



ENVIRONMENTAL CONSULTING, INC.

Providing Environmental Solutions

Delaware Department of Natural Resources and Environmental Control (DNREC)
Wetlands and Subaqueous Lands Section
Attn: Matt Jones, Program Manager
89 Kings Highway,
Dover, Delaware 19901

REFERENCE: Porter Property – Boat Lift Modification
2 Charles Mason Way, Lewes, Sussex County, Delaware 19958
Applicant: 2 CHARLES MASON LLC - Mr. Scott Porter

Dear Mr. Jones or DNREC Representative,

Envirotech Environmental Consulting, Inc. (EECI), is submitting the enclosed Subaqueous Lands Section (WSLS) Permit Application Form and Appendix A (Boat Docking Facilities). Additional information such as: Driving Directions, Property Deed and Survey, State and Federal Review Letters, Site Photographs, Plan Sets and a Cross Section View are included in the packages.

The proposed project is along the Lewes-Rehoboth Canal, at 2 Charles Mason Way, Lewes, DE 19958; tax parcel # 335-4.14-119.00. The Subaqueous lands lease number: SL-279/07 was issued to Ralph Degli Obizzi on October 23, 2007 for a 5'x60' fixed pier, a 5'x5' 4'x20' gangway, 4'x25' floating pier, boat lift and three (3) free standing pilings. This lease is set to expire on June 29, 2025, therefore we are requesting a renewal at the date of expiration

The purpose of the project is to construct a boat lift, attached to the existing fixed dock. Two (2) wooden pilings will be removed from the south side area of the existing wooden dock/pier and four (4) pilings will be installed to modify the existing boat lift, from 16 to 10 linear feet. Site Diagrams Attached.

The full application package will be submitted and paid for through the DNREC E-Permitting online system. Please contact me with any questions.

Best Regards,

Lyle de la Rosa
Environmental Project Manager
Envirotech Environmental Consulting, Inc.
Office: 302.684.5201
Fax: 302.684.5204
email: lyle@envirotechinc.com



Envirotech

ENVIRONMENTAL CONSULTING, INC.
Providing Environmental Solutions

December 20, 2023

Subject Property: 2 Ch. Mason Way Lewes, DE 19958
Tax Map Parcel #: 335-4.14-119.00

The Deed for this property was transferred to **2 CHARLES MASON, LLC** on May 3, 2023.

Mr. Scott Porter is designated as the 'Authorized Representative' to sign on behalf of 2 CHARLES MASON, LLC.

Name: Scott Porter

Signature: [Handwritten Signature]

Date: 12/20/2023

ON 12-20-23 Scott Porter appeared before
me a notary for state of Delaware
County of new castle

Steven Vivolo

STEVEN VIVOLO
Notary Public
STATE OF DELAWARE
My Commission Expires 08/02/2026

Regards,

Lyle de la Rosa
Environmental Project Manager
Envirotech Environmental Consulting, Inc.
Office: 302.684.5201 ext. 3
Fax: 302.684.5401

Envirotech

ENVIRONMENTAL CONSULTING, INC.
Providing Environmental Solutions

17605 Nassau Commons Blvd. Unit D, Lewes, DE 19958
(302) 684-5201, Fax 684-5204, www.envirotechinc.com

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: <u>Scott Porter</u>
Mailing Address: <u>2 Charles Mason Way</u>
<u>Lewes, De 19958</u> | Telephone #: <u>302.530.6011</u>
Fax #: _____
E-mail: <u>sp@porterconstruction.com</u> |
| 2. Consultant's Name: <u>Todd Fritchman</u>
Mailing Address: <u>17605 Nassau Commons Blvd, Unit D</u>
<u>Lewes, Delaware 19958</u> | Company Name: <u>Envirotech Environmental Consulting, Inc.</u>
Telephone #: <u>302.684.5201</u>
Fax #: <u>302.684.5204</u>
E-mail: <u>todd@envirotechcinc.com</u> |
| 3. Contractor's Name: _____
Mailing Address: _____
_____ | Company Name: _____
Telephone #: _____
Fax #: _____
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):
Install four (4) pilings in order to modify the existing boatlift to 10 ft by 13 ft boatlift. Two (2) deteriorated pilings will be removed from the property. The property owner would also like to transfer and renew the current Subaqueous land lease associated with the property (SL-279/07)
6. Check each Appendix that is enclosed with this application:

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

Section 3: Project Location

7. Project Site Address: 2 Charles Mason Way
Lewes, DE 19958
- County: N.C. Kent Sussex
- Site owner name (if different from applicant): _____
- Address of site owner: _____
8. Driving Directions: Attached separately
- (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 335-4.14-119.00 Subdivision Name: _____

