

Section 1: Applicant Identification

1. Applicant's Name: John D and Lorene M Shafran Telephone #: 703-967-0037
 Mailing Address: 620 Walker Rd, Great Falls Va. Fax #: _____
22066 E-mail: jdshafran@aol.com
2. Consultant's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____
3. Contractor's Name: N/A Existing Pier and Dock Renewal 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):
Renew Lease for existing Pier, Dock and Boat Lift
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: 89 Anchor Rd County: ☐ N.C. ☐ Kent ☐ Sussex
Rehoboth Beach, DE. 19971 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: From Anchor Rd and Ocean Dr: West on Anchor Rd to 89 Anchor on the Right
- (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 334-08. 17-62.01 Subdivision Name: North Shores

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)

Lewes & Rehoboth

Delaware Bay

10. Name of waterbody at Project Location: Canal waterbody is a tributary to: Rehoboth bay11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 153 ft12. 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):

Steven P & Louisa A Holman 3401 Cummings Ln Chevy Chase Md. 20815-3237Paul Friedman & Ronna Lee Beck 4909 Linnean Ave NW Washington DC 20008-2040

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:

Kevin Casula DNREC

A. Have you had a State Jurisdictional Determination performed on the property?

☐ Yes ☒ No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?

☐ Yes ☒ No

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

16. Are there existing structures or fill at the project site in subaqueous lands?

☒ Yes ☐ No

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

SL-043/03

*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☐ DeniedDate: 3/1/2019Permit or ID #: DACW-31-3-19-249Type 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:

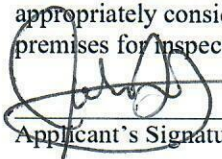
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

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.


Applicant's Signature

3/19/26

Date

John D Shafran

Lorene M Shafran

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.)
Renew a previously issued Subaqueous Land Lease, no new construction to occur. All information listed below is referring to and existing Pier, Dock and Boat Lift

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
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Pier		6 ft	28 ft	6 ft	20 ft	maintain
Dock		5 ft	25 ft	5 ft	25 ft	maintain
Support Pilings	11					maintain
Stand Alone Pilings	2					maintain
Boat Lift		12 ft	12 ft			
Freestanding Pilings	Number					

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

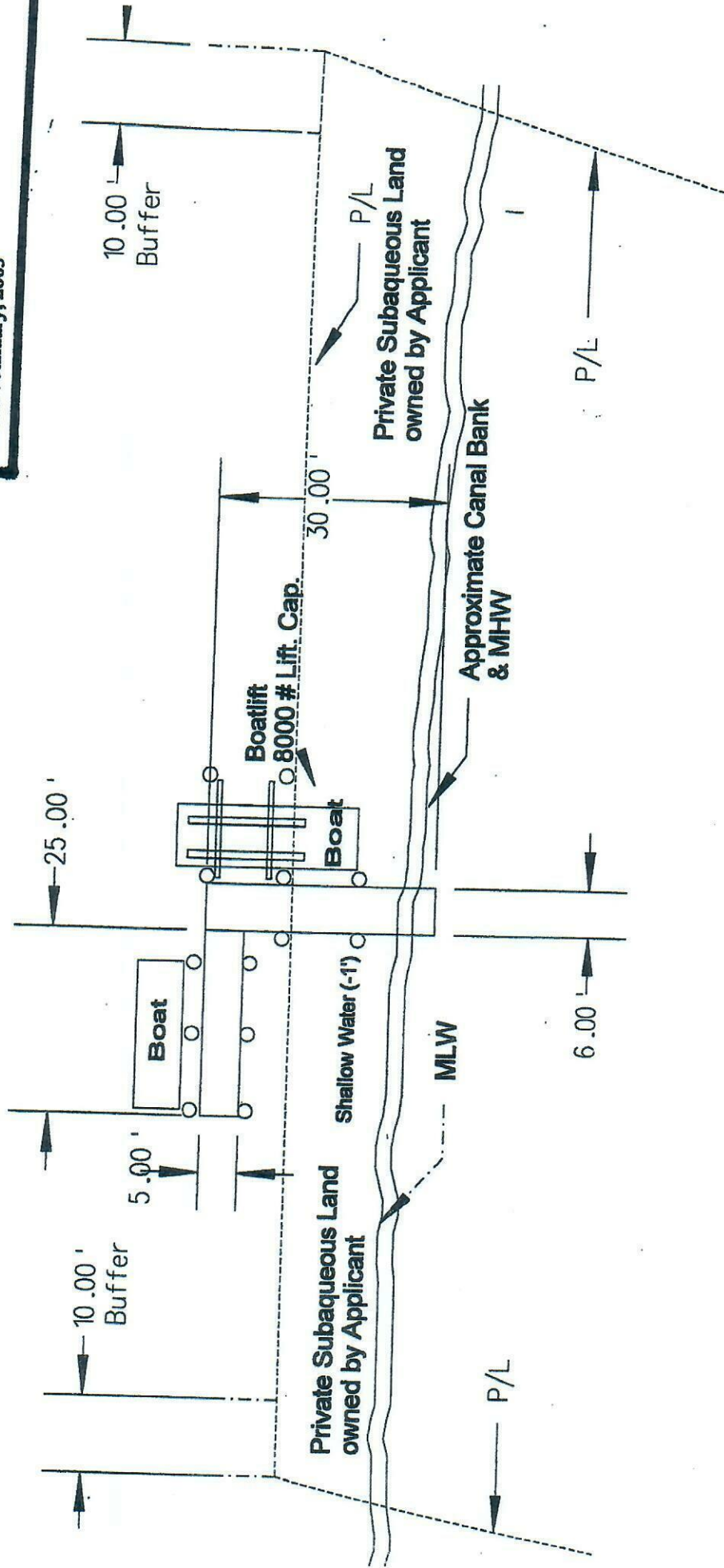
- Approximately how wide is the waterway at this project site? 153 ft ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 2 ft ft.
- What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
- Circle any of the following items that are proposed over subaqueous lands:
Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

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

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 20 ft ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | |
|-----------------------------|---------------------|-------------------|--------------------|
| Make/model <u>Scout 245</u> | length <u>24 ft</u> | width <u>8 ft</u> | draft <u>17 in</u> |
| 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? 185 ft ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
☐ Yes ☒ No
If yes, a letter of no objection from the adjacent property owner must be included with this application.



**PROPOSED 30' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK
IN:** Lewes & Rehoboth Canal
AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971
APPLICANTS: John D. And Lorene M. Shafran
DATE: January, 2003



**Proposed Pier, Dock & Boatlift
John D. & Lorene M. Shafran
Lot 97 North Shores
Rehoboth Beach, DE 19971**

PRECISION MARINE CONSTRUCTION INC.

