ENVIRONMENTAL RESOURCE INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.
Environmental Sciences • Resource Management • Wetland Ecology

May 26, 2026 ERI Project No. 0004-0536

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

RE: Marina Permit for Grandfathered 10 Slip Docking Facility
Walton Commercial Properties, LLC.
Indian River Condominium Community Marina
Tax Map Parcel: 234-35.09-6.00
Indian River Hundred, Millsboro, Sussex County, Delaware
Applicant/Owner: Walton Commercial Properties, LLC. – Attn. Ms. Carol Walton

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by Walton Commercial Properties, LLC. to act as their agent in regard to obtaining a marina permit for a grandfathered 10 slip docking facility. The bulkhead associated with this property has been recently replaced (SA-026/25) and there is a pending Statewide Activity Approval (SAA) request to repair/replace the existing docking facility structure in place and in kind.

The subject property was occupied by a restaurant building which is now demolished. The property is being redeveloped with six residential condominium units as approved by Sussex County Government. The existing pier and dock providing for berthing of ten boats was determined to be grandfathered by the Department's September 10, 2008, letter (Charles McNally) to my client. Subsequently, the Department issued a Subaqueous Lands Lease (SL-050/99) which allowed additional piles and mooring along the west side of the grandfathered pier unrelated to the 10 existing slips associated with the dock finger piers. Those piles are to be removed. There was an Operations and Maintenance Plan submitted to the Wetlands and Waterways Section (WWS) per Mr. McNally's request, but the records I have been able to obtain do not contain a formal approval letter. As previously discussed, the landowner wishes to follow through with obtaining a Marina Permit and Operation and Maintenance Plan approval from the Department.

The project was discussed at a preapplication meeting on May 21, 2026 and the Division of Fish and Wildlife agreed to implementation of two Best Management Practices for shellfish waters as discussed in the application. The facility is currently located in water prohibited to shellfishing.

Should you or your staff have any questions in regard to the current Marina Permit request, 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: Carol Walton, Walton Commercial Properties, LLC.
Lewis Klaus, Lessard Builders

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

Last Revised on: March 28, 2017

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?

X	Yes	BASIC APPLICATION
X	Yes	SIGNATURE PAGE (Page 3)
X	Yes	APPLICABLE APPENDICES
X	Yes	SCALED PLAN VIEW
X	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
X	Yes	VICINITY MAP
X	Yes	COPY OF THE PROPERTY DEED & SURVEY
X	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
X	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: Walton Commercial Properties, LLC.
   Mailing Address: 2138 Graves Rd, Hockessin, DE 19707
   Attn. Carol Walton
   Telephone #: 302-545-0505
   Fax #:
   E-mail: waltoncarol@msn.com

2. Consultant's Name: Edward M. Launay
   Mailing Address: 1 Park Ave. Milford, DE 19963
   Company Name: Environmental Resource Insights
   Telephone #: 302-436-9637
   Fax #: 302-424-0430
   E-mail: elaunay@ericonsultants.com

3. Contractor's Name: Unknown
   Mailing Address:
   Company Name:
   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 obtain a marina permit and provide an Operation and Maintenance Plan for a grandfathered 10 slip marina pier as previously directed by the Wetlands and Waterways Section. (See attached sheet).

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

X	A. Boat Docking Facilities		G. Bulkheads	X	N. Preliminary Marina Checklist
	B. Boat Ramps		H. Fill	X	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:
32768 Oak Orchard Rd, Millsboro, DE 19966
County: ☐ N.C. ☐ Kent ☒ Sussex
Site owner name (if different from applicant):
Address of site owner:

8. Driving Directions: Heading northeast on DE-24 E (John J Williams Hwy), turn right onto DE-5 (Oak Orchard Rd). Continue for 2.1 miles and continue left at the intersection of River Rd and Oak Orchard Rd. The project site is located on the right side along the shoreline of the Indian River Bay.
(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 234-35.09-6.00
Subdivision Name: Orchard Manor

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 2, Item 5, Project Description

The subject of this application is an existing marina pier located on the south side of Oak Orchard Avenue within the Indian River Hundred, Sussex County, Delaware. The property consists of approximately 130 feet of bulkheaded shoreline (replaced under SA-026/25) along the frontage of the Indian River Bay. The property is identified as Sussex County tax map parcel 234-35.09-6.00. The subject property was previously occupied by a restaurant building and the existing pier structure was operated as a commercial marina. The restaurant is now demolished and the site is being redeveloped as a six unit residential condominium community as approved by Sussex County Government.

The existing marina pier consists of a pier, dock, finger piers and associated mooring piles that provide a total of 10 mooring slips. The existing marina pier was determined to be grandfathered by the Department's letter dated September 10, 2008 (Charles McNally). The existing grandfathered marina pier consists of an 8 foot wide by 528 foot long pier, four (4) finger piers measuring 4 foot wide by 24 feet long, a 6 foot wide by 56 foot long dock and 18 mooring piles.

As directed by the Wetlands and Waterways Section, in order to continue operate the marina as a community marina, the applicant is applying for a marina permit and submitting an updated Operations & Maintenance Plan for the grandfathered 10 slip marina pier that will now be known as the Indian River Condominium Community Marina. The marina will be privately operated and will serve the residents of the condominium community. The applicant has updated their Operations & Maintenance Plan to acknowledge the change of land use from a restaurant to a six unit residential condominium building. The updated Operations & Maintenance Plan has incorporated Shellfish Best Management Practices. A Preapplication meeting was held on May 21st, 2026. The Division of Fish and Wildlife agreed that annual reporting of the number and types of vessels and types of waste containment system along with the maintenance of required marina signage would be appropriate in the case of this facility.

When repair of the existing structure occurs under a pending SAA request, the removal of 7 individual mooring piles on the west side of the existing pier will occur. The piles were authorized under Subaqueous Lands Lease SL-050/99 which allowed for additional mooring on the west side of the grandfathered marina pier. As previously discussed with the Department, the owner may proceed with the repairs of the existing decking and stringers as permitted under Subaqueous Lands Regulations, but in the event of piling replacement on a limited basis, the applicant wanted to file an SAA request.

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Indian River Bay waterbody is a tributary to: Indian River Inlet

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water +/- 6300'

12. Is the project: ☒ On public subaqueous lands? ☐ On private subaqueous lands?*
☐ In State-regulated wetlands? ☐ In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

See Attached Sheet - Excel owners list available on request.

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):

See Attached Sheet - Excel owners list available on request.

