

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

- | | |
|------------------|--|
| <u> X </u> Yes | BASIC APPLICATION |
| <u> X </u> Yes | SIGNATURE PAGE (Page 3) |
| <u> X </u> Yes | APPLICABLE APPENDICES |
| <u> X </u> Yes | SCALED PLAN VIEW |
| <u> X </u> Yes | SCALED CROSS-SECTION OR ELEVATION VIEW PLANS |
| <u> X </u> Yes | VICINITY MAP |
| <u> X </u> Yes | COPY OF THE PROPERTY DEED & SURVEY |
| <u> X </u> Yes | THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET |
| <u> X </u> Yes | APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE
(Separate checks made payable to the State of Delaware) |

Submit 3 complete copies of the application packet to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: PTV 1222, LLC.
Mailing Address: 400 Penn Center Blvd, Bldg. 4, Suite 1000
Pittsburgh, PA 15235
Telephone #: 724-420-5367
Fax #: _____
E-mail: william.owen@penntexventures.com
2. Consultant's Name: James C. McCulley
Mailing Address: 100 Biddle Street, Suite 120
Newark, DE 19702
Company Name: Watershed Eco, LLC.
Telephone #: 302-750-6595
Fax #: _____
E-mail: jim@watershedeco.com
3. Contractor's Name: _____
Mailing Address: _____
Company Name: _____
Telephone #: _____
E-mail: _____

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? Repair/Replace existing structure? (If checked, must answer #16)
5. Project Purpose (attach additional sheets as necessary): The applicant proposes to construct a retail store in the northern portion of the property. To accommodate site development fronting on Main Street and Arthursville Road, a portion of an unnamed intermittent drainage ditch will require piping.

6. Check each Appendix that is enclosed with this application:

<input type="checkbox"/>	A. Boat Docking Facilities	<input type="checkbox"/>	G. Bulkheads	<input type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input checked="" type="checkbox"/>	H. Fill	<input type="checkbox"/>	O. Marinas
<input type="checkbox"/>	C. Road Crossings	<input checked="" type="checkbox"/>	I. Rip-Rap Sills and Revetments	<input type="checkbox"/>	P. Stormwater Management
<input type="checkbox"/>	D. Channel Modifications/Dams	<input type="checkbox"/>	J. Vegetative Stabilization	<input type="checkbox"/>	Q. Ponds and Impoundments
<input type="checkbox"/>	E. Utility Crossings	<input type="checkbox"/>	K. Jetties, Groins, Breakwaters	<input type="checkbox"/>	R. Maintenance Dredging
<input type="checkbox"/>	F. Intake or Outfall Structures	<input type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

Section 3: Project Location

7. Project Site Address: 2832 Arthursville Road
Hartly, DE 19953
County: N.C. Kent Sussex
Site owner name (if different from applicant): _____
Address of site owner: _____
8. Driving Directions: Southeast of the intersection of Everetts Corner Road (SR44) and Arthursville Road (SR11) in Hartly, DE.

____ (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 9-10-06319-01-T000-00001 Subdivision Name: _____

WSLS Use Only:	Permit #s: _____
Type	SP <input type="checkbox"/> SL <input type="checkbox"/> SU <input type="checkbox"/> WE <input type="checkbox"/> WQ <input type="checkbox"/> LA <input type="checkbox"/> SA <input type="checkbox"/> MP <input type="checkbox"/> WA <input type="checkbox"/>
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>	Nationwide Permit #: _____ Individual Permit # _____
Received Date: _____	Project Scientist: _____
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/>	Amt: \$ _____ Receipt #: _____
Public Notice #: _____	Public Notice Dates: ON _____ OFF _____

Section 5: Signature Page

19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

I wish to authorize an agent as indicated below

I, William Owen, hereby designate and authorize James C. McCulley
 (Name of Applicant) (Name of Agent)
 to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: James C. McCulley Telephone #: 302-750-6595
 Mailing Address: 100 Biddle Street, Suite 120 Fax #: _____
Newark, DE 19702 E-mail: jim@watershedeco.com

20. Agent's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.



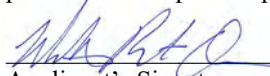
 Agent's Signature

12/7/2023

 Date

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.



 Applicant's Signature

12/6/2023

 Date

William Owen

Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

 Contractor's Name

 Date

 Print Name

CHANNEL MODIFICATIONS OR IMPOUNDMENT STRUCTURES (DAMS)

Please check applicable box(es) and complete all appropriate sections(s). Make sure answers to all of the questions in this appendix correspond to information on the application drawings

Section I. CHANNEL MODIFICATIONS Section II. IMPOUNDMENT STRUCTURES (DAMS)

I. CHANNEL MODIFICATIONS

1. What are the dimensions of the existing channel to be modified relative to mean high water (for tidal areas only) or ordinary high water (for non-tidal areas only)?

63 FT. length 2 FT. depth 12 FT. base width 18 FT. top width

2. What will be the dimensions of the new or modified channel relative to mean high water (for tidal areas only) or ordinary high water (for non-tidal areas only)?

18 FT. length 2 FT. depth 14 FT. base width 18 FT. top width

3. State type and approximate composition percentage of the existing stream bed (e.g. clay 10%, sand 10%, silt 45%, gravel 10%, etc.)

100% Silt

4. State the type and approximate composition percentage of the new or modified stream bed?

Match existing / R-5 riprap

5. What are the approximate normal discharge rate and drainage area of the existing water body.

2 yr. 9.1 cfs 6.62 acres
10yr. 16.9 cfs 100 yr. 32.3 cfs

6. What will be the approximate normal flow-rate and drainage area of the new or modified water body (for non-tidal areas only)?

2 yr. 8.9 cfs 6.62 acres
10 yr. 16.8 cfs 100 yr. 32.2 cfs

7. What will be the change (if any) in slope and cross-sectional area?

Side slopes to be maintained except in areas where excessive steepness is. Those slopes have been adjusted to 3:1.

8. What type of material(s) will be used to stabilize the banks of the new or modified channel (e.g. rip-rap, vegetation, bulkhead, etc.)? Complete additional Appendices as necessary.

Rip rap and slope stabilization matting. See Delaware E&S handbook for description.

9. What will be the change in floodplain area upstream of the channel modification for a two year or ten year storm? Please indicate change in area on plans.

N/A 2 yr. N/A 10 yr.

*No Change, Maintaining channel characteristics and flows.

II. IMPOUNDMENT STRUCTURES (DAMS)

1. What type(s) of material(s) will be used to construct the impoundment structure (e.g. earth, rock, concrete, etc.)?

2. How many cubic yards of material for the impoundment structure will be obtained from:
 - a. Upland sources? _____ cubic yards
 - b. Dredged material? _____ cubic yards
 - c. Other? (explain below) _____ cubic yards

3. What will be the dimensions of the impoundment structure relative to mean high water (for tidal areas only) or ordinary high water (for non-tidal areas only)?

4. What will be the impoundment's?

Storage capacity: _____ acre-feet
Surface area: _____ acres; _____ square feet

5. What is the approximate drainage area of the water body upstream of the proposed impoundment? _____ acres

6. Have you obtained the appropriate County Conservation District office approval for an erosion and sediment control plan for your project? _____ Yes _____ No _____ N/A

If your answer is "No", contact the County Conservation District.

7. What is the approximate discharge rate from the 2, 10, 100 year frequency storm prior to construction?
2 yr. _____ cfs
10 yr. _____ cfs
100 yr. _____ cfs

Rip-Rap Sills and Revetments

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Will the project be:

New Construction (un-stabilized shoreline)

Repair or Replacement of an Existing Rip-Rap Structure or Rubble

Repair or Replacement of an Existing Bulkhead

(If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 63 L.F.

3. Is the project a: Standard rip-rap revetment Free-standing sill

4. Describe the existing shoreline:

5. What is the total number of cubic yards of rip-rap that will be used? 14 CU.YDS.

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 1.28 CU. YDS. / LF.
(See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:

Armor stone: _____ Core stone: _____

[If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]

Describe:

R4-Rip Rap /175 lbs per cubic foot

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)

A. How many linear feet will the structure extend channelward of:

Mean High Water: _____ Mean Low Water: _____

Ordinary High Water: 18 L.F. (for non-tidal waters)

B. How many square feet of the structure will be located:

Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____

Channelward of Ordinary High Water: 683 SQ. FT. (for non-tidal waters)On vegetated wetlands: 0 SQ. FT.C. Will the revetment be backfilled? Yes No

If yes, complete Appendix H and include it in your application.

D. Will filter cloth be used behind the rip-rap structure? Yes NoE. What is the average slope of the existing bank? 2:1F. What is the proposed slope of the rip-rap revetment? 3:1

(See page 3 for a guide to calculating slopes).

9. Sill Projects:

A. What is the base width of the proposed structure: _____

B. What is the top width of the proposed structure: _____

C. How many square feet of the structure will be located:

Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____

Channelward of Ordinary High Water: _____ (for non-tidal waters)

On vegetated wetlands: _____

D. What will be the average height of the structure: _____

E. How much of the structure (in inches) will extend vertically above:

Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

F. Are breaks or notches proposed in the sill to allow for greater flushing? Yes NoG. Will fill material be placed behind the sill? Yes No If yes, complete appropriate appendix.H. Will wetland vegetation be planted behind the sill? Yes No

If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes ___ No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

Complete clearing and grubbing and install erosion and sediment control devices. Install silt fence except connection to sandbag dike. Install 6' x 6' stilling well with r-4 riprap just upstream of the proposed upstream sandbag dike. Install stabilized outfall with r-4 riprap at the proposed discharge location and orientation. Construct the sandbag dike. Elevation of the downstream sandbag dike shall not be higher than the lowest elevation of the upstream sandbag dike. Connect silt fence to sandbags to completely enclose the work area. Install sump pit with r-4 riprap and portable sediment tank as a sediment trapping device. Dewater the work area and discharge clean effluent from the approved sediment trapping device at the stabilized outlet of the pumping operation. Perform all construction activity in work area as per plans including removing existing bridge, placing new box culvert, forming and constructing headwall and endwall, and placing riprap. Backfill and compact remaining site. When no longer needed, remove sump pit, stilling well, sandbag dikes, and any other E&S devices related to the stream diversion. Install permanent slope stabilization matting as well as any other vegetative stabilization.

