

PRECISION MARINE CONSTRUCTION, INC.

202 WOODBRIDGE HILLS
REHOBOTH BEACH, DELAWARE 19971

www.precisionmarine.us

Phone 302 227 2711

Fax 302 226 1157

February 6, 2025

State of Delaware
D.N.R.E.C.
Division of Water
Ms. Rebecca Bobola
89 Kings Highway
Dover DE 19901


Dear Ms. Bobola

On behalf of our client, Edward Ghabour, we are submitting a new application in order to obtain a new lease for an existing structure. If you recall we recently had a phone conversation about this matter and we agreed that preparing the new application was the best path forward in obtaining a new lease issued in the new owner's name.

The new application is attached and a copy of the expired lease for the structures is also attached.

Should you have any questions concerning this application, please contact me.

Sincerely,
PRECISION MARINE CONSTRUCTION INCORPORATED



Robert B. Whitford

RBW/jk

Section 1: Applicant Identification

1. Applicant's Name: EDWARD CHABOUR Telephone #: _____
 Mailing Address: 35283 BATTLEMEYER DR Fax #: _____
LEWIS, DE E-mail: _____
19958
2. Consultant's Name: _____ Company Name: _____
 Mailing Address: PRECISION MARINE Telephone #: _____
202 WOODBRIDGE HILLS Fax #: _____
REHOBOTH BEACH, DE 19971 E-mail: _____
3. Contractor's Name: _____ Company Name: _____
 Mailing Address: PRECISION MARINE Telephone #: _____
202 WOODBRIDGE HILLS Fax #: _____
REHOBOTH BEACH, DE 19971 E-mail: _____

Section 2: Project Description

4. Check those that apply: LEDGE OF EXISTING STRUCTURE
 New Project/addition to existing project? Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):

TO MAINTAIN AN EXISTING STRUCTURE CONSISTING OF
4' X 16' PIER, 6' X 30' DOCK WITH A BOATLIFT, A 3' X 16' GABWAY
AND A 6' X 40' FLOATING DOCK

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: IN THE BROADKILL County: N.C. Kent Sussex
RIVER AT CROQUES FARM Site owner name (if different from applicant): _____
ROAD Address of site owner: _____

8. Driving Directions: SEE ATTACHED

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

9. Tax Parcel ID Number: 2-35-9,00-21,04 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				

Dover
Delaware

CALL BEFORE SITE VISIT TO GET KEY

Take E Lookerman St to US-13 S

- ↑ 1. Head east on Lookerman Plaza toward Federal St 2 min (0.6 mi)
- ↑ 2. Continue onto E Lookerman St 0.2 mi
- ↪ 3. Turn right onto US-13 S 0.4 mi
- 20 sec (0.1 mi)

Continue to DE-1 S

- ↶ 4. Use the left 2 lanes to turn slightly left onto S Bay Rd 4 min (1.9 mi)
- ↷ 5. Use the right 2 lanes to turn slightly right to stay on S Bay Rd 1.3 mi
- 0.7 mi
- ⤴ 6. Merge onto DE-1 S 27 min (28.4 mi)

Continue on DE-16 E. Drive to Graves Farm Rd

- ↶ 7. Turn left onto DE-16 E 3 min (1.7 mi)
- ↪ 8. Turn right onto Graves Farm Rd 1.5 mi
- 0.2 mi

Graves Farm Rd
Delaware 19968

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: BROOKHILL RIVER waterbody is a tributary to: DEL BAY

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

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):

SEE ATTACHED

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:

REBECCA BOBOLA

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-119/13 SL-216/02

*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: _____

Adjacent Property Owners

ULLNAME KENTON DAVID FLETCHER TTEE FML
TR

Second_Owner_Name LYNNE FRANCIS KENTON TTEE FML
TR

MAILINGADDRESS 12661 GRAVES FARM RD

CITY MILTON

STATE DE 19968

FULLNAME UNITED STATES OF AMERICA

MAILINGADDRESS % DEPT OF INTERIOR

CITY WASHINGTON

STATE DC 20242

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

PRECISION MARINE
202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE 19971

I, EDWARD GILABOUR, hereby designate and authorize _____
(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: PRECISION MARINE
202 WOODBRIDGE HILLS
Mailing Address: REHOBOTH BEACH, DE 19971
Telephone #: 302-227-2711
Fax #: _____
E-mail: _____

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.

[Signature] Agent's Signature 5/FEB/2025 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] Applicant's Signature 2/5/2025 Date
Edgie Gilabour 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: PRECISION MARINE
202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE 19971
Date: 5/FEB/2025
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.)

REINSTATE A LEASE FOR AN EXISTING STRUCTURE

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	4	4	16	4	13	MAINTAIN
DOCK	8	6	30	6	30	MAINTAIN
GANGWAY	0	3	16	3	16	MAINTAIN
FL. DOCK	2	6	40	6	40	MAINTAIN
BOATLIFT	2	12	13	12	13	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 _____

- Approximately how wide is the waterway at this project site? 216 ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 3.5 ft.
- 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.
1.5" x 4" PILES POLY FLOATS
- 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? 50+ ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

APPLICANT PLANS TO PURCHASE A:

Make/model V HULL length 25-30 width 8-9 draft 2-3

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.

