

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?

- _____ Yes BASIC APPLICATION
- _____ Yes SIGNATURE PAGE (Page 3)
- _____ Yes APPLICABLE APPENDICES
- _____ Yes SCALED PLAN VIEW
- _____ Yes SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
- _____ Yes VICINITY MAP
- _____ Yes COPY OF THE PROPERTY DEED & SURVEY
- _____ Yes THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
- _____ 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: MHC Mariner's Cove LLC c/o Jonathon Goldberg Telephone #: 518-369-3698
 Mailing Address: Two North Riverside Plaza, Suite 800 Fax #: _____
Chicago, IL 60606 E-mail: jonathon_goldberg@equitylifestyle.com
2. Consultant's Name: Anthony Pidala Company Name: J Foster Consulting LLC
 Mailing Address: 2963 1st Ave S Telephone #: 727-821-1949
St. Petersburg, FL 33712 Fax #: _____
 E-mail: anthony@jfosterconsulting.com
3. Contractor's Name: _____ 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):
The applicant proposes to 1) install 24 new floating PWC platforms and maintain 10 existing previously unauthorized PWC platforms; and 2) authorize up to 3 wet slips including one (1) vessel and up to two (2) PWC slips at all 217 authorized residential docks within the canals at Mariner's Cove.
6. Check each Appendix that is enclosed with this application:

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

Section 3: Project Location

7. Project Site Address: 35356 Sussex Lane County: N.C. Kent Sussex
Millsboro, DE 19966 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: _____
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 235-25.00-4.00 Subdivision Name: _____

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

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Rehoboth Bay waterbody is a tributary to: Atlantic Ocean

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:
MHC Mariner's Cove LLC

(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):

1. ABC Woodlands LLC; 1201 Orange St, Wilmington DE 19966

2. Bay City Limited Partnership; 34677 Long Neck Rd, Millsboro DE 19966

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):

SP-333/22 MP/OM-333/22

*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, Jonathon Goldberg, hereby designate and authorize J Foster Consulting LLC c/o Anthony Pidala
 (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: Anthony Pidala Telephone #: 727-821-1949
 Mailing Address: 2963 1st Ave S Fax #: _____
St. Petersburg, FL 33712 E-mail: anthony@jfoosterconsulting.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.

Anthony Pidala
 Agent's Signature

02/09/2026
 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.

DocuSigned by:
Jonathon Goldberg
 Applicant's Signature

2/9/2026
 Date

Jonathon Goldberg, Regional Vice President
 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.)

The applicant proposes to 1) install 24 new floating PWC platforms and maintain 10 existing previously unauthorized PWC platforms; and 2) authorize up to 3 wet slips including one (1) vessel and up to two (2) PWC slips at all 217 residential docks within the Mariner's Cove canals. This facility will now include up to 217 vessel slips and up to 434 PWC slips. There are 49 PWC slips already existing and authorized.

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						
Floating PWC platforms	up to 4 per PWC	7'-14'	up to 14'			New
	up to 672 total (217 x 4) - (49 x 4)					
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? None
 What will be used for the anchor(s)? n/a
 Anchor/Mooring Block Weight n/a
 Anchor Line Scope (Length or Ratio) n/a
 Water Depth at Mooring Location n/a

- Approximately how wide is the waterway at this project site? _____ ft. (measured from MLW to MLW)
 The width varies within the canals but is typically approximately 80' wide.
- What will be the mean low water depth at the most channelward end of the mooring facility? ~6.5 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. Composite EZ Dock platforms.
- 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)
 There are 14 existing/authorized fish cleaning stations amongst the residential marginal docks.
 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? _____ ft. All docks will be located within manmade canals.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. The only new proposed docking structures are intended to moor PWC vessels. Currently proposed and previously unauthorized existing PWC platforms are shown on the enclosed plans.
- | | | | |
|------------------|--------------|-------------|-------------|
| Make/model _____ | length _____ | width _____ | draft _____ |
| 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. N/A per conversation with DNREC staff.
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. TBD
11. Is there currently a residence on the property? Yes _____ No
There are 609 residential units within Mariner's Cove
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? ~14,600 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.

PRELIMINARY MARINA SCREENING CHECKLIST

(To be submitted at least one week prior to the pre-application meeting)

* Provide the following information and/or answer the following with regard to the proposed marina project:

1. Applicant's (Property Owners) Name	Telephone Number
Address: <u>MHC Mariner's Cove, LLC</u>	Home (): _____
<u>c/o Jonathon Goldberg</u>	Work (): <u>518-369-3698</u>
<u>Two North Riverside Plaza, Suite 800</u>	
<u>Chicago, IL 60606</u>	

Project Name: Mariner's Cove - Floating PWC Platforms Project

2. Provide an aerial photograph of the site, if available.
3. What are the existing land uses on the site? See plans/aerials
4. What are the existing land uses on adjacent properties within 1000 feet of the proposed marina or marina alteration, including the opposite shore? Residential homes (mobile homes)
5. Name and distance of nearest municipality. Millsboro, DE. Approximately 10.7 miles
6. Is the proposed project an open water or enclosed basin marina?
 Open water Enclosed basin
7. Is the marina on a creek, river, or open bay? Name of the water body?
 Manmade canals contiguous to Rehoboth Bay.
8. Indicate the number of wet slips. Proposed 757 Existing 372
 (372 + 434 [maximum PWC slips] - 49 [previously authorized PWC slips] = 757)
9. Indicate the number of dry stack spaces. Proposed 0 Existing 0
10. Will the proposed marina or marina alteration require dredging?
 Yes No
 If yes, approximate the amount in cubic yards. _____ cubic yards
11. If the project requires dredging, do you own or have access to an upland site for dredged material disposal? _____
 Yes No If yes, where is it located?
12. If not, how do you propose to dispose of your dredged material?
13. How many years of maintenance dredge spoil capacity does the spoil site possess?
 _____ Years

14. Will the proposed project require the use of any State wetlands? ___ Yes No If yes, approximate the amount of wetlands required in acres and the intended use.