WSLS Use Only: Permit #s: _____

Type SP SL SU WE WQ LA SA MP WA

Corps Permit: SPGP 18 20 Nationwide Permit #: _____ Individual Permit #: _____

Received Date: _____ Project Scientist: _____

Fee Received? Yes No Amt: \$ _____ Receipt #: _____

Public Notice #: _____ Public Notice Dates: ON _____ OFF _____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Lewes Rehoboth Canal waterbody is a tributary to: Delaware and Rehoboth Bays

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water +/- 250 ft

12. Is the project: On public subaqueous lands? On private subaqueous lands?*

In State-regulated wetlands? In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

 (Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

Michael and Marciana Filippone - 4 Charles Mason Way Lewes, Delaware 19958

Debbie and Howard Burris - 7 Breakwater Street Lewes, Delaware 19958

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

See attached document

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

Julie Molina Mike Yost Jared Pritts

A. Have you had a State Jurisdictional Determination performed on the property? Yes No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No

*If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands? Yes No

*If yes, provide the permit and/or lease number(s):

SL-279/07

*If no, were structures and/or fill in place prior to 1969? Yes No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

No Pending Issued Denied Date: _____

Type of Permit: NWP-3 Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?

No Pending Issued Denied Date: _____ Permit or ID #: _____

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: _____

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, Scott Porter, hereby designate and authorize Envirotech Environmental Consulting, Inc.
 (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: Todd Fritchman Telephone #: 302.684.5201
 Mailing Address: 17605 Nassau Commons Boulevard, Unit D Fax #: 302.684.5204
Lewes, DE 19958 E-mail: lyle@envirotechcinc.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.

Todd Fritchman August 2, 2024
 Agent's Signature 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.

[Signature] 8-6-24
 Applicant's Signature Date

Scott Porter
 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

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

1. Briefly describe the project. (Attach additional sheets as necessary.)

Construction of boat lift involving four (4) new wooden pilings.

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Dock, Pier, Lift, gangway						
Boat Lift	Four (4)		60 feet			Repair/Maintain
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? _____
 What will be used for the anchor(s)? _____
 Anchor/Mooring Block Weight _____
 Anchor Line Scope (Length or Ratio) _____
 Water Depth at Mooring Location _____

3. Approximately how wide is the waterway at this project site? 200 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 4 ft.
5. What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
Salt treated wood
6. Circle any of the following items that are proposed over subaqueous lands:
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

If any of the items are circled above, include their dimensions and location on the application drawings.

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 70 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. Four Winns
 Make/model Horizon length 23' 11" width 8' 5" draft 19" - 36"
 Make/model _____ length _____ width _____ draft _____
 Make/model _____ length _____ width _____ draft _____
 Make/model _____ length _____ width _____ draft _____
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. Attached
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility. N/A
11. Is there currently a residence on the property? Yes No
12. Do you plan to reach the boat docking facility from your own upland property? Yes No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes No.
 If yes, written permission of the underwater land owner must be provided with this application.
 See Attached Acknowledgment document.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 68 ft ft.
 Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes No
 If yes, a letter of no objection from the adjacent property owner must be included with this application.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
PFWFT017L122	DL7901AN	FOUR WINNS HORIZON	2022
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
23' 11"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2024
OWNER	BOAT NAME		

SCOTT PORTER

133 CENTER MILL RD
CHADDS FORD, PA 19317

Property Deed and Land Survey

Tax Parcel No.: 335-4.14-119.00
PREPARED BY/RETURN TO:
T. Carney Sussex Law, LLC
18979 Coastal Highway, Suite 203
Rehoboth Beach, DE 19971
File No.: 2023-6 WD

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made this 3rd day of May, 2023
between:

DEGLI OBIZZI PROPERTIES LLC, a Delaware limited liability company, of 18
Meadowbrook Lane, Newark, DE 19711, party of the first part ("Assignors"),

AND

2 CHARLES MASON, LLC, a Delaware limited liability company, with an address of
133 Center Mill Road, Chadds Ford, PA 19317, party of the second part ("Assignee").

