes 10 seconds West 181.23 feet
THENCE North 71 degrees 59 minutes 56 seconds East 103.63 feet to the point or place of BEGINNING.

Containing within said bounds 5,331 square feet or .122 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 97 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following sixteen (16) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.93 feet;
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 97 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the right, having a radius of 600.00 feet and an arc length of 414.39 feet;
16. South 79 degrees 57 minutes 43 seconds West 144.13 feet to the point or place or BEGINNING.

RUNNING THENCE South 79 degrees 57 minutes 43 seconds West 20.05 feet;

THENCE North 02 degrees 20 minutes 45 seconds West 167.51 feet;

THENCE North 79 degrees 57 minutes 43 seconds East 20.05 feet;

THENCE South 02 degrees 20 minutes 45 seconds East 167.51 feet to the point or place of BEGINNING.

Containing within said bounds 3,328 square feet or .076 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 97 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 98 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
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DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following sixteen (16) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.93 feet
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 98 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the right, having a radius of 600.00 feet and an arc length of 414.39 feet;
16. South 79 degrees 57 minutes 43 seconds West 144.13 feet to the point or place or BEGINNING.

RUNNING THENCE South 02 degrees 52 minutes 48 seconds West 174.42 feet;
THENCE South 79 degrees 58 minutes 05 seconds West 20.05 feet;
THENCE North 02 degrees 52 minutes 48 seconds West 174.41 feet;
THENCE North 79 degrees 57 minutes 43 seconds East 20.05 feet to the point or place of BEGINNING.

Containing within said bounds 3,408 square feet or .078 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 99 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following nineteen (19) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.93 feet;
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 99 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the left, having a radius of 600.00 feet and an arc length of 436.80 feet;
16. South 04 degrees 33 minutes 45 seconds West 218.60 feet
17. Southerly along the arc of a curve bearing to the right, having a radius of 600.00 feet and an arc length of 57.53 feet;
18. South 00 degrees 55 minutes 53 seconds East 56.40
19. South 80 degrees 03 minutes 44 seconds West 142.18 feet to the point or place or BEGINNING.

RUNNING THENCE South 80 degrees 03 minutes 44 seconds West 20.04 feet;
THENCE North 02 degrees 52 minutes 48 seconds East 179.55 feet;
THENCE North 79 degrees 58 minutes 05 seconds East 20.05 feet;
THENCE South 02 degrees 52 minutes 48 seconds West 179.59 feet to the point or place of BEGINNING.

Containing within said bounds 3,509 square feet or .08 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 100 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following nineteen (19) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.93 feet;
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 100 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the left, having a radius of 600.00 feet and an arc length of 436.80 feet;
16. South 04 degrees 33 minutes 45 seconds West 218.60 feet
17. Southerly along the arc of a curve bearing to the right, having a radius of 600.00 feet and an arc length of 57.53 feet;
18. South 00 degrees 55 minutes 53 seconds East 56.40
19. South 80 degrees 03 minutes 44 seconds West 142.18 feet to the point or place or BEGINNING.

RUNNING THENCE South 02 degrees 52 minutes 48 seconds West 164.38 feet;

THENCE South 79 degrees 50 minutes 48 seconds West 20.06 feet;

THENCE North 02 degrees 52 minutes 48 seconds East 164.45 feet;

THENCE North 80 degrees 03 minutes 44 seconds West 20.04 feet to the point or place of BEGINNING.

Containing within said bounds 3,212 square feet or .07 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 101 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises about to be described, said point being the following twenty three (23) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.393 feet;
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 101 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the right, having a radius of 600.00 feet and an arc length of 436.80 feet;
16. South 04 degrees 33 minutes 45 seconds West 218.60 feet
17. Southerly along the arc of a curve bearing to the left, having a radius of 600.00 feet and an arc length of 57.53 feet;
18. South 00 degrees 55 minutes 53 seconds East 131.58 feet
19. Southerly along the arc of a curve bearing to the right, having a radius of 200.00 feet and an arc length of 35.60 feet
20. Southeasterly along the arc of a curve bearing to the left, having a radius of 60.00 feet and an arc length of 63.04 feet;
21. Southerly along the arc of a curve bearing to the left having a radius of 110.00 feet and an arc length of 73.53 feet;
22. South 03 degrees 27 minutes 41 seconds East 102.55 feet;
23. South 79 degrees 57 minutes 43 seconds West 153.64 feet to the point or place of BEGINNING.

RUNNING THENCE South 79 degrees 57 minutes 43 seconds West 20.05 feet;

THENCE North 01 degrees 12 minutes 33 seconds West 176.79 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 101 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

THENCE North 79 degrees 50 minutes 48 seconds East 20.06 feet;

THENCE South 01 degrees 12 minutes 33 seconds East 176.84 feet to the point or place of BEGINNING.

Containing within said bounds 3,503 square feet or .08 acre.

**DESCRIPTION OF CONSERVATION EASEMENT ON LOT 101 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 3**

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 102 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises about to be described, said point being the following twenty three (23) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Spinney Road:

1. South 27 degrees 07 minutes 15 seconds East 112.42 feet;
2. South 57 degrees 30 minutes 11 seconds East 75.93 feet
3. Southeasterly along the arc of a curve bearing to the left, having a radius of 450.00 feet and an arc length of 296.51 feet;
4. South 78 degrees 26 minutes 23 seconds East 71.04 feet;
5. Southeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet and an arc length of 155.17 feet;
6. Southerly along the arc of a curve bearing to the right, having a radius of 500.00 feet and an arc length of 264.60 feet;
7. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 86.31 feet;
9. South 86 degrees 32 minutes 49 seconds West 35.35 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 102 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. South 03 degrees 27 minutes 11 seconds East 400.00 feet;
11. North 86 degrees 32 minutes 49 seconds East 5.00 feet;
12. South 03 degrees 27 minutes 11 seconds East 43.61 feet;
13. Southeasterly along the arc of a curve bearing to the left, having a radius of 1,540.00 feet and an arc length of 905.68 feet;
14. South 37 degrees 08 minutes 56 seconds East 110.48 feet;
15. Southerly along the arc of a curve bearing to the left, having a radius of 600.00 feet and an arc length of 436.80 feet;
16. South 04 degrees 33 minutes 45 seconds West 218.60 feet
17. Southerly along the arc of a curve bearing to the left, having a radius of 600.00 feet and an arc length of 57.53 feet;
18. South 00 degrees 55 minutes 53 seconds East 131.58 feet
19. Southerly along the arc of a curve bearing to the right, having a radius of 200.00 feet and an arc length of 35.60 feet
20. Southeasterly along the arc of a curve bearing to the left, having a radius of 60.00 feet and an arc length of 63.04 feet;
21. Southerly along the arc of a curve bearing to the left having a radius of 110.00 feet and an arc length of 73.53 feet;
22. South 03 degrees 27 minutes 41 seconds East 102.55 feet;
23. South 79 degrees 57 minutes 43 seconds West 153.64 feet to the point or place of BEGINNING.

RUNNING THENCE South 03 degrees 57 minutes 23 seconds East 167.37 feet;

THENCE South 70 degrees 49 minutes 40 seconds West 20.66 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 102 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 2

THENCE North 03 degrees 57 minutes 23 seconds West 170.67 feet;

THENCE North 79 degrees 57 minutes 43 seconds East 20.05 feet to the point or place of BEGINNING.

Containing within said bounds 3,370 square feet or .077 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 102 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 3

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 103 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of premises about to be described, said point being the following seventeen (17) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 130.19 feet;
9. South 05 degrees 02 minutes 02 seconds East 93.10 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 103
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

10. Southeasterly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.58 feet;
11. Southerly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 46.24 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 540.00 feet and an arc length of 258.77 feet;
13. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 1,500.00 feet and an arc length of 382.35 feet
15. South 03 degrees 27 minutes 11 seconds East 139.39 feet;
16. Southerly along the arc of a curve bearing to the left, having a radius of 1,500.00 feet and an arc length of 396.34 feet;
17. North 71 degrees 33 minutes 36 seconds East 13.18 feet to the point or place or BEGINNING.

RUNNING THENCE North 57 degrees 35 minutes 23 seconds East 82.84 feet;

THENCE North 02 degrees 09 minutes 02 seconds West 200.61 feet;

THENCE North 83 degrees 51 minutes 40 seconds East 15.04 feet;

THENCE South 02 degrees 09 minutes 02 seconds East 218.11 feet;

THENCE South 71 degrees 33 minutes 36 seconds West 90.18 feet to the point or place of BEGINNING.

Containing within said bounds 4,042 square feet or .09 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 103
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 2

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 104 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following sixteen (16) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 130.19 feet;
9. South 05 degrees 02 minutes 02 seconds East 93.10 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 104 AS SHOWN ON NELSON POPE SURVEY
REFERENCED HEREIN. PAGE 1

10. Southeasterly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.58 feet;
11. Southerly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 46.24 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 540.00 feet and an arc length of 258.77 feet;
13. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 1,500.00 feet and an arc length of 382.35 feet
15. South 03 degrees 27 minutes 11 seconds East 112.52 feet;
16. North 88 degrees 50 minutes 58 seconds East 120.78 feet to the point or place or BEGINNING.

RUNNING THENCE North 88 degrees 50 minutes 58 seconds East 40.01 feet;
THENCE South 02 degrees 09 minutes 02 seconds East 167.40 feet;
THENCE South 83 degrees 51 minutes 40 seconds West 15.04 feet;
THENCE North 28 degrees 54 minutes 15 seconds West 55.54 feet;
THENCE North 02 degrees 09 minutes 17 seconds West 119.55 feet to the point or place of BEGINNING.

Containing within said bounds 6,124 square feet or .14 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 105 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following sixteen (16) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 130.19 feet;
9. South 05 degrees 02 minutes 02 seconds East 93.10 feet;

10. Southeasterly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.58 feet;
11. Southerly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 46.24 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 540.00 feet and an arc length of 258.77 feet;
13. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 1,500.00 feet and an arc length of 382.35 feet
15. South 03 degrees 27 minutes 11 seconds East 112.52 feet;
16. North 88 degrees 50 minutes 58 seconds East 120.78 feet to the point or place or BEGINNING.

RUNNING THENCE North 04 degrees 57 minutes 55 seconds East 163.70 feet;
THENCE South 85 degrees 09 minutes 38 seconds East 50.11 feet;
THENCE South 08 degrees 40 minutes 04 seconds West 159.88 feet;
THENCE South 88 degrees 50 minutes 58 seconds West 40.01 feet to the point or place of BEGINNING.

Containing within said bounds 7,254 square feet or .166 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 106 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises about to be described, said point being the following fifteen (15) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 130.19 feet;
9. South 05 degrees 02 minutes 02 seconds East 93.10 feet;

10. Southeasterly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.58 feet;
11. Southerly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 46.24 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 540.00 feet and an arc length of 258.77 feet;
13. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 1,500.00 feet and an arc length of 163.81 feet;
15. South 81 degrees 19 minutes 56 seconds East 162.25 feet to the point or place or BEGINNING.

RUNNING THENCE South 81 degrees 19 minutes 56 seconds East 50.00 feet;

THENCE South 08 degrees 40 minutes 04 seconds West 138.95 feet;

THENCE North 85 degrees 09 minutes 38 seconds West 50.11 feet;

THENCE North 08 degrees 40 minutes 04 seconds East 142.30 feet to the point or place of BEGINNING.

Containing within said bounds 7,031 square feet or .16 acre.

DESCRIPTION OF PROPOSED CONSERVATION EASEMENT
OVER LOT 107 AS SHOWN ON DRAWING M-28, SHEET 28 OF 38
OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT
EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON &
POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of the premises about to be described, said point being the following fifteen (15) courses and distances from the northwesterly end of curve connecting the northerly side of Redan Trail with the easterly side of Spinney Road:

1. Southeasterly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 38.74 feet;
2. South 73 degrees 44 minutes 13 seconds East 85.16 feet;
3. South 47 degrees 52 minutes 46 seconds East 124.42 feet;
4. South 83 degrees 55 minutes 25 seconds East 56.10 feet;
5. South 09 degrees 55 minutes 38 seconds East 19.08 feet;
6. Easterly along the arc of a curve bearing to the left, having a radius of 880.00 feet and an arc length of 118.64 feet;
7. South 81 degrees 56 minutes 08 seconds East 52.33 feet;
8. Southeasterly along the arc of a curve bearing to the right, having a radius of 97.00 feet and an arc length of 130.19 feet;
9. South 05 degrees 02 minutes 02 seconds East 93.10 feet;

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 107
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

10. Southeasterly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.58 feet;
11. Southerly along the arc of a curve bearing to the right, having a radius of 190.00 feet and an arc length of 46.24 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 540.00 feet and an arc length of 258.77 feet;
13. South 11 degrees 09 minutes 05 seconds West 100.16 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 1,500.00 feet and an arc length of 163.81 feet;
15. South 81 degrees 19 minutes 56 seconds East 162.25 feet to the point or place or BEGINNING.

RUNNING THENCE North 08 degrees 40 minutes 04 seconds East 118.13 feet;

THENCE South 80 degrees 07 minutes 57 seconds East 50.01 feet;

THENCE South 08 degrees 40 minutes 04 seconds West 117.09 feet;

THENCE North 81 degrees 19 minutes 56 seconds West 50.00 feet to the point or place of BEGINNING.

Containing within said bounds 5,880 square feet or .13 acre.

