

EAM LAND SERVICES INC.
6901 Jericho Turnpike Suite 210
Syosset, New York 11791
(516) 677-9757 Fax (516) 677-9756

June 4, 2009

Lamonica, Herbst & Maniscalco, LLP
Attn: Holly

TITLE NO.: EAM30742S
PREMISES: Dune Road, East Quogue, New York

Dear Holly,

Attached please find a copy of the Easements recorded in Liber 4374 at Page 90, Liber 4374 at page 64, Liber 12057 at page 46 and Liber 12517 at page 685.

If you have any questions, please do not hesitate to contact the undersigned at the above number.

Very truly yours,



Brian Maruschak
For the Company

Enclosure

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

BR 1374 64

See 102 by Receipt # 210133

THIS INDENTURE, made the 25th day of September, nineteen hundred and fifty-seven

BETWEEN DONALD STEVEN COORS, residing at 730 Park Avenue, New York, 21, New York, and WILLIAM HAMILTON SWAN, residing at Quogue Street, Quogue, Long Island, New York

party of the first part, and WALTER SCOT BARTLEY, residing at 400 North Maple Street, Greenwich, Connecticut; and JAMES DOMINICK HACKETT, residing at 138-17 Franklin Avenue, Flushing, Long Island, New York;

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----
----- THIRTY (\$10.00) ----- dollars

lawful money of the United States, and other good and valuable consideration
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever;

~~ALL those six (6) plots, pieces or parcels of land, situate in the Town of Southampton, County of Suffolk and State of New York and being portions of lots shown on Map of Section 2, Hampton Beach, filed in the office of the Clerk of Suffolk County on June 14, 1903, as Map No. 187, more particularly bounded and described as follows:~~

ALL those six (6) plots, pieces or parcels of land, situate in the Town of Southampton, County of Suffolk and State of New York and being portions of lots shown on Map of Section 2, Hampton Beach, filed in the office of the Clerk of Suffolk County on June 14, 1903, as Map No. 187, more particularly bounded and described as follows:

PARCEL ONE;- A portion of the Easterly 51 feet of Lot No. 14 and the Westerly 48 feet of Lot No. 15;

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 75°-13'-20" E. 149.78 feet from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; and running thence from the point of beginning N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 89.52 feet; thence S. 8°-58'-00" E. along lands of JOHN W. STRONG and WILLIAM H. SWAN 155.75 feet; thence S. 76°-52'-30" W. along lands of WILLIAM H. SWAN 89.27 feet; thence N. 8°-58'-00" W. along lands of WILLIAM H. SWAN 152.87 feet to the point or place of beginning.

PARCEL TWO;- A portion of the Easterly 42 feet of Lot No. 24 and the Westerly 57 feet of Lot No. 25;

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 75°-13'-20" E. 114.09 feet from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN

PARCEL ONE:

Two, beginning at a point on the southerly line of a private road; and running thence from the point of beginning N. 75°-13'-20" E. along the southerly line of BEACH ROAD 98.52 feet; thence S. 8°-55'-00" E. along lands of JOHN W. STRONG and WILLIAM H. SWAN 216.72 feet; thence S. 81°-05'-00" W. along lands of WILLIAM H. SWAN 98.52 feet; thence N. 8°-55'-00" W. along lands of WILLIAM H. SWAN 200.56 feet to the point or place of beginning.

PARCEL THREE: - A portion of the Easterly 53 feet of Lot 16 and the Westerly 46 feet of Lot 17;

BEGINNING at a point on the Northerly line of a private road; said point being situate the following five courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach: (1) N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 78.26 feet; (2) Southwesterly on the arc of a regular curve to the left having a radius of 27.70 feet, a distance of 40.69 feet; (3) S. 9°-55'-00" E. 250.00 feet; (4) Southeasterly on the arc of a regular curve to the left having a radius of 23.38 feet, a distance of 38.29 feet; and (5) N. 77°-15'-15" E. 272.66 feet, the last four courses and distances being along the Easterly and Northerly line of said private road; and running thence from the point of beginning N. 77°-15'-15" E. along the Northerly line of said private road 99.22 feet; thence N. 8°-55'-00" W. along lands of DONALD S. COONS 162.64 feet; thence S. 78°-02'-30" W. along lands of HENRY MILLER BONNER and JOHN C. JANSING 99.27 feet; thence S. 8°-55'-00" E. along lands of THEODORE STRONG, KATHARINE B. STRONG and STEPHEN W. STRONG 151.98 feet to the point or place of beginning.

RIDER A

PARCEL FOUR: - A portion of the Easterly 44 feet of Lot 26 and the Westerly 55 feet of Lot 27;

BEGINNING at a point on the Northerly line of a private road; said point being situate the following six courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach: (1) N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 75.26 feet; (2) Southwestwardly on the arc of a regular curve to the left having a radius of 27.70 feet, a distance of 40.69 feet; (3) S. 9°-55'-00" E. 250.00 feet; (4) Southeastwardly on the arc of a regular curve to the left having a radius of 23.38 feet, a distance of 38.29 feet; (5) N. 77°-15'-15" E. 272.67 feet; and (6) N. 81°-05'-00" E. 586.00 feet; the last five courses and distances being along the Easterly and Northerly lines of the above mentioned private road; and running thence from the point of beginning N. 81°-05'-00" E. along the Northerly line of said private road 99.00 feet; thence N. 8°-55'-00" W. along lands of DONALD S. COONS 162.00 feet; thence S. 81°-05'-00" W. along lands of HENRY MILLER BONNER and JOHN C. JANSING 99.00 feet; thence S. 8°-55'-00" E. along lands of THEODORE STRONG, KATHARINE B. STRONG and STEPHEN W. STRONG 151.00 feet to the point or place of beginning.

DONALD STEPHEN LOGGS and WILLIAM HAMILTON SWAN

PARCEL FIVE: - A portion of the Easterly 40 feet of Lot 15 and the Westerly 50 feet of Lot 16;

BEGINNING at a point on the Southerly line of a private road; said point being situate the following two courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the Division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; (1) S. 8°-55'-00" E. 348.33 feet along said division line and (2) N. 77°-15'-15" E. 270.60 feet along the Southerly line of said private road; and running thence from the point of beginning N. 77°-15'-16" E. along the southerly line of said private road 90.20 feet; thence S. 8°-55'-00" E. along lands of JOHN VR. STRONG and WILLIAM H. SWAN 298.00 feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 90 feet more or less to a point which is situate S. 8°-55'-00" E. 291 feet more or less from the point of beginning; thence N. 8°-55'-00" W. along lands of THEODORE STRONG, KATHARINE B. STRONG AND STEPHEN VR. STRONG 291 feet more or less to the point of place of beginning.

RIDER A
(Cont'd)

PARCEL SIX: - A portion of the Easterly 40 feet of Lot 27 and the Westerly 50 feet of Lot 28;

BEGINNING at a point on the Southerly line of a private road; said point being situate the following three courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; (1) S. 8°-55'-00" E. along said division line 348.33 feet; (2) N. 77°-15'-15" E. 803.47 feet and (3) N. 81°-05'-00" E. 658.29 feet; and running thence from the point of beginning N. 81°-05'-00" E. along the southerly line of said private road 90.00 feet; thence S. 8°-55'-00" E. along lands of JOHN VR. STRONG and WILLIAM H. SWAN 327.00 feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 90.00 feet more or less to a point which is situate S. 8°-55'-00" E. 327 feet more or less from the point of beginning; thence N. 8°-55'-00" W. along lands of THEODORE STRONG, KATHARINE B. STRONG and STEPHEN VR. STRONG 327 feet more or less to the point of place of beginning.

The aforementioned Parcels "THREE" and "FIVE" are hereby conveyed TOGETHER with a right-of-way 50 feet in width over the private road therein respectively referred to running westerly and northerly from the respective easterly boundary lines of each of said Parcels "THREE" and "FIVE" to and from the southerly line of Beach Road; the grantor hereby reserving, however, the right to convey the fee title to the aforementioned 50 foot private road to any person, firm, corporation, association, or public authority, and/or to convey easements to any person, firm, corporation, association, or public authority, conducting and/or performing any public or quasi-public utility function, above, on, or beneath the surface of lands included in said 50 foot private road, and/or to any abutting land owner.

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN
and
WALTER SCOTT BARTLETT and JAMES DOMINICK HACKETT

RIDER A
(Cont'd)

The aforementioned Parcels "FOUR" and "SIX" are hereby conveyed TOGETHER with a right-of-way 50 feet in width over the private road therein respectively referred to running easterly and northerly from the respective westerly boundary lines of each of said Parcels "FOUR" and "SIX" to, and from the southerly line of Beach Road, the grantor hereby reserving however, the right to convey the fee title to the aforementioned 50 foot private road to any person, firm, corporation, association, or public authority, and/or to convey easements to any person, firm, corporation, association, or public authority, conducting and/or performing any public or quasi-public utility function above, on, or beneath the surface of lands included in said 50 foot private road, and/or to any abutting land owner.

