

List of "Out" Parcels and Reputed Owners

	REPUTED OWNER	ACCESS DESCRIPTION
0900-250-03-007	EDITH GREEN & RENDY GRINBLAT	VIA SPINNEY ROAD
0900-250-03-008	EDITH GREEN & RENDY GRINBLAT	VIA SPINNEY ROAD
0900-250-03-010	DAVID J. BUTTERFLY, THOMAS G. BUTTERFLY, JR., SUSAN BUTTERFLY EBERT, JAMES DAVID MAYO, JOSEPH J. MAYO	VIA SPINNEY ROAD AND SMITH AVENUE
0900-250-03-012	ROANOKE SAND & GRAVEL CO. INC.	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-250-03-015	COUNTY OF SUFFOLK	VIA SPINNEY ROAD
0900-250-03-016	EDITH GREEN & RENDY GRINBLAT	VIA SPINNEY ROAD
0900-250-03-029	UNKNOWN	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-250-03-031	UNKNOWN	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-124	RICHARD KAYSER	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-126	MARY MCDONOUGH	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-128	COUNTY OF SUFFOLK	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-129	SUFFOLK COUNTY NATURE PRESERVE	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-131	COUNTY OF SUFFOLK	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-134	FRANCES M. HAAS, SALVATORE MAGGIO, ANNA B. MCCARTHY	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-135	ALEXANDER DIKUS	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-137	COUNTY OF SUFFOLK	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-139	SUFFOLK COUNTY NATURE PRESERVE	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-140.001	COUNTY OF SUFFOLK	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE
0900-288-01-153	UNKNOWN	VIA SPINNEY ROAD, INTERNAL PROPOSED PROJECT ROAD AND SMITH AVENUE

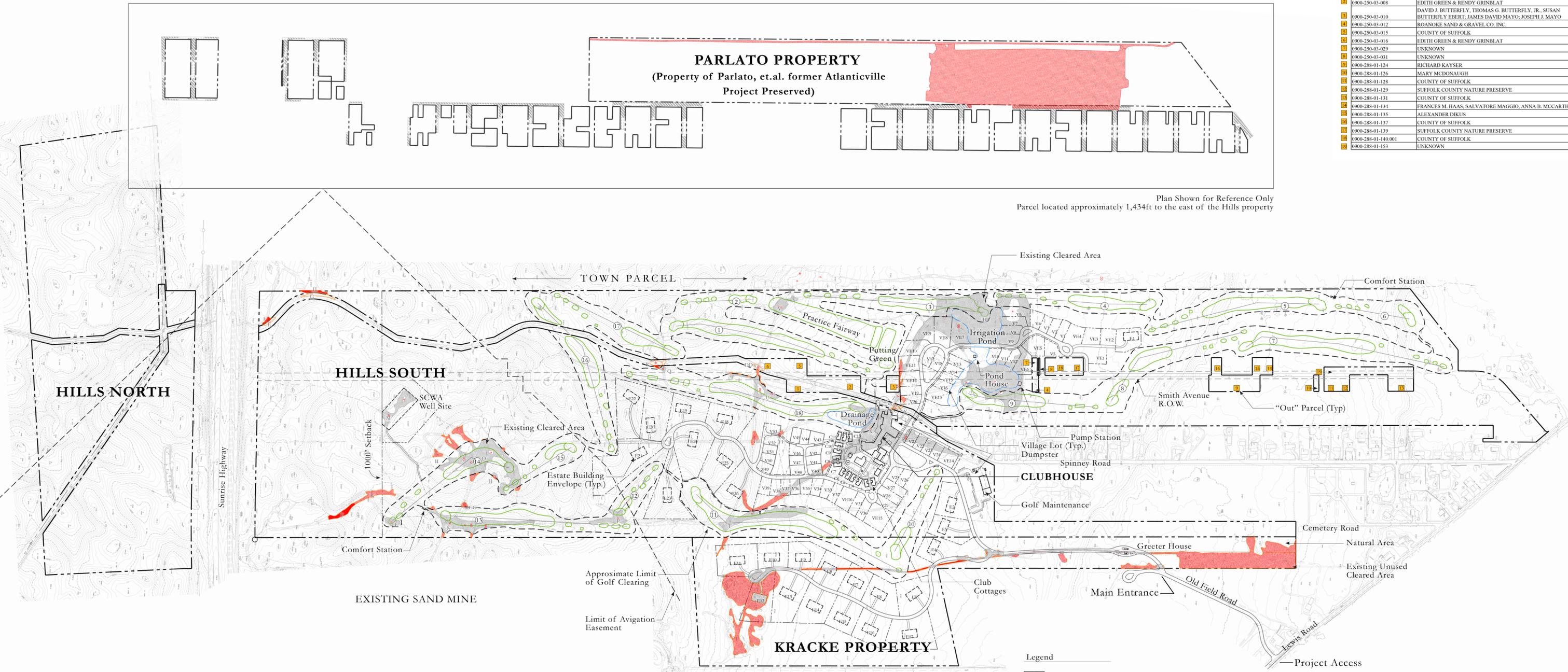
PARLATO PROPERTY
(Property of Parlato, et.al. former Atlanticville Project Preserved)