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.

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.

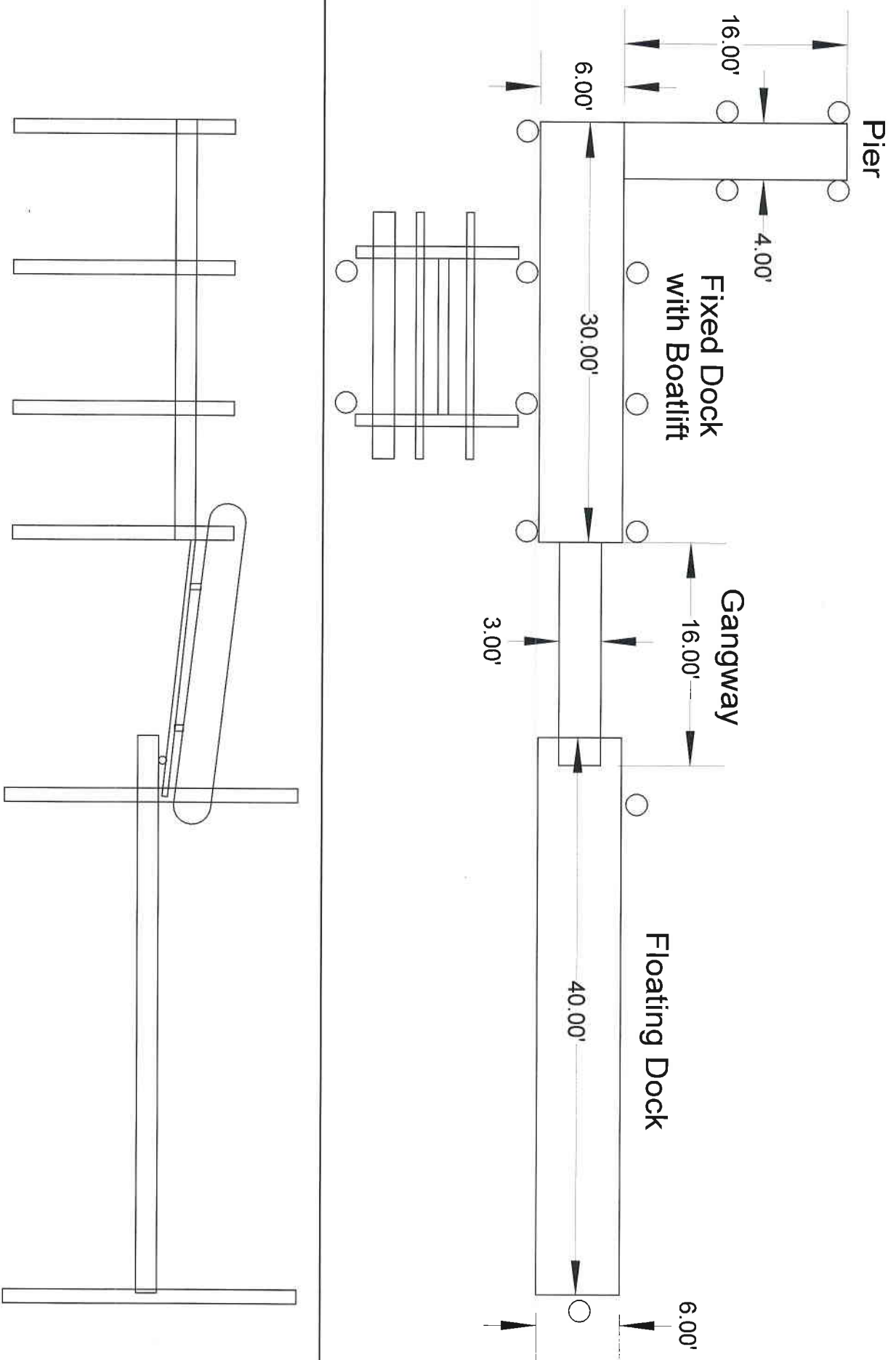
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes No.

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? 50+ 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.