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

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? May 21, 2026

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-050/99 WWS grandfathered determination letter (09/10/2008)

*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 #:

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:

First Owner	Second Owner	Address Line 1	Address Line 2	Town	State	Zipcode
ROBERT J SKIMSKI JR	MARY ALICE SKIMSKI	3066 PRICETOWN RD	-	TEMPLE	PA	19560
JOHN WALKER KERRIGAN SR	TAMMY LYNN KERRIGAN	100 OLD KENNETT RD	-	WILMINGTON	DE	19807
PATRICK J TELL	-	191 ESHELMAN RD	-	LANCASTER	PA	17601
HELEN G & MELVIN J GEIGER	ROBERTS	40 W 5TH ST	-	LANSDALE	PA	19446
MELVIN J & LINDA D ROBERTS	-	40 W 5TH ST	-	LANSDALE	PA	19446
INDIAN RIVER MARINA PIER INC	-	191 ESHELMAN RD	-	LANCASTER	PA	17601
TIMOTHY P DOMANSKI	-	32592 RIVER ROAD	-	MILLSBORO	DE	19966
BILLIE JANE WHEATLEY	SHARON LYNN ELLIOTT	309 VALLEYBROOK DR	-	LANCASTER	PA	17601
MICHAEL V & SUSAN M MASCIANDARO	-	32570 RIVER RD	-	MILLSBORO	DE	19966
CHRIST ARLAN R PATRICIA A CHRIST	BRAD M SCHELLER	417 NURSERY RD	-	KEMPTON	PA	19529
MELVIN R HENNINGER	DILYS B HENNINGER	2 AMY DR	-	HIGHTSTOWN	NJ	8520
JAMES D & CATHLEEN HELLER	-	32560 RIVER RD	-	MILLSBORO	DE	19966
LYNDA REBISZ	BRIAN REBISZ	17 CROSSFIRE LN	-	THORNTON	PA	19373
JANE A ROTH TTEE REV TR	-	32549 RIVER RD	-	MILLSBORO	DE	19966
FANNING C PRICE & SHARON G	FANNING	28526 CERISE LN	-	MILLSBORO	DE	19966
TORTELLA REALTY 10 LLC	-	32564 LONG NECK RD	-	MILLSBORO	DE	19966
ROBERT KELCHNER	BRENDA KELCHNER	32688 OAK ORCHARD RD	-	MILLSBORO	DE	19966
JOHN W PETROVICH	-	720 POLE RD	-	RINGTOWN	PA	17967
DERRICK V HORN	-	32702 OAK ORCHARD RD	-	MILLSBORO	DE	19966
EDWARD A CULPEPPER	-	1898 PINE KNOB RD	-	ELDERSBURG	MD	21784
THEODORE J DINSMORE	-	8 MARLIN DR	-	MALVERN	PA	19355
COASTAL PROPERTIES LLC	JULIE M GIRARD	30117 PINECREST DR	-	OCEAN VIEW	DE	19970
DIANNA D CERRONI	JOSEPH MACCARONE MICHAEL MACCARONE	32607 RIVER RD	-	MILLSBORO	DE	19966
OAK WAY INC	-	531 PORTERS MILL RD	-	POTTSTOWN	PA	19465
MICHAEL V MASCIANDARO	VICTORIA A FILLIPPO	32570 RIVER RD	-	MILLSBORO	DE	19966
TROYAN JEFFREY JULIA TROYAN	BRENT SORRELL JENNIFER SORRELL	309 SUMMER GROVE LN	-	POTTSTOWN	PA	19464
KATHY DARLENE KAMSCH	PHILIP ROBERT KAMSCH	32765 OAK ORCHARD RD	-	MILLSBORO	DE	19966
MARY G TATEM	PATRICK C MCGEHEE	32759 OAK ORCHARD RD	-	MILLSBORO	DE	19966
KAJ LLC	-	100 OLD KENNETT PIKE	-	WILMINGTON	DE	19807
PATRICK C MILLER STEPHEN J MILLER	SHANE M MILLER JACOB E MILLER	32717 OAK ORCHARD RD	-	MILLSBORO	DE	19966
PATRICK C MILLER	-	32717 OAK ORCHARD RD	-	MILLSBORO	DE	19966
STEPHEN J MILLER	BETH A	28449 DELAWARE AVE	-	MILLSBORO	DE	19966
JOYCE A COVELY	-	2406 GARDEN LN	-	READING	PA	19609
MARGARET A HURT	-	28482 PINE ST	-	MILLSBORO	DE	19966
MATTHEW D WILLIAMS TTEE	CHERIE L WILLIAMS TTEE REV TR	25252 SUMMER RD	-	MILLSBORO	DE	19966
JOSEPH M SHERIDAN TTEE REV TR	SHIRLEY A SHERIDAN TTEE REV TR	32703 OAK ORCHARD RD	-	MILLSBORO	DE	19966
GREGORY W PIANKA	-	32693 OAK ORCHARD RD	-	MILLSBORO	DE	19966
PAMELA DOWNEY	-	32681 OAK ORCHARD RD	-	MILLSBORO	DE	19966
DONALD E HESS JR	-	PO BOX 1591	-	REHOBOTH BEACH	DE	19971
DKR LLC	-	24265 CANAL DR	-	MILLSBORO	DE	19966
BENJAMIN FRANKLIN OLIVER	PATRICIA ANN OLIVER	28423 MYRTLE AVE	-	MILLSBORO	DE	19966
STUART A BURGOON SR	ELIZABETH J BURGOON	28424 MYRTLE,AVE	-	MILLSBORO	DE	19966
KURT R & MARSHA L HELPER	TRUSTEES	28433 MYRTLE AVE	-	MILLSBORO	DE	19966
MITCHELL TAMMY LYNN TTEE OF THE	BRANDON MITCHELL SPECIAL NEEDS TR	28436 DELAWARE AVE	-	MILLSBORO	DE	19966
AUSTIN EBER	HAILEY HYMAN	1322 HAUBERT ST	-	BALTIMORE	MD	21230
MIRANDA GUILERMO WILLY TTEE STACEY PAULA	MIRANDA TTEE OF MIRANDA FAM LIV TR	12 LONG MEADOW CT	-	NEWARK	DE	19711
DODD J WINSTON	-	28352 ELIZABETH ST	-	MILLSBORO	DE	19966
DAWN L DEVRIES	HELEN MAE KRUM	16 E WARREN ST	-	WASHINGTON	NJ	7882
DONALD R BRODERICK II	-	772 STRASBURG PIKE	-	STRASBURG	PA	17579
SHANK JOHN L HRS	% CHRSTINE SHANK	28372 ELIZABETH ST	-	MILLSBORO	DE	19966
28420 DELAWARE AVE LLC	-	441 BERKSHIRE DR	-	VENTNOR CITY	NJ	8406
TINA KAYSER	-	28418 DELAWARE AVE	-	MILLSBORO	DE	19966
JAMES F FINK	NANCY DANIEL	28410 DELAWARE AVE	-	MILLSBORO	DE	19966
GLOBAL TRADINGS LLC	-	14 SPRINGFIELD CIR	-	MIDDLETOWN	DE	19709
ROBERT T DUNKLEBERGER	KRISTINA C DUNKLEBERGER	28400 DELAWARE AVE	-	MILLSBORO	DE	19966
TIMOTHY A PULICE TTEE REV TR	JANELL PULICE TTEE REV TR	22874 KARMA LN	-	HARBESON	DE	19951
FRITZ WAYNE K MARY LOU	-	28351 ELIZABETH ST	-	MILLSBORO	DE	19966
LISA HALVERSON	-	28335 BOWDEN ST	-	MILLSBORO	DE	19966
PATRICIA SCHEIVERT	-	28341 BOWDEN ST	-	MILLSBORO	DE	19966
MICHAEL A & SHERRI L MERKEL	MERKEL	5 MERKEL RD	-	BOYERTOWN	PA	19512
BRIANNA STAMM	-	28320 FOREST DR	-	MILLSBORO	DE	19966

