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# APPENDIX G

## SEWER DISTRICT BOUNDARY LEGAL DESCRIPTIONS

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**APPENDIX G-1**  
**LEGAL DESCRIPTION OF PHASE I SEWER DISTRICT**  
**BOUNDARY**

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DESCRIPTION OF PROPOSED PHASE I  
RIVERSIDE SEWER DISTRICT  
BOUNDARY, SITUATED IN THE TOWN  
OF SOUTHAMPTON, STATE OF NEW  
YORK. (BASED ON DIGITAL TAX MAP  
LOCATED ON TOWN OF  
SOUTHAMPTON GIS WEBSITE)

BEGINNING at a point located on the southeasterly corner of lands now or formerly of Fredette Svendsen LLC (District 0900 Section 118 Block 2 Lot 2) and the westerly side of Peconic Avenue;

RUNNING THENCE along the southerly side of said land being the following two (2) courses to a point on the town boundary line between Town of Southampton and Town of Riverhead:

- 1) In a southwesterly direction, 149± feet;
- 2) In a northwesterly direction, 37± feet to said point;

THENCE along the westerly and northerly town boundary line around said land to the westerly side of Peconic Avenue;

THENCE northerly along said town boundary line across Peconic Avenue to a point of intersection of the easterly side of said road and the westerly side of lands now or formerly of Trustees of the Freeholders Peconic River, Riverside (District 900 Section 118 Block 2 Lot 28);

THENCE southerly along the westerly side of said land to the apparent high water mark of the southerly side of the Peconic River and the northwesterly corner of lands now or formerly of Southampton Peconic Realty, LLC (District 900 Section 118 Block 2 Lot 3.1);

THENCE easterly along the apparent high water mark of the southerly side of the Peconic River, being the northerly side of the following seven (7) properties, the lands now or formerly of: Southampton Peconic Realty, LLC; Town of Southampton; U & A Riverhead Realty, LLC; Charles McDonly; Stephen McDonly; Charles McDonly; Federal Life Insurance Company respectively (District 900 Section 118 Block 2 Lots 3.1; 29; 4; 5; 6; 7; 8);

THENCE southerly along the easterly side of lands now or formerly Federal Life Insurance Company (District 900 Section 118 Block 2 Lot 8) to the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road);

THENCE easterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) being the southerly side of the following eleven (11) properties, the lands now or formerly of: R E J Corp; Berta Camey; Roberto Camey; Goodwill African Methodist Riverside Zion Church; Riverbanks; Suffolk County Div RP Acq. & Mgmt; Suffolk County; Suffolk County Div RP Acq. & Mgmt; Suffolk County; Suffolk County Div RP Acq. & Mgmt; Tyre Lodge 91 F & AM; respectively (District 900 Section 118 Block 2 Lots 9; 10; 11; 12; 13; 14; 15; 16; 17; 18; 19) to the southwesterly corner of lands now or formerly of New York State (District 900 Section 118 Block 2 Lot 20.2);

THENCE along the lot line of lands now or formerly New York State (District 900 Section 118 Block 2 Lot 20.2) the following three (3) courses:

- 1) Northerly along the westerly lot line of said land 413± feet;
- 2) Easterly along the northerly lot line of said land 254± feet;
- 3) Southerly along the easterly lot line of said land 413± feet to the southeasterly corner of lot and the northerly side of Riverhead-Hampton Bays Road (NYS 24);

THENCE easterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) being the southerly side of the following ten (10) properties, the lands now or formerly of: Ruby Barrow; Town of Southampton; Jeff Parrish; Main Road Associates LLC; David Fitzgerald; Town of Southampton; William Barnes; William Barnes III; William Barnes III; Peter Brown; respectfully (District 900 Section 118 Block 2 Lots 24.1; 25; 26; 27) (District 900 Section 118.1 Block 1 Lots 1; 4; 8; 6; 5; 13) to the southwesterly corner of lands now or formerly of Parkview Community Inc (District 900 Section 118.1 Block 1 Lot 14.1);

THENCE northerly along the westerly lot lines of the following two (2) properties, the lands now or formerly of: Parkview Community Inc; Parkview Community Inc; respectfully (District

