

September 4, 2026

ERI Project No. 0004-0622

Mr. Matthew Jones, Section Manager
Department of Natural Resources & Environmental Control
Wetlands & Waterways Section
89 Kings Highway
Dover, Delaware 19901-7305

**RE: In Place – In Kind Replacement of Existing Pier and Dock
DCAM, LLC.
Tax Map Parcel: 230-1.00-5.02
Cedar Creek Hundred, Town of Slaughter Beach, Sussex County, Delaware
Applicant/Owner: DCAM, LLC. – Attn. Ms. Laurie Carter**

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by DCAM, LLC. to act as their agent in regard to the replacement of a 225 foot long dock and a 9 foot long access pier along Slaughter Creek, located on the western side of Tax Map Parcel 230-1.00-5.02. Consistent with Wetlands and Subaqueous Lands Section (WSLS) Permit conditions, the pier, dock and associated mooring piles will be replaced entirely within the footprint of the existing structure.

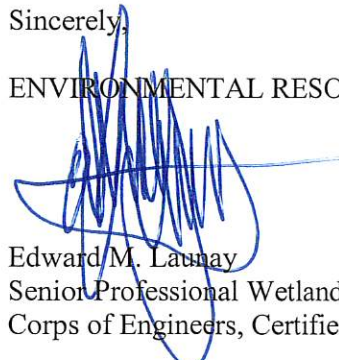
The subject property has been the location of a docking facility since 1937 and thus is a grandfathered structure. The owners intend to remove the remains of the existing dock as part of reconstruction.

A detailed plan set showing existing conditions and the dock and pier replacement is enclosed with photographs. The deed for the property is enclosed and the recorded survey plat prepared by Charles Murphy Jr. PLS 291 dated July 13, 1984 (PB 30-310) is also enclosed. Documentation of Ms. Carter's signatory authority for the LLC is also provided.

Should you or your staff have any questions in regard to the permit application, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay
Senior Professional Wetland Scientist No. 875
Corps of Engineers, Certified Wetland Delineator WDCP93MD0510036B

Cc: Ms. Laurie Carter, DCAM, LLC.

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: DCAM LLC Telephone #: 302-236-6952
 Mailing Address: Attn. Ms. Laurie Carter Fax #: _____
PO Box 288, Lewes, DE 19958 E-mail: laurie@jacklingo.com
2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-424-1441
 Fax #: 302-424-0430 E-mail: elaunay@ericonsultants.com
3. Contractor's Name: Unknown 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 project purpose is to maintain the existing pier structure and to replace the suppoing pilings in-kind and in-place. A dock has been in place at this location since 1937 and thus is a grandfathered structure. The owner proposes to replace the existing structure within the existing footprint and will reduce the width of the existing dock to the narrowest current width (4.25') to have a uniform and consistent structure. The replacement will conform to the standards for replacement under a Statewide Activity Approval.

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: NW of Slaughter Beach Road County: ☐ N.C. ☐ Kent ☒ Sussex
Slaughter Beach Road (Rd 224) Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: From the intersection of DE-1N (Coastal Highway) and Rd224 (Slaughter Beach Rd), head NE on Rd 224 for approximately 3.5 miles and the project location is located on the left just after the bridge crossing Slaughter Creek.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 230-1.00-5.02 Subdivision Name: None

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: Slaughter Creek waterbody is a tributary to: Cedar Creek

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water +/- 68'

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:

Applicant is owner of private subaqueous lands

(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):

J C Wells Sons LP - 7481 Wells Rd, Milford, DE 19963

Slaughter Beach Memorial Volunteer Fire Co. - PO Box 868, Milford, DE 19963

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):

N/A

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

Myra Glass

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):

Grandfathered Pier Structure

*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: March 15, 2026

Type of Permit: Nationwide Permit No. 3

Federal Permit or ID #: Nationwide Permit No. 3

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, DCAM LLC, hereby designate and authorize Edward M. Launay - ERI
(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: Edward M. Launay

Telephone #: 302-424-1441

Mailing Address: 1 Park Ave. Milford, DE 19963

Fax #: 302-424-0430

E-mail: elaunay@ericonsultants.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.

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

Date

Laurie Carter

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

To be determined

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.)

See basic application (Section 2, Item 5, Project Description)

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.	
Dock	58	4.25-5.87' *	225	4.25-5.87' *	225	Repair
Pier	2	2.5	7	2.5	4	Repair
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 _____

*maximum width for reconstructed dock will be 4.25 feet

3. Approximately how wide is the waterway at this project site? +/- 68' ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? -2.6 ft.
5. What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
 Salt treated pilings and timber with galvanized or stainless steel hardware
6. Circle any of the following items that are proposed over subaqueous lands:
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

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

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? +/- 13 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.

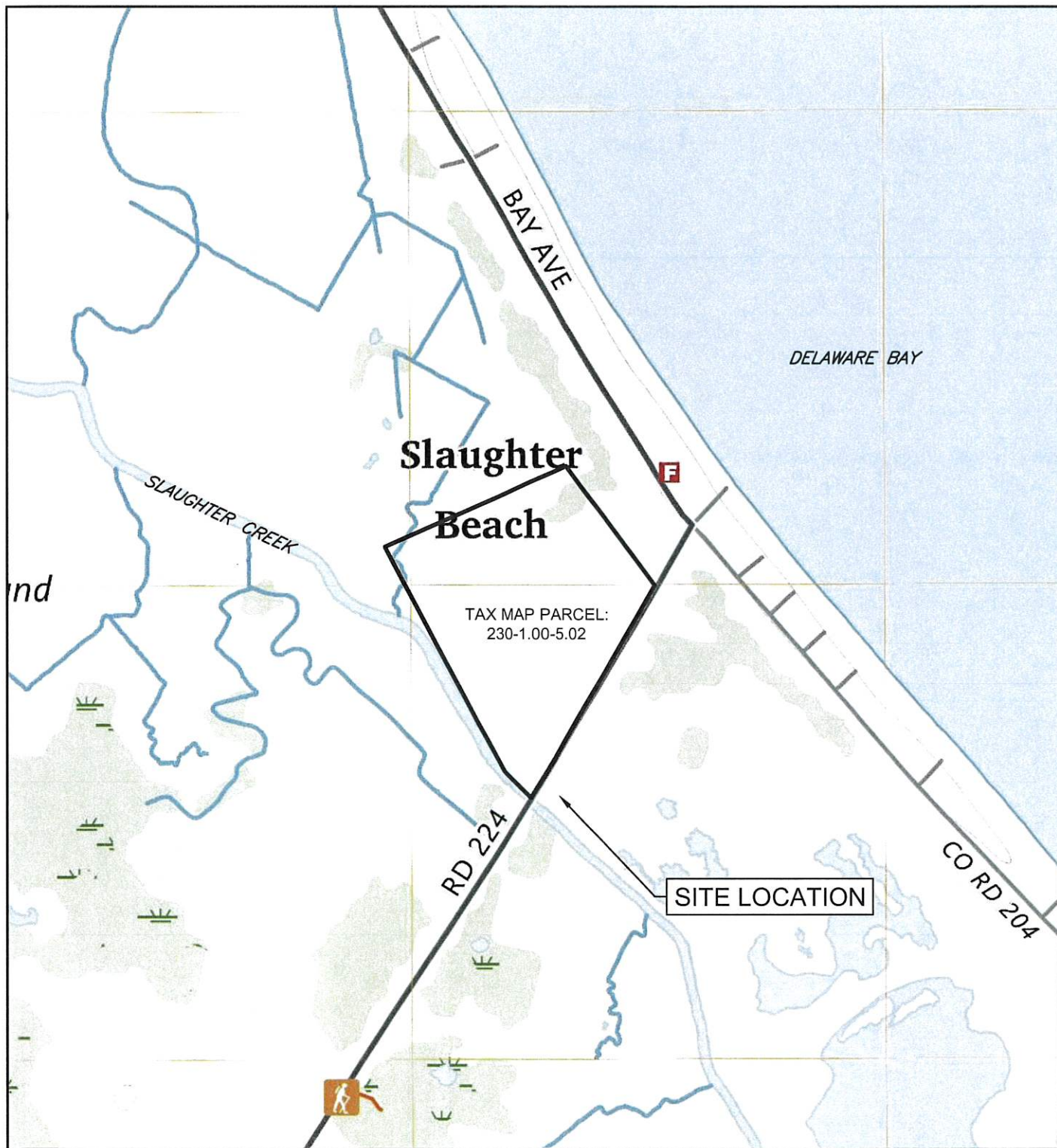
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.

11. Is there currently a residence on the property? _____ Yes X No

12. Do you plan to reach the boat docking facility from your own upland property? X 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? +/- 750 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.