**2 Woodbridge Hills
Rehoboth Beach, DE 19971**

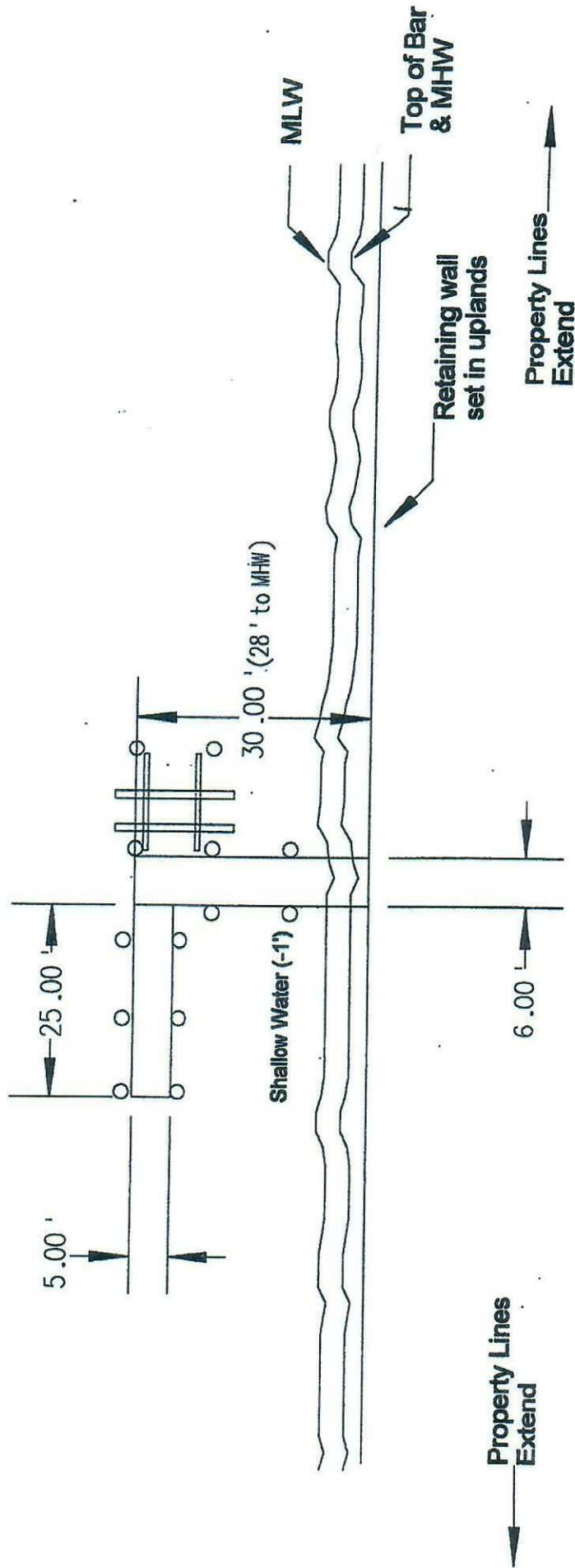
Scale: 1" = 20' Date: 01-15-03 Number: 11503-3

Figure 6a. Plan view of proposed project (prepared by Precision Marine Construction, Inc.).
Diagram for permit application purposes only.



PROPOSED 30' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK
IN: Lewes & Rehoboth Canal
AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971
APPLICANTS: John D. And Lorene M. Shafran
DATE: January, 2003

Lewes & Rehoboth Canal Ebb ~ Flow



Proposed Pier, Dock & Boatlift
John D. & Lorene M. Shafran
Lot 97 North Shores
Rehoboth Beach, DE 19971

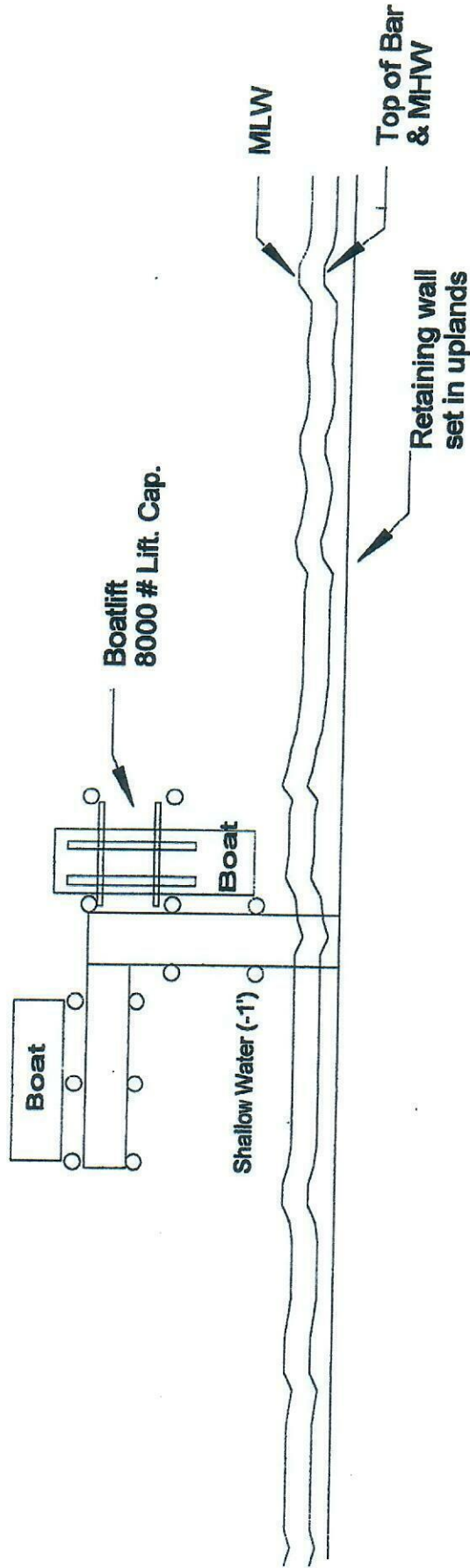
PRECISION MARINE CONSTRUCTION INC.
2 Woodbridge Hills
Rehoboth Beach, DE 19971
Scale: 1" = 20' Date: 01-15-03 Number: 11503-1

Figure 6b. Plan view of proposed project (prepared by Precision Marine Construction, Inc.).
Diagram for permit application purposes only.



