

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com



Cover Letter

John and Mary Ratzesberger

Marine Permitting & Consulting, LLC is pleased to submit an application on behalf of John and Mary Ratzesberger to construct a new pier and dock and install a double PWC floating platform. The Ratzesberger's agreed to reconfigure the dock from a 'T' design to an 'L' as requested. They went to Short's Marine to look at boats and obtain a quote. The previous application was rejected because the quote was not signed, attached are signed quotes for the pontoon boat and the two PWC's they plan to purchase. The boat they decided on is a 30' long Benington pontoon boat. Their request for a 40' long dock has been reduced to a 35' long dock. An addition to the plans has been made showing the width of Herring Creek at the project site. Depth measurements were taken at two low tide cycles, and the structure length was determined to allow 24 inches at a normal low tide. Anytime the wind is out of the west/northwest, even at lower velocity, Herring Creek and its tributaries experience much lower than normal tides making the depth in the 18-inch range or lower. The dock will be equal to or shorter than nearby structures. The contractor will be either John T. Rogers Marine Construction or Droney Marine Construction. The supporting document package contains the following:

- Scaled plans depicting the structure in plan and cross-sectional views.
- A vicinity map aerial photograph.
- The DNREC WWS Basic Application and Boat Docking Appendix.
- The property deed, survey, and Sussex County parcel layer depicting the subject property.

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- State-regulated wetland map #82 showing the structure will not be constructed in wetlands.
- Signed quotes.
- Letter of Permission allowing the owner of this lot to construct a dock and pier.
- An addition to the plans showing the width of the waterbody.

Please contact me if you have any questions.

Sincerely,
Kelly Louise Figurski

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: John and Mary Ratzesberger Telephone #: 443-643-7654
 Mailing Address: 23744 Herring Reach Court, Lewes, DE 19958 Fax #: N/A
 E-mail: jratzesberger@yahoo.com
2. Consultant's Name: Kelly L. Figurski Company Name: Marine Permitting & Consulting, LLC
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Telephone #: (302) 853-5928
 Fax #: N/A E-mail: marinepermit@outlook.com
3. Contractor's Name: TBD Company Name: _____
 Mailing Address: _____ 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):
Construct a new pier, dock, and boatlift and install a double PWC lift in Herring Creek
6. Check each Appendix that is enclosed with this application:

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

Section 3: Project Location

7. Project Site Address: 23744 Herring Reach Court, County: N.C. Kent Sussex
Lewes, DE 19958 Site owner name (if different from applicant): Same.
 Address of site owner: _____
8. Driving Directions: From Dover, south on Rt.1, turn right onto John J. Williams Hwy. (Rt. 24), turn left onto Camp Arrowhead Road, left onto Angola Beach Road, left onto Herring View Drive, left onto Inlet Breeze Drive, right onto Herring Reach, go to the end of the road.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 234-18.00-705.00 Subdivision Name: Bay Pointe

WLS 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 3: Project Location (Continued)

10. Name of waterbody at Project Location: Herring Creek waterbody is a tributary to: Rehoboth Bay

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 694 Feet

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):

John and Joan Freiberg, 154 Farmhouse Drive, Norristown, PA 19403

Bay Pointe Homeowner's Association, 34634 Bay Crossing Blvd., Suite 4, Lewes, DE 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):

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

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):

Stairs/Unkown Authorization

*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: _____ 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, John Ratzesberger, hereby designate and authorize Kelly L. Figurski
 (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: Kelly L. Figurski Telephone #: 302-853-5928
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: N/A
 E-mail: marinepermit@outlook.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.

Kelly L. Figurski 9/8/25
 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.

John Ratzesberger 9/8/25
 Applicant's Signature Date

John Ratzesberger
 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.

TBD
 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.)

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						
Pier	22	4 feet	71 feet	4 feet	64 feet	New
Dock	10	6 feet	35 feet	6 feet	35 feet	New
Boat Lift	4	13 feet	13 feet	13 feet	13 feet	New
PWC Platform	4	16 feet	13 feet	16 feet	13 feet	New
Freestanding Pilings	Number					
0						

Mooring Buoy: How many moorings will be installed? 0
 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? 694 ft. (measured from MLW to MLW)
- 4. What will be the mean low water depth at the most channelward end of the mooring facility? 2 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. Marine grade treated lumber.
- 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)