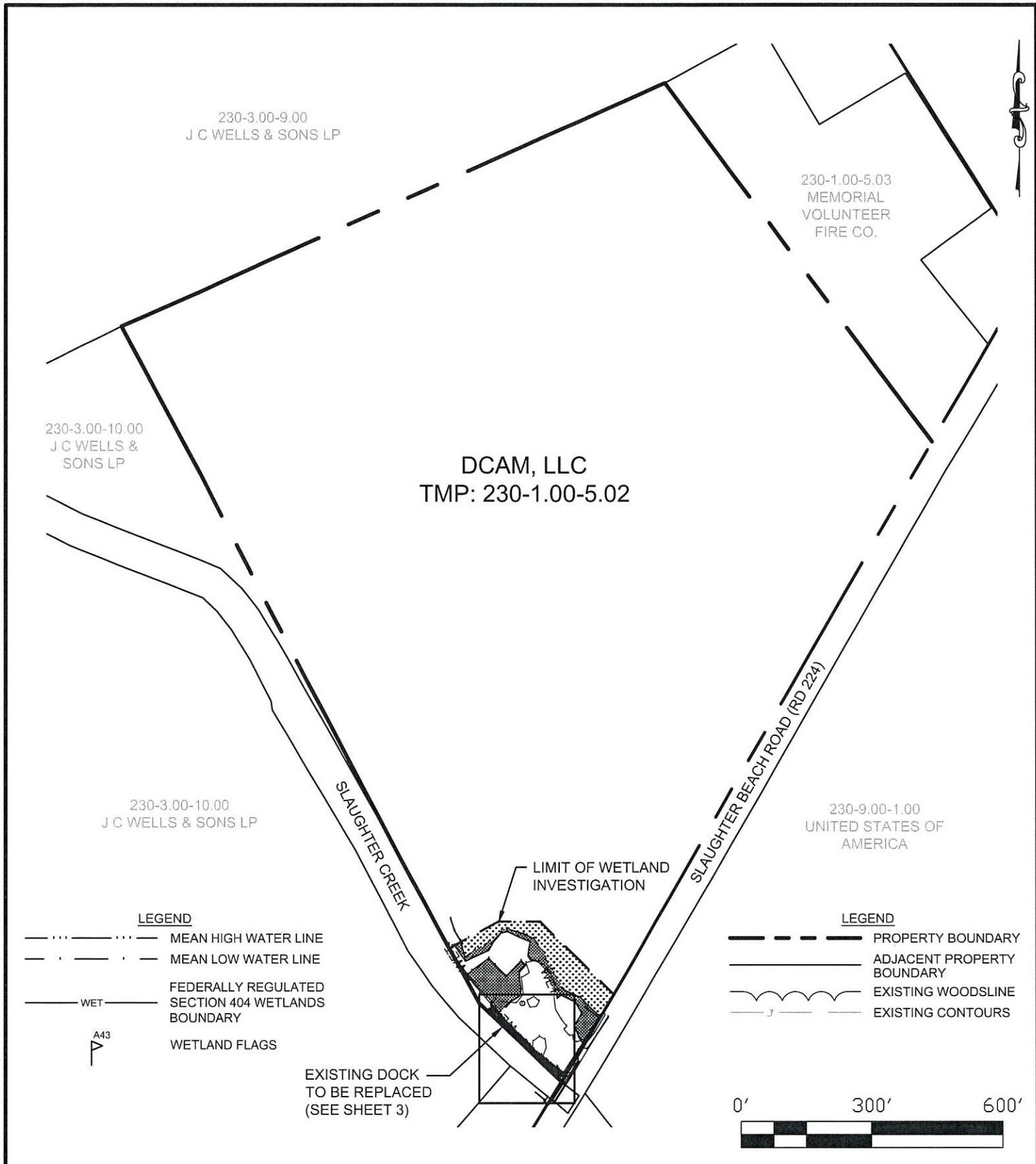
USGS MISPILLION RIVER QUADRANGLE



Date:	AUGUST, 2026
Scale:	1" = 1000'
Dwn.By:	KWW
Proj.No.:	0004-0622
USGS VICINITY MAP	
Dwg.No.:	SHEET 1

DCAM, LLC
INKIND REPAIR & REPLACEMENT OF
EXISTING BOAT DOCKING FACILITY
 TAX MAP PARCEL: 230-1.00-5.02
 CEDAR CREEK HUNDRED
 TOWN OF SLAUGHTER BEACH, SUSSEX CO., DE

ERI ENVIRONMENTAL
 RESOURCE
 INSIGHTS
 A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date:	AUGUST, 2026
Scale:	1" = 300'
Dwn.By:	KWW
Proj.No.:	0004-0622
SITE OVERVIEW	
Dwg.No.:	SHEET 2

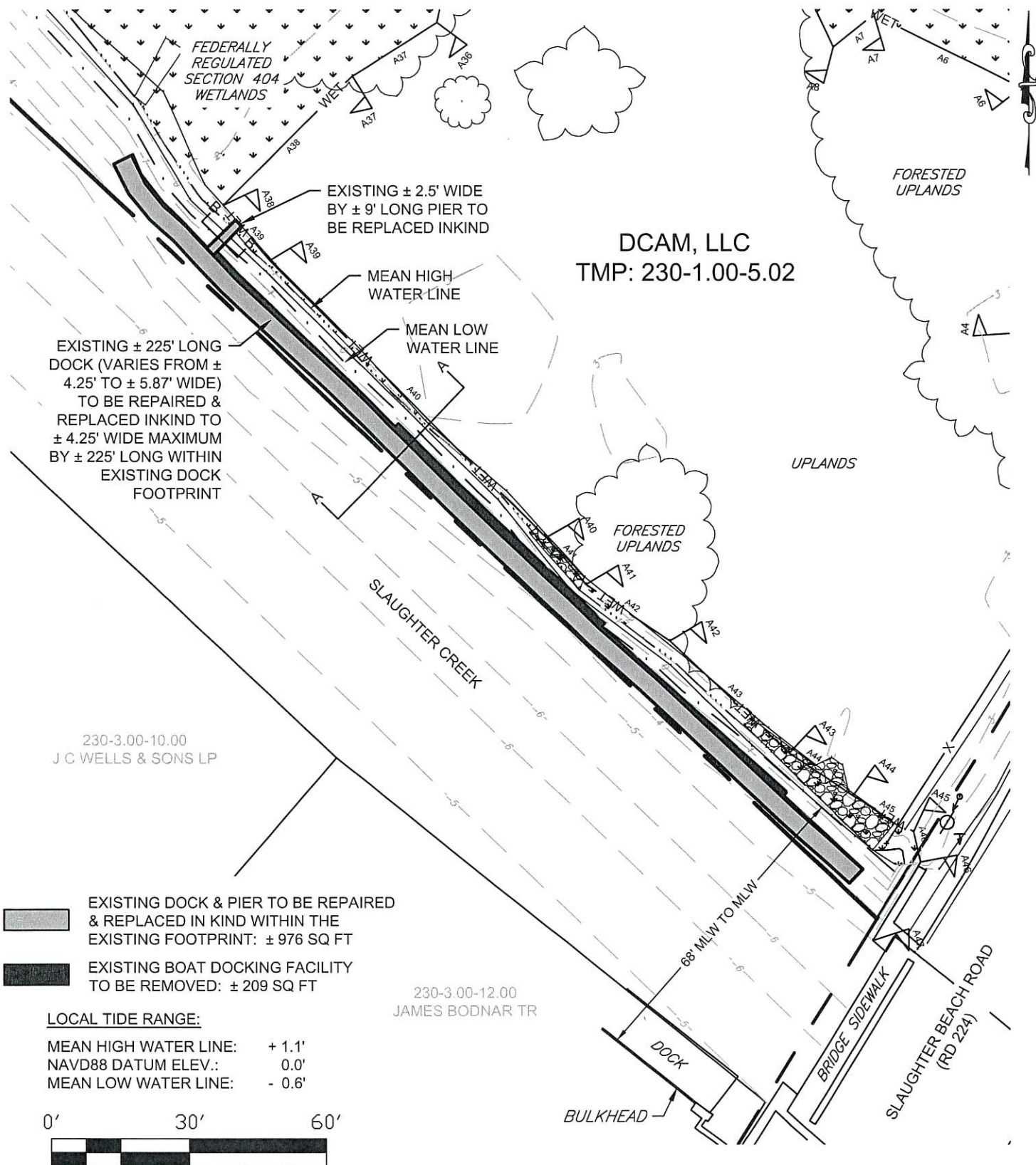
DCAM, LLC

**INKIND REPAIR & REPLACEMENT OF
EXISTING BOAT DOCKING FACILITY**

TAX MAP PARCEL: 230-1.00-5.02
CEDAR CREEK HUNDRED
TOWN OF SLAUGHTER BEACH, SUSSEX CO., DE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date:	AUGUST, 2026
Scale:	1" = 30'
Dwn.By:	KWW
Proj.No.:	0004-0622
PIER SITE PLAN	
Dwg.No.:	SHEET 3