WHEREAS, by an Indenture of a Lease, the City of Lewes, a municipal corporation of
the State of Delaware, the original Lessor, conveyed to C.R. Watkins and Margaret A. Watkins,
husband and wife, the original Lessees, a leasehold interest in the below described premises, the
Original Lease being dated August 8, 1988 and filed for record in the Office of the Recorder of
Deeds, Georgetown, Delaware in Deed Book 1622, Page 175; and

WHEREAS, the most recent Assignment of Lease, dated May 8, 2018, was entered into
by Ralph G. Degli Obizzi, Jr., and Kathleen J. Degli Obizzi, Trustees Under Trust Agreement of
Ralph G. Degli Obizzi Dated February 26, 1990, as assignor, to Degli Obizzi Properties LLC, a
Delaware limited liability company, as assignee, and recorded in the Office of the Recorder of
Deeds in and for Sussex County, State of Delaware, as Book 4889, Page 243;

WHEREAS, Assignors desire to assign all of their remaining leasehold interest in and
to the Lease together with all their privileges, duties and liabilities thereunder to the
Assignee herein.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) lawful
money of the United States of America, the receipt whereof is hereby acknowledged, the parties
hereto agree as follows:

The Assignors hereby assign, transfer, and set over unto the Assignee, their successors
and assigns, all of the Assignors' right, title and interest, of, in and to the Lease identified in the

recitals hereof for the leased premises to wit:

ALL that certain, lot, piece, and parcel of land situate, lying, and being on Lewes Beach, The City of Lewes, Sussex County, Delaware, and designated as Lot C-1, fronting on C.H. Mason Way, and being more particularly described as follows:

BEGINNING at a point in the Southerly right-of-way line of C.H. Mason Way, said point of Beginning marking a corner for these lands and lands now or formerly of Burris Real Estate, Inc.; thence along and with the Southerly right-of-way line of C.H. Mason Way, South 58 degrees 08 minutes 25 seconds East, a distance of 86.37 feet to a point; said point marking a corner for these lands and Lot 5 of the development known as Mason's Landing; thence along and with the division line between these lands and Lot 5, as aforesaid, South 48 degrees 17 minutes 34 seconds West, such a distance as is required to reach a point in the Northern limits of the Lewes and Rehoboth Canal; thence in a Northwesterly direction along and with the meanderings of Lewes and Rehoboth Canal such distance as is required to reach a point, said point marking a corner for these lands now or formerly of Burris Real Estate, Inc.; thence along and with the division line between these lands and lands now or formerly of Burris Real Estate, Inc., North 37 degrees 00 minutes 05 seconds East, such a distance as is required to reach the point and place of Beginning. Containing 7,625 square feet, more or less.

TOGETHER with all right, title and interest in any and all easements, grants, exceptions, rights of way, licenses and riparian rights of the Assignors herein and their predecessors in the chain of title hereof, and together with all improvements thereon erected.

SUBJECT FURTHER TO ALL other covenants, conditions, restrictions, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise as applicable.

The Assignee hereby accepts all of the obligations of the Assignors under the Lease between the Lessor and Assignors, as amended from time to time, and covenants and agrees that he will assume all of the obligations of the Assignors under the Lease.

The Assignee hereby excuses and releases the Assignors from any and all obligations under the Lease.

The Assignees agree that the terms of this document shall be binding not only upon the Assignees, but also upon Assignees heirs, executors, administrators, successors, assigns, or successors in interest.

Assignees acknowledge that they have been provided with a copy of the original Lease and agree that they are bound by the terms of the Lease.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

ASSIGNORS:

DEGLI OBIZZI PROPERTIES LLC

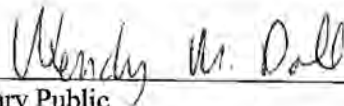
 (SEAL)
By: Ralph G. Degli Obizzi, Jr.
Title: Authorized Representative

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on May 1st, 2023, personally came before me, the subscriber, Ralph G. Degli Obizzi, Jr., Authorized Representative of Degli Obizzi Properties LLC, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

WENDY M DOLL
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 01-05-2027

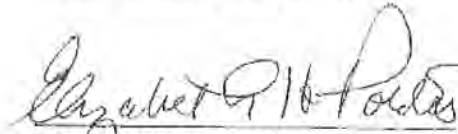


Notary Public
My Commission Expires: 01-05-2027

IN WITNESS WHEREOF, the parties of the second part has hereunto set its hand and seal the day and year first above written.

ASSIGNEES:

2 CHARLES MASON, LLC


Elizabeth H. Porter, Manager (SEAL)

STATE OF FLORIDA, COUNTY OF MARTIN : to-wit

BE IT REMEMBERED, that on May 1st, 2023, personally came before me, the subscriber, Elizabeth H. Porter, Manager of 2 Charles Mason, LLC parties of the second part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be the act and deed of said company.

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




Notary Public
My Commission Expires: 5-19-26

NOTES:

• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

• No title search provided or stipulated.