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

$$0.5 * RUN * RISE * \text{Linear feet of shoreline stabilized}/27 = \text{Total Cubic Yards}$$

II. How to calculate cubic yards per running foot of shoreline:

$$\text{Total \# Cubic Yards}/ \text{Linear feet of shoreline} = \text{Cubic yards per running foot}$$

III. How to calculate slope: Slope = RUN/RISE

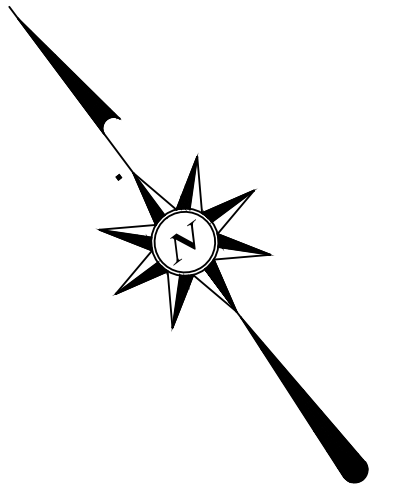
EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

$$0.5 * 6 * 3 * 100/27 = 33.33 \text{ Total Cubic Yards}$$

$$\text{II. } 33.33/ 100= 0.333 \text{ Cubic Yards per running foot}$$

$$\text{III. } 6/3= \text{Slope of 2}$$



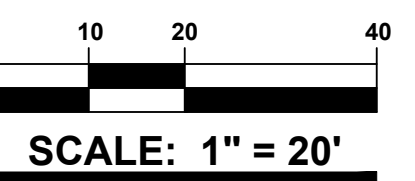
PROJECT TITLE

**DOLLAR
GENERAL
HARTLY**

2832 ARTHURSVILLE RD.
TOWN OF HARTLY
KENT COUNTY, DELAWARE

SHEET TITLE

UTILITY PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022108.00

DATE: 11-17-2023

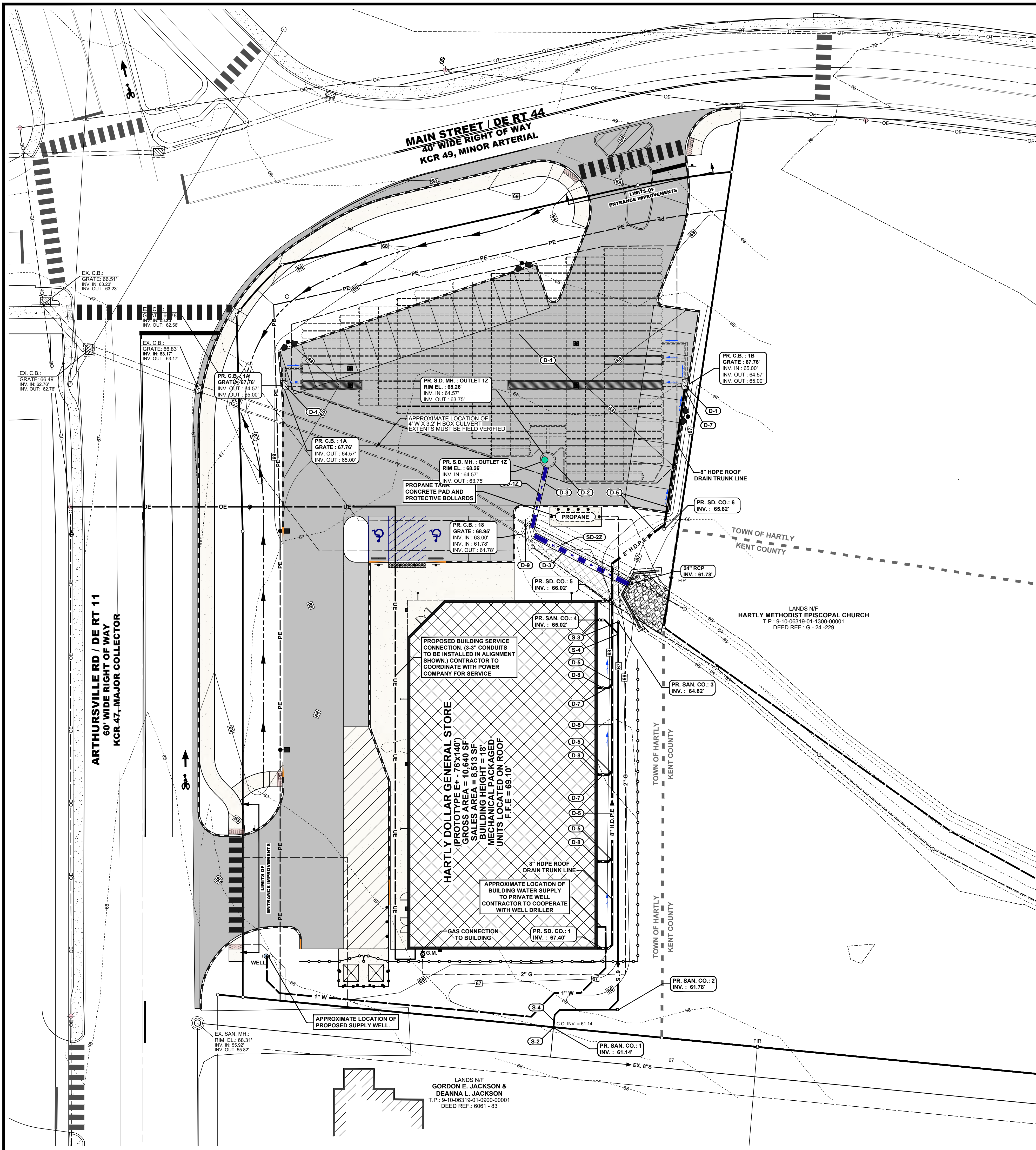
SCALE: 1" = 20'

DRAWN BY: A.C.F. / PROJ. MGR.: J.N.S.

SHEET

C-301

COPYRIGHT: 2023

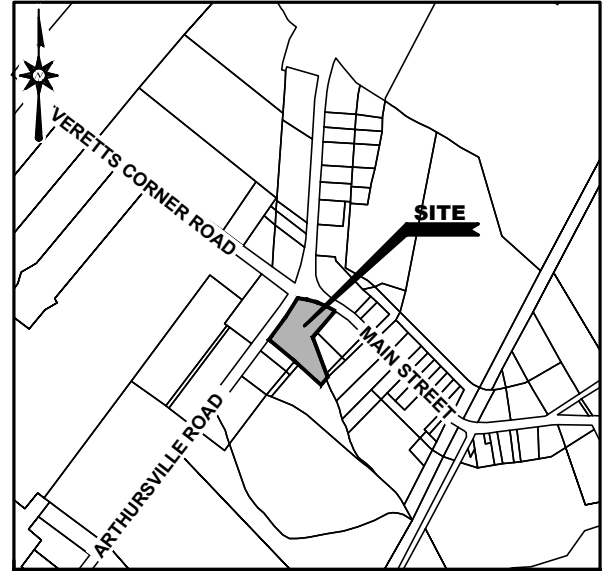


- SANITARY SEWER CONSTRUCTION NOTES**
- S-1 INSTALL PROPOSED CLEANOUT AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER KENT COUNTY PUBLIC WORKS SPECIFICATIONS.
 - S-2 CONNECT PROPOSED 6" SANITARY SEWER TO EXISTING CLEANOUT AT THE INVERT SHOWN. PER KENT COUNTY PUBLIC WORKS SPECIFICATIONS.
 - S-3 INSTALL A 6" SANITARY SEWER LATERAL (1.0% MINIMUM SLOPE) WITH A TWO-WAY CLEANOUT TO THE PROPOSED BUILDING. PER KENT COUNTY PUBLIC WORKS SPECIFICATIONS.
 - S-4 INSTALL PROPOSED 6" SANITARY SEWER LINE AS SHOWN PER KENT COUNTY PUBLIC WORKS SPECIFICATIONS.

- STORM SEWER CONSTRUCTION NOTES**
- D-1 INSTALL CATCHBASIN PER THE INVERTS AND ELEVATIONS SHOWN HEREON. (CATCHBASIN TABLE LOCATED ON THIS SHEET)
 - D-2 INSTALL STORM MANHOLE PER THE INVERTS, ELEVATIONS, OUTLET AND WEIR SHOWN ON DETAIL SHEET C-505.
 - D-3 INSTALL STORM SEWER PIPE AT INVERTS AND ELEVATIONS SHOWN HEREON PER MANUFACTURERS SPECIFICATION. (PIPE TABLE LOCATED ON THIS SHEET)
 - D-4 CONSTRUCT SC-310 STORMTECH SYSTEM PER DETAILS. SEQUENCE OF CONSTRUCTION AND MANUFACTURERS RECOMMENDATIONS. SEE DETAILS ON SHEET C-503 AND C-504.
 - D-5 CONSTRUCT ROOF LEADER TRUNKLINE AT 1% SLOPE. SEE DETAIL ON SHEET C-901.
 - D-6 TIE ROOF LEADER TRUNK LINE INTO CB-1B AT LOCATION SHOWN. CATCHBASIN CONNECTION SHOULD UTILIZE WATER TIGHT Z-LOCK GASKETED TYPE FITTINGS MANUFACTURED IN THE CATCH BASIN AHEAD OF TIME.
 - D-7 INSTALL CLEANOUT ON ROOF LEADER TRUNK LINE AT INVERTS AND ELEVATIONS SHOWN.
 - D-8 CONNECT ROOF LEADER TO ROOF LEADER TRUNK LINE. PER DETAIL ON SHEET C-901 (TYP)
 - D-9 INSTALL JUNCTION BOX CONNECTING THE EXISTING CULVERT WITH THE PROPOSED STORMWATER INFRASTRUCTURE. CONTRACTOR SHOULD LOCATE AND FIELD VERIFY ALIGNMENT AND ELEVATIONS OF THE BOX CULVERT PRIOR TO INSTALLATION. IF LOCATION OR ELEVATIONS OF THE BOX CULVERT DIFFER FROM WHAT IS SHOWN, THE CONTRACTOR SHOULD CONTACT THE ENGINEER OF RECORD IMMEDIATELY TO DISCUSS OPTIONS AS NEEDED. *ALL CONNECTIONS TO BE WATER TIGHT