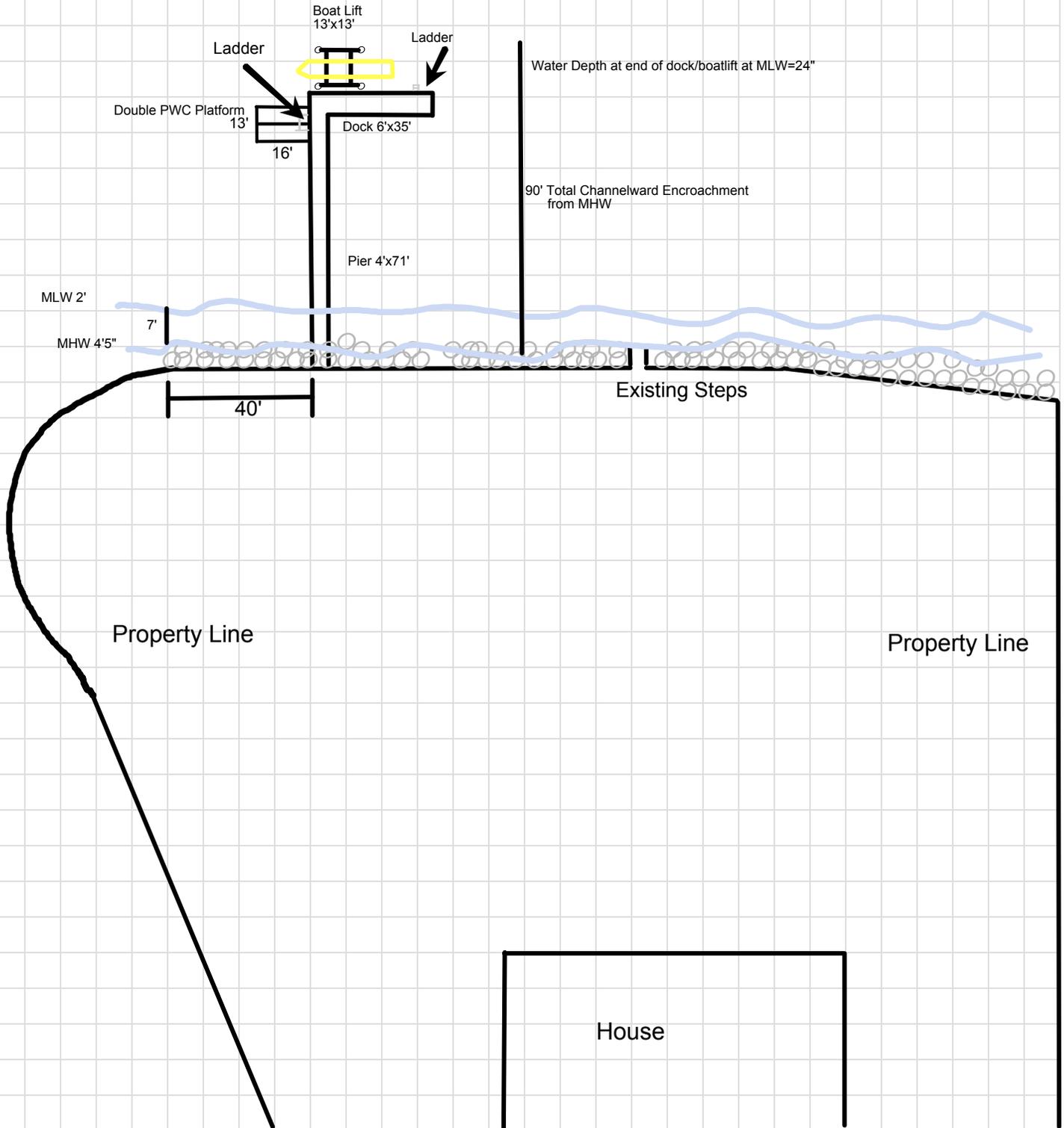
If any of the items are circled above, include their dimensions and location on the application drawings.

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? 373 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | | | | | |
|------------|-----------------------------|--------|-----------------------------|-------|-----------------------------|-------|-----------------------------|
| Make/model | <u>Benington</u> | length | <u>30 ft.</u> | width | <u>10 ft.</u> | draft | <u>16 inches</u> |
| Make/model | <u>PWC</u> | length | <u>10 ft.</u> | width | <u>4 ft.</u> | draft | <u>14 inches</u> |
| Make/model | <u>PWC</u> | length | <u>10 ft.</u> | width | <u>4 ft.</u> | draft | <u>14 inches</u> |
| Make/model | <u> </u> | length | <u> </u> | width | <u> </u> | draft | <u> </u> |
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. The Ratzesberger's will be purchasing the pontoon vessel and PWC's during the winter of 2025/2026. A quote from Short's Marine for their pontoon boat of choice is 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. None proposed.
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.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 238.19 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.

Plan View

Scale 1/4" = 10'