(B.R.L.) BUILDING RESTRICTION LINES PER SUSSEX COUNTY

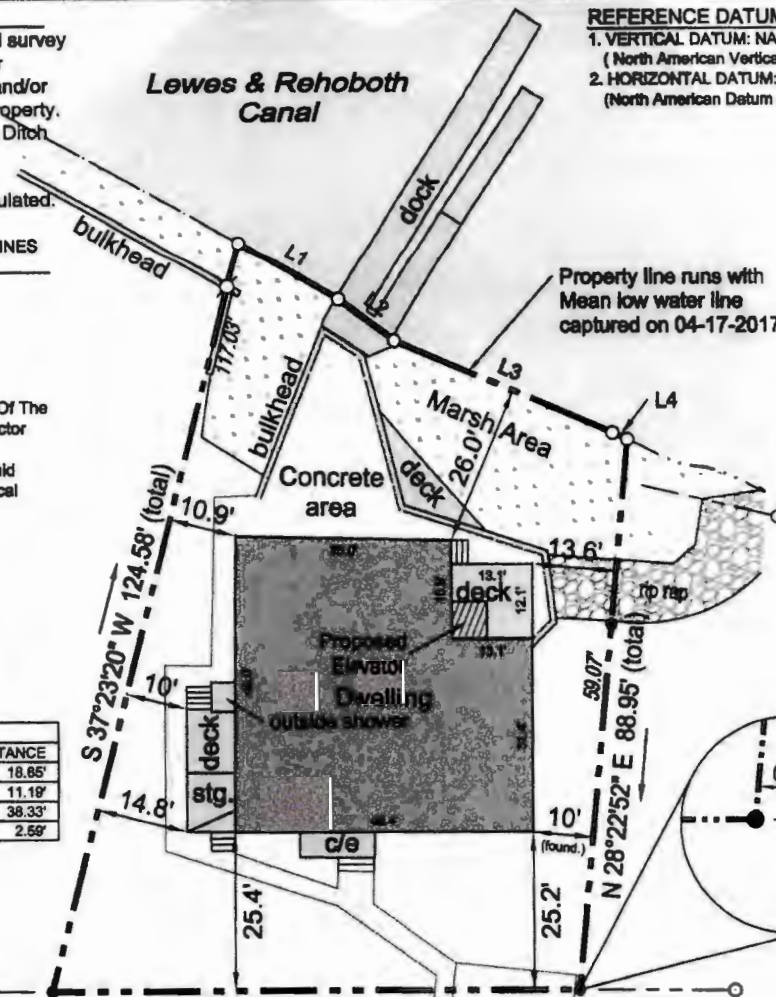
- FRONT - 25'
- SIDES - 10'
- REAR - 10'
- ZONING - MR

NOTE:

All Setbacks Are The Responsibility Of The Home Owner And/or General Contractor and may differ from home owners association setbacks. Any user of said information is urged to contact the local agency directly.

REFERENCE DATUM NOTES:

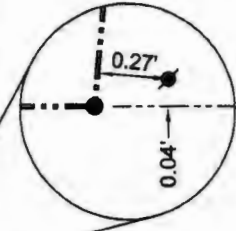
1. VERTICAL DATUM: NAVD '88 (North American Vertical Datum of 1988)
2. HORIZONTAL DATUM: NAD '83 (North American Datum of 1983)



Lot No. 5

Lands of H. W. Burris Family Limited Partnership Db. 3849, Pg. 3

LINE	BEARING	DISTANCE
L1	N 38°37'20" W	18.85'
L2	N 30°44'33" W	11.19'
L3	N 43°56'09" W	38.33'
L4	N 43°48'06" W	2.59'



CHARLES MASON WAY
(50' r/w)

NEWPORT AVENUE
(50' r/w)

BREAKWATER STREET
(40' r/w)

- 1/2" PIPE (FD)
- POINT
- 3/4" PIPE (FD)
- ⊗ PK NAIL (SET)
- ⦿ 5/8" REBAR (FD)

SCALE: 1"=30'

AREA: 7,973 SQ. FT.

TAX MAP NO. 3-35-04.14-119

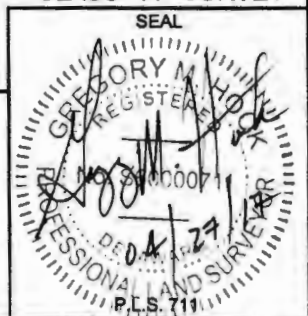
Lands of RALPH DEGLI OBIZZI, JR. and KATHLEEN J. DEGLI OBIZZI. Being known as LOT NO. C-1, MASONS LANDING. Ref: Plat Book 43, Pg. 318.