DCAM, LLC

INKIND REPAIR & REPLACEMENT OF EXISTING BOAT DOCKING FACILITY

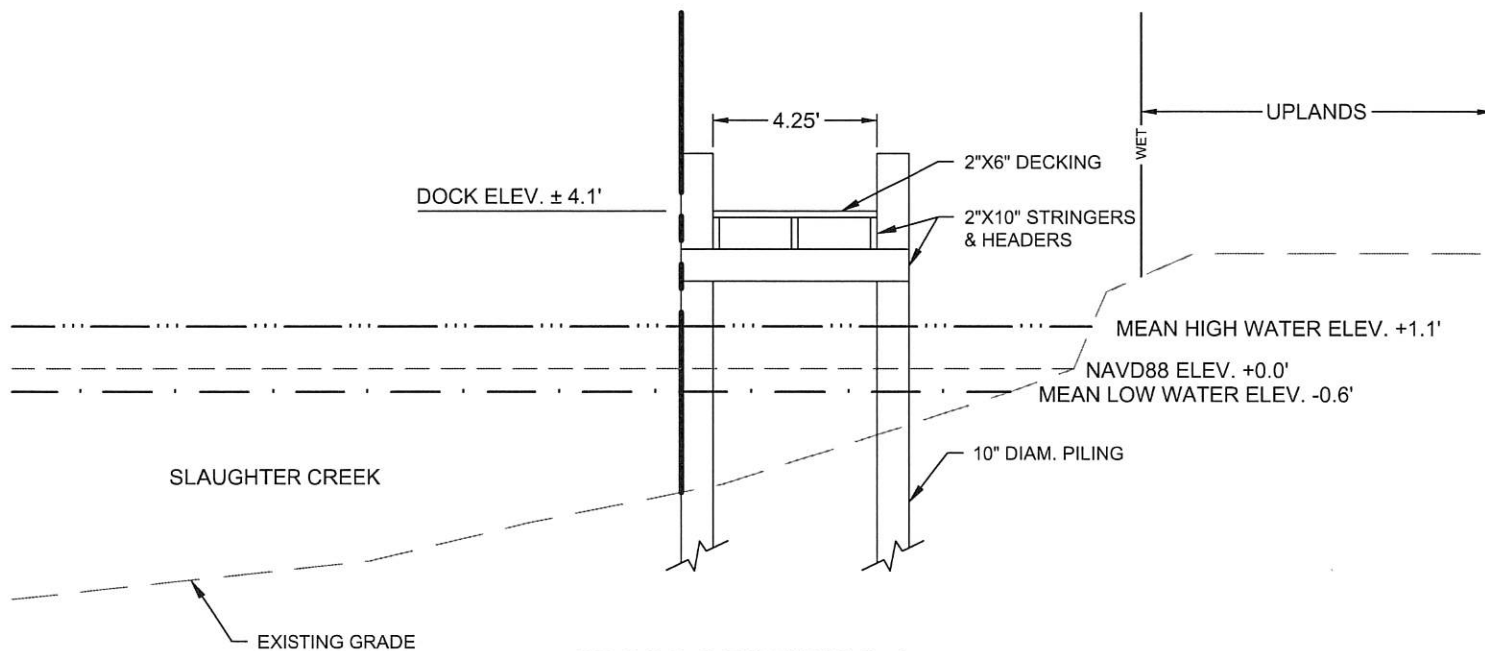
TAX MAP PARCEL: 230-1.00-5.02

CEDAR CREEK HUNDRED

TOWN OF SLAUGHTER BEACH, SUSSEX CO., DE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

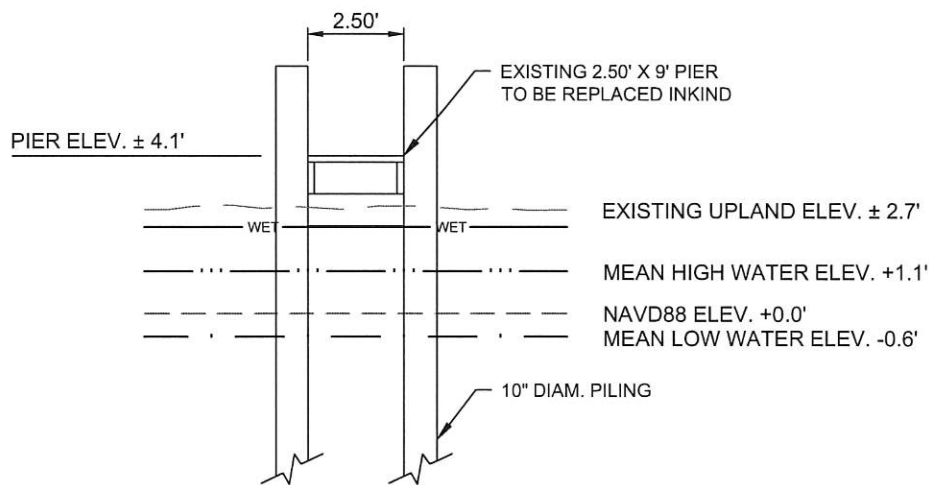
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



CROSS SECTION A-A

HORIZONTAL SCALE: 1" = 5'

VERTICAL SCALE: 1" = 5'



CROSS SECTION B-B

HORIZONTAL SCALE: 1" = 5'

VERTICAL SCALE: 1" = 5'

Date: AUGUST, 2026

Scale: AS NOTED

Dwn.By: KWW

Proj.No.: 0004-0622

CROSS SECTION

Dwg.No.: SHEET 4

DCAM, LLC

INKIND REPAIR & REPLACEMENT OF EXISTING BOAT DOCKING FACILITY

TAX MAP PARCEL: 230-1.00-5.02

CEDAR CREEK HUNDRED

TOWN OF SLAUGHTER BEACH, SUSSEX CO., DE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Recorder of Deeds, Scott Dailey On 11/24/2020 at 4:01:51 PM Sussex County, DE

Consideration: \$0.00 County/Town: \$0.00 State: \$0.00 Total: \$0.00

Doc Surcharge Paid Town: SUSSEX COUNTY

Tax Parcel#	2	-	30	-	1.00	-	5.02
	2	-	30	-	14.00	-	70.00
	2	-	30	-	15.00	-	30.00
	2	-	30	-	15.00	-	32.00
	2	-	30	-	15.00	-	33.00
	2	-	30	-	15.00	-	33.02
	2	-	30	-	15.00	-	36.00
	2	-	30	-	15.00	-	43.00

PREPARED BY AND RETURN TO:

David W. Baker, Esq., P.A.
119 South Race Street
P.O. Box 551
Georgetown, Delaware 19947

NO TITLE OR LIEN SEARCH
PERFORMED - NONE REQUESTED

This Deed, made this 20th day of NOVEMBER, in
the year of our Lord Two Thousand Twenty.

Between FRANK S. DRAPER, TRUSTEE UNDER REVOCABLE TRUST
AGREEMENT OF FRANK S. DRAPER AND MARILYN P. DRAPER DATED
8/14/13, of 351 Bay Avenue, Milford, Delaware 19963, party of the
first part,

-and-

DCAM, LLC, a Delaware limited liability company, of 351
Bay Avenue, Milford, Delaware 19963, party of the second part,

Witnesseth, that the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) and other
valuable consideration, lawful money of the United States of
America, the receipt whereof is hereby acknowledged, hereby
grants and conveys the hereinafter described property unto the
said party of the second part, its Successors and Assigns,

PARCEL ONE: **TMP# 2 - 30 - 15.00 - 33.02 (Part of Mason Farm)**

ALL that certain tract, piece or parcel of land situated in Cedar Creek Hundred, Sussex County, Delaware, lying on the westerly side of County Road 222, a short distance north of County Road 198 and being more particularly bounded and described in accordance with a recent survey by William L. Sapp, Professional Land Surveyor, dated February 18, 1995, more commonly known as Thirteen Curves Road, Milford, Delaware.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

PARCEL ONE BEING Parcel One of the same lands conveyed unto FRANK S. DRAPER and MARILYN P. DRAPER, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF FRANK S. DRAPER and MARILYN P. DRAPER DATED 8/14/13, by Deed of FRANK S. DRAPER and MARILYN P. DRAPER (a/k/a MARILYN DRAPER), husband and wife, dated the 14th day of August, A.D. 2013, and filed of record in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware, in Deed Book 4161, Page 341.

Paragraph B.1. of Article VI of the aforementioned REVOCABLE TRUST AGREEMENT OF FRANK S. DRAPER and MARILYN P. DRAPER DATED 8/14/13 provides in part that, "In the event either FRANK S. DRAPER or MARILYN P. DRAPER are incapacitated as determined in Article II hereof or shall fail to qualify, dies before the termination of the trust, resigns or ceases to act for any reason as a Co-Trustee, then the other shall serve as sole Trustee." MARILYN P. DRAPER has been determined to be incapacitated and, therefore, FRANK S. DRAPER is presently the sole Trustee of the said Trust with full power and authority to convey the above-described property to the Grantee herein.

PARCEL TWO:

ALL those certain tracts or parcels of land situate, lying and being in Cedar Creek Hundred, Sussex County, Delaware, containing the aggregate acres, more or less, and more particularly described as follows:

Tract No. 1: **Part of Mason Farm**

ALL that certain tract or parcel of land lying on the South side of Slaughter Branch in Prime Hook Neck, Cedar Creek Hundred, Sussex County, State of Delaware, adjoining lands late

of Maud Draper and Thomas Davis, Esquire, both deceased, as the same was surveyed by J. G. Baker under an order of Court for a division in the lands of Henry David, deceased, in December, A. D. 1844, as follows, to wit:

BEGINNING at the run of said branch and at a corner of said Maud Draper's land and running therewith South twenty-one (21) degrees and nine minutes East one hundred and eighty-three (183) rods to a corner in "New Division Line" through said Neck; thence therewith South sixty-eight (68) degrees and six (6) minutes West one hundred and six (106) rods and three tenths ($3/10$) of a rod to a corner for said Thomas Davis' corner in said "New Division Line"; thence with the said Thomas Davis line North twenty-one (21) degrees nine (9) minutes West two hundred and five (205) rods to a stake; thence with the same North sixty-eight (68) degrees six (6) minutes East thirteen (13) rods to a stake; thence with the same North twenty-one (21) degrees nine (9) minutes West sixty-five (65) and one half ($1/2$) rods to the run of said branch; thence with the run thereof with its several water courses to the place of beginning, containing one hundred fifty (150) acres of land be the same more or less.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

Tract No. 2: Smith Farm

ALL those two certain tracts, pieces and parcels of land described as one situate and being in Cedar Creek Hundred, Sussex County, Delaware, and lying on the public road leading from Cedar Creek Mills to Ellendale; also on the road leading from Cedar Creek Mills to Reynolds Church adjoining lands now or formerly of Otis Carpenter, Nathaniel Coverdale, William Benson, lands of the late William I. Simpson, the heirs of William Prettyman and others containing four hundred acres (400) of land more or less, improved by a two story frame house and out buildings thereon.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

Tract No. 3: Jones Farm

ALL those lots, pieces and parcels of land situate, lying and being in Cedar Creek Hundred, Sussex County and State of Delaware, located on the East side of the public road leading from Milford

to Waples Mill adjoining lands now or formerly of Winter C. Bennett and George H. Draper, Jr., containing one hundred twenty-two and one-half (122 1/2) acres of land be the same more or less.