DESCRIPTION OF CONSERVATION EASEMENT ON LOT 107
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 2

DESCRIPTION OF LOT "A" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the centerline of Pennsylvania Avenue with the northerly side of Sunrise Highway (N.Y.S. Rte. 27);

RUNNING THENCE along the centerline of Pennsylvania Avenue North 02 degrees 50 minutes 58 seconds West, 449.09 feet to the northerly line of "Map of Estates of Quogue, Section ONE; Filed May 13, 1912; File No. 430;

THENCE along said northerly line the following two (2) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 20.00 feet;
2. North 84 degrees 42 minutes 02 seconds East, 500.20 feet to land now or formerly of Lar-Sal Realty Corp.;

THENCE along said land South 02 degrees 52 minutes 58 seconds East, 476.17 to the northerly side of Sunrise Highway (N.Y.S. Rte. 27);

THENCE along the northerly side of Sunrise Highway (N.Y.S. Rte. 27) the following two (2) courses and distances:

1. Westerly along the arc of a curve bearing to the right, having a radius of 34,127.47 feet and an arc length of 52.51 feet;
2. South 87 degrees 45 minutes 14 seconds West, 520.19 feet to the centerline of Pennsylvania Avenue and the point or place of BEGINNING.

Containing within said bounds 240,341 square feet or 5.52 acres

DESCRIPTION OF LOT A AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

SCHEDULE B PAGE 157 OF 192

DESCRIPTION OF LOT "B" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY,13 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly side of Harriman Street with the westerly line of "Map of Estates of Quogue-Section Seven", Filed January 28, 1913; File No. 545;

RUNNING THENCE along the Southerly side of Harriman Street South 87 degrees 09 minutes 02 seconds West, 360.62 feet to land now or formerly of County of Suffolk extended;

THENCE along said land and across Harriman Street the following three (3) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 140.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 40.00 feet;
3. North 02 degrees 50 minutes 58 seconds West, 120.00 feet to the centerline of Jackson Street;

THENCE along the centerline of Jackson Street South 87 degrees 09 minutes 02 seconds West, 40.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 5.00 feet to a point in Jackson Street, said point being 15.00 feet northerly from the southerly side of Jackson Street;

THENCE South 87 degrees 09 minutes 02 seconds West along a line that is 15.00 feet northerly and parallel with the southerly side of Jackson Street, 160.00 feet to the centerline of Pennsylvania Avenue;

DESCRIPTION OF LOT B
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

THENCE North 02 degrees 50 minutes 58 seconds West along the centerline of Pennsylvania Avenue, 245.00 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 120.00 feet;

THENCE North 02 degrees 50 minutes 58 seconds West, 29.56 feet to the southerly side of Sunrise Highway (N.Y.S. Rte. 27);

THENCE along the southerly side of Sunrise Highway (N.Y.S. Rte 27) the following two (2) courses and distances:

1. North 87 degrees 46 minutes 32 seconds East, 400.34 feet;
2. Easterly along the arc of a curve bearing to the left, having a radius of 34,627.47 feet and an arc length of 58.18 feet to land now or formerly Town of Southampton;

THENCE along said land South 02 degrees 52 minutes 58 seconds East, 525.19 feet to the point or place of BEGINNING.

Containing within said bounds 225,586 square feet or 5.18 acres.

DESCRIPTION OF LOT B
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 2

DESCRIPTION OF LOT "C" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF
SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW
YORK PREPARED BY NELSON & POPE, ENGINEERS,
ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND
LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the centerline of Pennsylvania Avenue with the southerly side of Jackson Street extended;

RUNNING THENCE along the southerly side of Jackson Street North 87 degrees 09 minutes 02 seconds East, 160.00 feet to land now or formerly of County of Suffolk;

THENCE along said land and land now or formerly of Suffolk County the following two (2) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 100.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 160.00 feet to the centerline of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along the centerline of Pennsylvania Avenue, 100.00 feet to the point or place of BEGINNING.

Containing within said bounds 16,000 square feet or 0.37 acres.

DESCRIPTION OF LOT C
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

DESCRIPTION OF LOT "D" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the centerline of Pennsylvania Avenue with the Northerly side of Harriman Street extended;

RUNNING THENCE along the centerline side of Pennsylvania Avenue North 02 degrees 50 minutes 58 seconds West, 60.00 feet to land now or formerly of Suffolk County lot line extended;

THENCE along said land and land now or formerly of County of Suffolk the following two (2) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 120.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 60.00 feet to the northerly side of Harriman Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the northerly side of Harriman Street, 120.00 feet to the point or place of BEGINNING.

Containing within said bounds 7,200 square feet or 0.17 acres.

DESCRIPTION OF LOT D
AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1

DESCRIPTION OF LOT "E" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the centerline of Harriman Street extended with a point 15.00 feet easterly from the westerly side of Dunham Boulevard;

RUNNING THENCE North 87 degrees 09 minutes 02 seconds East along the centerline of Harriman Street, 375.00 feet;

THENCE North 02 degrees 50 minutes 58 seconds West, 5.00 feet to a point in Harriman Street, said point being 15.00 feet southerly from the northerly side of Harriman Street;

THENCE North 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet southerly and parallel with the northerly side of Harriman Street, 120.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 25.00 feet; to the southerly side of Harriman Street

THENCE South 87 degrees 09 minutes 02 seconds West along the southerly side of Harriman Street, 100.00 feet to the easterly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East along the easterly side of Pennsylvania Avenue, 100.00 feet;

THENCE across Pennsylvania Avenue and along land now or formerly of County of Suffolk the following two (2) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 200.00 feet;

2. South 02 degrees 50 minutes 58 seconds East, 120.00 feet to the centerline of Harris Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Harris Street, 40.00 feet;

THENCE across Harris Street and along land now or formerly of County of Suffolk 438 the following four (4) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 120.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 20.00 feet;
3. North 02 degrees 50 minutes 58 seconds West, 60.00 feet;
4. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 60.00 feet to the point or place of BEGINNING.

Containing within said bounds 46,700 square feet or 1.07 acres.

DESCRIPTION OF LOT "F" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point that is 15.00 feet easterly from the westerly side of Dunham Boulevard, said point being the following two (2) courses and distances from the intersection of the easterly side of Dunham Boulevard with the northerly side of Harris Street;

1. North 02 degrees 50 minutes 58 seconds West, 20.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 35.00 feet to the true point of Beginning;

RUNNING THENCE along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, North 02 degrees 50 minutes 58 seconds West, 40.00 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 135.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 40.00 feet;

THENCE South 87 degrees 09 minutes 02 seconds West, 135.00 feet to the point or place of BEGINNING.

Containing within said bounds 5,400 square feet or 0.12 acres.

DESCRIPTION OF LOT "G" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the centerline of Smith Street with a point 15.00 feet easterly from the westerly side of Dunham Boulevard;

RUNNING THENCE North 87 degrees 09 minutes 02 seconds East along the centerline of Smith Street, 255.00 feet;

THENCE across Smith Street and along land now or formerly Unknown Owner the following two (2) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 40.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 125.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet westerly from the easterly side of Pennsylvania Avenue,

THENCE South 02 degrees 50 minutes 58 seconds East along a line that is 15.00 feet westerly and parallel with the easterly side of Pennsylvania Avenue, 40.00 feet;

THENCE across Pennsylvania Avenue and along land now or formerly of Kathleen M. Fischer the following three (3) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 125.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 40.00 feet;

3. North 87 degrees 09 minutes 02 seconds East, 140.00 feet to the easterly side of Pennsylvania Avenue

THENCE South 02 degrees 50 minutes 58 seconds East along the easterly side of Pennsylvania Avenue 220.00 feet;

THENCE across Pennsylvania Avenue and along land now or formerly of Suffolk County Nature Preserve the following two (2) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 140.00 feet;
2. North 02 degrees 50 minutes 58 seconds West, 100.00 feet to the centerline of Thorpe Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Thorpe Street, 120.00 feet;

THENCE across Thorpe Street and along land now or formerly of Suffolk County Nature Preserve the following two (2) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 80.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 40.00 feet;

THENCE across Dunham Boulevard and along land now or formerly of Pasfield the following three (3) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 135.00 feet;
2. North 02 degrees 50 minutes 58 seconds West, 40.00 feet;

3. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 80.00 feet to the point or place of BEGINNING.

Containing within said bounds 80,800 square feet or 1.85 acres.

DESCRIPTION OF LOT "H" AS SHOWN ON DRAWING M-36,
SHEET 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS
ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)",
SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS,
DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the centerline of Holby Street with a point 15.00 feet easterly of the westerly side of Dunham Boulevard;

RUNNING THENCE North 87 degrees 09 minutes 02 seconds East along the centerline of Holby Street, 135.00 feet;

THENCE across Holby Street and along land now or formerly of Suffolk County Nature Preserve the following three (3) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 120.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 40.00 feet;
3. South 02 degrees 50 minutes 58 seconds East, 125.00 feet to a point in Murray Street, said point being 15.00 feet northerly from the southerly side of Murray Street;

THENCE South 87 degrees 09 minutes 02 seconds West along a line that is 15.00 feet northerly and parallel with the southerly side of Murray Street, 40.00 feet;

THENCE North 02 degrees 50 minutes 58 seconds West, 5.00 feet to the centerline of Murray Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Murray Street, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 240.00 feet to the point or place of BEGINNING.

Containing within said bounds 37,400 square feet or 0.86 acres.

DESCRIPTION OF LOT "I" AS SHOWN ON DRAWINGS M-35 AND M-36, SHEETS 35 AND 36 OF 38 OF THE SUBDIVISION MAP ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the northerly side of Bay Street extended with a point 15.00 feet easterly from the westerly side of Dunham Boulevard;

RUNNING THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 440.00 feet to the southerly side of Edison Street extended;

THENCE North 87 degrees 09 minutes 02 seconds East along the southerly side of Edison Street, 175.00 feet to land now or formerly of Town of Southampton;

THENCE along said land the following three (3) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 100.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 40.00 feet;
3. North 02 degree 50 minutes 58 seconds West, 120.00 feet to the centerline of Edison Street;

THENCE along the centerline of Edison Street South 87 degrees 09 minutes 02 seconds West, 40.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 5.00 feet to a point in Edison Street, said point being 15.00 feet northerly from the southerly side of Edison Street;

THENCE South 87 degrees 09 minutes 02 seconds West along a line that is 15.00 feet northerly and parallel with the southerly side of Edison Street, 175.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Street;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 185.00 feet;

THENCE across Dunham Boulevard and along land now or formerly of Suffolk County Nature Preserve the following two (2) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 135.00 feet;
2. North 02 degrees 50 minutes 58 seconds West, 40.00 feet to the southerly side of Murray Street;

THENCE North 87 degrees 09 minutes 02 seconds East along the southerly side of Murray Street, 120.00 feet;

THENCE across Murray Street and along land now or formerly of Suffolk County Nature Preserve and across Holby Street the following three (3) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 140.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 80.00 feet;
3. North 02 degrees 50 minutes 58 seconds West, 140.00 feet to the northerly side of Holby Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the northerly side of Holby Street, 40.00 feet to land now or formerly of County of Suffolk;

THENCE along said land and land now or formerly Suffolk County Nature Preserve and across Pennsylvania Avenue the following two (2) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 100.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 260.00 feet to the easterly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East, 840.00 feet to the centerline of Montauk Street extended;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Montauk Street, 140.00 feet;

THENCE across Montauk Street and along land now or formerly of County of Suffolk the following two (2) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 80.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 100.00 feet to the westerly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East along the westerly side of Pennsylvania Avenue, 140.00 feet to the northerly side of Bay Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the northerly side of Bay Street, 160.00 feet to land now or formerly of Suffolk County Nature preserve;

THENCE along said land the following three (3) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 100.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 40.00 feet;
3. South 02 degrees 50 minutes 58 seconds East, 100.00 feet to the northerly side of Bay Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the northerly side of Bay Street, 155.00 feet to the point or place of BEGINNING.

Containing within said bounds 311,375 square feet or 7.15 acres.

DESCRIPTION OF LOT "J" AS SHOWN ON DRAWINGS M-34 AND M-35, SHEETS 34 AND 35 OF 38 OF THE SUBDIVISION MAO ENTITLED "LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", SITUATED AT EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK PREPARED BY NELSON & POPE, ENGINEERS, ARCHITECTS, SURVEYORS, DATED DECEMBER 2021 AND LAST REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the intersection of the northerly side of Long Island Rail Road with the Easterly side of Central Boulevard;

RUNNING THENCE along the northerly side of Long Island Rail Road the following two (2) courses and distances:

1. South 49 degrees 19 minutes 02 seconds West, 807.77 feet;
2. South 49 degrees 16 minutes 02 seconds West, 117.78 feet to land now or formerly of Gazza;

THENCE along said land the following two (2) courses and distances:

1. North 40 degrees 43 minutes 58 seconds West, 54.49 feet;
2. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 200.00 feet to land now or formerly of Suffolk County Nature Preserve southerly lot line extended;

THENCE along said land the following three (3) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 135.00 feet;

2. North 02 degrees 50 minutes 58 seconds West, 40.00 feet;
3. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly of the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 85.00 feet to a point, said point being 15.00 feet southerly from the northerly side of Outlook Street extended;

THENCE North 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet southerly and parallel with the northerly side of Outlook Street, 370.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet easterly from the westerly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West, 75.00 feet along a line that is 15.00 feet easterly and parallel with the westerly side of Pennsylvania Avenue to a point;

THENCE North 87 degrees 09 minutes 02 seconds East, 25.00 feet to the easterly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along the easterly side of Pennsylvania Avenue, 520.00 feet;

THENCE along land now or formerly of CK Moles and across Pennsylvania Avenue the following three courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 140.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 40.00 feet;
3. North 87 degrees 09 minutes 02 seconds East, 125.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet westerly from the easterly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East along a line that is 15.00 feet westerly and parallel with the easterly side of Pennsylvania Avenue, 240.00 feet to land now or formerly of Henry A. Meyenberg northerly lot line extended;

THENCE along said land the following three (3) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 125.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 20.00 feet;
3. North 87 degrees 09 minutes 02 seconds East, 125.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet westerly from the easterly side of Pennsylvania Avenue:

THENCE South 02 degrees 50 minutes 58 seconds East along a line that is 15.00 feet westerly and parallel with the easterly side of Pennsylvania Avenue, 180.00 feet to land now or formerly of County of Suffolk northerly lot line extended;