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN
 and
 WALTER SCOTT BARTLETT and JAMES DOMINICK HACKETT

RIDER B

AND ALSO all those Two (2) plots, pieces or parcels of land, situate on the Dunes at EAST QUOGUE, in the Town of Southampton, County of Suffolk, SECTION 1, HAMPTON BEACH, filed in the office of the Clerk of Suffolk County on June 12, 1903 as MAP NO. 187ⁿ; more particularly bounded and described as follows:

PARCEL SEVEN: - A portion of the Easterly 24.80 feet of Lot No. 11 and the Westerly 75.40 feet of Lot No. 12:

BEGINNING at a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 100.01 feet; thence S. 3°-48'-00" E. along lands to be conveyed to JOHN VR. STRONG AND WILLIAM H. SWAN 245.00 feet; thence S. 85°-35'-00" W. along lands to be conveyed to JOHN VR. STRONG AND WILLIAM H. SWAN 100.01 feet; thence N. 3°-48'-00" W. along lands formerly of ADRIAN ALLEN 245.00 feet to the monument set at the point or place of beginning.

RESERVING, however, a right-of-way over a strip of land at the Southeastery corner of the above described parcel bounded and described as follows:

BEGINNING at the Southeastery corner of the above described parcel and running thence S. 85°-35'-00" W. along lands of JOHN VR. STRONG AND WILLIAM H. SWAN 20.00 feet; thence N. 3°-48'-00" W. 20.00 feet; thence N. 85°-35'-00" E. 20.00 feet; thence S. 3°-48'-00" E. along lands of JOHN VR. STRONG AND WILLIAM H. SWAN 20.00 feet to the point or place of beginning.

TOGETHER with a right-of-way through lands of JOHN VR. STRONG AND WILLIAM H. SWAN and lands of THEODORE STRONG, KATHARINE BONSELL STRONG AND STEPHEN VR. STRONG, and other lands of the parties of the second part; bounded and described as follows:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 85°-35'-00" E. 195.17 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 20.00 feet; thence S. 3°-48'-00" E. 245.00 feet; thence S. 85°-35'-00" W. along other lands of WALTER S. BARTLETT AND JAMES D. HACKETT 4.00 feet; thence S. 3°-48'-00" E. 265. feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 12. feet more or less; thence N. 3°-48'-00" W. 225. feet more or less; thence S. 85°-35'-00" W. along the northerly line of lands of THEODORE STRONG, KATHARINE BONSELL STRONG AND STEPHEN VR. STRONG 100.16 feet; thence N. 3°-48'-00" W. along the Easterly line of the above described parcel 20.00 feet; thence N. 85°-35'-00" E. 26.16 feet; thence N. 3°-48'-00" W. 225. feet to the point or place of beginning.

DONALD STEPHEN JOHNS and WILLIAM HAMILTON SWAN
and
HARPER SCOTT BASTLEY and JAMES DOMINICK MACKETT

RIDER B
Cont'd.

PARCEL EISEL - A portion of the Easterly 19.45 feet of Lot No. 13 and the Westerly 87.70 feet of Lot No. 14:

BEGINNING at a point at the Northwesterly corner of the hereinafter described parcel; said point being situate S. 3°-48'-00" E. 245. feet from a point on the Southerly line of BEACH ROAD, which point is in turn situate N. 85°-35'-00" E. 206.17 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along lands of JOHN VR. STRONG AND WILLIAM H. SWAN 106.16 feet; thence S. 3°-48'-00" E. along lands of JOHN VR. STRONG AND WILLIAM H. SWAN 260. feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 108.15 feet more or less; thence N. 3°-48'-00" W. along lands of THEODORE STRONG, KATHARINE BONBALL STRONG AND STEPHEN VR. STRONG 265. feet more or less to the point or place of beginning.

RESERVING, however, a right-of-way over the most westerly 6.0 feet of the above described parcel.

TOGETHER with a right-of-way through lands of JOHN VR. STRONG AND WILLIAM H. SWAN and through lands of THEODORE STRONG, KATHARINE BONBALL STRONG AND STEPHEN VR. STRONG bounded and described as follows:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 85°-35'-00" E. 196.17 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 20.00 feet; thence S. 3°-48'-00" E. 225. feet; thence N. 85°-35'-00" E. 96.16 feet; thence S. 3°-48'-00" E. 20. feet; thence S. 85°-35'-00" W. along the Northerly line of the above described parcel 106.16 feet; thence S. 3°-48'-00" E. along the Easterly line of lands of THEODORE STRONG, KATHARINE BONBALL STRONG AND STEPHEN VR. STRONG 265. feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 6.0 feet more or less; thence Northerly 3°-48'-00" W. 265. feet more or less; thence Southerly 85°-35'-00" W. along the Southerly line of lands of JOHN VR. STRONG AND WILLIAM H. SWAN 4.00 feet; thence Northerly 3°-48'-00" W. 245. feet to the point or place of beginning

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this instrument so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

William Hamilton
William H. Rice (U.S.)
Donald Bruce Coon (U.S.)

On the 25 day of September 1957, before me personally came DONALD STEVEN COONS and WILLIAM HAMILTON SWAN

On the day of 19 before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Wm Overton

WMA OVERTON No. 52-50000
Notary Public in the State of New York
Suffolk County
Comm. Ex. Expires March 30, 1959

STATE OF NEW YORK, COUNTY OF SUFFOLK

STATE OF NEW YORK, COUNTY OF SUFFOLK

On the day of 19 before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

On the day of 19 before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and who executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Title No.

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN

TO

WALTER SCOTT BAILEY and JAMES MONTGOMERIE HACKETT

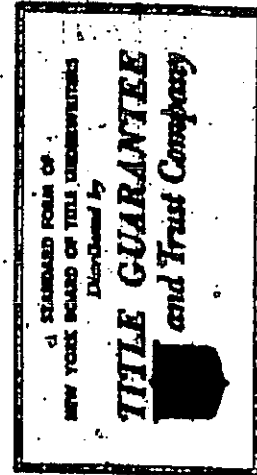
Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

The land affected by the within instrument lies in Block on the Land Map of the County of Suffolk

Recorded at Request of

SAL HARBOR, N.Y.



THIS SPACE FOR USE OF RECORDING OFFICE

192

RECORDED

Oct 9 4 53 PM '57

ALEX JASGER CLERK OF SUFFOLK COUNTY

RECORDED

ALEX JASGER

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 4274 PAGE 90

Fee 1/10 50
Receipt # 610133

THIS INDENTURE, made the 25th day of September, nineteen hundred and fifty-seven BETWEEN DONALD STEVEN COONS, residing at 730 Park Avenue, New York 21, New York and WILLIAM HAMILTON SWAN, residing at Quogue Street, Quogue, Long Island, New York

party of the first part, and JOHN W. STRONG residing at 20 West Lawrence Street, Milltown, New Jersey, and WILLIAM H. SWAN residing at Quogue Street, Quogue, Long Island, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of _____
_____ TEN (\$10.00) _____ dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain piece of land, with the buildings and improvements thereon, situated lying and being as follows:

ALL those Twelve (12) plots, pieces or parcels of land, situate on the Dunes at EAST QUOGUE, in the Town of Southampton, County of Suffolk and State of New York and being portions of Lots shown on "Map of Section 2, Hampton Beach, filed in the office of the Clerk of Suffolk County on June 12, 1903 as Map No. 187"; more particularly bounded and described as follows:

PARCEL ONE - A portion of the Easterly 52 feet of Lot 15 and the Westerly 47 feet of Lot No. 16:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 75°-13'-20" E. 249.30 feet from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; and running thence from the point of beginning N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 98.52 feet; thence S. 8°-55'-00" E. along lands of HENRY MILLER BOWNER AND JOHN C. JANSING 158.63 feet; thence S. 76°-52'-30" W. along lands of THEODORE STRONG, KATHERINE EDGALL STRONG AND STEPHEN W. STRONG 99.27 feet; thence N. 8°-55'-00" W. along lands of WALTER SCOTT BARTLETT AND JAMES DOMINICK HACKETT 155.75 feet to the point or place of beginning.

PARCEL TWO - A portion of the Easterly 54 feet of Lot No. 17 and the Westerly 45 feet of Lot No. 18:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 75°-13'-20" E. 449.34 feet from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; and running thence from the point of beginning

- Continued on RIDER A -

DONALD STEVEN COOMS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG and WILLIAM H. SWAN.

PARCEL TWO (Cont'd)

RIDER A

N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 99.52 feet; thence S. 8°-55'-00" E. along lands of DONALD S. COOMS 164.59 feet; thence S. 76°-52'-30" W. along lands of DONALD S. COOMS 99.27 feet; thence N. 8°-55'-00" W. along lands of HENRY MILLER BONNER AND JOHN C. JANSING 161.51 feet to the point or place of beginning.

PARCEL THREE - A portion of the Easterly 43 feet of Lot No. 25 and the Westerly 56 feet of Lot No. 26:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 75°-13'-20" E. 1265.61 feet from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; and running thence from the point of beginning N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 99.51 feet; thence S. 8°-55'-00" E. along lands of HENRY MILLER BONNER AND JOHN C. JANSING 228.88 feet; thence S. 81°-05'-00" W. along lands of THEODORE STRONG; KATHARINE BONNER STRONG AND STEPHEN VR. STRONG 99.00 feet; thence N. 8°-55'-00" W. along lands of WALTER SCOTT BARTLETT AND JAMES DOMINICK HACKETT 218.72 feet to the point or place of beginning.

