

RECEIVED
APR 01 2026
Central Pine Barrens Joint
Planning & Policy Commission



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: EASEMENT
Number of Pages: 14
Receipt Number : 26-0018521
TRANSFER TAX NUMBER: 25-18332

Recorded: 02/13/2026
At: 03:31:42 PM
LIBER: D00013325
PAGE: 770

District: 0200 Section: 462.00 Block: 02.00 Lot: 007.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$70.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert. Copies	\$17.50	NO	RPT	\$200.00	NO
Transfer tax	\$0.00	NO			
			Fees Paid	\$332.50	

TRANSFER TAX NUMBER: 25-18332

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

**VINCENT PULEO
County Clerk, Suffolk County**

Number of pages

14

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



RECORDED 2016 Feb 13 03:31:42 PM VINCENT PULEO CLERK OF SUFFOLK COUNTY L 000013325 P 770 DT# 25-18332

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

3 FEES

Page / Filing Fee 70
Handling 20.00
TP-584 5
Notation
EA-52 17 (County) Sub Total 95
EA-5217 (State)
R.P.T.S.A. 200.00
Comm. of Ed. 5.00
Affidavit
Certified Copy 17.50
NYS Surcharge 15.00
Other
Sub Total 237.50
Grand Total 332.50



Mortgage Amt.
1. Basic Tax
2. Additional Tax
Sub Total
Spec./Assit.
or
Spec./Add.
TOT. MTG. TAX
Dual Town Dual County
Held for Appointment
Transfer Tax
Mansion Tax

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES or NO
If NO, see appropriate tax clause on page # of this instrument.

4 Dist. 021 5696872 0200 46200 0200 007000

Real Property Tax Service Agency Verification



5 Community Preservation Fund

Consideration Amount \$ 0
CPE Tax Due \$

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Improved
Vacant Land
TD
TD
TD

Mail to: Vincent Puleo, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information
Co. Name
Title #

8 Suffolk County Recording & Endorsement Page

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

Manorville Partners II, LLC

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

TO
Central Pine Barrens Joint Planning and Policy Commission

In the TOWN of Brookhaven
In the VILLAGE
or HAMLET of

Conservation Easement

THIS INDENTURE, made this 5 day of February, 2026,

Witnesseth:

WHEREAS, Manorville Partners II, LLC, 273 Hawkins Avenue, Ronkonkoma, New York 11779, (hereinafter called the "Grantor") owns certain real property, hereinafter called the "Property," which is more particularly described on Schedule A annexed hereto and made a part hereof, and

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at 624 Old Riverhead Road, Westhampton Beach, New York 11978, was created pursuant to the Long Island Pine Barrens Protection Act of 1993, as amended, (the "Act") codified in New York Environmental Conservation Law Article 57 ("Article 57"), is hereinafter described as the "Grantee," and

WHEREAS, the Property is undeveloped and has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Conservation Values") in its present state, as further documented in records maintained by the Commission, and

WHEREAS, the Central Pine Barrens is a 106,000 acre area within the central and eastern portions of New York's Suffolk County which includes parts of the towns of Brookhaven, Riverhead and Southampton, and which is divided into two areas, the Core Preservation Area (the "Core") and the Compatible Growth Area (the "CGA"), as delineated in Article 57, and

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

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

SCTM # 200-462-2-7

development, accommodating specific Pine Barrens management practices, and protecting and preserving the quality of surface and groundwaters, and

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

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

NOW, THEREFORE, Grantor, for and in consideration of the facts above and hereinafter recited including, but not limited to, entitlement to receipt of the Pine Barrens Credits pursuant to Grantor's Letter of Interpretation issued on October 7, 2024, in the amount of 2.16 Pine Barrens Credits, and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

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

Property at reasonable times and upon reasonable notice to effect this right.

Enforcement pursuant to (a) and (b) herein above shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver. Grantee or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, if necessary, to cross other lands retained by the Grantor, and to enter upon the Property at all reasonable times but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. Grantee, its agents, employees or other representatives, agree to give Grantor reasonable advance notice of its intention to enter and inspect the Property, and further such entrance and inspection shall be in a reasonable manner and at reasonable times. Furthermore, Grantor shall provide any third party with enforcement rights, or its agents, representatives or employees, access to cross other lands retained by Grantor, and permission to enter upon the Property, upon receipt of advance notice of such third party's intention to enter and inspect. Such entrance and inspection shall be in a reasonable manner and at reasonable times.