BRIAN J IMHOFF	SHEILA A TOOMEY	28316 FOREST DR	-	MILLSBORO	DE	19966
EUGENE ANDERSON	-	28314 FOREST DR	-	MILLSBORO	DE	19966
JENNIFER L HARTRANFT	TINA HARTRANFT	28304 FOREST DR	-	MILLSBORO	DE	19966
MARTHA J LINS	-	28311 FOREST DR	-	MILLSBORO	DE	19966
JUNE E NELSON	-	28282 CANNON ST	-	MILLSBORO	DE	19966
RUTH GOSHORN	JACKILYN BURKETT	1000 CLOUSER HOLLOW RD	-	NEW BLOOMFIELD	PA	17068
MAURICIO AGOSTO ROSALES	-	28287 CANNON ST	-	MILLSBORO	DE	19966
KEVIN DEAN MCGHEE	-	310 N BEDFORD ST	-	GEORGETOWN	DE	19947
WAYNE E SMITH	LOUANN R ROBERTS	315 PHEASANT RD	-	GRANTSVILLE	PA	17028
GARY BOUCHETTE	-	217 WEST SWATARA DR	-	JONESTOWN	PA	17038
KEVIN J SAUMELL	MIGUEL FRANCISCO LARA LAZO	28294 BASIN RD	-	MILLSBORO	DE	19966
WENDY K DOWNEY	STEVE D DOWNEY	1217 WATERFORD RD	-	WEST CHESTER	PA	19380
GREENFIELD DENNIS & LAURA STEPTOE	-	28282 BASIN RD	-	MILLSBORO	DE	19966
CYNTHIA W BATTLES	-	28502 SMITHS LNDG	-	MILLSBORO	DE	19966
DAVID W SMITH TTEE	CAROLYN E SMITH TTEE REV TR	122 BAY AVE	-	LEWES	DE	19958
RICHARD E FORTNEY JR	DEVIN FORTNEY	6541 LEO DR	-	HARRISBURG	PA	17111
CYNTHIA WILLIAMS BATTLES	JOSEPH DAVID HARPER	28492 SMITHS LANDING	-	MILLSBORO	DE	19966
DIEP KOLY	JOHN KOLY JR	521 HILLENDALE RD	-	MEDIA	PA	19063
RINIER HEATH A & MICHELLE L	RINIER	2258 FRUITVILLE PIKE	-	LANCASTER	PA	17601
WILLIAM JOSEPH ZIOLKOWSKI	LISA LYNN ZIOLKOWSKI	32113 ADDISON DR	-	WILMINGTON	DE	19808
JODY J HAWK	-	32792 OAK ORCHARD RD	-	MILLSBORO	DE	19966
ERNEST BIRON	ABBIE KATTNER BIRON	25 FOREST AVE	-	VERONA	NJ	7044
BAY TO BEACH BUILDERS INC	-	PO BOX 209	-	GREENWOOD	DE	19950
RICKY ALAN STOAKLEY	-	36427 PROVIDENCE CHURCH RD	-	DELMAR	DE	19940
DIANNE V TOBIAS	-	33222 MERCER AVE	-	MILLSBORO	DE	19966
BROOKE E LLOYD	-	33188 PEARL ST	-	MILLSBORO	DE	19966
SCOTT F WILLIAMS	-	33194 PEARL ST	-	MILLSBORO	DE	19966
JOHN R & DEBORAH S GERHART	-	4057 LOMAR DR	-	MT AIRY	MD	21771
KEVIN M & JENNIFER J KERRIGAN	KERRIGAN	28424 PHILLIPS RD	-	MILLSBORO	DE	19966
FARREN EDWARD MION	KATHLEEN A MION	33167 PEARL ST	-	MILLSBORO	DE	19966
LEONARD RAYMOND DROWN	%GEORGE DROWN	44 SABRINA DR	-	REHOBOTH BEACH	DE	19971
ERNEST J ZINSER TTEE	REV TR	9 SOUTHWOOD SHORES DR	-	REHOBOTH BEACH	DE	19971
GAYLA A HUGHES	-	5522 ROGERS AVE	-	HARRISBURG	PA	17112
DYLAN SAMUEL WHITE	-	28303 BASIN RD	-	MILLSBORO	DE	19966
STEVEN J HILLRIEGEL	JOYCE C HILLRIEGEL	28299 BASIN RD	-	MILLSBORO	DE	19966
GAIL A SPITLER	-	28293 BASIN RD	-	MILLSBORO	DE	19966
MCMAHON CHERYL P WILLIAM K MCMAHON SR	FOR LIFE BRANDY E MCMAHON	28289 BASIN RD	-	MILLSBORO	DE	19966
BRYAN B WHALEY TTEE JBW IRR TR	-	12520 LAUREL RD	-	LAUREL	DE	19956
BBL PROPERTIES LLC	-	22482 CAMP ARROWHEAD RD	-	LEWES	DE	19958
THOMAS D KISIELNICKI	-	28300 RUSSELL ST	-	MILLSBORO	DE	19966
CHRISTINA G COLEMAN	-	28318 RUSSELL ST	-	MILLSBORO	DE	19966
PATRICIA CASCIANO LIGHT	STEVEN K LIGHT	150 MAPLE AVE	-	HERSHEY	PA	17033
SARAH A GEIGER	-	310 W GLENWOOD AVE	-	SMYRNA	DE	19977
LYNNE NEWLIN	ELMER L NEWLIN III	33219 CHARLES ST	-	MILLSBORO	DE	19966
WILLIAM H HOLM	JOSEPH G HOLM	35948 HAVEN DR UNIT 202	-	REHOBOTH BEACH	DE	19971
ROLAND K PAIGE	TAMMY R PAIGE	952 MARL PIT RD	-	MIDDLETOWN	DE	19709
PETER PFEIL	JANICE PFEIL	33216 CHARLES ST	-	MILLSBORO	DE	19966
BARONESS INVESTMENTS LLC	-	748 OAK POINT SCHOOL RD	-	CAMDEN WYOMING	DE	19934
STEPHEN J FIORITO	-	346 VALLEY ST	-	MARYSVILLE	PA	17053
ANN M WOOD TRUSTEE	-	20285 BEECHWOOD TERR #203	-	ASHBURN	VA	20147
ANN M WOOD & LORI WOOD	MARSENGILL	33241 MERCER AVE	-	MILLSBORO	DE	19966
YOLO PROPERTIES LLC	-	748 OAK POINT SCHOOL RD	-	CAMDEN WYOMING	DE	19934
JANICE L MCFARLAND	ORRIN R MCFARLAND	33231 MERCER AVE	-	MILLSBORO	DE	19966
KENNETH KOPYSTECKI	SUSAN KOPYSTECKI	12 NEIFFER RD	-	ROYERSFORD	PA	19468
CHARLES F SHUSTER JR	-	4 LOCUST AVE	-	WILMINGTON	DE	19805
JOSHUA D ALLEN	-	28309 RUSSELL ST	-	MILLSBORO	DE	19966
MELISSA MCVAUGH	-	33277 MERCER AVE	-	MILLSBORO	DE	19966
LISA A LLOYD TRUSTEE	-	748 OAK POINT SCHOOL RD	-	CAMDEN WYOMING	DE	19934
SCOTT A WARNER	LINDA S OWENS	33268 MERCER AVE	-	MILLSBORO	DE	19966
ANGELA K HENDERSON	KATHLEEN F KISSINGER	2876 FAGLEYSVILLE RD	-	GILBERTSVILLE	PA	19525
PHILLIPS DONALD C JR TTEE ELIZABETH C	PHILLIPS TTEE OF REV TR	33254 MERCER AVE	-	MILLSBORO	DE	19966
ELWOOD JOHN A JR TTEE JOANNE P ELWOOD	TTEE OF REV LIV TR	40 MILLWRIGHT DR	-	NEWARK	DE	19711