PARCEL FOUR - A portion of the Easterly 45 feet of Lot No. 27 and the Westerly 54 feet of Lot No. 28:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 75°-13'-20" E. 1462.64 feet from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots No. 12 and 13, Section Two, Hampton Beach; and running thence from the point of beginning N. 75°-13'-20" E. along the Southerly line of Beach Road 64.80 feet; thence S. 88°-18'-20" E. along the Southerly line of BEACH ROAD 35.14 feet; thence S. 8°-55'-00" E. along lands of DONALD S. COOMS 239.19 feet; thence S. 81°-05'-00" W. along lands of DONALD S. COOMS 99.00 feet; thence N. 8°-55'-00" W. along lands of HENRY MILLER BONNER AND JOHN C. JANSING 239.04 feet to the point or place of beginning.

PARCEL FIVE - A portion of the Easterly 50 feet of Lot No. 13 and the Westerly 49 feet of Lot No. 14:

BEGINNING at a point on the Northerly line of a private road; said point being situate the following four courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; (1) N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 75.26 feet; (2) Southwesterly on the arc of a regular curve to the left having a radius of 27.70 feet; a distance of 40.69 feet; (3) S. 8°-55'-00" E. 250.00 feet; and (4) Southeasterly on the arc of a regular curve to the left having a radius of 23.38 feet, a distance of 38.29 feet; the last three courses and distances being along the Easterly line of said private road; and running thence from the point of beginning N. 77°-15'-15" E. along the Northerly line of said private road 74.22 feet; thence N. 8°-55'-00" W. along lands of WILLIAM H. SWAN 150.60 feet; thence S. 76°-52'-30" W. along lands of WILLIAM H. SWAN 99.27 feet; thence S. 8°-55'-00" E. along the Easterly line of said private road 125.00 feet; thence Southeasterly along the Easterly line of said private road on the arc of a regular curve to the left having a radius of 23.38 feet, a distance of 38.29 feet to the point or place of beginning.

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG and WILLIAM H. SWAN

RIDER A
Cont'd

PARCEL SIX - A portion of the Easterly 56 feet of Lot No. 19 and the Westerly 45 feet of Lot 20:

BEGINNING at a point on the Northerly line of a private road; said point being situate the following five courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach: (1) N. $75^{\circ}-13'-20''$ E. along the Southerly line of BEACH ROAD 75.26 feet; (2) Southwesterly on the arc of a regular curve to the left having a radius of 27.70 feet, a distance of 40.69 feet; (3) S. $8^{\circ}-55'-00''$ E. 250.00 feet; (4) Southeasterly on the arc of a regular curve to the left having a radius of 23.38 feet, a distance of 38.29 feet; and (5) N. $77^{\circ}-15'-15''$ E. 570.32 feet, the last four courses and distances being along the Easterly and Northerly line of said private road; and running thence from the point of beginning N. $77^{\circ}-15'-15''$ E. along the Northerly line of said private road 99.22 feet; thence N. $8^{\circ}-55'-00''$ W. along lands of THEODORE STRONG, KATHARINE BONSALE STRONG AND STEPHEN VR. STRONG 154.62 feet; thence S. $76^{\circ}-52'-30''$ W. along lands of THEODORE STRONG, KATHARINE BONSALE STRONG AND STEPHEN VR. STRONG 99.27 feet; thence S. $8^{\circ}-55'-00''$ E. along lands of HENRY MILLER BONNER AND JOHN C. JAHNSING 153.98 feet to the point or place of beginning.

PARCEL SEVEN - A portion of the Easterly 41 feet of Lot 23 and the Westerly 58 feet of Lot 24:

BEGINNING at a point on the Northerly line of a private road; said point being situate the following six courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach: (1) N. $75^{\circ}-13'-20''$ E. along the Southerly line of BEACH ROAD 75.26 feet; (2) Southwesterly on the arc of a regular curve to the left having a radius of 27.70 feet, a distance of 40.69 feet; (3) S. $8^{\circ}-55'-00''$ E. 250.00 feet; (4) Southeasterly on the arc of a regular curve to the left having a radius of 23.38 feet, a distance of 38.29 feet; (5) N. $77^{\circ}-15'-15''$ E. 726.67 feet, and (6) N. $81^{\circ}-05'-00''$ E. 259.00 feet; the last five courses and distances being along the Easterly and Northerly lines of the above mentioned private road; and running thence from the point of beginning N. $81^{\circ}-05'-00''$ E. along the Northerly line of said private road 99.00 feet; thence N. $8^{\circ}-55'-00''$ W. along lands of WILLIAM H. SWAN 155.00 feet; thence S. $81^{\circ}-05'-00''$ W. along lands of WILLIAM H. SWAN 99.00 feet; thence S. $8^{\circ}-55'-00''$ E. along lands of the party of the first part 155.00 feet to the point or place of beginning.

PARCEL EIGHT - A portion of the Easterly 47 feet of Lot 29 and the Westerly 52 feet of Lot 30:

BEGINNING at a point on the Northerly line of a private road; said point being situate the following six courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach;

DONALD STEVEN COOMS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG AND WILLIAM H. SWAN

RIDER A
Cont'd.

PARCEL EIGHT (Cont'd)

(1) N. 75°-13'-20" E. along the Southerly line of BEACH ROAD 75.26 feet; (2) Southwesterly on the arc of a regular curve to the left having a radius of 27.70 feet, a distance of 40.69 feet; (3) S. 8°-55'-00" E. 250.00 feet; (4) Southeasterly on the arc of a regular curve to the left having a radius of 23.58 feet, a distance of 38.29 feet; (5) N. 77°-15'-15" E. 726.67 feet, and (6) N. 81°-05'-00" E. 853.00 feet; the last five courses and distances being along the Easterly and Northerly lines of the above mentioned private road; and running thence from the point of beginning N. 81°-05'-00" E. along the Northerly line of said private road 99.00 feet; thence N. 8°-55'-00" W. along lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG 155.00 feet; thence S. 81°-05'-00" W. along lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG 99.00 feet; thence S. 8°-55'-00" E. along lands of HENRY MILLER BONNER AND JOHN C. JANSING 155.00 feet to the point or place of beginning.

PARCEL NINE - A portion of the Easterly 10 feet of Lot No. 15 and the Westerly 80 feet of Lot No. 14;

BEGINNING at a point on the Southerly line of a private road; said point being situate the following two courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots 12 and 13, Section Two, Hampton Beach: (1) S. 8°-55'-00" E. 348.33 feet along said division line and (2) N. 77°-15'-15" E. 90.20 feet along the Southerly line of said private road; and running thence from the point of beginning N. 77°-15'-15" E. along the Southerly line of said private road 90.20 feet; thence S. 8°-55'-00" E. along lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG 284. feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 90. feet more or less to a point which is situate S. 8°-55'-00" E. 277. feet more or less from the point of beginning; thence N. 8°-55'-00" W. along lands of WILLIAM H. SWAN 277. feet more or less to the point or place of beginning.

PARCEL TEN - A portion of the Easterly 40 feet of Lot 16 and the Westerly 50 feet of Lot 17:

BEGINNING at a point on the Southerly line of a private road; said point being situate the following two courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach: (1) S. 8°-55'-00" E. 348.33 feet along said division line, and (2) N. 77°-15'-15" E. 360.80 feet along the Southerly line of said private road; and running thence from the point of beginning N. 77°-15'-15" E. along the Southerly line of said private road 90.20 feet; thence S. 8°-55'-00" E. along lands of DONALD S. COOMS 305 feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 90 feet more or less to a point which is situate S. 8°-55'-00" E. 298 feet more or less from the point of beginning; thence N. 8°-55'-00" W. along lands of WALTER SCOTT BARTLETT AND JAMES DOMINICK HACKETT 298 feet more or less to the point or place of beginning.

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG and WILLIAM H. SWAN

RIDER A
Cont'd

PARCEL ELEVEN - A portion of the Easterly 20 feet of Lot 25 and the Westerly 70 feet of Lot 26:

BEGINNING at a point on the Southerly line of a private road; said point being situate the following three courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; (1) S. $8^{\circ}-55'-00''$ E. along said division line 348.33 feet; (2) N. $77^{\circ}-15'-15''$ E. 803.47 feet and (3) N. $81^{\circ}-05'-00''$ E. 478.29 feet; and running thence from the point of beginning N. $81^{\circ}-05'-00''$ E. along the Southerly line of said private road 90.00 feet; thence S. $8^{\circ}-55'-00''$ E. along lands of THEODORE STRONG, KATHARINE BONSALL STRONG and STERNER VR. STRONG 327 feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 90 feet more or less to a point which is situate S. $8^{\circ}-55'-00''$ E. 327 feet more or less from the point of beginning; thence N. $8^{\circ}-55'-00''$ W. along lands of WILLIAM H. SWAN 327 feet more or less to the point or place of beginning.

PARCEL TWELVE - A portion of the Easterly 50 feet of Lot 28 and the Westerly 40 feet of Lot 29:

BEGINNING at a point on the Southerly line of a private road; said point being situate the following three courses and distances from a point formed by the intersection of the Southerly line of BEACH ROAD and the division line between Lots Nos. 12 and 13, Section Two, Hampton Beach; (1) S. $8^{\circ}-55'-00''$ E. along said division line 348.33 feet; (2) N. $77^{\circ}-15'-15''$ E. 803.47 feet, and (3) N. $81^{\circ}-05'-00''$ E. 748.29 feet; and running thence from the point of beginning N. $81^{\circ}-05'-00''$ E. along the Southerly line of said private road 90.00 feet; thence S. $8^{\circ}-55'-00''$ E. along lands of DONALD S. COONS 324 feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 90 feet more or less to a point which is situate S. $8^{\circ}-55'-00''$ E. 327 feet more or less from the point of beginning; thence N. $8^{\circ}-55'-00''$ W. along lands of WALTER SCOTT BARTLETT and JAMES DOMINICK HACKETT 327 feet more or less to the point or place of beginning.