Covenants

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

1. The Property will not be divided.
2. No operation or uses constituting development pursuant to ECL Section 57-0107 will occur on the Property unless as otherwise expressly reserved herein.
3. No operation or uses not constituting development pursuant to ECL Section 57-0107 will occur on the Property unless as otherwise expressly reserved in this Easement.
4. The vegetation on the Property will not be altered unless the alteration is expressly permitted by this Easement.
5. No substance will be dumped, released, or discharged in or on the Property in contravention of any federal, state, or local law, ordinance, rule, or regulation, or any combination of the same.

6. No item of any kind or description will be placed or stored on the Property without the prior written approval of the Commission and the Federal, State, and local agencies with jurisdiction of the proposed activity. Absent a required approval, Grantor may not place or store the item on the Property.

Reserved Rights

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

1. The right to exclusive possession of the Property.
2. The right to use the Property for active and passive recreational activities provided the activities conform to federal, state, and local laws, ordinances, rules, regulations and this Easement.
3. The right to use the Property for environmental restoration projects commenced by the Grantor or its successors or assigns upon the prior written approval of the Commission, and applicable Federal, State, and local agencies with jurisdiction of the proposed activity. Absent a required approval, Grantor may not undertake the proposed restoration project.

Grantor or its successors have the right to remove vegetation that poses a risk to the health, safety or welfare of Grantor. Grantor must obtain the written approval of the Commission or its successors or assigns prior to removing any such vegetation, which approval will not be unreasonably withheld, unless an emergency condition exists which requires the immediate removal of the vegetation and makes providing such notice impracticable. In such event, the Grantor must notify the Commission within five (5) business days of the removal.

4. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, subject to the terms of this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of

the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

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

Miscellaneous

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

intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.

5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, which is to prohibit development and non-development as defined in this Easement on the Property, and provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 or to protect the resources enumerated therein.
6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Easement shall continue as a servitude running in perpetuity with the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests itself of either the fee simple title to or its possessory interest in the Property or any portion thereof specifically setting forth the date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.
7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice to the Grantor shall be addressed to Grantor's address as recited herein or to any such other address as the Grantor may designate by notice in accordance with this section. Mailed notice to the Grantee shall be addressed to Grantee's address as recited herein or to any such other address as the Grantee may designate by notice in accordance with this section.
8. It is understood and agreed by the parties hereto that the Grantor, its successors, heirs and assigns, shall not be liable for any changes to the Property caused by any natural disaster or Act of God.

SCTM # 200-462-2-7

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

SCTM # 200-462-2-7

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

Manorville Partners II, LLC

Central Pine Barrens Joint Planning and Policy Commission

Gary Schneider
Gary Schneider, Member

By: *Julie Hargrave*
Julie Hargrave, Interim Executive Director

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

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

On the 13th day of JAN 2026 in the year 2026 before me, the undersigned, a notary public in and for said state, personally appeared Gary Schneider, 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.

On the 5th day of February in the year 2026 before me, the undersigned, a notary public in and for said state, personally appeared Julie Hargrave, 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.

Joann Diamond
Notary Public

JOANN DIAMOND
Notary Public, State of New York
No. 01D16121584
Qualified in Suffolk County
Commission Expires Jan. 16, 2029

Angela L. Brown, Notary Public

ANGELA L BROWN
Notary Public - State of New York
NO. 01BR6424331
Qualified in Suffolk County
My Commission Expires Nov 1, 2029

Schedule A

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

BEGINNING at a monument on the Northeasterly side of Eastport-Manor Road/Port Jefferson-Westhampton Road (CR 111) where the same is intersected by the Easterly boundary line of land now or formerly of Manhasset Park Company distant 476 feet (Actual 358 feet more or less deed) Southeasterly from the Southerly end of a line which connects the Easterly side of Long Island Expressway with the Northeasterly side of Eastport-Manor Road/Port Jefferson-Westhampton Road(CR 111);

RUNNING THENCE from said point or place of beginning along said last mentioned land North 8 degrees 10 minutes 40 seconds East 657.91 feet to a monument on the Southerly side of Long Island Expressway (NYS Route 495 South Service Road);

THENCE Easterly along the Southerly side of Long Island Expressway (NYS Route 495 South Service Road) the following two (2) courses and distances:

1. Along the arc of a curve bearing to the left having a radius of 970.00 feet and a distance of 20.63 feet to a point;
2. Along the arc of a curve bearing to the left having a radius of 13,795.00 feet a distance of 396.70 feet to County of Suffolk;

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

1. South 10 degrees 00 minutes 46 seconds West 277.36 feet;
2. South 8 degrees 23 minutes 24 seconds West 212.30 feet land now or formerly of Doziak;

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

1. North 82 degrees 15 minutes 00 seconds West 113.60 feet;
2. South 23 degrees 28 minutes 00 seconds West 414.78 feet to the Northeasterly side of Eastport Manor Road (CR 111); AND

THENCE along the Northeasterly side of Eastport Manor Road (CR 111) North 54 degrees 49 minutes 04 seconds West 171.69 feet to the point or place of BEGINNING.

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

Grantor's source of title: Manorville Partners II, LLC who acquired title from Lakeside Manorville Hotel, by deed dated August 7, 2002 recorded August 12, 2002 in Liber 12202 page 797 in the Office of the Clerk of the County of Suffolk.

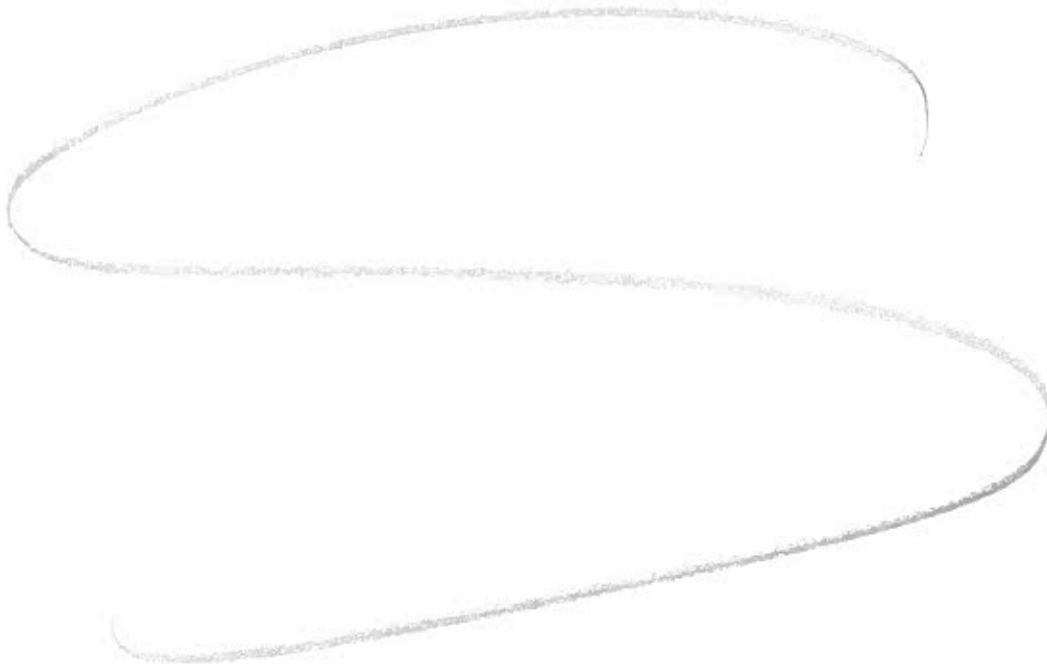
SCTM # 200-462-2-7, 5.38 acres



Exhibit A

Central Pine Barrens Joint Planning and Policy Commission

Conservation Easement Sign Specifications



Conservation Easement Property



**CENTRAL
PINE
BARRENS**

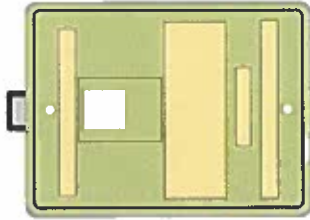
**JOINT
PLANNING
&
POLICY
COMMISSION**

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

Uses Restricted

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

Front View



6
f
e
e
t

Side View



Mounting and Installation Directions:

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

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

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

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

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



Legend



PB Signs locations

0 40 80 160 240 320
Feet

C.R. 111

200-462-2-7



Central Pine Barrens Conservation Easement Signs Location Map

Note: For general reference only