SITE DATA

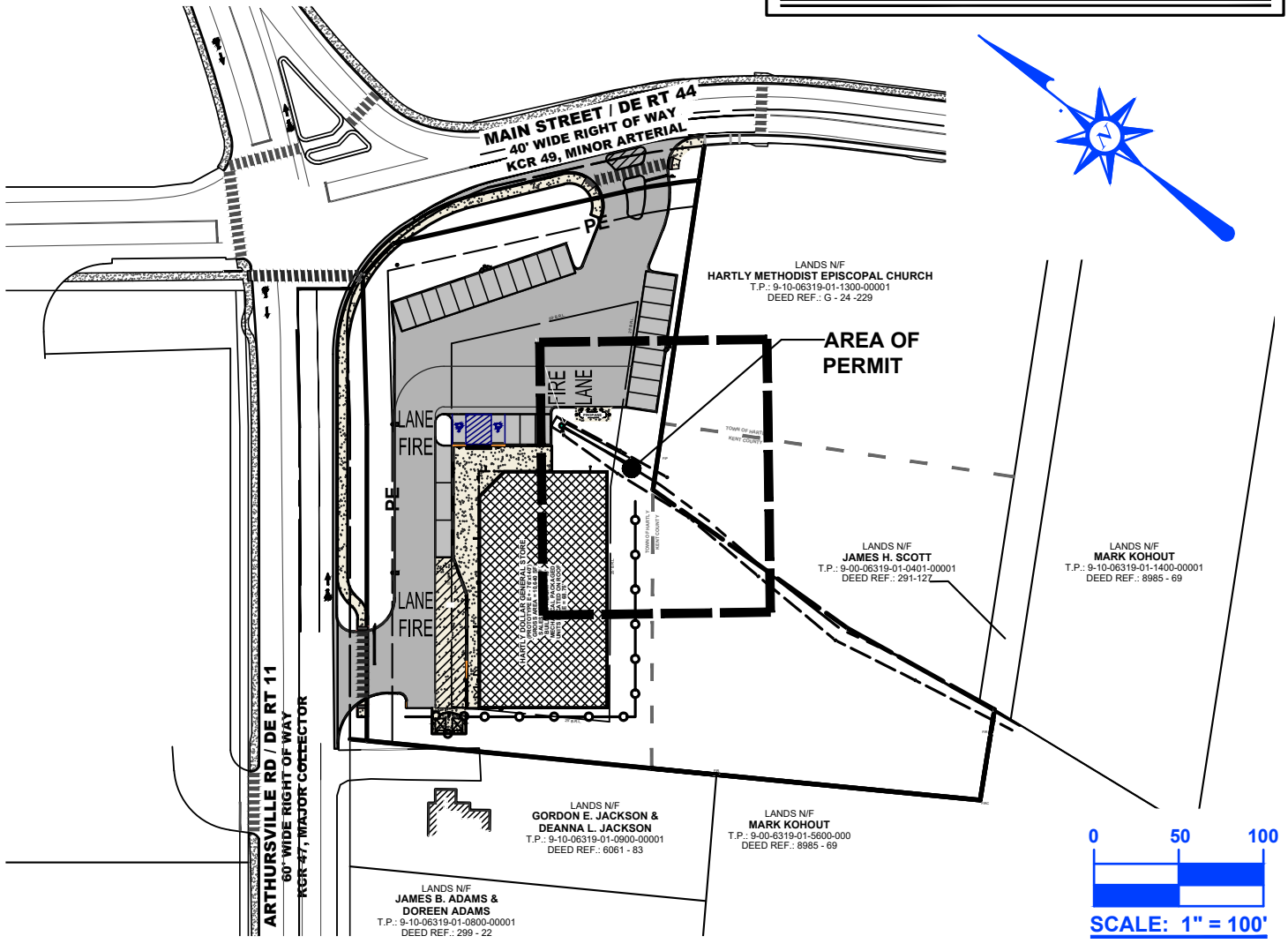
- 1. OWNER OF RECORD: ROWAN BOULEVARD ONE LLC
150 ONIX DR
KENNET SQUARE, PA 19348
- 2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 S. GOVERNORS AVE.
DOVER, DE 19904
302-734-7950
- 3. PROPERTY MAP NUMBER: 9-10-06319-01-1000-00
9-10-06319-01-1100-00 & 9-10-06319-01-1200-000
- 4. ZONING CLASSIFICATION: TOWN OF HARTLY-NEIGHBORHOOD BUSINESS
KENT COUNTY: AC
- 5. DEED SUMMARY: 4094 - 212 & 6657 - 163
- 6. WATERS DISTURBANCE: XX.XX CUBIC YARDS
- 7. WATER SHED: CHOPTANK RIVER
- 8. TOTAL SITE AREA: 1.90 ACRES (TOTAL AS SURVEYED)
- 9. PROPERTY LOCATION: LATITUDE N39° 10' 04.84" GRS80 - NAD83 (2011)
LONGITUDE W 075° 42' 47.37" GRS80 - NAD83 (2011)
- 10. SURVEY DATUM: NGS MONUMENTS
VERTICAL: NAVD 88-DEDO
HORIZONTAL: NAD 83 (2011) DEDO
- 11. MAJOR BASIN: CHESAPEAKE BAY



KENT COUNTY TAX ASSESSMENT MAP

LOCATION MAP

SCALE: 1" = 800'



LAYER STATE: EXHIBIT A

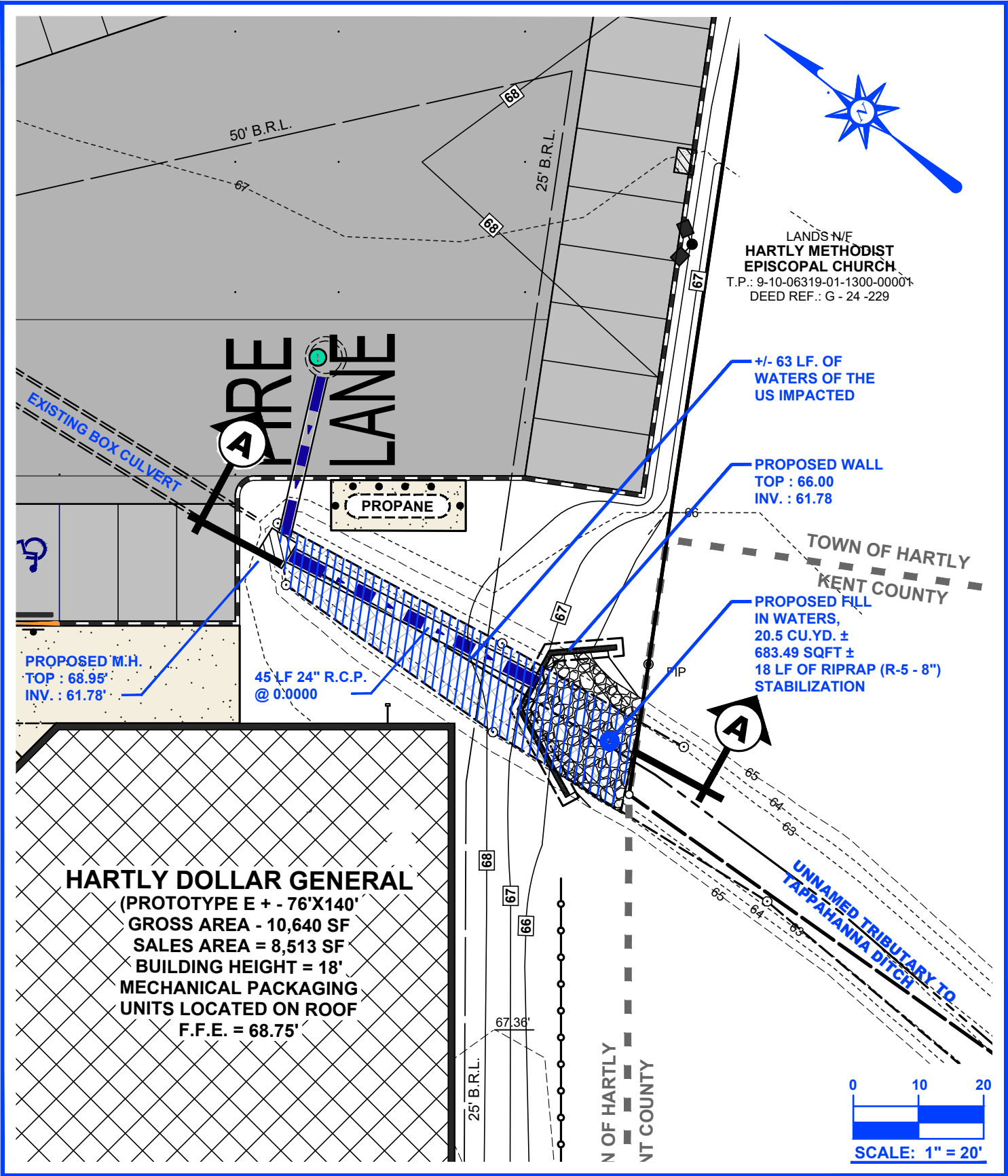
**DOLLAR GENERAL HARTLY
EXHIBIT "A"
WATERS DISTURBANCE**
TOWN OF HARTLY
KENT COUNTY, DELAWARE

**BECKER
MORGAN
GROUP**

ARCHITECTURE
ENGINEERING
Dover, DE
309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

BMG: 2022108.00
SCALE: 1" = 100'
DATE: 11/6/23
DRAWN BY: B.W.