900 Section 118.1 Block 1 Lots 14.1; 14.2) to the apparent high water mark of the southerly side of the Peconic River;

THENCE easterly along the mean high water line of the southerly side of the Peconic River, being the northerly side of the lands now or formerly Parkview Community Inc (District 900 Section 118.1 Block 1 Lot 14.2) to the northeasterly corner of said land;

THENCE southerly along the northerly and easterly boundary of said land to the northwesterly corner of lands now or formerly of Paul Hulahan (District 900 Section 118.1 Block 1 Lot 16);

THENCE southerly along the northerly, easterly and southerly boundary of said land to the southeasterly corner of lot and the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road);

THENCE easterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) being the southerly side of the following four (4) properties, the lands now or formerly of: Gary Malloy; across Donald Avenue to 372 Byer, LLC; Herman Bartalomy; 372 Byer, LLC; respectfully (District 900 Section 118.1 Block 1 Lots 17; 22; 23; 24) to the intersection of the westerly side of Kirk Avenue and the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road);

THENCE southerly across Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) to the northeasterly corner of lands now or formerly of Christopher Koch (District 900 Section 141 Block 1 Lot 18.1);

THENCE southerly along the westerly side of Phillips Avenue being the easterly side of the following seven (7) properties, the lands now or formerly of: Christopher Koch; Life Storage LP; 28 Enterprise Zone Drive LLC; Enterprise Lot 5 LLC; Roses Grove Sisters LLC; Davman Associates, LLC; respectfully (District 900 Section 141 Block 1 Lots 18.1; 17.5; 9.6; 9.7; 9.8; 9.9);

THENCE westerly along the southerly side of the following seven (7) properties, the lands now or formerly of: Davman Associates, LLC; Pazera Capital IV, LLC; JKW Zone LLC; Pazera Capital VI, LLC; Island Clean Energy LLC; Town of Southampton; Town of Southampton; respectfully (District 900 Section 141 Block 1 Lots 9.9; 9.10; 9.11; 9.12; 9.13; 9.14; 9.31) to a point located on the easterly boundary line of lands now or formerly Country Transportation Services, LLC (District 900 Section 139 Block 3 Lot 10.2);

THENCE southerly along the easterly boundary line of lands now or formerly of Country Transportation Services, LLC (District 900 Section 139 Block 3 Lot 10.2) to the easterly side of Old Quogue Road;

THENCE northerly along the southerly boundary of said land and the easterly side of Old Quogue Road to the southerly land corner of lands now or formerly of John Parker (District 900 Section 139 Block 3 Lot 42);

THENCE southerly diagonally across Old Quogue Road to the northeasterly land corner of lands now or formerly of 17 Cypress LLC (District 900 Section 140 Section 1 Lot 14);

THENCE southerly along the easterly boundary line of said land to the northeasterly side of Riverleigh Avenue;

THENCE southeasterly along the northeasterly side of Riverleigh Avenue being the southerly boundary of lands now or formerly of John Bagshaw (District 900 Section 140 Block 1 Lot 15);

THENCE southerly across Riverleigh Avenue to the southeasterly corner of lands now or formerly of Riverwoods MHP (District 900 Section 140 Block 1 Lot 1);

THENCE westerly along said lands to the easterly most corner of other lands now or formerly of Riverwoods MHP (District 900 Section 137 Block 3 Lot 1);

THENCE southwesterly, northwesterly and northeasterly along said lands now or formerly of Riverwoods MHP (District 900 Section 137 Block 3 lot 1) to the southerly corner of lands now or formerly of Town of Southampton (District 900 Section 139 Block 2 Lot 84);

THENCE northwesterly and northeasterly along said lands and along lands now or formerly of 425 Riverleigh Avenue Corporation (District 900 Section 139 Block 2 Lot 82.1) to the southwest corner of other lands now or formerly of 429 Riverleigh Ave. Corporation (District 900 Section 139 Block 2 Lot 70.1);

THENCE northerly and easterly along the boundary of said lands now or formerly of 429 Riverleigh Ave. Corporation (District 900 Section 139 Block 2 Lot 70.1) to the southwesterly side of Riverleigh Avenue;