15. What is the tide range at the marina site? Normal tide Neap tide ___
 What is the source of this information?

16. What is the approximate MLW depth at the marina site? ~6.5 MLW Ft.
 What is the source of this information? See attached cross-section drawings.

17. If the site includes residential development, indicate: N/A
 Number of units platted _____
 Length of shoreline owned _____
 Acreage of upland property _____

All proposed PWC platforms are associated with individual residential lots with their own private parking.

Indicate the number of on-site parking spaces for:

	cars	trailers	cars with trailers	oversize vehicles
Proposed				
Existing				

18. What utilities will be provided on or in the marina or dock area proper? Be specific, e.g. fuel, electricity, sewage pump-out, water, etc. Fresh water is supplied to the slips at both the north and south marina basins via public water system. No fuel, electric, or pump-out features.

19. What additional shore-based facilities are included in the proposed marina or marina alteration? Be specific, e.g., boat or engine repairs, fuel, foods, etc. None proposed.

20. Will the marina project be available to the general public? If so, on what basis? No, the docks are for the exclusive use of Mariner's Cove residents.

21. Are existing public facilities, services, and transportation adequate to accommodate the project and associated development impacts? Yes ___ No If no, please describe the upgrades required:

22. Has a market study been completed for the project? ___ Yes No
 If so, please attach the study report.

23. If no market study has been completed, please describe briefly the intended market, particularly the types and sizes of boats anticipated to use the facility. The existing and proposed docks are for the exclusive use of Mariner's Cove residents, for mooring private recreational vessels. The only proposed vessels include PWC's for private recreational use.

MARINAS

Marina applicants must complete this appendix and any other appendices that may apply to the proposed project (see "List of Appendices").

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

1. Name of marina: Mariner's Cove

2. Complete mailing address for marina: 35356 Sussex Lane #1
Millsboro, DE 19966

Telephone Number: (888) 509-1652

3. Name and complete address for Harbormaster, if applicable:

Matthew Pagano, Community Manager
35356 Sussex Lane #1
Millsboro, DE 19966
302-947-9060

4. Check appropriate box: New Marina Alteration to Existing Marina

5. Number of Slips: Complete Appendix A for details of docking facilities.

	a. Wet Slips	Dry Storage Spaces
b. Existing	<u>372</u>	There is an approximately 10,000sf upland unpaved boat/trailer storage area adjacent to Cove Drive that can accommodate approx. 65 "spaces".
c. Proposed or Additional	<u>757</u>	

- If this is an alteration to an existing marina, please be advised that the questions that follow pertain only to the altered portion(s) of the facility.

6. Shellfish Resources: Is any part of the marina located within or adjacent to a classified shellfish growing area? This information can be obtained from the Division of Watershed Stewardship, Watershed Assessment Section (302-739-9939)

___ Yes No

If yes, how is the area currently classified?

___ Approved Area Conditionally Restricted Area
 ___ Conditionally Approved Area Prohibited Area
 ___ Restricted Area

7. Submerged Aquatic Vegetation (SAV): Are any SAV beds located within the marina basin or adjacent areas? ___ Yes No

8. Critical Habitats: Is the marina located within or adjacent to an area classified as a critical habitat by the Department's Division of Parks and Recreation? Critical habitat areas are those that are included in the Natural Areas Inventory, or that provide habitat for species included in the State Endangered Species Act (7 Del. C., Chapter 6). To obtain the locations of these areas, contact the Division of Parks and Recreation at (302) 739-5285. _____ Yes No

9. Dredging and Dredged material Disposal: Complete Appendices R and/or S.

10. Shoreline Protection Structures: Complete appropriate Appendices.

11. Water Supply: Describe the existing or proposed water supply facilities for the project.

Public water system. Identify: _____

_____ Private well. If existing, include the DNREC Well Permit Number: _____

If there are plans to construct a new well, a permit must be obtained from the Department's Water Supply Section prior to well construction.

12. Wastewater Facilities:

a. How many restroom facilities are planned for the marina? 0

If none, please explain: Portable restroom units are provided at each marina basin location during the boating season (April 1st - October 31st). Permanent restrooms are available at the community clubhouse, located on Pine drive.

b. How will the wastewater from the facility be handled?

Public sewer, identify: _____

_____ On-site septic system

_____ Other, describe:

c. Identify the permit numbers for any treatment, storage or disposal permits that have been obtained for the proposed wastewater facilities, including name and permit number for any waste transporters who will be transporting wastewater or septage. N/A

d. If permits for the wastewater facilities have not yet been obtained, have permit applications been submitted? _____ Yes _____ No

If Yes, show the date and to whom the application was mailed. If no, describe all proposed plans for wastewater handling. Attach additional sheets as necessary.

13. Parking:

How many parking spaces will be provided? Each proposed PWC slip is associated with an individual upland residential unit with its own private parking.

Does the proposed parking plan conform to:

Local planning codes or requirements; (Contact the County Planning Department and/or local municipal government offices for this information). Yes _____ No

The 0.5 spaces/slip rebuttable presumption from the Marina Regulations Yes _____ No

If no, please explain:

14. Stormwater Management: Describe in detail the plans to detain the first one-half inch of stormwater run-off from the disturbed portion of the site and release it over a 24 hour period. Attach additional sheets and drawings as necessary. Storm drains (23) are located throughout the Mariner's Cove development. Stormwater enters the drains and moves through catch basins before being discharged into the adjacent canals of the community.

15. Solid Waste Management:

How many trash receptacles/ recycling bins will be provided at the marina? ^{There shall be one trash receptacle available at each marina location, during the boating season.}
If trash receptacles will not be provided, what measures will be taken to ensure that solid wastes are properly disposed of?