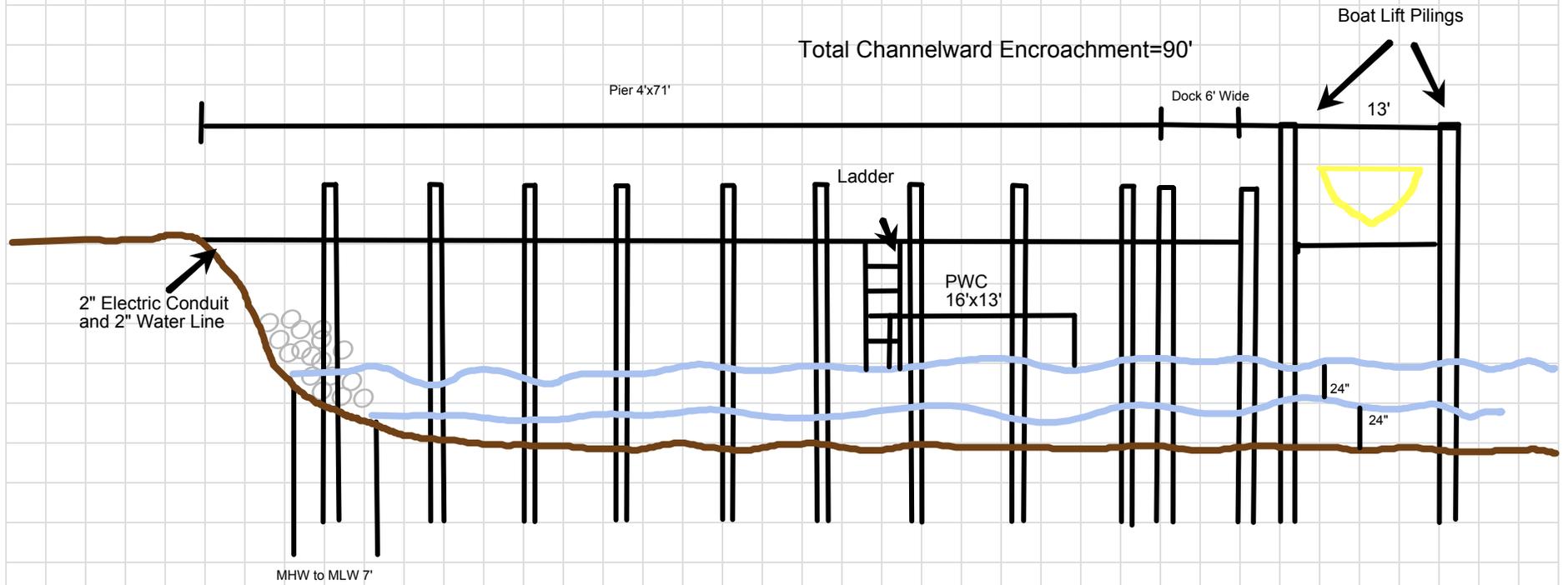
John & Mary Ratzesberger
23744 Herring Reach Ct.
Lewes, DE 19958



Cross Sectional View

Scale 1/4" = 3'

John & Mary Ratzesberger
23744 Herring Reach Ct.
Lewes, DE 19958



BENNINGTON

LUXURY PERFORMANCE BOATS
SHORT'S MARINE (PRICE MARINE, INC.)



26022 JULIAS LANE
MILLSBORO, DE 19966
302-945-1200

2025 30RFBX2 QUOTE - MSRP #B312305



BOAT INFORMATION

SPEC/CAPACITY	US
LOA:	30' 11"
Pontoon Length:	30' 0"
Deck Length:	30' 4.5"
Beam:	10' 0"
Pontoon Diameter:	32"
Engine Configuration:	Single Outboard
Fuel Capacity (Standard, see options):	108

PERFORMANCE PACKAGE SPECS

Triple ESP Perf Package (Triple 32" E-Prop Tubes)

Person Capacity	Hull Weight	Max HP	Pontoon Gauge
20/12 People	5512/611.2 lbs	850/900/1000 HP	0.125

STANDARD FEATURES

Interior • Portable Armrest with 2 Cupholders with ZebraWood Slat Trim and Side Mesh Pocket • Self-Draining Bench Seat Cooler • Restyled V2 Pump Comfort Reclining Captain's Chair • Interior Light Dimmer (Console Lights Excluded) • Stainless Steel and Woodgrain Accents Throughout • Fire Extinguisher (2) • Stereo Remote • Stainless Steel Corvina Steering Wheel • Two-Tone Vinyl Furniture • RGB Lighted Speakers • Simtex Vinyl Upholstery • Fiberglass Fastback Aft with Rear Facing Speakers, aft stereo remote and Stainless Steel Gate • 2 USB Charge Station with Volt Meter; 1 USB with Quick Charge 3.0 & 1 USB-C Port • Wireless Phone Charger in Starboard Bow Bench Chaise Arm • 116 Gallon Fuel Tank, 108 Gallon Useable Fuel Tank • Lighted Gate Glides • Duralume Seat Bases • New Celeste Flooring • Powder Coated Seat Hinges • Stainless Steel Cupholders • Waste Container •

Exterior • Anodized Raised Rails • Enhanced LED Docking Lights with Stainless Steel Light Housings • Extended Aft Deck • Full Length Extruded Anodized Skirting • Heavy Duty Rub Rail • Large Radius Bow Rails with 24 in. Gate • Stainless Steel Corner Castings • Stainless Steel Deck Bolts (Flanged Elevator Bolts secured with Stainless Steel Nylock Nut.) • Streamline Rail System • Surlast Mooring Cover • Cantilever Bow Deck • Elliptical Sport Package - Triple(ESP 3+) • Elliptical Sport Package (ESP 3+) X2 - Includes Seastar power assist steering with liquid tie bar, port and starboard engine batteries with switches, isolated house battery with distribution panel and switch powered off port engine • LED Bimini Top Lighting • Mooring Cover Quick Clips • Full Height Panels • Sealed Lifting Strakes • Sealed Transom • Wavetamer to Bow 3 Tube Upgrade • Extruded Splash Guards • Rounded Solid Keels • Lillipad Ladder • Bimini Cable Stays •

Console Features • One-piece Fiberglass Body Integrated with Starboard Bow Chaise Lounges • Console Footrest • Fiberglass Door with easy open and close Stainless Steel Hinges and Latch • Illuminated Rocker Switches with Dash Mounted Breakers and Master Power Switch • Tilt Steering • Elevated Helm • Seastar Sport Plus Tilt Steering • New 12 in. Bennington Vivid UX Main Display with Integrated GPS Speedometer • Rockford Fosgate PXX-688 Head Unit • New Vivid UX RGB Control • New Vivid UX Depth Sounder • New Vivid UX Running and Float Mode • New Vivid UX Battery Charge Monitor • New Vivid UX 7 in. Vessel Control Digital Switching Touchscreen • New Vivid UX Battery Health and Charge Status Monitor • New Vivid UX Air