EXHIBIT A



LANDS N/F
**HARTLY METHODIST
 EPISCOPAL CHURCH**
 T.P.: 9-10-06319-01-1300-00001
 DEED REF.: G - 24 -229

+/- 63 LF. OF
 WATERS OF THE
 US IMPACTED

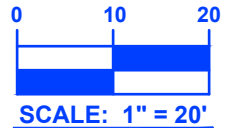
PROPOSED WALL
 TOP : 66.00
 INV. : 61.78

PROPOSED FILL
 IN WATERS,
 20.5 CU.YD. ±
 683.49 SQFT ±
 18 LF OF RIPRAP (R-5 - 8")
 STABILIZATION

PROPOSED M.H.
 TOP : 68.95'
 INV. : 61.78'

45 LF 24" R.C.P.
 @ 0.0000

HARTLY DOLLAR GENERAL
 (PROTOTYPE E + - 76'X140'
 GROSS AREA - 10,640 SF
 SALES AREA = 8,513 SF
 BUILDING HEIGHT = 18'
 MECHANICAL PACKAGING
 UNITS LOCATED ON ROOF
 F.F.E. = 68.75'



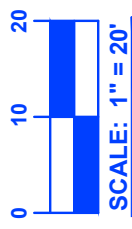
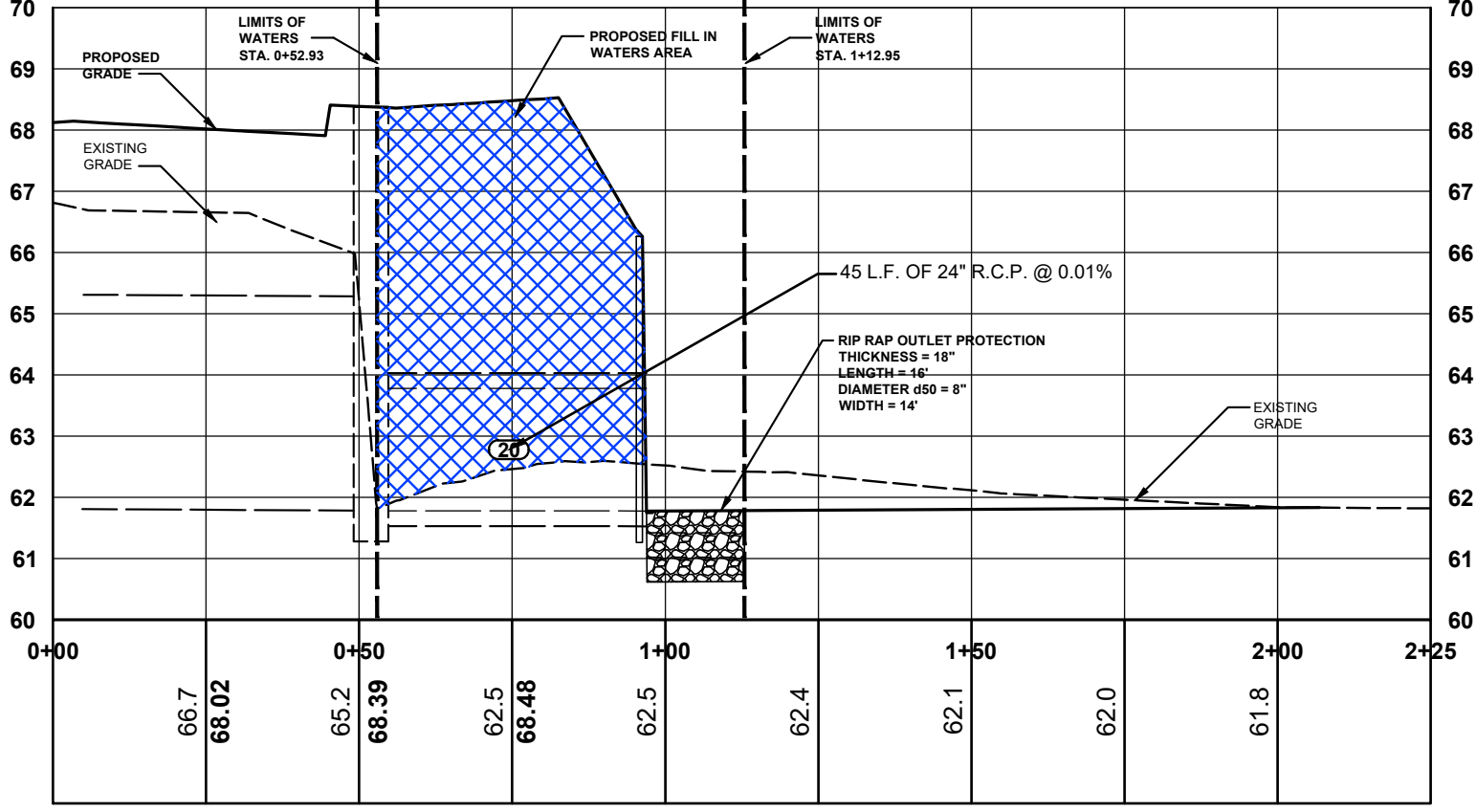
LAYER STATE: EXHIBIT B

**DOLLAR GENERAL HARTLY
 EXHIBIT "B"
 WATERS DISTURBANCE**
 TOWN OF HARTLY
 KENT COUNTY, DELAWARE

**BECKER
 MORGAN**
 GROUP

ARCHITECTURE
 ENGINEERING
Dover, DE
 309 S. Governors Ave.
 Dover, DE 19904
 Ph. 302.734.7950
 Fax 302.734.7965

BMG: 2022108.00
 SCALE: 1" = 20'
 DATE: 11/6/23
 DRAWN BY: B.W.
EXHIBIT B



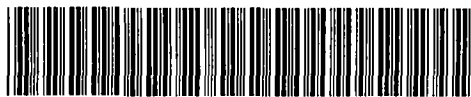
LAYER STATE: EXHIBIT C

DOLLAR GENERAL HARTLY
EXHIBIT "C"
WATERS DISTURBANCE
 TOWN OF HARTLY
 KENT COUNTY, DELAWARE

BECKER MORGAN
 GROUP

ARCHITECTURE
 ENGINEERING
Dover, DE
 309 S. Governors Ave.
 Dover, DE 19904
 Ph. 302.734.7950
 Fax. 302.734.7965

BMG: 2022108.00
 SCALE: 1" = 20'
 DATE: 11/6/23
 DRAWN BY: B.W.
EXHIBIT C



70 2013 00229011

Kent County
Betty Lou McKenna
Recorder of Deeds
Dover, DE 19901

Instrument Number: 2013-229011

Recorded On: February 27, 2013 As-Deed

Parties: HARTLY TOWN CENTER LLC

To ROWAN BOULEVARD ONE LLC

of Pages: 7

Comment:

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Deed		111.00
	# of Pages	6
	# of Parcel IDs	4
Total:		111.00

Realty Tax Information

Affidavit Attached-No		
STATE AND COUNTY OF KENT		EXEMPT
	Value	
State of Delaware		0.00
County of Kent		0.00
		0.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2013-229011
 Receipt Number: 314084
 Recorded Date/Time: February 27, 2013 03:14:33P
 Book-Vol/Pg: BK-RE VL-6657 PG-163
 User / Station: P Orona - Cashier 2

MORRIS JAMES LLP
 PO BOX 2306
 WILMINGTON DE 19899



Betty Lou McKenna

Accepted for Filing in:
Kent County
Doc# 229011
On: Feb 27, 2013 at 03:14P

6
4 parcels
\$ 111.

TAX PARCEL NO(S): WD-00-063.19-01-03.00-000
WD-10-063.19-01-10.00-000
WD-10-063.19-01-11.00-000
WD-10-063.19-01-12.00-000

PREPARED BY: MORRIS JAMES LLP
(AND RETURN TO) P.O. BOX 2306
WILMINGTON, DE 19899

FILE NO: 118809-03 (RPB)

DEED-IN-LIEU OF FORECLOSURE

THIS DEED-IN-LIEU OF FORECLOSURE, is made as of the 1st day of February, 2013,

-BETWEEN-

Hartly Town Center, LLC, a Delaware limited liability company, party of the first part, as borrower and mortgagor under a bona fide loan from and a bona fide mortgage to Wilmington Trust Company that are genuinely in default,

-AND-

Rowan Boulevard One LLC, a Delaware limited liability company, party of the second part, as the present lender and holder of said defaulted loan and mortgage by assignment from Wilmington Trust Company.

WITNESSETH, that the said party of the first part, for and in consideration Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, grants and conveys unto the said party of the second part, its successors and assigns, in lieu of foreclosure on the mortgages held by the party of the second part,

ALL that certain lot, piece or parcel of land with the improvements thereon erected, situate in Kent County and State of Delaware, located at 74 Main Street and Arthursville Road, being more particularly bounded and described as set forth on Exhibit "A" hereto, which description is incorporated by reference as if here fully set forth.

TOGETHER WITH all improvements thereon, all appurtenances thereto, all beneficial easements, servitudes, rights, interests, privileges and claims, including without limitation, any and all leases and rents, approvals and permits, construction contracts and service agreements, all to the extent same are rightfully transferable and have not heretofore assigned to Wilmington Trust Company.

SUBJECT to all easements, agreements, covenants, and plans of record, this reference to which shall not be construed to reimpose any such easements, agreement, covenants and plans that have otherwise lapsed, expired, or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

BEING PART OF THE SAME LANDS and premises by which Barbara Ann Forrest (formerly Barbara Ann Seward), Thomas Howard Seward, Donald Richard Seward, Beverly Diane Gingerich, Ludwig F. Schweitzer III and Mary Lou Bentley by deed recorded in the Office of the Recorder of Deeds in and for Kent County on October 11, 2007 in Deed Book 4094, Page 216, did grant and convey unto Hartly Town Center, LLC, a Delaware limited liability company, in fee.

ALSO BEING PART OF THE SAME LANDS and premises by which Barbara Ann Forrest (formerly Barbara Ann Seward), Thomas Howard Seward, Donald Richard Seward, Beverly Diane Gingerich, by deed recorded in the Office of the Recorder of Deeds in and for Kent County on October 11, 2007 in Deed Book 4094, Page 212, did grant and convey unto Hartly Town Center, LLC, a Delaware limited liability company, in fee.