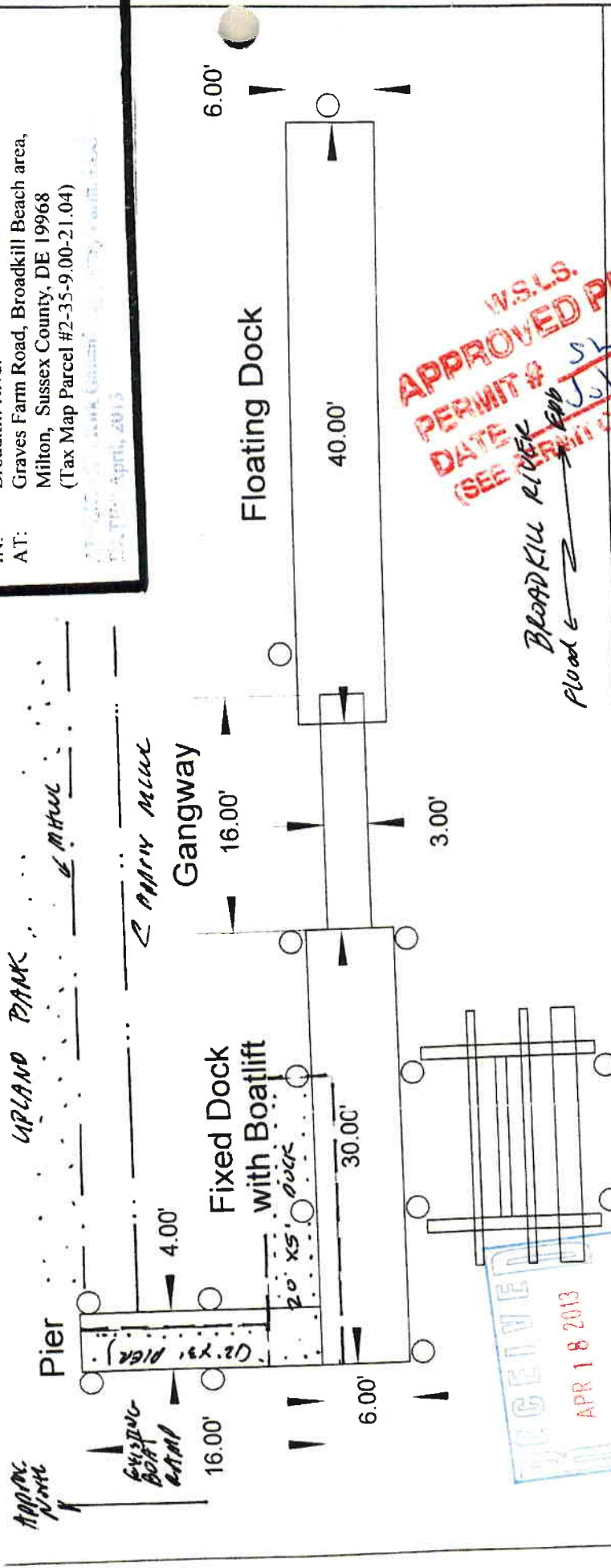
PROPOSED MOORING FACILITY

Edward Ghabour
 Off Graves Farm Drive
 Broadkill River

PRECISION MARINE CONSTRUCTION INC.

202 Woodbridge Hills
 Rehoboth Beach, DE 19971
 Scale: 1" = 10' Date: 02-07-2025

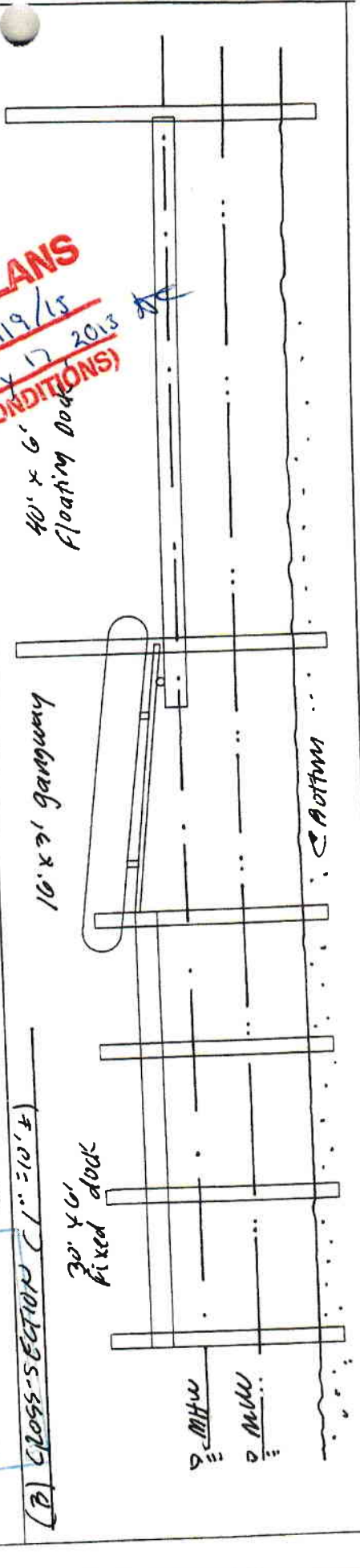
(A) PLAN VIEW (1" = 10' ±)



CONSTRUCTION OF NEW 16' X 4' PIER; 30' X 6' FIXED DOCK WITH BOAT LIFT; 16' X 3' GANGWAY; AND 40' X 6' FLOATING DOCK
 IN: Broadkill River
 AT: Graves Farm Road, Broadkill Beach area, Milton, Sussex County, DE 19968 (Tax Map Parcel #2-35-9.00-21.04)