INCLUDED OPTIONS

Item Description	Item #	Qty	MSRP
30RFBX2SE - P/N: 194908	YAMAHA-X2PKG	1	\$ 254,133
300 HP 4 Stroke V6 Integrated Steering 25 IN	F300K5B	1	\$ 0
Yamaha Twin Integrated Steering (X2, T2)	911196	1	\$ 0
Porta Potti	900126	1	\$ 180
ZebraWood Matte Slat	902440	1	\$ 0
Base Pillowtop Diamond Stitched Upholstery (3)	902833	1	\$ 0
Stowable Sculpted Rectangular Table Exchange (Black)	903458	1	\$ 0
Stainless Steel Corvina Wheel (Black) (ULX, XR)	903471	1	\$ 743
Dimensional Chrome Logos	903558	1	\$ 0
5x1 Pylon 54" Aluminum (Sealed Transom) (2)	906503	2	\$ 3,209
Accent - Dual Metallic Silver	908044	1	\$ 1,124
Shadlow Grey Venato	908533	1	\$ 0
Interior Accent - Perforated Midnight Blue	908589	1	\$ 0
Canvas - Midnight Blue	908590	1	\$ 0
Panel - Midnight Blue	908591	1	\$ 0
Yamaha Saltwater Anode Package	909181	1	\$ 301
Engine Rigging (Twin)	909212	1	\$ 3,760
Yamaha DEC Control Box	909385	1	\$ 0
Digital Switching with 7" Vivid UX Vessel Control	915018	1	\$ 0
9" Garmin Multi-Function Display	915091	1	\$ 3,929
12" Vivid UX Touchscreen Display	915052	1	\$ 0
Griffwood	921235	1	\$ 0
Yamaha Twin Gray 300 (600HP) Integrated Steering Engine Package	UF300CSBENGVS	1	\$ 0

DEALER INSTALLED OPTIONS

Item Description	Price
Freight & Prep	\$550.00
TOTAL	\$3550.00

TOTALS

SHORT'S MARINE (PRICE MARINE, INC.)	
TOTAL	\$ 272,989

All prices listed in US local dollars and include all taxes and are based on MSRP at US launch. Prices do not include destination fees, title, registration fees, taxes, dealer installed options, or any other applicable discounts or charges. Prices, features, standard equipment and options are subject to change without notice. Please contact your dealer to determine exact pricing at the time of purchase.

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JOHN RATZESBERGER
23744 HERRING REACH CT
LEWES, DE 19966
Alternate Address

Short's Marine
32415 Long Neck Rd
Millsboro DE 19966
302-945-1200

PRICE QUOTE

Quote Date: 10/30/2025
Contract Date:
Delivery Date:
Deal No.
Salesperson Paul Schiattarella
Salesperson

H:443-643-7654 W:
C: Email:JRATZESBERGER@YAHOO.COM

Prices include all discounts and rebates.
All prices stated are for payment(s) made in cash, certified check, wire transfer or bank contract financing.
Credit card payments will incur a 4% surcharge.
Non-refundable deposit required: Ordered Units: 10% of Sales Price. Stock Unit: the lesser of \$1,000 or 20% of Sales Price.

Unit Information						
New/U	Year	Make	Model	Serial No.	Stock No.	Price (incl factory options)
New	2026	Sea-Doo	GTX LTD 325 26TD AUD BL	YDV04504G526	9W250655	\$22,549.00
New	2025	Sea-Doo	GTX 230 12SF BE IBR IDF 2	YDV65139F525	9W250394	\$16,399.00

Options:

Dealer Unit Price	\$38,948.00
Total Options	\$0.00
Freight	\$1,150.00
Dealer Prep	\$1,400.00
Total Unit Price	\$41,498.00

Notes:

Trade Information

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted. INITIAL(S): _____

When this box is checked, Buyer(s) understand and agree that the unit(s) are being sold "as-is" with no warranty expressed or implied. Buyer(s) accept entire risk as to the quality and performance of unit(s). Buyer(s) did inspect prior to purchase. INITIALS: _____

BUYER(S) ACKNOWLEDGE RESPONSIBILITY FOR ANY TAX, TITLE, LICENSE, REGISTRATION & FEES DUE TO APPLICABLE STATE. INITIAL(S): _____

Customer Signature _____

Customer Signature _____

Dealer Signature _____

Thank You for Your Business!

Administration Fee	\$594.00
Total Price	\$42,092.00
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Total Price - Net Trade)	\$42,092.00
Cash Down Payment	\$0.00
Balance Due to Pay/Finance	\$42,092.00

JOHN RATZESBERGER
23744 HERRING REACH CT
LEWES, DE 19966
Alternate Address

Short's Marine
32415 Long Neck Rd
Millsboro DE 19966
302-945-1200

PRICE QUOTE

Quote Date: 09/27/2025
Contract Date:
Delivery Date:
Deal No.
Salesperson Paul Schiattarella
Salesperson

H:443-643-7654 W:
C: Email:JRATZESBERGER@YAHOO.COM

Prices include all discounts and rebates.

All prices stated are for payment(s) made in cash, certified check, wire transfer or bank contract financing.