THENCE along said land the following three (3) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 125.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 40.00 feet;
3. North 87 degrees 09 minutes 02 seconds East, 100.00 feet to the westerly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East along the westerly side of Pennsylvania Avenue, 60.00 feet to the northerly side of Outlook Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the northerly side of Outlook Street, 355.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 1,080.00 feet to land now or formerly of County of Suffolk southerly lot line extended;

THENCE along said land the following two (2) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 135.00 feet;

2. North 02 degrees 50 minutes 58 seconds West, 85.00 feet to a point in Buffalo Street, said point being 15.00 feet northerly from the southerly side of Buffalo Street;

THENCE North 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet northerly and parallel with the southerly side of Buffalo Street, 60.00 feet to land now or formerly of County of Suffolk westerly lot line extended;

THENCE along said land the following three (3) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 105.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 60.00 feet;
3. North 02 degrees 50 minutes 58 seconds West, 120.00 feet to the centerline of Buffalo Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Buffalo Street, 255.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 120.00 feet to land now or formerly of County of Suffolk southerly lot line extended;

THENCE along said land the following three (3) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 135.00 feet;
2. North 02 degrees 50 minutes 58 seconds West, 40.00 feet;
3. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 300.00 feet to the southerly side of Newark Street;

THENCE North 87 degrees 09 minutes 02 seconds East along the southerly side of Newark Street, 255.00 feet to land now or formerly of Harold Ogden;

THENCE along said land and land now or formerly of William Webber and across Pennsylvania Avenue the following two (2) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 140.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 140.00 feet to the easterly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along the easterly side of Pennsylvania Avenue, 320.00 feet;

THENCE across Pennsylvania Avenue and along land now or formerly of Suffolk County Nature Preserve the following three (3) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 140.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 40.00 feet;
3. North 87 degrees 09 minutes 02 seconds East, 125.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet westerly from the easterly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East along a line that is 15.00 feet westerly and parallel with the easterly side of Pennsylvania Avenue, 120.00 feet to the centerline of Newark Street extended;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Newark Street, 298.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 5.00 feet to a point in Newark Street, said point being 15.00 feet northerly from the southerly side of Newark Street;

THENCE South 87 degrees 09 minutes 02 seconds West along a line that is 15.00 northerly and parallel with the southerly side of Newark Street, 82.00 feet to a point in Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 940.00 feet to the southerly side of Washington Street extended;

THENCE North 87 degrees 09 minutes 02 seconds East along the southerly side of Washington Street extended, 215.00 feet to land now or formerly of County of Suffolk;

THENCE along said land the following three (3) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 100.00 feet
2. North 87 degrees 09 minutes 02 seconds East, 40.00 feet;
3. North 02 degrees 50 minutes 58 seconds West, 115.00 feet to the centerline of Washington Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Washington Street, 40.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 5.00 feet to a point in Washington Street, said point being 15.00 feet northerly from the southerly side of Washington Street;

THENCE South 87 degrees 09 minutes 02 seconds West along a line that is 15.00 feet northerly and parallel with the southerly side of Washington Street, 215.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 265.00 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 10.00 feet to the centerline of Dunham Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West, along the centerline of Dunham Boulevard 1,041.99 feet;

THENCE across Dunham Boulevard and along land now or formerly of Telecom Holdings LLC North 87 degrees 09 minutes 02 seconds East, 365.00 feet to the centerline of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along the centerline of Pennsylvania Avenue, 8.13 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 20.00 feet to the easterly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along the easterly side of Pennsylvania Avenue, 136.17 feet to the centerline of Carter Street extended;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Carter Street, 410.00 feet to the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along the westerly side of Dunham Boulevard, 220.00 feet to the southerly side of Shinnecock Street extended;

THENCE North 87 degrees 09 minutes 02 seconds East along the southerly side of Shinnecock Street, 230.00 feet to land now or formerly of County of Suffolk;

THENCE along said land the following three (3) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 100.00 feet;
2. North 87 degrees 09 minutes 02 seconds East, 40.00 feet;
3. North 02 degrees 50 minutes 58 seconds West, 120.00 feet to the centerline of Shinnecock Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the centerline of Shinnecock Street, 40.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 5.00 feet to a point in Shinnecock Street, said point being 15.00 feet northerly from the southerly side of Shinnecock Street;

THENCE South 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet northerly and parallel with the southerly side of Shinnecock Street, 215.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly from the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 125.00 feet to land now or formerly of County of Suffolk southerly line extended;

THENCE along said land the following three (3) courses and distances:

1. North 87 degrees 09 minutes 02 seconds East, 135.00 feet;
2. North 02 degrees 50 minutes 58 seconds West, 40.00 feet;
3. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly of the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 80.00 feet to the centerline of Atlantic Street extended;

THENCE North 87 degrees 09 minutes 02 seconds East along the centerline of Atlantic Street, 175.00 feet;

THENCE North 02 degrees 50 minutes 58 seconds West, 5.00 feet to a point in Atlantic Street, said point being 15.00 feet southerly from the northerly side of Atlantic Street;

THENCE North 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet southerly and parallel with the northerly side of Atlantic Street, 195.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet easterly from the westerly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Pennsylvania Avenue, 75.00 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 25.00 feet to the easterly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along the easterly side of Pennsylvania Avenue, 40.00 feet;

THENCE across Pennsylvania Avenue and along land now or formerly County of Suffolk the following three (3) courses and distances:

1. South 87 degrees 09 minutes 02 seconds West, 140.00 feet;
2. South 02 degrees 50 minutes 58 seconds East, 40.00 feet;
3. North 87 degrees 09 minutes 02 seconds East, 100.00 feet to the westerly side of Pennsylvania Avenue;

THENCE South 02 degrees 50 minutes 58 seconds East along the westerly side of Pennsylvania Avenue, 60.00 feet to the northerly side of Atlantic Street;

THENCE South 87 degrees 09 minutes 02 seconds West along the northerly side of Atlantic Street, 180.00 feet to land now or formerly of County of Suffolk;

THENCE along said land and land now or formerly Suffolk County Nature Preserve the following four (4) courses and distances:

1. North 02 degrees 50 minutes 58 seconds West, 100.00 feet;
2. South 87 degrees 09 minutes 02 seconds West, 40.00 feet;
3. South 02 degrees 50 minutes 58 seconds East, 40.00 feet
4. South 87 degrees 09 minutes 02 seconds West, 135.00 feet to a point in Dunham Boulevard, said point being 15.00 feet easterly of the westerly side of Dunham Boulevard;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Dunham Boulevard, 165.00 feet to a point in Bay Street extended, said point being 15.00 feet southerly from the northerly side of Bay Street,

THENCE North 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet southerly and parallel with the northerly side of Bay Street, 155.00 feet;

THENCE South 02 degrees 50 minutes 58 seconds East, 5.00 feet to the centerline of Bay Street;

THENCE North 87 degrees 09 minutes 02 seconds East along the centerline of Bay Street, 40.00 feet;

THENCE North 02 degrees 50 minutes 58 seconds East, 5.00 feet to a point in Bay Street, said point being 15.00 feet southerly from the northerly side of Bay Street;

THENCE North 87 degrees 09 minutes 02 seconds East along a line that is 15.00 feet southerly and parallel with the northerly side of Bay Street, 175.00 feet to a point in Pennsylvania Avenue, said point being 15.00 feet easterly from the westerly side of Pennsylvania Avenue;

THENCE North 02 degrees 50 minutes 58 seconds West along a line that is 15.00 feet easterly and parallel with the westerly side of Pennsylvania Avenue, 155.00 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 25.00 feet to the easterly side of Pennsylvania Avenue;

THENCE along the easterly side of Pennsylvania Avenue and along land now or formerly of Forrest and Lin the following two (2) courses and distances:

1. South 02 degrees 50 minutes 58 seconds East, 134.23 feet;
2. North 87 degrees 09 minutes 02 seconds East, 501.71 feet to the easterly side of Central Boulevard;

THENCE South 02 degrees 52 minutes 58 seconds East along the easterly side of Central Boulevard, 4,627.28 feet to the northerly side of Long Island Rail Road and the point or place of BEGINNING.

Excepting from the above described premises the following out parcel designated as Lot "K" as shown on "Map of Lewis Road Planned Residential Development (PRD), situated at East Quogue:

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Central Boulevard, said point being the following two (2) courses and distances from the intersection of the northerly side of Long Island Rail Road with the Easterly side of Central Boulevard;

1. Southwesterly along Long Island Rail Road South 49 degrees 19 minutes 02 seconds West, 31.64 feet;
2. North 02 degrees 52 minutes 58 seconds West, 554.62 feet to the point or place of BEGINNING:

RUNNING THENCE South 87 degrees 09 minutes 02 seconds West, 479.09 feet;

THENCE North 02 degrees 50 minutes 58 seconds West, 363.77 feet;

THENCE North 87 degrees 09 minutes 02 seconds East, 478.88 feet to the easterly side of Central Boulevard;

THENCE along the westerly side of Central Boulevard South 02 degrees 52 minutes 58 seconds East, 363.77 feet to the point or place of BEGINNING.

Containing within said bounds 4,243,534 square feet or 97.42 acres.

DESCRIPTION OF CONSERVATION AREA A – 1
WITHIN SEWAGE TREATMENT PLANT AREA, AS
SHOWN ON DRAWING M-26, SHEET 26 OF 38 OF THE
SUBDIVISION MAP ENTITLED “LEWIS ROAD
PLANNED RESIDENTIAL DEVELOPMENT (PRD)”,
SITUATED AT EAST QUOGUE, TOWN OF
SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF
NEW YORK PREPARED BY NELSON & POPE,
ENGINEERS, ARCHITECTS, SURVEYORS, DATED
DECEMBER 2021 AND LAST REVISED JANUARY 13,
2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Cemetery Road at the northerly terminus of said Cemetery Road, said point being North 03 degrees 26 minutes 21 seconds West, 1150.60 feet northerly from the corner formed by the intersection of the easterly side of Cemetery Road with the northerly side of Lewis Road:

RUNNING THENCE South 86 degrees 47 minutes 33 seconds West, 250 feet;

THENCE North 03 degrees 26 minutes 44 seconds West, 100.00 feet;

THENCE North 86 degrees 47 minutes 33 seconds East, 150.23 feet;

THENCE North 04 degrees 01 minutes 59 seconds West, 259.94 feet;

THENCE North 76 degrees 03 minutes 13 seconds East, 49.95 feet;

THENCE North 22 degrees 36 minutes 30 seconds East, 78.97 feet;

THENCE North 86 degrees 38 minutes 29 seconds East, 18.63 feet to the westerly boundary of land of East Quogue Cemetery Association.

Thence along said boundary line South 03 degrees 26 minutes 44 seconds East, 440.36 feet to the northerly terminus of Cemetery Road and the point or place of BEGINNING.

Containing within said bounds 54.560 square feet or 1.25 acres.

EXHIBIT A-1 - CONSERVATION AREA WITHIN STP AREA AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 1/1

DESCRIPTION OF CONSERVATION AREA A - 1
WITHIN ENTRY, AS SHOWN ON DRAWING M-26,
SHEET 26 OF 38 OF THE SUBDIVISION MAP ENTITLED
"LEWIS ROAD PLANNED RESIDENTIAL
DEVELOPMENT (PRD)", SITUATED AT EAST
QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK. PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS,
SURVEYORS, DATED DECEMBER 2021 AND LAST
REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Eden Path, said point being the following twelve (12) courses and distances from the northeasterly end of a curve connecting the southerly side of Redan Trail with the easterly side of Eden Path:

1. Westerly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 41.75 feet;
2. South 21 degrees 18 minutes 51 seconds West, 40.70 feet;
3. Southerly along the arc of a curve bearing to the right, having a radius of 1,020.00 feet and an arc length of 79.13 feet;
4. South 25 degrees 45 minutes 32 seconds West, 170.63 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 195.00 feet and an arc length of 215.09 feet;
6. South 88 degrees 57 minutes 31 seconds West, 51.12 feet;
7. South 77 degrees 05 minutes 30 seconds West, 193.11 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 735.00 feet and an arc length of 127.04 feet;

9. Southerly along the arc of a curve bearing to the left, having a radius of 305.00 feet and an arc length of 292.89 feet;
10. South 06 degrees 24 minutes 09 seconds West, 112.46 feet;
11. South 11 degrees 24 minutes 51 seconds East, 57.69 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 1,790.00 feet and an arc length of 231.39 feet;
13. South 04 degrees 00 minutes 28 seconds East, 469.74 feet;
14. South 84 degrees 59 minutes 50 seconds East, 31.54 feet to true point of BEGINNING.

RUNNING THENCE North 04 degrees 21 minutes 03 seconds West, 143.63 feet;
THENCE North 07 degrees 03 minutes 53 seconds West, 118.11 feet;
THENCE North 69 degrees 21 minutes 35 seconds East, 37.81 feet;
THENCE South 88 degrees 23 minutes 43 seconds East, 109.70 feet;
THENCE South 01 degrees 36 minutes 17 seconds West, 58.85 feet;
THENCE South 08 degrees 48 minutes 21 seconds East 135.20 feet;
THENCE North 86 degrees 37 minutes 14 seconds East, 44.15 feet, to the westerly boundary of land of Suffolk County Water Authority;
THENCE along said boundary line South 03 degrees 22 minutes 46 seconds East, 167.68 feet, to the easterly boundary of land of East Quogue Cemetery Association;
Thence along said boundary South 03 degrees 26 minutes 44 seconds East, 788.02 feet;
THENCE South 86 degrees 38 minutes 27 seconds West, 67.46 feet;
THENCE North 45 degrees 27 minutes 33 seconds West, 66.84 feet;
THENCE North 15 degrees 55 minutes 20 seconds West, 81.59 feet;
THENCE North 07 degrees 44 minutes 29 seconds West, 116.50 feet;
THENCE North 30 degrees 33 minutes 33 seconds West, 70.58 feet;

EXHIBIT A-1 - CONSERVATION AREA WITHIN ENTRY LOT AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 2

THENCE North 02 degrees 25 minutes 04 seconds West, 465.12 feet;
THENCE North 15 degrees 52 minutes 05 seconds West, 115.50 feet to point or place
of BEGINNING.