EXCEPTING AND RESERVING THEREFROM, a parcel .8838 acres of land more or less heretofore conveyed by the said Draper Foods, Incorporated to the State of Delaware by a deed dated April 9, 1973 and recorded as aforesaid In Deed Book 647, Page 901, to which deed reference is made for a complete description thereof.

ALSO EXCEPTING AND RESERVING THEREFROM all other previous out conveyances.

Tract No. 4: Part of Mason Farm

ALL that certain farm or tract of land and premises, situate, lying and being on the Northeast side of the public road leading from Slaughter Neck Church to Waples' Mill, in Prime Hook Neck, Cedar Creek Hundred, Sussex County and State of Delaware, adjoining lands of Joseph G. Davis, lands formerly of James Lofland, and now of A. H. Lofland, lands formerly of Theodore Wilson and now of Chester Short, lands of the heirs of Thomas Davis, deceased, lands of Horace Bennett, and lands of others, bordering on the run of Slaughter Branch, and also known as the "Thomas J. Davis Farm", and said to contain two hundred eight and one-half (208 1/2) acres of land, be the same more or less; beginning at a post by a marked holly and gum tree, in the edge of the run of Slaughter's Branch; and thence running with lands of Joseph G. Davis, South eighteen degrees East sixty-five and five tenths perches to a post on the division line, between the lands herein conveyed and lands of the said Joseph G. Davis; thence still following said division line South seventy and one-half (70 1/2) degrees West thirteen (13) perches to another post; thence still following said division line South eighteen (18) degrees East two hundred three and one-half (203 1/2) perches to a Cedar tree, along the edge of the said public road leading from Slaughter Neck Church to Waples' Mill; thence with said public road South seventy and three quarters (70 3/4) degrees West seventy-three and eight tenths (73 8/10) perches to a post along the edge of said public road, a corner for the lands herein conveyed and lands of the said A. H. Lofland; thence with lands of the said A. H. Lofland, lands of Chester Short, and lands of the heirs of Thomas Davis North eighteen (18) degrees West 183 2/10 perches to a post on the division line, between the lands herein conveyed and lands of the heirs of the said Thomas Davis; thence with the division line between the lands herein conveyed and the lands of the heirs of the said Thomas Davis South seventy-one and one quarter (71 1/4) degrees West ninety-six and three twentieths (96 3/20) perches to the edge of the public road leading from Milford to Waples Mill, and separating the lands herein conveyed

from lands of Horace Bennett; thence with said public road North 18 degrees West one hundred and twenty-six and sixty-five one hundredths (126 65/100) perches to a post by a marked gum in the edge of the run of Slaughter's Branch; thence with said branch to the place of beginning.

EXCEPTING AND RESERVING THEREFROM, 1.012 acres of land, more or less, heretofore conveyed by Draper Foods Incorporated to F. & D. Builders, Inc., a body corporate, by deed dated November 18, 1966, and of record in said Recorder's Office in Deed Book No. 613, Page 327 to which deed reference is hereby made for a complete description thereof.

ALSO EXCEPTING AND RESERVING THEREFROM 1 acre of land, more or less, heretofore conveyed by Draper Foods Incorporated, in name of Draper Foods, Inc., to Alfred R. Mitchell and wife, by deed dated July 10, 1950 and of record in said Recorder's Office in Deed Book No. 410, Page 467 to which deed reference is hereby made for a complete description thereof.

ALSO EXCEPTING AND RESERVING THEREFROM all other previous out conveyances.

Tract No. 5: Part of Mason Farm

ALL those certain tracts, pieces and parcels of land lying and being on the East side of the Milford-Rehoboth Boulevard more fully described as follows, to wit:

Parcel 1:

Being lot or tract No. 1 that was laid off and assigned to Comfort Davis as widow of Mark Davis, deceased, in lieu of dower during her natural life, and after the death of the said widow the heirs of the said Mark Davis, deceased, did on the 10th day of July, A. D. 1867, convey the same with other tracts unto one Mark H. Davis of Philadelphia, who did by indenture dated August 14, A. D. 1877 convey the same unto Hester A. Davis and the said Hester A. Davis, widow, did convey within lands to Thomas M. Davis by deed dated September 9, 1882, and recorded in the office for the Recording of Deeds at Georgetown, Delaware, in Deed Record B.W., Volume 96, Page 540; on October 11th, A. D. 1882, said tract of land herein conveyed adjoins lands, now or formerly of Thomas J. Davis, and others, and contains 34 acres 32 square perches of land be the same more or less.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

Parcel 2:

ALL that certain tract, piece or parcel of land, being a part of a larger tract of land that Eliza Truitt purchased of James Lofland lying and being in Cedar Creek Hundred, Sussex County, and surveyed on March 6th, 1885, as follows, to wit: Beginning on the East edge of the Milford-Rehoboth Boulevard at the Southwest corner of tract No. 1 above described and running with the said road South 19 degrees, East 7 perches, thence by a new division line North 71 degrees East 95 perches to a line of lands formerly of Thomas J. Davis, thence therewith North 20 degrees West 8 1/2 perches to the Southeast corner of other lands formerly of Thomas M. Davis, thence therewith South 70 degrees West 95 perches to the place of beginning, containing 4.61 acres, more or less.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

Tract No. 6: Office

ALL that certain tract, piece and parcel of land, lying and being in Cedar Creek Hundred, Sussex County and State of Delaware, fronting on the easterly side of County Road 221, adjoining lands about to be conveyed to Carey Farms, Inc., and more particularly described as follows, to wit:

BEGINNING at a point on aforementioned easterly right of way line of County Road 221, 25 feet from the centerline thereof, which point is located the following two (2) courses and distances from the intersection of the centerlines of County Road 221 and County Road 222: (1) North 04 degrees 57 minutes 16 seconds East 449.69 feet; and (2) North 57 degrees 19 minutes 19 seconds East 31.57 feet; thence from said right of way line of County Road 221, North 04 degrees 57 minutes 16 seconds East a distance of 107.01 feet to a point; thence continuing along said right of way line of County Road 221, North 06 degrees 59 minutes 05 seconds East, a distance of 245.20 feet to a point of curvature; thence continuing along said easterly right of way line of County Road 221 and deflecting right along a 3319.03 foot radius curve, the chord of which bears North 09 degrees 06 minutes 14 seconds East 245.45 feet, an arc distance of 245.51 feet to the centerline of a ditch approximately 10 feet in width; thence running with said centerline of a ditch and with lands about to be conveyed to Carey Farms, Inc. the following three (3) courses and distances: (1) South 35 degrees 27 minutes 11 seconds East a distance of 191.32 feet; (2) South 05 degrees 03 minutes 33 seconds West a distance of 335.66 feet; and

finally, (3) South 57 degrees 19 minutes 19 seconds West 189.22 feet to the place of beginning, containing 1.537 acres of land, more or less, as surveyed by Charles D. Murphy, Jr., P.L.S. 291, on March 13, 1985.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

PARCEL THREE: Dodd Property

ALL that certain tract, piece, and parcel of land, lying and being situate in the Town of Slaughter Beach, Cedar Creek Hundred, Sussex County, and the State of Delaware, as depicted on a survey titled "Line Agreement Between Charles H. and Barbara V. Bohl and Frank S. and Marilyn P. Draper by Bob Nash Associates, dated January 1, 2012", fronting on the northeasterly right-of-way line of Bay Avenue (at 30 feet wide), also known as SCR 204, adjoining other lands now or formerly of the Frank S. and Marilyn P. Draper, the Delaware Bay, lands now or formerly of Charles H. and Barbara V. Bohl, and being more particularly described as follows, to wit:

BEGINNING at a capped rebar set on the northeasterly right-of-way line of Bay Avenue (at 30 feet wide), also known as SCR 204, and at a corner, by agreement, for lands now or formerly of Charles H. and Barbara V. Bohl, said point being distant 405 feet, more or less, from the right of way of Delaware Ave., thence running with said right-of-way the following two (2) courses and distances:

- 1) North 40 degrees 45 minutes 13 seconds West, passing over an iron pipe found at 3.25 feet, a total distance of 50.69 feet to a point,
- 2) North 40 degrees 16 minutes 38 seconds West 27.50 feet to a point, at a corner for other lands of Frank S. and Marilyn P. Draper

thence proceeding with said Draper lands the following two (2) courses and distances

- 1) North 72 degrees 13 minutes 26 seconds East 27.37 feet to a point,
- 2) North 49 degrees 01 minutes 03 seconds East 268.05 feet to a point on the approximate high water line of the Delaware Bay, as depicted on a survey by William L. Sapp dated August 31, 1998,

thence following said approximate high water line South 28 degrees 48 minutes 55 seconds East 66.99 feet to a point on line

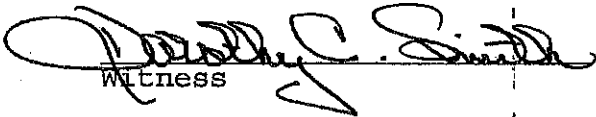
for the aforementioned Bohl lands, thence running with said Bohl lands the following two (2) courses and distances:

- 3) South 49 degrees 17 minutes 09 seconds West 97.43 feet to a set capped rebar, and finally, along a line by agreement,
- 4) South 48 degrees 16 minutes 17 seconds West 182.22 feet to the place of beginning, containing 0.436 acres of land, more or less.