THENCE northwesterly along the southwesterly side of Riverleigh Avenue being the northeasterly side of said lands now or formerly of 411 Riverleigh Ave. Corporation (District 900 Section 139 Block 2 Lot 75) to the easterly corner of other lands now or formerly of Stephen Sauter (District 900 Section 139 Block 2 Lot 78);

THENCE southwesterly, northwesterly and northeasterly along the boundaries of the following three (3) properties, said lands now or formerly of: Stephen Sauter; 423 Riverleigh Avenue LLC; Stephen Sauter; respectfully (District 900 Section 139 Block 2 Lots 78; 77; 76) to the southwesterly side of Riverleigh Avenue;

THENCE northwesterly along the southwesterly side of Riverleigh Avenue being the northeasterly boundary of said lands now or formerly of 411 Riverleigh Ave. Corporation (District 900 Section 139 Block 2 Lot 75) to the southeasterly corner of other lands now or formerly of 393 Riverleigh LLC (District 900 Section 138 Block 2 Lot 9);

THENCE southwesterly and northeasterly along the southerly and westerly boundary of said lands now or formerly of 393 Riverleigh LLC (District 900 Section 138 Block 2 Lot 9) to the southeast corner of other lands now or formerly of Blue Moon Development LLC (District 900 Section 138 Block 2 Lot 8.1);

THENCE southwesterly along the southerly boundary of the following three (3) properties, lands now or formerly of: Blue Moon Development LLC; Neils Sorenson; Mohammad Sindhu; respectfully (District 0900 Section 138 Block 2 Lots 8.1; 10; 11);

THENCE northerly along the westerly boundary of the following two (2) properties, lands now or formerly of: Mohammad Sindhu; Blue Moon Development LLC; respectfully (District 900 Section 138 Block 2 Lots 11; 8.1) across Maynard Street to the intersection of the northeasterly side of Maynard Street and the southerly corner of other lands now or formerly of Luis Mendoza (District 900 Section 138 Block 2 Lot 21);

THENCE northwesterly along the northeasterly side of Maynard Street to the southwesterly boundary of said lands now or formerly of Luis Mendoza (District 900 Section 138 Block 2 Lot 21);

THENCE northeasterly and northerly along the westerly boundary of said lands to a point along the southerly boundary of other lands now or formerly of Pak Am Hotels LTD (District 900 Section 138 Block 2 Lot 29.1);

THENCE northwesterly and southwesterly along the southerly boundary of said lands now or formerly of Pak Am Hotels LTD (District 900 Section 138 Block 2 Lot 29.1) to the northeasterly side of Maynard Street;

THENCE northwesterly along the northeasterly side of Maynard Street being the southwesterly boundary of said lands now or formerly of Pak Am Hotels LTD (District 900 Section 138 Block 2 Lot 29.1) to the intersection of the southwesterly corner of said land and the southeasterly side of Lake Avenue (CR 63);

THENCE northeasterly along the southeasterly side of Lake Avenue (CR 63) being the northwesterly boundary of said lands now or formerly of Pak Am Hotels LTD (District 900 Section 138 Block 2 Lot 29.1) to the southwesterly corner of lands now or formerly of 20 Riverleigh Ave. Corp. (District 900 Section 138 Block 2 Lot 30);

THENCE northwesterly across Lake Avenue (CR 63) to the southerly corner of lands now or formerly of Great Equity Success Corp (District 900 Section 138 Block 1 Lot 106);

THENCE northwesterly along the southwesterly boundary of the following two (2) properties, said lands now or formerly of: Great Equity Success Corp; Michael Spero; respectfully (District 900 Section 138 Block 1 Lots 106; 99) to the intersection of the southerly corner of lands now or formerly of Michael Spero (District 900 Section 138 Block 1 Lot 99) and the southeasterly side of Woodhull Avenue;

THENCE northeasterly along the southeasterly side of Woodhull Avenue being the northwesterly boundary of the following three (3) properties, said lands now or formerly of: Michael Spero; Edwin Chumbi; Maria Futenko; respectfully (District 900 Section 138 Block 1 Lots 99; 100; 102.1) to the westerly corner of other lands now or formerly of Suffolk Realty and Management, LLC (District 900 Section 138 Block 1 Lot 104.1);

THENCE northeasterly through Woodhull Avenue, across Nugent Drive (CR 94) and along the westerly side of Peconic Avenue to the POINT OR PLACE OF BEGINNING.