Containing within said bounds 177,273 square feet or 4.069 acres.

DESCRIPTION OF CONSERVATION AREA A - 2
WITHIN ENTRY AS SHOWN ON DRAWING M-26,
SHEET 26 OF 38 OF THE SUBDIVISION MAP ENTITLED
"LEWIS ROAD PLANNED RESIDENTIAL
DEVELOPMENT (PRD)", SITUATED AT EAST
QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK. PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS,
SURVEYORS, DATED DECEMBER 2021 AND LAST
REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the Northeast corner of the premises about to be described, said point being the following twenty-three (23) courses and distances from the intersection of the southerly side of Redan Trail with the easterly side of Eden Path:

1. Westerly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 41.75 feet;
2. South 21 degrees 18 minutes 51 seconds West, 40.70 feet;
3. Southerly along the arc of a curve bearing to the right, having a radius of 1,020.00 feet and an arc length of 79.13 feet;
4. South 25 degrees 45 minutes 32 seconds West, 170.63 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 195.00 feet and an arc length of 215.09 feet;
6. South 88 degrees 57 minutes 31 seconds West, 51.12 feet;
7. South 77 degrees 05 minutes 30 seconds West, 193.11 feet;
8. Westerly along the arc of a curve bearing to the left, having a radius of 735.00 feet and an arc length of 127.04 feet;

EXHIBIT A-2 - CONSERVATION AREA WITHIN ENTRY LOT AS SHOWN ON NELSON POPE
SURVEY REFERENCED HEREIN. PAGE 1.

9. Southerly along the arc of a curve bearing to the left, having a radius of 305.00 feet and an arc length of 292.89 feet;
10. South 06 degrees 24 minutes 09 seconds East, 112.46 feet;
11. South 11 degrees 24 minutes 51 seconds East, 57.69 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 1,790.00 feet and an arc length of 231.39 feet;
13. South 04 degrees 00 minutes 28 seconds East, 469.74 feet;
14. Southerly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 45.64 feet;
15. South 32 degrees 01 minutes 08 seconds East, 21.29 feet;
16. Southerly along the arc of a curve bearing to the right, having a radius of 82.00 feet and an arc length of 40.09 feet;
17. South 04 degrees 00 minutes 28 seconds East, 47.89 feet;
18. Southerly along the arc of a curve bearing to the right, having a radius of 82.00 feet and an arc length of 49.14 feet;
19. Southerly along the arc of a curve bearing to the left, having a radius of 93.00 feet and an arc length of 55.74 feet;
20. South 04 degrees 00 minutes 28 seconds East, 42.65 feet;
21. Southerly along the arc of a curve bearing to the right, having a radius of 270.00 feet and an arc length of 121.98 feet;
22. South 21 degrees 52 minutes 37 seconds West 229.44 feet;
23. South 03 degrees 21 minutes 27 seconds East, 35.18 feet to true point of BEGINNING.

RUNNING thence the following seven (7) courses and distances:

1. North 21 degrees 52 minutes 37 seconds East, 318.63 feet;
2. South 03 degrees 30 minutes 22 seconds East, 221.52 feet;

3. South 28 degrees 33 minutes 30 seconds East, 54.75 feet;
4. South 86 degrees 38 minutes 29 seconds West, 85.23 feet;
5. South 34 degrees 29 minutes 30 seconds West, 72.18 feet;
6. North 68 degrees 07 minutes 23 seconds West, 33.40 feet
7. North 03 degrees 21 minutes 27 seconds West 25.59 to the point or place of BEGINNING.

Containing within said bounds 20,683 square feet or .475 acres.

DESCRIPTION OF CONSERVATION AREA A - 3
WITHIN ENTRY, AS SHOWN ON DRAWING M-26,
SHEET 26 OF 38 OF THE SUBDIVISION MAP ENTITLED
"LEWIS ROAD PLANNED RESIDENTIAL
DEVELOPMENT (PRD)", SITUATED AT EAST
QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF
SUFFOLK, STATE OF NEW YORK PREPARED BY
NELSON & POPE, ENGINEERS, ARCHITECTS,
SURVEYORS, DATED DECEMBER 2021 AND LAST
REVISED JANUARY 13, 2023.

All that certain plot, piece, or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Eden Path, said point being the following fourteen (14) courses and distances from the northeasterly end of a curve connecting the southerly side of Redan Trail with the easterly side of Eden Path:

1. Westerly along the arc of a curve bearing to the left, having a radius of 25.00 feet and an arc length of 41.75 feet;
2. South 21 degrees 18 minutes 51 seconds West, 40.70 feet;
3. Southerly along the arc of a curve bearing to the right, having a radius of 1,020.00 feet and an arc length of 79.13 feet;
4. South 25 degrees 45 minutes 32 seconds West, 170.63 feet;
5. Southerly along the arc of a curve bearing to the right, having a radius of 195.00 feet and an arc length of 215.09 feet;
6. South 88 degrees 57 minutes 31 seconds West, 51.12 feet;
7. South 77 degrees 05 minutes 30 seconds West, 193.11 feet;
8. Southerly along the arc of a curve bearing to the left, having a radius of 735.00 feet and an arc length of 127.04 feet;

EXHIBIT A-3 - CONSERVATION AREA WITHIN ENTRY LOT AS SHOWN ON NELSON POPE
SURVEY REFERENCED HEREIN. PAGE 1.

9. Southerly along the arc of a curve bearing to the left, having a radius of 305.00 feet and an arc length of 292.89 feet;
10. South 06 degrees 24 minutes 09 seconds West, 112.46 feet;
11. South 11 degrees 24 minutes 51 seconds East, 57.69 feet;
12. Southerly along the arc of a curve bearing to the right, having a radius of 1,790.00 feet and an arc length of 165.39 feet;
13. North 83 degrees 52 minutes 48 seconds East, 14.23 feet;
14. North 41 degrees 17 minutes 48 seconds East, 5.41 feet to true point of BEGINNING.

RUNNING THENCE North 41 degrees 17 minutes 48 seconds East, 43.86 feet;
THENCE North 83 degrees 54 minutes 22 seconds East, 156.80 feet;
THENCE North 03 degrees 22 minutes 46 seconds West, 215.41 feet;
THENCE North 59 degrees 08 minutes 06 seconds East, 22.54 feet, to the westerly boundary of land of Suffolk County Water Authority;
THENCE along said boundary line South 03 degrees 22 minutes 46 seconds East, 455.83 feet;
THENCE South 86 degrees 37 minutes 14 seconds West, 43.95 feet;
THENCE South 01 degrees 36 minutes 17 seconds West, 75.57 feet;
THENCE North 88 degrees 23 minutes 43 seconds West, 111.72 feet;
THENCE North 06 degrees 02 minutes 43 seconds West, 30.35 feet;
THENCE North 72 degrees 56 minutes 25 seconds West, 36.73 feet;
THENCE North 06 degrees 00 minutes 36 seconds West, 214.07 feet to point or place of BEGINNING

Containing within said bounds 59,162 square feet or 1.358 acres.

EXHIBIT A-3 - CONSERVATION AREA WITHIN ENTRY LOT AS SHOWN ON NELSON POPE SURVEY REFERENCED HEREIN. PAGE 2.

SCHEDULE B PAGE 192 OF 192

EXHIBIT “A”

**Central Pine Barrens Joint Planning and Policy Commission
Findings Statement and Determination, dated January 20, 2021**

State Environmental Quality Review
Findings Statement

Pursuant to Article 8 (State Environmental Quality Review Act - SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617, the Central Pine Barrens Commission as the Lead or an Involved Agency makes the following findings.

Name of Action: Lewis Road Planned Residential Development Subdivision Assertion of Jurisdiction

Description of Action: Discovery Land Ventures (DLV) and affiliated entities propose a clustered residential subdivision with 118 seasonal single-family residences, 12 year-round workforce housing residences and an 18-hole private golf course for the residents and their guests on a 608.45 acre project site in the Central Pine Barrens. Amenities including a clubhouse, swimming pools, sports ballfields and tennis courts, two ponds, roads, drainage reserve areas, other amenities, parking areas, lighting, landscaping and other infrastructure.

Location: The Project Site is located east of Lewis Road, in the vicinity of Spinney Road, north of the Long Island Railroad tracks, north and south of Sunrise Highway, west of Malloy Drive, in the hamlet of East Quogue, Town of Southampton, New York

Agency Jurisdiction:
Involved Agency

Date Final Environmental Impact Statement Filed:

September 14, 2017

Facts and Conclusions Relied on to Support the Decision:

See attached Findings Statement dated January 20, 2021

Certification To Approve/Fund/Undertake :

Having considered the draft and final Environmental Impact Statement and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.
3. (And if applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR Part 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic considerations.



Name of Agency

Signature of Responsible Official

John W. Pavacic

Name of Responsible Official

Executive Director

Title of Responsible Official

January 20, 2021

Date

Address of Agency

Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

631-288-1079

cc: Other Involved Agencies
Applicant

**Central Pine Barrens Joint Planning and Policy Commission
Findings Statement and Decision for
Lewis Road Planned Residential Development Subdivision
Assertion of Jurisdiction Application**

**State Environmental Quality Review Act
January 20, 2021**

Certificate of Findings to Approve

This notice is issued pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations. This findings statement has been prepared pursuant to the requirements of SEQRA's regulatory requirement that no agency shall make a decision on an action which has been the subject of a Final Environmental Impact Statement (EIS) until a written findings statement has been prepared concerning the facts and conclusions of the Draft and Final EIS and any supplemental EIS relied on to support its decision. The Town of Southampton Town Board (the Town Board) is the lead agency pursuant to SEQRA for this Project. The Central Pine Barrens Joint Planning and Policy Commission (the Commission) is an involved agency.

This is the Commission Findings Statement on the Project.

I. Introduction and Background

The Lewis Road Planned Residential Development is the Project. Discovery Land Ventures (DLV) and affiliated entities propose to undertake the Project. It is a clustered residential subdivision with 118 seasonal single-family residences, 12 year-round workforce housing residences and an 18-hole private golf course for the residents and their guests on a 608.45 acre project site (the Project Site) in the Central Pine Barrens area as defined by the Long Island Pine Barrens Protection Act. Associated development includes a tertiary wastewater treatment plant, recreational amenities including a clubhouse, swimming pools, sports ballfields and tennis courts, two ponds, roads, drainage reserve areas, other amenities, parking areas, lighting, landscaping and other infrastructure. A main access road will be developed from Lewis Road. Private roads will be constructed in the Project Site.

On December 23, 2019 after the Commission last asserted jurisdiction over the Project on May 15, 2019, DLV submitted to the Central Pine Barrens Joint Planning and Policy Commission (the Commission) an application for an Assertion of Jurisdiction for the development project known as Lewis Road Planned Residential Development (PRD), a seasonal resort with residential and golf course uses.

The Project Site is located east of Lewis Road, in the vicinity of Spinney Road, north of the Long Island Railroad tracks, north and south of Sunrise Highway, west of Malloy Drive, in the hamlet of East Quogue, Town of Southampton, New York. The Project Site is currently undeveloped and naturally vegetated except for approximately 31.5 acres identified as previously disturbed. It is in the Town's Country Residence 200 (CR 200) Zoning District.

Four main areas define the Project Site. Two of the areas contain both lands in the Core Preservation Area and the Compatible Growth Area of the Central Pine Barrens, the Hills South (340.91 acres, CGA and Core) and the Parlato assemblage (120 acres, CGA and Core). One of the areas is entirely in the Core, the Hills North (86.82 acres, Core), and one is entirely in the CGA, the Kracke properties (61.26 acres, CGA). In the Core Preservation there are approximately 140 acres and in the CGA there are approximately 468 acres. In the CGA assemblage, there are approximately 62 acres in an area designated by the Commission as a Critical Resource Area (CRA). The Project Site is composed of 176 Suffolk County Tax Map Parcel Numbers as set forth in Exhibit A.

DLV proposes to clear approximately 171 acres of the CGA, outside of the CRA. Four hundred thirty-seven (437) acres will be set aside as open space. DLV will establish a Homeowners Association to manage developed facilities including the golf course and approximately 230 acres of open space. Two hundred seven acres will be dedicated to the Town for open space purposes.

DLV's affiliates are DLV Quogue Owner, LLC, DLV Parlato Parcel 1, DLV Parlato Parcel 2, DLV Parlato Parcel 3, DLV Parlato Parcel 4, LLC, and DLV Quogue LLC

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development, and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the "Act") adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. The Commission has jurisdiction over development in the Central Pine Barrens area as such term is defined in the Act. Development includes the "performance of any building activity, . . ., the making of any material change in the use or intensity of use of any . . . land and the creation . . . of rights of access." In 1995, the Commission adopted the Act mandated Comprehensive Land Use Plan (the "Plan"). In the Plan are Standards and Guidelines to govern development in the Central Pine Barrens.

The Act provides the Commission jurisdiction to review and approve proposed "developments found by the Commission after petition by a commissioner to have significant adverse impact on the land use plan." These types of development must conform with the Plan's Standards and Guidelines or receive an extraordinary hardship exemption to proceed.

III. Commission's Procedural Review of the Project

The Project has a long iterative history with the Town of Southampton involving various proposals to develop the Project Site. In 2009, the Commission reviewed DLV's proposal to develop the Project Site under a project then known as The Hills PDD. After completing its SEQRA review of The Hills, the Town did not approve it. Subsequently DLV modified The Hills project into the Lewis Road PRD, the Project, and submitted it to the Town. The Commission's SEQRA Record contains materials used to review The Hills PDD and the Lewis Road Project. These include the Draft Scoping Document, Draft EIS, Final EIS, and Findings Statements on both the Hills PDD and the Lewis Road PRD.

This summary table lists the milestones and actions of the Commission in the Project's SEQRA process.