AND BEING THE SAME LANDS mortgaged to Wilmington Trust Company by mortgages of record recorded in the Recorder of Deeds in and for Kent County at Mortgage Mortgage Book 4094, Page 222, Mortgage Book 4371, Page 277 and Mortgage Book 5248, Page 115 which mortgages (and obligations secured thereby) were thereafter assigned to Onix Z LLC by assignment of record recorded in the Recorder of Deeds in and for Kent County at Record Book 5765, Page 53, Record Book 5765, Page 57 and Record Book 5765, Page 61, which in turn assigned same to the party of the second part.

**Grantee Address:
150 Onix Drive
Kennett Square, PA 19348**

[signature page follows]

POOR ORIGINAL

Parcel No. WD-00-063.19-01-03.00-000

ALL that certain lot, piece and parcel of land, lying and being situate in West Dover Hundred, Kent County, and the State of Delaware, as depicted on a survey prepared by Charles D. Murphy Associates, Inc., dated 5 October 2007, lying southeast of but not adjacent to Delaware Route 11, adjoining lands now or formerly of Deanna L. Jackson, other lands now or formerly of Betty Seward, lands now or formerly of Hartly Methodist Episcopal Church, and lands now or formerly of James H. Scott, being more particularly described as follows, to-wit:

BEGINNING at a corner for lands now or formerly of Deanna L. Jackson, and other lands now or formerly of Betty Seward, said point being distant the following three (3) courses and distances from the right-of-way intersection of Main Street and Delaware Route 11:

1. South 35 deg. 05 min. 24 sec. West 56.96 feet to a point;
2. South 36 deg. 42 min. 52 sec. Seconds West 185.58 feet at a corner for aforementioned Jackson lands; and
3. Following said Jackson lands South 47 deg. 45 min. 29 sec. East 178.95 feet, to the point of beginning.

Thence running with said other Seward lands North 36 deg. 59 min. 27 sec. East 164.48 feet to a corner for lands now or formerly of Hartly Methodist Episcopal Church in the centerline of a ditch; thence proceeding along said Church lands and said ditch the following two (2) courses and distances:

1. South 17 deg. 52 min. 07 sec.. East 141.10 feet to a point; and
2. South 24 deg. 20 min. 31 sec. East 98.93 feet to a corner for lands now or formerly of James H. Scott.

Thence leaving said ditch and running with said Scott lands the following two (2) courses and distances:

1. South 45 deg. 35 min. 43 sec. West 54.20 feet to a point; and
2. North 47 deg. 46 min. 42 sec. West 156.60 feet to a found rebar at a corner for aforementioned Deanna L. Jackson lands.

Thence finally, proceeding with said Jackson lands North 47 deg. 45 min. 29 sec. West 38.29 feet to the place of beginning, containing 21,114 square feet of land more or less.

Parcel No. WD-10-63.19-01-11.00-000

ALL that certain lot, piece and parcel of land, lying and being situate in the Town of Hartly, Kent County, and the State of Delaware, as depicted on a survey prepared by Charles D. Murphy Associates, Inc., dated 5 October 2007, fronting on the southeasterly right-of-way line of Delaware Route 11, at sixty (60) feet wide, and the southwesterly right-of-way line of Main Street, at forty (40) feet wide adjoining other lands now or formerly of Betty Seward, being more particularly described as follows, to-wit:

BEGINNING at the right-of-way intersection of Delaware Route 11 and Main Street; thence proceeding with said Main Street the following four (4) courses and distances:

1. Deflecting right along a 49.49 foot radius curve, the chord of which bears North 55 deg. 01 min. 21 sec. East 33.74 feet, an arc distance of 34.43 feet;
2. Deflecting right along a 148.82 foot radius curve, the chord of which bears North 84 deg. 19 min. 34 sec. East 48.46 feet, an arc distance of 48.68 feet;
3. Deflecting right along a 182.22 foot radius curve, the chord of which bears South 79 deg. 49 min. 01 sec. East 41.17 feet, an arc distance of 41.25 feet; and
4. South 65 deg. 53 min. 34 sec. East 75.00 feet to a corner for other lands now or formerly of Betty Seward.

Thence proceeding with said other Seward lands the following two (2) courses and distances:

1. South 43 deg. 57 min. 48 sec. West 198.56 feet; and
2. North 53 deg. 17 min. 08 sec. West 129.75 feet to a point on the aforementioned southeasterly right-of-way line of Delaware Route 11.

thence running with said Route 11 the following two (2) courses and distances:

1. North 36 deg. 42 min. 52 sec. East 40.58 feet, and finally
2. North 35 deg. 05 min. 21 sec. East 56.96 feet to the place of beginning, containing 24,141 square feet of land, more or less.

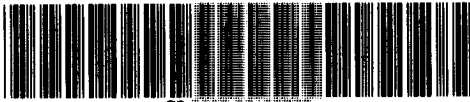
Parcel No. WD-10-63.19-01-10.00-000

ALL that certain lot, piece and parcel of land, lying and being situate in the Town of Hartly, Kent County, and the State of Delaware, as depicted on a survey prepared by Charles D. Murphy Associates, Inc., 5 October 2007, fronting on southeasterly right-of-way line of Delaware Route 11, at sixty (60) feet wide, adjoining other lands now or formerly of Betty Seward, and lands now or formerly of Deanna L. Jackson, being more particularly described as follows, to-wit:

BEGINNING at a corner for other lands now or formerly of Betty Seward, said point being distant 97 feet, more or less, from the right-of-way intersection of Main Street and Delaware Route 11; thence running with said other Seward lands the following four (4) courses and distances;

1. South 53 deg. 17 min. 08 sec. East 129.75 feet;
2. North 43 deg. 57 min. 48 sec. East 34.39 feet;
3. South 17 deg. 52 min. 07 sec. East 55.00 feet; and
4. South 36 deg. 59 min. 27 sec. West 164.48 feet to a corner for lands now or formerly of Deanna L. Jackson.

Thence proceeding with said Jackson lands North 47 deg. 45 minutes 29 sec. West 178.95 feet to a point on the aforementioned southeasterly right-of-way line of State Route 11; thence finally running with said State Route 11 North 36 deg. 42 min. 52 sec. East 145.00 feet to the place of beginning, containing 28,315 square feet of land, more or less.



Kent County
Betty Lou McKenna
Recorder of Deeds
Dover, DE 19901

Instrument Number: 2007-105723

Recorded On: October 11, 2007 As-Deed

Parties: FORREST BARBARA ANN

To HARTLY TOWN CENTER LLC

of Pages: 4

Comment:

**** DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT ****

Deed		37.00
	# of Pages	3
	# of Parcel IDs	1
Total:		37.00

Realty Tax Information

Affidavit Attached-No		
STATE AND COUNTY OF KENT		
	Value	800.00
State of Delaware		800.00
County of Kent		0.00
		800.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

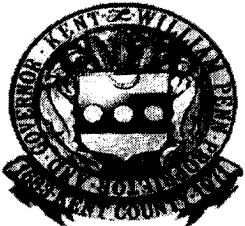
**** DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT ****

File Information:

Record and Return To:

Document Number: 2007-105723
 Receipt Number: 163625
 Recorded Date/Time: October 11, 2007 11:30:38A
 Book-Vol/Pg: BK-RE VL-4094 PG-212
 User / Station: C Yerkes - Cashier 4

YOUNG MALMBERG & HOWARD
 30 THE GREEN
 DOVER DE 19901



Betty Lou McKenna

3
\$39 -

Accepted for Filing in
Kent County
Doc# 105723
On: Oct 11, 2007 at 11:30A

Parcel No.: WD-10-063.19-01-12.00-000

Prepared by:
Sandra W. Dean, Esq.
12322 Willow Grove Road
Camden, DE 19934

ORIGINAL

DEED

THIS DEED made this 10th day of October 2007, between Barbara Ann Forrest (formerly Barbara Ann Seward), Thomas Howard Seward, Donald Richard Seward and Beverly Diane Gingerich,, parties of the first part,

AND

Hartly Town Center, LLC, a Delaware Limited Liability Company, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten dollars (\$10.00) lawful money of the United States of America, hereby grant and convey unto the said party of the second part, its successors and assigns:

ALL that certain lot, piece and parcel of land, lying and being situate in the Town of Hartly, Kent County, and the State of Delaware, as depicted on a survey prepared by Charles D. Murphy Associates, Inc., dated 5 October 2007, fronting on the southwesterly right-of-way line of Main Street, at forty (40) feet wide, adjoining other lands now or formerly of Betty Seward, and lands now or formerly of Hartly Methodist Episcopal Church, being more particularly described as follows, to-wit:

BEGINNING at a corner for other lands now or formerly of Betty Seward, and at a point on the southwesterly right-of-way of Main Street, said point being distant 75 feet, more or less, from the right-of-way intersection of Delaware Route 11 and Main Street; thence running with said Main Street the following two (2) courses and distances:

1. South 65 deg. 53 min. 34 sec. East 9.76 feet to a point of curvature; and
2. Deflecting right along a 434.84 foot radius curve, the chord of which bears South 61 deg, 00 min. 34 sec. East 45.22 feet, an arc distance of 45.24 feet to a corner for lands now or formerly of Hartly Methodist Episcopal Church, from which point a found iron pipe bears North 45 deg. 11 min. 09 sec. East 0.21 feet.

Thence following said Church lands South 45 deg. 11 min. 09 sec. West, passing over a found iron pipe at 184.88 feet, a total distance of 205.18 feet to a corner for other Seward lands in the centerline of a ditch; thence proceeding with said Seward lands and with said ditch North 17 deg. 52 min. 07 sec. West 55.00 feet; thence finally, leaving said ditch and continuing with said Seward lands North 43 deg. 57 min. 48 sec. East 164.17 feet to the place of beginning, containing 9,406 square feet of land, more or less.

Being the same lands and premises which were conveyed unto Olin T. Seward and Betty Seward, by deed of Maude M. Schweitzer Seward dated August 18, 1981 and recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware on August 19, 1981, in Deed Record Book H, Volume 36, Page 157.

Subsequently, the said Olin T. Seward died on February 12, 2006, title vesting in Betty Seward as surviving tenant by the entirety.