JOHN C GEARHART	MICHELE R GEARHART	107 PEE WEE CT	-	SMYRNA	DE	19977
ROBERT D CUNNINGHAM	VICTORIA F CUNNINGHAM	33232 MERCER AVE	-	MILLSBORO	DE	19966
HARLEY DAVID MITCHELL	LINDA ANN MITCHELL	PO BOX 502	-	MILLSBORO	DE	19966
SB CORDREY FARMS LLC	-	30366 CORDREY RD	-	MILLSBORO	DE	19966

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, Walton Commercial Properties, LLC. Attn. Carol Walton (Name of Applicant), hereby designate and authorize Environmental Resource Insights - Attn. Edward Launay (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
Mailing Address: 1 Park Ave. Milford, DE 19963

Telephone #: 302-436-9637
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: 5/26/2026

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: 4/24/26

Carol Walton - Walton Commercial Properties, LLC.
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

April 24, 2026

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

RE: SAA Dock Replacement
Tax Map Parcel 234-35.09-6.00
Indian River Hundred, Sussex County, Delaware

Dear Mr. Jones,

This letter is to confirm that I, Carol Walton, am listed on the property deed as an owner and I also have signatory authority on behalf of Walton Commercial Properties LLC, for matters related to our existing dock and pier marina. Environmental Resource Insights (ERI) is applying for replacement of 0ur docking facility and Mr. Edward Launay has been appointed to act as our agent.

Please let me know if you need any additional information.

Kind Regards,

Carol H Walton

Ms. Carol Walton

Walton Commercial Properties LLC.

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

SEP 10 2008

Roger L. Truemper, Esq.
2500 Wrangle Hill Road
Fox Run Business Park
Build. 1, suite 210
Bear, DE 19701

Pier/Dock

E. Andrew and Carol Walton
2138 Graves Rd.
Hockessin, DE 19707

Re: Transfer and renewal of Subaqueous Lands Lease SL-050/99 issued to Clyde A. Hull.

Dear Mr. Truemper, and Mr. and Mrs. Walton,

Regarding the above referenced subject and the matter of your pier and docks located at 32768 Oak Orchard Rd., Oak Orchard, Sussex County, Delaware, it has been determined that the above referenced leased structures referred to in the lease were never built by Mr. Hull, as determined by our site meeting of 8/5/08.

It was also determined subsequent to that meeting that the existing pier, docks and piling are all grandfathered structures, built prior to 1970, and the current lease in Mr. Hulls name will be voided and your application to renew will be withdrawn.

This does not however release you from the responsibility of keeping current Operation and Maintenance Plans on file with this office or obtaining proper authorizations for any future upgrades or modifications to the docking structures.

If you have any questions please feel free to call me at 302-739-9943, and thank you for your attention to these matters.

Best regards,

Charles McNally ES III
Wetlands and Subaqueous Lands Section
DNREC

cc: L. Herr

40203

02550 0074

Prep: 1-23-01

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL
DIVISION OF WATER RESOURCES
WETLANDS & SUBAQUEOUS LANDS SECTION
89 KINGS HIGHWAY
DOVER, DELAWARE 19901
TELEPHONE (302) 739-4691
FACSIMILE (302) 739-3491

Subaqueous Lands Lease:SL-050/99
Date of Issuance: 5/7/99
Construction Expiration Date: 5/7/2002
Amended Date:
Tax parcel: 2-24-35.09-6

SUBAQUEOUS LANDS LEASE
GRANTED TO CLYDE A HULL TO CONSTRUCT 4 MOORING DOLPHINS BY PLACING 10 NEW MOORING PILING IN THE INDIAN RIVER, AT 203 BAY ROAD, OAK ORCHARD, SUSSEX COUNTY, DELAWARE

Ret: Clyde A. Hull
Rt. 4 Box 203
Millsboro, DE 19966

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 7th day of May A.D. 1999, to construct the above-referenced project in accordance with plans titled " Proposed Piling Property of Clyde Hull ", dated 2/15/99 and received by this Division on 2/19/99 and application dated 2/16/99, and received by this Division on 2/19/99.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of The Indian River.

WHEREAS, Clyde A. Hull, owner of certain adjoining lands to the Indian River, has applied for permission to construct construct 4 mooring dolphins with 10 piling, and

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.

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.	
Acess Pier	66	8	528	8	468	Maintain
Finger Pier	6	4	24	4	24	Maintain
Finger Pier	6	4	24	4	24	Maintain
Finger Pier	6	4	24	4	24	Maintain
Finger Pier	6	4	24	4	24	Maintain
Dock	14	6	56	6	56	Maintain
Freestanding Pilings	Number					
	18					

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 _____

3. Approximately how wide is the waterway at this project site? +/- 6300 ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? -3.7 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 timber and galvanized 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? +/-1650 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? X Yes _____ No 2 story building on piles to be removed.

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 X 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? 129.93 ft.
    Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
    _____ Yes X No
    If yes, a letter of no objection from the adjacent property owner must be included with this application.

PRELIMINARY MARINA SCREENING CHECKLIST

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

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

1. Applicant's (Property Owners) Name
   Address: Walton Commercial Properties, LLC.
   Attn. Carol Walton
   32768 Oak Orchard Rd, Millsboro, DE 19966

   Telephone Number
   Home ( ): 302-545-0505
   Work ( ): _____

Project Name: Indian River Condominium Community Marina

2. Provide an aerial photograph of the site, if available.

3. What are the existing land uses on the site? Commercial/Marina

4. What are the existing land uses on adjacent properties within 1000 feet of the proposed marina or marina alteration, including the opposite shore?

   Residential, Commerial, Marina

5. Name and distance of nearest municipality.

   Approximately 7.5 miles from Millsboro.

