

Section 1: Applicant Identification

1. Applicant's Name: _____ Telephone #: _____
 Mailing Address: _____ Fax #: _____
 _____ E-mail: _____

2. Consultant's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____
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):

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

☒	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: _____ County: ☐ N.C. ☐ Kent ☐ Sussex
 _____ 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: _____ Subdivision Name: _____

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

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: _____ waterbody is a tributary to: _____

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):

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

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

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

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

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

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

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

*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, _____, 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: _____ Telephone #: _____
Mailing Address: _____ 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.

Agent's Signature

Date

21. Applicant's Signature:

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

Pete Gable

Applicant's Signature

Date

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

Kayla Lewis

Print Name

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

TAX PARCELS #3-34 20.18 103.00

PREPARED BY:
Hudson Jones Jaywork & Fisher
309 Rehoboth Avenue
Rehoboth Beach, DE 19971
File No. GABLE-P-25/JPB

RETURN TO:
Blue Eyes Real Estate LLC
7 Summer Hill Drive
Sinking Springs, PA 19608

THIS DEED, made this 31st day of October, 2025,

- BETWEEN -

JANET R. O'BRIEN, of 640 N West St, Dover, DE 19904, party of the first part,

- AND -

BLUE EYES REAL ESTATE LLC a Delaware limited liability company, of 7 Summer Hill Drive, Sinking Springs, PA 19608, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware, together with all dwelling units and other improvements located thereon:

ALL THAT CERTAIN lot, piece and parcel of land, situate, lying and being in Lewes and Rehoboth Hundred, Sussex County, Delaware, lying on the westerly side of Vista Road in what is known as Hayden's Development to Dewey Beach, more fully described as follows, to wit:

BEGINNING at a stake, being a corner for these lands and lands now or formerly of Elwood E. Owens; thence by and with these lands and lands now or formerly of Owens in a westerly direction 118 feet to the Bay Shore Line; thence by and with the Bay - Shore Line in a northwesterly direction 86 feet to a stake, a corner for these lands and other lands now or formerly Hayden; thence by and with these lands and lands now or formerly of Hayden; in an easterly direction 118 feet to the westerly right of way line of Vista Road; thence by and with Vista Road in a southeasterly direction approximately 86 feet, home to the place of beginning; be the contents what they may, said lot is 62 1/2 feet wide at right angles to the northerly and southerly boundary line of said lot.

BEING the same property conveyed to Denis J. O'Brien and Janet R. O'Brien by Deed from Walter J. Ellis and Thelma Lou Ellis, dated January 15, 1981 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 1044, Page 69. Thereafter, the said Denis J. O'Brien did depart this life, on or about December 21, 1998, leaving Janet R. O'Brien as surviving tenant by the entirety.

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

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

Signed, Sealed and Delivered
in the presence of:

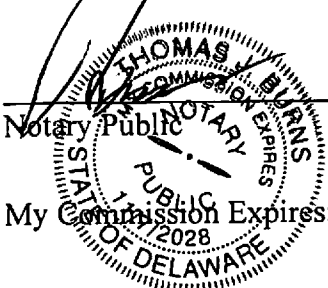
Janet R. O'Brien (SEAL)
Janet R. O'Brien

STATE OF DELAWARE, COUNTY OF KENT: to-wit

BE IT REMEMBERED, that on October , 2025, personally came before me, the subscriber, Janet R. O'Brien, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

Thomas J. Burns

Notary Public
My Commission Expires: 11/7/28


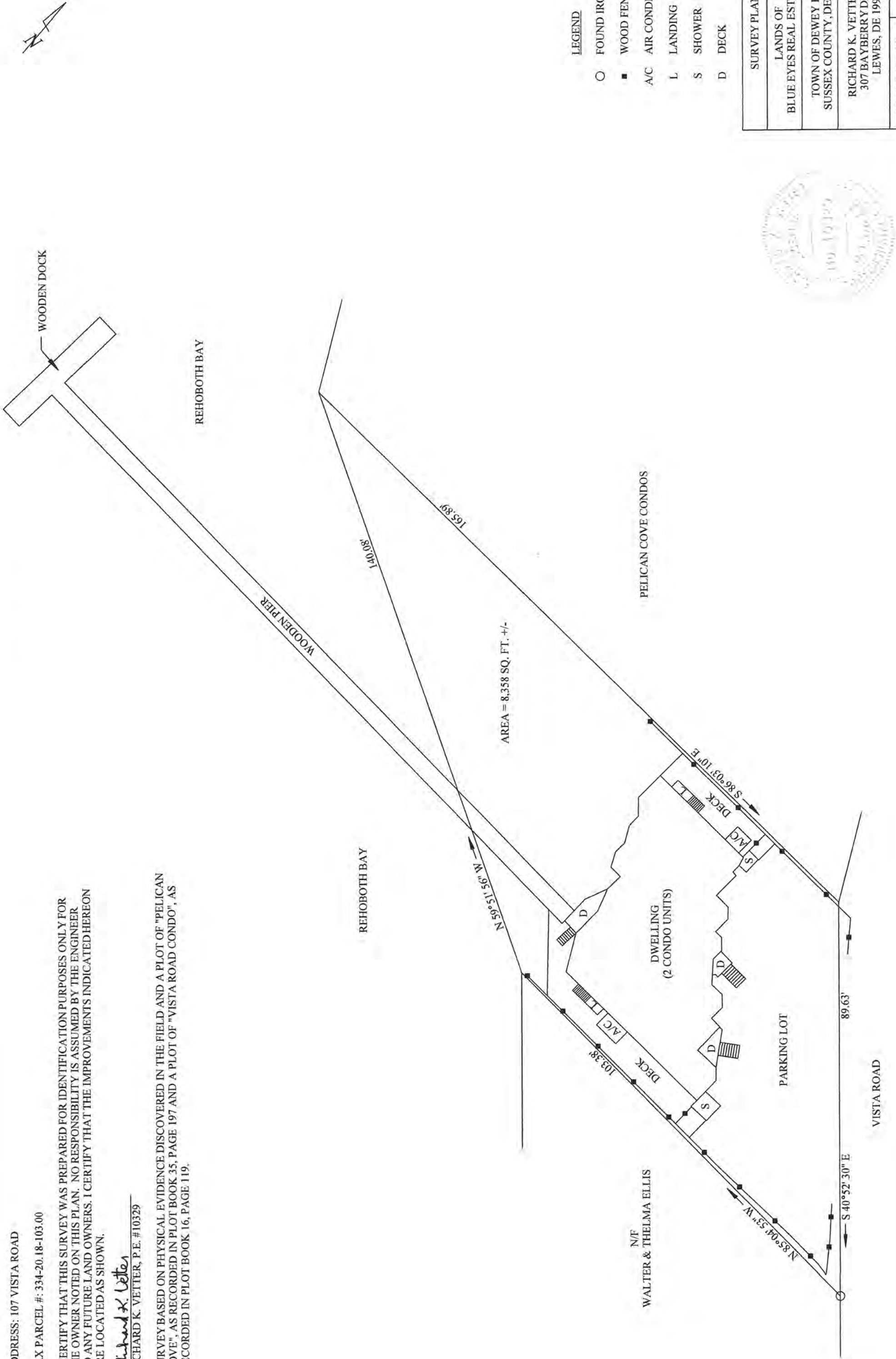
ADDRESS: 107 VISTA ROAD

TAX PARCEL #: 334-20.18-103.00

I CERTIFY THAT THIS SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE OWNER NOTED ON THIS PLAN. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNERS. I CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

Richard K. Vetter
RICHARD K. VETTER, P.E. #10329

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND A PLOT OF "PELICAN COVE", AS RECORDED IN PLOT BOOK 35, PAGE 197 AND A PLOT OF "VISTA ROAD CONDO", AS RECORDED IN PLOT BOOK 16, PAGE 119.