16. Boat Maintenance Areas and Activities:

- a. Describe in detail how boat maintenance by-products, debris, residues, spills and run-off from maintenance areas will be controlled in accordance with the Marina Regulations. Attach separate sheets if necessary. See attached O&M Plan for details. Generally speaking, boat maintenance activities are prohibited over the waters within Mariner's Cove. Basic boat maintenance activities are permitted to occur at resident's lots, but disposal of boat by-products is prohibited on-site.
- b. Will special containers for waste oils and other maintenance wastes be provided? Yes
 No Explain: Residents are responsible for disposing of their boat by-products at an appropriate off-site facility.
- c. Describe in detail how materials used in maintenance and repair operations will be handled and stored. Materials of concern include, but are not limited to, paints, solvents, oils, greases, preservatives, pesticides, epoxies and corrosive cleaners. Indicate whether local fire codes or national Fire Protection Association (NFPA) standards have been used in developing the proposed handling and storage. Attach separate sheets if necessary.
Boat maintenance activities are not permitted at the marina locations. Residents/boaters are responsible for using best management practices when storing hazardous materials at their private residences. No such materials are stored anywhere on-site within the Mariner's Cove development, by Mariner's Cove personnel, in relation to the "marina" basins.

17. Fuel Storage and Delivery Facilities/Spill Contingency Plan:

- a. Describe in detail all procedures for storage, handling and dispensing of fuel. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in developing proposed procedures. A permit from the Department's Underground Storage Tank Branch may also be required. Attach separate sheets as necessary.
No fueling facilities are provided at Mariner's Cove, and residents are not permitted to fuel their vessels over the water. Fire extinguishers are provided at each marina location during the boating season. Community residents and personnel are advised to contact the appropriate response-agency in case of a hazardous spill or leak. See O&M Plan for more detail.
- b. Describe in detail procedures that will be used to contain and clean any fuel spills that occur as a result of marina operations. Notification procedures should also be described. Attach separate sheets if necessary. See response above and attached O&M Plan.

18. Fire Protection Systems: Describe the fire protection systems that are proposed for the facility. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in choosing and designing the systems. Attach additional sheets as necessary.

Fire extinguishers are provided at each marina location during the boating season.

19. Life Safety Equipment:

- a. For alterations to existing marinas: Does the alteration involve the addition of new water-based structures? _____ Yes No If yes, complete 20 B. If no, skip to question 21.
- b. How many floatation devices will be provided around the marina and how far apart will they be located?

20. Fish Waste:

Will fish cleaning stations be provided? Yes _____ No Only at private residential docks. Currently 14 existing. If yes, how many? _____ (Be sure to show their location on the engineering plans).

Will the marina provide a live bait concession? _____ Yes No

21. Piers and Docks: Complete Appendix A.

22. **Drawing Requirements:** At a minimum, all marina applicants must submit at least the following drawings:

- a. Elevation or Section View
 - b. Vicinity Map
 - c. Plan View
- General Information for All Drawings: For all major structures, the structural dimensions and distance from the nearest property line, survey marker or permanent landmark should be shown.
 - Wherever possible, identify the materials used in construction. If dredging or filling is involved, show the volume and type of materials to be moved, and _____ the grade to be used.

a. Elevation or Section View

The elevation or section view includes the following, as applicable: (check those which apply). Pre-checked items must be included.

Mean high and low water lines;

Construction details for all water-based structures (e.g. piers docks, pilings);

_____ Construction details for all bulkheads, rip-rap and other shoreline protection structures;

_____ Intake and outfall structures

_____ Boat Ramps

_____ Channel or basin modifications (proposed dredging areas)

_____ Other

b. Vicinity Map

c. Plan View

The plan view should be prepared on 8 1/2" x 11" paper, and in a standard blue print size and format, and contain the locations of the following features, as applicable (Check all those which apply to the project and include these items on the plan view drawing):

- Property boundaries
- Shoreline
- Mean high and low water lines
- Direction of river flow/ebb and flow of tide
- Proposed channel
- Navigation Aids
- Piers, docks, pilings, bulkheads, moorings, anchorages, jetties, groins, breakwaters and other water-based structures
- Slips (Wet)
- Slips (Dry)
- Boat ramp(s)
- Buildings, other structures (identify each)
- Boat storage areas/facilities
- Boat maintenance area(s)
- Extent of roof coverage (e.g. over maintenance areas, boat storage areas, etc.)
- Roadways (identify surface, e.g. asphalt, gravel dirt, etc.)
- Parking areas (identify surface, e.g. asphalt, gravel, dirt, grass, etc.)
- Maintenance materials storage areas(s)
- Public telephone(s)
- Public restroom(s)
- Fish cleaning station(s)
- Life safety equipment station(s)
- Fuel dispensing pump(s) underground storage tank
- Septic tank
- Sewer connection/wastewater collection system
- Water supply well
- Portable fire extinguisher(s), fire hydrant(s)
- Spill containment equipment storage areas(s)
- Trash receptacle(s) waste oil - other waste receptacles
- Stormwater management facilities
- Compensation area for wetlands
- Other

Assessor's Parcel Number: 234 25.00 4.00 PARK

When Recorded Mail To:
Kimberly Fuldauer, Esq.
525 West Monroe Street, Suite 1600
Chicago, Illinois 60661

Send Tax Statements To:
c/o Manufactured Home Communities Inc.,
Two North Riverside Plaza, Suite 800,
Chicago, Illinois 60606