Credit card payments will incur a 4% surcharge.

Non-refundable deposit required: Ordered Units: 10% of Sales Price. Stock Unit: the lesser of \$1,000 or 20% of Sales Price.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2026	Bennington	30RFBX2		Ratzesburg	\$272,989.00
New	2025	Yamaha	F300XSB (2)		Ratzesburg	\$0.00

Options:

Dealer Unit Price	\$272,989.00
Total Options	\$0.00
Freight	\$0.00
Dealer Prep	\$0.00
Total Unit Price	\$272,989.00

Notes:
Delivery Details & Options to be Determined/Priced

Trade Information

Administration Fee	\$399.00
Total Price	\$273,388.00
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Total Price - Net Trade)	\$273,388.00
Cash Down Payment	\$0.00
Balance Due to Pay/Finance	\$273,388.00

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted. INITIAL(S): _____

When this box is checked, Buyer(s) understand and agree that the unit(s) are being sold "as-is" with no warranty expressed or implied. Buyer(s) accept entire risk as to the quality and performance of unit(s). Buyer(s) did inspect prior to purchase. INITIALS: _____

BUYER(S) ACKNOWLEDGE RESPONSIBILITY FOR ANY TAX, TITLE, LICENSE, REGISTRATION & FEES DUE TO APPLICABLE STATE. INITIAL(S): _____

Customer Signature _____

Customer Signature _____

Dealer Signature _____

Thank You for Your Business!

Parcel ID: 234-18.00-705.00
PREPARED BY & RETURN TO:
Brockstedt Mandalas Federico LLC
1413 Savannah Road
Suite 1
Lewes, DE 19958
File No.: RE25-1494

THIS DEED, made this 2nd day of June, 2025,

- BETWEEN -

JOSEPH P. REED, AS TITLE HOLDER, of 16165 Rockport Drive, Lewes, DE 19958, and CAPSTONE HOMES, L.L.C., AS BUILDER LLC, A DELAWARE LIMITED LIABILITY COMPANY, of 28855 Lewes Georgetown Highway, Lewes, DE 19958, parties of the first part,

- AND -

JOHN RATZESBERGER AND MARY RATZESBERGER, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY, of 23744 Herring Reach Ct., Lewes, DE 19958, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **TWO MILLION THREE HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED THIRTY FIVE AND 00/100 (\$2,335,935.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, Delaware:

ALL that certain lot, piece and parcel of land, lying and being in Indian River Hundred, Sussex County and State of Delaware, being further described as **Lot 92** on a plot entitled "Record Subdivision Plat Prepared for **Bay Pointe** (formerly Known as Herring Pointe)" prepared by Design Consultants Group, LLC and dated April 18, 2008 and recorded in the Office of the Recorder of Deeds in and for Sussex County at Plot Book 120, Page 203, etc.

BEING the same lands and premises which Joseph P. Reed, by Deed dated January 24, 2023 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Record 5845, Page 43 granted and conveyed unto Joseph P. Reed, in fee.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex, Delaware.

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

Signed, sealed and delivered in the presence of:

C. A. Ryan
WITNESS

Joseph P. Reed (SEAL)

STATE OF DELAWARE
COUNTY OF SUSSEX, to-wit

BE IT REMEMBERED, that on May 29th, 2025, personally came before me, the subscriber, Joseph P. Reed, 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.

CHERYL A RYAN
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires December 6, 2026

C. A. Ryan
Notary Public

My Commission Expires: 12/6/26

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

Signed, sealed and delivered in the presence of:

Capstone Homes, L.L.C., as builder LLC, a Delaware Limited Liability Company

C. A. Ryan
WITNESS

By: *Joseph W. Booth, Jr.* (SEAL)
Joseph W. Booth, Jr., Managing Member

STATE OF DELAWARE
COUNTY OF SUSSEX, to-wit

BE IT REMEMBERED, that on May 29th, 2025, personally came before me, the subscriber, Joseph W. Booth, Jr., Managing Member of Capstone Homes, L.L.C., as builder, 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.

CHERYL A RYAN
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires December 6, 2026