The aforementioned Parcels "FIVE", "SIX", "NINE" and "TEN" are hereby conveyed TOGETHER with a right-of-way 50 feet in width over the private road therein respectively referred to running westerly and northerly from the respective easterly boundary lines of each of said Parcels to and from the southerly line of Beach Road; the grantor hereby reserving, however, the right to convey the fee title to the aforementioned 50 foot private road to any person, firm, corporation, association, or public authority, and/or to convey easements to any person, firm, corporation, association, or public authority, conducting and/or performing any public or quasi-public utility function, above, on or beneath the surface of lands included in said 50 foot private road, and/or to any abutting land owner.

DONALD STEVEN COOMS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG AND WILLIAM H. SWAN

RIDER A
Cont'd

The aforementioned Parcels "SEVEN", "EIGHT", "ELEVEN" and "TWELVE" are hereby conveyed TOGETHER with a right-of-way 50 feet in width over the private road therein respectively referred to running easterly and northerly from the respective westerly boundary lines of each of said Parcels to and from the southerly line of Beach Road, the grantor hereby reserving, however, the right to convey the fee title to the aforementioned 50 foot private road to any person, firm, corporation, association, or public authority, and/or to convey easements to any person, firm, corporation, association, or public authority, conducting and/or performing any public or quasi-public utility function above, on, or beneath the surface of lands included in said 50 foot private road, and/or to any abutting land owner.

DONALD STEVEN COONS AND WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG AND WILLIAM H. SWAN

RIDER B

AND ALSO all those Four (4) plots, pieces or parcels of land, situate on the Dunes at EAST QUOITE, in the Town of Southampton, County of Suffolk and State of New York and being portions of Lots shown on "MAP OF SECTION 1, HAMPTON BEACH, filed in the office of the Clerk of Suffolk County on June 13, 1905 as MAP NO. 187"; more particularly bounded and described as follows:

PARCEL THIRTEEN - A portion of the Easterly 24.60 feet of Lot No. 12 and the Westerly 81.55 feet of Lot No. 15:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 85°-35'-00" E. 100.01 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 106.16 feet; thence S. 3°-48'-00" E. along the Westerly line of PARCEL FOURTEEN hereinafter described 245.00 feet; thence S. 85°-35'-00" W. along lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG 106.16 feet; thence N. 3°-48'-00" W. along lands of WALTER S. BARTLETT AND JAMES D. HACKETT 245.00 feet to the point or place of beginning.

SUBJECT to a right-of-way over the most Easterly 10.0 feet and the Southerly 20.00 feet of the above described parcel.

TOGETHER with a right-of-way 12.0 feet in width from the above described parcel Southerly to the average high water line of the ATLANTIC OCEAN, the center line of said right-of-way commences at the Southeastly corner of the above described parcel and runs S. 3°-48'-00" E. 265.00 feet more or less to the average high water line of the ATLANTIC OCEAN, said 12.00 right-of-way runs through lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG and lands of WALTER S. BARTLETT AND JAMES D. HACKETT.

TOGETHER with a right-of-way 10.0 feet in width over the most Westerly portion of PARCEL FOURTEEN.

PARCEL FOURTEEN - A portion of the Easterly 18.25 feet of Lot No. 13 and the Westerly 87.70 feet of Lot No. 14:

BEGINNING at a point on the Southerly line of BEACH ROAD, said point being situate N. 85°-35'-00" E. 206.17 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 106.16 feet; thence S. 3°-48'-00" E. along lands of DONALD S. COONS 245.00 feet; thence S. 85°-35'-00" W. along lands of WALTER S. BARTLETT AND JAMES D. HACKETT 106.16 feet; thence N. 3°-48'-00" W. along the Easterly line of PARCEL THIRTEEN above described 245.00 feet to the point or place of beginning.

-continued -

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DONALD STEVEN COONS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG AND WILLIAM H. SWAN

RIDER B

PARCEL FOURTEEN (Cont'd)

Cont'd

SUBJECT to a right-of-way over the most Westerly 10.0 feet and the most Southerly 20.00 feet of the above described parcel.

TOGETHER with a right-of-way 12.0 feet in width from the above described parcel Southerly to the average high water line of the ATLANTIC OCEAN, the center line of said right-of-way commences at the Southwesterly corner of the above described parcel and runs S. 3°-48'-00" E. 265.00 feet more or less to the average high water line of the ATLANTIC OCEAN, said 12.00 right-of-way runs through lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG and lands of WALTER S. BARTLETT AND JAMES D. HACKETT.

TOGETHER with a right-of-way 10.0 feet in width over the most Easterly portion of PARCEL THIRTEEN above described.

PARCEL FIFTEEN - A portion of the Easterly 24.60 feet of Lot No. 11 and the Westerly 75.40 feet of Lot No. 12.

BEGINNING at a point on the Easterly line of lands formerly of ADRIAN ALLEN; said point being situate S. 3°-48'-00" E. 245.00 feet from a monument set at the intersection of the Easterly line of lands formerly of ADRIAN ALLEN and the Southerly line of BEACH ROAD; and running thence from the point of beginning N. 85°-35'-00" E. along lands of WALTER S. BARTLETT AND JAMES D. HACKETT 100.01 feet; thence S. 3°-48'-00" E. along lands of THEODORE STRONG, KATHARINE BONSALL STRONG and STEPHEN VR. STRONG 273.00 feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 100. feet more or less to lands formerly of ADRIAN ALLEN; thence N. 3°-48'-00" W. along lands formerly of ADRIAN ALLEN 275. feet more or less to the point or place of beginning.

TOGETHER with a right-of-way through lands of JOHN VR. STRONG AND WILLIAM H. SWAN, lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG, and lands of WALTER S. BARTLETT AND JAMES D. HACKETT bounded and described as follows:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 85°-35'-00" E. 196.17 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 20.00 feet; thence S. 3°-48'-00" E. 245.00 feet; thence S. 85°-35'-00" W. along lands of WALTER S. BARTLETT AND JAMES D. HACKETT and lands of THEODORE STRONG, KATHARINE BONSALL STRONG AND STEPHEN VR. STRONG 116.16 feet; thence S. 85°-35'-00" W. along the Northerly line of the above described parcel 20.00 feet; thence N. 3°-48'-00" W. 20.00 feet; thence N. 85°-35'-00" E. 116.16 feet; thence N. 5°-48'-00" W. 225.00 feet to the point or place of beginning.

RIDER B

(Cont'd)

DONALD STEVEN COONS and WILLIAM HAMILTON SWAN
and
JOHN VR. STRONG AND WILLIAM H. SWAN

PARCEL SIXTEEN - A portion of the Easterly 28.62 feet of Lot No. 14 and the Westerly 71.58 feet of Lot No. 15:

BEGINNING at a point on the Northwestorly corner of the hereinafter described parcel; said point being situate S. 3°-48'-00" E. 245.00 feet from a point on the Southerly line of BEACH ROAD which point is in turn situate N. 85°-35'-00" E. 512.33 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along lands of DONALD S. COONS 100.01 feet; thence S. 3°-48'-00" E. along lands of DONALD S. COONS 257. feet more or less to the average high water line of the ATLANTIC OCEAN; thence Westerly along the average high water line of the ATLANTIC OCEAN 100. feet more or less; thence N. 3°-48'-00" W. along lands of WALTER S. BARTLETT AND JAMES D. HACKETT 260. feet more or less to the point or place of beginning.

TOGETHER with a right-of-way through lands of JOHN VR. STRONG AND WILLIAM H. SWAN and lands of DONALD S. COONS bounded and described as follows:

BEGINNING at a point on the Southerly line of BEACH ROAD; said point being situate N. 85°-35'-00" E. 196.17 feet from a monument set at the intersection of the Southerly line of BEACH ROAD and the Easterly line of lands formerly of ADRIAN ALLEN; and running thence from the point of beginning N. 85°-35'-00" E. along the Southerly line of BEACH ROAD 20.00 feet; thence S. 3°-48'-00" E. 225.00 feet; thence N. 85°-35'-00" E. 116.16 feet; thence S. 3°-48'-00" E. 20.00 feet to the Northerly line of the above described parcel; thence S. 85°-35'-00" W. along the Northerly line of the above described parcel 20.00 feet; thence S. 85°-35'-00" W. along lands of WALTER S. BARTLETT AND JAMES D. HACKETT and lands of THEODORE STRONG, KATHARINE BORSALL STRONG AND STEPHEN VR. STRONG 116.16 feet; thence N. 3°-48'-00" W. 245. feet to the point or place of beginning.

oOo

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof, --- public

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

William Aquilino Swas L.S.
Donald Steven Coons L.S.

LIBER 4374 PAGE 100

STATE OF NEW YORK, COUNTY OF SUFFOLK

On the 25th day of September 19 57, before me personally came DONALD STEVEN COONS and WILLIAM HAMILTON SWAN,

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

E. M. Overton

E. M. OVERTON No. 25-298700
Notary Public in the State of New York
Suffolk County
Commission Expires March 30, 1959

STATE OF NEW YORK, COUNTY OF

On the day of 19 before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Title No.