W.S.L.S.
APPROVED PLANS
 PERMIT # 52119/15
 DATE July 17 2013
 (SEE PERMIT CONDITIONS)

BROADKILL RIVER
 Flood ←



(B) CROSS-SECTION (1" = 10' ±)

Parcel No.: 235-9.00-21.00, 235-9.00-21.01, 235-9.00-21.02 and 235-9.00-21.04

Prepared by:

**Ward & Taylor, LLC
37212 Rehoboth Avenue Ext
Rehoboth, DE 19971
2024-3324**

Return to/GRANTEE ADDRESS:

**Edward Ghabour and
Lauren Ghabour
35283 Battlemixer Drive
Lewes, DE 19958**

NO SURVEY REQUESTED OR PERFORMED

THIS DEED, made this 16th day of December, in the year Two Thousand Twenty-Four, (2024),

BETWEEN **Richard F. Caruso, Trustee of the Richard F. Caruso Revocable Trust dated January 26, 2023 and Teresa J. Caruso, Trustee of the Teresa J. Caruso Revocable Trust dated January 26, 2023, parties of the first part,**

A N D

Edward Ghabour and Lauren Ghabour, of Sussex County and the State of Delaware, parties of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part, their heirs and assigns, as tenants by the entirety, in fee simple:

Parcel No: 2-35 9.00 21.00

ALL THAT CERTAIN tract, piece and parcel of land situate, lying and being in Broadkill Hundred, Sussex County, Delaware, comprised of "Residual Lands" as shown on a plot entitled Land to be conveyed by Joseph R. Hudson, et al, dated February 23, 1999, with numerous revisions, and filed for record in the Office of the Recorder of Deeds, Georgetown, Delaware, in Plot Book 68, Page 282, said to contain 133.86 acres of land, more or less, **LESS AND EXCEPTING OUT HEREFROM** the lands described below as Parcel Number 2-35 9.00 21.04.

Parcel No: 235-9.00-21.01

ALL THAT CERTAIN tract, piece and parcel of land lying and being in Broadkill Hundred, Sussex County and the State of Delaware, depicted on a survey prepared by Charles D. Murphy Associates, Inc., dated February 23, 1999, revised March 5, 1999, fronting on the northerly and westerly sides of the Broadkill River, adjoining lands now or formerly of The United States of America, and lands now or formerly of Joseph R. Hudson and Stanley L. Thompson, and being more particularly described as follows, to wit:

BEGINNING at a set capped rebar on the southerly edge of a fifty (50) foot access easement, said point being situate distant the following four (4) courses and distances from the intersection of the southerly right of way line of State Road #16 at sixty (60) feet wide and with the easterly right of way of County Road #236A, at thirty (3) feet wide: (1) South 19 degrees 35 minutes 20 seconds East 1,813.52 feet; (2) South 80 degrees 38 minutes 55 seconds 544.61 feet; (3) North 3 degrees 47 minutes 38 second East 522.44, and (4) North 65 degrees 22 minutes 53 seconds East 1,234.67 feet; thence running with the aforementioned access easement North 65 degrees 22 minutes 53 seconds East 153.37 feet to a set capped rebar at the point of curvature; thence along a 3,544 foot radius curve the chord of which bears North 65 degrees 22 minutes 53 seconds East 46.63 feet, an arc distance of 50.89 feet to a set capped rebar at a point on line for lands now or formerly of The United States of America; thence with said lands now or formerly of The United States of America South 20 degrees 29 minutes 04 seconds East 92.73 feet to a found railroad tie; thence continuing with the lands now or formerly of The United State of America in part and with lands now or formerly of Hudson & Thompson North 70 degrees 33 minutes 15 seconds East 2,052.17 feet, passing over a set capped rebar at 2,000 feet to the centerline via small drainage ditch and on line of lands now or formerly of The United State of America (Tract 1183-A01); thence continuing along said lands of The United States of America and with the centerline of a small drainage ditch the following eight (8) courses and distances: (1) South 18 degrees 20 minutes 22 seconds West 128.48 feet, (2) South 03 degrees 22 minutes 47 seconds West 117.26 feet; (3) South 40 degrees 54 minutes 16 seconds East 12,332 feet; (4) South 32 degrees 05 minutes 59 seconds East 220.76 feet; (5) South 25 degrees 07 minutes 47 seconds East 229.40 feet; (6) South 33 degrees 16 minutes 22 seconds East 180.90 feet; (7) South 32 degrees 20 minutes 40 seconds East 202.99 feet; (8) South 58 degrees 51 minutes 26 seconds East 332.54 feet to the centerline of Petersfield Ditch; thence running with said centerline of said Pertersfield Ditch and with Tract D of the aforementioned Primehook National Refuge the following four (4) courses and distance: (1) South 07 degrees 38 minutes 52 seconds East 170.12 feet; (2) South 00 degrees 09 minutes 18 seconds East 228.23 feet, (3) South 00 degrees 57 to the mean low water mark of the Broadkill River, thence following said mean low water mark of the Broadkill River the following fifteen (15) courses and distances: (1) North 73 degrees 40 minutes 26 seconds West 213.44 feet; (2) South 84 degrees 05 minutes 30 seconds West 1.9933 feet; (3) South 65 degrees 03 minutes 10 seconds West 105.05 feet; (4) South 50 degrees 58 minutes 37 seconds West 89.88 feet; South 33 degrees 46 minutes 12 seconds West 110.25 feet; (6) South 12 degrees 53 minutes 34 seconds West 208.46 feet; (7) South 16 degrees 55 minutes 28 seconds East 250.49 feet; (8) South 27 degrees 52 minutes 29 seconds East 188.41 feet; (9) South 19