FIRM INFORMATION:

100041 - 0191 - K
MARCH 16, 2015
ZONE: "AE", B.F.E. = 8'
CLASS "A" SURVEY

HUNDRED: LEWES and REHOBOTH
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 04/26/2017
DRAWN BY: MICHAEL LOVELAND

Simpler Surveying & Associate, Inc.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336



SURVEY AFFIDAVIT

**TO: T. Carney Sussex Law LLC
18979 Coastal Highway, Suite 203
Rehoboth Beach, Delaware 19971**

**First American Title Insurance Company
704 N. King Street, Suite 111
Wilmington, Delaware 19801**

THE UNDERSIGNED does hereby declare and confirm as follows:

(1) The Undersigned has received and reviewed a copy of the ALTA Survey dated April 26, 2017, performed by Simpler Surveying & Associate, Inc. (the "Survey") (see copy attached hereto as Exhibit "A"), delineating and describing that certain property known as Lot C-1 in Masons Landing located in the Lewes and Rehoboth Hundred, Sussex County and State of Delaware, more particularly known as 2 Charles Mason Way, Lewes, DE 19958 and identified as Tax Parcel #335-4.14-119.00 (the "Property");

(2) The Undersigned acknowledges that there have been no changes to the structure on the Property or exterior improvements during their ownership and from the time of the completion of the Survey; and

(3) The Survey therefore accurately depicts both the metes and bounds of the property and the location of all improvements thereon, which are currently in conformity with all applicable building and zoning code requirements.

The Undersigned acknowledges that T. Carney Sussex Law LLC, as agent for First American Title Insurance Company, will be issuing an owner's title policy without any survey exception(s), in reliance upon the foregoing representation.

In the event that any of the representations made by the Undersigned as set forth above shall be false or incorrect, the Undersigned agrees to indemnify and hold harmless T. Carney Sussex Law LLC, its successors and/or assigns, and First American Title Insurance Company, its successors and/or assigns, against all claims, demands, losses, liens, obligations, indebtedness, damages, debts, liabilities, accounts, actions, cases of action, costs and expenses, including attorney's fees, on account of any grounds whatsoever, in law or in equity, arising out of, relating to or in connection with the foregoing representations.

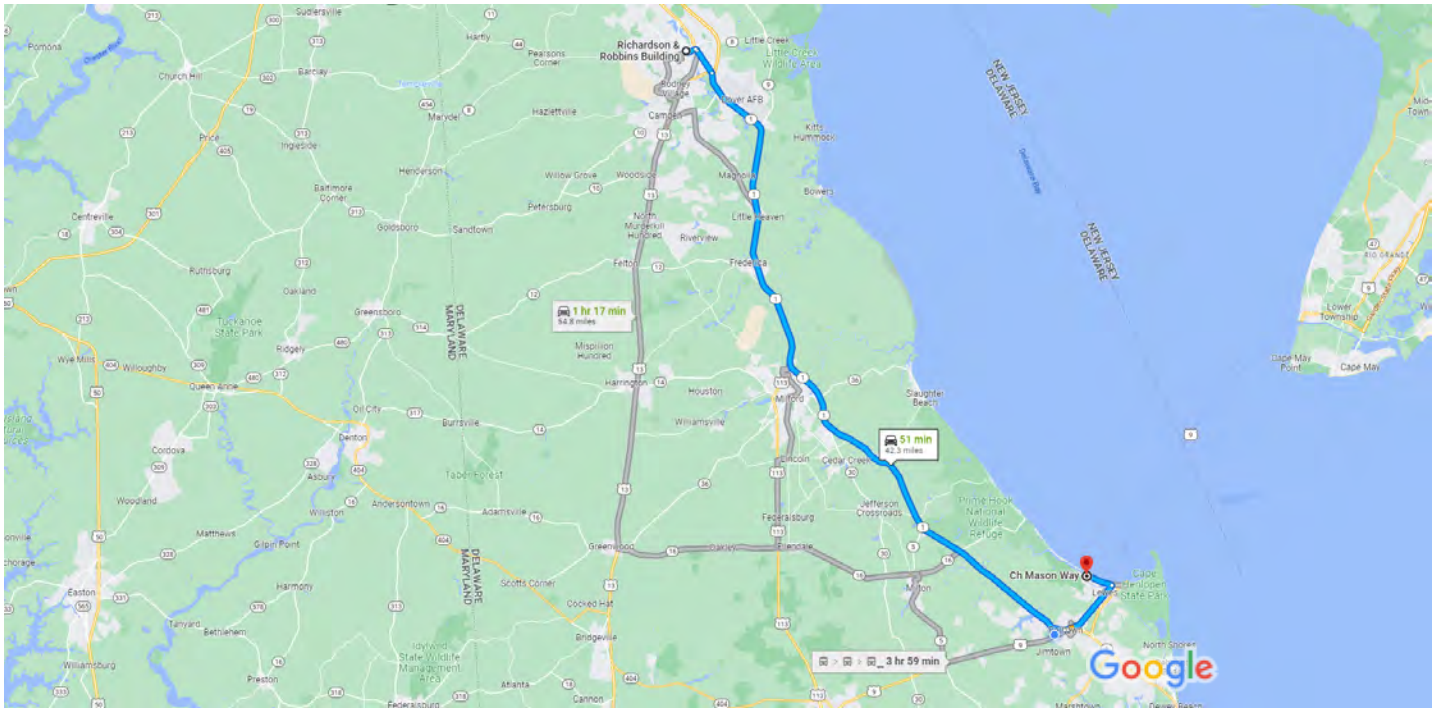
[signature page to follow]