RPPT \$0 exempt

Special Warranty Deed

By this instrument MHC OPERATING LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor") in consideration of \$10.00 received from MHC MARINER'S COVE, L.L.C, a Delaware limited liability company ("Grantee"), having an address at c/o Manufactured Home Communities, Inc., Two North Riverside Plaza, Suite 800, Chicago, Illinois 60606, the receipt and sufficiency of which are hereby acknowledged on this 17th day of October, 2003, has GRANTED, SOLD, TRANSFERRED and CONVEYED, and does hereby GRANT, SELL TRANSFER and CONVEY to Grantee, its successors and assigns forever, all that real property situate in Indian River Hundred County of Sussex, State of Delaware, more particularly described on Exhibit A attached hereto, Assessor's parcel number: 234 25.00 4.00 PARK (the "Land"); together with all right, title and interest of Grantors (whether now or hereafter existing) in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Land or any of it; and all right, title and interest of Grantors (whether now or hereafter existing) in and to any award made or to be made as a result of or in lieu of condemnation, and in and to any award for damage to the Premises (as such term is hereinafter defined) or any part thereof by reason of casualty (all of the foregoing being included within the term "Land"); and all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the Land, including, without limitation, any and all recreational buildings, structures and facilities, plumbing, heating, ventilating, air conditioning, mechanical, electrical and other utility systems, water and sewage treatment plants and facilities (including wells and septic systems), parking lots and facilities, landscaping, roadways, sidewalks, swimming pools, security devices, signs and light fixtures which are not owned by tenants under leases affecting the Land or any part thereof (collectively, the "Improvements", together with the Land, the "Premises").;

Mariner's Cove 2, DE

Consideration: \$0.00 Exempt Code: A

County	State	Total
0.00	0.00	0.00
counter	Date: 12/19/2003	



SUBJECT TO, only those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining (all of the foregoing being included within the term ("Premises")); and Grantor covenants that the Premises are free of all encumbrances, except as above stated; that lawful seizing of and good right to convey the Premises is vested in Grantor and Grantor hereby warrants and forever defends all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor.

[EXECUTION PAGE FOLLOWS]

Mariner's Cove 2, DE

IN WITNESS WHEREOF, said grantor has caused this deed to be executed as of the 17th day of Oct, 2003.

MHC Operating Limited Partnership,
an Illinois limited partnership

By: Manufactured Home Communities, Inc.
a Maryland corporation, its general partner

By: David W. Fell
Name: David W. Fell
Its: Vice President, Associate General Counsel,
Assistant Secretary

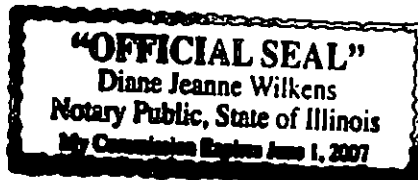
State of Illinois)
County of Cook)

This instrument was acknowledged before me on Oct. 17, 2003 by David W. Fell, as Vice President, Associate General Counsel, and Assistant Secretary of Manufactured Home Communities, Inc., a Maryland corporation, as general partner of MHC Operating Limited Partnership, an Illinois limited partnership.

Diane Jeanne Wilkens
Signature of notarial officer

Seal if any, Notary Public
Title and rank

My commission expires 6/1/07
(If a notary public)



Mariner's Cove 2, DE

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, tract, or lot of land, lying and being situated in the Indian River Hundred of Sussex County, Delaware being more particularly described as follows, to wit:

BEGINNING at a point situate on the Northerly side of County Road #22, said point being a corner of lands now or formerly of Robert Hitchens; thence by and with County Road #22, the following seven (7) courses and distances: (1) North $88^{\circ} 08' 40''$ East 568.71 feet to a point; thence (2) North $82^{\circ} 32' 20''$ East 227.29 feet to a point; thence (3) North $76^{\circ} 41' 00''$ East 330.80 feet to a point; thence, (4) North $72^{\circ} 13' 00''$ East 933.74 feet to a point, thence (5) North $72^{\circ} 40' 40''$ East 315.00 feet to a point; thence (6) North $83^{\circ} 20' 40''$ East 408.00 feet to a point; thence (7) North $79^{\circ} 12' 00''$ East 51.30 feet to a point being a corner of these lands and lands now or formerly of Robert Tunnell; thence the following three courses and distances: (1) North $03^{\circ} 37' 58.5''$ East 652.10 feet to a point; thence (2) North $21^{\circ} 40' 00''$ East 1030.00 feet to a point; thence (3) North $51^{\circ} 48' 09''$ West 292.88 feet to a point being in the centerline of a creek; thence the following three courses and distances: (1) a tie-line of North $74^{\circ} 28' 30''$ West 324.07 feet to a point in the centerline of the creek; thence (2) a tie-line of South $86^{\circ} 20' 59''$ West 269.52 feet to a point in the centerline of the creek; thence (3) a tie-line of South $73^{\circ} 12' 29''$ West 429.74 feet to a point being a corner of these lands and lands now or formerly of Robert Hitchens; thence South $61^{\circ} 12' 10''$ West 1249.58 feet to a point being a corner of these lands now or formerly of Robert Hitchens; thence, the following two courses and distances: (1) South $61^{\circ} 25' 49''$ West 1249.58 feet to a point; thence (2) South $27^{\circ} 04' 00''$ West 1900.80 feet to a point; said point being on the northerly side of County Road #22 and being the corner of these lands and lands of Robert Hitchens. Said point being the first mentioned point and place of beginning, be the contents thereof what they may. Being known as the Cozy Cove Mobile Home Park.

EXHIBIT B

Any real estate taxes, not yet due and payable and any easements or other restrictions shown of record against the Property described in Exhibit A.

RECORDER OF DEEDS
JOHN F. BRADY

03 DEC 19 AM 10:02

SUSSEX COUNTY
DOC. SURCHARGE PAID

Received

DEC 22 2003

ASSESSMENT DIVISION
OF SUSSEX CTY

Assessor's Parcel Number: 234 25.00 4.00 PARK

When Recorded Mail To:
Kimberly Fuldauer, Esq.
525 West Monroe Street, Suite 1600
Chicago, Illinois 60661

Send Tax Statements To:
c/o Manufactured Home Communities Inc.,
Two North Riverside Plaza, Suite 800,
Chicago, Illinois 60606