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**APPENDIX G-2  
LEGAL DESCRIPTION OF PHASE II SEWER DISTRICT  
BOUNDARY**

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DESCRIPTION OF PROPOSED PHASE II  
RIVERSIDE SEWER DISTRICT  
BOUNDARY, SITUATED IN THE TOWN  
OF SOUTHAMPTON, STATE OF NEW  
YORK. (BASED ON DIGITAL TAX MAP  
LOCATED ON TOWN OF  
SOUTHAMPTON GIS WEBSITE)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, consisting of three areas being the Proposed Phase II Riverside Sewer District Boundary:

Area I:

BEGINNING at a point located on the intersection of the southwesterly corner of lands now or formerly of Edgar Goodale R E J Corp (District 900 Section 118 Block 2 Lot 9) and the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road),

RUNNING THENCE along the westerly side of said property to the high-water mark of the southerly side of the Peconic River (District 900 Section 118 Block 2 Lot 28),

THENCE easterly along the high-water mark of the southerly side of the Peconic River, being the northerly side of the following nine (9) properties, the lands now or formerly of: Edgar Goodale R E J Corp; Riverbank; Suffolk County; Suffolk County Div RP Acq. & Mgmt; Suffolk County; Town of Southampton; Town of Southampton; Town of Southampton; Anne Marie Barnes William G. Barnes III; respectively (District 900 Section 118 Block 2 Lots 9; 13; 15; 18; 20.1; 25) (District 900 Section 118.1 Block 1 Lots 2; 4; 8),

THENCE southerly along the easterly side of the following four (4) properties, the lands now or formerly of: Anne Marie Barnes William G Barnes III; Shawn Wanat; Anne Marie Barnes William G Barnes III; Peter Brown respectively (District 900 Section 118.1 Block 1 Lots 8; 9; 12.1; 13) to the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road),

THENCE northwesterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) and the southerly side of the following ten (10) properties, the lands now or formerly of: Peter Brown; Anne Marie Barnes William G Barnes III; William G. Barnes III; Anne Marie Barnes William G. Barnes III; Town of Southampton; David Fitzgerald Marianne Fitzgerald; Main Road Associates, LLC; Alice Parrish Arlene Jackson Dollie Dunston Edna Randall Elizabeth Parrish Irene Robinson Jeff Parrish Luther Parrish Mary Delgado Ruth Woodson; Town of Southampton; Horace Barrow Ruby Barrow; respectively (District 900 Section 118.1 Block 1 Lots 13; 5; 6; 8; 4; 1) (District 900 Section 118 Block 2 Lots 27;26; 25; 24.1),

THENCE northerly along the westerly side of the following four (4) properties, the lands now or formerly of: Horace Barrow Ruby Barrow; John Crump JR; Michael Atkinson Orion Atkinson; Town of Southampton respectfully (District 900 Section 118 Block 2 Lots 24.1; 22; 21; 25),

THENCE westerly along the southerly side of lands now or formerly of Suffolk County (District 900 Section 118 Block 2 Lot 20.1),

THENCE southerly along the easterly side of the following two (2) properties, the lands now or formerly of: Suffolk County Div RP Acq. & Mgmt; Tyre Lodge #91 F & A M respectfully (District 900 Section 118 Block 2 Lots 18; 19) to the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road),

THENCE northwesterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) and the southerly side of the following eleven (11) properties, the lands now or formerly of: Tyre Lodge #91 F & A M; Suffolk County Div RP Acq. & Mgmt; Suffolk County; Suffolk County Div RP Acq. & Mgmt; Suffolk County; Suffolk County Div RP Acq. & Mgmt; Riverbank; Goodwill African Methodist Riverside Zion Church; Roberto Camey Berta Camey; Edgar Goodale R E J Corp respectfully (District 900 Section 118 Block 2 Lots 19; 18; 17; 16; 15; 14; 13; 12; 11; 10; 9) to the POINT OR PLACE OF BEGINNING.