6. Is the proposed project an open water or enclosed basin marina?
   X Open water _____ Enclosed basin

7. Is the marina on a creek, river, or open bay? Name of the water body?
   Indian River Bay

8. Indicate the number of wet slips. Proposed 0 Existing 10

9. Indicate the number of dry stack spaces. Proposed 0 Existing 0

10. Will the proposed marina or marina alteration require dredging?
    _____ Yes X No

    If yes, approximate the amount in cubic yards. _____cubic yards

11. If the project requires dredging, do you own or have access to an upland site for dredged material disposal? _____
    _____Yes _____ No If yes, where is it located?
    No dredging proposed

12. If not, how do you propose to dispose of your dredged material?
    No dredging proposed

13. How many years of maintenance dredge spoil capacity does the spoil site possess?
    _____ Years
    No dredging proposed

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

15. What is the tide range at the marina site? Normal tide 3.0' Neap tide 2.0'
What is the source of this information?

16. What is the approximate MLW depth at the marina site? 3.5 Ft.
What is the source of this information?
Observed

17. If the site includes residential development, indicate:
Number of units platted 6 unit condo.
Length of shoreline owned 129.93'
Acreage of upland property 0.84 acre

Indicate the number of on-site parking spaces for:

	cars	trailers	cars with trailers	oversize vehicles
Proposed	18 (includes 1 ADA)			
Existing	unmarked gravel lot			

18. What utilities will be provided on or in the marina or dock area proper? Be specific, e.g. fuel, electricity, sewage pump-out, water, etc.

19. What additional shore-based facilities are included in the proposed marina or marina alteration? Be specific, e.g., boat or engine repairs, fuel, foods, etc. No additional facilities

20. Will the marina project be available to the general public? If so, on what basis? No, Marina is avaliable to slipholders only.

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

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

23. If no market study has been completed, please describe briefly the intended market, particularly the types and sizes of boats anticipated to use the facility.

Private recreational boats will be moored at the facility owned by the condominium resident marina slipholders.

MARINAS

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

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

1. Name of marina: Indian River Condominium Community Marina

2. Complete mailing address for marina: Walton Commercial Properties, LLC.
Attn. Carol Walton
2138 Graves Rd, Hockessin, DE 19707

Telephone Number: 302-545-0505

3. Name and complete address for Harbormaster, if applicable:
Carol Walton
2138 Graves Rd, Hockessin, DE 19707

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

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

	a. Wet Slips	Dry Storage Spaces
b. Existing	10	0
c. Proposed or Additional	0	0

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

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

X Yes ____ No

If yes, how is the area currently classified?

_____ Approved Area
_____ Conditionally Approved Area
_____ Restricted Area
_____ Conditionally Restricted Area
X Prohibited Area

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

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

9. Dredging and Dredged material Disposal: Complete Appendices R and/or S.
No dredging proposed

10. Shoreline Protection Structures: Complete appropriate Appendices.
Existing timber bulkhead

11. Water Supply: Describe the existing or proposed water supply facilities for the project.
__X__ Public water system. Identify: Tidewater Utilities Inc.
_____ Private well. If existing, include the DNREC Well Permit Number:_____
If there are plans to construct a new well, a permit must be obtained from the Department's Water Supply Section prior to well construction.

12. Wastewater Facilities:

a. How many restroom facilities are planned for the marina? __0__
If none, please explain: Slipholders will use facilities at their residence.
b. How will the wastewater from the facility be handled?
_____ Public sewer, identify: _____
_____ On-site septic system
__X__ Other, describe: Slipholders will use facilities at their residence.

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

d. If permits for the wastewater facilities have not yet been obtained, have permit applications been submitted? _____ Yes _____ No
If Yes, show the date and to whom the application was mailed. If no, describe all proposed plans for wastewater handling. Attach additional sheets as necessary.

13. Parking:

How many parking spaces will be provided? 18 associated with the condominium
Does the proposed parking plan conform to:
Local planning codes or requirements; (Contact the County Planning Department and/or local municipal government offices for this information). __X__ Yes ____No
The 0.5 spaces/slip rebuttable presumption from the Marina Regulations __X__ Yes ____No
If no, please explain:

14. Stormwater Management: Describe in detail the plans to detain the first one-half inch of stormwater run-off from the disturbed portion of the site and release it over a 24 hour period. Attach additional sheets and drawings as necessary.

Not applicable. Marina is grandfathered and does not require additional stormwater management. Management of stormwater related to condominium buildings has been approved by the Sussex County Conservation District.

15. Solid Waste Management:

How many trash receptacles/ recycling bins will be provided at the marina? 0
If trash receptacles will not be provided, what measures will be taken to ensure that solid wastes are properly disposed of?

Slipholder takes trash home for disposal

16. Boat Maintenance Areas and Activities:

a. Describe in detail how boat maintenance by-products, debris, residues, spills and run-off from maintenance areas will be controlled in accordance with the Marina Regulations. Attach separate sheets if necessary.

No boat maintenance is performed at the facility

b. Will special containers for waste oils and other maintenance wastes be provided? _____ Yes X No Explain:

No maintenance is performed at the facility

c. Describe in detail how materials used in maintenance and repair operations will be handled and stored. Materials of concern include, but are not limited to, paints, solvents, oils, greases, preservatives, pesticides, epoxies and corrosive cleaners. Indicate whether local fire codes or national Fire Protection Association (NFPA) standards have been used in developing the proposed handling and storage. Attach separate sheets if necessary.

No boat maintenance is performed at the facility

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

a. Describe in detail all procedures for storage, handling and dispensing of fuel. Indicate whether local five codes or National Fire Protection Association (NFPA) standards have been used in developing proposed procedures. A permit from the Department's Underground Storage Tank Branch may also be required. Attach separate sheets as necessary.

No fuel storage or dispensing facility exists and none is proposed.

b. Describe in detail procedures that will be used to contain and clean any fuel spills that occur as a result of marina operations. Notification procedures should also be described. Attach separate sheets if necessary.

An emergency spill kit will be kept in a shoreside dock box avaliable to slipholders. Signage with emergency contact numbers will be at the entrance of the marina pier.

18. Fire Protection Systems: Describe the fire protection systems that are proposed for the facility. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in choosing and designing the systems. Attach additional sheets as necessary.
Slipholder will have fire extinguisher on board vessel. A 24' wide fire lane is located on the northeast side of the shoreside parking that is provided for fire truck access. A fire department connection is located at the condominium building.
19. Life Safety Equipment:

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

20. Fish Waste:

Will fish cleaning stations be provided? _____ Yes __X__ No
If yes, how many?_____ (Be sure to show their location on the engineering plans).
Will the marina provide a live bait concession? _____ Yes __X__ No

21. Piers and Docks: Complete Appendix A.

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

a. Elevation or Section View
b. Vicinity Map
c. Plan View

- General Information for All Drawings: For all major structures, the structural dimensions and distance from the nearest property line, survey marker or permanent landmark should be shown.