RPPT \$0 exempt

Special Warranty Deed

By this instrument MHC OPERATING LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor") in consideration of \$10.00 received from MHC MARINER'S COVE, L.L.C, a Delaware limited liability company ("Grantee"), having an address at c/o Manufactured Home Communities, Inc., Two North Riverside Plaza, Suite 800, Chicago, Illinois 60606, the receipt and sufficiency of which are hereby acknowledged on this 17th day of October, 2003, has GRANTED, SOLD, TRANSFERRED and CONVEYED, and does hereby GRANT, SELL TRANSFER and CONVEY to Grantee, its successors and assigns forever, all that real property situate in the City of Millsboro, County of Sussex, State of Delaware, more particularly described on Exhibit A attached hereto, Assessor's parcel number: 234 25.00 4.00 PARK (the "Land"); together with all right, title and interest of Grantors (whether now or hereafter existing) in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Land or any of it; and all right, title and interest of Grantors (whether now or hereafter existing) in and to any award made or to be made as a result of or in lieu of condemnation, and in and to any award for damage to the Premises (as such term is hereinafter defined) or any part thereof by reason of casualty (all of the foregoing being included within the term "Land"); and all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the Land, including, without limitation, any and all recreational buildings, structures and facilities, plumbing, heating, ventilating, air conditioning, mechanical, electrical and other utility systems, water and sewage treatment plants and facilities (including wells and septic systems), parking lots and facilities, landscaping, roadways, sidewalks, swimming pools, security devices, signs and light fixtures which are not owned by tenants under leases affecting the Land or any part thereof (collectively, the "Improvements", together with the Land, the "Premises").;

Mariner's Cove 2, DE

SUBJECT TO, only those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining (all of the foregoing being included within the term ("Premises")); and Grantor covenants that the Premises are free of all encumbrances, except as above stated; that lawful seizing of and good right to convey the Premises is vested in Grantor and Grantor hereby warrants and forever defends all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor.

[EXECUTION PAGE FOLLOWS]

Mariner's Cove 2, DE

IN WITNESS WHEREOF, said grantor has caused this deed to be executed as of the 17th day of Oct., 2003.

MHC Operating Limited Partnership,
an Illinois limited partnership

By: Manufactured Home Communities, Inc.
a Maryland corporation, its general partner

By: David W. Fell
Name: David W. Fell
Its: Vice President, Associate General Counsel,
Assistant Secretary

State of Illinois)
County of Cook)

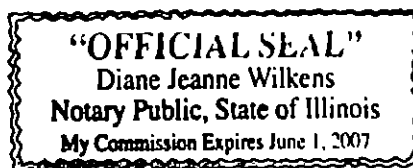
This instrument was acknowledged before me on October 17, 2003 by David W. Fell, as Vice President, Associate General Counsel, and Assistant Secretary of Manufactured Home Communities, Inc., a Maryland corporation, as general partner of MHC Operating Limited Partnership, an Illinois limited partnership.

Diane Jeanne Wilkens
Signature of notarial officer

Seal if any, Notary

Title and rank

My commission expires 6/1/07
(If a notary public)



Mariner's Cove 2, DE

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, tract, or lot of land, lying and being situated in the Indian River Hundred of Sussex County, Delaware being more particularly described as follows, to wit:

BEGINNING at a point situate on the Northerly side of County Road #22, said point being a corner of lands now or formerly of Robert Hitchens; thence by and with County Road #22, the following seven (7) courses and distances: (1) North 88° 08' 40" East 568.71 feet to a point; thence (2) North 82° 32' 20" East 227.29 feet to a point; thence (3) North 76° 41' 00" East 330.80 feet to a point; thence, (4) North 72° 13' 00" East 933.74 feet to a point, thence (5) North 72° 40' 40" East 315.00 feet to a point; thence (6) North 83° 20' 40" East 408.00 feet to a point; thence (7) North 79° 12' 00" East 51.30 feet to a point being a corner of these lands and lands now or formerly of Robert Tunnell; thence the following three courses and distances: (1) North 03° 37' 58.5" East 652.10 feet to a point; thence (2) North 21° 40' 00" East 1030.00 feet to a point; thence (3) North 51° 48' 09" West 292.88 feet to a point being in the centerline of a creek; thence the following three courses and distances: (1) a tie-line of North 74° 28' 30" West 324.07 feet to a point in the centerline of the creek; thence (2) a tie-line of South 86° 20' 59" West 269.52 feet to a point in the centerline of the creek; thence (3) a tie-line of South 73° 12' 29" West 429.74 feet to a point being a corner of these lands and lands now or formerly of Robert Hitchens; thence South 61° 12' 10" West 1249.58 feet to a point being a corner of these lands now or formerly of Robert Hitchens; thence, the following two courses and distances: (1) South 61° 25' 49" West 1249.58 feet to a point; thence (2) South 27° 04' 00" West 1900.80 feet to a point; said point being on the northerly side of County Road #22 and being the corner of these lands and lands of Robert Hitchens. Said point being the first mentioned point and place of beginning, be the contents thereof what they may. Being known as the Cozy Cove Mobile Home Park.

EXHIBIT B

Any real estate taxes, not yet due and payable and any easements or other restrictions shown of record against the Property described in Exhibit A.