**Driving Directions &
Properties within 1,000 ft radius**



Richardson & Robbins Building, 89 Kings Hwy SW, Dover, DE 19901 to Ch Mason Way, Lewes, DE 19958

Drive 42.3 miles, 51 min



Map data ©2023 Google 2 mi

Richardson & Robbins Building
89 Kings Hwy SW, Dover, DE 19901

Take E Lookerman St to US-13 S

- _____ 2 min (0.5 mi)
- ↑ 1. Head east
_____ 7 ft
- ↪ 2. Turn right at Innovation Wy
_____ 440 ft
- ↶ 3. Turn left onto E Lookerman St
_____ 0.4 mi

Follow DE-1 S to Sussex County

- _____ 37 min (37.0 mi)
- ↪ 4. Turn right onto US-13 S
_____ 0.1 mi
- ↶ 5. Use the left 2 lanes to turn slightly left onto S Bay Rd
_____ 1.3 mi
- ↑ 6. Take the ramp onto DE-1 S
_____ 35.6 mi

Follow Savannah Rd and Cedar St to Ch Mason Way in Lewes

-
- 13 min (4.8 mi)
- ↪ 7. Slight left

 - ↪ 8. Continue onto US-9 BUS N/Savannah Rd
i Continue to follow Savannah Rd

 - ↪ 9. Turn left onto Cedar St

 - ↪ 10. Turn left onto Newport Ave

 - ↪ 11. Newport Ave turns left and becomes Ch Mason Way

Ch Mason Way

Parcel ID	Owner Name	Parcel Address	Last Sale	Price
335-4.00-12.00	UNIVERSITY OF DELAWARE	695 PILOTTOWN RD	N/A	
335-4.00-13.01	STATE OF DELAWARE	700 PILOTTOWN RD	07/31/2002	
335-4.00-14.00	STATE OF DELAWARE	1044 COLLEGE	07/31/2002	
335-4.00-15.02	SCOTT RALPH L JR TRUSTEE	N/A	N/A	
335-4.14-1.00	LEWES YACHT CLUB	2701 CEDAR ST	N/A	
335-4.14-10.00	QUANDEL NOBLE C JR TTEE	2108 BAY AV	05/02/2022	0
335-4.14-100.00	BURKE AND RUTECKI LLC	N/A	10/12/2018	3545000
335-4.14-103.00	WEHBERG KURT EMIL TTEE	624 PILOTTOWN RD	02/24/2022	
335-4.14-104.00	CORRADO CHRISTOPHER M	626 PILOTTOWN RD	11/30/2005	1005000
335-4.14-105.00	DANYLO MICHAEL T	628 PILOTTOWN RD	N/A	
335-4.14-107.00	ZIMMERMAN WILLIAM E & PA...	632 PILOTTOWN RD	N/A	
335-4.14-108.00	MMW INVESTMENTS LLC	640 PILOTTOWN RD	10/30/2020	2250000
335-4.14-109.00	MALINOWSKI ANDREW S TRUS...	648 PILOTTOWN RD	08/20/1992	1
335-4.14-11.00	BEERS DAVID B	2104 BAY AV	01/18/1988	435000
335-4.14-110.00	RJL ASSOCIATES INC	N/A	04/05/2021	1425000
335-4.14-111.00	ECMM AT DELAWARE LLC RJ...	660 PILOTTOWN RD	04/13/2021	2075000
335-4.14-112.00	CHURCH REC	N/A	N/A	
335-4.14-113.00	THOMPSON DONALD A TTEE	1 CHARLES MASON WAY	03/02/2022	0
335-4.14-114.00	LOBIS CYNTHIA M	3 CHARLES MASON WAY	10/19/1999	10
335-4.14-115.00	THOMPSON DONALD A TTEE	5 CHARLES MASON WAY	03/02/2022	
335-4.14-116.00	FABBRI WILLIAM P & MONIC...	7 CHARLES MASON WAY	05/06/1994	280000
335-4.14-117.00	LIPPINCOTT ROBERT M	9 CHARLES MASON WAY	03/02/2021	1320000
335-4.14-118.00	YOUNG KAREN A	11 CHARLES MASON WA...	03/20/1992	243000
335-4.14-119.00	DEGLI OBIZZI PROPERTIES ...	2 CHARLES MASON WAY	05/21/2018	
335-4.14-12.00	PAMINTUAN ELVIRA	2010 BAY AV	03/24/2000	110000
335-4.14-13.00	2006 BAY AVENUE LLC	2006 BAY AV	06/28/1984	375000
335-4.14-14.00	NUNNELEY JAMES K TRUSTEE...	2004 BAY AV	03/23/1984	175000
335-4.14-2.00	BANKS C SCOTT	2500 BAY AV	04/09/2010	0
335-4.14-25.00	LOOBY LARISA V TRUSTEE	7 CALIFORNIA AV	01/30/2012	670000
335-4.14-26.00	CHANOUX MARGARET K	9 CALIFORNIA AV	N/A	
335-4.14-27.00	MITCHELL PERRY L TTEE	11 CALIFORNIA AV	05/05/2017	550000
335-4.14-28.00	CHRISTMAN JASON SCOTT TT...	12 CALIFORNIA AV	08/20/2021	
335-4.14-29.00	WILLIAMSON DEENA	10 CALIFORNIA AV	10/05/2017	831500