Area II:

BEGINNING at a point on the intersection of the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) and the southwesterly corner of lands now or formerly of Gary Mallow Leroy Hines (District 900 Section 118.1 Block 1 Lot 17),

RUNNING THENCE northeasterly, southeasterly, northeasterly, and easterly along the boundary of said property to the westerly side of Donald Avenue,

THENCE northeasterly along the westerly side of Donald Avenue to a point on the southerly boundary of lands now or formerly of Town of Southampton (District 900 Section 118.1 Block 1 Lot 31.1),

THENCE northwesterly, northeasterly, northwesterly, and northerly along the southerly and westerly boundary of the following two (2) properties, the lands now or formerly of: Town of Southampton; Town of Southampton respectfully (District 900 Section 118.1 Block 1 Lots 31.1; 15.1) to the apparent high-water mark of the southerly side of the Peconic River (District 900 Section 118.1 Block 1 Lot 18.1),

THENCE easterly along the apparent high-water mark of the southerly side of Peconic River to the northeasterly corner of lands now or formerly of Town of Southampton (District 900 Section 118.1 Block 1 Lot 31.1),

THENCE southerly and southwesterly along the easterly boundary of said property to the northerly corner of lands now or formerly 404 Flanders Road LLC (District 900 Section 119 Block 1 Lot 18),

THENCE southeasterly and southwesterly along the northerly easterly boundary of the following two (2) properties, the lands now or formerly of: 404 Flanders Road LLC; 406 Flanders Road LLC respectfully (District 900 Section 119 Block 1 Lots 18; 19) to the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road),

THENCE southeasterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) to the southwesterly corner of lands now or formerly of Lindstrand Holdings LLC (District 900 Section 119 Block 1 Lot 21),

THENCE northeasterly, easterly, southerly, easterly, and southeasterly along the westerly and northerly boundary of the following four (4) properties, the lands now or formerly of: Linstrand Holdings LLC; Raynor LLC; Joshua Tyte; Town of Southampton respectfully (District 900 Section 119 Block 1 Lots 21; 23; 24; 25) to a point located on the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road),

THENCE southerly across Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) to the northerly point of a curve on the northeasterly corner of lands now or formerly of Cheryl Cameron (District 900 Section 142 Block 1 Lot 54.2),

THENCE southerly along the easterly boundary of the following seven (7) properties, the lands now or formerly of: Cheryl Cameron; Gordon Farlow; Cheryl Fass; Tatiana Velicko; Joseph C. Pipczynski Louis M. Pipczynski; James A. Pipczynski Kim I. Pipczynski; Joseph C Pipczynski Jr Revocable Trust Lori U. Pipczynski Revocable Trust respectfully (District 900 Section 142 Block 1 Lot 54.2) (District 900 Section 141 Block 2 Lots 6; 7; 8; 9; 39.1; 39.2),

THENCE westerly along the southerly boundary of the following two (2) properties, the lands now or formerly of: Joseph C Pipczynski Jr Revocable Trust Lori U. Revocable Trust; James A. Pipczynski Kim I. Pipczynski respectively (District 900 Section 141 Block 2 Lots 39.2; 39.1) to the southwesterly corner of said lands now or formerly of James A. Pipczynski Kim I. Pipczynski (Block 900 Section 141 Block 2 Lot 39.1) and being at the intersection of said lands now or formerly of Pipczynski (District 900 Section 141 Block 2 Lot 39.1) and the easterly side land now or formerly Jeaneth Guerrero Sixto Guerrero being the Map of Brookside at Riverside (Map #8471 filed on Feb. 19, 1988),

THENCE along the easterly and southerly sides of said Map of Brookside at Riverside (Map #8471 filed on Feb. 19, 1988) and the following nineteen (19) properties, the lands now or formerly of: Jeaneth Guerrero Sixto Guerrero; Jose M Hernandez Maria E Hernandez; Ryan Claire Victoria Claire; Audrey Scott; Doris L. Strange; Annmarie Parsley; Joann MacMahon Patrick Macmahon; Mary Kay OShaughnessy James O Shaughnessy; Jorge Molina Yuly Pauline Andrade; Victoria Marino; Nelson A. Donald; Mary D. Thomas; UC Properties LLC; John E. Dandrea Robin Evans Dandrea; Maureen A. Grauer; Huguette Accluche; Monica B. Dawson; Kelly Quinlan Nathan Welch; George Emery Richards Sandra Richards respectfully (District 900 Section 141 Block 2 Lots 1.26; 1.23; 1.22; 1.19; 1.18; 1.14; 1.13; 1.12; 1.11; 1.10; 1.9; 1.8; 1.7; 1.6; 1.5; 1.4; 1.3; 1.2; 1.1) to the easterly corner of lands now or formerly of Geraldo Caraballo (District 900 Section 142 Block 1 Lot 56),