ITEMS CORRESPONDING TO SCHEDULE B-II

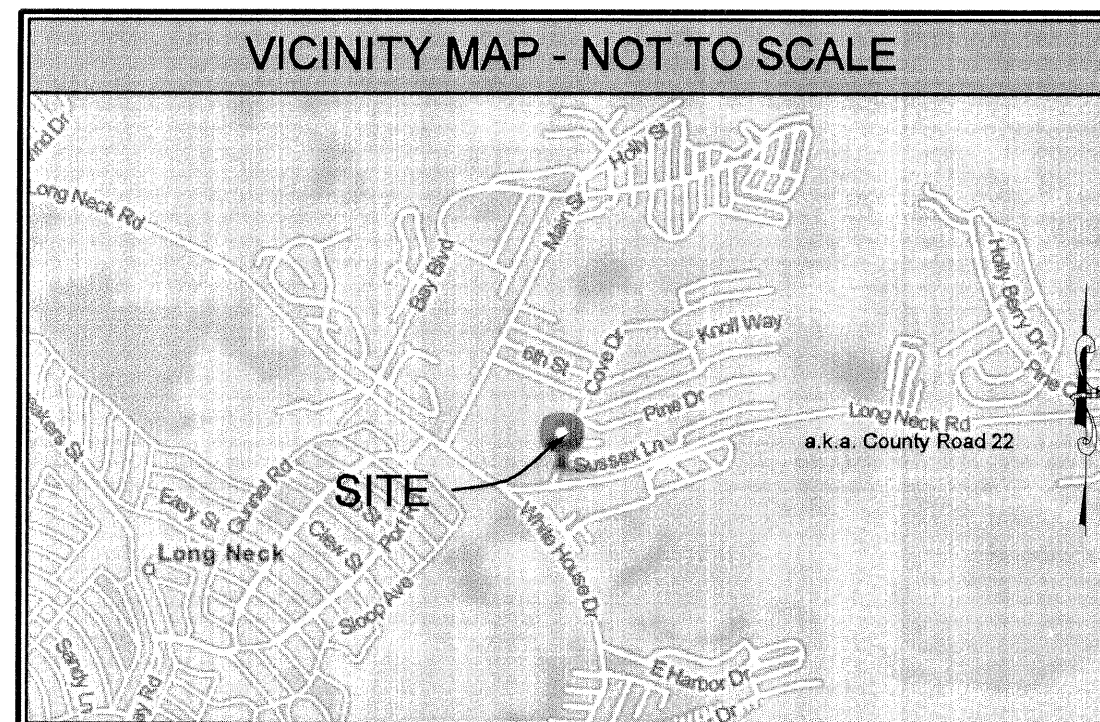
12. Right of Way to Delaware Electric Cooperative, Inc., recorded August 3, 1971, in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 670, Page 649. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.**
13. Right of Way to Delaware Electric Cooperative, Inc., recorded February 16, 1972, in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 679, Page 392. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
14. Right of Way to Delaware Electric Cooperative, Inc., recorded June 23, 1972, in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 685, Page 174. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
15. Right of Way to Delaware Electric Cooperative, Inc., recorded May 15, 1973, in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 706, Page 385. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
16. Adverse deed recorded March 2, 1991 in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 1772, Page 346. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.**
17. Wetlands Mitigation Easement recorded July 9, 1993 in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 1921, Page 319. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON (APPROX. LOCATION).**
18. Notes, Easements and Restrictions on Subdivision Plat of record in the Office of the Recorder of Deeds in and for Sussex County in Plat Book 37, Page 134; Plat Book 11, Page 58; Plat Book 20, Page 2; Plat Book 23, Page 46; Plat Book 37, Page 156 and Plat Book 47, Page 349. **THIS ITEM IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY.**

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "VR" - VACATION-RETIREMENT RESIDENTIAL PARK

FRONT SETBACK: 25'
 SIDE SETBACK: 2'
 REAR SETBACK: 5'
 HEIGHT RESTRICTIONS: MANUFACTURED HOMES: 14' MODULAR HOMES: 16'
 MIN. LOT AREA: 25 ACRES
 MIN. LOT AREA (PER TRAILER): 5,500 SQ. FT.
 MIN. LOT WIDTH (PER TRAILER): 50'
 DENSITY: NOT RESTRICTED
 PARKING: 2 SPACES EACH LOT
 THE ZONING INFORMATION SHOWN ABOVE WAS PROVIDED BY THE PLANNING & ZONING RESOURCE CORP., DATED: 6/20/2013 PURSUANT TO ITEM 6b OF TABLE A (BUILDINGS ARE IN COMPLIANCE WITH SETBACKS PER ZONING REPORT)

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN2 BEARINGS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE VESTING DEED.
- MN3 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN4 AT THE TIME OF SURVEY, THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN5 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- MN6 ONLY SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED.
- MN7 THE SUBJECT PROPERTY SURVEYED CONTAINS AN AREA OF 101.66+- ACRES (4,428,119+- SQUARE FEET), MORE OR LESS.
- MN8 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- MN9 SURVEY PREPARED BY JENKINS & ASSOC., DATED 9/24/2003 WAS USED IN THE PREPARATION OF THIS SURVEY.
- MN10 ONLY ABOVE GROUND APPURTENANCES AND VISIBLE UTILITIES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND/OR UTILITIES WERE LOCATED. ALL UTILITIES ENTER THE SUBJECT PROPERTY FROM EITHER A PUBLIC RIGHT OF WAY OR A RECORDED EASEMENT.
- MN11 SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED.
- MN12 AN ADDRESS OF 35356 SUSSEX LANE, #1 WAS POSTED ON THE SURVEYED PROPERTY.
- MN13 THERE ARE 38 STRIPED REGULAR PARKING SPACES AND 4 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 42 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN14 FENCE OWNERSHIP WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN15 THE SURVEYED PROPERTY HAS ACCESS TO COUNTY ROAD 22, A DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN16 NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SUBJECT PARCEL BY BOCK & CLARK CORP.
- MN17 ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN18 THE ADJOINING LANDOWNER INFORMATION SHOWN ON THIS SURVEY WERE OBTAINED BY THE SURVEYOR AND PROVIDED BY PUBLIC RECORDS. THE RECORD DESCRIPTION OF ADJOINERS WERE NOT PROVIDED BY THE TITLE COMPANY PURSUANT TO ALTA/ACSM REQUIREMENTS.
- MN19 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN20 THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- MN21 THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY.
- MN22 CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN23 THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED.
- MN24 THERE ARE 375 MOBILE HOME PADS LOCATED ON THE SUBJECT PROPERTY.
- MN25 IRON PINS ARE TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

RECORD DESCRIPTION

All that certain piece, parcel, tract, or lot of land, lying and being situated in the Indian River Hundred of Sussex County, Delaware being more particularly described as follows, to wit:

Beginning at a point situate on the Northernly side of County Road #22, said point being a corner of lands now or formerly of Robert Hitchens; thence by and with County Road #22, the following seven (7) courses and distances: (1) North 88° 08' 40" East 508.71 feet to a point; thence (2) North 82° 32' 20" East 227.29 feet to a point; thence (3) North 76° 41' 00" East 330.80 feet to a point; thence (4) North 72° 13' 00" East 933.74 feet to a point; thence (5) North 72° 40' 40" East 315.00 feet to a point; thence (6) North 83° 20' 40" East 408.00 feet to a point; thence (7) North 79° 12' 00" East 51.30 feet to a point being a corner of these lands and lands now or formerly of Robert Turner; thence the following three courses and distances: (1) North 03° 37' 58.5" East 652.10 feet to a point; thence (2) North 21° 40' 00" East 1030.00 feet to a point; thence (3) North 51° 48' 09" West 292.88 feet to a point being in the centerline of a creek; thence the following three courses and distances: (1) a tie-line of North 74° 28' 30" West 324.07 feet to a point in the centerline of the creek; thence (2) a tie-line of South 86° 30' 50" West 269.52 feet to a point in the centerline of the creek; thence (3) a tie-line of South 73° 12' 29" West 429.74 feet to a point being a corner of these lands and lands now or formerly of Robert Hitchens; thence South 61° 12' 10" West 1249.58 feet to a point being a corner of these lands now or formerly of Robert Hitchens; thence, the following two courses and distances: (1) South 61° 25' 49" West 1249.58 (DUPLICATE COURSE) feet to a point; thence (2) South 27° 04' 00" West 1900.80 feet to a point; said point being on the northernly side of County Road #22 and being the place of these lands and lands of Robert Hitchens. Said point being the first mentioned point and place of beginning, be the contents thereof what they may. Being known as the Cozy Cove Mobile Home Park.

Exception is:

Adverse deed recorded March 2, 1991 in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 1772, Page 346.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-609630-16, DATED MAY 28, 2013.

SURVEY DESCRIPTION

All that certain piece, parcel, tract, or lot of land, lying and being situated in the Indian River Hundred of Sussex County, Delaware being more particularly described as follows, to wit:

Beginning at a monument found, situate on the Northernly side of County Road #22, said point being a corner of lands now or formerly of Robert Hitchens; thence by and with County Road #22, the following courses and distances: North 88° 08' 40" East, 401.77 to a point; thence by a curve to the left having a radius of 2891.47' an arc length of 810.31' to a point; thence North 72° 06' 06" East, a distance of 752.73' to a point; thence by a curve to the right having a radius of 2457.88' an arc length of 491.45' to a point; thence North 83° 19' 50" East, a distance of 374.22' to a point; thence by lands of Woodlands LLC, North 03° 01' 36" East, a distance of 655.93' to a point; thence North 21° 53' 39" East, a distance of 1030.00' to a point; thence by lands of J. Weaver, North 51° 34' 50" West, a distance of 292.88' to a point; thence North 74° 14' 51" West, a distance of 324.07' to a point; thence South 86° 34' 38" West, a distance of 269.52' to a point; thence South 73° 26' 08" West, a distance of 429.74' to a point; thence South 61° 25' 49" West, a distance of 1249.58' to a point; thence continuing along the same and along lands of J. Olivia, South 27° 17' 39" West, a distance of 1883.86' to said monument. Said monument being the first mentioned point and place of beginning, be the contents thereof what they may.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-609630-16, DATED MAY 28, 2013.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 10005C 0485J & 0345J, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2005 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSG.FEMA.GOV) BY FIRMETTE CREATED ON JUNE 17, 2013. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
6.24.13	EMAILED FOR B&C REVIEW		
6.26.13	CORRECTIONS/NETWORK COMMENTS		
FIELD WORK: T.S.		DRAFTED: B.R.M.	
CHECKED BY: B.D.H.		MISC NOTES:	

SIGNIFICANT OBSERVATIONS

A NONE APPARENT.
 STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

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 THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK, CORPORATION.

ALTA/ACSM LAND TITLE SURVEY

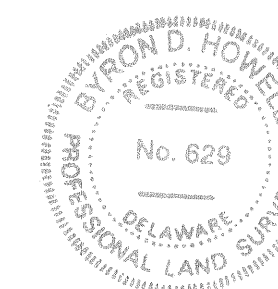
for
ELS 2013
 B&C Project No. 201301123, 015
 Mariners Cove
 35356 Sussex Lane, #1, Millsboro, DE 19966

BASED UPON TITLE COMMITMENT NO. NCS-609630-16
 OF FIRST AMERICAN TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF MAY 28, 2013 @ 9:00 A.M.

Surveyor's Certification

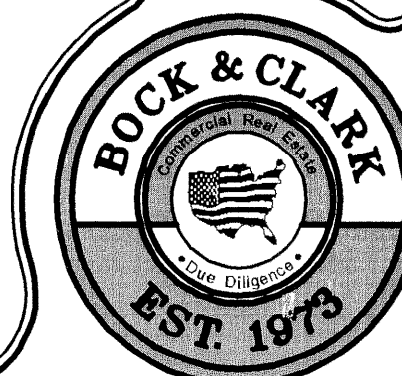
To: AEGON USA Realty Advisors, LLC; Monumental Life Insurance Company and any of its affiliates, successors or assigns and any full or partial assignees of its interest in the loan related to the subject property; First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 15, 16, 17, 18, 19, 20a, 21 of Table A thereof. The field work was completed on June 24, 2013.