Betty Seward died on May 15, 2007 devising her property by her Last Will and Testament to Barbara Ann Forrest (formerly Seward), Thomas Howard Seward, Donald Richard Seward and Beverly Diane Gingerich.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

Sealed and Delivered
In the Presence of:

Witness

Barbara Ann Forrest (SEAL)
Barbara Ann Forrest, formerly
Barbara Ann Seward

Witness

Thomas Howard Seward (SEAL)
Thomas Howard Seward

Witness

Donald Richard Seward (SEAL)
Donald Richard Seward

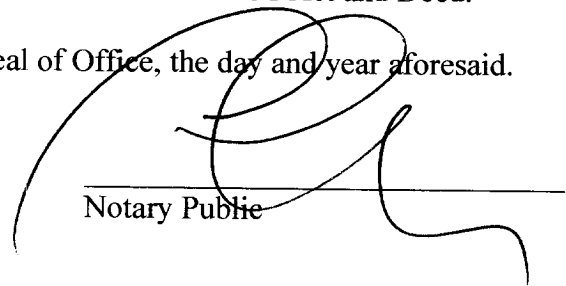
Witness

Beverly Diane Gingerich (SEAL)
Beverly Diane Gingerich

STATE OF Delaware :
 :SS.
COUNTY OF Kent :

BE IT REMEMBERED, that on this 10th day of October in the year of our Lord, 2007 personally came before the subscriber a Notary Public in and for the State and County aforesaid, Barbara Ann Forrest (formerly Barbara Ann Seward), Thomas Howard Seward, Donald Richard Seward and Beverly Diane Gingerich, parties to this Indenture, known to me personally to be such, and they acknowledged this Indenture to be their Act and Deed.

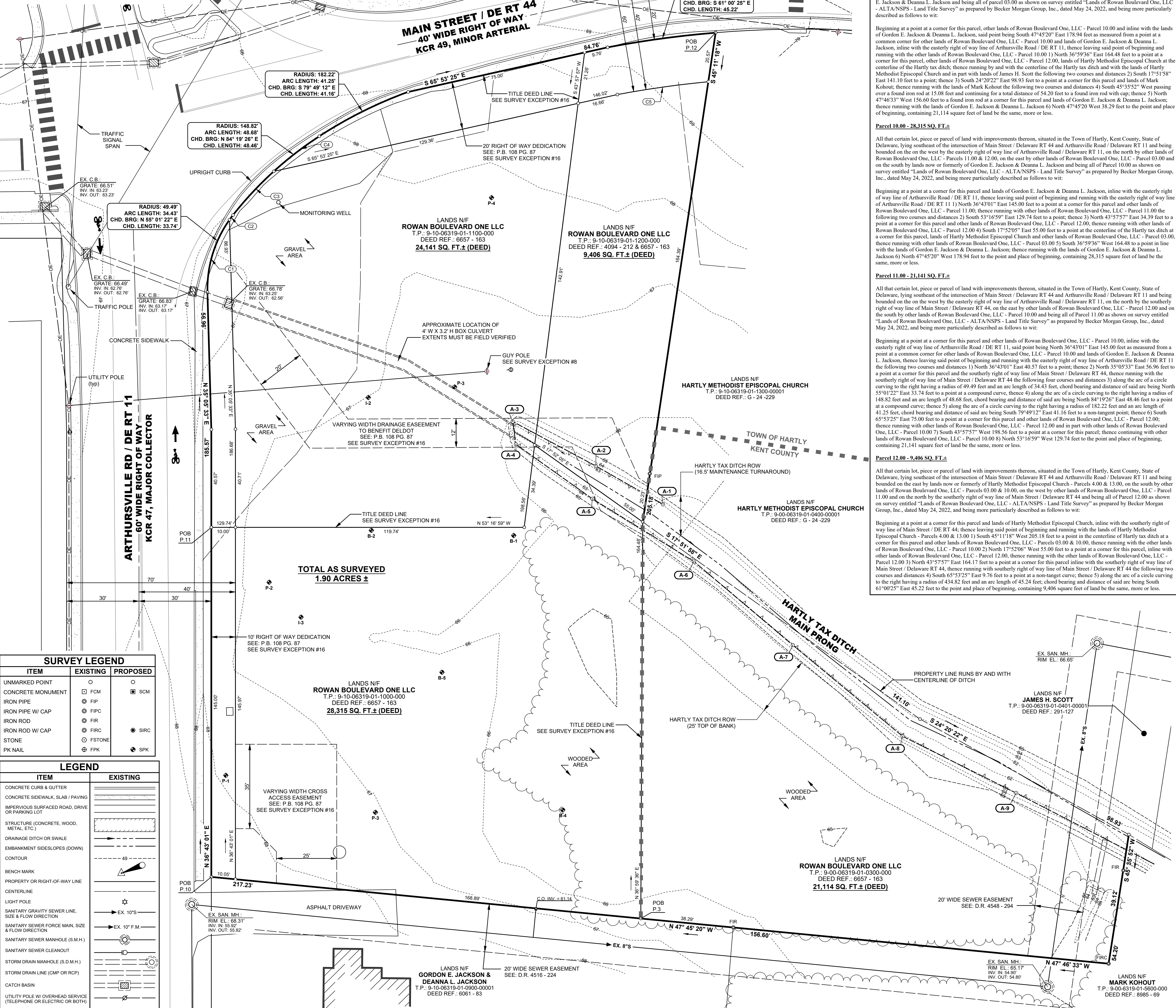
GIVEN under my Hand and Seal of Office, the day and year aforesaid.



Notary Public

JOHN DAVID W. WIMBERG III
ATTORNEY AT LAW
MEMBER OF DELAWARE BAR

PARCEL CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	49.49'	32.02'	N53° 37' 32"E	31.46'
C2	49.49'	2.41'	N73° 33' 21"E	2.41'
C3	148.82'	24.79'	N79° 43' 30"E	24.76'
C4	148.82'	23.89'	N89° 05' 45"E	23.86'
C5	414.83'	38.11'	N61° 18' 47"W	38.10'



METES AND BOUNDS DESCRIPTION

OWNER: Rowan Boulevard One, LLC
TAX MAP NO.: 9-00-06319-01-0300-000, 9-10-06319-01-1000-000, 9-10-06319-01-1100-000 & 9-10-06319-01-1200-000

Parcel 03.00 - 21,114 SQ. FT. ±:
 All that certain lot, piece or parcel of land with improvements thereon, situated in Kent County, State of Delaware, lying southeast, but not adjacent to the intersection of Main Street / Delaware RT 44 and Arthursville Road / Delaware RT 11 and being bounded on the west by other lands of Rowan Boulevard One, LLC - Parcel 10.00, on the north by lands now or formerly of Hartly Methodist Episcopal Church, lands now or formerly of James H. Scott and the centerline of Hartly tax ditch, on the east by lands now or formerly of Mark Kohout and on the south by lands now or formerly of Mark Kohout and lands now or formerly of Gordon E. Jackson & Deanna L. Jackson and being all of parcel 03.00 as shown on survey entitled "Lands of Rowan Boulevard One, LLC - ALTA/NSPS - Land Title Survey" as prepared by Becker Morgan Group, Inc., dated May 24, 2022, and being more particularly described as follows to wit:

Beginning at a point at a corner for this parcel and other lands of Rowan Boulevard One, LLC - Parcel 10.00 and in line with the lands of Gordon E. Jackson & Deanna L. Jackson, said point being South 47°45'20" East 178.94 feet as measured from a point at a common corner for other lands of Rowan Boulevard One, LLC - Parcel 10.00 and lands of Gordon E. Jackson & Deanna L. Jackson, in line with the easterly right of way line of Arthursville Road / Delaware RT 11, thence leaving said point of beginning and running with the other lands of Rowan Boulevard One, LLC - Parcel 10.00 1) North 36°59'36" East 164.48 feet to a point at a corner for this parcel, other lands of Rowan Boulevard One, LLC - Parcel 12.00, lands of Hartly Methodist Episcopal Church at the centerline of the Hartly tax ditch, thence running by and with the centerline of the Hartly tax ditch and with the lands of Hartly Methodist Episcopal Church and in part with lands of James H. Scott the following two courses and distances 2) South 17°51'58" East 141.10 feet to a point; thence 3) South 24°20'22" East 98.93 feet to a point at a corner for this parcel and lands of Mark Kohout, thence running with the lands of Mark Kohout the following two courses and distances 4) South 45°35'33" West passing over a found iron rod at 15.08 feet and continuing for a total distance of 54.20 feet to a found iron rod with cap; thence 5) North 47°46'33" West 156.60 feet to a found iron rod at a corner for this parcel and lands of Gordon E. Jackson & Deanna L. Jackson, thence running with the lands of Gordon E. Jackson & Deanna L. Jackson 6) North 47°45'20" West 38.29 feet to the point and place of beginning, containing 21,114 square feet of land be the same, more or less.