Date	Commission Actions except as noted*
February 11, 2009	Comments on the Draft Scoping Document for The Hills PDD Draft EIS
February 24, 2011	Comments on the Planning Board referral of The Hills subdivision application
September 6, 2013	Comments in response to the Hills Pre-Application submission
March 9, 2015	Response to SEQRA Lead Agency Coordination of The Hills at Southampton MUPDD and noting the Critical Resource Area in the Project Site
March 24, 2015	Town Board assumed Lead Agency*
March 30, 2015	Critical Resource Area jurisdiction letter
April 21, 2015	Town Board Draft Scope for the Draft Environmental Impact Statement*
May 11, 2015	Commission comments on the Draft Scope for the DEIS
October 21, 2015	Commission Assertion of Jurisdiction
November 16, 2016	Commission comments on the DEIS
September 14, 2017	Town Board accepts the FEIS*
September 20, 2017	Final EIS*
November 27, 2017	Town Board adopted Positive Findings Statement and PDD vote failed to achieve supermajority vote
January 25, 2018	Planning Board referral of Lewis Road Subdivision Pre-Application, same project except golf course membership limited to residents, no PDD public benefits.
March 1, 2018	Response to Lewis Road Pre-Application referral
November 15, 2018	Zoning Board of Appeals determination that a private golf course is an accessory use to the residential subdivision*
May 15, 2019	Commission re-affirmed the Assertion for any substantially similar project on the Project Site regardless of name
June 19, 2019	Commission resolution identifying standards and guidelines to be reviewed in the assertion application
October 16, 2019	Commission letter to Town Planning Board comments on Preliminary Subdivision
October 24, 2019	Planning Board Preliminary Subdivision approval*
December 28, 2019	Received Assertion of Jurisdiction Application
January 15, 2020	Commission scheduled public hearing for February 19, 2020
February 19, 2020	Commission Public Hearing and Staff Report
June 3, 2020	Applicant submission including responses to items in the draft staff report and revised plans (e.g., Master Plan, slope analysis, clearing plan)
June 17, 2020	Commission letter to the Applicant with questions
July 1, 2020	Applicant submission including responses to the draft staff report and revised plans (e.g., Master Plan, slope analysis, clearing plan). This submission added 20.06 acres of land to the project site as a result of the applicant's acquisition of an 11.96 acre parcel in the vicinity of Parlato and road abandonments
August 17, 18, 19 and 26, 2020	Applicant submissions including project overlays of the December 23, 2019 Master Plan and the revised plans dated June 2020
August 19, 2020	Commission Public Hearing and Staff Report
October 9, 2020	Applicant submission including revised plans

November 18, 2020	Applicant submission including a response to the draft staff report summary
November 18, 2020	Commission Public Hearing and Staff Report
December 2, 2020	Applicant submission including responses to comments from the November 18, 2020 public hearing
December 16, 2020	Commission scheduled special meeting for January 13, 2021 to deliberate the Project
January 13, 2021	Special Commission Meeting
January 20, 2021	Decision Deadline

IV. The Assertion of Jurisdiction, the Application, the Staff Report, the Public Process, and Supplemental Materials

Assertion of Jurisdiction

On October 21, 2015, the Commission asserted review jurisdiction on The Hills at Southampton Mixed Use Planned Development District. The Commission did not act under this assertion because The Hills PDD proposal failed to receive the requisite votes for a change of zone before the Commission acted. Once the Lewis Road PRD was proposed, the Commission re-affirmed its Assertion of Jurisdiction on May 15, 2019, this time for the Lewis Road PRD and any substantially similar project on the Project Site regardless of name.

The Application and Supplemental Materials

On December 28, 2019, DLV submitted its Assertion Application. It contained, among other things, a review of Standards and Guidelines, the Town of Southampton Findings Statement pursuant to SEQRA, the Town of Southampton Planning Board conditional preliminary plat approval, a list of 176 tax lots in the Project, supporting materials, viewshed analysis, and maps including a slope map, Master Plan, and property surveys (the Application). Under the Act, the Commission, has 120 days to act upon the Application.

On June 3, 2020, the Applicant submitted a response to the Staff Report and a revised Master Plan. The Revised Master Plan layout shifted development southward from the Core Preservation Area boundary to create a larger block of unfragmented open space at the northerly end of the development and to minimize disturbance to steep slopes.

On June 17, 2020, the Commission authorized a letter with additional questions for clarification by the Applicant including quantifying steep slopes and identifying steep slopes disturbed by the Project, defining the amount of unfragmented open space, and supplying an updated water quality model analysis and a revised Grading Plan to reflect the revised Master Plan.

On July 1, 2020 the Applicant submitted supplemental materials including responses to the Commission's June 17, 2020 letter and responses to the February 19, 2020 public hearing comments.

The August 13, 2020 staff report summarized the July 1, 2020 supplemental material. Responses were received on August 19, 2020 prior to the hearing. On August 19, 2020 the hearing continued via the Zoom format where a Staff Report summary was presented identifying the Standards and Guidelines

where Commission input was needed to determine conformance. Twenty members of the public spoke, which excludes the Applicant, and 91 commenters submitted written comments.

Public Process

The Commission commenced review of the Assertion Application on January 15, 2020 with the scheduling of a February 19, 2020 public hearing. At the February 19 Public Hearing, a Commission Staff Report with 27 Exhibits (A through M) was introduced into the record. The Staff Report defined a Study Area that extends one mile from the site in all directions that identifies the land uses in this area.

At the February 19 hearing, the Commission received sworn testimony from the Applicant's representatives including its land use consultant, Chic Voorhis and its attorney, Wayne D. Bruyn. A stenographic transcript was made of the hearing. Thirty-two members of the public spoke at the hearing, excluding the Applicant, and 22 submitted written comments. Following the hearing, at various Commission meetings DLV requested and received extensions of the Commission's decision deadline until September 16, 2020.

A special meeting of the Commission was scheduled for September 11, 2020 to discuss and deliberate on the Project. The September 11 meeting was canceled after the Town of Southampton notified the Commission that they had met with the Applicant and discussed changes to the Project, and it was noted that revisions were underway. According to the Town, the Project was being revised to improve conformance to the Plan including the clearing standard, unfragmented open space standard, and guidelines related to steep slopes.

At the regular meeting of the Commission on September 16, 2020, the Commission granted the Applicant's request for extension to January 20, 2021. Additionally, the Applicant stated revised plans would be submitted on October 9, 2020 and they were.

At the regular meeting of the Commission on October 21, 2020 a public hearing was scheduled for November 18, 2020. At the November hearing, ten speakers were heard including DLV representatives. The Commission set a written comment period ending on December 15. Three hundred and eight (308) individuals submitted comments. Some submitted more than one comment. All written comments and the stenographic transcripts from each public hearing were posted on the Commission website at <https://pb.state.ny.us/>

V. Conformance Review Standard

Commission review of an Assertion Application requires a Project to demonstrate conformance with the Standards and Guidelines set forth in Volume 1, Chapter 5 of the Plan. If the Project does not conform with one or more provisions, and is not modified to comply, the Act authorizes the Commission, by majority vote, to waive strict compliance with the Plan upon finding that such waiver is necessary to alleviate a demonstrated hardship.

Standards and Guidelines that do not apply to the Project are noted in the review. No wetlands exist on site; the site is not within the jurisdiction of the Wild, Scenic and Recreational Rivers Act (S5.3.3.4.3); no agricultural activity is proposed; and no commercial and industrial uses are proposed.

This review identifies where conformance is deferred to other agencies, including the Suffolk County Department of Health Services or New York State Department of Environmental Conservation (NYSDEC), that regulate uses and activities to protect public health, water and natural resources (e.g., wastewater treatment, storage of chemicals and stormwater management). The Applicant must adhere to applicable regulations and permit requirements of other agencies.

VI. Commission Findings and Decision

The SEQRA Record is incorporated by reference. The Commission's Findings rely on the SEQRA Record to:

- (1) consider the relevant environmental impacts, facts and conclusions disclosed in the FEIS;
- (2) weigh and balance relevant environmental impacts with social, economic and other considerations;
- (3) provide a rationale for the agency's decision;
- (4) certify that the requirements of this Part have been met;
- (5) certify that consistent with social, economic and other essential considerations from among the reasonable alternatives analyzed, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision, those mitigation measures that were identified as practicable.

VII. Conformance Review of Project with Plan's Standards and Guidelines and Impact on Goals of the Plan

The following sections evaluate the potential impacts of the Project based on the SEQRA record and the complete information submitted by the Applicant and conformity with the Plan's Standards and Guidelines.

A. Water Resources

The Plan's Standards and Guidelines related to water resources are identified below. Also included is a discussion of the Project's potential impacts to water resources, mitigating measures and conformance to the applicable standards and guidelines.

1. Nitrate-nitrogen – Conformance with Standards and Guidelines

a. Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance

The Project's population density equivalent is one residential unit per 200,000 square feet, as per the Town CR 200 Zoning District. This requirement complies with the Suffolk County Department of Health Services (SCDHS) proscription on density of greater than one unit per 40,000 square feet in Groundwater Management Zone III. This conforms with the density requirements of the Suffolk County Sanitary Code.

The Project includes an intra-Project Site transfer of density to achieve its population density equivalent. As a result, no further density may be realized from the Project Site.

By letter dated May 8, 2020, SCDHS advised the Commission that the SCDHS has not completed its review of the Project. It is expected that the Applicant can satisfy the procedural requirements of the SCDHS. The conformance of the Project with this standard is conditioned on the Applicant obtaining SCDHS approval of Article 6 compliance.

b. Standard 5.3.3.1.2 Sewage treatment plant discharge

The Project develops a sewage treatment plant in the CGA. The application states, “It is not practical to locate the Project outside of and downgradient of the Central Pine Barrens.”

The Applicant must satisfy the requirements of the SCDHS including but not limited to the comments in their letter titled ‘Notice of Incomplete Application – Sewage Treatment Plant (STP)’ dated December 20, 2019 reference # C09-19-0017. The conformance of the Project with this standard is conditioned on the Applicant obtaining SCDHS approval of the sewage treatment plant.

c. Guideline 5.3.3.1.3 Nitrate-nitrogen goal

The Project conforms with this Guideline because it will generate 0.26 mg/l nitrogen, which is less than the 2.5 ppm concentration guideline. Additionally, the nearest wetland is 1,500 feet east of the site.

The Applicant will institute an Integrated Turf Health Management Plan and implement standards to limit nutrient loading to groundwater and surface water resources. DLV will also prepare a groundwater monitoring plan, to be approved by the Town. Its implementation will be overseen by the Town.

The Project will also institute an irrigation/fertigation plan to capture the “contaminant plume” as it is described in the Record and will utilize the nitrogen rich groundwater below the Project Site to irrigate the golf course. The Record explains under the irrigation/fertigation plan, water impacted by offsite activities will be reused. DLV anticipates that water reuse will reduce nitrogen making the Project “net nitrogen-negative.” Biofilters will collect and retain sediment and absorb nutrients from stormwater before reaching detention ponds or leaching pools. Raingardens will be constructed and a closed collection system will be used to capture water percolating through the golf course greens.

The Project conforms with this Guideline. Notwithstanding its conformity with this Guideline, DLV stated that it will accept a Commission condition that the Project may not exceed a nitrogen recharge limit of 2.0 mg/l.

- d. *Standard 5.3.3.2.1 Suffolk County Sanitary Code Articles 7 and 12 compliance*

The SCDHS letter dated December 20, 2019 addressed the Article 12 permit. The Project is required to satisfy the requirements of the Suffolk County Sanitary Code as per this standard. The conformance of the Project with this standard is conditioned on the Applicant satisfying SCDHS compliance with the Sanitary Code.

2. Wellhead Protection - Conformance with Standards and Guidelines

- a. *Standard 5.3.3.3.1 Significant discharges and public supply well locations*

No significant discharges are proposed in groundwater contributing areas of existing public water supply well field locations. The Project conforms with Standard 5.3.3.3.1.

- b. *Guideline 5.3.3.3.2 Private well protection*

Two private irrigation wells are proposed at a total rate of 35 million gallons per year. The Project is required to satisfy NYSDEC permit requirements including addressing NYSDEC comments in a letter titled "Request for Additional Information" dated January 9, 2020 and obtain applicable approvals and permits. The conformance of the Project with this guideline is conditioned on the Applicant obtaining the required approvals from NYSDEC.

3. Wetlands, Surface Waters and Stormwater Runoff- Not Applicable

- a. *Standard 5.3.3.4.1 Nondisturbance buffers – Not Applicable (N/A)*
- b. *Standard 5.3.3.4.2 Buffer delineations, covenants, and conservation easements – Not applicable*
- c. *Standard 5.3.3.4.3 Wild, Scenic and Recreational Rivers Act compliance – Not applicable*
- d. *Guideline 5.3.3.4.4 Additional nondisturbance buffers – Not applicable*

4. Stormwater Runoff – Conformance with Standards and Guidelines

a. *Standard 5.3.3.5.1 Stormwater recharge*

Stormwater runoff will be retained and managed through recharge to groundwater and containment in detention and pond areas in the drainage system. Drainage Reserve Areas (DRAs) are illustrated in the Clearing Plan dated October 9, 2020. Approximately 40 DRAs and two ponds will be constructed to capture stormwater runoff.

To conform with this Standard the Project must comply with an approved Stormwater Pollution Prevention Plan (SWPPP). The conformance of the Project with this Standard is conditioned on the Applicant obtaining all necessary approvals from the Town for the SWPPP.

b. *Guideline 5.3.3.5.2 Natural recharge and drainage*

The grading and drainage plans must be approved by the Town Engineer and/or any entities with jurisdiction to review and approve the SWPPP and monitor the State Pollution Discharge Elimination System (SPDES) permit. The Applicant must satisfy the requirements outlined in the Town Engineer letter dated January 22, 2020. The conformance of the Project with this Guideline is conditioned on the Applicant obtaining approval of the grading and drainage plans from the Town.

c. *Guideline 5.3.3.5.3 Ponds*

The Project develops two lined ponds totaling approximately 3.17 acres, each 10 feet deep, for stormwater functions and aesthetic purposes. Runoff contribution in ponds will be supplemented by private irrigation wells. To do so requires Town approval of DLV's SWPPP. The conformance of the Project with this Guideline is conditioned on the Applicant obtaining approval of the SWPP from the Town.

d. *Guideline 5.3.3.5.4 Natural topography in lieu of recharge basins*

DLV states no natural drainage depressions exist for this purpose and therefore the proposal is to construct approximately 40 drainage reserve areas throughout the Project Site to handle recharge. This concept requires the Town approval of the Applicant's SWPPP. The conformance of the Project with this Standard is conditioned on the Applicant obtaining approval from the Town for its SWPPP.

e. *Guideline 5.3.3.5.5 Soil erosion and stormwater runoff control during construction*

The conformance of the Project with this Guideline is conditioned on the Applicant obtaining approval of its plans, pertaining to soil erosion and stormwater runoff in its SWPPP, from the Town.