BYRON D. HOWELL
 REGISTRATION NO. 629
 MY LICENSE EXPIRES: JUNE 30, 2015
 IN THE STATE OF DELAWARE
 DATE OF FIELD SURVEY: JUNE 24, 2013
 DATE OF LAST REVISION: JULY 30, 2013
 NETWORK PROJECT NO. 201301123-15

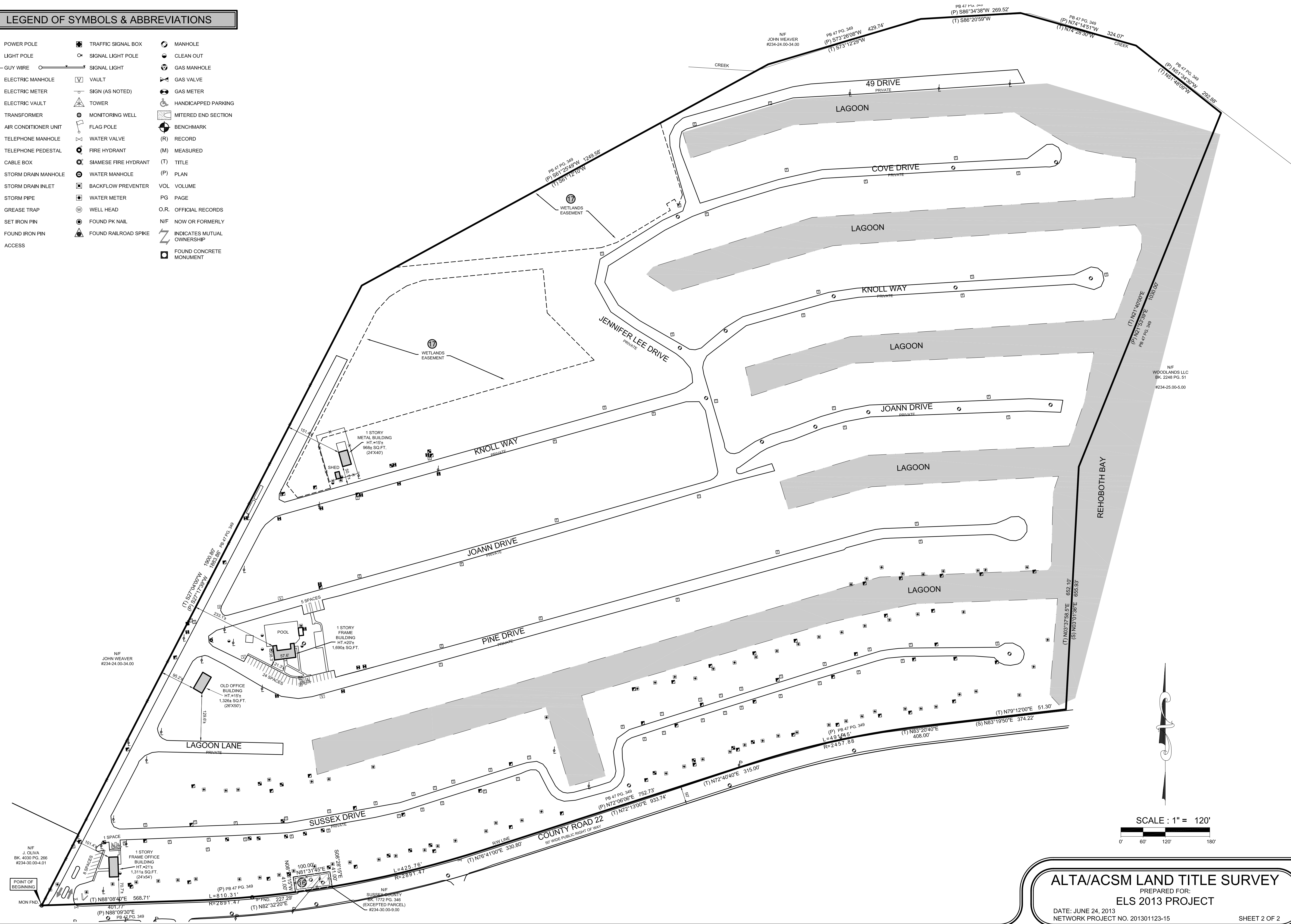
SURVEY PERFORMED BY:
 BOCK & CLARK CORP.
 501 THOMSON PARK DRIVE
 CRANBERRY TOWNSHIP, PA 16066
 EMAIL: DPETERSON@BOCKANDCLARK.COM
 THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
 NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road Akron, Ohio 44333
 Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.rockandclark.com

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | |
|--|----------------------|--|-------------------------|--|----------------------------|
| | POWER POLE | | TRAFFIC SIGNAL BOX | | MANHOLE |
| | LIGHT POLE | | SIGNAL LIGHT POLE | | CLEAN OUT |
| | GUY WIRE | | SIGNAL LIGHT | | GAS MANHOLE |
| | ELECTRIC MANHOLE | | VAULT | | GAS VALVE |
| | ELECTRIC METER | | SIGN (AS NOTED) | | GAS METER |
| | ELECTRIC VAULT | | TOWER | | HANDICAPPED PARKING |
| | TRANSFORMER | | MONITORING WELL | | MITERED END SECTION |
| | AIR CONDITIONER UNIT | | FLAG POLE | | BENCHMARK |
| | TELEPHONE MANHOLE | | WATER VALVE | | (R) RECORD |
| | TELEPHONE PEDESTAL | | FIRE HYDRANT | | (M) MEASURED |
| | CABLE BOX | | SIAMESE FIRE HYDRANT | | (T) TITLE |
| | STORM DRAIN MANHOLE | | WATER MANHOLE | | (P) PLAN |
| | STORM DRAIN INLET | | BACKFLOW PREVENTER | | VOL VOLUME |
| | STORM PIPE | | WATER METER | | PG PAGE |
| | GREASE TRAP | | WELL HEAD | | O.R. OFFICIAL RECORDS |
| | SET IRON PIN | | FOUND PK NAIL | | N/F NOW OR FORMERLY |
| | FOUND IRON PIN | | FOUND RAILROAD SPIKE | | INDICATES MUTUAL OWNERSHIP |
| | ACCESS | | FOUND CONCRETE MONUMENT | | |



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
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ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
ELS 2013 PROJECT
 DATE: JUNE 24, 2013
 NETWORK PROJECT NO. 201301123-15 SHEET 2 OF 2

