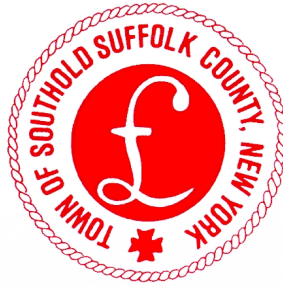


**MELISSA A. SPIRO**  
LAND PRESERVATION COORDINATOR  
melissa.spiro@town.southold.ny.us

Telephone (631) 765-5711  
Facsimile (631) 765-6640



**OFFICE LOCATION:**  
Town Hall Annex  
54375 State Route 25  
(corner of Main Rd & Youngs Ave)  
Southold, New York

**MAILING ADDRESS:**  
P.O. Box 1179  
Southold, NY 11971-0959

**DEPARTMENT OF LAND  
PRESERVATION  
TOWN OF SOUTHOLD**

**To:** Supervisor Russell  
Town Board  
Town Clerk  
Land Preservation Committee  
Town Attorney  
Town Comptroller  
The Nature Conservancy  
Suffolk County Division of Real Estate  
Tax Assessors  
Building Department  
Land Management  
Planning Board  
Trustees  
Director of Public Works  
Peconic Land Trust, Inc.  
Data Processing

**From:** Melissa Spiro, Land Preservation Coordinator

**Date:** April 24, 2018

**Re:** **CAPITAL ASSET RETIREMENT FUND, LLC – TRISTATE CAPITAL HOLDINGS, LLC – HALLOCK HOLDING CORP. – JEFFRY HALLOCK (individually and collectively known as “Brushes Creek Properties” to COUNTY OF SUFFOLK AND TOWN OF SOUTHOLD Open Space Acquisition – 23.5321 acres**

Please be advised that the Town & County have acquired the open space properties listed below. If you would like any additional information regarding this purchase, please feel free to contact me.

**SCTM #:** 1000-127.-3-8 (5.1734 acres)  
1000-127.-3-9.2 (1.8333 acres)  
1000-127.-3-10.2 (3.3625 acres)  
1000-127.-3-10.3 (1.7289 acres)  
1000-127.-8-17.2 (0.7431 acre)  
1000-127.-8-17.3 (10.6909 acres)

**LOCATION:** n/s of Peconic Bay Boulevard, east of Brushes Creek, Laurel

**OPEN SPACE ACREAGE:** Total Acreage of six parcels – 23.5321 acres

**PROPERTY OWNERS:** Tristate Capital Holdings Corp. (as to lot 8)  
Capital Asset Retirement Fund, LLC (as to lots 9.2, 17.2 & 17.3)  
Jeffrey Hallock (as to lot 10.2)  
Hallock Holding Corp. (as to lot 10.3)

**PURCHASE DATE:** Closing took place on April 20, 2018 in Hauppauge, NY

**PURCHASE PRICE:** \$ 2,133,577.50 (undivided interests as tenants in common)  
(79% County = \$1,685,526.23 / 21% Town = \$448,051.27)

**FUNDING:** partnership between County of Suffolk (79% undivided interest) and Town of Southold (21% undivided interest) for acquisition and closing costs. County funding – County New Drinking Water Protection Program, as amended and effective 12/1/2007 and the County Old Drinking Water Protection Program, as in effect 11/30/2000; Town funding – Community Preservation Fund

Tristate Capital Holdings Corp. = \$175,000.00  
(County = \$138,250.00 / Town = \$36,750.00)

Capital Asset Retirement Fund, LLC = \$325,000.00  
(County = \$256,750.00 / Town = \$68,250.00)

Capital Asset Retirement Fund, LLC = \$18,577.50  
(County = \$14,676.23 / Town = \$3,901.27)

Capital Asset Retirement Fund, LLC = \$900,000.00  
(County = \$711,000.00 / Town = \$189,000.00)

Jeffry Hallock = \$375,000.00  
(County = \$296,250.00 / Town = \$ 78,750.00)

Hallock Holding Corp. = \$340,000.00  
(County = \$268,600.00 / Town = \$ 71,400.00)

**MISCELLANEOUS:**

The purpose of this acquisition is for the preservation of open space and passive recreational purposes.