DONALD STEVEN COONS and
WILLIAM HAMILTON SWAN

TO

JOHN VR. STRONG and WILLIAM
H. SWAN

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTEE'S ACTS

The land affected by the within instrument
lies in Section in Block on the
Land Map of the County of

Recorded at Request of

PLEASE RETURN TO:
ANDERSON & MARR, P.O. 114
BAY HARBOR, N. Y.

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
TITLE GUARANTEE
and Trust Company

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

196

RECORDED

OCT 9 4 50 PM '57

ALEX JAGGER
CLERK OF
SUFFOLK COUNTY

RECORDED

OCT 9 1957

11:30 AM
ALEX JAGGER
CLERK OF SUFFOLK COUNTY



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: EASEMENT/DOP
 Number of Pages: 10
 Receipt Number : 07-0074335
 TRANSFER TAX NUMBER: 07-01251

Recorded: 08/13/2007
 At: 12:32:18 PM
 LIBER: D00012517
 PAGE: 685

District:	Section:	Block:	Lot:
0900	385.00	02.00	009.001

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$30.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$10.00	NO	Notation	\$0.50	NO
Cart.Copies	\$6.50	NO	RPT	\$50.00	NO
SCTM	\$0.00	NO	Transfer tax	\$0.00	NO
Comm.Pres	\$0.00	NO			
			Fees Paid	\$122.00	

TRANSFER TAX NUMBER: 07-01251

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

Judith A. Pascale
County Clerk, Suffolk County

1 2

Number of pages

10

TORRENS

Serial # _____

Certificate # _____

Prior Cl. # _____

RECORDED
2007 Aug 13 12:32:18 PM
Judith A. Pascale
CLERK OF
SUFFOLK COUNTY
L 000012517
P 685
DT# 07-01251

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee 30 -

Handling 5.00

TP-584 X2 10 -

Notation N 50

EA-5217 (County) _____

EA-5217 (State) _____

R.P.T.S.A. 50.00

Comm. of Ed. 5.00

Affidavit _____

Certified Copy MC 6.50

Reg. Copy _____

Other 15 -

Sub Total 45.50

Sub Total 76.50

Grand Total 122.00



Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec. / Asslt. _____

or _____

Spec. / Addl. _____

TOT. MTKI 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.

5-31-07

4 District 900 Sectr

0900 38500 0200 009001
0900 38500 0200 007000

Real Property Tax Service Agency Verification



5 Community Preservation Fund

Consideration Amount \$0.00

CPF Tax Due \$0.00

Improved _____

Vacant Land _____

'TD _____

'TD _____

'TD _____

6 Satisfaction/Discharges/Release List Property Owners Mailing Address

RECORD & RETURN TO:

Kelly & Hulme, P.C.
323 Mill Rd.
Westhampton Beach NY 11978

7 Title Company Information

Co. Name Liberty Property Services, Inc.

Title # courtesy recording

8 Suffolk County Recording & Endorsement Page

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

Thomas & Nina Lawson The premises herein is situated in

SUFFOLK COUNTY, NEW YORK.

TO In the Township of Southampton

Thomas Lawson In the VILLAGE

or HAMLET of East Quogue

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

Dear Taxpayers,

Your satisfaction of mortgage has been filed in my office and I am enclosing the original copy for your records.

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 bills.

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 tax payments.

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

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

Brookhaven Town Receiver of Taxes
250 East Main Street
Port Jefferson, NY 11777
(631) 473-0236

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, NY 11964
(631) 749-3338

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

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

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

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

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

Southold Town Receiver of Taxes
53095 Main Road
Southold, NY 11971
(631) 765-1803

Judith A. Paccarelli

Suffolk County Clerk

EASEMENT RELOCATION AGREEMENT

THIS AGREEMENT, made this 31st day of May, 2007, between Thomas and Nina Lawson, with an address of 10 Cartwright Road, Wellesley, MA 02482 (hereinafter referred to as "Party of the First Part") and Thomas Lawson, with an address of 10 Cartwright Road, Wellesley, MA 02482 (hereinafter referred to as "Party of the Second Part");

WHEREAS, Party of the First Part is the owner of certain premises known as 107 Dune Road, Hamlet of East Quogue, New York (SCTM# 900-385-2-9.001) as more fully described in Schedule "A" attached hereto; and

WHEREAS, the Party of the Second Part is owner of certain premises known as 109a Dune Road, Hamlet of East Quogue, New York (SCTM# 900-385-2-7) as more fully described in Schedule "B" attached hereto; and

WHEREAS, the property owned by the Party of the Second Part has the benefit of an easement which burdens portions of the property owned by the Party of the First Part, which easement is described in Schedule "C" attached hereto and shown on the survey of Thomas and Nina Lawson, by Fox Land Surveying, dated 9/11/06 attached hereto as Exhibit "D"; and

WHEREAS, the Parties hereto desire to re-locate the aforementioned right-of-way from its current location to a new location, which location is described in Schedule "E" attached hereto and also depicted on the above described survey (Exhibit "D") identified as "proposed fifteen foot wide right of way;" and

WHEREAS, the property owned by the Party of the First Part is subject to a certain Relocated Easement Agreement for the benefit of property located at 109 Dune Road, Hamlet of East Quogue, Town of Southampton, New York (SCTM#0900-385-2-6), said Agreement having been recorded in the Office of the Clerk of the County of Suffolk on July 20, 2000 at Liber 12057 page 46 et seq., which easement is located at least in part in the vicinity of the new easement created by the current agreement but which prior agreement specifically provides that it shall not be construed to interfere with the Party of the Second Part's right to access across the property owned by the Party of the First Part.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereby mutually declare as follows:

1. The Party of the Second Part quitclaims, conveys, assigns and otherwise transfers to the Party of the First Part, all of his rights, title and interest in and to the easement described in Schedule "C" above.

2. In exchange for the above conveyance, the Party of the First Part hereby grants and conveys to the Party of the Second Part, his heirs and assigns, forever, an easement for ingress to and egress from the property owned by the Party of the Second Part to Dune Road, said easement being described in Schedule "E" and further depicted in Exhibit "D" and identified as "proposed twenty foot wide right of way."

3. This agreement shall be binding upon the parties, their heirs, successors and/or assigns and shall run with the land. This agreement shall be recorded with the Suffolk County Clerk's Office and both parties hereby agree to sign any further documentation that may be necessary in order to cause this document to be so recorded and to give it full force and effect.

IN WITNESS WHEREOF, the parties have hereby set their hands and seal this the day and year first written above.



Thomas Lawson



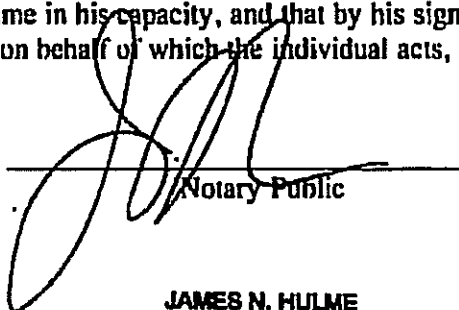
Nina Lawson

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 31st day of May, 2007 before me, the undersigned, a Notary Public in and for said state, personally appeared Thomas Lawson, personally known to me or provided 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 acts, executed the instrument.



Notary Public

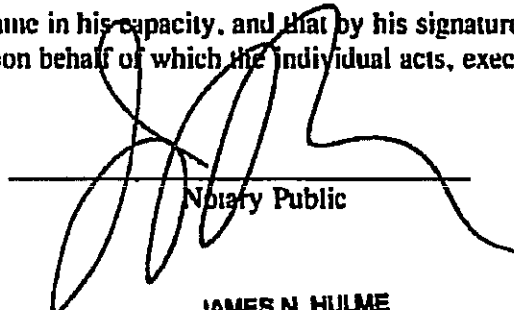
JAMES N. HULME
Notary Public, State of New York
No. 02HU4884884
Qualified in Suffolk County
Term Expires January 20, 2011

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On the 31st day of May, 2007 before me, the undersigned, a Notary Public in and for said state, personally appeared Nina Lawson, personally known to me or provided 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 acts, executed the instrument.



Notary Public

JAMES N. HULME
Notary Public, State of New York
No. 02HU4884884
Qualified in Suffolk County
Term Expires January 20, 2011

**Fox Land Surveying
64 Sunset Avenue
Westhampton Beach, N.Y. 11978
(631) 288-0022**

June 18, 2007

**Surveyors Description
Thomas Lawson & Nina Lawson
East Quogue, t/o Southampton
0900-385.00-02.00-009.001**

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, said parcel being particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Dune Road said point being situate easterly 100.01 feet from the easterly line of land now or formerly Adrian Allen to the point or place of BEGINNING;

Running thence from said point or place of BEGINNING along the southerly side of Dune Road North 85 deg. 35 min. 00 sec. East 106.16 feet to the westerly line of land now or formerly Robert Leo & Dorothy J. Leo;

Running thence along the westerly line of land now or formerly Robert Leo & Dorothy J. Leo South 03 deg. 48 min. 00 sec. East 601.85 feet to the approximate high water mark of the Atlantic Ocean;

Running thence along the approximate high water mark of the Atlantic Ocean the following two courses and distances;

- 1. South 87 deg. 07 min. 20 sec. West 69.96 feet to a point;**
- 2. South 86 deg. 08 min. 33 sec. West 36.20 feet to the easterly line of land now or formerly Thomas Lawson & Nina Lawson;**

Running thence along the easterly side of land now or formerly Thomas Lawson & Nina Lawson and land now or formerly Marc S. Dreler North 03 deg. 48 min. 00 sec. West 599.62 feet to the point or place of BEGINNING.