PROPOSED 30' X 6' PIER WITH BOA-
LIFT ON 2 PILINGS; AND 5' X 25' DOCK
IN: Lewes & Rehoboth Canal
AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971
APPLICANTS: John D. And Lorene M. Shafran
DATE: January, 2003

Lewes & Rehoboth Canal Ebb ~ Flow



Proposed Pier, Dock & Boatlift
John D. & Lorene M. Shafran
Lot 97 North Shores
Rehoboth Beach, DE 19971

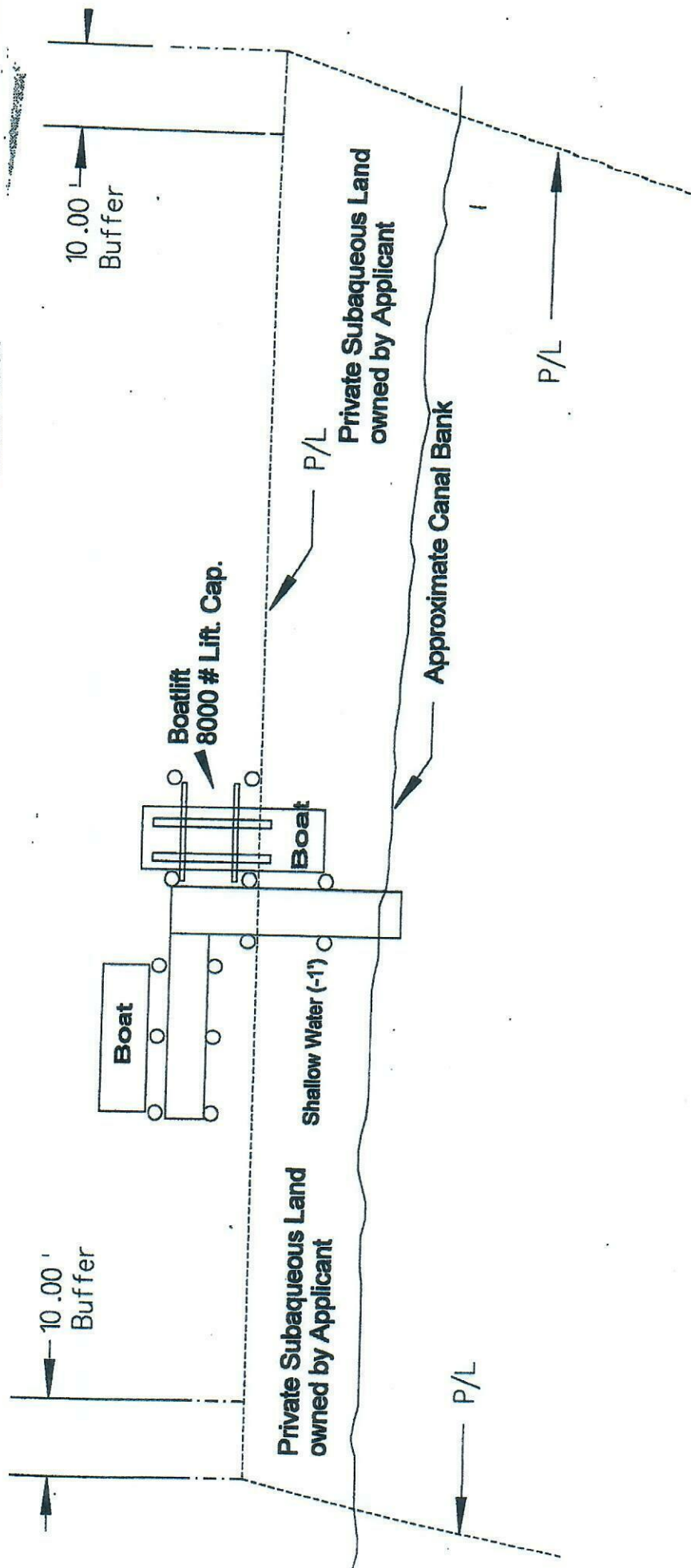
PRECISION MARINE CONSTRUCTION INC.

2 Woodbridge Hills
Rehoboth Beach, DE 19971

Scale: 1" = 20' Date: 01-15-03 Number: 11503-2

Figure 6c. Plan view of proposed project (prepared by Precision Marine Construction, Inc.).
Diagram for permit application purposes only.

**PROPOSED 30' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK
IN:** Lewes & Rehoboth Canal
AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971
APPLICANTS: John D. And Lorene M. Shafran
DATE: January, 2003



Proposed Pier, Dock & Boatlift
John D. & Lorene M. Shafran
Lot 97 North Shores
Rehoboth Beach, DE 19971

PRECISION MARINE CONSTRUCTION INC.

2 Woodbridge Hills
Rehoboth Beach, DE 19971

Scale: 1" = 20' Date: 01-15-03 Number: 11503-3

Figure 6d. Plan view of proposed project (prepared by Precision Marine Construction, Inc.).
Diagram for permit application purposes only.

**PROPOSED 30' X 6' PIER WITH BOAT
 LIFT ON 2 PILINGS; AND 5' X 25' DOCK
 IN: Lewes & Rehoboth Canal
 AT: Lot 97, Anchor Road, North Shores
 (Tax Map Parcel #3-34-8.17-62.01)
 Rehoboth Beach, Sussex Co., DE 19971
 APPLICANTS: John D. And Lorene M. Shafran
 DATE: January, 2003**

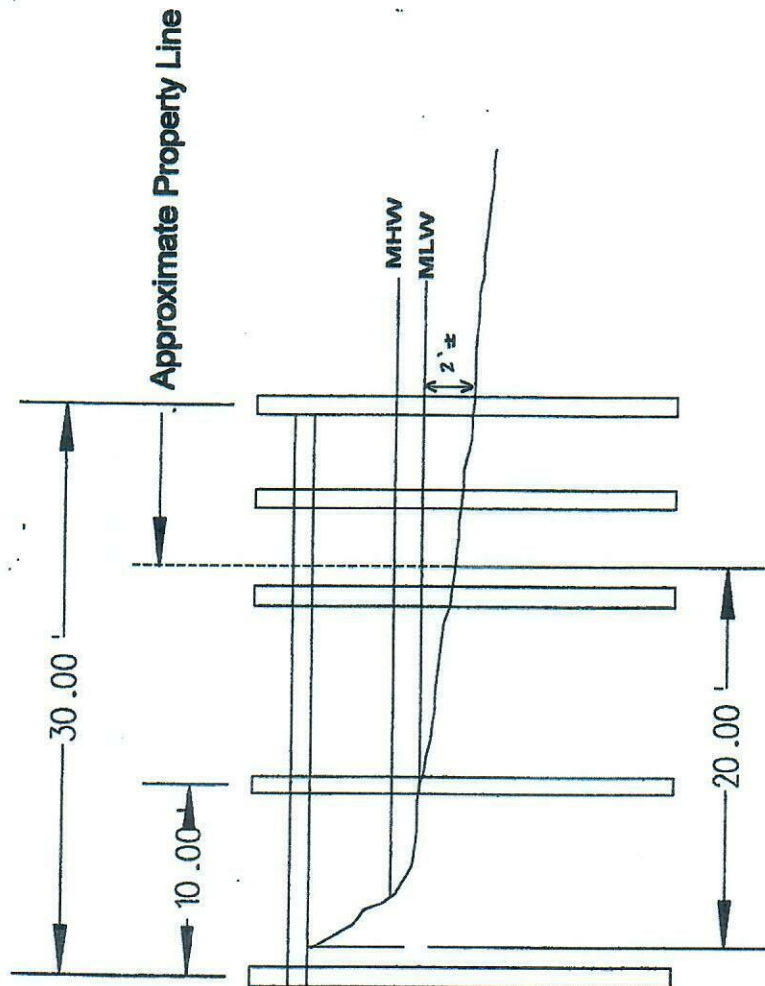


Figure 7. Cross-section of proposed project (prepared by Precision Marine Construction, Inc.). Diagram for permit application purposes only.