Power of Attorney
Kayla L. Short
Ocean City Boat Lifts &
Marine Construction Inc.

To whom it may concern:

Please be aware that I/we consent and authorize Kayla L. Short with Ocean City Boat Lifts to represent and execute the necessary documentation and requirements for obtaining permits on the following: dock/ pier work, pilings, bulkheads, boat lifts, pwc lifts, and or floating docks on the property stated below. This authorization includes representation at any and all hearings as well as authorization to electronically sign all and any permitting applications on behalf of property owners.

The authorization is only for permit procurement and does not entitle Kayla L. Short to any agreement as to costs associated with the construction.

It is also understood and consented that liability included with the authorization of this document is only for obtaining the corresponding permits. This herein will cease to exist after approval or denial of permits.

Additionally, it is understood that this document does not guarantee an approval from the various governmental agencies and does not hold Kayla L. Short accountable for the approval or denial.

Ble Eys Real Estate LLC

Peter Gable, Member

Print Name

[Signature]

Property Owner Signature

1/8/2026

Date

Print Name

Property Owner Signature

Date

Job Site Address:

*10781 Vista Rd
Dewey Beach DE 19971*

Mailing Address:

*7 Summer Hill Dr.
Sinking Spring, PA 19608*

State of *PA*, County of *Berks*:

I Hereby Certify that on this day *1/8/2026* before me a Notary Public in and for the state and County aforesaid, personally appeared

Peter Gable (or satisfactory proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged they executed the same for the purposes therein contained and further made oath that they executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS, my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Cheryl L. Felix, Notary Public
Berks County
My commission expires June 9, 2027
Commission number 1048778
Member, Pennsylvania Association of Notaries

Please Seal here

Cheryl L. Felix

Notary Public

June 9, 2027

My Commission Expires

Wildlife upon the following circumstances: (1) a person dies; (2) a person is injured and requires medical attention; (3) a person is killed or injured by a vessel; (4) a person is killed or injured by a vessel under circumstances that indicate death or injury. vessel and other property totals more than \$500; or (4) a person disappears from the vessel under circumstances that indicate death or injury.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
NTLSA615H819	DL1234AK	GRADY WHITE	2019
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
28' 0"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Cabin Motorboat	Gasoline	Outboard	2026
OWNER	BOAT NAME		
PETER R GABLE			
7 SUMMER HILL DR.			
SINKING SPRING, PA 19608			

CARD 54935



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

WETLANDS &
WATERWAYS
SECTION

PHONE
(302) 739-9943

SUBAQUEOUS LANDS LEASE

LEASE NUMBER: SL-129/23

DATE OF ISSUANCE: 8/08/2025

LEASE EXPIRATION DATE: 8/08/2035

LESSEE: JANET R. O'BRIEN

ASSOCIATED AUTHORIZATION(S): SP-129/23

TAX PARCEL NO.: 334-20.18-103.00

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING: 798 SQUARE FEET

LOCATED CHANNELWARD OF MEAN LOW WATER IN: REHOBOTH BAY

SITE ADDRESS: 107 A-B VISTA ROAD, DEWEY BEACH, SUSSEX COUNTY, DE 19971

MAILING ADDRESS: 640 N WEST ST, DOVER, DE 19904

The Department of Natural Resources and Environmental Control, Division of Water, Wetlands and Waterways Section ("the Department") hereby authorizes permission pursuant to the provisions of 7 Del. C, §7205, and the Department's *Regulations Governing the Use of Subaqueous Lands*.

In accordance with the provisions of 7 Del. C. §7205, and the *Department's Regulations Governing the Use of Subaqueous Lands*, and the general and special conditions described below, the above-referenced Owner ("Lessee") is hereby authorized by the Department to occupy public subaqueous lands in accordance with Lessee's approved subaqueous permit.

This Lease shall be continued for a period of 10 years, or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the term, this Lease shall expire and 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.

Pursuant to the provisions of 7 Del. C. §7203, the Secretary of the Department of Natural Resources and Environmental Control finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

Attachments:

- ☒ Lease General Conditions
- ☒ Lease Special Conditions
- ☒ Associated Authorization(s): SP-129/23

THE FOLLOWING CONDITIONS APPLY TO ALL ACTIVITIES AUTHORIZED BY LEASE NO. SL-129/23

GENERAL 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. The activities authorized herein shall be undertaken in accordance with the associated Subaqueous Lands Permit, General Lease conditions, the final stamped and approved plans, and with the information provided in the lease application.
3. 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.
4. The lessee shall protect and hold the State of Delaware harmless from any loss, cost or damage resulting from the activities authorized herein.
5. The lessee shall maintain all authorized structures and activities in a good and safe condition.
6. 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.
7. This Lease may not be transferred without the prior written consent of the Department. Prior to the transfer, the lessee shall obtain the written consent of the Department to transfer the Lease.
8. This Lease does not authorize any future repairs below the water line other than those identified in the approved plans. Any additions or modifications to the structures authorized herein may require separate written authorization from the Department of Natural Resources and Environmental Control.
9. 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.

SPECIAL CONDITIONS

1. This Lease is granted for the purpose of occupying public subaqueous lands associated with Subaqueous Lands Permit(s): SP-129/23. Associated authorizations shall be enclosed and be made part of the Lease. Any other use without prior approval shall constitute reason for this Lease being revoked.
2. The authorized area of structure over public subaqueous lands is 798 square feet, represented by the 4 foot wide by 155 foot long section of pier, the 6 feet wide by 29 feet long section of dock, and the 4-piling boat lift located channelward of the mean high water line.

IN WITNESS WHEREOF, I, Janet R. O'Brien, have caused this instrument to be executed on this 31 day of July, 2025. I have full knowledge of and have agreed to the terms and conditions of this lease.