PARCELS TWO AND THREE BEING Parcel Two and Parcel Three of the same lands conveyed unto FRANK S. DRAPER and MARILYN P. DRAPER, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF FRANK S. DRAPER and MARILYN P. DRAPER DATED 8/14/13, by Deed of FRANK S. DRAPER, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF FRANK S. DRAPER DATED 10/10/96, as to an undivided one-half interest, and MARILYN P. DRAPER, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF MARILYN P. DRAPER DATED 10/10/96, as to an undivided one-half interest, dated the 14th day of August, A.D. 2013, and filed of record in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware, in Deed Book 4161, Page 329.

Paragraph B.1. of Article VI of the aforementioned REVOCABLE TRUST AGREEMENT OF FRANK S. DRAPER and MARILYN P. DRAPER DATED 8/14/13 provides in part that, "In the event either FRANK S. DRAPER or MARILYN P. DRAPER are incapacitated as determined in Article II hereof or shall fail to qualify, dies before the termination of the trust, resigns or ceases to act for any reason as a Co-Trustee, then the other shall serve as sole Trustee." MARILYN P. DRAPER has been determined to be incapacitated and, therefore, FRANK S. DRAPER is presently the sole Trustee of the said Trust with full power and authority to convey the above-described property to the Grantee herein.

In Witness Whereof, the party of the first part has hereunto
set his Hand and Seal the day and year first above written.


Witness

 (Seal)
FRANK S. DRAPER, Trustee


Witness

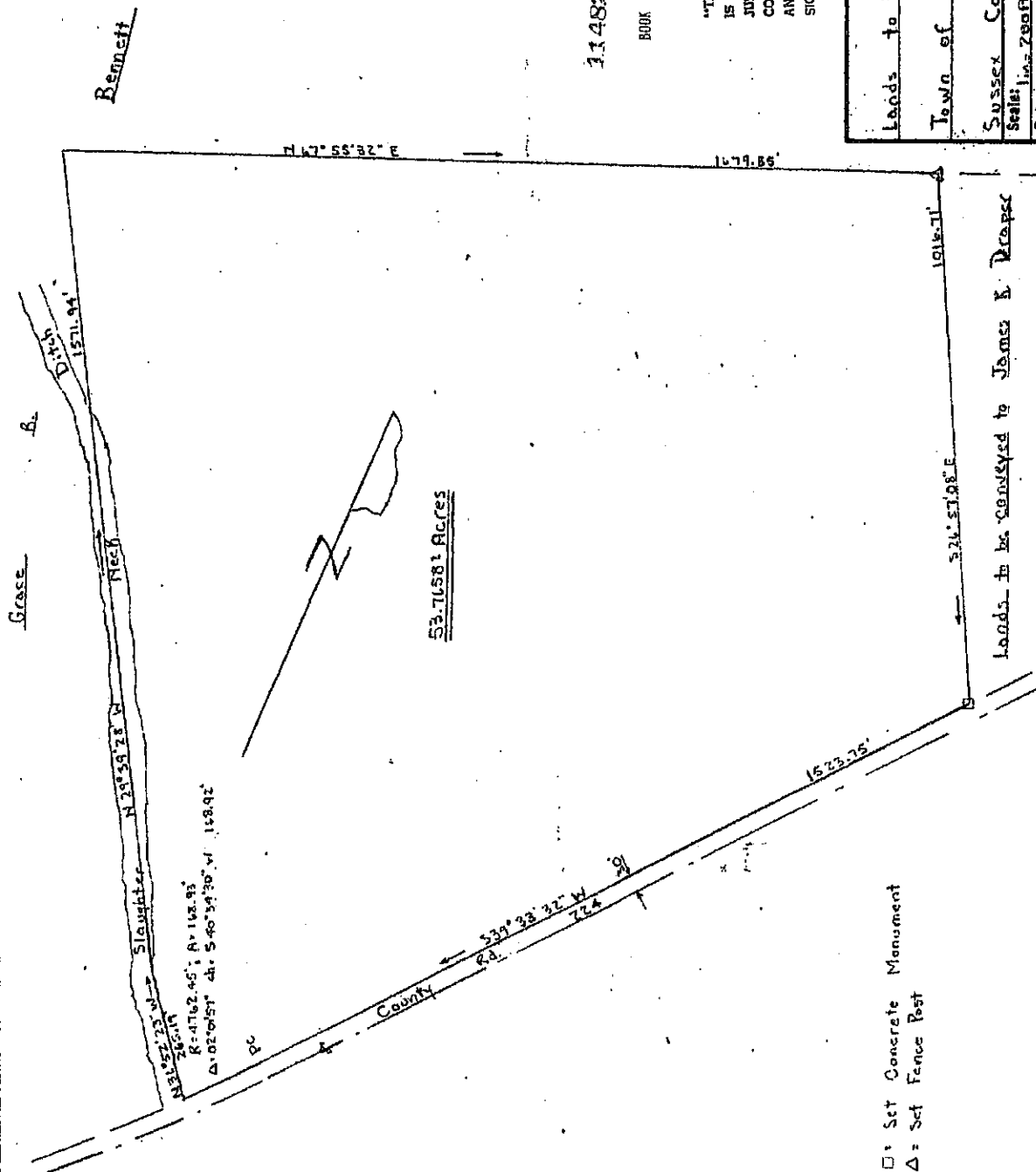
STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 20th day of NOVEMBER,
A.D. 2020, personally appeared before me, the Subscriber, a Notary
Public for the State and County aforesaid, FRANK S. DRAPER,
TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF FRANK S. DRAPER AND
MARILYN P. DRAPER DATED 8/14/13, party to this indenture, known
to me personally to be such, and acknowledged this Indenture to be
its act and deed.

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

DAVID W. BAKER
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF DELAWARE
My Commission Has No Expiration
28 Del. C. § 4323(a)(3)

 (SEAL)
Notary Public



August 4, 2026

Mr. Matthew Jones, Section Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water Resources
Wetlands and Waterways Section
89 Kings Highway
Dover, Delaware 19901

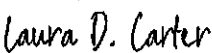
RE: DCAM, LLC
Tax Map Parcel: 230-1.00-5.02
Inkind Repair and Replacement of Existing Boat Docking Facility
Town of Slaughter Beach, Cedar Creek Hundred, Sussex County, Delaware

Dear Mr. Jones,

This letter is to confirm that I, Laurie Carter, have been designated signatory authority by the other comembers of DCAM, LLC, for matters related to all land use applications involving the above referenced property. Environmental Resource Insights (ERI) is submitting an application for a Subaqueous Lands Approval involving the proposed inkind repair and replacement of the existing boat docking facility on behalf of DCAM, LLC who is the owner of the subject property.

Please let me know if you need any additional information.

Kind Regards,

DocuSigned by:

7F24817B844D46C...

Laurie Carter, Managing Partner

DCAM, LLC
PO Box 288
Lewes, DE 19958



**SERGOVIC CARMEAN
MCCARTNEY & OWENS, P.A.**
Attorneys At Law

John A. Sergovic, Jr.
Deirdre A. McCartney
Harold W.T. Purnell, II
Diane C. Friend

Website: www.sussexattorney.com

Shannon Carmean Burton
Shannon R. Owens
George B. Smith, of Counsel

August 12, 2026

To: Whom It May Concern
From: Harold W. T. Purnell, II
Re: Resignation of Manager – Margaret F. Draper – DCAM, LLC

Gentlemen:

I understand you have questioned the validity of the resignation of Margaret F. Draper as Manager of DCAM, LLC. A copy of the resignation document is attached as Exhibit A.

A copy of 6 Del.C. §18-602 is attached as Exhibit B.

A copy of the LLC Operating Agreement is attached as Exhibit C.

A review of the LLC Operating Agreement indicates that the agreement does not require LLC Manager Resignations to be witnessed or impose additional restrictions. A review of 6 Del.C. §18-602 indicates that it does not require LLC Manager Resignations to be witnessed.

The Margaret F. Draper DCAM, LLC Manager Resignation became effective upon delivery to Laurie Carter, the other LLC Manager and Member of the LLC

Pursuant to the terms of the DCAM, LLC Operating Agreement, the LLC is managed by the Managers. No additional LLC resolutions should be necessary to apply for DNREC permits.

Very truly yours,


Harold W. T. Purnell, II

cc: Laurie Carter

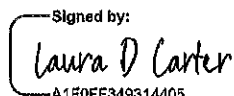
MARGARET F. DRAPER
DCAM, LLC
RESIGNATION OF MANAGER

I, Margaret F. Draper, Manager of DCAM, LLC, do hereby acknowledge that I voluntarily tender my resignation as Manager of DCAM, LLC.

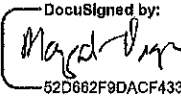
This resignation shall take effect immediately.