- Wherever possible, identify the materials used in construction. If dredging or filling is involved, show the volume and type of materials to be moved, and the grade to be used.

a. Elevation or Section View

The elevation or section view includes the following, as applicable: (check those which apply). Pre-checked items must be included.
__X__ Mean high and low water lines;
__X__ Construction details for all water-based structures (e.g. piers docks, pilings);
_____ Construction details for all bulkheads, rip-rap and other shoreline protection structures;
_____ Intake and outfall structures
_____ Boat Ramps
_____ Channel or basin modifications (proposed dredging areas)
_____ Other

b. Vicinity Map

c. Plan View

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

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

P. 6
Subject

20080009
INK035503 PG000244

Tax Parcel No. 2-34 35.09 6.00

PREPARED BY : ROGER L. TRUEMPER
Elzufon Austin Reardon Tarlov & Mondell, P.A
2500 Wrangle Hill Road
Building 1, Suite 210
Bear, DE 19701

RETURN TO:
E. Andrew Walton & Carol H. Walton
32768 Oak Orchard Road
Millsboro, DE 19966

Q08-00052

THIS DEED, made this 28th day of February, 2008,

Between

CLYDE A. HULL, party of the first part,

AND

E. ANDREW WALTON AND CAROL H. WALTON, husband and wife, parties of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of **ONE MILLION ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($1,187,500.00)** lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their heirs, successors and assigns, as tenants by the entirety:

ALL that certain lot, piece or parcel of land, with the buildings thereon erected, situate in Indian River Hundred, Sussex County and State of Delaware, known as 32768 Oak Orchard Road, being Lot No. 15, on the Plan of Bookhammer's Addition to Oak Orchard, as the Plan thereof is of record in the Office of the Recorder of Deeds, in and for Sussex County in Microfilm No. Plot Book 2, Page 77, and being more particularly bounded and described in accordance with a survey prepared by Coast Survey, Inc., Professional Land Surveyors, dated February 21, 2008, as follows to-wit:

BEGINNING at an iron pipe found at the northeast corner of the end of the right-of-way of Pine Street (30' wide), a corner for Lot "C" of Plat Book #50, Page #283 and along the line of Lot #15 of this parcel; thence crossing said end of Pine St., N 49-23-07 W, 31.26' to an iron pipe found, the corner of Pine St. and Lot #14 of "Bookhammer's Addition to Oak Orchard", thence with Lot #14, in part, N 49-32-51 W, 60.60' to a 1" square shaft, a corner for this parcel and land of Linda Walls and along the line of Lot #14, thence turning and with said Walls, N 47-

53 10 E. 83.28' to a crimped iron pipe found on the southwesterly right-of-way line of Oak Orchard Road (20' wide); thence with said Oak Orchard Rd., S 42-18-40 E, 189 06' to a gear spike set in the paving; thence turning and crossing the end of the right-of-way, N 47-41-20 E, 20.00' to an iron pipe with cap set, a corner for this parcel and land of Susan Steward and land of Daniel P. Reuter: thence turning and with said Reuter and land of John Paul Hutcoe, S 42-18-40 E, 146.89' (passing over iron pipes found at 39.42' and an additional 69.00') to a gear spike set in a bulkhead; thence continuing with said Hutcoe, with said bulkhead and with waters of the Indian River Bay, S 42-42-00 E, 62.95' (passing over a spike at 62.29') to the corner of the bulkhead; thence turning and with said bulkhead and said Indian River Bay, S 60-21-00 W, 129.93' to the southerly corner of the bulkhead; and with said Indian River Bay, thence turning and with said bulkhead, N 33-11-43 W, 23.79' to a point; thence with land of Ralph & Donna Appuzzio, N 34-11-08 W, 98.82' to a concrete monument found; thence continuing with same bearing and crossing another end of Oak Orchard Road (formerly Bay Road - 30' wide), 30.06' to an iron pipe recovered, a corner for aforesaid Lot "C"; thence continuing with same bearing and with Lot "C", 68.10' to an iron pipe recovered; thence continuing with Lot "C", N 36-50-43 W, 47.50' to an iron pipe recovered (1.12' westerly from a shaft found); thence still with Lot "C", N 48-40-23 W, 13.90' to the point of beginning. Be the contents thereof what they may

SUBJECT TO ALL other covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

BEING the same lands and premises which Wilmington Trust Company, by Deed dated July 22, 1993, and recorded in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, as Book 1925, Page 10, did grant and convey unto Clyde A. Hull, in fee.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Clyde A. Hull (Seal)
Clyde A. Hull

Grantee's Mailing Address:

32768 Oak Orchard Road
Millsboro, DE 19966

STATE OF DELAWARE)
): S.S.
COUNTY OF NEW CASTLE)

BE IT REMEMBERED, that on this 28th day of February, 2008, came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Clyde A. Hull, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

_____(Seal)
Notary Public or Notarial Officer
Print Name:_____
My Commission Expires:_____

RECORDER OF DEEDS
JOHN F. BRADY
03/03/2008 11:27A
SUSSEX COUNTY
DOC. SURCHARGE PAID

Consideration: $118750.0 Exempt Code: A

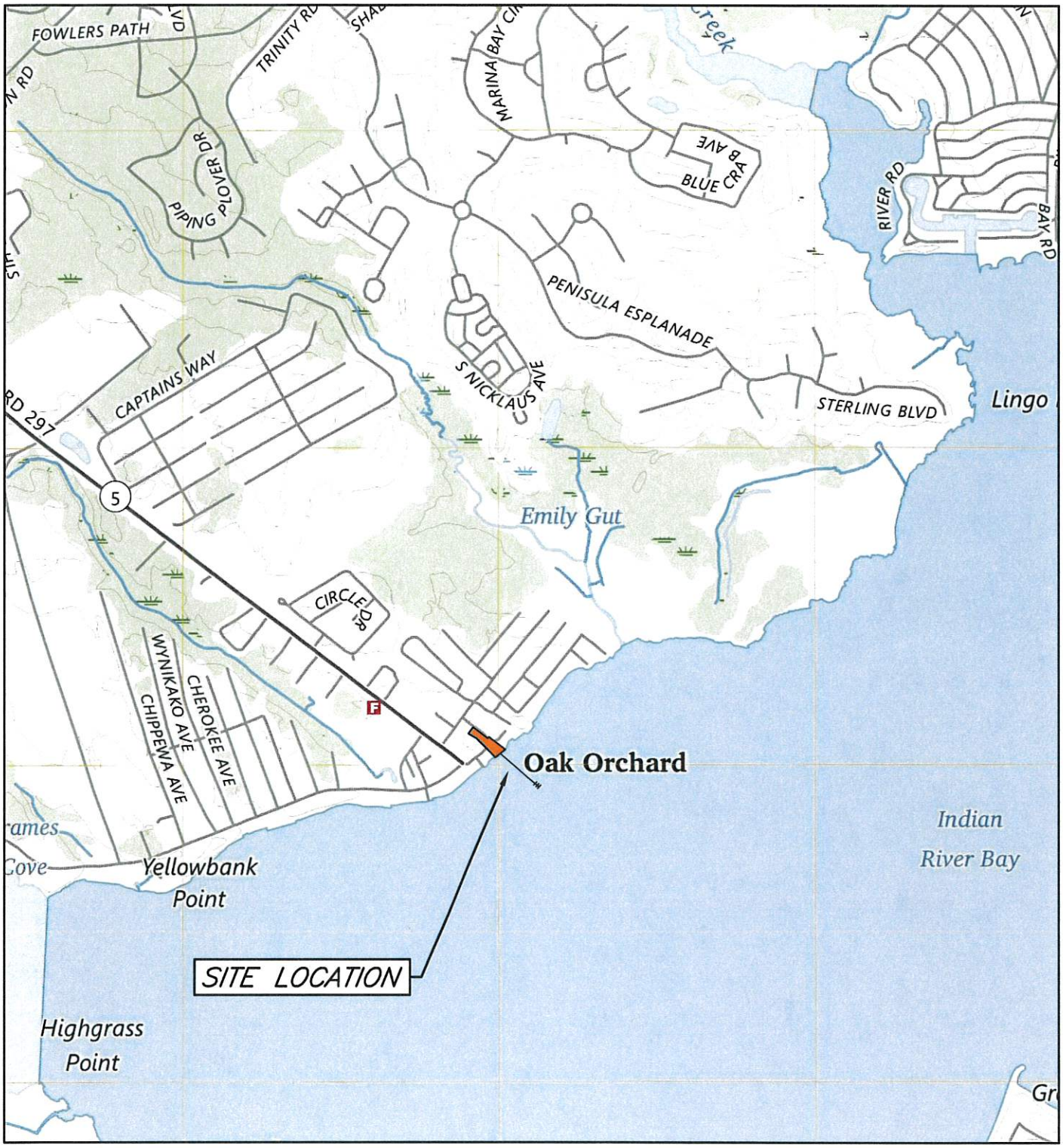
County	State	Total
17812.50	17812.50	35625.00