By: Janet R. O'Brien
Janet R. O'Brien (Lessee)

Heather Marie Harvey
Notary Public
State of Delaware
My Commission Expires Upon Term

(Notary Seal)

Sworn and Subscribed before me on
This 31 day of July, 2025.

Heather Harvey
Notary

IN WITNESS WHEREOF, I, Gregory Patterson, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 3rd day of August, 2025.

Gregory Patterson
Gregory Patterson, Secretary
Department of Natural Resources and Environmental Control



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**
DIVISION OF WATER
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

**WETLANDS &
WATERWAYS
SECTION**

PHONE
(302) 739-9943

SUBAQUEOUS LANDS PERMIT

PERMIT NUMBER: SP-129/23

EFFECTIVE DATE: 8/08/2025

CONSTRUCTION EXPIRATION DATE: N/A

PERMITEE: JANET R. O'BRIEN

ASSOCIATED AUTHORIZATIONS: SL-129/23

TAX PARCEL NO.: 334-20.18-103.00

LOCATED IN: REHOBOTH BAY

SITE ADDRESS: 107 A-B VISTA ROAD, DEWEY BEACH, SUSSEX COUNTY, DE 19971

MAILING ADDRESS: 640 N WEST ST, DOVER, DE 19904

Project Summary

The Department of Natural Resources and Environmental Control, Division of Water, Wetlands and Waterways Section ("the Department") hereby authorizes the Permittee ("Permittee") to conduct the above-referenced project pursuant to the provisions of 7 Del. C. §7205, Department's Regulations Governing the Use of Subaqueous Lands, and in accordance with the special and general conditions described below, the attached Plan(s) approved by the Department, and incorporated herein and described below:

TO MAINTAIN:

- A 4 foot wide by 163 foot long pier,
- A boat lift with four (4) associated pilings
- A 6 foot wide by 29 foot long dock
- Two (2) PWC lifts

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

By Matthew Jones, Section Manager
Division of Water, Wetlands and Waterways Section

By Kaylee Groce, Environmental Scientist
Division of Water, Wetlands and Waterways Section

Attachments:

- ☒ Permit General Conditions
- ☒ Permit Special Conditions
- ☒ Approved Plans
- ☐ SPGP-18
- ☒ SPGP-20
- ☐ Post Construction Completion Report

THE FOLLOWING CONDITIONS APPLY TO ALL ACTIVITIES AUTHORIZED BY PERMIT NO. SP-129/23

GENERAL CONDITIONS

1. This approval is in accordance with the plans and application submitted to the Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.
2. The permittee and contractor shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
3. A copy of this Permit and the stamped approved plans shall be available on-site during all phases of construction activity.
4. The conditions contained herein shall be incorporated into any and all construction contracts associated with the construction authorized herein. The permittee and contractor are responsible to ensure that the workers executing the activities authorized by this Permit have full knowledge of, and abide by, the terms and conditions of this Permit.
5. No portion of the structure shall be constructed using creosote treated lumber.
6. No portion of the structure(s) authorized by this Permit shall exceed the dimensions for that structure identified on Page Two of this Permit.
7. The issuance of this Permit does not constitute approval for any activities that may be required by any other local, state or federal government agency.
8. The issuance of this Permit does not imply approval of any other part, phase, or portion of any overall project the permittee may be contemplating.
9. This Permit 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 permittee 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 Permit being revoked.
10. The Contractors Completion Report shall be filled out and returned within 10 days of completion of the authorized work.
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. 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.
13. The permittee and contractor shall employ measures during construction to prevent spills of fuels, lubricants or other hazardous substances. In the event of a spill, the permittee 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 permittee 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.

14. No construction shall occur after the construction expiration date identified on Page One of this Permit. The permittee may file a 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.
15. Disturbance of subaqueous lands or wetlands adjacent to the authorized structures or activities is prohibited unless specifically addressed in the special conditions of this Permit. Disturbance of subaqueous lands or wetlands in the path of construction activities shall be minimized. Any temporarily impacted subaqueous lands or wetlands shall be returned to pre-disturbance elevations and conditions.
16. This Permit is associated with the above referenced tax parcel number and is conveyed to subsequent owners of said parcel.
17. Erosion and sediment control measures shall be implemented in accordance with the specifications and criteria in the current Delaware Erosion and Sediment Control Handbook, so as to minimize entry and dispersal of sediment and other contaminants in surface waters.
18. No portion of the structure shall be installed within ten (10) feet of the adjacent property lines without a letter of no objection.
19. No portion of the structure shall exceed 20% of the width of the water body as measured at mean low water.
20. The structures authorized by this Permit shall be constructed and maintained in a manner so as to assure water access to adjacent properties.
21. This Permit does not authorize any future repairs below the water line, or any additions or modifications to the structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.
22. Failure to comply with any of the terms or conditions of this Permit may result in enforcement action which could include the revocation of this Permit and subsequent restoration of the site to preconstruction conditions.

SPECIAL CONDITIONS

1. Time of Year Restrictions from the Division of Fish and Wildlife – None provided.
2. This Permit is granted for the purpose of berthing no more than four vessels, as indicated on the approved plans. Any other use without prior approval shall constitute reason for this Permit being revoked.

3. The work authorized by this Permit is subject to the terms and conditions of the attached Department of the Army Permit Number NAP-SPGP-20.