**Proposed Pier.Dock & Boatlift
 John D. & Lorene M. Shafran
 Lot 97 North Shores
 Rehoboth Beach, DE 19971**

**PRECISION MARINE CONSTRUCTION INC.
 2 Woodbridge Hills
 Rehoboth Beach, DE 19971
 Scale: 1" = 10' Date: 01-15-03 Number:11503-4**

**PROPOSED 30' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK**
IN: Lewes & Rehoboth Canal
AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971
APPLICANTS: John D. And Lorene M. Shafran
DATE: January, 2003

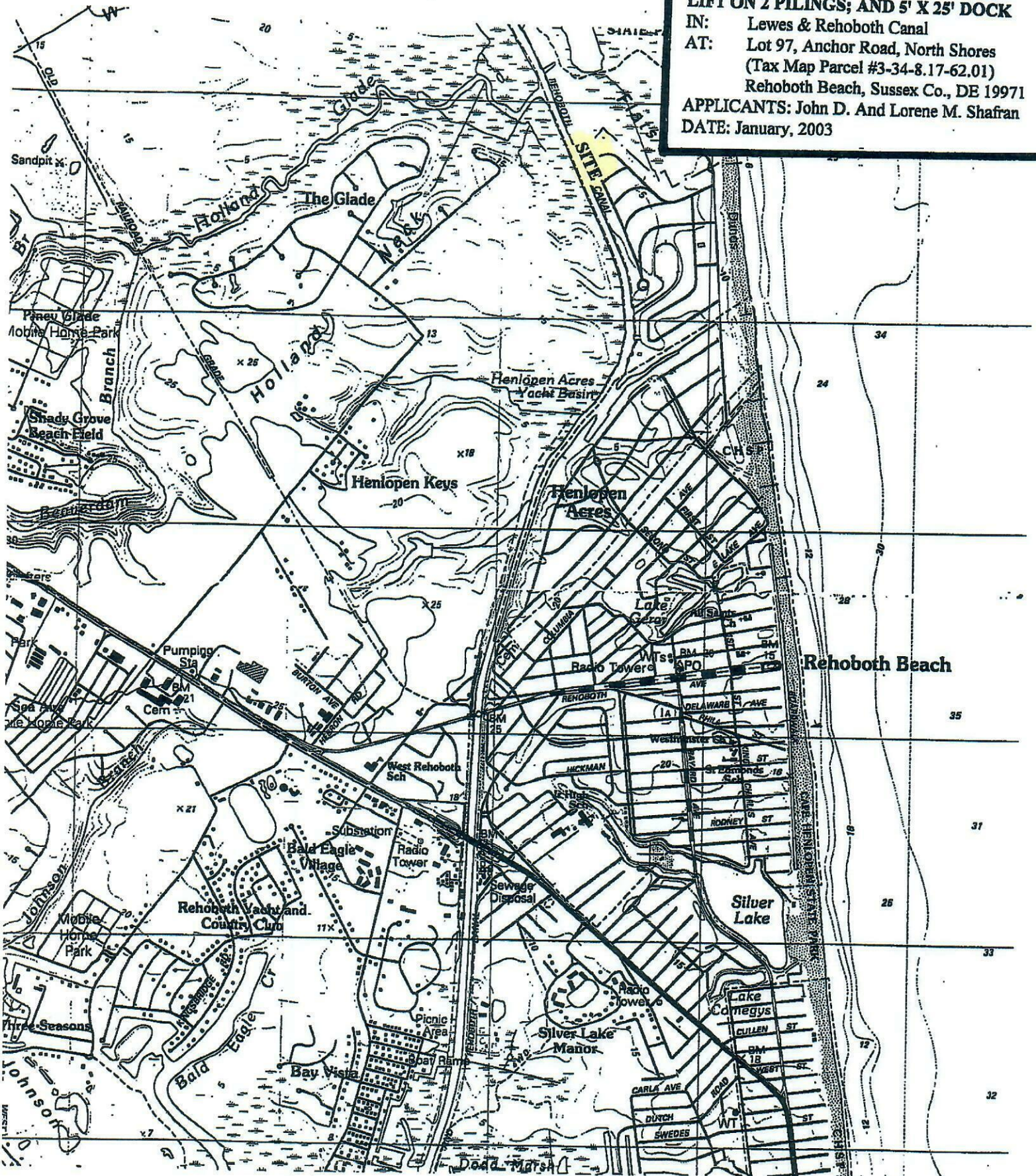


Figure 2. Reproduction of portion of U.S.G.S. topographic map, Rehoboth Beach, Delaware, showing site location, adjacent to Lewes & Rehoboth Canal, North Shores. Scale: 1" = 2,000'.

20' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK
IN: Lewes & Rehoboth Canal
AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971
APPLICANTS: John D. And Lorene M. Shafran
DATE: January, 2003