Schedule A

Fox Land Surveying
64 Sunset Avenue
Westhampton Beach, N.Y. 11978
(631) 288-0022

June 18, 2007

Surveyors Description
Thomas Lawson & Nina Lawson
East Quogue, ¹/₀ Southampton
0900-385.00-02.00-007.000

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, said parcel being particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Dune Road said point being situate the following two courses and distances from the easterly line of land now or formerly Adrian Allen;

1. Easterly along the southerly side of Dune Road 100.01 feet to a point;
2. Thence along the westerly side of land now or formerly Thomas Lawson & Nina Lawson South 03 deg. 48 min. 00 sec. East 245.00 feet to the point or place of **BEGINNING**

Running thence from said point or place of **BEGINNING** along the westerly line of land now or formerly Thomas Lawson & Nina Lawson North 03 deg. 48 min. 00 sec. West 354.62 feet to the approximate high water mark of the Atlantic Ocean;

Running thence along the approximate high water mark of the Atlantic Ocean the following two courses and distances;

1. South 86 deg. 08 min. 33 sec. West 56.23 feet to a point;
2. South 73 deg. 21 min. 32 sec. West 44.91 feet to the easterly line of land now or formerly Marc S. Dreier;

Running thence along the easterly side of land now or formerly Marc S. Dreier the following two courses and distances;

1. North 03 deg. 08 min. 00 sec. West 363.58 feet to a point;
2. North 85 deg. 35 min. 00 sec. East 100.01 feet to the point or place of **BEGINNING**.

Schedule B

Fox Land Surveying
64 Sunset Avenue
Westhampton Beach, N.Y. 11978
(631) 288-0022

June 18, 2007

Surveyors Description
20' Wide Right Of Way(to be abandoned)
East Quogue, t/o Southampton
0900-385.00-02.00-p/o 009.001 & p/o 11.001

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, said parcel being particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Dune Road said point being situate easterly 196.17 feet from the easterly line of land now or formerly Adrian Allen to the point or place of **BEGINNING**;

Running thence from said point or place of **BEGINNING** along the southerly side of Dune Road North 85 deg. 35 min. 00 sec. East 20.00 feet to a point;

Running thence through land now or formerly Robert Leo and Dorothy J. Leo and through land now or formerly Thomas Lawson and Nina Lawson the following two courses and distances;

1. South 03 deg. 48 min. 00 sec. East 245.00 feet to a point;
2. South 85 deg. 35 min. 00 sec. West 116.16 feet to the easterly line of land now or formerly Marc. S. Dreler;

Running thence along the easterly line of land now or formerly Marc S. Dreler North 03 deg. 48 min. 00 sec. West 20.00 feet to a point;

Running thence through land now or formerly Thomas Lawson and Nina Lawson the following two courses and distances;

1. North 85 deg. 35 min. 00 sec. East 98.16 feet to a point;
2. North 03 deg. 48 min. 00 sec. West 225.00 to the southerly side of Dune Road and the point or place of **BEGINNING**.

Schedule C

**Fox Land Surveying
64 Sunset Avenue
Westhampton Beach, N.Y. 11978
(631) 288-0022**

June 18, 2007

**Surveyors Description
Proposed 15' Wide Right Of Way
East Quogue, t/o Southampton
0900-385.00-02.00-p/o 009.001**

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, said parcel being particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Dune Road said point being situate easterly 100.01 feet from the easterly line of land now or formerly Adrian Allen to the point or place of BEGINNING;

Running thence from said point or place of BEGINNING along the southerly side of Dune Road North 85 deg. 35 min. 00 sec. East 15.00 feet to a point;

Running thence through land now or formerly Thomas Lawson and Nina Lawson the following two courses and distances;

- 1. South 03 deg. 48 min. 00 sec. East 265.00 feet to a point;**
- 2. South 85 deg. 35 min. 00 sec. West 15.00 feet to the easterly line of land now or formerly Thomas Lawson & Nina Lawson;**

Running thence along the easterly line of land now or formerly Thomas Lawson & Nina Lawson and land now or formerly Marc S. Dreler North 03 deg. 48 min. 00 sec. West 265.00 feet to the point or place of BEGINNING.

Schedule E

120570046

13

RECEIVED
 REAL ESTATE
 JUL 20 2000
 TRANSFER TAX
 SUFFOLK
 COUNTY

RECORDED

CO JUL 20 AM 11:20
 EDWARD S. ROMAINE
 CLERK OF
 SUFFOLK COUNTY

Number of pages
 TORRENS
 Serial #
 Certificate #
 Prior Ctr. #

49920

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

4 FEES

Page / Filing Fee 39 -
 Handling 5 -
 TP-584 5 -
 Notation
 EA-5217 (County) Sub Total 49 -
 EA-5217 (State)
 R.P.T.S.A. 23 -
 Comm. of Ed. 3.00
 Affidavit
 Certified Copy 13 -
 Reg. Copy
 Other
 Sub Total 41 -
 GRAND TOTAL 90 -



Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Asslt. _____
 Or _____
 Spec./Add. _____
 TOT. MTD. TAX _____
 Dual Town _____ Dual County _____
 Held for Appointment _____
 Transfer Tax 8 -
 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.

Real Property Tax Service Agency Verification				
Dist.	Section	Block	Lot	
0900	38502	0200	70	00800
			70	00700

6 Community Preservation Fund
 Consideration Amount \$ 0
 CPF Tax Due \$

RECEIVED
 JUL 20 2000
 COMMUNITY
 PRESERVATION
 FUND

Improved _____
 Vacant Land
 TD 09
 TD
 TD

7 Satisfactions/Discharges/Releases List Property Owners Mailing Address
 RECORD & RETURN TO:
 WPM
 ESSEKS, HEFTER, & ANGEL
 P.O. BOX 279
 RIVERHEAD, NEW YORK 11901-0279

B Title Company Information
 Co. Name
 Title #

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached EASEMENT RELOCATION AGREEMENT made by:
 (SPECIFY TYPE OF INSTRUMENT)

THOMAS E. LAWSON and
 NINA R. LAWSON, his wife
 TO
 LAWRENCE PESKIN

The premises herein is situated in
 SUFFOLK COUNTY, NEW YORK.
 In the Township of SOUTHAMPTON
 In the VILLAGE
 or HAMLET of EAST QUOGUE

Dear Taxpayer,

Your satisfaction of mortgage has been filed in my office and I am enclosing the original copy for your records.

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 bills.

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
(516) 957-3004

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N. Y. 11901
(516) 727-3200

Brookhaven Town Receiver of Taxes
250 East Main Street
Port Jefferson, N.Y. 11777
(516) 473-0236

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(516) 749-3338

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(516) 324-2770

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(516) 360-7610

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(516) 351-3217

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(516) 283-6514

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(516) 224-5580

Southold Town Receiver of Taxes
53095 Main Road
Southold, N.Y. 11971
(516) 765-1803

Sincerely,

Edward P. Romaine
Edward P. Romaine
Suffolk County Clerk

dw
2/99

EASEMENT RELOCATION AGREEMENT

AGREEMENT made the *24th* day of *April*, 2000, between **LAWRENCE PESKIN**, who resides at 2230 Cammie Wages Road, Dacula, Georgia (hereinafter **PESKIN**) and **THOMAS E. LAWSON** and **NINA R. LAWSON**, his wife, who reside at 20 Inverness Road, Wellesley, Massachusetts (hereinafter **LAWSON**).

WHEREAS, PESKIN is the owner of certain real property located on the southerly side of Beach Road in the Town of Southampton, Suffolk County, New York, identified on the Suffolk County Tax map by the designation District 0900, Section 385, Block 2, Lot 6, which premises are described by metes and bounds in Schedule A annexed hereto; and

WHEREAS, LAWSON is the owner of certain real property located on the southerly side of Beach Road in the Town of Southampton, Suffolk County, New York, identified on the Suffolk County Tax map by the designation District 0900, Section 385, Block 2, Lots 8 and 9, which premises are described by metes and bounds in Schedule B annexed hereto; and

WHEREAS, pursuant to deed dated December 26, 1980, recorded in the Suffolk County Clerk's office on January 6, 1981, in Liber 8939 of deeds at page 498, the aforesaid premises owned by PESKIN are benefitted by a non-exclusive easement which burdens portions of the aforesaid premises owned by LAWSON, which non-exclusive easement is described by metes and bounds in Schedule C annexed hereto; and

WHEREAS, pursuant to the deed dated December 12, 1979, recorded in the Suffolk County Clerk's office in Liber 8756 of Deeds at page 85 (Richmond F. Snyder, grantor, to Hampton Habitat, Inc., grantee) and deed dated September 1, 1994, recorded in the Suffolk County Clerk's office in Liber 11693 of Deeds at page 505 (Hampton Habitat, Inc., grantor, to

Thomas E. Lawson, grantee), a portion of the premises owned by PESKIN as aforesaid (SCTM designation District 0900, Section 385, Block 2, Lot 6) which portion measures approximately 20 feet by 20 feet located within the southeast corner of said premises may be burdened by a right of way described in said deeds; and

WHEREAS, PESKIN has commenced an action against LAWSON in the Supreme Court of the State of New York, County of Suffolk under Index Number 99-8561 to declare and enforce his easement rights over the portions of the premises owned by LAWSON which are described in Schedule C; and

WHEREAS, the parties have agreed to settle the issues raised by the aforesaid action by PESKIN'S surrender to LAWSON of PESKIN'S right, title, and interest in and to the non-exclusive right of way described in Schedule C, and LAWSON'S grant to PESKIN, in exchange therefor, of an easement over a portion of the premises of LAWSON which is depicted on the survey comprising Schedule D annexed hereto and described by metes and bounds in Schedule E annexed hereto; and

WHEREAS, the parties have further agreed that LAWSON will surrender and quitclaim to PESKIN all rights LAWSON may have to use, enter upon, or pass over the premises owned by PESKIN as aforesaid and, in particular, the area measuring approximately 20 feet by 20 feet located within the southeast corner thereof by reason of the description of the right of way described in the aforesaid deeds of Richmond F. Snyder and Hampton Habitat, Inc., recorded in the Suffolk County Clerk's office in deed Liber 8756 at page 85 and deed Liber 11693 at page 505.