Plan Shown for Reference Only
Parcel located approximately 1,434ft to the east of the Hills property

THE HILLS AT SOUTHAMPTON MUPDD
Site Yield/Developed Acreages*

Component	Yield/Developed Acreage
Residential Area	
Woodland Estate Lots	26 lots
Village Lots	53 lots
Village Estate Lots	16 lots
Club Cottages	13 units
Buildings	7.27 acres
Paved (roads, driveways & patios)	13.06 acres
Swimming Pools	1.23 acres
Landscaping ⁽¹⁾	18.47 acres
Unvegetated	1.15 acres
Revegetated	23.62 acres
Total Residential Area	64.80 acres
Golf Course Play Area	
Tees ⁽¹⁾	3.62 acres
Greens ⁽¹⁾	2.62 acres
Fairways ⁽¹⁾	35.00 acres
Rough ⁽¹⁾	36.76 acres
Bunkers	2.30 acres
Total Golf Course Play Area	80.30 acres
Golf Course Non-Play Area	
Revegetated Native Areas ⁽¹⁾	9.55 acres
Rain Gardens	1.40 acres
Drainage Pond (18" Hole)	0.64 acres
Comfort Station	0.01 acres
Irrigation Pond (3" & 9" Holes)	3.88 acres
Pond House	0.01 acres
Landscaping at Pond House	0.38 acres
Maintenance Building	0.21 acres
Maintenance Yard/Parking	0.84 acres
Maintenance Area Landscaping	0.59 acres
Total Golf Course Non-Play Areas	17.51 acres
Clubhouse Area	
Building	0.93 acres
Paved (road, driveway & patio)	0.91 acres
Swimming Pool	0.10 acres
Landscaping ⁽¹⁾	2.31 acres
Total Clubhouse Area	4.25 acres
Clubhouse Units	10 units
Clubhouse Floor Space	155,760 square feet ⁽²⁾
Total Developed Acreage	166.86 acres⁽³⁾

* Project site totals 591.00 acres, of which the entire Hills North Parcel (86.92 acres) and the entire Parlato Property (101.91 acres) will be dedicated undisturbed to the Town of Southampton. All 166.86 acres of development proposed (28.23%) will occur on portion of combined Hills South Parcel and Kracke Property.
(1) Total fertilized landscaped acreage is 88.53 acres (14.98% of the site), as: 78.00 acres of Golf Course Play Area, 2.31 acres Clubhouse Landscaping, and 8.22 acres of Residential Area Landscaping, where up to 88.65 fertilized acres 15% are allowed.
(2) As: 24,000 SF in the Clubhouse Units, 65,000 SF in below-grade parking, 28,900 SF in maintenance/management/mechanical spaces, and 37,860 SF in member facilities.
(3) The remaining 424.14 acres of the project site (71.77%) will be undisturbed and retained in its existing natural condition.



THE HILLS AT SOUTHAMPTON

EAST QUOGUE, NEW YORK

Master Plan

March 24, 2016