THENCE southwesterly along the following two (2) properties, said lands now or formerly of: Geraldo Caraballo; Lorraine Collins; respectively (Block 900 Section 142 Block 1 Lots 56; 55) to the northeasterly side of Quogue-Riverhead Road (Old Quogue Road) (CR 104) where it intersects with the southerly corner of said lands now or formerly of Collins (District 900 Section 142 Block 1 Lots 55),

THENCE northerly along Quogue-Riverhead Road (Old Quogue Road) (CR 104) to the intersection formed by the easterly side of Quogue-Riverhead Road (Old Quogue Road) (CR 104) and the northerly side of Ludlam Avenue,

THENCE southwesterly along the extension of the northerly side of Ludlam Avenue through Quogue-Riverhead Road (CR 104) to the westerly side of Riverleigh Avenue,

THENCE along the westerly side of Riverleigh Avenue northwesterly to the intersection of the westerly side of Riverleigh Avenue and the westerly line of lands now or formerly of Bagshaw Rentals Inc (District 900 Section 140 Block 1 Lot 15) extended through to the westerly side of Riverleigh Avenue,

THENCE northerly along the said extended line along the northerly sides of said property to the intersection of the northerly corner of lands now or formerly of Bagshaw Rentals Inc and the westerly side of Quogue-Riverhead Road (Old Quogue Road) (CR 104),

THENCE southerly along said road to the intersection of the northerly line of land now or formerly Darrell Harris (District 900 Section 140 Block 1 Lot 8) and the westerly side of Quogue-Riverhead Road (Old Quogue Road) (CR 104),,

THENCE northerly across Quogue-Riverhead Road (Old Quogue Road) (CR 104) to the westerly corner of lands now or formerly of Fisher Organization LLC (District 900 Section 140 Block 2 Lot 71.1),

THENCE northerly along the westerly side of the following five (5) properties, said lands now or formerly of: Fisher Organization LLC; Hemlock Esttes, LLC; L I Head Start Child Development Services Inc., Riverhead Central School Dist 2; Island Preservation Project, LLC respectfully (District 900 Section 140 Block 2 Lots 71.1; 21; 73) (District 900 Section 141 Block 1 Lots 11.1; 10),

THENCE southeasterly along the northerly side of lands now or formerly of Island Preservation Project, LLC (District 900 Section 141 Block 1 Lot 10) to the intersection of said land and the westerly side of Phillips Avenue,

THENCE southeasterly across Phillips Avenue to the intersection of the southwesterly corner of lands now or formerly of Veronica Fernan Vazquez (District 900 Section 141 Block 2 Lot 32) and the northerly side of Van Houton Street,

THENCE northeasterly along the easterly side of Phillips Avenue and the westerly side of the following nine (9) properties, said lands now or formerly of: Veronica Fernan Vazquez; Tremayne Seay; Peachie L. JR Mayo Shirley B. Mayo; 153 Herricks LLC; Raymond Mancuso Asset Management Trust; Michael Ambrose; Iryna Dykun; Mykhaylo Dykun; EZ Homes Solution US LLC; AJS Realty Holdings, INC respectfully (District 900 Section 141 Block 2 Lots 32; 31; 29; 24; 23; 22.5; 21.2; 18.2; 40),

THENCE northerly across Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) to the westerly corner of the lands now or formerly of Angela Alvarado Noel Alvarado (District 900 Section 118.1 Block 1 Lot 27),

THENCE northwesterly along the northerly side of Riverhead-Hampton Bays Road (NYS 24) (a.k.a. Flanders Road) and the southerly side across Kirk Avenue and Donald Ave. the following four properties, said lands now or formerly of: 372 Byer LLC; Barbara Bartolomy Herman Bartolomy; 372 Byer LLC; Gary Malloy Leroy T Hines (District 900 Section 118.1 Block 1 Lot 24; 23; 22; 17); to the POINT OR PLACE OF BEGINNING.