Date: 03/03/2008

RECEIVED

MAR 04 2008

ASSESSMENT DIVISION OF SUSSEX COUNTY



FRANKFORD QUADRANGLE

0' 1500' 3000'

Date:	MAY 26, 2026
Scale:	1" = 1500'
Dwn.By:	KWW
Proj.No.:	0004-0536
USGS VICINITY MAP	
Dwg.No.:	1

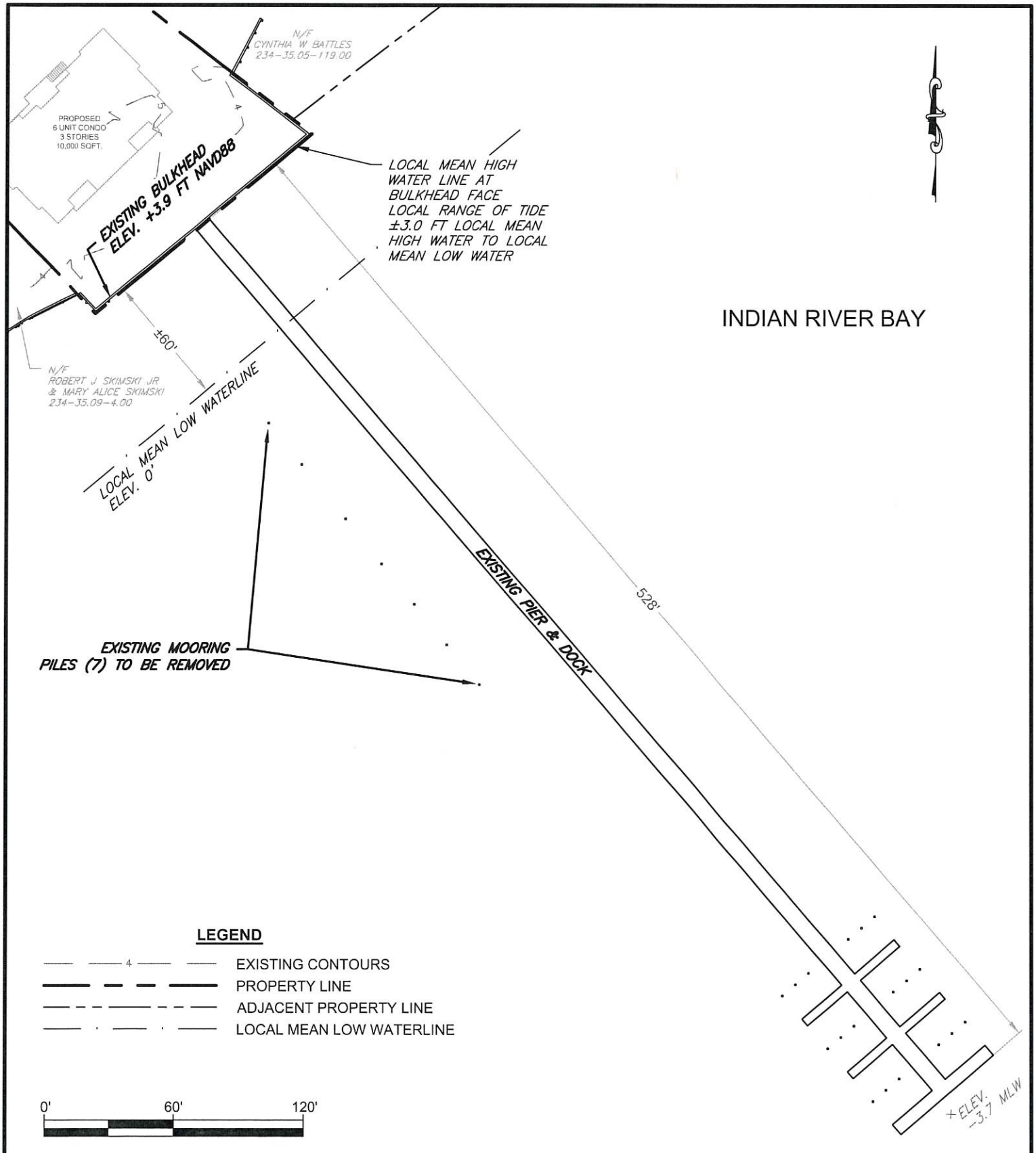
INDIAN RIVER CONDOMINIUM COMMUNITY MARINA