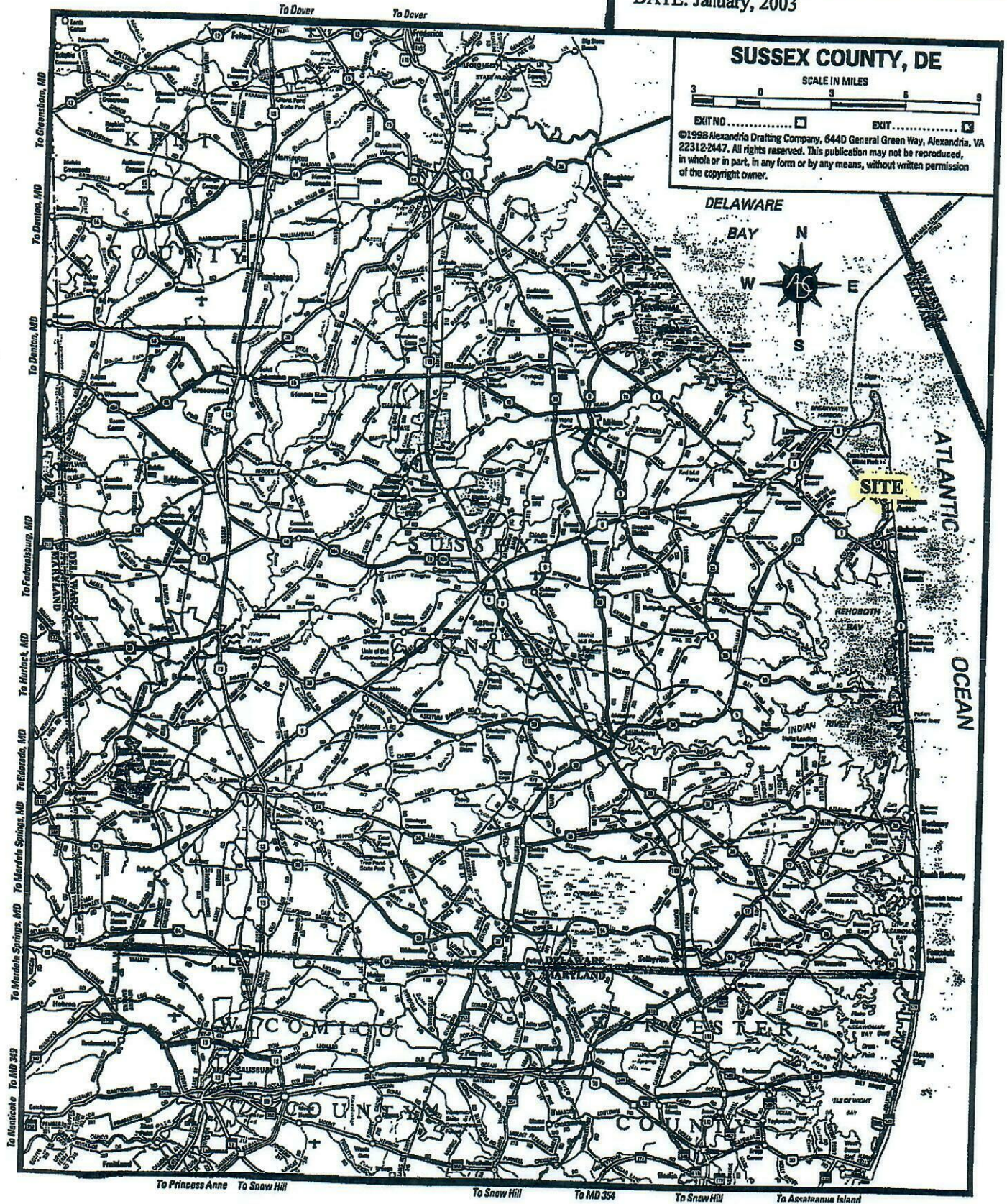
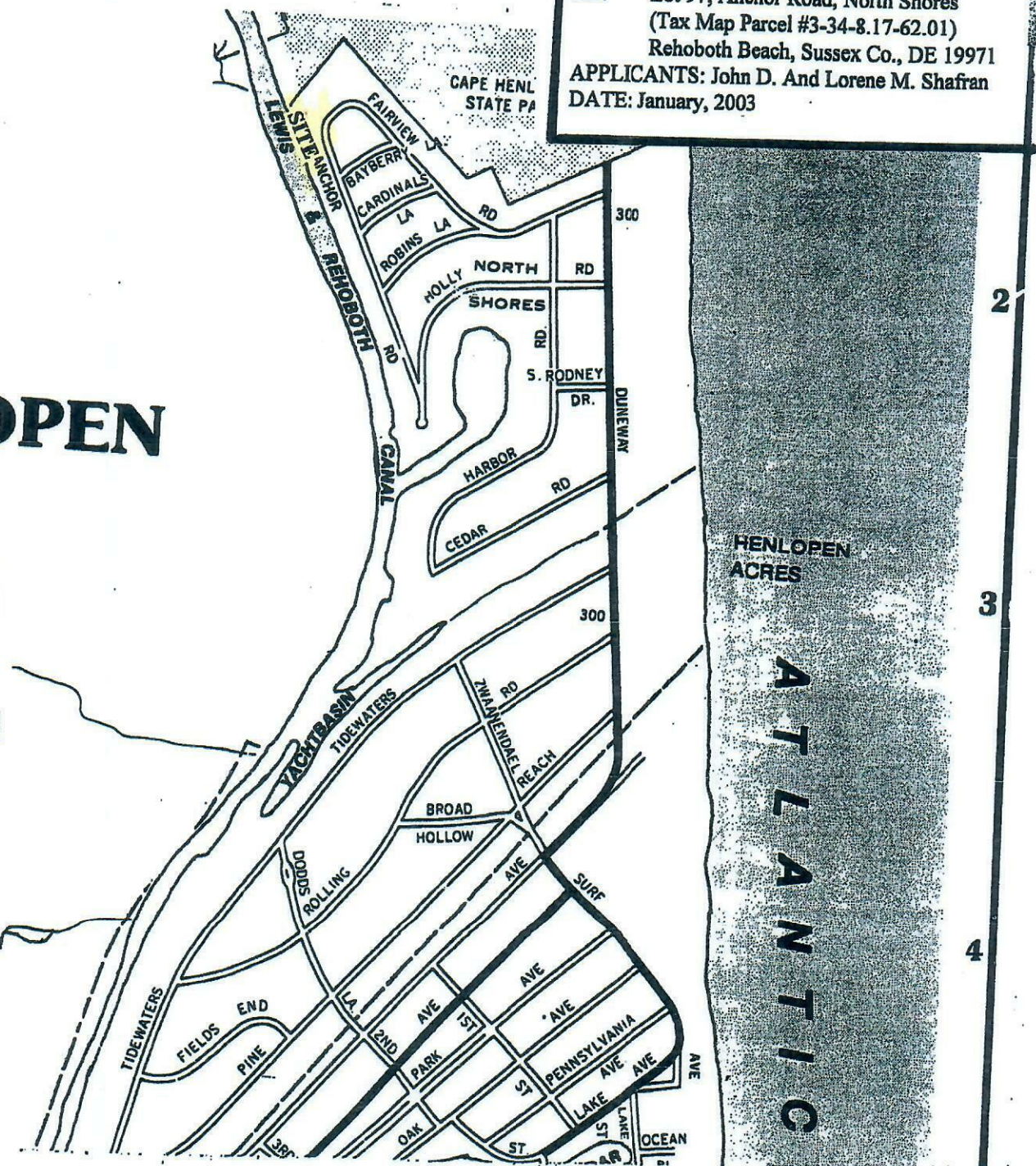
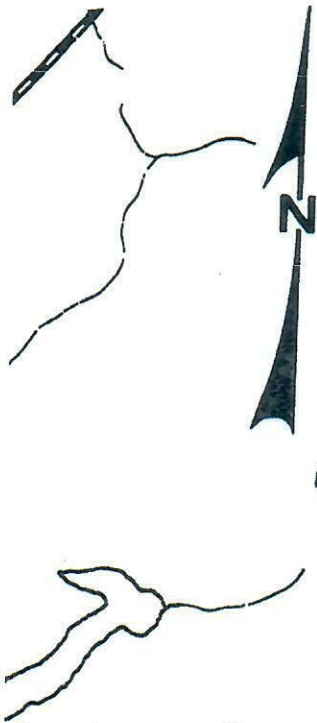


Figure 1. Map of Sussex County, Delaware, showing site location, North Shores (north of Rehoboth Beach). Scale as shown.

HENLOPEN



**PROPOSED 30' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK**

IN: Lewes & Rehoboth Canal

AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)
Rehoboth Beach, Sussex Co., DE 19971

APPLICANTS: John D. And Lorene M. Shafran

DATE: January, 2003

Figure 3.