NOW THEREFORE, the parties agree as follows:

1. PESKIN quitclaims and conveys to LAWSON all of his right, title and interest in and to the non-exclusive easement described in Schedule C;

2. In exchange for PESKIN'S aforesaid quitclaim and conveyance of his right, title and interest in and to the non-exclusive right of way described in Schedule C, and in consideration of the settlement of the aforesaid civil action, LAWSON hereby grants and conveys to PESKIN, his heirs and assigns forever, an easement to pass and re-pass between the premises of PESKIN described in Schedule A and the average high water line of the Atlantic Ocean, for the benefit of the premises of PESKIN described in Schedule A, and the owners thereof, their tenants and guests. The easement granted hereby and the improvements existing therein are depicted on the survey thereof made by Raynor & Marcks (Stephen M. Marcks, LLS), dated February 25, 2000 (show easement: 6/8/00 and 7/17/00), a copy of which is annexed hereto as Schedule D. The metes and bounds of the easement hereby granted are stated in Schedule E (Easement Description, Revised 7/17/00) annexed hereto.

3. PESKIN, for himself and his heirs and assigns forever, agrees that structures erected within the area of the easement shall not exceed four (4) feet in width.

4. LAWSON quitclaims to PESKIN all of their right, title and interest in and to any portion of the premises of PESKIN, and in particular the area measuring 20 feet by 20 feet located within the southeast corner thereof.

5. The relocation of PESKIN'S easement and the quitclaim of LAWSON'S rights over PESKIN'S premises memorialized by this agreement do not constitute and shall not be construed to be a relinquishment by LAWSON of their right to access, including the installation of a driveway from premises of LAWSON to the premises identified on the Suffolk County Tax Map by the designation 0900-385-2-7.

IN WITNESS WHEREOF, each of the parties signs this agreement the year and date set forth above.

Lawrence Peskin

LAWRENCE PESKIN

Thomas E. Lawson

THOMAS E. LAWSON

Nina R. Lawson

NINA R. LAWSON

STATE OF NEW YORK

SS.:

COUNTY OF SUFFOLK

On the 24 day of April, 2000, before me, the undersigned, ~~a notary public in and for said state~~, personally appeared Lawrence Peakin, 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 said instrument, the individual, or the person on behalf of whom the individual acted, executed this instrument.

JAMES N. HULME
Notary Public, State of New York
No. 02HU4884984
Qualified in Suffolk County
Term Expires January 20, 2001



Notary Public

STATE OF NEW YORK

SS.:

COUNTY OF SUFFOLK

On the 24 day of April, 2000, before me, the undersigned, ~~a notary public in and for said state~~, personally appeared Thomas E. Lawson, 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 said instrument, the individual, or the person on behalf of whom the individual acted, executed this instrument.

JAMES N. HULME
Notary Public, State of New York
No. 02HU4884984
Qualified in Suffolk County
Term Expires January 20, 2001



Notary Public

STATE OF NEW YORK

SS.:

COUNTY OF SUFFOLK

On the 24 day of April, 2000, before me, the undersigned, ~~a notary public in and for said state~~, personally appeared Nina R. Lawson, 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 she executed the same in her capacity, and that by her signature on said instrument, the individual, or the person on behalf of whom the individual acted, executed this instrument.

JAMES N. HULME
Notary Public, State of New York
No. 02HU4884984
Qualified in Suffolk County
Term Expires January 20, 2001



Notary Public

Schedule A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 Lots 11 and 12 as shown on "Map of Section 1, Hampton Beach" and filed in the Office of the Clerk of the County of Suffolk on June 12, 1903 as Map No. 187, said part of lots being more particularly bounded and described as follows:

BEGINNING at a monument at the northwesterly corner of the premises about to be described on the southerly line of Beach Road said monument being where the easterly line of lands formerly of Adrian Allen now or formerly of Goodman intersects the southerly line of Beach Road;

RUNNING THENCE North 85 degrees 35 minutes 00 seconds East, along the southerly line of Beach Road, 100.01 feet to land now or formerly of Lawson;

THENCE South 3 degrees 48 minutes 00 seconds East, along last mentioned land 245.00 feet to land formerly of Hampton Habitat, Inc., now or formerly of Lawson;

THENCE South 85 degrees 35 minutes 00 seconds West, along said last mentioned land, 100.01 feet;

THENCE North 3 degrees 48 minutes 00 seconds West, along lands formerly of Adrian Allen, now or formerly of Goodman 245.00 feet to the monument on the southerly line of Beach Road at the point or place of **BEGINNING**.

BEING AND INTENDED TO BE the same premises conveyed to Lawrence Peskin, party of the second part, by deed dated December 26, 1980, made by W. Scott Bartlett and James D. Hackett, party of the first part, and recorded in Office of the Clerk of the County of Suffolk on January 6, 1981 in Liber 8939 of Deeds at Page 498.

Schedule B

Parcel No. 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the dunes at East Quogue, in the Town of Southampton, County of Suffolk and State of New York and being portions of lots shown on "Map of Section 1, Hampton Beach" filed in the office of the Clerk of Suffolk County on June 12, 1903 as Map No. 187; more particularly bounded and described as follows:

A portion of the Easterly 24.60 feet of Lot No. 12 and Westerly 81.55 feet of Lot No. 13:

BEGINNING at a point on the Southerly line of Beach Road; said point being situate North 85 degrees 35 minutes 00 seconds East 100.01 feet from a monument set at the intersection of the Southerly line of Beach Road and the Easterly line of lands formerly of Adrian Allen now of Goodman; and running thence from the point of beginning North 85 degrees 35 minutes 00 seconds East along the Southerly line of Beach Road 106.16 feet; thence South 3 degrees 48 minutes 00 seconds East along the Westerly line of lands formerly of John Vr. Strong and William H. Swan 245.00 feet; thence South 85 degrees 35 minutes 00 seconds West along lands formerly of Theodore Strong, Katherine Bonsall Strong and Stephen Vr. Strong 106.16 feet; thence North 3 degrees 48 minutes 00 seconds West along lands now of Lawrence Peskin 245.00 feet to the point or place of **BEGINNING**.

SUBJECT to a right-of-way over the most Easterly 10.0 feet and the Southerly 20.00 feet of the above described parcel.

TOGETHER with a right-of-way 12.0 feet in width from the above described parcel Southerly to the average high water line of the Atlantic Ocean, the center line of said right-of-way commences at the Southeasterly corner of the above described parcel and runs South 3 degrees 48 minutes 00 seconds East 400.00 feet more or less to the average high water line of the Atlantic Ocean, said 12.00 foot right-of-way runs through lands formerly of Theodore Strong, Katherine Bonsall Strong and Stephen Vr. Strong and lands of Walter S. Bartlett and James D. Hackett.

TOGETHER with a right-of-way 10.0 feet in width over the most westerly portion of lands formerly of John Vr. Strong and William H. Swan adjoining said premises on the east.

Parcel No. 2

ALL that certain plot, piece and parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the dunes at East Quogue, in the Town of Southampton, County of Suffolk and State of New York and being portion of lots shown on "Map of Section 1, Hampton Beach" filed in the office of the Clerk of Suffolk County on June 12, 1903 as Map No. 187; more particularly bounded and described as follows:

A portion of the Easterly 24.60 feet of Lot No. 12 and Westerly 81.55 feet of Lot No. 13:

BEGINNING at the northwesterly corner of the hereinafter described parcel at a point which is situate South 3 degrees 48 minutes 00 seconds East 245.00 feet from a point on the southerly line of **BEACH ROAD**, which last mentioned point is in turn situate North 85 degrees 35 minutes 00 seconds East 100.07 feet from a monument set at the intersection of the southerly line of **BEACH ROAD** and the easterly line of lands formerly of Adrian Allen; running thence from the point of beginning North 85 degrees 35 minutes 00 seconds East along lands formerly of John Vr. Strong and William H. Swan 106.16 feet; thence South 3 degrees 48 minutes 00 seconds East along lands of Walter Scott Bartlett and James D. Hackett 265.00 feet more or less to the average high water line of the Atlantic Ocean; thence westerly along the average high water line of the Atlantic Ocean 106.15 feet more or less; thence North 3 degrees 48 minutes 00 seconds West along lands formerly of John Vr. Strong and William H. Swan 273.00 feet more or less to the point or place of **BEGINNING**.