DATE 4/23/04
PAGE 1 OF 1 PAGES

PROJECT Janet R. O'Brien Lease Renewal

W.S.L.S

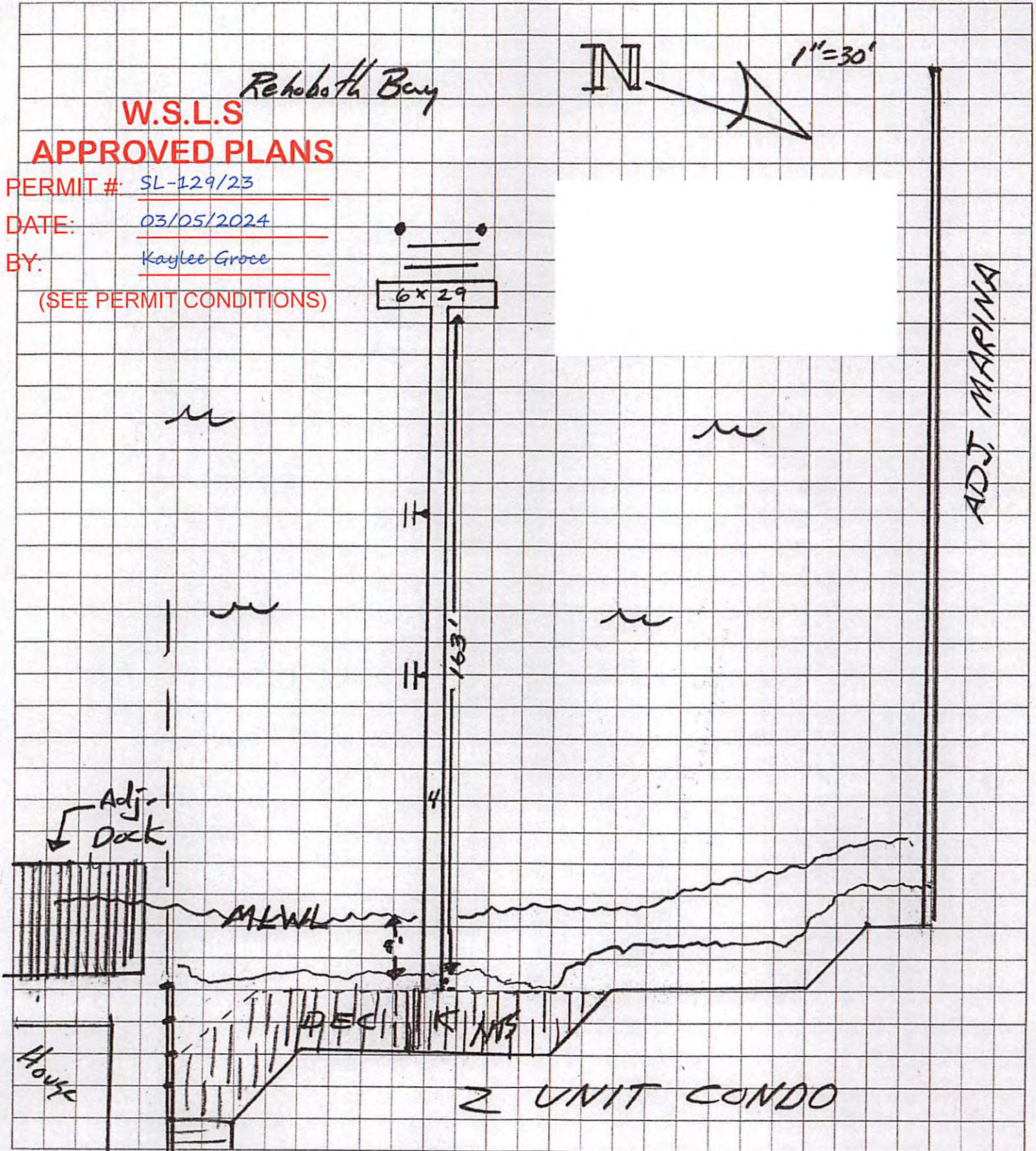
APPROVED PLANS

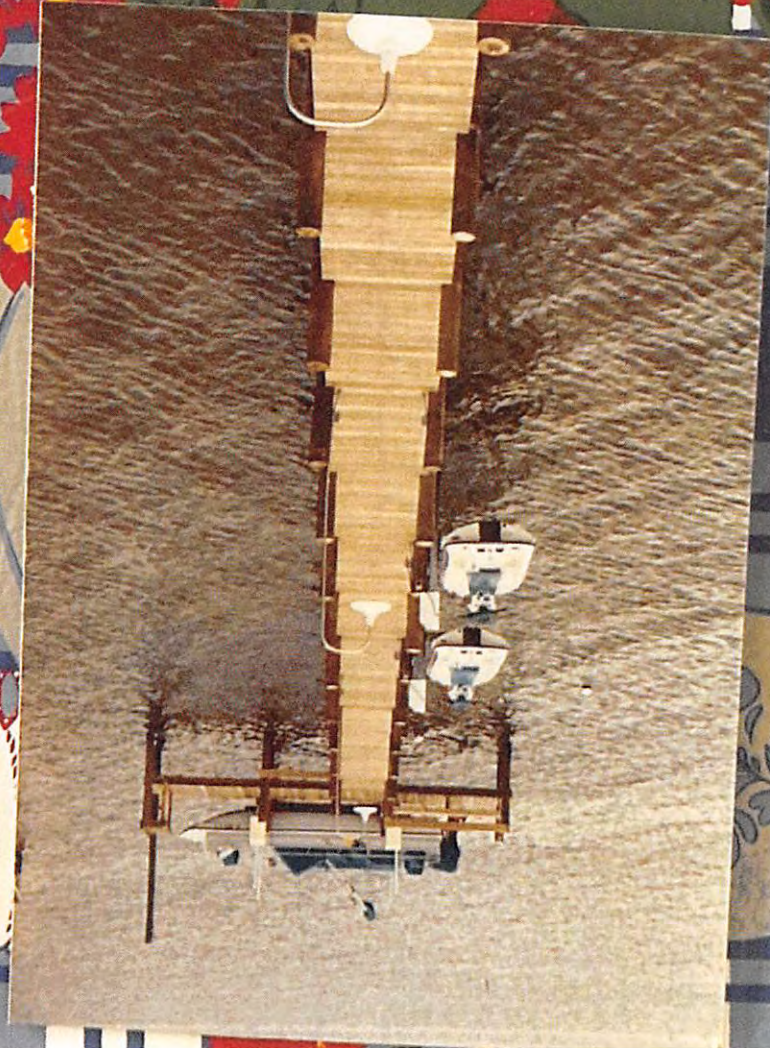
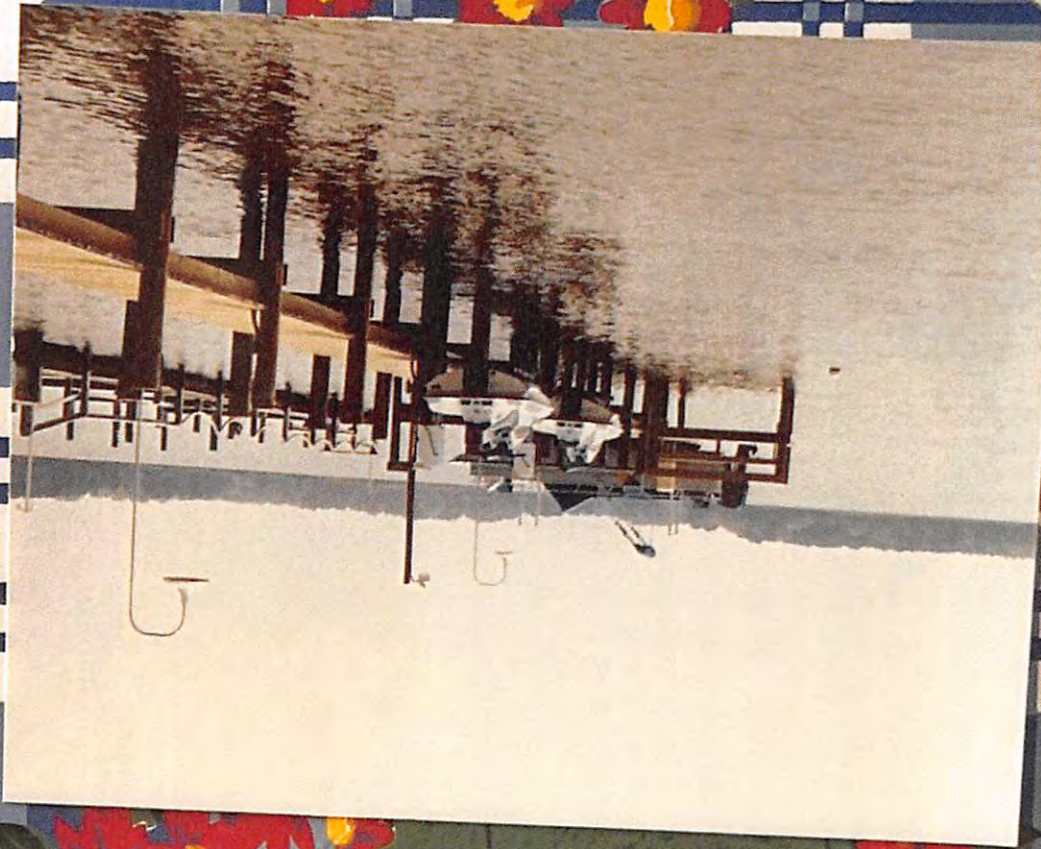
PERMIT #: SL-129/23