Area III:

BEGINNING at a point located on the intersection of the northeasterly corner of the lands now or formerly of Town of Southampton (District 0900 Section 118 Block 2 Lot 1.3) and the westerly side of Peconic Avenue,

RUNNING THENCE southerly along the eastern and southern sides of said land to the point of a curve intersecting with the northerly side of Flanders Road (CR 24),

THENCE southerly across Flanders Road (CR 94) to the easterly corner of the lands now or formerly of Paul Smeck (District 900 Section 138 Block 1 Lot 98) and the intersection of the westerly side of Woodhull Avenue and the southerly side of Flanders Road (CR 94),

THENCE southwesterly along the westerly side of Woodhull Avenue and the easterly side of the following two (2) properties, the lands now or formerly of: Paul Smeck; Michael Spero respectfully (District 900 Section 138 Block 1 Lots 98; 46.2) to the intersection of the southern corner of the lands now or formerly of Michael Spero (District 900 Section 138 Block 1 Lot 46.2) and the westerly side of Woodhull Avenue,

THENCE southerly diagonally across Woodhull Avenue to the northern corner of the lands now or formerly of Tracy Lavern Trent (District 900 Section 138 Block 1 Lot 54),

THENCE southeasterly along the northeasterly side of the following two (2) properties, the lands now or formerly of: Tracy Lavern Trent; Bagshaw Rentals Inc respectfully (District 900 Section 138 Block 1 Lots 107) to the westerly side of Lake Avenue (CR 63),

THENCE southwesterly along the westerly side of Lake Avenue (CR 63) and the easterly side of the following eight (8) properties, the lands now or formerly of: Bagshaw Rentals Inc; Gilbert Cardillo; Carol A. Floege Irrevocable Trust Henry T. Floege Irrevocable Trust; Leah Giffin; Frank ODowd; 79 Lake Avenue LLC; JRE and C LLC; Blake Realty LLC respectfully (District 900 Section 138 Block 1 Lots 107; 108; 86; 85; 84; 83; 82; 81),

THENCE southeasterly across Lake Avenue (CR 63) and along the northerly side of Maynard Street to the western corner of the lands now or formerly of Mohammed Sindhu (District 900 Section 138 Block 2 Lot 19),

THENCE along the westerly, northerly and easterly sides of the following two (2) properties, the lands now or formerly of: Mohammed Sindhu; Mohammed M. Sindhu (District 900 Section 138 Block 2 Lots 19; 20) to the northerly side of Maynard Street,

THENCE southwesterly across Maynard Street to the northern corner of the lands now or formerly of Claudia Velesquez Stephan Dublan Millan Ortiz (District 900 Section 138 Block 2 Lot 12),

THENCE along the northerly and easterly sides of said land to the northwesterly corner of the lands now or formerly of Lyle Pike Defective Grantor Trust (District 900 Section 139 Block 2 Lot 75),

THENCE easterly along the southern boundary of lands now or formerly of; Mohammad Sindhu; Neils O Sorenson; Blue Moon Development; 393 Riverleigh LLC; to the westerly side of Riverleigh Avenue respectfully (District 900 Section 138 Block 2 Lot 11; 10; 8.1; 9),

THENCE along the westerly side of Riverleigh Avenue to the Northerly corner of land now or formerly Stephen Sauter (District 900 Section 139 Block 2 Lot 76),

THENCE along the northerly and westerly line of said land and the westerly line of land now or formerly 423 Riverleigh Avenue LLC; and along the westerly and southerly line of land now or formerly Stephen Sauter (District 900 Section 139 Block 2 Lot 76;77; 78) to the westerly side of Riverleigh Avenue,

THENCE along the westerly side of Riverleigh Avenue to the Northerly corner of land now or formerly Ariana Pike Lyle Pike Defective Grantor Trust (District 900 Section 139 Block 2 Lot 70.1),

THENCE along the northerly and westerly line of said land to where the westerly line of said land intersects with the northerly line of land now or formerly David Oconnor Lyle Pike Defective Grantor Trust (District 900 Section 139 Block 2 Lot 82.1),