degrees 13 minutes 07 seconds East 79.12 feet; (1 0) South 18 degrees 14 minutes 01 seconds West 112.99 feet; (11) South 82 degrees 07 minutes 36 seconds: West 352.15 feet; (12) South 66 degrees 38 minutes 47 seconds West 236.48 feet; (13) South 52 degrees 18 minutes 55 seconds West 286.65 feet, (14) South 58 degrees 17 minutes 09 seconds West 91.57 feet, and (15) North 66 degrees 04 minutes 43 seconds West 66.70 feet to a corner for lands now or formerly of Hudson & Thompson; thence following said lands now or formerly of Hudson & Thompson the following four (4) courses and distances: (1) North 10 degrees 42 minutes 05 seconds East 1,885.79 feet passing over a set capped rebar at 100 feet, to a set capped rebar; (2) North 19 degrees 06 minutes 12 seconds West 1,391.42 feet to a set capped rebar; (3) South 70 degrees 33 minutes 15 seconds West 1,381.90 feet to a set capped rebar; and finally (4) North 20 degrees 29 minutes 04 seconds West 134.71 feet to the place of beginning, containing 70.00 acres of land, more or less.

INCLUDING HERewith the following described fifty (50) foot wide access easement, adjoining lands now or formerly of Susan G. Raley, lands of The United States of America and lands now or formerly of Hudson & Thompson and lands herein conveyed:

BEGINNING on the easterly right of way of County Road #236-A, said point of beginning being distant 1,814 feet, more or less, from the intersection of the southerly right of way of State Route #16 and the easterly right of way of County Road #236A; as measured along the easterly right of way of County Road #236-A; thence from the point of beginning and following lands now or formerly of Susan G. Raley the following two (2) courses and distances: (1) South 80 degrees 38 minutes 55 seconds East 528.30 feet to a point, and (2) North 73 degrees 47 minutes 38 seconds East 507.42 feet to a found iron pipe at a corner for lands now or formerly of Hudson & Thompson; thence through other lands now or formerly of Hudson & Thompson the following two (2) courses and distances: (1) North 65 degrees 22 minutes 53 seconds at 1,388.04 feet to a point of curvature, and (2) along a 35.44 foot radius curve, the chord of which bears North 65 degrees 38 minutes 46 seconds East 53.60 feet, an arc distance of 60.79 feet to a point on line of lands now or formerly of The United States of America; thence proceeding along line of lands now or formerly of The United States of America South 20 degrees 29 minutes 04 seconds East 49.88 feet to a newly set capped rebar at a corner for lands herein conveyed; thence following said lands herein conveyed along a 35.44 foot radius curve, a chord of which bears South 65 degrees 22 minutes 53 seconds West 46.63 feet, an arc distance of 50.89 feet to a set capped rebar at the point of tangency; thence continuing in part with said lands herein conveyed and in part with lands of Hudson & Thompson, the following three (3) courses and distances: (1) South 65 degrees 22 minutes 53 seconds West 1,380.99 feet passing over a newly set capped rebar at a distance of 153.37 feet to a point; (2) South 73 degrees 47 minutes 38 seconds West 522.44 feet to a point; and (3) North 80 degrees 38 minutes 55 seconds West 544.61 feet to a point on the aforementioned easterly right of way line of County Road #236-A; thence finally following said right of way of County Road #236-A North 19 degrees 35 minutes 20 seconds West 57.13 feet to the place of beginning, containing 2.87 acres of land, more or less.