DATE: 03/05/2024

BY: Kaylee Groce

(SEE PERMIT CONDITIONS)





W.S.L.S
APPROVED PLANS
PERMIT #: SL-129/23
DATE: 03/05/2024
BY: Kaylee Groce
(SEE PERMIT CONDITIONS)

SL-SP-129-23 O'Brien

Final Audit Report

2025-08-08

Created:	2025-08-08
By:	Kaylee Groce (Kaylee.Groce@delaware.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6x-JpuVajM095zUxng1cQpN61jv5Hpme

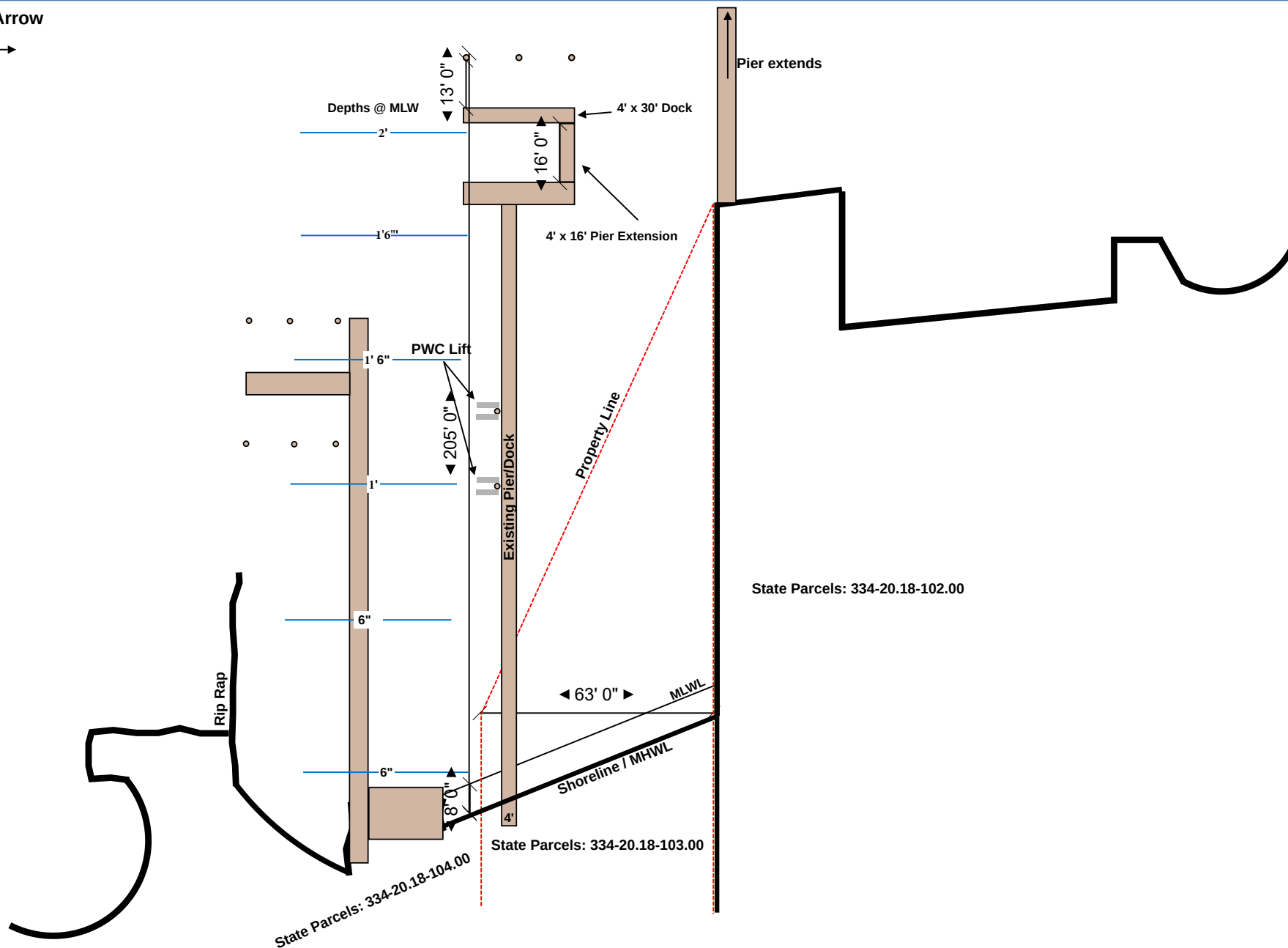
"SL-SP-129-23 O'Brien" History

-  Document created by Kaylee Groce (Kaylee.Groce@delaware.gov)
2025-08-08 - 12:36:34 PM GMT
-  Document emailed to Matthew Jones (Matthew.Jones@delaware.gov) for signature
2025-08-08 - 12:38:01 PM GMT
-  Email viewed by Matthew Jones (Matthew.Jones@delaware.gov)
2025-08-08 - 5:44:16 PM GMT
-  Document e-signed by Matthew Jones (Matthew.Jones@delaware.gov)
Signature Date: 2025-08-08 - 5:44:29 PM GMT - Time Source: server
-  Agreement completed.
2025-08-08 - 5:44:29 PM GMT