THENCE westerly along said northerly line and along northerly line of land now or formerly Town of Southampton to a point where said northerly line intersects with the easterly line of land now or formerly of the State of New York respectfully (District 900 Section 139 Block 2 Lot 82.1; 84) and (District 900 Block 194 Block 1 lot 1.3),

THENCE northwesterly along said easterly line to an angle point,

THENCE westerly through lands now or formerly of State of New York (District 900 Section 194 Block 1 Lot 1.3) and through Lake Avenue (CR 63) to the southeasterly corner of the Map of Cranberry Close (Map #307 filed on Sept. 12, 1929) at the intersection of the southerly side of lands now or formerly of: Eva Tardd Malary Tardd (District 900 Section 138 Block 1 Lot 94.1) and the northwesterly side of Lake Avenue (CR 63),

THENCE westerly and northerly following generally along the southerly and westerly sides of said Map of Cranberry Close (Map #307 filed on Sept. 12, 1929) and the following twelve (12)

properties, the lands now or formerly of: Eva Tardd Malary Tardd; Juana Juan; C. Karen Romanowski Gregory Romanowski Mark Romanowski Regina Romanowski; Christopher M. Judd Jessica Mitchell Judd; Kevin R. De Friest; Laurie Cuccia; Betsy Doyle; Robert B. Marks; John Faloon Karla Faloon; Derek Lynch Jennifer Mauro; Natela Markhvaidze; Ann Jennette Marcks Peter Marcks respectfully (District 900 Section 138 Block 1 Lots 94.1; 3.3; 4; 5; 6; 7; 8; 9; 10; 12.4; 13; 93.1) to the westerly corner of lands now or formerly of Andrew Raynor and Carolyn Raynor (District 900 Section 138 Block 1 Lot 30),

THENCE northerly along the westerly sides of the following three (3) properties, the lands now or formerly of Andrew Raynor and Carolyn Raynor; Robert Dunkirk; Diana Denison; respectively (District 900 Section 138 Block 1 Lots 30; 31; 32) to the westerly corner of said lands now or formerly of Diana Denison (District 900 Section 138 Block 1 Lot 32),

THENCE northeasterly, generally along the northwesterly side of the Map of Riverside Park Amended Map 2 (Map #195 filed on Sept. 25, 1930) and the following sixteen (16) properties, the lands now or formerly of: Diana Denison; Theresa Dyer; Luis Prieto Sonia Cardenas; John E. Mitchner Irrevocable Trust; Nicole Cuddihy Ryan Cuddihy; Gerald Mapes Irrevocable Trust; Dariel Demetriou Jamie Demetriou; Bruce F. Sanford Janet L. Sanford; Patricia Tuccio; Edwin Tuccio Patricia Tuccio; Joan C Bernhardt Revocable Living Trust; Donna Scuteri Julius Scuteri; Keith M. Shore Patricia D. Shore; John Sullivan Stephen Brooks; Ocean Ortatepe; Timothy Sadler Audrey Sadler (District 900 Section 138 Block 1 Lots 32; 33; 92; 34; 35; 36; 37; 38; 39.1; 39.2; 40; 41; 42; 43; 44; 46.11); to the northerly corner of the said lands now or formerly of Timothy Sadler Audrey Sadler (District 900 Section 138 Block 1 Lot 46.11) where same intersects the westerly corner of an un-named road,

THENCE northeasterly along the northwesterly end of said un-named road to the easterly corner of lands now or formerly of Paul Smeck (Block 900 Section 138 Block 1 Lot 98);

THENCE northeasterly along the westerly side of said lands now or formerly of: Paul Smeck; (Block 900 Section 138 Block 1 Lot 98) where it intersects with the westerly side of Flanders Rd. (CR 24);

THENCE northeasterly across Flanders Road (CR 24) to the intersection of the northerly side of Flanders Road (CR 24) and the southwesterly corner of the lands now or formerly of Town of Southampton (District 900 Section 118 Block 2 Lot 1.3);

THENCE along the westerly and northerly sides of said land to the westerly side of Peconic Avenue or the POINT OR PLACE OF BEGINNING.