IN WITNESS WHEREOF, the said Margaret F. Draper has executed this Resignation of Manager this ____ day of 7/20/2026, 2026.

Signed, sealed and delivered in the presence of:

Signed by:

A1E0FE349314405

Witness

DocuSigned by:

52D882F9DACF433...

Margaret F. Draper

Witness

§ 18-602. Resignation of manager.

A manager may resign as a manager of a limited liability company at the time or upon the happening of events specified in a limited liability company agreement and in accordance with the limited liability company agreement. A limited liability company agreement may provide that a manager shall not have the right to resign as a manager of a limited liability company. Notwithstanding that a limited liability company agreement provides that a manager does not have the right to resign as a manager of a limited liability company, a manager may resign as a manager of a limited liability company at any time by giving written notice to the members and other managers. If the resignation of a manager violates a limited liability company agreement, in addition to any remedies otherwise available under applicable law, a limited liability company may recover from the resigning manager damages for breach of the limited liability company agreement and offset the damages against the amount otherwise distributable to the resigning manager.

68 Del. Laws, c. 434, § 1;

Revised
Dec. 2020

OPERATING AGREEMENT

OF

DCAM, LLC

THIS OPERATING AGREEMENT, dated the 1st day of December, A.D. 2020, by and among the undersigned party, who by his execution of this Operating Agreement has become a member of DCAM, LLC, a Delaware limited liability company (the "Company"), provides as follows:

RECITALS:

The undersigned party has caused the Company to be organized as a limited liability company under the laws of the State of Delaware effective as of the date hereof, and she wishes to enter into this Operating Agreement to set forth the terms and conditions on which the management, business and financial affairs of the Company shall be conducted.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants and conditions herein contained, the receipt and sufficiency of which are hereby acknowledged, the party does hereby covenant and agree as follows:

ARTICLE I

GENERAL

1.01 Formation and Name. The members hereby form a limited liability company (the "Company") pursuant to 6 Delaware Code §18-101 et seq. (the "Act"). The name of the Company is "DCAM, LLC", a Limited Liability Company.

1.02 Business. The business of the Company shall be to engage in any lawful activity.

1.03 Principal Place of Business. The principal place of business and Registered Office of the Company shall be located at 351 Bay Avenue, Milford, Sussex County, Delaware 19963, or at such other place within the State of Delaware as the Voting Member may from time to time designate.

ARTICLE II

DEFINITIONS

2.01 The "Capital Contribution" of a Member shall mean the sum of the contributions that the Member has made to the Company pursuant to Article IV of this Agreement.

2.02 "Defaulting Member" shall mean a Member who is in default of his obligation pursuant to Section 5.01, 5.02, or 5.03.

2.03 "Non-Defaulting Member" shall mean any Member who is not a Defaulting Member.

2.04 "Interest" shall mean a Membership interest representing a Member's proportionate share in the profits, losses, capital and cash distributions of the Company upon the terms and conditions of this Agreement.

ARTICLE III

PURPOSES AND POWERS OF COMPANY

3.01 "Purposes. The purposes of the Company shall be to:

(a) Acquire, own, buy, sell, invest in, trade, manage, finance, refinance, exchange, or otherwise dispose of stocks, securities, partnership interests, CDs, mutual funds, commodities, and any and all investments whatsoever,

that the Managers may from time to time deem to be in the best interests of the Company;

(b) Own, acquire, manage, develop, operate, buy, sell, exchange, finance, refinance, and otherwise deal with real estate, personal property, and any type of business, as the Managers may from time to time deem to be in the best interests of the Company; and

(c) Engage in such other activities as are related or incidental to the foregoing purposes.

3.02 Powers. The Company shall have all powers and rights of a limited liability company organized under the Act, to the extent such powers and rights are not proscribed by the Articles.

ARTICLE IV

RIGHTS, DUTIES AND COMPENSATION OF THE MEMBERS

4.01 Management. The Voting Member shall meet at least annually in the month of December to elect Managers for the coming year. Managers shall be responsible for the management of the Company's business and shall have full, exclusive and complete power and discretion to make all decisions and to do all things which they deem necessary or desirable to carry out the business of the Company, except as otherwise provided by applicable law or this Agreement. The initial Managers shall be FRANK S. DRAPER, LAURA D. CARTER and MARGARET F. DRAPER. In the event either FRANK S. DRAPER, LAURA D. CARTER or MARGARET F. DRAPER dies, resigns, or shall fail to serve for any reason, then the others shall serve as Managers.

4.02 Membership Decisions. Except as otherwise expressly provided in Article XI, all decisions and approvals of the Voting Member, including the election of Managers, shall require an affirmative vote of a majority of the interests held by the Voting Members, excluding interests held by a Defaulting Member.

4.03 Compensation for Services. No Member shall be entitled to compensation for his services to the Company except as approved by the Voting Members.

ARTICLE V

CAPITAL CONTRIBUTIONS, NUMBER OF UNITS AND LOANS

5.01 Primary Capital Contributions. The Primary Capital Contributions of the Voting and Non-Voting Members and the percentage interest initially owned by all of the Members shall consist of the following amounts:

<u>MEMBER</u>	<u>AMOUNT</u>	<u>INTEREST</u>
FRANK S. DRAPER, LAURA D. CARTER and MARGARET F. DRAPER, as Joint Tenants with Rights of Survivorship	\$1.00	1% (Class A - Voting)
LAURA D. CARTER	\$1.00	49.5% (Class B - Non-Voting)
MARGARET F. DRAPER	\$1.00	49.5% (Class B - Non-Voting)

5.02 Obligation to Guarantee Indebtedness. Each member agrees to guarantee the total indebtedness that may be subsequently incurred by the Company. Any new or refinanced debt shall require the approval of a majority of the Voting Members.

5.03 Additional Capital Contributions. If at any time two-thirds of the Voting Members determine that additional capital

contributions are in the best interests of the Company, they shall give written notice of such fact to the other Members specifying the total amount of such Additional Contributions.. Within ten (10) days following such notice, each Member shall make his or her pro rata share of the Additional Contributions specified in the notice.

ARTICLE VI

MANAGERS

6.01 Powers of Managers. Except as expressly provided otherwise in the Act, the Articles or this Operating Agreement, the powers of the Company shall be exercised by or under the authority of, and the business and affairs of the Company shall be managed by, one or more Managers. The powers so exercised shall include but not be limited to the following:

(a) Entering into, making and performing contracts, agreements and other undertakings binding the Company that may be necessary, appropriate or advisable in furtherance of the purposes of the Company.

(b) Opening and maintaining bank accounts, investment accounts and other arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements. Company funds shall not be commingled with funds from other sources and shall be used solely for the business of the Company.

(c) Collecting funds due to the Company,

(d) Acquiring, utilizing for the Company's purposes, maintaining and disposing of any assets of the Company.

(e) To the extent that funds of the Company are

available therefore, paying debts and obligations of the Company.

(f) Borrowing money or otherwise committing the credit of the Company for Company activities, and voluntarily prepaying or extending any such borrowings.

(g) Employing from time to time persons, firms or corporations for the operation and management of various aspects of the Company's business, including, without limitation, managing agents, contractors, subcontractors, architects, engineers, laborers, suppliers, accountants and attorneys on such terms and for such compensation as the Managers shall determine, notwithstanding the fact that the Managers or any Member may have a financial interest in such firms or corporations.

(h) Making elections available to the Company under the Code.

(i) Registering the Company as a tax shelter with the Secretary of the Treasury and furnishing to such Secretary lists of investors in the Company, if required pursuant to applicable provisions of the Code.

(j) Obtaining general liability, property and other insurance for the Company, as the Managers deem proper.

(k) Taking such actions as may be directed by the Voting Members in furtherance of their approval of any matter set forth in Section 6.01 hereof.

(l) Doing and performing all such things and executing, acknowledging and delivering any and all such instruments as may be in furtherance of the Company's

purposes and necessary and appropriate to the conduct of its business.

6.02 Election Etc. of Managers.

(a) The Voting Members hereby unanimously elect FRANK S. DRAPER, LAURA D. CARTER and MARGARET F. DRAPER as the initial Managers of the Company, to serve until the first annual meeting of the Voting Members and until their respective successors shall be duly elected and qualified.

(b) [Subject to Section 6.03] the Voting Members shall elect one or more Persons as Managers at each annual meeting of the Company to serve until the next annual meeting of the Company and until their respective successors are duly elected and qualified. In addition, if any Person resigns or otherwise vacates the office of Manager, the Voting Members shall elect a replacement Manager to serve the remaining term of such office, unless one or more other Persons then serve as Managers and the Members determine not to fill such vacancy. A Person may be removed as a Manager by the Voting Members with or without cause at any time. A Manager may, but shall not be required to, be elected from among the Members. A Manager may be a natural person or an Entity. Notwithstanding any of the foregoing provisions, the rights of the Members to elect and remove Managers shall be subject to the restrictions set forth in Section 6.03 hereof.

6.03 Appointment of Initial Manager. For so long as

FRANK S. DRAPER, LAURA D. CARTER and MARGARET F. DRAPER (the "Founding Voting Members") are the Voting Members and have not

consented otherwise in writing, the Founding Voting Members, or such Persons whom they designate by mutual agreement, shall be the only Managers of the Company. If any of the Founding Voting Members cease to be the Voting Members, then the others shall be the only Managers of the Company. At such time as all of the Founding Voting Members have ceased to be the Voting Members, then the Managers shall be elected according to the procedure set forth above.