6. SEQRA Findings - Water Resources

The Project protects and preserves the quality of surface and groundwater by adhering to the Plan's limit of 2.5 mg/l nitrate nitrogen concentration in groundwater over the entire 608-acre Project Site. Voluntary tertiary wastewater treatment will be provided by the Applicant to support groundwater protection efforts. The Project will institute an Integrated Turf Health Management Plan (ITHMP). The ITHMP was prepared to identify golf course management and operational procedures to minimize or avoid potential adverse environmental impacts from the golf course. The ITHMP addresses pesticide use, pest management and turf nutrient programs for the golf course and non-golf course areas. It describes proposed biofilters, synthetic liners below the greens, collecting and recycling stormwater runoff, irrigation control, professional management, and the Applicant's assertion that it will adhere to a less than 2.0 ppm nitrate in groundwater concentration, below the Plan standard and below the New York State and Federal limit of 10 ppm. Project must comply with SCDHS standards to protect water resources and obtain permits for the maintenance facility as well as through the ITHMP and groundwater monitoring protocols.

The Project will not have a significant adverse impact on nitrogen in recharge and nitrogen load, as it will comply with the Guideline for nitrogen in recharge and reduced nitrogen load. Through the fertigation method, utilizing the existing nitrogen rich plume in groundwater (due to legacy uses), the Project is expected to result in a net removal of nitrogen from the watershed that would otherwise have entered Shinnecock Bay. The

B. Land Use and Ecology

The Central Pine Barrens Development Standards and Guidelines concerning natural vegetation and plant habitat are set forth below along with a discussion on potential impacts to natural vegetation and plant habitat, mitigating measures and conformance to applicable standards and guidelines.

1. Natural Vegetation and Plant Habitat - Compliance with Standards

a. Standard 5.3.3.6.1 Vegetation Clearance Limits

An estimated 576.95 acres of natural vegetation and 31.5 acres of previously disturbed area exist on the Project Site. The maximum clearing limit is 171.93 acres (28.26% of the Project Site). The Project will clear 171.93 acres. In accordance with the Standard, the Project Site includes Core property, and for the purpose of calculating clearance limits, the site is the combined Core and CGA portion, however, the Core portion may not be cleared except as permitted in the Act and the Plan. Rather than

generating Pine Barrens Credits from the Core portion, DLV elected to utilize the Core property to generate density and clearing for the Project and proposed to develop the rights from the Core in the CGA portion of the Project Site, avoiding a Core hardship and retaining the Core in its present natural condition. The Project conforms with this Standard.

b. Standard 5.3.3.6.2 Unfragmented open space

The Project has evolved by shifting its development southerly in order to cluster a large block of open space in the northerly section. The Applicant engaged in a process to maintain unfragmented open space while still satisfying the needs of the Project and to achieve the Plan's other goals of maintaining existing natural vegetation to conform to Standard 5.3.3.6.1 and to avoid steep slopes where feasible.

The Project protects the Hills North (87 acres) and Parlato (120 acres) parcels totaling approximately 207 acres and clusters the physical development, 171.93 acres, in the Hills South and Kracke. Approximately 230 acres of open space is situated in the Hills South and Kracke. Most of the open space is located on the northern portion of the Project Site in a large unfragmented contiguous block.

Development has been shifted away from the Project Site's eastern boundary which it shares with Town open space lands and a network of trails.

This balancing produces a Project that establishes and preserves unfragmented open space to the maximum extent practicable while aiming to achieve conformance with other Standards and Guidelines including the Vegetation Clearance Limit and development on steep slopes. Where corridors and islands of vegetation remain after applying this Standard, the Project maintains the essential character of the existing pine barrens environment including indigenous plant and animal species and habitats in the CGA.

The Project conforms with Standard 5.3.3.6.2.

c. Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit

No more than 15% or 91.27 acres of the site, within the maximum allowable cleared/development area of 171.93 acres, will be placed in fertilizer-dependent vegetation.

Furthering the Applicant's conformance with the Standard will be Applicant's Integrated Turf Health Management Plan which will contain protocols to monitor ground and surface water relative to maintenance of

the golf course and applications of chemical compounds on golf course turf, greens, fairways, tee boxes and any other areas requiring oversight. All of these will limit adverse impacts to ground and surface water resources. For these reasons the Project conforms with this Standard.

d. Standard 5.3.3.6.4 Native Plantings

The Project will involve the extensive installation of plants for landscaping. A final landscape plan will be submitted to and reviewed by the Town. The plan must include landscaping specifications, including but not limited to, species of plants, quantities of each type, spacing, source(s) of material and survival and replacement requirements.

The Town will confirm that native plantings will be used in the Project and that the Project avoids or minimizes the use of non-native plant species. In addition, the Applicant has offered to transplant existing native pine barrens plant, soils and seed material in areas slated for clearing and reuse them when and where feasible. This demonstrates that DLV considered native plantings in designing the Project and therefore it conforms with this Standard.

2. Species and Communities of Special Concern

Standard 5.3.3.7.1 Special species and ecological communities

The Project is required to adhere to NYSDEC clearing windows to protect the Northern Long-eared Bat (NLEB) a State and Federally listed Threatened species and its habitat. In addition, the Applicant has offered, where feasible, to protect species of special concern and rare plants on the site. Plans may be required by the Town to protect the species Eastern hognose snake, coastal barrens buckmoth and grasshopper sparrow, and their respective habitats. The Plan permits the Town to be more restrictive and require wildlife protection plans and measures that will further support protection of habitat and resident, migratory and other species that utilize the Project Site's natural resources.

The Project will not disturb the 62-acre Critical Resource Area known as Henry's Hollow which the Plan identifies as potential habitat for the coastal barrens buckmoth.

The conformance of the Project with this Standard is conditioned on the Project's adherence to regulatory protection requirements of NYSDEC and the Town.

3. SEQRA Findings - Land Use and Ecology

Of the 608.45-acre Project Site, DLV preserves 437 acres of open space. An estimated 207 acres are offered for dedication and 230 acres will be owned and

managed in a private HOA. The Master Plan was revised to avoid to the maximum extent the northerly portion of the Hills South where the steepest slopes exist on the Project Site. Clustering the Project southward on the Hills South and Kracke and as far west as possible, adjacent to existing farmland, the sand mine and residential communities to the south in the vicinity of Spinney Road, aims to protect natural buffers connected to the easterly adjacent open space.

The Project conforms with the Plan's vegetation clearance limit, 171.93 acres. Although the Project results in a direct and irreversible loss of 140 acres of habitat, due to the Town's low density zoning district and clearing limits, approximately 72% of the site or 437 acres will be protected in its natural state in perpetuity.

The Project establishes and maintains its open spaces as unfragmented open spaces to the maximum extent practicable.

No Pine Barrens Credits or development rights can be derived from the Core portion of the Project Site.

The Project will protect the habitat of the coastal barrens buckmoth in the Critical Resource Area and the Applicant must comply with regulations designed to protect the NLEB and its habitat.

These measures will minimize the impacts the Project has on the land use and ecological resources of the Project Site.

The Commission finds that the Project will conform with these Standards. The Project's compliance ensures that adverse environmental impacts are minimized and balanced with other considerations as defined in SEQRA and impacts on the goals of the Plan are minimized to the maximum extent practicable.

C. Slopes and Soils

The grade of the Project Site changes from the north to the south making disturbance of slopes inevitable. DLV has maximized the use of the flatter portions of the Project Site by using the flatter, southern portions of site more extensively than the northern portions.

1. Slopes - Compliance with Guidelines

a. *Guideline 5.3.3.8.1 Clearing envelopes*

An estimated 6.72 acres of development, or less than 1.1% of the development area, will occur on slopes greater than ten percent grade thereby maximizing development on areas of the Project Site with slopes of less than ten percent. This is less than half the amount of steep slopes originally slated for development in an earlier iteration of the Master Plan

that estimated development would occur on 17.31 acres of land with slopes greater than 10% grade. In its final plan, DLV will only clear 1.1% of the 608-acre site containing steep slopes. This maximizes placing clearing envelopes on areas with slopes of less than ten percent and it therefore conforms with this Guideline.

b. Guideline 5.3.3.8.2 Stabilization and erosion control

The Project must demonstrate to the satisfaction of the technical reviewers of the SWPPP that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures to mitigate negative environmental impacts

The conformance of the Project with this Guideline is conditioned on the Applicant obtaining Town approval for its SWPPP.

c. Guideline 5.3.3.8.3 Slope analyses

A slope analysis was submitted with the required data. The Project conforms with this Guideline.

2. Soil - Compliance with Guidelines

a. Guideline 5.3.3.8.4 Erosion and sediment control plans

DLV must prepare an erosion and sediment control plan depicting the disturbance on slopes in areas of 15% grade or greater. The Applicant will disturb 2.29 acres of area containing slopes greater than 15%. This can be part of the Applicant's SWPPP. Conformance with this Guideline is conditioned on the Applicant obtaining Town approval for its SWPPP.

b. Guideline 5.3.3.8.5 Placement of roadways

The Project was revised to minimize development on roads and driveways traversing areas of the Project Site containing slopes in excess of fifteen percent and as a result no such areas will be traversed. The Guideline provides that roads should be designed to minimize traversing areas containing slopes of greater than ten percent. The Applicant will develop 0.40 acres of area with slopes of greater than ten percent as roads. Given the natural configuration of the Project Site this minimizes the traversing of areas with slopes of greater than ten percent and therefore conforms with the Guideline.

c. *Guideline 5.3.3.8.6 Retaining walls and control structures*

The Project was revised to avoid the use of retaining walls and create 1:3 slopes or less where necessary. No retaining walls will be developed, according to the current Master Plan; therefore, Guideline 5.3.3.8.6 is not applicable. The Project conforms with this Guideline.

3. **SEQRA Findings – Slopes and Soil**

The grade of the Project Site changes from the north to the south making disturbance of slopes inevitable. DLV has maximized the use of the flatter portions of the Project Site by using the flatter southern portions of site more extensively than the northern portions. A secondary benefit of this design is that it allows DLV to minimize placing clearing envelopes on areas of the Project Site with slopes in excess of ten percent and allows DLV to minimize the amount of roadways traversing of slopes of greater than ten percent.

DLV was able to design the Project to utilize existing contours and minimize grading and changes to topographic features to the extent that no mining permits and soil exports are necessary for the Project. This effort retains existing topography to the maximum extent practicable and soil resources of the Pine Barrens. Through the review and approval of the SWPPP, the Project will minimize erosion and control stormwater runoff on the Project Site.

The Commission finds that the Project will conform with these Guidelines. The Project's compliance ensures that adverse environmental impacts are minimized and balanced with other considerations as defined in SEQRA and impacts on the goals of the Plan are minimized to the maximum extent practicable.

D. Coordinated Design for Open Space Management

1. **Open Space Dedication Compliance with Guideline**

Standard 5.3.3.9.1 Receiving entity for open space dedications

Approximately 207 acres are offered for dedication to the Town. Approximately 230 acres of open space will be privately held and managed by a HOA. The Project conforms with this Standard.

2. **Clustering Compliance with Guideline**

Guideline 5.3.3.9.2 Clustering

This Guideline encourages the Town to use clustering techniques where it would enhance adjacent open space or provide contiguous open space connections. At the Town's request, DLV revised the Project to shift southward some of the

development that was originally proposed in the northerly section of the Hills South to minimize development on steep slopes and create a greater block of open space in the northerly section and shift development westerly to complement the Town open space holdings on the east.

The Master Plan aims to cluster to maximize open space and cluster physically developed areas. An estimated 207 acres in the Hills North and Kracke will be offered for dedication. An additional 230 acres of open space will be managed by an HOA and is partially clustered in the northerly section of the Hills South and partially situated in buffers and corridors of vegetation within and around the immediate boundaries of the physically developed residential and golf course uses and facilities in the Hills South and Kracke.

The roughly 42-acre Core portion in the Hills South is clustered outside of the developed area and will be protected as open space and managed by the HOA. The Project is clustered outside of the Core Preservation Area so that the physical development in the Project occurs in CGA portions of the site.

The Project conforms with this Guideline.

3. Protection of Open Space Compliance with Guideline

Guideline 5.3.3.9.3 Protection of dedicated open space

The open space offered for dedication to the Town will be protected in legal instruments satisfactory to the Town. The Project conforms with this Guideline.

4. SEQRA Findings – Coordinated Design for Open Space Management

The Commission finds that the Project will conform with these Guidelines. The Project's compliance ensures that adverse environmental impacts are minimized and balanced with other considerations as defined in SEQRA and impacts on the goals of the Plan are minimized to the maximum extent practicable.

E. Agriculture and Horticulture – Not Applicable

Guideline 5.3.3.10.1 Best management practices – Not Applicable

F. Cultural Scenic, Historic and Recreational Resources

1. Cultural Resources - Compliance with Guidelines

a. Guideline 5.3.3.11.1 Cultural resource consideration

The State Historic Preservation Office letter dated January 15, 2021 concluded, "We have reviewed the revised Master Plan dated October

2020. OPRHP continues to recommend that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." The Project conforms with this Guideline.

b. Guideline 5.3.3.11.2 Inclusion of cultural resources in applications

The Town will coordinate with the Applicant to augment the natural buffers when the Project is under review by the Planning Board. The Project conforms with this Guideline.