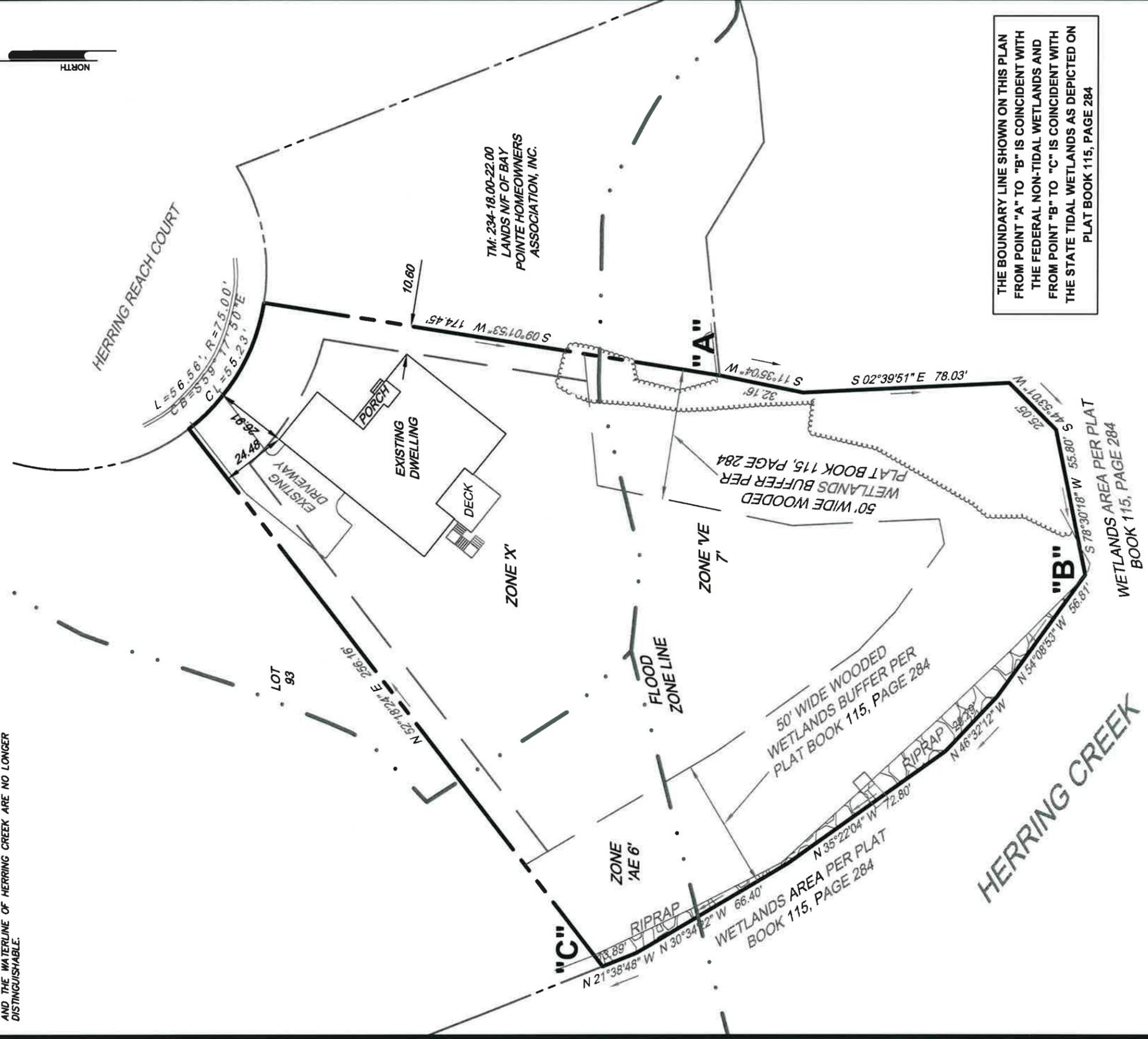
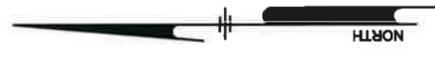
C. A. Ryan
Notary Public

My Commission Expires: 12/6/26

NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM PLAT BOOK 115, PAGE 284 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC. DATED 05-16-2025.
2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.
3. IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.
4. NO EASEMENTS AND/OR RIGHT-OF-WAYS WERE VERIFIED PER THIS PLAN.
5. THERE WILL BE NO TREE REMOVAL WITHIN THE WETLAND AREA.
6. THIS SURVEY PLAT FOR THIS PARTICULAR LOT 92 SUPERCEDES PLOT BOOK 115, PAGE 284.
7. THE RESULT OF AN ACTUAL FIELD SURVEY FOR LOT 92 HAS DETERMINED THAT THE LANDS BETWEEN LOT 92 AND THE WATERLINE OF HERRING CREEK ARE NO LONGER DISTINGUISHABLE.

REVISIONS		NO.	DESCRIPTION	DATE	BY
#	#	#	#	#	#



THE BOUNDARY LINE SHOWN ON THIS PLAN FROM POINT "A" TO "B" IS COINCIDENT WITH THE FEDERAL NON-TIDAL WETLANDS AND FROM POINT "B" TO "C" IS COINCIDENT WITH THE STATE TIDAL WETLANDS AS DEPICTED ON PLAT BOOK 115, PAGE 284

SETBACKS:
 FRONT - 25'
 SIDE - 10'
 REAR - 10'

SURVEY CLASSIFICATION: SUBURBAN
 LOT AREA: 49,902± SF (1.15± ACRES)
 PLAT REF.: PLAT BOOK 115, PAGE 284



Pennoni

PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.8030 F 302.684.8054

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	CPSTNBP092
DATE	2025-06-03
DRAWING SCALE	1" = 40'
DRAWN BY	KMD
APPROVED BY	AMD

LOT 92, BAY POINTE
 23744 HERRING REACH COURT
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
 TM: 234-18.00-705.00

FINAL LOCATION

CAPSTONE HOMES, LLC.
 28855 LEWES GEORGETOWN HIGHWAY
 LEWES, DELAWARE 19958

Herring Pointe Development, Inc.