Parcel No: 2-35 9.00 21.02

ALL THAT CERTAIN tract, piece and parcel of land, lying and being situate in Broadkill Hundred, Sussex County and the State of Delaware, depicted on a survey prepared by Charles D. Murphy Associates, Inc., dated February 23, 1999, revised January 20, 2000, fronting on the northerly side of the Broadkill River and partly on the southerly side edge of a fifty (50) foot access easement, adjoining lands now or formerly of The United States of America, other lands now or formerly of LJL Realty, LLC and other lands now or formerly of Joseph H. Hudson Sr. and Stanley L. Thompson, and being more particularly described as follows, to wit:

BEGINNING at a found capped rebar on the southerly edge of a fifty (50) foot access easement, said point being distant the following four (4) courses and distances from the intersection of the southerly right of way line of State-Road #16 at sixty (60) feet wide, and with the easterly right of way line of County Road #236A, at thirty (30) feet wide: (1) South 19 degrees 35 minutes 20 seconds East 1,813.52 feet; (2) South 80 degrees 38 minutes 55 seconds East, 544.61 feet; (3) North 73 degrees 47 minutes 38 seconds East 522.44 feet; and (4) North 65 degrees 22 minutes 53 seconds East 1,234.67 feet; thence running with other lands now or formerly of LJL Realty, LLC the following four (4) courses and distances: (1) South 20 degrees 29 minutes 04 seconds East 134.71 feet to a found capped rebar, (2) North 70 degrees 33 minutes 15 seconds East 1381.90 feet to a found capped rebar, (3) South 19 degrees 06 minutes 12 seconds East 1391.42 feet to a found capped rebar; and (4) South 10 degrees 42 minutes 05 seconds West 1885.79 feet, passing over a found capped rebar at 1785.39 feet to the mean low water mark of the Broadkill River; thence following the mean low water mark of the Broadkill River the following (9) courses and distances: (1) North 66 degrees 04 minutes 34 seconds West 38.66 feet; (2) North 35 degrees 27 minutes 52 seconds West 188.73 feet; (3) North 44 degrees 01 minutes 10 seconds West 181.06 feet; (4) North 78 degrees 31 minutes 58 seconds West 138.07 feet; (5) South 82 degrees 36 minutes 39 seconds West 179.57 feet; (6) South 65 degrees 14 minutes 02 seconds West 64.55 feet; (7) South 42 degrees 25 minutes 43 seconds West 115.52 feet; (8) South 29 degrees 33 minutes 19 seconds West 126.17 feet; and (9) South 41 degrees 34 minutes 11 seconds West 111.68 feet to a corner for other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson; thence proceeding along other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson North 20 degrees 28 minutes 39 seconds West 2834.52 feet, passing over a set capped rebar at 100.00 feet, to a set capped rebar on aforementioned southerly side of a fifty (50) foot wide access easement; thence finally, following the access easement, North 65 degrees 22 minutes 53 seconds East 432.47 feet to the place of beginning, containing 100.00 acres of land, more or less.

TOGETHER WITH the following described fifty (50) foot access easement, adjoining lands now or formerly of Susan G. Raley, lands of The United States of America, and other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson, and the lands conveyed herein:

BEGINNING on the easterly right of way of County Road #236-A, said point of beginning being distant 1834 feet, more or less, from the intersection of the southerly right of way of State Road #16 and the easterly right of way of County Road #236-A as measured along the easterly right of way of County Road #236-A; thence from the point of beginning and following lands now or formerly of Susan G. Raley the following two (2) courses and distances: (1) South 80 degrees 38 minutes 55 seconds East 544.61 feet to a point; and (2) North 73 degrees 47 minutes 38 seconds East 507.42 feet to a found iron pipe at a corner for other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson; thence through other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson the following two (2) courses and distances: (1) North 65 degrees 22 minutes 53 seconds East 1380.99 feet to a point of curvature and (2) along a 35.44 foot radius curve, the chord of which bears North 65 degrees 38 minutes 46 seconds East 53.60 feet, an arc distance of 60.79 feet to a point on line of lands of The United States of America; thence proceeding along the line of lands of The United States of America South 20 degrees 29 minutes 04 seconds East 49.88 feet to a found capped rebar at a corner for other lands now or formerly of LJL Realty, LLC; thence following other lands now or formerly of LJL Realty, LLC, and reflecting tight along a 35.44 foot radius curve, a chord of which bears South 65 degrees 22 minutes 53 seconds West 46.63 feet, an arc distance of 50.89 feet to a found capped rebar at the point of tangency; thence continuing in part with other lands now or formerly of LJL Realty, LLC, in part with these lands being conveyed, and in part with other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson, South 65 degrees 22 minutes 53 seconds West 1388.04 feet, passing over a found capped rebar at a distance of 153.38 feet and a set capped rebar at 585.85 feet to a point; thence continuing with other lands now or formerly of Joseph R. Hudson Sr. and Stanley L. Thompson the following two (2) courses and distances: (1) South 73 degrees 47 minutes 38 seconds West 522.44 feet to a point; and (2) North 80 degrees 38 minutes 55 seconds West 528.30 feet to a point on the aforementioned easterly right of way line of County Road #236-A; thence finally following said right of way of County Road #236-A North 19 degrees 35 minutes 20 seconds West 57.13 feet to the place of beginning, containing 2.87 acres of land, more or less.

Parcel No: 2-35 9.00 21.04

ALL THAT CERTAIN tract, piece and parcel of land situate and lying in Broadkill Hundred, Sussex County, Delaware, comprised of "Homestead Site" as shown on plot entitled Subdivision Plan for the Property Known as Sanctuary Farm, dated February 11, 2011, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Plot Book 159, Page 43, said to contain 5.04 acres, more or less.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record.