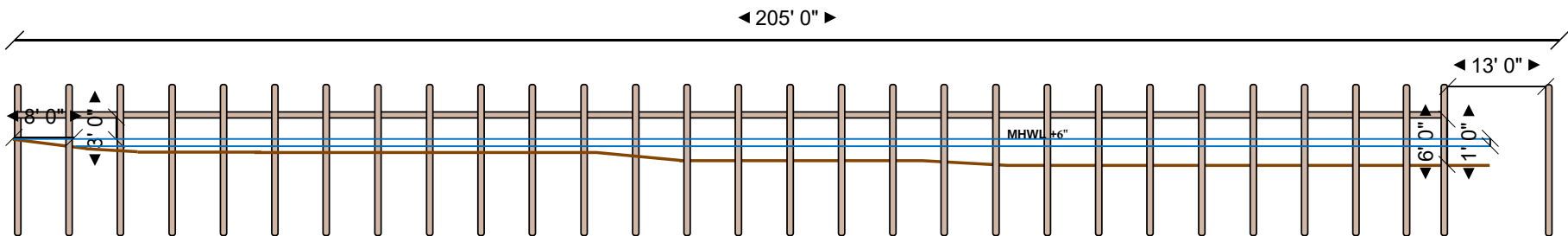


Adobe Acrobat Sign

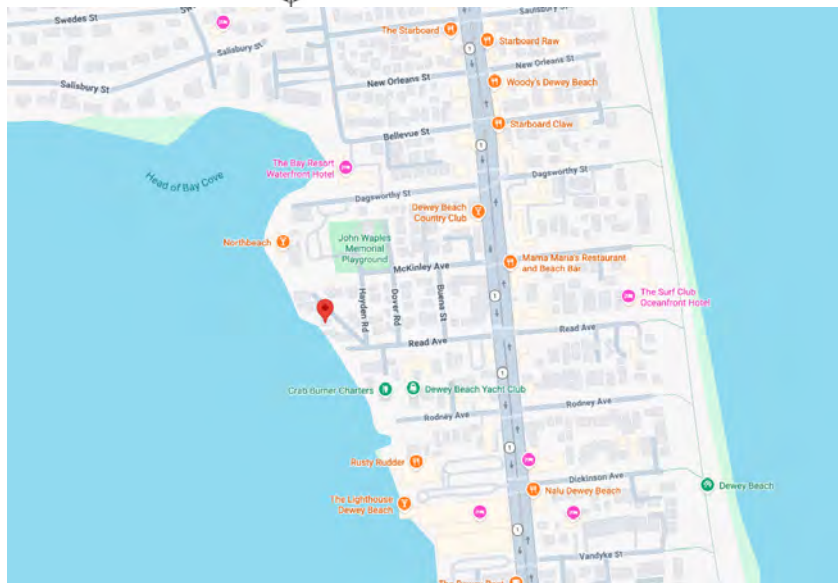
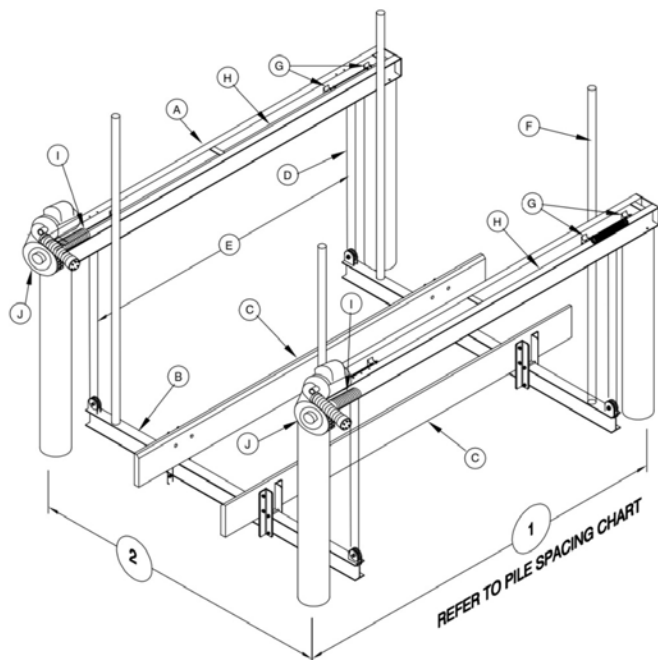
North Arrow



107 Vista Road, Dewey Beach, DE 19971		Property Owner: P. Gable	Project ID: 26.258	Plan: Overview	Notes: -No known SAV -Max Chnl. 205'	Ocean City Boat Lifts (410) 352-5095 oceancitylifts.kayla@aol.com P.O. Box 135, Bishopville, MD 21813
Scope of Work:	Install 4' x 16' Pier Extension - Install 4' x 30' Dock - Install 3 Mooring Pilings	Scale: 1":38'	Date: 06/07/2026	Contractor: OC Boat Lifts		



107 Vista Road, Dewey Beach, DE 19971	Property Owner: P. Gable	Project ID: 26.258	Plan: Cross Section	Notes: -No known SAV -Max Chnl. 190'	Ocean City Boat Lifts (410) 352-5095 oceancitylifts.kayla@aol.com P.O. Box 135, Bishopville, MD 21813
Scope of Work: Install 4' x 16' Pier Extension - Install 4' x 30' Dock - Install 3 Mooring Pilings	Scale: 1":20'	Date: 06/07/2026	Contractor: OC Boat Lifts		



107 Vista Road, Dewey Beach, DE 19971	Property Owner: P. Gable	Project ID: 26.258	Plan: Map / Specs	Notes: -No known SAV -Max Chnl. 205'	Ocean City Boat Lifts (410) 352-5095 oceancitylifts.kayla@aol.com P.O. Box 135, Bishopville, MD 21813
Scope of Work: Install 4' x 16' Pier Extension - Install 4' x 30' Dock - Install 3 Mooring Piling	Scale: 1"=35'	Date: 04/07/2026	Contractor: OC Boat Lifts		

May 26, 2026

Janet O'Brien
640 N West St.
Dover, DE 19904

LETTER OF NO OBJECTION

Dear Mrs. O'Brien,

I am submitting an application to the Delaware Department of Natural Resources and Environmental Control (DNREC) for proposed improvements at 107 Vista Rd., Dewey Beach, DE 19971. As part of the application process, I am required to notify adjacent property owners and request approval of the proposed work described below:

- Install a 4' x 16' pier extension
- Install a 4' x 30' dock
- Install 3 mooring pilings

Included with this letter is a copy of the proposed construction plan. I understand that a portion of the proposed structure may extend within the equitable access area or setback associated with the extension of our shared property line as evaluated by DNREC. By signing below, you acknowledge that you have reviewed the proposed plans and have no objection to the proposed work.

Please sign and date below to indicate your approval.

Sincerely,
Peter Gable

Janet O'Brien: Janet R. O'Brien

Dewey Beach Property Address: 129 Read St

Date: May 29, 2026



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

**WETLANDS &
WATERWAYS
SECTION**

DIVISION OF WATER
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

PHONE
(302) 739-9943

April 1, 2026

Blue Eyes Real Estate LLC
Care of: Peter and Meredith Gable
7 Summer Hill Drive
Sinking Springs PA 19608
Tax Parcel No.: 334-20.18-103.00

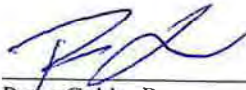
RE: Authorization of Transfer; Subaqueous Lands Lease 129/23 to Blue Eyes Real Estate LLC

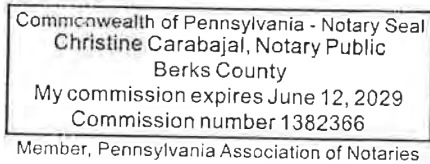
To whom it may concern,

This letter serves as notice that DNREC, Wetlands and Waterways Section (WWS), pursuant to the provisions of 7 Del. C., §7203 and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 22 day of May A.D. 2026 to transfer the above-referenced lease to the party(s) listed above. The new Subaqueous Lands Lease reference number is **SL-129/23 (T1)**.