335-4.14-3.00	ORR T CAROL TRUSTEE	2502 BAY AV	N/A	
335-4.14-30.00	CARPENTER RICHARD D	8 CALIFORNIA AV	03/21/2011	1545000
335-4.14-31.00	DEINER JOHN T TTEE	2009 BAY AV	01/17/2019	
335-4.14-32.00	AUSTIN DANIEL M	9 MISSOURI AV	04/19/2002	575000
335-4.14-33.00	K MATKEM COMPANY OF DE L...	11 MISSOURI AV	08/29/2008	1500000
335-4.14-34.00	GILBERT ROBERT P & ELIZA...	12 MISSOURI AV	N/A	
335-4.14-35.00	WOODS ADRIENNE L	10 MISSOURI AV	02/07/2020	1550000
335-4.14-36.00	WOOD JOSEPHINE H TRUSTEE	8 MISSOURI AV	N/A	
335-4.14-37.00	EDGELL LYNN P TRUSTEE	7 IOWA AV	12/04/1987	1
335-4.14-38.00	BAKER TIMOTHY J TTEE	9 IOWA AV	06/20/2018	
335-4.14-39.00	FUTCHER JUNEROSE M TTEE ...	11 IOWA AV	12/26/2018	
335-4.14-4.00	RUMFORD DAVID A	2403 BAY AV	N/A	
335-4.14-40.00	KAEGI MERRILL ANN	12 IOWA AV	N/A	
335-4.14-41.00	DIDDEN ALBERT J JR & AND...	10 IOWA AV	09/25/2002	550000
335-4.14-42.00	HYNES EDWARD J PATRICIA S	8 IOWA AV	N/A	
335-4.14-43.00	HOADLEY SUSAN R	7 NEBRASKA AV	N/A	
335-4.14-44.00	BAKER H FRANKLIN III	9 NEBRASKA AV	N/A	
335-4.14-45.00	FILIPPONE MICHAEL T & MA...	11 NEBRASKA AV	10/27/2000	485000
335-4.14-46.00	NORTON PATRICIA C TRUSTEE	12 NEBRASKA AV	N/A	
335-4.14-47.00	LAWLOR WILLIAM G & CAROL...	10 NEBRASKA AV	08/22/2005	1100000
335-4.14-48.00	BAKER DAVID C	8 NEBRASKA AV	N/A	
335-4.14-49.00	MCKAY JAMES P	7 MAINE AV	11/03/2017	879000
335-4.14-49.01	WHITE DAVID A	2503 BAY AV	06/29/2018	1465766
335-4.14-5.00	RUMFORD NANCY IVES & DAV...	2401 BAY AV	N/A	
335-4.14-50.00	MAYERS JONATHAN C	11 MAINE AV	N/A	
335-4.14-50.01	2610 CEDAR STREET LLC	2610 CEDAR ST	01/26/2015	1250000
335-4.14-51.00	LEWES YACHT CLUB	N/A	N/A	
335-4.14-52.00	GUEST JEFFERY D & CONSTA...	2601 CEDAR ST	03/09/2006	950000
335-4.14-53.00	GOETZ THOMAS C	2602 CEDAR ST	11/16/1989	280000
335-4.14-54.00	LARK SUSAN TRUSTEE	2603 CEDAR ST	N/A	
335-4.14-55.00	RIVER TALK LLC	2501 CEDAR ST	N/A	
335-4.14-56.00	KAMMEIER JOHN F	2502 CEDAR ST	09/28/2015	850000
335-4.14-57.00	BYRNE PHYLLIS M TTEE	2503 CEDAR ST	12/20/2018	
335-4.14-58.00	RELCO PROPERTY OWNER'S C...	N/A	N/A	
335-4.14-59.00	COFFIN RONALD M TRUSTEE ...	11 BREAKWATER ST	N/A	
335-4.14-6.00	2400 BAY LLC	2400 BAY AV	05/02/2019	
335-4.14-60.00	NEWBERG KENNETH V TTEE	10 BREAKWATER ST	01/11/2022	
335-4.14-61.00	NEWBERG KENNETH V TTEE	9 BREAKWATER ST	01/11/2022	
335-4.14-62.00				