Map of North Shores (Rehoboth Beach vicinity), Sussex County, Delaware, showing site location, Lot 97, Anchor Road. Directions to site (from Dover, DE): Route 113 southbound to Milford; Route 1 southbound to Rehoboth Beach; left onto Route 1A (Rehoboth Avenue) into Rehoboth Beach; cross Lewes & Rehoboth Canal bridge, then left onto Columbia Avenue to end at Surf Avenue; left onto Surf Avenue; right at stop sign onto Duneway (Ocean Drive); left onto Farview Road; follow around curve to Anchor Road; site is vacant lot on right (adjacent to/north of house at 85 Anchor Road).

**PROPOSED 30' X 6' PIER WITH BOAT
LIFT ON 2 PILINGS; AND 5' X 25' DOCK**

IN: Lewes & Rehoboth Canal

AT: Lot 97, Anchor Road, North Shores
(Tax Map Parcel #3-34-8.17-62.01)

Rehoboth Beach, Sussex Co., DE 19971

APPLICANTS: John D. And Lorene M. Shafran

DATE: January, 2003

SITE

M

O

M

W

Figure 4.

Reproduction of portion of State of Delaware DNREC Wetland map #016
showing site location. No DNREC wetlands mapped on site. Scale: 1" = 300'.

TAX PARCEL #: 3-34 8.17 62.01
PREPARED BY:
Hudson, Jones, Jaywork & Fisher
309 Rehoboth Avenue
Rehoboth Beach, DE 19971
File No. SHAFRAN-DEED-25/CCM

RETURN TO:
John Daniel Shafran
Lorene M. Shafran
620 Walker Road
Great Falls, VA 22066

NO LIEN OR TITLE SEARCH
REQUESTED
NONE PERFORMED

THIS DEED, made this 15th day of September, 2025,

- BETWEEN -

JOHN DANIEL SHAFRAN and LORENE M. SHAFRAN, of 620 Walker Road, Great Falls, VA 22066, parties of the first part,

- AND -

JOHN DANIEL SHAFRAN and LORENE M. SHAFRAN, CO-TRUSTEES OF THE JOHN DANIEL SHAFRAN AND LORENE MARIE SHAFRAN REVOCABLE TRUST DATED JULY 26, 2021 of 620 Walker Road, Great Falls, VA 22066, as tenants by the entirety, parties of the second part.

WITNESSETH: That the said parties 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 grant and convey an undivided one-half interest unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of land lying and being in North Shores, Lewes and Rehoboth Hundred, County of Sussex, State of Delaware, being known and designated as Lot Number Ninety-Seven (97), of North Shores, and being more particularly bounded and described as follows, to wit:

BEGINNING at a set iron pipe located on the Westerly side of Anchor Road, a corner for this lot and Lot Number 98; thence from said point of beginning along and with the line of Lot Number 98, North 66 degrees 52 minutes 55 seconds West, 185.55 feet to a set iron pipe; thence North 66 degrees 52 minutes 55 seconds West, 23 feet, more or less, to Canal Bank; thence North 66 degrees 52 minutes 55 seconds West, 28.25 feet, more or less, to the original lot line of the Lewes and Rehoboth Canal; thence turning and running along and with the original lot line of Lot Number 97; thence South 18 degrees 06 minutes 00 seconds East, 185.24 feet to a point, a corner for this lot and Lot Number 96; thence turning and running along with the line of Lot Number 96,

North 86 degrees 56 minutes 45 seconds East, 20.40 feet, more or less, to a point located on the Canal Bank; thence North 86 degrees 56 minutes 45 seconds East, 5 feet, more or less, to a set iron pipe; thence North 86 degrees 56 minutes 45 seconds East, 129.92 feet to a set iron pipe located on the westerly side of Anchor Road; thence with a curve to the right having a radius of 100 feet and an arc distance of 76.68 feet to the point and place of beginning, said to contain 18,245 square feet, more or less to the Canal Bank, as surveyed by Wingate & Eschenbach, Registered Surveyor, dated September 16, 1988, a copy of which is now of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 1608, Page 32.

TOGETHER with all that perpetual easement and right of way to be enjoyed in common with all other present and future owners of any lot or lots situated in North Shore, aforesaid, as more particularly described in a certain Deed of Easement heretofore given by North Shores, Inc., unto "All Present and Future Owners of any Lot or Lots Situate in North Shores", dated August 15, 1956, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 463, Page 526, &c, as reference thereto being had will more fully and at large appear.

PROVIDED, HOWEVER, and it is hereby expressly stipulated and understood that the lands and premises above described as well as the title to and the property hereby conveyed herein, are subject to all those easements, right of way, restrictive covenants and remedial clauses in the Deed between Paul Curtis Stokes, Jr. and Phyllis W. Stokes, his wife, unto Weston J. Wolberg, dated the 22nd day of March, A.D., 1976, as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 778, Page 162.

BEING the same property conveyed to John D. Shafran and Lorene M. Shafran, Trustees, John D. Shafran Trust dated the 5th day of December, 2007 and Lorene M. Shafran and John D. Shafran, Trustees, Lorene M. Shafran Trust dated the 5th day of December, 2007, as to an undivided one-half interest, and Angela D. Shafran, Trustee of the Angela D. Shafran Revocable Family Trust Agreement dated 13th day of October 2006, as to an undivided one-half interest, from John D. Shafran and Lorene M. Shafran and Angela D. Shafran, by Deed dated January 31, 2008, and recorded on February 12, 2008, in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 3548, Page 105; thereafter the said Angela D. Shafran departed this life on or about July 2, 2025 and, pursuant to the terms of the Angela D. Shafran Revocable Family Trust Agreement dated October 13, 2006, as amended, upon such occurrence Thomas G. Shafran, Jane M. Shafran and John D. Shafran, were appointed as successor trustees. The trust did direct the trustees to convey the above property to John D. Shafran and Lorene M. Shafran, following the death of Angela D. Shafran and her husband, George P. Shafran, who departed this life on or about June 7, 2017. Said successor trustees of the Angela D. Shafran Revocable Family Trust Agreement dated October 13, 2006, as amended, conveyed said Trust's one-half interest and title in and to the property described hereinabove unto John Daniel Shafran and Lorene M. Shafran, by Deed dated September 9, 2025 and recorded in the Office, aforesaid, in Deed Book 6381, Page 259.

ALSO, BEING the undivided 50% interest in the same property conveyed to John Daniel Shafran and Lorene Marie Shafran, Co-Trustees of the John Daniel Shafran and Lorene Marie

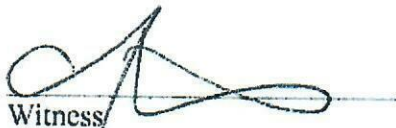
Recorder of Deeds, Alexandra Reed Baker On 9/30/2025 at 3:28:22 PM Sussex County, DE
Doc Surcharge Paid

Shafran Revocable Trust dated July 26, 2021 from John D. Shafran and Lorene M. Shafran, Trustees of the John D. Shafran Trust dated the 5th day of December, 2007 and Lorene M. Shafran and John D. Shafran, Trustees, Lorene M. Shafran Trust dated the 5th day of December, 2007, by Deed dated October 29, 2021, and recorded, in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 5679, Page 49.