6.04 Action by Two or More Managers. Unless otherwise expressly provided by the Act, the Articles, or the terms of this Operating Agreement, the vote, approval or consent of a majority of the Managers, determined on a per capita basis, shall be necessary and sufficient for the Managers to take any action on behalf of the Company that the Managers are authorized to take pursuant to the Act, the Articles or this Operating Agreement.

6.05 Execution of Documents and Other Actions. The Managers may delegate to one or more of their number the authority to execute any documents or take any other actions deemed necessary or desirable in furtherance of any action that they have authorized on behalf of the Company as provided in Section 6.04 hereof.

6.06 Single Manager. If at anytime there is only one Person serving as a Manager, such Manager shall be entitled to exercise all powers of the Managers set forth in this Section, and all references in this Section and otherwise in this Operating Agreement to "Managers" shall be deemed to refer to such single Manager.

6.07 Reliance by Other Persons. Any Person dealing with the Company, other than a Member, may rely on the authority of a particular Manager or Managers in taking any action in the name of the Company, if such Manager or Managers provide to such Person a copy of the applicable provision of this Operating Agreement and/or the resolution or written consent of the Managers or Members granting such authority, certified in writing by such Manager or Managers to be genuine and correct and not to have been revoked, superseded or otherwise amended.

6.08 Manager's Expenses and Fees. A Manager shall be entitled, but not required, to receive a reasonable salary for services rendered on behalf of the Company or in his capacity as a Manager. The amount of such salary shall be determined by the Managers and consented to by the Voting Members, which consent shall not be unreasonably withheld. The Company shall reimburse any Manager for reasonable out-of-pocket expenses that were or are incurred by the Manager on behalf of the Company with respect to the start-up or operation of the Company, the ongoing conduct of the Company's business, or the dissolution and winding up of the Company audits business.

6.09 Competition. During the existence of the Company, the Managers shall devote such time to the business of the Company as may reasonably be required to conduct its business in an efficient and profitable manner. The Managers, for their own account and for the account of others, may engage in business ventures, including the acquisition of real estate properties or interests therein and the development, operation, management and/or syndication of real estate properties or

interests therein, which may compete with the business of the Company. Each Member hereby expressly consents to the continued and future ownership and operation by the other Members or Managers of such properties and waives any claim for damages or otherwise, or rights to participate therein or with respect to the operation and profits or losses thereof.

6.10 Indemnification. The Company shall indemnify each Manager, whether serving the Company or, at its request, any other Entity, to the full extent permitted by the Act. The foregoing rights of indemnification shall not be exclusive of any other rights to which the Managers may be entitled. The Managers may, upon the approval of the Members, take such action as is necessary to carry out these indemnification provisions and may adopt, approve and amend from time to time such resolutions or contracts implementing such provisions or such further indemnification arrangements as may be permitted bylaw.

6.11 Liability of Managers. So long as the Managers act in good faith with respect to the conduct of the business and affairs of the Company, no Manager shall be liable or accountable to the Company or to any of the Members, in damages or otherwise, for any error of judgment, for any mistake of fact or of law, or for any other act or thing that he may do or refrain from doing in connection with the business and affairs of the Company, except for willful misconduct or gross negligence or breach of fiduciary duty, and further except for breaches of contractual obligations or agreements between the Managers and the Company.

ARTICLE VII

ALLOCATION OF PROFITS AND LOSSES AND DISTRIBUTIONS

7.01 Determination Of Profits And Losses. For purposes of this Agreement, the terms "Profits" and "Losses" shall mean net income and net loss, respectively, as determined at least annually by the Company's accountants in accordance with the accounting methods followed for federal income tax purposes.

7.02 General Allocation of Profits And Losses. Profits and Losses shall be allocated among the Members as follows: Profits and Losses shall be allocated among the members in proportion to their voting and non-voting interests in the Company.

ARTICLE VII

BOOKS AND RECORDS

8.01 Records. Appropriate books and records of the Company shall be maintained and kept at the registered office of the Company. Each Member shall, at all times during normal business hours, have the right to inspect and copy any of them, and the right to receive, upon request, true and full information of all things affecting the Company. The books shall be kept in accordance with accounting method followed for Federal income tax purposes.

8.02 Reports. The Company shall furnish to each Member, within seventy-five (75) days after the end of each taxable year of the Company, a copy of the company's Federal income tax return.

8.03 Bank Accounts.

(a) All funds of the Company shall be deposited in the Company's name in such bank or banks as shall be selected by the Members from time to time.

(b) Withdrawal from any such bank account or accounts shall be made only in the regular course of the Company business or as otherwise permitted by this Agreement, and shall be made upon the signature of such individuals as the Members may designate.

8.04 Taxable Year. The taxable year of the Company shall terminate on December 31.

8.05 Power of Attorney.

(a) Each Member does hereby irrevocably constitute and appoint the Managers serving in office from time to time, and each of them, as such Member's true and lawful attorney, in his name, place and stead, to make, execute, consent to, to, acknowledge, record and file from time to time any and all of the following:

(i) Any certificate or other instrument that may be required to be filed by the Company or the Members under the laws of the State of Delaware or under the applicable laws of any other jurisdiction in order to conduct business in any such jurisdiction, to the extent the Managers deem any such filing to be necessary or desirable.

(ii) Any amendment to the Articles adopted as provided in this operating Agreement.

(iii) Any certificates or other instruments that may be required to effectuate the dissolution and termination of the Company pursuant to the provisions of this Operating Agreement.

(b) It is expressly understood, intended and agreed by each Member or himself, his successors and assigns that the grant of the power of attorney to the Managers pursuant to subsection (a) is coupled with an interest, is irrevocable, and shall survive the death or legal incompetency of the Member or such assignment of his Membership Interest.

(c) One of the ways that the aforementioned power of attorney may be exercised is by listing the names of the Members and having the signature of the Manager or Managers, as attorney-in-fact, appear with the notation that the signatory's signing as attorney-in-fact of the listed Members.

ARTICLE IX

DISPOSITION OF MEMBERS INTEREST IN THE COMPANY

9.01 Options.

(a) Any Member (hereinafter referred to as "Disposing Member") who desires to dispose of his Interest in the Company shall first offer in writing to sell his Interest to the Company and to the other Members at its value (hereinafter referred to as Requested Price) as determined by the accountant regularly employed by the Company. A copy of such written offer shall then be provided to the Company and to the Remaining Members as a part of the notice required under this Paragraph.

(b) The Company shall have an option for forty-five (45) days after receipt of the notice described in Paragraph (a) of this Section to purchase all, but not less than all, of such Interest at the Requested Price or at such other price as may be agreed upon by the Disposing Member and the Company.

(c) If the Company's option under Paragraph (b) of this Section shall lapse unexercised, or upon the earlier delivery of written notice by the Company to each Remaining Member that the Company does not intend to exercise its option, the Remaining Members shall have an initial option for a period of thirty (30) days thereafter to purchase the Disposing Member's Interest for the Requested Price, or at such other price as may be agreed upon by the Disposing Member and the Remaining Members, with the Interest available to be purchased by each Remaining Member being in equal amounts.

(d) All options granted pursuant to Paragraphs (b) and (c) of this Section and any and all transfers of interest made pursuant to the exercise of such options are conditioned upon exercise of options for all of the Disposing Member's Interest.

(e) An option may be exercised only by giving notice in accordance with Section 12.01 of this Agreement to the Company, to the Disposing Member and to each Remaining Member. The date of closing on all such sales shall be twenty (20) days after the date of notice of exercise of the final option, or the next business day thereafter.

9.02 Transfer Alternatives Subsequent To Lapse Of Options. In the event that the options of the Company and the Remaining Members under Section 9.01(b) and (c) to purchase all of the Interest offered by the Disposing Member lapse or are waived, then the Disposing Member may seek to make a sale ("Outside Sale") of all, but not less than all of such Interest to any outside offering party at a price equal to or greater than the Requested Price specified in the notice delivered to the Company and, the Remaining Members pursuant to Section 9.01 of this Article. The Disposing Member shall have a period not to exceed ninety (90) days after the options of the Company and the Remaining Members lapse or are waived for the closing of any such Outside Sale.

9.03 Void Transfers. Any attempted transfer in violation of the provisions of this Article without a written waiver by all parties to this Agreement shall be void and of no effect.

9.04 Exception for Approved Sales. The restrictions of Sections 9.01-9.03 shall not apply to any proposed transfer if the transfer is approved in advance by all of the Remaining Members.

9.05 Deceased or Disabled Members. Upon the death or disability of a Member, the Remaining Members may continue to carry on the business of the Company. The Interest held by a Deceased or Disabled Member may be transferred to the representative, executor, administrator, estate, guardian, trustee or heir (collectively referred to hereinafter as "Representative") of such Member free of the restrictions of

this Article VII, except for Section 9.09. If the Remaining Members of the Company do not admit the Deceased or Disabled Member's Representative as a New or Substituted Member pursuant to Section 9.09 within sixty (60) days of the date of the transfer of the Deceased or Disabled Member's interest, such Representative shall have the option for thirty (30) days after the failure of the Remaining Members to admit the Representative as a New or Substituted Member, to sell any interest previously held by the Deceased or Disabled Member to the Company at the fair market value. If the parties cannot agree on the fair market value of such Interest, the parties shall select an appraiser or, if unable to agree on the appraiser, each shall select an Independent appraiser and the appraisers shall select a third appraiser. Each appraiser shall independently appraise the value of the Company and the fair market value shall be the average of the three appraisals. The cost of the appraisers shall be split between the parties. For purposes of this Agreement, "Disability" shall be defined as the Member's disability through physical or mental illness or other cause sufficient to permit the Member to obtain long-term disability benefits under any policy of insurance then in effect covering the Member, or in the absence of such a policy, the inability through physical or mental illness or other cause to perform his ordinary and customary duties and functions for the period of one hundred seventy (170) days out of one hundred eighty (180) consecutive days.