317 Rehoboth Avenue
Rehoboth Beach, DE 19971
302-430-4060

July 11, 2010

Sussex County Planning & Zoning Department
2 The Circle
Georgetown, DE 19947

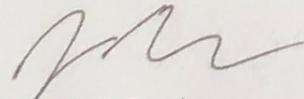
Re: Bay Pointe community

To Whom it May Concern,

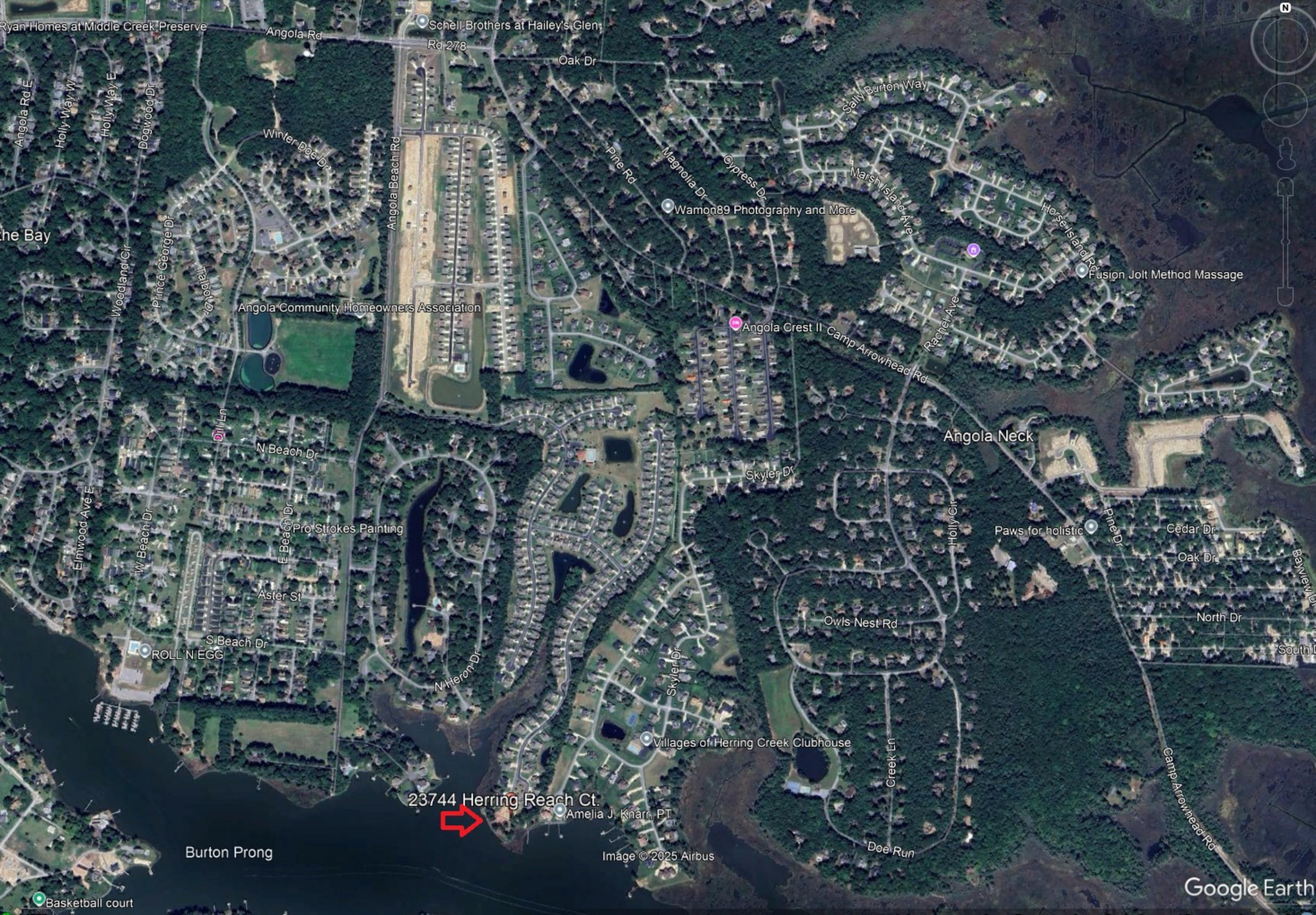
As the owner/developer of the Bay Pointe community and president of the Bay Pointe Homeowners Association (HOA), this letter shall confirm that no HOA property exists between the rear lot lines of lot 92 or the southwestern 86 +/- feet of lot 93. The above-mentioned rear lot lines actually extend into Herring Creek and a portion of the lots are now in the water. Any future applications for bulkheading, rip rap, piers, docks or other improvements shall not require approval of HOA. Additionally, no HOA access shall be permitted to the beach and/or amenities on said lots. Should approval from the HOA ever be deemed necessary for any waterfront improvements (i.e. bulkheading, piers, docks, etc) on lots 92 or 93, this letter shall serve as granting such approval from the developer and HOA.

Please let me know if you have any questions or concerns.