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. All terms and conditions of the original Subaqueous Lands Lease (**Subaqueous Lands Lease 129/23**), including the expiration date of **August 8, 2035**, remain intact and are conveyed with the above referenced tax parcel number. This authorization shall be attached thereto and made part thereof.
3. This Lease Transfer only authorizes the continued occupancy of public subaqueous lands authorized in the original lease **Subaqueous Lands Lease 129/23**. Any deviations from the previously approved configuration are the responsibility of the current lease holder.
4. Previously authorized structure(s) will not be renewed at the time of expiration until any unauthorized modifications and or additions to the structure have been brought into compliance. Failure to bring overbuilt portions of structure into compliance will result in a \$10/sq.ft. penalty fee for the unauthorized occupancy of public subaqueous lands.

IN WITNESS WHEREOF, We, the new property owner(s), Peter and Meredith Gable, representatives of Blue Eyes Real Estate LLC, have caused this instrument to be executed on this 18 day of May, 2026.

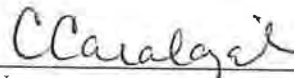
By: 
Peter Gable, Representative
Blue Eyes Real Estate, LLC (Lessee)



By: 
Meredith Gable, Representative
Blue Eyes Real Estate, LLC (Lessee)

Sworn and Subscribed before me on
this 18 day of May, 2026

(Notary Seal)


Notary

IN WITNESS WHEREOF, I, Matthew R. Jones, the duly authorized representative of Gregory Patterson, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 22 day of May, 2026.



By Matthew R. Jones, Section Manager
Division of Water, Wetlands and Waterways Section

Enclosure: Subaqueous Lands Lease 129/23



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

WETLANDS &
WATERWAYS
SECTION

DIVISION OF WATER
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

PHONE
(302) 739-9943

SUBAQUEOUS LANDS LEASE

LEASE NUMBER: SL-129/23

DATE OF ISSUANCE: 8/08/2025

LEASE EXPIRATION DATE: 8/08/2035

LESSEE: JANET R. O'BRIEN

ASSOCIATED AUTHORIZATION(S): SP-129/23

TAX PARCEL NO.: 334-20.18-103.00

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING: 798 SQUARE FEET

LOCATED CHANNELWARD OF MEAN LOW WATER IN: REHOBOTH BAY

SITE ADDRESS: 107 A-B VISTA ROAD, DEWEY BEACH, SUSSEX COUNTY, DE 19971

MAILING ADDRESS: 640 N WEST ST, DOVER, DE 19904

The Department of Natural Resources and Environmental Control, Division of Water, Wetlands and Waterways Section ("the Department") hereby authorizes permission pursuant to the provisions of 7 Del. C, §7205, and the Department's *Regulations Governing the Use of Subaqueous Lands*.

In accordance with the provisions of 7 Del. C. §7205, and the *Department's Regulations Governing the Use of Subaqueous Lands*, and the general and special conditions described below, the above-referenced Owner ("Lessee") is hereby authorized by the Department to occupy public subaqueous lands in accordance with Lessee's approved subaqueous permit.

This Lease shall be continued for a period of 10 years, or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the term, this Lease shall expire and 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.

Pursuant to the provisions of 7 Del. C. §7203, the Secretary of the Department of Natural Resources and Environmental Control finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

Attachments:

☒ Lease General Conditions

☒ Lease Special Conditions

☒ Associated Authorization(s): SP-129/23

GENERAL 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. The activities authorized herein shall be undertaken in accordance with the associated Subaqueous Lands Permit, General Lease conditions, the final stamped and approved plans, and with the information provided in the lease application.
3. 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.
4. The lessee shall protect and hold the State of Delaware harmless from any loss, cost or damage resulting from the activities authorized herein.
5. The lessee shall maintain all authorized structures and activities in a good and safe condition.
6. 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.
7. This Lease may not be transferred without the prior written consent of the Department. Prior to the transfer, the lessee shall obtain the written consent of the Department to transfer the Lease.
8. This Lease does not authorize any future repairs below the water line other than those identified in the approved plans. Any additions or modifications to the structures authorized herein may require separate written authorization from the Department of Natural Resources and Environmental Control.
9. 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.

SPECIAL CONDITIONS

1. This Lease is granted for the purpose of occupying public subaqueous lands associated with Subaqueous Lands Permit(s): SP-129/23. Associated authorizations shall be enclosed and be made part of the Lease. Any other use without prior approval shall constitute reason for this Lease being revoked.
2. The authorized area of structure over public subaqueous lands is 798 square feet, represented by the 4 foot wide by 155 foot long section of pier, the 6 feet wide by 29 feet long section of dock, and the 4-piling boat lift located channelward of the mean high water line.

IN WITNESS WHEREOF, I, Janet R. O'Brien, have caused this instrument to be executed on this 31 day of July, 2025. I have full knowledge of and have agreed to the terms and conditions of this lease.

By: Janet R. O'Brien
Janet R. O'Brien (Lessee)

Heather Marie Harvey
Notary Public
State of Delaware
My Commission Expires Upon Term

(Notary Seal)

Sworn and Subscribed before me on
This 31 day of July, 2025.

Heather Harvey
Notary

IN WITNESS WHEREOF, I, Gregory Patterson, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 3rd day of August, 2025.