2. Scenic and Recreational Resources – Compliance with Guidelines

a. Guideline 5.3.3.11.3 Protection of scenic and recreational resources

Portions of the Project will be visible to adjacent residents and recreational activities on adjoining public land; however, natural buffers will be provided where feasible to reduce visual impacts. The Project will conform to the Town's dark skies code provisions to minimize lighting and reduce visual and ecological impacts of nighttime lighting. The Project conforms with this Guideline.

b. Guideline 5.3.3.11.4 Roadside design and management

Portions of the Project will be visible from some areas but natural buffers will be provided where feasible to reduce views. The Project conforms with this Guideline.

3. SEQRA Findings – Cultural Scenic, Historic and Recreational Resources

As part of the DEIS, the Applicant submitted in Appendix N of the DEIS a Phase I Archaeological Investigation, prepared by Tracker Archeology, dated September 2015. The Investigation included research and field methods including shovel testing. The Phase IB archaeological field survey excavated 2,456 shovel test pits. The study's three main conclusions included: the property is seen as having an above average potential for the recovery of prehistoric archaeological sites; the property is seen as having a moderate potential for the recovering of historic archaeological sites; and no historic feature or historic artifacts were encountered. No prehistoric features or prehistoric artifacts were encountered. Therefore, no further archaeological work is recommended. The State Historic Preservation Office, by letter dated January 15, 2021, reviewed the Master Plan and continued to find, as their prior letter of January 2020 stated, "We have reviewed the revised Master Plan dated October 2020. OPRHP continues to recommend that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted

by this project.” Therefore, no significant adverse environmental impacts on cultural resources are expected because of the Project.

The SEQRA Record contains visual assessments and renderings of structures that illustrate that although the Project Site may be visible from views around the Project Site, the views are not expected to be significant and the built structures will be in keeping with the character, colors, styles and materials present in the community and region. These measures will minimize potential visual impacts to scenic and recreational resources and overall character of the existing pine barrens environment.

Passive recreational opportunities will be provided by the construction of a trailhead in an existing cleared area adjacent to Lewis Road and the railroad tracks for access to adjacent public lands and trails. The layout and design of the Project aims to be consistent with the long-term integrity of the pine barrens ecosystem and to ensure that the pattern of development is compact, efficient and orderly. Open space is clustered to the maximum extent outside of the development and the placement of the uses to be physically developed are clustered on a maximum of 171.93 acres of the 608.45 acre Project Site, thereby protecting open space on the remaining 437 acres and discouraging piecemeal and scattered development. Overall, the Master Plan preserves and maintains the essential character of the existing pine barrens environment through the use of signage, buffers and adherence to Town Code standards that support preserving the character of the region. The Project encourages appropriate patterns of compatible residential development in order to accommodate regional growth influences in an orderly way while protecting the pine barrens. In addition, the Project avoids development in the Core and redirects density from the Core to be developed in the CGA. In addition, the Project avoids development of 62 acres of the Project Site that is in a Critical Resource Area, defined as Henry’s Hollow in Chapter 4 of the Plan. Avoidance of development in this area allows the habitat of a State-listed species of special concern, coastal barrens buckmoth, to continue to exist and be protected in the open space dedication offer to the Town.

The Commission finds that the Project will conform with these Guidelines. The Project’s compliance ensures adverse environmental impacts are minimized and balanced with other considerations as defined in SEQRA and impacts on the goals of the Plan are minimized to the maximum extent practicable.

G. Commercial and Industrial Development – Not Applicable

Standard 5.3.3.12.1 Commercial and industrial compliance with Suffolk County Sanitary Code – Not applicable

VIII. Conformance Conditions

This Commission approval is for the Lewis Road Planned Residential Development as depicted in the Master Plan dated November 17, 2020, stamped received by the Commission office on November 18, 2020, and in accordance with the SEQRA Record, subject to the following conditions:

Other agency approvals and permit requirements

The Project requires satisfaction of the requirements of other agencies including the Town of Southampton, Suffolk County Department of Health Services and the New York State Department of Environmental Conservation. The Applicant must seek and obtain other agency review and permit approvals, including but not limited to:

1. Suffolk County Department of Health Services approval for Article 6
2. Suffolk County Department of Health Services approval for the Sewage Treatment Plant
3. Suffolk County Department of Health Services for Articles 7 and 12
4. Southampton Town Engineer approval of the Stormwater Pollution Prevention Plan (SWPPP)
5. New York State Department of Environmental Conservation approval of the SWPPP
6. New York State Department of Environmental Conservation approval for two private irrigation wells with a pump rate total of 35 million gallons per year

Open Space protection and natural resources

1. No more than 171.93 acres may be cleared and developed.
2. A minimum of 207 acres must be offered for dedication to the Town or other local, county, state or federal agency.
3. A minimum 230 acres must be protected by the Homeowners Association or equivalent, or a public agency.
4. Covenants or conservation easements are required to protect in perpetuity 437 acres of natural open space. These legal instruments must be recorded prior to disturbance, clearing and development on the Project Site. Legal instruments for dedication and protection of open space must be prepared to the satisfaction of the Town of Southampton and the Commission and any other agencies having such jurisdiction. The aforementioned legal instruments must be recorded in the Office of the Suffolk County Clerk and Town of Southampton and copies of these recorded legal instruments must be forwarded and submitted to the Commission office.
5. Snow fencing must be installed along the boundaries of the limits of vegetation clearing and require inspection by the Commission prior to the occurrence of any clearing activity. The aforementioned snow fencing must be retained in place in each Project phase until each phase is complete.
6. Prior to disturbance submit a copy of the approval of the Stormwater Pollution Prevention Plan (SWPPP) by the Town and NYSDEC
7. New York State and Federally-listed protected species and their habitat(s), including the Northern Long-eared Bat (NLEB), must be protected. The Applicant must adhere to NYSDEC regulations to protect the NLEB and its habitat.
8. Listed plant and wildlife species and habitats must be protected as required by local, State and Federal agencies.

Construction phasing and completion of the Project

9. Because the proposal is a six-year phased project, the Applicant shall submit a copy of the construction phasing plan for the Project Site showing areas to be cleared and developed in succession. On the aforementioned plan the Applicant must identify areas of the site that will be constructed at different times, including clearing, while meeting the habitat requirements of regulated species and habitats.

Groundwater Monitoring Protocols

10. The Project shall not exceed a maximum concentration limit of 2 mg/l groundwater, as calculated over the entire Project Site. A covenant must be placed on the property to institute this requirement and the covenant must be approved by the Commission prior to commencing site disturbance and development activities.
11. The Applicant must submit a copy of the final groundwater monitoring protocols. The protocols must include measures to cease operations if and when measurements exceed maximum limits unless and until conditions return to compliance levels.

General

12. There shall be no changes of use, other uses or other changes to the Project Master Plan or on the Project Site, no increases in density, intensity, sewage flow (including expansions of the sewage treatment plant to increase capacity), accessory uses or additional structures other than the facilities in the current Master Plan, increases in footprint, increases in gross square footage, and modifications that would change the site plan or subdivision map, master plan and/or conformance with Standards and Guidelines without the Commission's approval.
13. Submit a copy of the final filed subdivision map, filed with the Suffolk County Clerk, and plans and resolutions approved by the Town of Southampton Planning Board.
14. Prepare for Commission review and approval and then record a covenant that no additional population density yield may be generated from the site.
15. If at any time during construction or disturbance, including clearing, archaeological or cultural resources or remains are uncovered, the Applicant must cease operations and report this to the Town and develop a plan for modifications to protect artifacts and resources.
16. The Commission's approval is valid for 10 years from the Commission's date of approval. The Project must be 90% complete by the time the end of this 10-year term occurs. If it is not, the Applicant must request an extension from the Commission, and the extension is subject to Commission review and approval of conditions at that time and regulations in effect at that time.
17. The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the Project Site.

IX. Conformance Determination and Findings

The Commission finds that the Project conforms with the Central Pine Barrens Standards and Guidelines for development and therefore no hardship waiver is necessary. Based on the SEQRA Record and review of the Master Plan, no significant adverse impacts were identified as a result of the Project on water resources including surface waters and groundwater, natural vegetation and plant habitat, species and communities of special concern, soils, cultural, scenic and recreational resources. The Project does not require CGA or Core Hardship Waivers from the Commission, pursuant to the provisions outlined in New York State Environmental Conservation Law § 57-0121(9) and § 57-0121(10).

The Commission certifies that in issuing this Findings Statement it has:

- 1) considered the relevant environmental impacts, facts and conclusions disclosed in the final EIS as they pertain and are within the purview of the Commission's review of the Assertion application for this Project.
- 2) weighed and balanced the relevant environmental impacts with social, economic and other considerations.
- 3) provided a rationale for its decision by the written facts and conclusions contained herein based on the Project's SEQRA Record and Assertion application.
- 4) certifies that the requirements of this Part have been met.
- 5) certifies that consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable.

The Commission finds the adverse environmental impacts resulting from the Project are weighed and balanced by the Project design and its conformity with the Standards and Guidelines for land use development outlined in the Central Pine Barrens Comprehensive Land Use Plan, and therefore approves the Master Plan design for the Lewis Road Planned Residential Development Subdivision, subject to the conditions of approval contained herein.

The Commission, pursuant to 6 NYCRR Part 617.11, has prepared the Findings stated herein and shall cause it to be filed in accordance with 6 NYCRR Part 617.12(b).

COPIES OF THIS FINDINGS STATEMENT WILL BE SENT TO:

Environmental Notices Bulletin (ENB)
NYSDEC, Division of Environmental Permits, Albany
NYSDEC, Division of Environmental Permits, Region 1
New York State Department of Transportation
Suffolk County Planning Commission
Suffolk County Department of Health Services
Suffolk County Water Authority
Suffolk County Department of Public Works

Suffolk County Sewer Agency
Jay Schneiderman, Supervisor, Town of Southampton
Southampton Town Clerk
Janice Scherer, Director of Land Management
Chair, Southampton Town Planning Board
Mark Hissey, Discovery Land Ventures., Owner/Applicant
Charles J. Voorhis, Agent
Wayne D. Bruyn, Attorney

This statement is not complete until authorized as follows.

MOTION TO ACCEPT THE FINDINGS STATEMENT AND APPROVE THE LEWIS ROAD PLANNED
RESIDENTIAL DEVELOPMENT ASSERTION OF JURISDICTION PROJECT

MOTION BY: Mr. Schneiderman
SECONDED: Ms. Aguiar
VOTE:
YES: 3 (Mr. Schneiderman, Ms. Aguiar, Mr. Dale)
NO: 1 (Mr. Romaine)
ABSENT: New York State Governor's Representative

DATE: January 20, 2021

Exhibit A

Lewis Road PRD Parcels list in the July 1, 2020 submission:

Hills North Parcel: 900-203-1- Lots 25, 27, 30

Hills South Parcel:

900-219-1- Lots 4, 5, 6, 7, 8, 9, 10, 11.1, 12, 13, 14, 15, 16, 17, 18, 19, 20.1, 21, 22, 23, 24, 47, 48, 49, 50

900-250-3- Lots 1, 2, 3, 4, 5, 6, 9, 11, 13, 14, 17, 30

900-288-1- Lots 61, 121, 122, 123, 125, 127, 130, 132, 133, 136, 138, 140.2, 141.1

900-314-2-20.5

Kracke Property: 900-250-2-4; 900-288-1-59.1, 60

Parlato Property:

900-220-1- Lots 7, 8, 9, 10, 11, 12, 14.1, 15, 16, 17, 18, 19, 31, 33, 34, 35, 36, 39, 40, 42, 56, 58, 59, 60, 65, 66, 67, 70, 72, 73, 74, 75, 76, 78, 79, 80, 81, 82, 84, 86, 102, 103, 109, 110

900-251-1- Lots 4, 5, 7, 8, 10, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, , 28, 29, 30, 32, 33, 34, 35, 36.1, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50.1, 50.2, 51, 52, 53, 54, 57, 58, 59, 61, 62, 63, 65, 67, 68, 69, 90, 96, 98

900-289-2- Lots 1, 3, 5, 19, 20, 22, 23, 24, 25, 26, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38

EXHIBIT “B”

**Central Pine Barrens Joint Planning and Policy Commission
Determination, dated December 7, 2022**



**Central Pine Barrens Joint Planning and Policy Commission
Special Meeting
Wednesday, December 7, 2022
Brookhaven Town Hall, Farmingville, NY**

**Final Resolution to Amend the Commission's Decision for the
Lewis Road Planned Residential Development
Assertion of Jurisdiction Application dated January 20, 2021**

Present:

Robert Calarco (State of New York),
Andrew Freleng (for the Suffolk County Executive),
Edward Romaine (Brookhaven Town Supervisor),
Richard Stafford (for the Riverhead Town Supervisor),
Janice Scherer (for the Southampton Town Supervisor)

Yvette Aguiar
Member

Steven Bellone
Member

Robert Calarco
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Whereas, by DLV Quogue, LLC, DLV Quogue Owner LLC, DLV Parlato Parcel 1, LLC, DLV Parlato Parcel 2, LLC, DLV Parlato Parcel 3, LLC, DLV Parlato Parcel 4, LLC, and DLV Parlato Parcel 5, LLC, (hereinafter collectively referred to as "DLV") propose to develop the Lewis Road Planned Residential Development consisting of 118 seasonal residences, 12 year round workforce housing residences, an 18-hole private golf course, a sewage treatment plant, a clubhouse, recreational amenities, access road, ponds, drainage and other infrastructure on a 607.87 acre site, in the hamlet of East Quogue, in the Town of Southampton, as shown in the Master Plan Overlay dated October 4, 2022 and received by the Commission on November 8, 2022, prepared by Nelson & Pope (the "Project") and