Very truly yours,



Joseph P. Reed
President



Ryan Homes at Middle Creek Preserve

Angola Rd

Schell Brothers at Hailey's Glen

Rd 278

Oak Dr

Angola Rd E

Holly Way W

Holly Way E

Dogwood Dr

Winter Doe Dr

Angola Beach Rd

Pine Rd

Magnolia Dr

Cypress Dr

Sally Burton Way

Marsh Island Ave

Horse Island Rd

the Bay

Woodland Cir

Prince George Dr

Trask Ln

Angola Community Homeowners Association

Wamon89 Photography and More

Fusion Jolt Method Massage

Angola Crest II

Camp Arrowhead Rd

Rachel Ave

Dill Ln

N Beach Dr

Skyler Dr

Angola Neck

Elmwood Ave E

W Beach Dr

E Beach Dr

Pro Strokes Painting

Paws for holistic

Pine Dr

Cedar Dr

Oak Dr

Aster St

S Beach Dr

ROLL'N EGG

N Heron Dr

Skyler Dr

Owls Nest Rd

Holly Cir

North Dr

South Dr

23744 Herring Reach Ct.

Amelia J. Knarr, PT

Villages of Herring Creek Clubhouse

Creek Ln

Doe Run

Camp Arrowhead Rd

Burton Prong

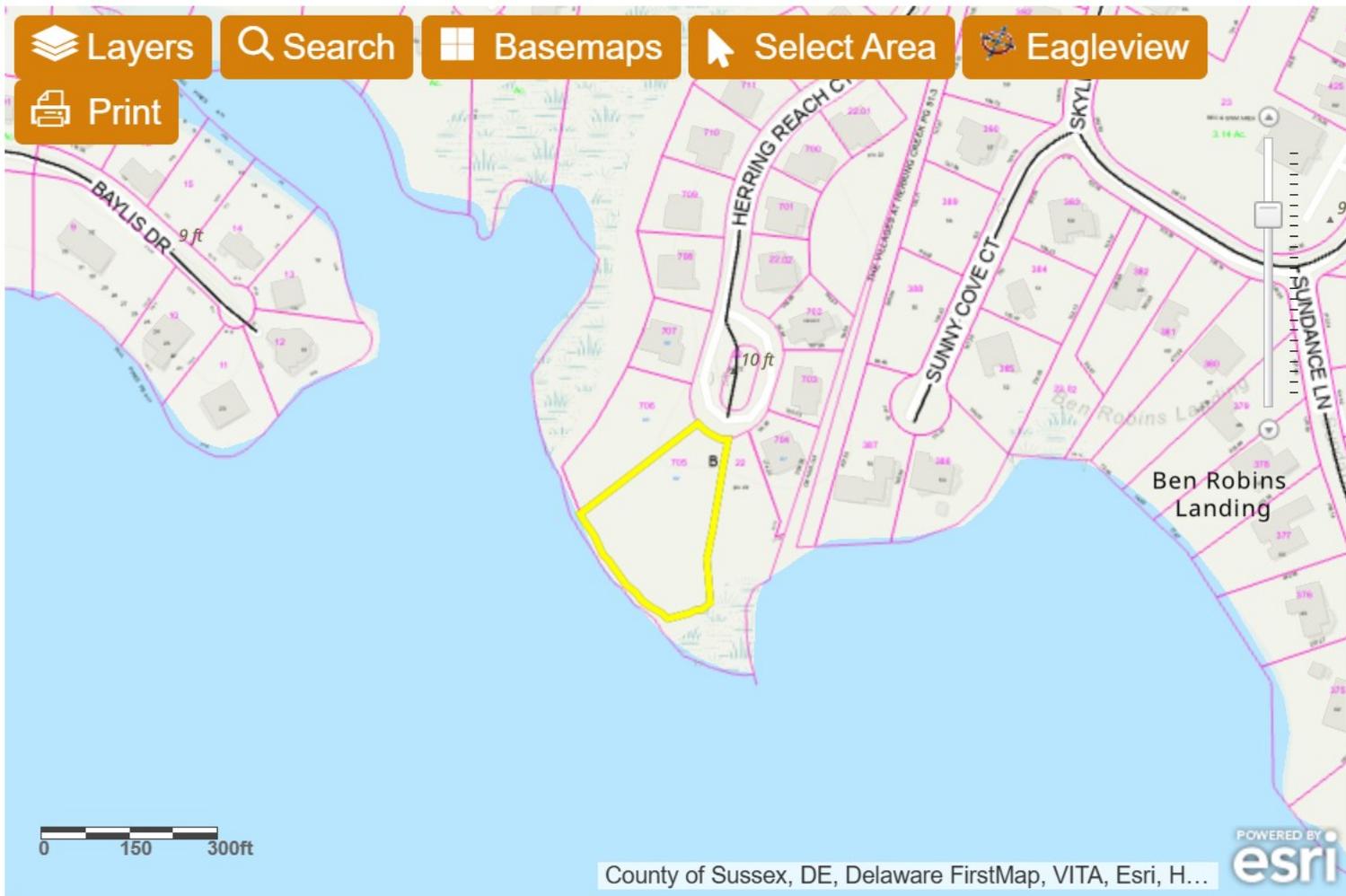
Image © 2025 Airbus

Basketball court

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[Eagleview](#)

[Print](#)



Eagleview Search Results x

Selected Features: Parcels (1) v

1) 234-18.00-705.00 [Zoom](#)

BOOK	6311
PAGE	290
FULLNAME	RATZESBERGER JOHN
Second_Owner_Name	MARY RATZESBERGER
MAILINGADDRESS	23744 HERRING REACH CT
CITY	LEWES
STATE	DE
DESCRIPTION	BAY POINTE
DESCRIPTION2	LOT 92
LUC	100
SCHOOL	6

[⏪](#)
[⏴](#)
[⏵](#)
[⏩](#)

Selected Features (1)

[Clear Selected](#)





Herring Beach Ct

Sunny Cove Ct

Amelia J. Knarr, PT

Waterbody
Width=694 Feet



Ratzesberger
Property

Dock and Pier
Location

W

M

M

M