SUBJECT, however, to a right-of-way over the most easterly 6.0 feet of the above described parcel.

BEING AND INTENDED TO BE Parcels 1 and 2 described in deed dated August 30, 1993, made by Thomas E. Lawson, party of the first part, to Thomas E. Lawson and Nina F. Lawson, his wife, party of the second part, and recorded in the office of the Clerk of the County of Suffolk on August 31, 1993 in Liber 11642 of Deeds at Page 105.

Schedule C

A non-exclusive Right-of-Way through lands formerly of John Vr. Strong and William H. Swan and lands of Theodore Strong, Katherine Bonsall Strong and Stephen Vr. Strong, and other lands now or formerly of Donald Steven Coons and William Hamilton Swan, bounded and described as follows:

BEGINNING at a point on the southerly line of Beach Road, said point being situate North 85 degrees 35 minutes 00 seconds East, 196.17 feet from a monument set at the intersection of the southerly line of Beach Road and the easterly line of lands formerly of Adrian Allen;

RUNNING THENCE North 85 degrees 35 minutes 00 seconds East, along the southerly line of Beach Road, 20.00 feet;

THENCE South 3 degrees 48 minutes 00 seconds East, 245.00 feet;

THENCE South 85 degrees 35 minutes 00 seconds West, along lands formerly of Walter S. Bartlett and James D. Hackett, 4.00 feet;

THENCE South 3 degrees 48 minutes 00 seconds East, 265 feet more or less to the average high water line of the Atlantic Ocean;

THENCE Westerly along the average high water line of the Atlantic Ocean, 12 feet more or less;

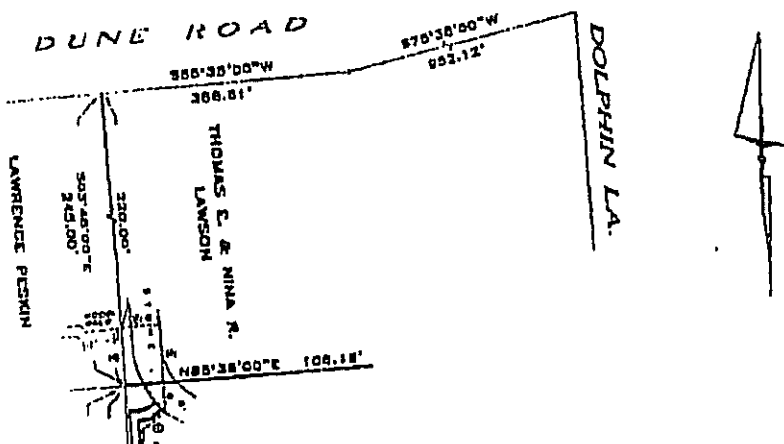
THENCE North 3 degrees 48 minutes 00 seconds West, 265 feet more or less;

THENCE South 85 degrees 35 minutes 00 seconds West, along the northerly line of lands formerly of Theodore Strong, Katherine Bonsall Strong and Stephen Vr. Strong, 100.16 feet to the easterly line of lands now of Lawrence Peskin;

THENCE North 3 degrees 48 minutes 00 seconds West, along the easterly line of lands now of Lawrence Peskin, 20.00 feet;

THENCE North 85 degrees 35 minutes 00 seconds East, 96.16 feet;

THENCE North 3 degrees 48 minutes 00 seconds West, 225 feet to the point or place of **BEGINNING**.



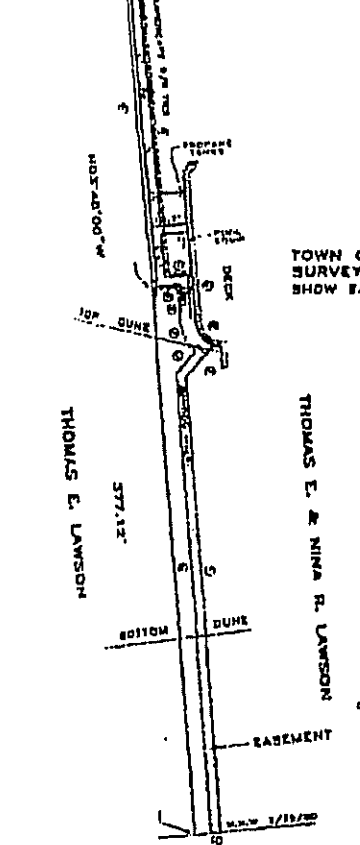
Schedule D

MAP OF EASEMENT

SITUATE

EAST QUOGUE

TOWN OF SOUTHAMPTON - SUFFOLK COUNTY, N.Y.
 SURVEYED: FEB. 25, 2000 - SCALE: 1" INCH = 40' FEET
 SHOW EASEMENT: 8/8/00
 7/17/00



EASEMENT		
LTN	BEARING	DIST
A	N85°13'00"E	17.00'
B	N85°13'00"E	17.00'
C	N85°13'00"E	17.00'
D	N85°13'00"E	17.00'
E	N85°13'00"E	17.00'
F	N85°13'00"E	17.00'
G	N85°13'00"E	17.00'
H	N85°13'00"E	17.00'
I	N85°13'00"E	17.00'
J	N85°13'00"E	17.00'
K	N85°13'00"E	17.00'
L	N85°13'00"E	17.00'
M	N85°13'00"E	17.00'
N	N85°13'00"E	17.00'
O	N85°13'00"E	17.00'
P	N85°13'00"E	17.00'
Q	N85°13'00"E	17.00'
R	N85°13'00"E	17.00'
S	N85°13'00"E	17.00'
T	N85°13'00"E	17.00'
U	N85°13'00"E	17.00'
V	N85°13'00"E	17.00'
W	N85°13'00"E	17.00'
X	N85°13'00"E	17.00'
Y	N85°13'00"E	17.00'
Z	N85°13'00"E	17.00'

TAX MAP

DISTRICT	0800
SECTION	388
BLOCK	02
LOT#	08 P/O, 09 P/O

THIS MAP WAS PREPARED BY RAYNOR & MARCKS SURVEYORS, P.C. ON FEBRUARY 25, 2000. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF NEW YORK. THE SURVEY WAS COMPLETED ON FEBRUARY 25, 2000. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF NEW YORK. THE SURVEY WAS COMPLETED ON FEBRUARY 25, 2000.

RAYNOR & MARCKS
 SURVEYORS, P.C.
 QUOGUE, N.Y.
 516-883-4006

D42-A-34
 01/16/00 P0175
 (ARCHIVED DRAWING)
 DRAWN BY: RHM

D42-A-34

SCHEDULE E

Easement Description

Revised 7/17/00

Description of an easement situate in the Hamlet of East Quogue, Town of Southampton, County of Suffolk, State of New York, and more particularly described as follows:

Beginning at a point on the division line between lands now or formerly of Lawrence Peskin to the westerly and lands now or formerly of Thomas E. and Nina R. Lawson to the easterly, said point further being the following three courses and distances from the intersection of the southerly side of Dune Road and the westerly side of Dolphin Lane:

1. S 75 degrees 38 minutes 50 seconds W 952.12 ft. along the southerly side of Dune Road
2. S 85 degrees 35 minutes 00 seconds W 388.61 ft. along the southerly side of Dune Road
3. S 03 degrees 48 minutes 00 seconds E 220.00 ft. along the division line between lands now or formerly of Lawrence Peskin to the westerly and lands now or formerly of Thomas E. & Nina R. Lawson to the easterly

Running thence from the point of beginning the following 9 courses and distances through lands of Thomas E. and Nina R. Lawson to the mean high water of the Atlantic Ocean as of 2/25/00:

1. N 86 degrees 12 minutes 00 seconds E 17.00 ft.
2. S 03 degrees 48 minutes 00 seconds E 37.14 ft.
3. S 49 degrees 56 minutes 50 seconds W 12.40 ft.
4. S 03 degrees 48 minutes 00 seconds E 122.21 ft.
5. N 85 degrees 18 minutes 07 seconds E 9.86 ft.
6. S 03 degrees 48 minutes 45 seconds E 20.28 ft.
7. Along a curve to the left in a southeasterly direction having a radius of 12.51 ft. and a length of 13.77 ft.
8. S 41 degrees 14 minutes 23 seconds W 17.55 ft.
9. S 03 degrees 27 minutes 40 seconds E 191.58 ft.

Thence S 84 degrees 38 minutes 01 seconds W 3.90 ft. along the mean high water of the Atlantic Ocean as of 2/25/00 to a point, thence the following 5 courses and distances through lands now or formerly of Thomas E. and Nina R. Lawson to a point:

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1. N 03 degrees 27 minutes 40 seconds W 193.14 ft.
2. N 39 degrees 36 minutes 49 seconds E 12.38 ft.
3. Along a curve to the right in a northwesterly direction having a radius of 18.73 ft. and a length of 16.09 ft.
4. N 06 degrees 05 minutes 52 seconds W 11.96 ft.
5. S 86 degrees 46 minutes 03 seconds W 10.21 ft.

Thence N 03 degrees 48 minutes 00 seconds W 148.12 ft. along the division line between lands now or formerly of Thomas E. Lawson to the westerly and lands now or formerly of Thomas E. and Nina R. Lawson to the easterly to a point, thence N 03 degrees 48 minutes 00 seconds W 25.00 ft. along the division line between lands now or formerly of Lawrence Peskin to the westerly and lands now or formerly of Thomas and Nina R. Lawson to the easterly to the point or place of beginning.