Whereas, the Commission asserted jurisdiction over the Project and on January 20, 2021 determined that the Project conformed with the Standards and Guidelines contained in the Central Pine Barrens Comprehensive Land Use Plan (the "2021 Determination"), and

Whereas, DLV made changes to the Project and submitted a Site Plan and Final Subdivision Map containing the changes to the Town of Southampton Planning Board for review, and

Whereas, on August 17, 2022 the Planning Board referred the Site Plan and Final Subdivision Map reflecting the changes (the "Revised Proposal") to the Commission, and

Whereas, on September 7, 2022, DLV submitted additional information on the Revised Proposal to the Commission, and

Whereas, the Commission by letters dated September 21, 2022 and October 19, 2022, provided comments on the Revised Proposal to the Southampton Town Planning Department, and

Whereas, DLV, on November 8, 2022, provided information to the Commission in response to the Commission's comments, and

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Whereas, the Commission has reviewed the materials submitted for the Revised Proposal in order to determine whether it is consistent with the Commission's Decision, and

Whereas, the Revised Proposal modified the Project by:

1. Adding a new 2.5 acre access road called Eden Path to the Project, while reducing other areas of the Project by 0.58 resulting in a total site area of 610.37 acres (the "Project Site").
2. Developing Eden Path from Lewis Road on tax lot 900-288-1-64.001 in accordance with the easement between DLV and East Quogue Farms, LLC filed on December 15, 2021.
3. Increasing the Project's drainage capacity to manage a 3 inch rain event rather than a 2 inch event through the use of defined drainage shed areas as per the drainage plans dated November 7, 2022 prepared by Nelson & Pope sheets 1 through 37.
4. Reducing the total Project Site clearing authorized in the 2021 Determination by 0.18 acres, resulting in a total clearing of 171.75 acres as shown on the map titled "Central Pine Barrens Comprehensive Land Use Plan (CLUP) Compliance Exhibit" dated November 7, 2022 prepared by Nelson & Pope and received on November 8, 2022.
5. Designating 433.97 acres of the Project Site as Open Space to be protected as follows:
 - a. 203.33 acres of open space will be dedicated to the Town of Southampton.
 - b. 230.64 acres will be privately held in a Homeowner's Association.
6. Implementing the Construction Phasing Plan, prepared by PWGC and last dated November 3, 2022, or as amended and approved by the Town of Southampton, which identifies four construction zones as follows:
 - a. Activities in Construction Zone 1, in the southwest corner of the site are estimated to be completed by May 1, 2024.
 - b. Activities in Construction Zone 2, in the western portion of the site, are estimated to be completed by February 1, 2025.
 - c. Activities in Construction Zone 3, in the northeast corner of the site, are anticipated to commence on January 1, 2023 and end December 31, 2026.
 - d. Activities in Construction Zone 4, in the southeast corner of the site, are anticipated to commence on February 1, 2023 and end December 31, 2026.
 - e. Activities listed in each zone include tree felling and clearing operations that precede the construction of infrastructure including roadways and uses including housing and the golf course

Whereas, the Commission finds that the Project as modified by the Revised Proposal conforms with the Plan Standards and Guidelines as follows:

- a. the Project will conform with Article 6 of the Sanitary Code by its demonstration of residential yield of one single-family residence per acre in the Town's five acre zoning district and the Town Zoning Board decision on the golf course use; a tertiary treatment sewage treatment plant will be constructed for wastewater management generated by the Project; the Project will achieve a 0.26 mg/l nitrogen concentration when balanced over the entire project site, excluding background nitrogen concentrations, which is below the 2.5 ppm concentration limit as per the Guideline; permits will be obtained to comply with Article 12 of the Sanitary Code; NYSDEC irrigation well permits will be obtained, and
- b. stormwater will be recharged on site and prior to disturbance, approval of the SWPPP will occur to the satisfaction of the Town Engineer with a 3 inch drainage capacity; drainage reserve areas are delineated in the grading plan to demonstrate conformance with the Plan Guidelines; soil erosion will be controlled using stabilization measures and erosion control practices during construction and installation of silt fencing during all construction activity prior to commencement of disturbance; no retaining walls will be developed; and
- c. no wetlands are present on the Project Site; no soil exports are proposed and excavated material will be reused in the Project; the Project conforms with the vegetation clearance limit based on zoning as of 1995 and the maximum 15% maximum fertilizer dependent vegetation limit; the project will implement an Integrated Turf Health Management Plan for the controlled applications of pesticides and herbicides in the golf course and landscaped areas, and
- d. the Project is a cluster plan with unfragmented open space to the greatest extent practicable while considering factors including steep slope topography and utilizing previously cleared areas of the Project Site; native species will be used in the landscape plan and where possible transplanted plantings will be reused; the Project will adhere to measures required by the NYSDEC to protect state and federal listed species and habitat including the Threatened Northern Long-eared Bat; open space will be dedicated and also privately held by a Homeowner's Association for its protection in perpetuity and no additional density will be generated by the contiguous and noncontiguous open space property; and
- e. steep slope topography will be protected to the maximum extent practicable while achieving the cluster development; no cultural artifacts were identified in the archaeological survey; the Project will protect the character of the Pine Barrens and views of the Project Site by the design and installation of manmade structures that meet standards consistent with the character of the area including minimal signage that is limited in size and designed with colors and materials that reflect the local landscape and preserve roadside views, and
- f. in order to conform with Plan Guidelines to protect scenic features of the roadside and views, there will be no fencing other than split rail adjacent to open space and deer fencing only is permitted adjacent to existing development and upon the Commission's written approval, and

Whereas, the Revised Proposal does not materially alter the Project and no significant adverse environmental impacts will occur as a result of the Revised Proposal that require additional SEQRA review, and

Whereas, the Commission finds that Revised Proposal does not materially modify the Project and that the Project as modified by the Revised Proposal conforms with the Plan Standards and Guidelines as per the Decision, now, therefore, be it

Resolved, the foregoing recitals are incorporated herein, and be it further

Resolved, that Revised Proposal does not materially alter the Project and no significant adverse environmental impacts will occur as a result of the Revised Proposal which require additional SEQRA review, and be it further

Resolved, the 2021 Determination is incorporated by reference herein and its conditions remain in full force and effect, and DLV must fully satisfy all of the conditions contained therein, unless modified by this Determination, and be it further

Resolved, as a result of the Revised Proposal, DLV must satisfy the following additional conditions and as shown on the map titled "Central Pine Barrens Comprehensive Land Use Plan (CLUP) Compliance Exhibit" dated November 7, 2022 prepared by Nelson & Pope and received on November 8, 2022:

1. DLV must record legal instruments, approved by the Commission and granted to the Commission, prior to any site disturbance to ensure:
 - a. That the Project or the uses proposed therewith are not changed without the prior written approval of the Commission.
 - b. Only passive unpaved, hiking trails, may occur on the open space and no disturbance may occur unless the same is consistent with the recorded instruments.
 - c. Fertilizer-dependent vegetation is limited to no more than 91.18 acres of the Project Site in developed areas and uses including the golf course and landscaping.
 - d. The legal instruments must be indexed against all of the parcels in the Project Site.
 - e. There shall be no operations or uses constituting development pursuant ECL §57-0107, on, or in the open space.
 - f. There shall be no operations or uses not constituting development pursuant to ECL §57-0107 of, on or in the open space.
2. The 2021 Determination and this Determination must be filed in the Office of the Suffolk County Clerk against the Property.
3. Prior to commencing site disturbance DLV must provide to the Commission a map prepared by a surveyor or professional engineering licensed to practice in New York that demonstrates the clearing proposed on the Project Site and the map must contain the amounts of and identify the areas of existing and proposed clearing and open space.
4. Prior to any site disturbance, the Master Plan map dated October 4, 2022 must be revised to depict all areas of clearing, grading and open space. The revised map must be approved by the Commission staff before any site disturbance may occur.

5. Construction Phasing Plan
 - a. Certify by a professional engineer licensed to practice in New York the Construction Phasing Plan dated November 3, 2022 Sheets 1 through 6, prepared by P.W. Grosser Consulting Engineer & Hydrogeologist, P.C. to the Commission.
 - b. Implement the Construction Phasing Plan including tree felling and clearing in the sequence presented.
6. Temporary fencing
 - a. Record legal instruments prior to installing snow fencing on the clearing limits.
 - b. Once the snow fence is installed to identify the clearing limits, notify the Commission office for an inspection prior to site disturbance for construction.
 - c. Disturbance to install snow fencing on the clearing limits and if necessary, chain link fencing for security purposes, must be minimal and must occur within the Project clearing limits. No material alteration of grade or vegetation may occur to install the fencing.
 - d. If chain link fencing is necessary for security purposes during implementation of the construction phasing plan and it will be removed after construction is complete, by December 31, 2026, chain link fence may be installed on the construction limit and clearing boundaries and not on the outer limits of open space, which would prevent wildlife movement through the open space and is beyond the construction boundaries.
 - e. Maneuver around large trees where they intersect the clearing limit. Include large trees in the protection area where feasible when they intersect the clearing limit.
 - f. Remove all temporary fencing when construction is complete.
7. Permanent fencing:
 - a. Split rail fencing may be installed adjacent to open space on the north and east sides of the Project to allow for the uninterrupted passage of wildlife.
 - b. Deer fencing only may be installed immediately coterminous with improved areas, as necessary, upon a showing to the Commission of the necessity and upon a written approval of the Commission.
8. No regulated activity may occur outside of December 1 through February 28 absent NYSDEC approval which must also be provided to the Commission.
9. An ecologist must be on the Project Site during tree felling and clearing activity. The ecologist must have adequate staff to perform continuous wildlife sweeps to relocate wildlife to surrounding open space habitats during felling and clearing activities. Provide a summary report of this activity identifying the species encountered and relocation efforts after each construction phase when this activity occurs.
10. Proof, acceptable to the Commission, must be submitted of DLV's interest in all of the parcels in the Project Site.
11. Provide a certified copy of the recorded subdivision map.
12. Submit to the Commission a copy of the final signed and stamped subdivision map, the site plan and Town Southampton Planning Board decisions.
13. Cease construction if cultural artifacts are encountered. Notify the Town Supervisor's office and obtain authorization prior to recommencing construction activities.
14. Update the Groundwater Monitoring Plan Rev. 2 prepared by P.W. Grosser Consulting, Inc. dated March 2022 with the existing data on the Project including the

areas to be developed, cleared, open space, project description and related Project elements.

15. Submit an As Built Plan to the Commission at the end of each construction phase.
16. Submit an As Built Plan to the Commission at the end of construction of the entire Project and prior to issuance of Certificates of Occupancy.
17. The Subdivision Map titled "Overall Development Plan" dated November 7, 2022 prepared by Nelson and Pope Drawing C-102 Sheet No. 2 of 37, does not show all of the Project Site, which is a cluster plan. Either revise it to add all of the parcels in the cluster plan or add a second sheet to the map that reflects the non-contiguous cluster development including all other parcels utilized for the Project and not presently shown in the map.
18. Provide a map that identifies the emergency access and construction access locations if they are proposed.
19. The Commission must be granted enforcement authority under any instrument granted to a public corporation to protect open space on the Project Site.

Resolved, the terms of this Determination apply to DLV, its successors and assigns, and be it further

Resolved, the Project must conform to all other involved agency jurisdictions and permit requirements in effect on the project site, and be it further

Resolved, the expiration of the Commission's decision is Ten (10) years from the date first written above

Motion by: Ms. Scherer

Second by: Mr. Stafford

Vote:

Yes: 3 (Ms. Scherer, Mr. Stafford, Mr. Freleng)

No: 1 (Mr. Romaine)

Abstain: 1 (Mr. Calarco)

Schedule "C"

Consent of Mortgagee/Lienor

Declarants: DLV Quogue, LLC, DLV Quogue Owner, LLC,
DLV Parlato Parcel 1, LLC, DLV Parlato Parcel 2, LLC,
DLV Parlato Parcel 3, LLC, DLV Parlato Parcel 4, LLC,
DLV Parlato Parcel 5, LLC

Name of Subdivision: Map of Lewis Road Planned Residential Development
(PRD), situate at East Quogue

Name of Mortgagee: CPIF Lending, LLC
Liber/Page: First Mortgage in Liber 22583, mp 49,
Assigned by Liber 22807, mp 598;
Mortgage in Liber 22807, mp 599, as
Consolidated by Liber 22807, mp 600 &
Spread by Liber 23224, mp 776;
Project Loan Mortgage in Liber 22807, mp 601 &
Spread by Liber 23224, mp 777;
Project Loan Mortgage in Liber 22927, map 456 &
Spread by Liber 23224, map 778;
Junior Loan Mortgage in Liber 23224, mp 779;
Mortgage Assumption Agreement in Liber 23468, mp 554;
Spreader Agreement in Liber 23468, mp 555 &
Gap Mortgage in Liber 23468, mp 556 &
Amended & Restated, Mortgage Consolidation &
Security Agreement in Liber 23468, map 557 which
Consolidates the above Mortgages;
UCC Financing Statements filed as U20220008654,
U20220008655, U20220008656 and U20220008657

In the matter of the applications of abovenamed Declarants, the undersigned, as holder of a mortgages, liens or UCC Financing Statements on the premises described in Schedule "A" annexed hereto, hereby consents to the annexed Declaration on said premises.

CPIF LENDING, LLC, a
Washington limited liability company

By: CPIF Holdings, LLC, its sole member

By: Columbia Pacific Advisors, LLC, its manager

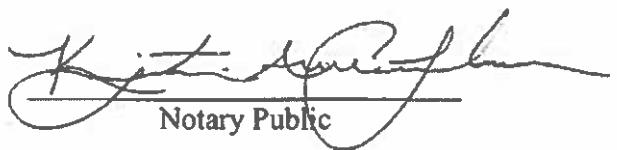
By:

Name: Alan Spragins
Title: COO & General Counsel

State of WA)
ss.:
County of King)

On the 3 day of January, in the year 2023, before me, the undersigned, personally appeared Alan Spragins, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Seattle and State of Washington.




Kjerstin Anne Scantlan
Notary Public