	THOMPSON PETER D	8 BREAKWATER ST	08/28/2015	1850000
335-4.14-63.00	H W BURRIS FAMILY LIMITE...	7 BREAKWATER ST	N/A	
335-4.14-64.00	BAHL ANAND M TTEE	2401 CEDAR ST	01/21/2021	
335-4.14-65.00	MONTEITH THOMAS J	2402 CEDAR ST	N/A	
335-4.14-66.00	QUAGLIARIELLO ANTHONY J ...	2403 CEDAR ST	N/A	
335-4.14-67.00	NEWMAN JOHN G III	2300 CEDAR ST	08/09/2017	705000
335-4.14-68.00	GUENVEUR PAUL D & PATRIC...	2302 CEDAR ST	05/13/1985	95000
335-4.14-69.00	CJL PROPERTIES LLC	2303 CEDAR ST	01/05/2022	1100000
335-4.14-7.00	FASSANO MICHAEL V	2300 BAY AV	08/13/2020	2500000
335-4.14-7.01	MARTIN BEACH HOUSE LIMIT...	2350 BAY AV	12/11/1987	10
335-4.14-70.00	SMITH GREGORY B	2201 CEDAR ST	N/A	
335-4.14-71.00	KUMAR AJITH GANGADHAR	2202 CEDAR ST	08/29/2019	655000
335-4.14-72.00	EVANS MARTHA LEE TTEE	2203 CEDAR ST	07/14/2020	
335-4.14-73.00	PIERCY L RALPH LYNN M PL...	2101 CEDAR ST	01/18/2006	975000
335-4.14-74.00	2102 CEDAR LLC	2102 CEDAR ST	07/30/2021	810000
335-4.14-75.00	MOYNIHAN KEITH J	2103 CEDAR ST	09/08/2017	605000
335-4.14-76.00	LAW KARL J	2011 CEDAR ST	10/08/2020	1570000
335-4.14-77.00	KLESS CAROL S	2009 CEDAR ST	09/19/2018	
335-4.14-8.00	E & J WYATT LIMITED PART...	2114 BAY AV	06/11/2018	
335-4.14-89.00	LINGO T WILLIAM & JANICE...	12 CHARLES MASON WA...	08/15/1986	1
335-4.14-89.01	HUNSBERGER ROBERT M TTEE	10 CHARLES MASON WA...	07/31/2018	3100000
335-4.14-89.02	MAGGS MARK A	8 CHARLES MASON WAY	06/24/2019	1850000
335-4.14-89.03	FILIPPONE MICHAEL T	6 CHARLES MASON WAY	05/02/2014	1900000
335-4.14-89.04	DEGLI OBIZZI PROPERTIES ...	4 CHARLES MASON WAY	05/22/2018	
335-4.14-9.00	BEERS JAMES A	2112 BAY AV	08/05/2020	2100000
335-4.14-90.00	LEWES TOWN OF	N/A	N/A	
335-4.14-91.00	UNIVERSITY OF DELAWARE	667 PILOTTOWN RD	N/A	
335-4.14-94.00	MMW INVESTMENTS LLC	N/A	10/30/2020	
335-4.14-95.00	ZIMMERMAN WILLIAM E & PA...	N/A	10/06/2005	1325000
335-4.14-96.00	ZACHEM DANIEL MORRIS	630 PILOTTOWN RD	10/23/2015	1907500
335-4.14-97.00	DANYLO MICHAEL T	N/A	N/A	
335-4.14-98.00	CORRADO CHRISTOPHER	N/A	01/05/2010	70000
335-4.19-67.00	LEWES COMM OF	N/A	N/A	
335-4.20-1.00	LEWES CITY OF	1904 CEDAR ST	N/A	