BEING the same lands and premises which Richard Frank Caruso and Teresa Joann Caruso, by Deed dated January 26, 2023, and recorded February 1, 2023, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Book 5848, Page 344, did grant and convey unto Richard F. Caruso, Trustee of the Richard F. Caruso Revocable Trust dated January 26, 2023 and Teresa J. Caruso, Trustee of the Teresa J. Caruso Revocable Trust dated January 26, 2023, in fee.

IN WITNESS WHEREOF, the Grantors have set their hands and seals the day and year first above written.

Witness

Richard F. Caruso, Trustee (SEAL)
Richard F. Caruso, Trustee

Witness

Teresa J. Caruso, Trustee (SEAL)
Teresa J. Caruso, Trustee

STATE OF DELAWARE

)
)SS.
)

COUNTY OF SUSSEX

The foregoing Deed was acknowledged before me this 4th day of December, 2024, by Richard F. Caruso, Trustee of the Richard F. Caruso Revocable Trust dated January 26, 2023 and Teresa J. Caruso, Trustee of the Teresa J. Caruso Revocable Trust dated January 26, 2023.



Ashley N. Miller
Notary Public
Printed Name: Ashley N. Miller
My commission expires: 9/18/25



WETLANDS & SUBAQUEOUS
LAND SECTION

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

TELEPHONE (302) 739-9943
FACSIMILE (302) 739-6304

Subaqueous Lands Lease No.: SL-119/13
Associated Leases: SL-216/02
Date of Issuance: 8/22/2013
Tax Parcel No.: 2-35-9.00-21.04

**SUBAQUEOUS LANDS LEASE
GRANTED TO SANCTUARY FARM, LLC, C/O KIRK GAJIANI
TO MAINTAIN A 10 FOOT BY 18 FOOT BOAT RAMP; REMOVE A 3 FOOT BY 12 FOOT
PIER AND 5 FOOT BY 20 FOOT DOCK; AND CONSTRUCT A 4 FOOT BY 16 FOOT
PIER, A 6 FOOT BY 30 FOOT FIXED DOCK WITH BOAT LIFT, A 3 FOOT BY 16 FOOT
GANGWAY, AND A 6 FOOT BY 40 FOOT FLOATING DOCK IN THE BROADKILL
RIVER OFF OF GRAVES FARM ROAD NEAR BROADKILL BEACH, MILTON,
SUSSEX COUNTY, DELAWARE**

Sanctuary Farm, LLC
Attn.: Kirk Gajiani
6726 Curran St., Suite 300
McLean, VA 22101

Pursuant to the provisions of 7 Del. C. §7205, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 22nd day of August A.D. 2013 to construct the above-referenced project in accordance with the approved plans for this Lease (2 sheets) as approved on July 17, 2013, and the application dated January 16, 2013 and received by this Division on April 18, 2013.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of the Broadkill River;

WHEREAS, Sanctuary Farm, LLC c/o Kirk Gajiani, owner of certain adjoining lands to the Broadkill River, has requested a Lease transfer in order to maintain an existing boat ramp, remove an existing pier and dock and replace them with a new pier, fixed dock with boat lift, gangway and floating dock in the Broadkill River;

WHEREAS, pursuant to the provisions of 7 Del. C. §7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds

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that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

THIS Subaqueous Lands Lease (Lease) is in accordance with the plan and application submitted to the Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

THIS Lease shall be valid until September 31, 2022 or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of this Lease, the Lease shall become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this Lease. A renewal may be denied if the State determines that the Lease is no longer in the public interest.

THIS Lease is issued subject to the following conditions:

SPECIAL CONDITIONS

- 1. This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County and a copy of the recorded Lease is returned to, and has been received by, the Department.**
2. This Lease represents a transfer of Subaqueous Lands Lease SL-216/02 issued October 1, 2002 to Louis DeAntonio. All special and general conditions contained in this Lease shall supersede conditions set forth in Subaqueous Lands Lease No. SL- 216/02 which has become null and void.
3. No portion of the pier authorized by this Lease shall exceed the width and length dimensions for that structure identified on Page One of this Lease.
4. No part of the structures approved by this Lease, including the boat lift, shall extend into the water more than 20 percent of the width of Broadkill Creek at this location.
5. The current leased area of structure over public subaqueous lands is 522 square feet, represented by the 4 foot by 13 foot section of pier, the 6 foot by 30 foot dock, the 3 foot by 16 foot gangway, the 6 foot by 40 foot dock and two boatlift piles constructed channelward of the mean low water line.
6. The structures shall be maintained so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated June 11, 2011.

7. The leased structures shall be utilized in a way so as not to impair water access to adjoining properties. No portion of the pier, docks or boat lift shall be constructed within 10 feet of the adjacent property boundaries.