LOCATION MAP

TMP: 234-35.09-6.00
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DE

ENVIRONMENTAL RESOURCE INSIGHTS
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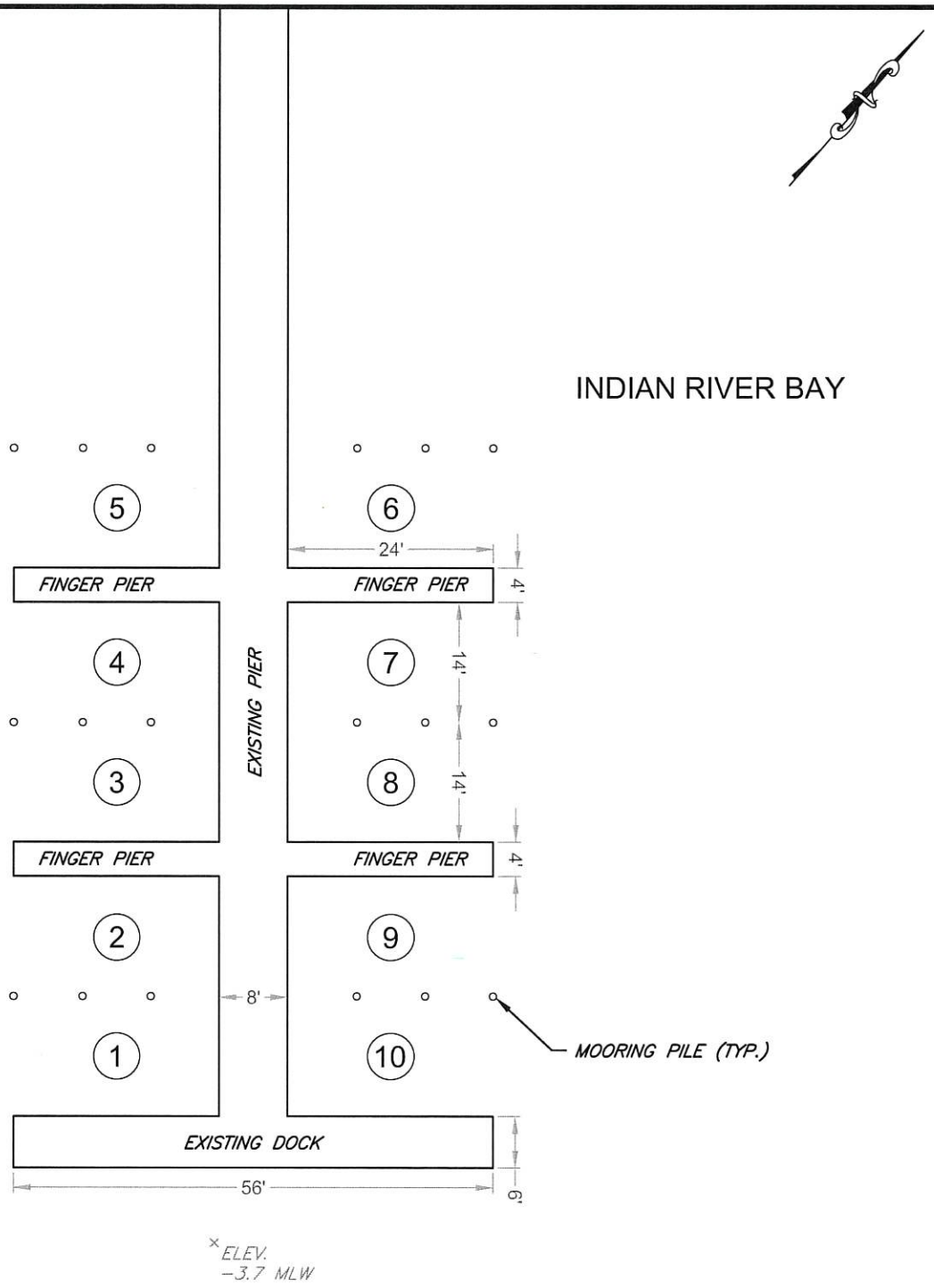
Date:	MAY 26, 2026
Scale:	1" = 60'
Dwn.By:	KWW
Proj.No.:	0004-0536
	SITE PLAN
Dwg.No.:	2

INDIAN RIVER CONDOMINIUM
COMMUNITY MARINA
SITE PLAN

TMP: 234-35.09-6.00
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DE

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Date:	MAY 26, 2026
Scale:	1" = 20'
Dwn.By:	KWW
Proj.No.:	0004-0536
	DETAIL
Dwg.No.:	3

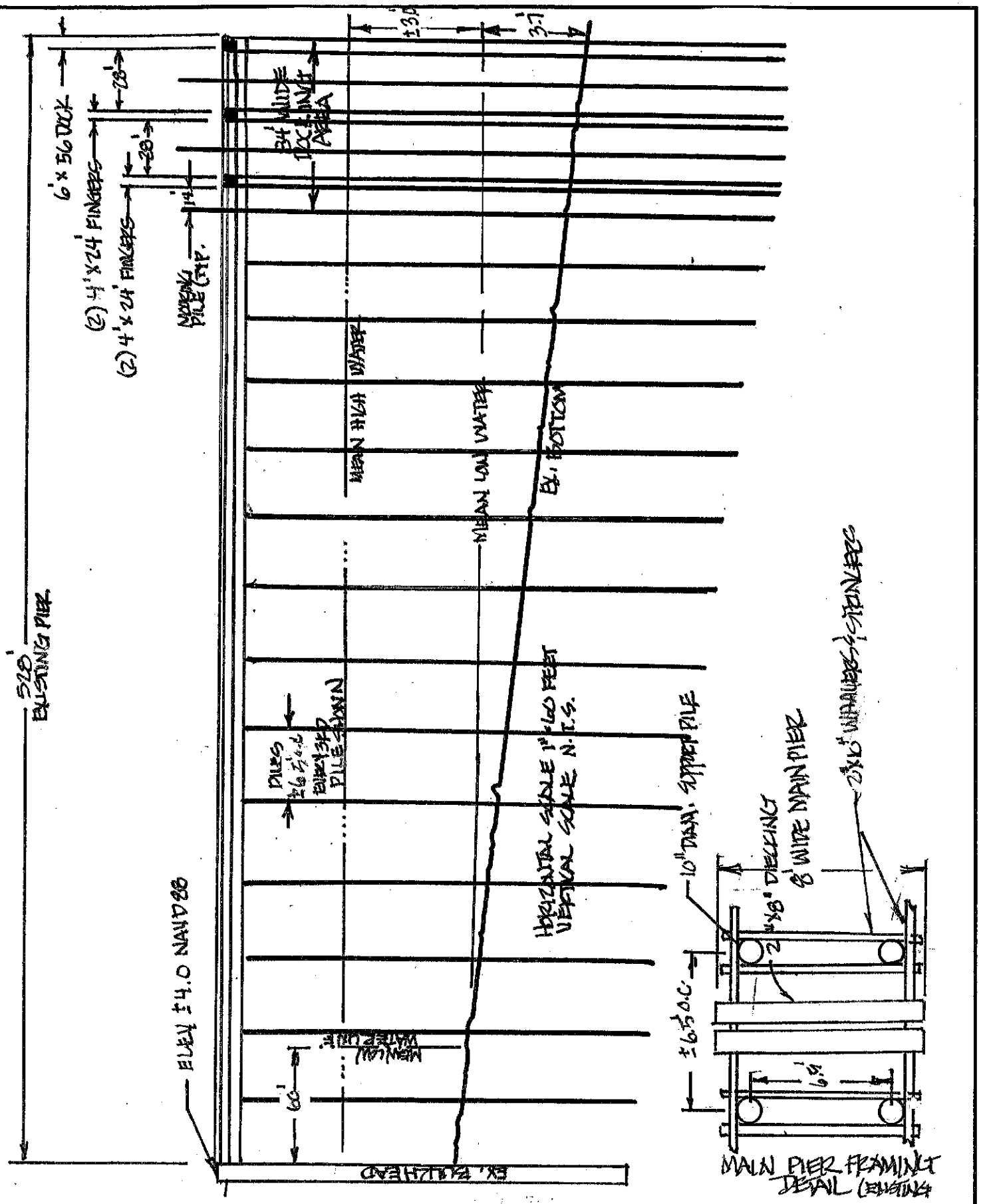
INDIAN RIVER CONDOMINIUM COMMUNITY MARINA

SLIP LAYOUT & NUMBERING

TMP: 234-35.09-6.00
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DE

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Date:	MAY 26, 2026
Scale:	AS NOTED
Dwn.By:	EML
Proj.No.:	0004-0536
CROSS SECTION	
Dwg.No.:	4

INDIAN RIVER CONDOMINIUM COMMUNITY MARINA

PIER & DOCK CROSS SECTION

TMP: 234-35.09-6.00
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DE

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