The intended result of the preparation and recording of this present Deed, in combination with the one-half interest and title in and to the property described hereinabove previously conveyed to John Daniel Shafran and Lorene Marie Shafran, Co-Trustees of the John Daniel Shafran and Lorene Marie Shafran Revocable Trust dated July 26, 2021 in Deed Book 5679, Page 49, is such that John Daniel Shafran and Lorene Marie Shafran, Co-Trustees of the John Daniel Shafran and Lorene Marie Shafran Revocable Trust dated July 26, 2021 shall be vested in a 100% interest and title in and to the property described hereinabove.

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 parties of the first part have hereunto set their hands and seals the day and year first above written.


Witness


John Daniel Shafran (SEAL)

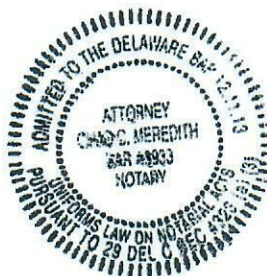

Witness


Lorene M. Shafran (SEAL)

STATE OF Delaware :
COUNTY OF Sussex :

BE IT REMEMBERED, that on 15th day of September, 2025, personally came before me, the subscriber, John Daniel Shafran and Lorene Marie Shafran, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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



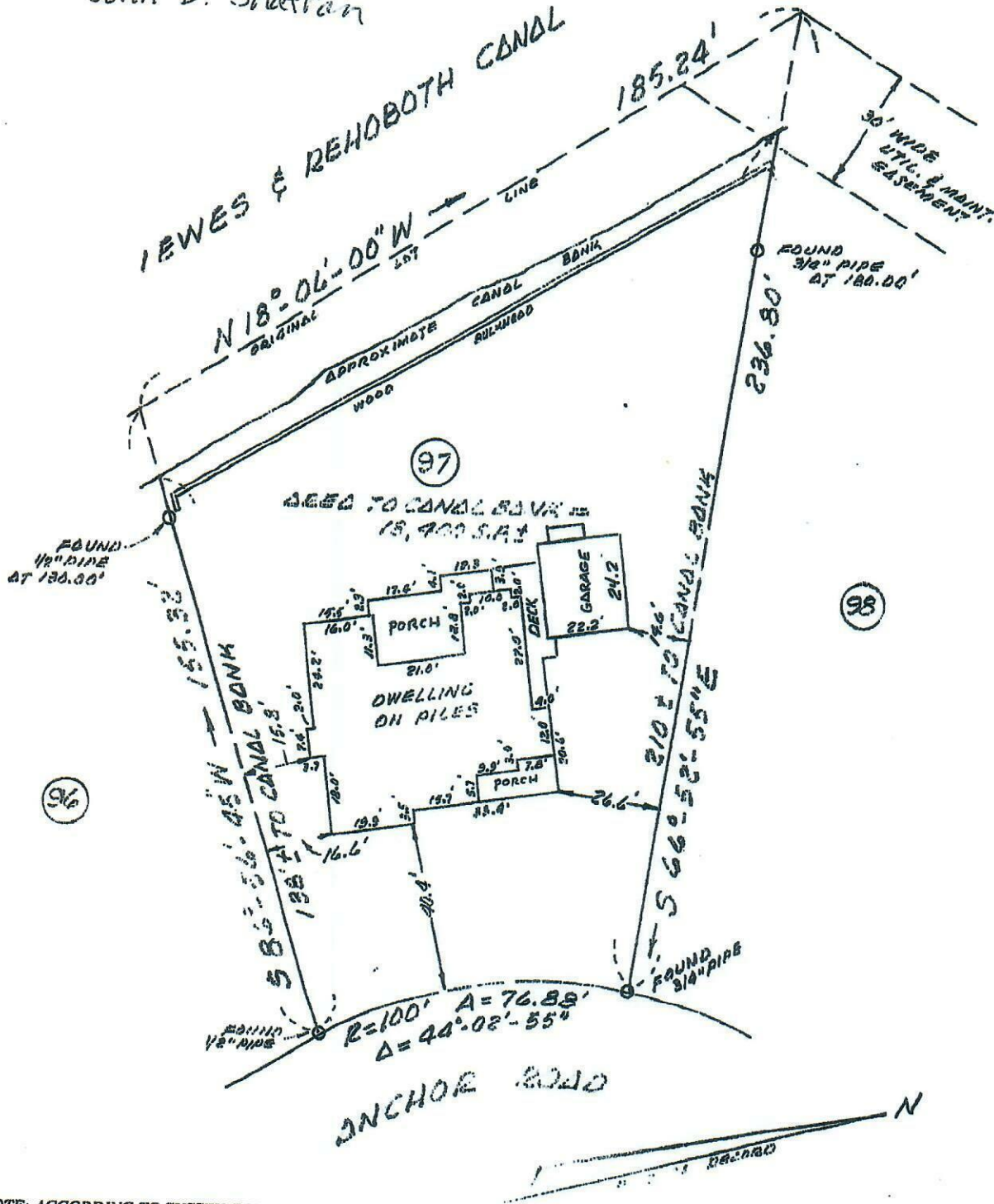

Notary Public

My Commission Expires: N/A

Policy # 102081262003

John D. Shafran

8-34-8.17-68.01



NOTE: ACCORDING TO SUSSEX COUNTY PLANNING & ZONING LOTS IN NORTH SHORES WITH LESS THAN 100 FEET FRONTAGE HAVE A SIDE YARD SET-BACK OF 10.00 FEET.

SUBURBAN SURVEY

PROPERTY & LOCATION SURVEY
prepared for
JOHN D. & LORENE M. SHAFRAN

LOT 97, NORTH SHORES,
LEWES & REHOBOTH HUNDRED, SUSSEX CO., DE
WINGATE & ESCHENBACH, LLC, REGISTERED SURVEYORS
P.O. BOX 142, REHOBOTH BEACH, DE 19971

SCALE: 1" = 30'

10 OCTOBER 2003

15521
10/10/03

Delaware Fish & Wildlife Purchase Confirmation

From: Delaware Boat Registration (dnrecboatreg@state.de.us)

To: jdshafran@aol.com

Date: Thursday, February 19, 2026 at 11:38 AM EST

NOTICE: DL1461AH

You have completed your vessel registration renewal online. You may now print this receipt and use on board your vessel as a temporary registration until you receive your valid registration card and stickers in the mail.

Thank you for your purchase of a Delaware Ramp Certificate and/or Boat Registration.

Your Payment ID is Payment-176928 and GoDE Transaction Id is

Invoice number is: IN-351674

Visit our website at www.fw.delaware.gov for great Fish & Wildlife information including our hunting and fishing guides and boating information.