GENERAL CONDITIONS

1. The work authorized herein shall be completed in accordance with the terms and conditions of the Department of the Army General Permit CENAP-OP-R-DELAWARE-SPGP-20 for the docking structures.
2. This Lease is granted for the purpose of providing mooring for up to four vessels, as represented in the lease application. Any other use without prior written approval shall constitute reason for this Lease being revoked.
3. The lessee and contractor shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
4. The activities authorized herein shall be undertaken in accordance with the Lease conditions, the final stamped and approved plans, and with the information provided in the lease application.
5. A copy of this Lease and the stamped approved plans shall be available on-site during all phases of construction activity.
6. The conditions contained herein shall be incorporated into any and all construction contracts associated with the construction authorized herein. The lessee and contractor are responsible to ensure that the workers executing the activities authorized by this Lease have full knowledge of, and abide by, the terms and conditions of this Lease.
7. The lessee shall protect and save the State of Delaware harmless from any loss, cost or damage resulting from the activities authorized herein.
8. The issuance of this Lease does not constitute approval for any activities that may be required by any other local, state or federal government agency.
9. The issuance of this Lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.

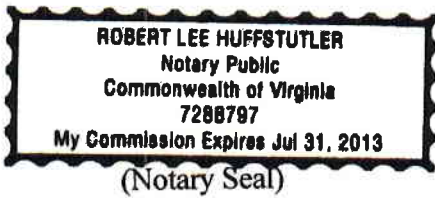
10. This Lease authorizes only the activities described herein. Modifications to the project may require a supplemental approval from this office prior to the initiation of construction. A determination of the need for a supplemental approval will be made by this office pursuant to the lessee submitting written notification and revised plans indicating project changes. Failure to contact the Department prior to executing changes to the project shall constitute reason for this Lease being revoked.
11. Representatives of the Department of Natural Resources and Environmental Control shall be allowed to access the property to inspect all work during any phase of the construction and may conduct pre and post-construction inspections, collect any samples or conduct any tests that are deemed necessary.
12. The activities authorized herein shall be conducted so as not to violate the State of Delaware's Surface Water Quality Standards, as amended June 11, 2011.
13. All construction materials, waste or debris associated with this activity shall be properly disposed of and contained at all times to prevent its entry into waters or wetlands. Construction materials shall not be stockpiled in subaqueous lands or wetlands.
14. Disturbance of subaqueous lands or wetlands adjacent to the authorized structures or activities is prohibited. Disturbance of subaqueous lands or wetlands in the path of construction activity shall be minimized. Any temporarily impacted subaqueous lands or wetlands shall be returned to pre-disturbance elevations and conditions.
15. The lessee and contractor shall employ measures during construction to prevent spills of fuels, lubricants or other hazardous substances. In the event of a spill, the lessee and contractor shall make every effort to stop the leak and contain the spill, and shall immediately contact the Hazardous Spill Response Team (HAZMAT) at 1-800-662-8802 and this office at (302) 739-9943. The lessee and contractor are responsible to comply with all directives to contain and clean up the spilled material(s) as stipulated by the HAZMAT team, and to restore the site as may be required by this office.
16. None of the construction activities authorized herein shall occur after the construction expiration date identified on Page 1 of this Lease. The lessee may file one construction expiration date extension request of up to one (1) year if necessary to complete the authorized work. Such requests must be received by the Department at least thirty (30) days prior to the construction expiration date.
17. The lessee shall notify the Wetlands and Subaqueous Lands Section prior to the commencement of the work authorized by this Lease.

18. The lessee shall maintain all authorized structures and activities in a good and safe condition.
19. Any actions, operations or installations which are found by the Department to be contrary to the public interest may constitute reason for the discontinuance and/or removal of said action, operation or installation. Removal and restoration shall be at the expense of the lessee and/or upland property owner within thirty (30) days of receipt of written notice of revocation and demand for removal.
20. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer the Lease to the new upland property owner. Failure to obtain such written consent may result in the revocation of this Lease and the removal of all structures authorized by this Lease at the expense of the lessee.
21. Failure to comply with any of the terms or conditions of this Lease may result in enforcement action, which could include the revocation of this Lease, and subsequent restoration of the site to preconstruction conditions.

Sanctuary Farm, LLC c/o Kirk Gajiani
SL-119/13
Transfer of Subaqueous Lands Lease SL-216/02
Page 6 of 6

IN WITNESS WHEREOF, I, Kirk Gajiani, representing Sanctuary Farm, LLC, have caused this instrument to be executed on this 28 day of July, 2013.

By: [Signature]
Sanctuary Farm LLC c/o Kirk Gajiani, Lessee



[Signature]
Notary Public

IN WITNESS WHEREOF, I, Collin P. O'Mara, Secretary, Department of Natural Resources and Environmental Control, have hereunto set my hand this 22 day of August, 2013.

[Signature]
Collin P. O'Mara, Secretary
Department of Natural Resources
and Environmental Control