9.06 Indemnification. In connection with the transfer to the Company in accordance with this Agreement, except the

Interest held by a Defaulting Member, the Company shall agree to indemnify the transferring Member against all past and future liabilities of the Company.

9.07 Payment of Purchase Price. Except as otherwise provided in this Section, the total purchase price of the Interest sold pursuant to Article IX of this Agreement shall be paid by the Company or by the Remaining Members in full at closing. The Company may elect to purchase the Interest under this Agreement on an installment basis, evidenced by and payable pursuant to the terms of an installment promissory note Except as otherwise agreed by the Company and the Disposing Member, any such note shall be negotiable, shall be for a term to be determined by the Company of not more than three (3) years, shall bear interest on the unpaid balance of principal at a rate of interest equal to the prime rate at the time the note is executed and shall require equal self-amortizing quarterly payments of principal and interest.

9.08 Withdrawal Of Members. No Member shall have the right to withdraw from the Company or to demand a return of his Capital Contribution at any time except upon termination and dissolution of the Company, unless agreed to by the unanimous written consent of the other Members. A transfer or assignment as provided for in this Article IX shall not be considered a withdrawal, unless agreed to by the unanimous written consent of the Remaining Members.

9.09 New And Substituted Members. Any person, including an existing Member, to whom an Interest is transferred may become a New or Substituted Member, with respect to such

Interest, and participate in the control of the Company only upon the unanimous written approval of the Remaining Members. Any New or Substituted Member who participates in the control of the company shall be required to personally guarantee the Indebtedness of the Company pursuant to Section 5.02 of this Agreement, to the same extent as the Remaining Members.

ARTICLE X

TERMINATION AND DISSOLUTION

10.01. Events Of Dissolution. The Company shall be dissolved upon the earlier to occur of the following Events of Dissolution:

(a) December 31, 2070;

(b) Any event that under the Act or the Articles requires dissolution of the Company, provided that the death, resignation, retirement, expulsion, bankruptcy, or dissolution of a member or occurrence of any other event that terminates the continued membership of a member in the Company shall not cause the dissolution of the Company;

(c) The Voting Members vote in accordance with Section 3.02 in favor of termination and dissolution of the Company; or

(d) Substantially all of the assets of the Company are sold or otherwise transferred and the Company ceases business operations.

Notwithstanding the dissolution of the Company, the business of the Company and the affairs of the Members, as such, shall continue to be governed by this Agreement until the winding up of the Company occurs.

10.02 Distribution Of Assets. Upon the occurrence of an Event of Dissolution of the Company, the Voting Members shall wind up all Company affairs, and proceed to liquidate all Company assets as promptly as is consistent with obtaining their fair value, and shall apply and distribute the proceeds in the following order:

(a) To pay the debts and liabilities of the Company and the expenses of liquidation, in the order of priority as provided by law, and set up any reserves which the Members shall deem reasonably necessary to provide for any contingent or unforeseen liabilities or obligations of the Company. Any reserves so established shall be paid over to an escrow agent, to be held in escrow for the purpose of paying such contingent or unforeseen liabilities or obligations, for so long as the Members shall deem it necessary.

(b) To the Members in proportion to the amounts in their Capital Accounts.

10.03 Termination. The Company shall be terminated when (a) all property owned by the Company shall have been disposed of and (b) the net proceeds, if any, after satisfaction of liabilities to creditors, shall have been distributed among the Members. If there are insufficient proceeds to satisfy all liabilities to creditors, the Company shall be terminated when all assets are disposed of. The establishment of any reserves in accordance with the terms and conditions herein specified shall not extend the term of the Company.

10.04 Return of Capital Contribution. No Member shall be entitled to a return of all or part of his capital contribution except as provided in Section 9.05 or Article X of this Agreement.

ARTICLE XI

AMENDMENT OF AGREEMENT

This Agreement may be amended by a vote of the Voting Members owning a majority of the voting interests provided that such amendment shall not:

(a) Alter the interest of any Member in the profits, losses, and cash distributions without such Member's prior written consent;

(b) Amend Article V without the approval of all Members.

ARTICLE XII

MISCELLANEOUS

12.01 Notices. Unless otherwise specified in writing, all notices, requests, demands or other communications which any of the parties to this Agreement may desire or be required to give hereunder, shall be served by mail postage prepaid, addressed as follows:

(a) To the company at:

351 Bay Avenue
Milford, Delaware 19963

(b) To the Members at the address set forth on Schedule "A" of this Agreement.

12.02 Governing Law. This Agreement is made in the State of Delaware pursuant to the provisions of the Act and

shall be governed, construed and interpreted in accordance with the laws of the State of Delaware.

12.03 Captions. All captions contained in this Agreement are for convenience only and shall not be deemed part of this Agreement.

12.04 Gender and Number. All nouns, pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular and plural as the context may require.

12.05 Counterparts. This Agreement may be executed in one or more counterparts, all of which taken together shall constitute one agreement.

12.06 Severability. If any part of this Agreement, or the application thereof, is for any reason held invalid or unenforceable, it shall be deemed severable and the validity of the remainder of this Agreement or the applications of such provisions to other persons or circumstances shall not be affected thereby.

12.07 Partition. The Members hereby agree that no Member or any successor in - interest to any Member shall have the right while this Agreement remains in effect to have the assets of the Company partitioned, or to file a complaint or institute any proceeding at law or in equity to have the property of the Company partitioned, and each Member, on behalf of himself, his successors, representatives, heirs, and assigns, hereby waives such right. It is the intention of the Members that during the term of this Agreement, the rights of the Members and their successors-in-interest, as among themselves,

shall be governed by the terms of this Agreement, and the right of any Member or successor-in-interest to assign, transfer, sell or otherwise dispose of his interest in the Company or any of its assets shall be subject to the limitations and restrictions of this Agreement.

12.08 No Waiver. The failure of any Member to insist upon strict performance of a covenant hereunder or of any obligation hereunder, respective of the length of time for which such failure continues, shall not be a waiver of such Member's right to demand strict compliance in the future. No consent or waiver, express or implied, to or of any breach or default in the performance of any obligation hereunder, shall constitute a consent or waiver to or of any other breach or default in the performance of the same or any other obligation hereunder.

12.09 Heirs, Successors and Assigns. Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and, to the extent permitted by this Operating Agreement, their respective heirs, legal representatives successors and assigns.

12.10 Creditors. None of the provisions of this Operating Agreement shall be for the benefit of or enforceable by any creditor of the Company.

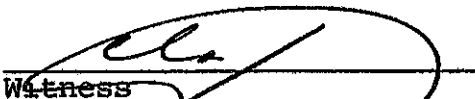
12.11 Counterparts. This Operating Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

12.12 Entire Agreement. This Operating Agreement sets forth all of the promises, agreements, conditions and understandings between the parties respecting the subject matter hereof and supersedes all prior negotiations, conversations, discussions, correspondence, memoranda and agreements between the parties concerning such subject matter.

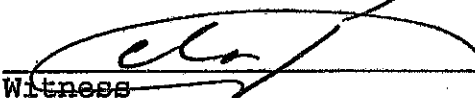
IN WITNESS WHEREOF, the undersigned have executed the foregoing Operating Agreement as of the date first above written.


Witness


FRANK S. DRAPER (Seal)


Witness


LAURA D. CARTER (Seal)


Witness


MARGARET F. DRAPER (Seal)

STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 1st day of December, A.D. 2020, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, FRANK S. DRAPER, LAURA D. CARTER and MARGARET F. DRAPER, parties 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 (SEAL)

DAVID W. BAKER
GEORGETOWN, DEL.

DAVID W. BAKER
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF DELAWARE
My Commission Has No Expiration
29 Del. C. § 4323(a)(3)

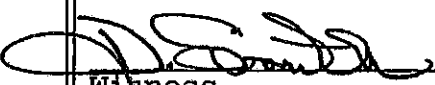
SCHEDULE "A"

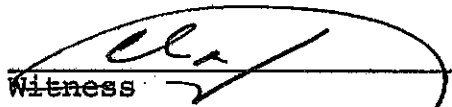
List of Members

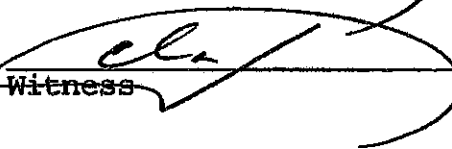
FRANK S. DRAPER
351 Bay Avenue
Milford, Delaware 19963

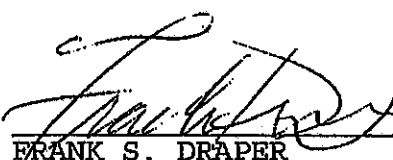
LAURA D. CARTER
P.O. Box 288
Lewes, Delaware 19958

MARGARET F. DRAPER
36153 Overfalls Drive S
Lewes, Delaware 19958


Witness


Witness


Witness


FRANK S. DRAPER

(Seal)


LAURA D. CARTER

(Seal)


MARGARET F. DRAPER

(Seal)

DAVID W. BAKER
DORGETOWN, DEL.