Like us on Facebook at www.facebook.com/DelawareFishWildlife.

We Bring You Delaware's Great Outdoors through Science and Service

Division of Fish and Wildlife

Hull Number Renewal:SLPUM925B414

Boat DL Number:DL1461AH

Owner(s):JOHN SHAFRAN

Vessel Name:None Provided

Make & Model:SCOUT

Vessel Type:Open Motorboat

Year Built:2014

Vessel Class:Class 1

Vessel Length(ft):24

Vessel Length(in):5

Hull Material:Fiberglass

Propulsion Type:Propeller

Primary Use:Pleasure

Engine Type:Outboard

Fuel:Gasoline

Previous Owner Name(s):

Previous Registration:

Current Term:3 Years

Issued Date:2/19/26

Expiration Date:12/31/28

Current Registration Status:Active

Status Indicator:

54333

02881 2312



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

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-4691
FACSIMILE (302) 739-6304

Subaqueous Lands Lease: SL-043/03
Associated Water Quality Certification #: WQC-043/03
Date of Issuance: 7/29/03
Construction Expiration Date: 7/29/06
Amended Date:
Tax Parcel #: 3-34-8.17-62.01

SUBAQUEOUS LANDS LEASE

GRANTED TO JOHN D. SHAFRAN TO CONSTRUCT A 6 FOOT WIDE BY 30 FOOT
LONG PIER WITH A SIDE MOUNTED BOAT LIFT WITH 2 FREE-STANDING
PILINGS AND A 5 FOOT WIDE BY 25 FOOT LONG 'L' DOCK IN THE LEWES AND
REHOBOTH CANAL ADJACENT TO 97 ANCHOR ROAD, NORTH SHORES,
REHOBOTH BEACH, SUSSEX COUNTY, DELAWARE

Ret:

John D. Shafran
620 Walker Road
Great Falls, VA 22066

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 29th day of July A.D. 2003, to construct the above-referenced project in accordance with the approved plans for this Lease (3 Sheets) as approved on June 19, 2003, and the application dated 10/9/03 and received by this Division on 2/3/03.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of the Lewes and Rehoboth Canal; and

WHEREAS, John D. Shafran, owner of certain adjoining lands to the Lewes and Rehoboth Canal, has applied for permission to construct a pier, dock, boat lift; and

John D. Shafran

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SL- 043/03

WHEREAS, pursuant to the provisions of 7 Del. C., 7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

This approval is in accordance with plans and application submitted to Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

This Lease shall be continued for a period of twenty (20) 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 twenty-year 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.

THIS Lease is issued subject to the following conditions:

SPECIAL CONDITIONS

1. This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County and a copy of the recorded lease is returned to, and has been received by, the Department.
2. The Lessee shall acquire a Real Estate Agreement from the Army Corps of Engineers, Baltimore District, prior to beginning construction of the approved structure.
3. The current leased area of structure over public subaqueous lands is 187 square feet represented by the 6 foot by 10 foot section of pier, the 5 foot by 25 foot dock and 2 free-standing pilings constructed channelward of the mean low water line.
4. Construction shall be undertaken in such a manor as to minimize downstream sedimentation and any adverse impacts to submerged aquatic vegetation.
5. The conditions contained herein shall be incorporated into any and all construction contracts and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with construction which may impact subaqueous lands associated with this project. The lessee and contractor are responsible to ensure that the workers executing the activities authorized by this Lease have full knowledge of, and abide by, the terms and conditions of this Lease/Water Quality Certification.
6. Construction shall be conducted so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated August 11, 1999.

John D. Shafran

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7. No portion of the decking on the pier and dock authorized by this Lease shall exceed the width dimensions for that structure identified on Page One of this Lease.
8. The pier, dock and boat lift shall be installed in a manner so as not to impair water access to the adjoining property and a minimum of ten (10) feet from the adjacent properties.
9. A copy of this Lease must be available on-site during all phases of construction activity.
10. The structure on/or adjacent to subaqueous lands shall be for the explicit purpose of mooring 1 vessel as stated in the application.
11. Disturbance of wetlands and/or aquatic vegetation adjacent to the permitted construction by burning, cutting, herbicide treatments or other methods is prohibited. Disturbance of wetlands and/or aquatic vegetation in the path of construction shall be minimized.
12. All construction debris, excavated material, brush, rocks and refuse incidental to such work shall be placed above the influence of surface waters.
13. The pier and dock authorized by this Lease are subject to the terms and conditions of the attached Department of the Army Permit number CENAP-OP-R- 200300150-61.
14. There shall be no movement of equipment within state regulated wetlands or subaqueous lands not specifically authorized by this Lease. Any equipment traversing wetlands and subaqueous lands as may be authorized by this Lease shall be supported on mats. Any such areas disturbed shall be returned to preconstruction conditions/elevations and appropriately stabilized.

GENERAL CONDITIONS

1. The project is to be undertaken in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on 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 to this office.
2. Representatives of the Department of Natural Resources and Environmental Control may inspect such work during any phases of the construction and may collect any samples or conduct any tests that are deemed necessary.
3. This Lease does not cover the structural stability of the project units.
4. Prior to the expiration of this Lease, the lessee shall remove all structures covered under this lease unless the Lease has been renewed in accordance with its terms.

John D. Shafran

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5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.
6. The lessee shall notify the Department of Natural Resources and Environmental Control within ten (10) days of the date work will be commenced.
7. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.
8. The issuance of this Lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.
9. This Lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.
10. This Lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.
11. This Lease and authorization are granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this lease being Lease/Water Quality Certification.
12. This Lease shall expire if the project has not been completed within three (3) years from the date of issuance.
13. If the lessee considers three (3) years insufficient for completion of the project, the lessee may submit a project time schedule for consideration by the Department. If the time schedule is approved it shall be attached hereto and made a part hereof.
14. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer this Lease to the new upland property owner. Failure to obtain such written consent may result in the revocation of this and the removal of all structures authorized by this Lease at the expense of the lessee.
15. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
16. The issuance of this Lease does not constitute approval for any of the activities as may be required by any other local, state or federal governmental agency.

02881 2316

John D. Shafran

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17. Application for renewal must be submitted six (6) months prior to the expiration date of this Lease.

18. This Lease may be revoked upon violation of any of the above conditions.

IN WITNESS WHEREOF, I, John D. Shafran, has caused this instrument to be executed on this 21st day of JULY, 2003.

By: [Signature]

Lessee

[Signature]

Notary

My commission expires: 8/07

(Notary Seal)

By the authority invested in me under 7 Del. C. §7203(a), I hereby grant this Lease for the use of the State owned subaqueous lands to the Lessee(s) by setting my hand on this 20th day of July, 2003.

[Signature]

John A. Hughes

Secretary, Department of Natural Resources
and Environmental Control

Received

SEP 11 2003

ASSESSMENT DIVISION
OF SUSSEX CTY

03 SEP 10 PM 2:07

SUSSEX COUNTY
DOC. SURCHARGE PAID