Parcel 10.00 - 28,315 SQ. FT. ±:
 All that certain lot, piece or parcel of land with improvements thereon, situated in the Town of Hartly, Kent County, State of Delaware, lying southeast of the intersection of Main Street / Delaware RT 44 and Arthursville Road / Delaware RT 11 and being bounded on the west by the easterly right of way line of Arthursville Road / Delaware RT 11, on the north by other lands of Rowan Boulevard One, LLC - Parcels 11.00 & 12.00, on the east by other lands of Rowan Boulevard One, LLC - Parcel 03.00 and on the south by lands now or formerly of Gordon E. Jackson & Deanna L. Jackson and being all of Parcel 10.00 as shown on survey entitled "Lands of Rowan Boulevard One, LLC - ALTA/NSPS - Land Title Survey" as prepared by Becker Morgan Group, Inc., dated May 24, 2022, and being more particularly described as follows to wit:

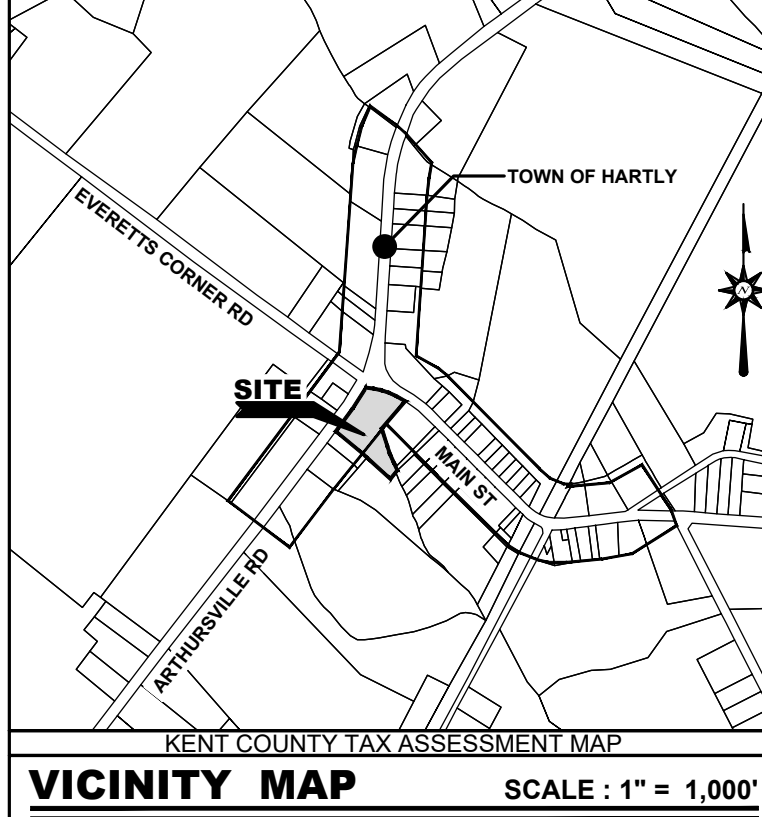
Beginning at a point at a corner for this parcel and lands of Gordon E. Jackson & Deanna L. Jackson, in line with the easterly right of way line of Arthursville Road / DE RT 11, thence leaving said point of beginning and running with the easterly right of way line of Arthursville Road / DE RT 11 1) North 36°43'01" East 145.00 feet to a point at a corner for this parcel and other lands of Rowan Boulevard One, LLC - Parcel 11.00, thence running with other lands of Rowan Boulevard One, LLC - Parcel 11.00 the following two courses and distances 2) South 53°16'59" East 129.74 feet to a point; thence 3) North 43°57'57" East 34.39 feet to a point at a corner for this parcel and other lands of Rowan Boulevard One, LLC - Parcel 12.00, thence running with other lands of Rowan Boulevard One, LLC - Parcel 12.00 4) South 17°52'05" East 55.00 feet to a point at the centerline of the Hartly tax ditch at a corner for this parcel, lands of Hartly Methodist Episcopal Church and other lands of Rowan Boulevard One, LLC - Parcel 03.00, thence running with other lands of Rowan Boulevard One, LLC - Parcel 03.00 5) South 36°59'36" West 164.48 feet to a point in line with the lands of Gordon E. Jackson & Deanna L. Jackson, thence running with the lands of Gordon E. Jackson & Deanna L. Jackson 6) North 47°45'20" West 178.94 feet to the point and place of beginning, containing 28,315 square feet of land be the same, more or less.

Parcel 11.00 - 21,141 SQ. FT. ±:
 All that certain lot, piece or parcel of land with improvements thereon, situated in the Town of Hartly, Kent County, State of Delaware, lying southeast of the intersection of Main Street / Delaware RT 44 and Arthursville Road / Delaware RT 11 and being bounded on the west by the easterly right of way line of Arthursville Road / Delaware RT 11, on the north by the southerly right of way line of Main Street / Delaware RT 44, on the east by other lands of Rowan Boulevard One, LLC - Parcel 12.00 and on the south by other lands of Rowan Boulevard One, LLC - Parcel 10.00 and being all of Parcel 11.00 as shown on survey entitled "Lands of Rowan Boulevard One, LLC - ALTA/NSPS - Land Title Survey" as prepared by Becker Morgan Group, Inc., dated May 24, 2022, and being more particularly described as follows to wit:

Beginning at a point at a corner for this parcel and other lands of Rowan Boulevard One, LLC - Parcel 10.00, in line with the easterly right of way line of Arthursville Road / DE RT 11, said point being North 36°43'01" East 145.00 feet as measured from a point at a common corner for other lands of Rowan Boulevard One, LLC - Parcel 10.00 and lands of Gordon E. Jackson & Deanna L. Jackson, thence leaving said point of beginning and running with the easterly right of way line of Arthursville Road / DE RT 11 the following two courses and distances 1) North 36°43'01" East 40.57 feet to a point; thence 2) North 3°02'33" East 56.96 feet to a point at a corner for this parcel and the southerly right of way line of Main Street / Delaware RT 44, thence running with the southerly right of way line of Main Street / Delaware RT 44 the following four courses and distances 3) along the arc of a circle curving to the right having a radius of 34.43 feet, chord bearing and distance of said arc being North 55°01'22" East 33.74 feet to a point at a compound curve, thence 4) along the arc of a circle curving to the right having a radius of 148.82 feet and an arc length of 48.68 feet, chord bearing and distance of said arc being North 84°19'26" East 48.46 feet to a point at a compound curve, thence 5) along the arc of a circle curving to the right having a radius of 182.22 feet and an arc length of 41.25 feet, chord bearing and distance of said arc being South 79°49'12" East 41.16 feet to a non-tangent point; thence 6) South 65°53'25" East 75.00 feet to a point at a corner for this parcel and other lands of Rowan Boulevard One, LLC - Parcel 12.00, thence running with other lands of Rowan Boulevard One, LLC - Parcel 12.00 and in part with other lands of Rowan Boulevard One, LLC - Parcel 10.00 and on the north by the southerly right of way line of Main Street / Delaware RT 44 and being all of Parcel 11.00 as shown on survey entitled "Lands of Rowan Boulevard One, LLC - ALTA/NSPS - Land Title Survey" as prepared by Becker Morgan Group, Inc., dated May 24, 2022, and being more particularly described as follows to wit:

Parcel 12.00 - 9,406 SQ. FT. ±:
 All that certain lot, piece or parcel of land with improvements thereon, situated in the Town of Hartly, Kent County, State of Delaware, lying southeast of the intersection of Main Street / Delaware RT 44 and Arthursville Road / Delaware RT 11 and being bounded on the east by lands now or formerly of Hartly Methodist Episcopal Church - Parcels 4.00 & 13.00, on the south by other lands of Rowan Boulevard One, LLC - Parcels 03.00 & 10.00, on the west by other lands of Rowan Boulevard One, LLC - Parcel 10.00 and on the north by the southerly right of way line of Main Street / Delaware RT 44 and being all of Parcel 12.00 as shown on survey entitled "Lands of Rowan Boulevard One, LLC - ALTA/NSPS - Land Title Survey" as prepared by Becker Morgan Group, Inc., dated May 24, 2022, and being more particularly described as follows to wit:

Beginning at a point at a corner for this parcel and lands of Hartly Methodist Episcopal Church, in line with the southerly right of way line of Main Street / DE RT 44, thence leaving said point of beginning and running with the lands of Hartly Methodist Episcopal Church - Parcels 4.00 & 13.00 1) South 45°11'18" West 205.18 feet to a point in the centerline of Hartly tax ditch at a corner for this parcel and other lands of Rowan Boulevard One, LLC - Parcels 03.00 & 10.00, thence running with the other lands of Rowan Boulevard One, LLC - Parcel 10.00 2) North 17°52'06" West 55.00 feet to a point at a corner for this parcel, in line with other lands of Rowan Boulevard One, LLC - Parcel 12.00, thence running with the other lands of Rowan Boulevard One, LLC - Parcel 12.00 3) North 43°57'57" East 164.47 feet to a point at a corner for this parcel and the southerly right of way line of Main Street / Delaware RT 44, thence running with southerly right of way line of Main Street / Delaware RT 44 the following two courses and distances 4) South 65°52'25" East 97.76 feet to a point at a non-tangent point; thence 5) along the arc of a circle curving to the right having a radius of 434.82 feet and an arc length of 45.24 feet, chord bearing and distance of said arc being South 61°00'25" East 45.22 feet to the point and place of beginning, containing 9,406 square feet of land be the same, more or less.



TITLE COMMITMENT - RE21-1516RT EFFECTIVE DATE 09/01/2021
PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II SURVEY EXCEPTIONS

SCHEDULE B DESIGNATION	INSTRUMENT TYPE	BETWEEN / WITH / TO	REFERENCE	DESCRIPTION
8	RIGHT OF WAY	LUDWIG F. SCHWEITZER, ET AL & EASTERN SHORE PUBLIC SERVICE CO	Y-15-305	RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND CONSTRUCT, OPERATE & PERPETUALLY MAINTAIN A POLE LINE, POLE AND GUY WIRE AS NECESSARY - BURNS SUBJECT PARCEL - SHOWN ON SURVEY
9	RIGHT OF WAY	GUY F. SWAN, ET AL & EASTERN SHORE PUBLIC SERVICE CO	B-16-185	RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND CONSTRUCT, OPERATE & PERPETUALLY MAINTAIN A POLE LINE AND GUY WIRE AS NECESSARY - BURNS SUBJECT PARCEL - NOT PLOTTABLE
10	RIGHT OF WAY	LUDWIG F. SCHWEITZER & MARY E. SCHWEITZER & DELMARVA POWER & LIGHT CO	P-19-120	RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND CONSTRUCT, OPERATE & PERPETUALLY MAINTAIN A POLE LINE AND GUY WIRE AS NECESSARY - BURNS SUBJECT PARCEL - NOT PLOTTABLE
11	RIGHT OF WAY	HOWARD SCHWEITZER & MAUDE SCHWEITZER & DELMARVA POWER & LIGHT CO	P-19-122	RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND CONSTRUCT, OPERATE & PERPETUALLY MAINTAIN A POLE LINE AND GUY WIRE AS NECESSARY - BURNS SUBJECT PARCEL - NOT PLOTTABLE
12	RIGHT OF WAY	MARY SCHWEITZER & DELMARVA POWER & LIGHT CO & DELMARVA STATE TELEPHONE CO	V-21-174	RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND CONSTRUCT, OPERATE & PERPETUALLY MAINTAIN A POLE LINE AND GUY WIRE AS NECESSARY - DOES NOT BURN SUBJECT PARCEL - NOT ON SUBJECT PARCEL
13	EASEMENT	HARTLY TOWN CENTER, LLC & KENT COUNTY LEVY COURT	4584-294	EASEMENT AND RIGHT OF WAY UNDER ACROSS A THROUGH LIMITED PORTION OF PARCEL, AS DEFINED FOR "IMPROVEMENTS" TO SS SYSTEM - SHOWN ON SURVEY
14	TAX DITCH ORDER	KENT SOIL CONSERVATION DISTRICT	3546-115 4879-98 5984-36	RIGHT OF WAY AND/OR ASSESSMENT AS PART OF THE COW MARSH TAX DITCH - BURNS SUBJECT PARCEL - NOT PLOTTABLE
15	TAX DITCH ORDER	KENT SOIL CONSERVATION DISTRICT	3560-1 4879-98 5984-36	RIGHT OF WAY AND/OR ASSESSMENT AS PART OF THE COW MARSH TAX DITCH - BURNS SUBJECT PARCEL - NOT PLOTTABLE
16	RECORDED PLAT	HARTLY TOWN CENTER	P.B. 108 PG. 107	NOTES, EASEMENTS, RESTRICTIONS AS SHOWN ON RECORDED PLAT - BURNS SUBJECT PARCEL - SHOWN ON SURVEY