Gregory Patterson
Gregory Patterson, Secretary
Department of Natural Resources and Environmental Control

SL129.23 (T1) Blue Eyes Real Estate LLC NOTARIZED for PM Signature

Final Audit Report

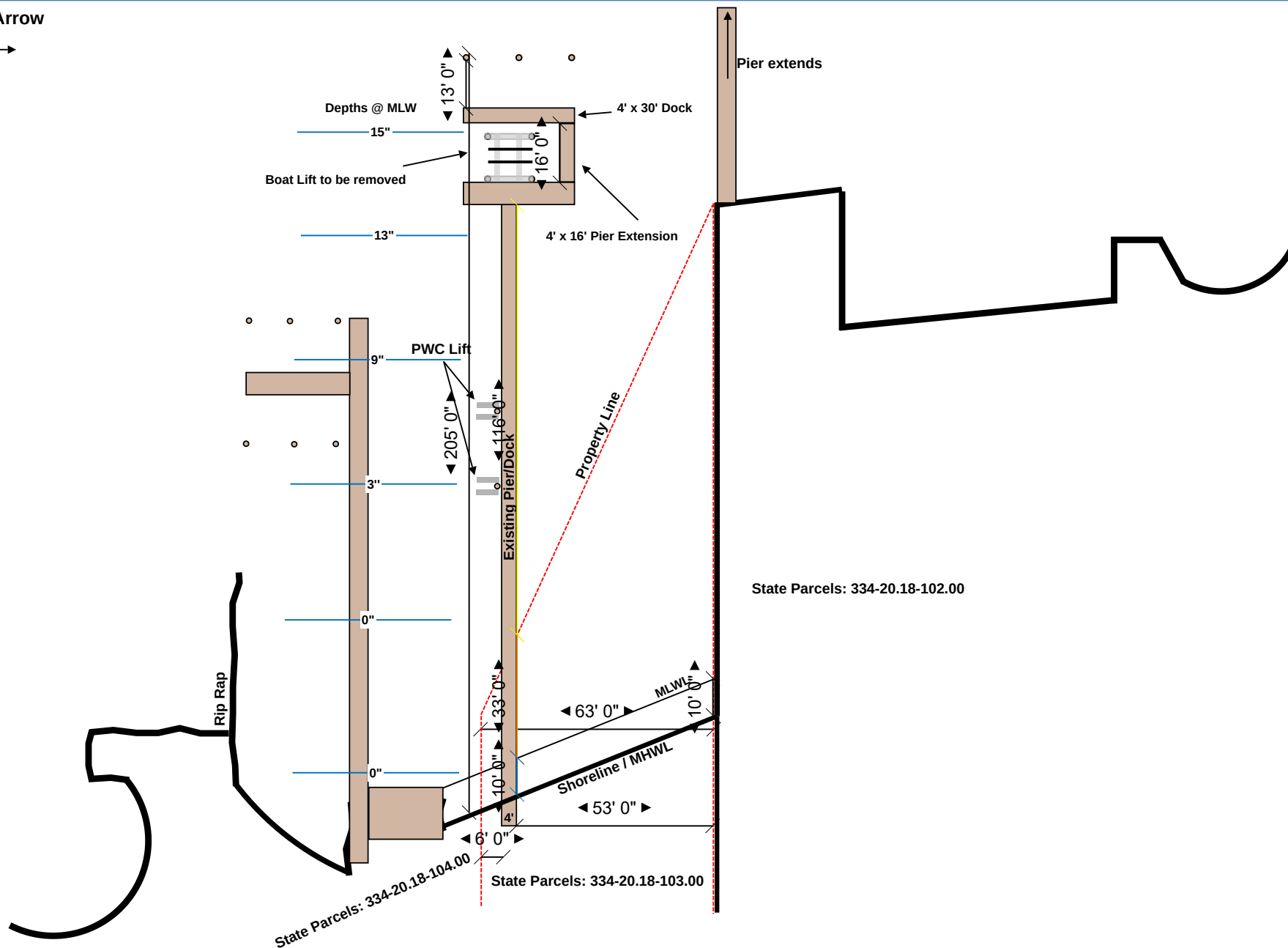
2026-05-22

Created:	2026-05-22
By:	Mackenzie Yoder (mackenzie.yoder@delaware.gov)
Status:	Signed
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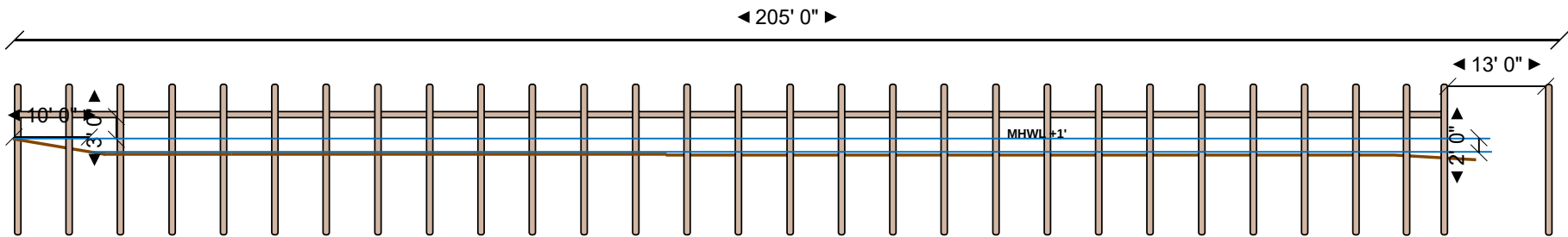
"SL129.23 (T1) Blue Eyes Real Estate LLC NOTARIZED for PM Signature" History

-  Document created by Mackenzie Yoder (mackenzie.yoder@delaware.gov)
2026-05-22 - 5:53:34 PM GMT
-  Document emailed to Matthew Jones (Matthew.Jones@delaware.gov) for signature
2026-05-22 - 5:53:42 PM GMT
-  Email viewed by Matthew Jones (Matthew.Jones@delaware.gov)
2026-05-22 - 5:55:28 PM GMT
-  Document e-signed by Matthew Jones (Matthew.Jones@delaware.gov)
Signature Date: 2026-05-22 - 5:55:45 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
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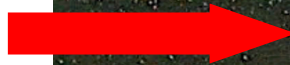
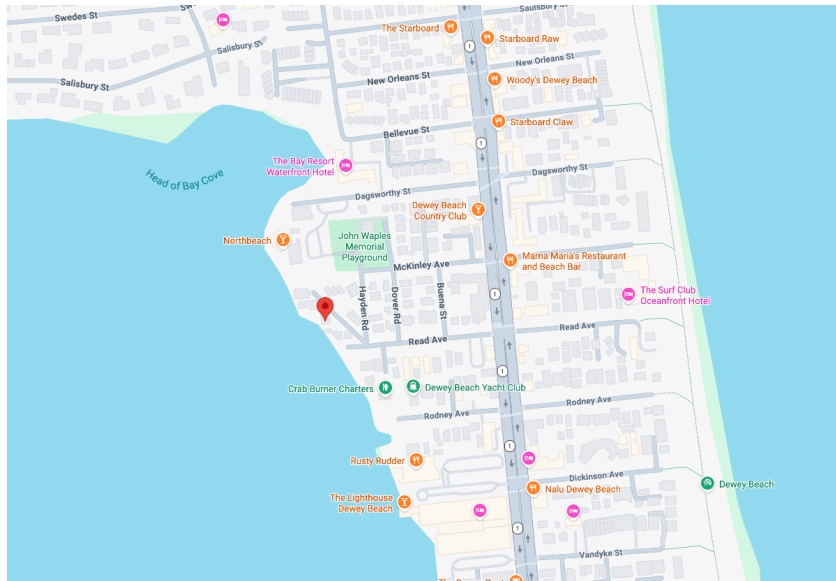
North Arrow



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