SURVEY CERTIFICATION

TO PTV 1222, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND CONTAINS ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(C), 8, 11(A), 13, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2022.

JEFFREY C. DODD P.L.S. NO. 782 DATE

GENERAL NOTES

- THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE, IN MAY 2022.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PARCEL IS LOCATED WITHIN ZONE "X" AREA OF MINIMAL FLOODING HAZARD, BASED ON FEMA FIRM MAP 1000100140H, EFFECTIVE DATE MAY 05, 2003.
- WETLANDS SHOWN HEREON WERE FIELD LOCATED BY BECKER MORGAN GROUP, AS DELINEATED BY WATERSHED ECO, LLC IN APRIL, 2022.

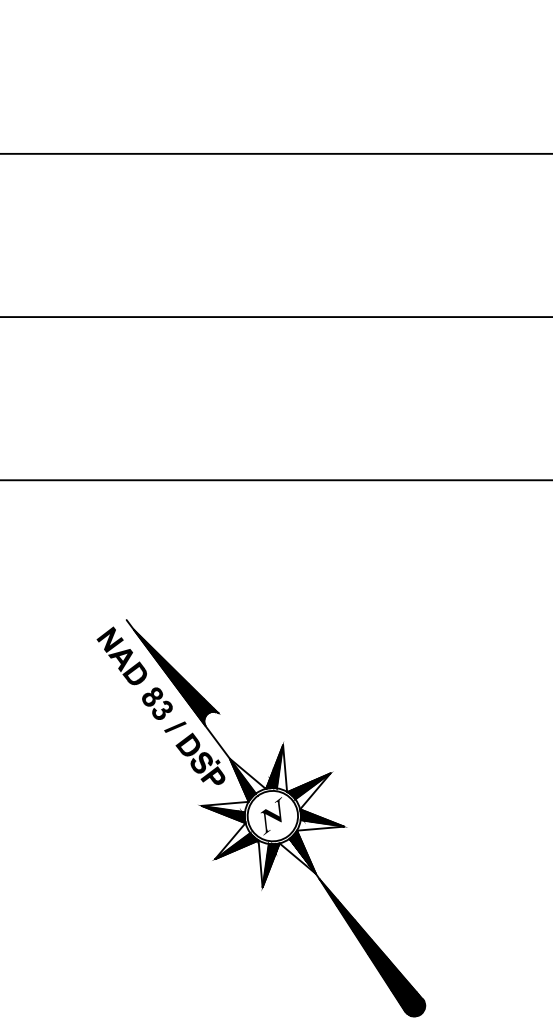
SITE DATA

- OWNER OF RECORD:** ROWAN BOULEVARD ONE LLC
150 ONIX DR
KENNET SQUARE, PA 19348
 - ENGINEER / SURVEYOR:** BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE.
DOVER, DELAWARE 19904
302-734-7950
 - PROPERTY LOCATION:** 2832 ARTHURSVILLE RD, HARTLY DE 19953
LATITUDE: N30° 10' 04.84" GR890 - NAD83 (2011)
LONGITUDE: W075° 42' 37.37" GR890 - NAD83 (2011)
 - TAX PARCEL NUMBER:** 9-00-06319-01-0300-000, 9-10-06319-01-1000-000, 1100-000 & 1200-000
 - DEED REFERENCE:** 4094 - 212 & 6657 - 163
 - PLAT REFERENCE:** 108 - 87
 - SITE AREA SUMMARY:** 1.90 ACRES ± (TOTAL AS SURVEYED)
 - ZONING CLASSIFICATION:** P. 10.00, 11.00 & 12.00 - NBD - NEIGHBORHOOD BUSINESS DISTRICT
P. 3.00 - AR - AGRICULTURAL RESIDENTIAL
 - SETBACKS / BULK REQUIREMENTS:** NBD - NEIGHBORHOOD BUSINESS DISTRICT
STREET YARD: 50 FEET
SIDE YARD: 10 FEET (25 FEET AGGREGATE)
REAR YARD: 25 FEET
MINIMUM LOT AREA: N/A
BUILDING HEIGHT: 2 1/2 STORIES - MAX 35 FEET
AR - AGRICULTURAL RESIDENTIAL
STREET YARD: 40 FEET (75 FEET ALONG MAJOR ROAD)
SIDE YARD: 25 FEET (60 FEET AGGREGATE)
REAR YARD: 40 FEET
MINIMUM LOT AREA: 1.0 ACRE
MINIMUM LOT WIDTH: 150 FEET
BUILDING HEIGHT: 35 FEET
DENSITY: 1 DWELLING / 10 ACRES
PERVIOUS: 23%
 - PRESENT USE:** VACANT LOT
 - ROAD CLASSIFICATION:** ARTHURSVILLE ROAD / DE RT 11 - MAJOR COLLECTOR (25 M.P.H.)
MAIN STREET / DE RT 44 - MINOR ARTERIAL (25 M.P.H.)
 - SURVEY DATUM:** NGS MONUMENTS
VERTICAL: NAVD 88 - DEDO
HORIZONTAL: NAD 83 (2011) - DEDO
 - MONUMENTATION:** 3 FOUND / 0 SET
 - SURVEY UNIT:** LINEAR: US SURVEY FOOT
ANGULAR: DEGREES MINUTES SECONDS (DMS)
COORDINATE: GROUND
- *ITEMS 8 & 9 TAKEN FROM AVAILABLE KENT COUNTY GIS INFORMATION AND TOWN OF HARTLY ZONING ORDINANCE. ZONING REPORT NOT PROVIDED

SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□ FCM	□ SCM
IRON PIPE	⊙ FIP	
IRON PIPE W/ CAP	⊙ FIPC	
IRON ROD	⊙ FIR	
IRON ROD W/ CAP	⊙ FIRC	⊙ SIRC
STONE	⊙ FSTONE	
PK NAIL	⊕ FPK	⊕ SPK

LEGEND	
ITEM	EXISTING
CONCRETE CURB & GUTTER	
CONCRETE SIDEWALK, SLAB / PAVING	
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	
DRAINAGE DITCH OR SWALE	
EMBANKMENT SIDESLOPES (DOWN)	
CONTOUR	
BENCH MARK	
PROPERTY OR RIGHT-OF-WAY LINE	
CENTERLINE	
LIGHT POLE	
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	
SANITARY SEWER MANHOLE (S.M.H.)	
SANITARY SEWER CLEANOUT	
STORM DRAIN MANHOLE (S.D.M.H.)	
STORM DRAIN LINE (CMP OR RCP)	
CATCH BASIN	
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	

BECKER MORGAN GROUP
 ARCHITECTURE ENGINEERING
 Delaware
 309 South Governors Avenue
 Dover, DE 19904
 302.734.7950
 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
 Newark, DE 19713
 302.369.3700
 Maryland
 312 West Main Street, Suite 300
 Salisbury, MD 21801
 410.546.9100
 North Carolina
 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com



PROJECT TITLE

LANDS OF
ROWAN BOULEVARD ONE, LLC

PREPARED FOR:
 PTV 1222 LLC

ARTHURSVILLE ROAD & MAIN STREET
 TOWN OF HARTLY & WEST DOVER HUNDRED
 KENT COUNTY, DE

SHEET TITLE
ALTA / NSPS LAND TITLE SURVEY

MARK	DATE	DESCRIPTION
LAYER STATE	ALTA	

PROJECT NO.: 2022108.00
DATE: 05/24/2022
SCALE: 1" = 20'
DRAWN BY: J.H.K. PROJ. MGR.: J.C.D.
 SHEET

1 OF 1
 COPYRIGHT 2021

**PTV 1222, LLC. NWP 18,
Hartly, Delaware
Adjacent Property Owners**

Tax Parcel: 9-00-06319-01-0400-00001
Hartly Methodist Church
85 Main Street, P.O. Box 142
Hartly, DE 19953

Tax Parcel: 9-01-06319-01-1300-00001
Hartly Methodist Church
85 Main Street, P.O. Box 142
Hartly, DE 19953

Tax Parcel: 9-10-06319-01-5600-00001
Mark Kohout
2436 Tower Road
Hartly, DE 19953

Tax Parcel: 9-10-06319-01-0900-00001
Deanna L. Jackson
2778 Arthursville Road
Hartly, DE 19953

Tax Parcel: 9-00-06319-01-0401-00001
James H. Scott
122 Loretta Drive
Camden Wyoming, DE 19934

Tax Parcel: 9-10-06319-01-1400-00001
Mark Kohout
2436 Tower Road
Hartly, DE 19953



Adjacent Property Owner Map (Subject Property in Red)