



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20240081 Date: 03/17/2024

Application Submitted: **03/06/2024**

To mechanically scrape sand from the beach to rebuild the dunes
Sea Colony, in Sussex County, Delaware

Tax Map # **Work occurring on land with no tax parcel ID.**

Applicant Information

Name: Richard Parrett

Property Type: Residential: Community

Activities:

- Earth work
 - Scraping : Seaward

Dune Preservation Information:

What mitigating measures will be taken to prevent disturbance and damage to the dune during construction?

Sand/silt Fence marking the location of the Building Line, Planting bare or disturbed areas with native dune vegetation, Keeping all equipment personnel and supplies off the dune

Other measure(s) description:

Scraping:

Do you know who will be conducting the work?

No

Contractor Name

Contractor Phone number

Wetlands:

Will any work be occurring on regulated wetlands located on this lot?

No

Cantilevered Deck Information:

Complete the chart to determine the average distance over the Building Line

Tax parcel id	Lot number	Block	Distance over Building Line (Feet)
n/a			n/a

Deed/Lease/Sales contract

Rebecca Oshropson

Certified To Be A True And Exact Copy Of The Original

Tax Map: p/o 1-34-17.00- 41.00, -45.00 -48.00, -52.00, -56.01 through -56.07

Prepared By/Return To:

K. William Scott, Esquire
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, Delaware 19930

QUITCLAIM DEED

This QUITCLAIM DEED is made this 2nd day of MAY, 2012, by and between Carl M. Freeman Associates, Inc., ("Grantor") and Sea Colony Recreational Association, Inc. ("Grantee").

WITNESSETH

WHEREAS, Grantor is the owner of certain real property interests in those certain tracts of land identified in Exhibit "A" hereto, which have previously been leased from the Grantor to the Grantee pursuant to those certain Ground Leases between Grantor and Grantee listed in Exhibit "B" hereto, located in Baltimore Hundred, Sussex County, Delaware, consisting of the common areas of the Sea Colony community (but excluding, *inter alia*, all lands that are subject to the condominium declarations for Sea Colony East, Phases I-VII, and Sea Colony West, Phases I-XXIII); and,

WHEREAS, by this Deed, Grantor is conveying unto Grantee its remainder interest in such lands as more particularly described herein and set forth in Exhibit "A" hereto; and,

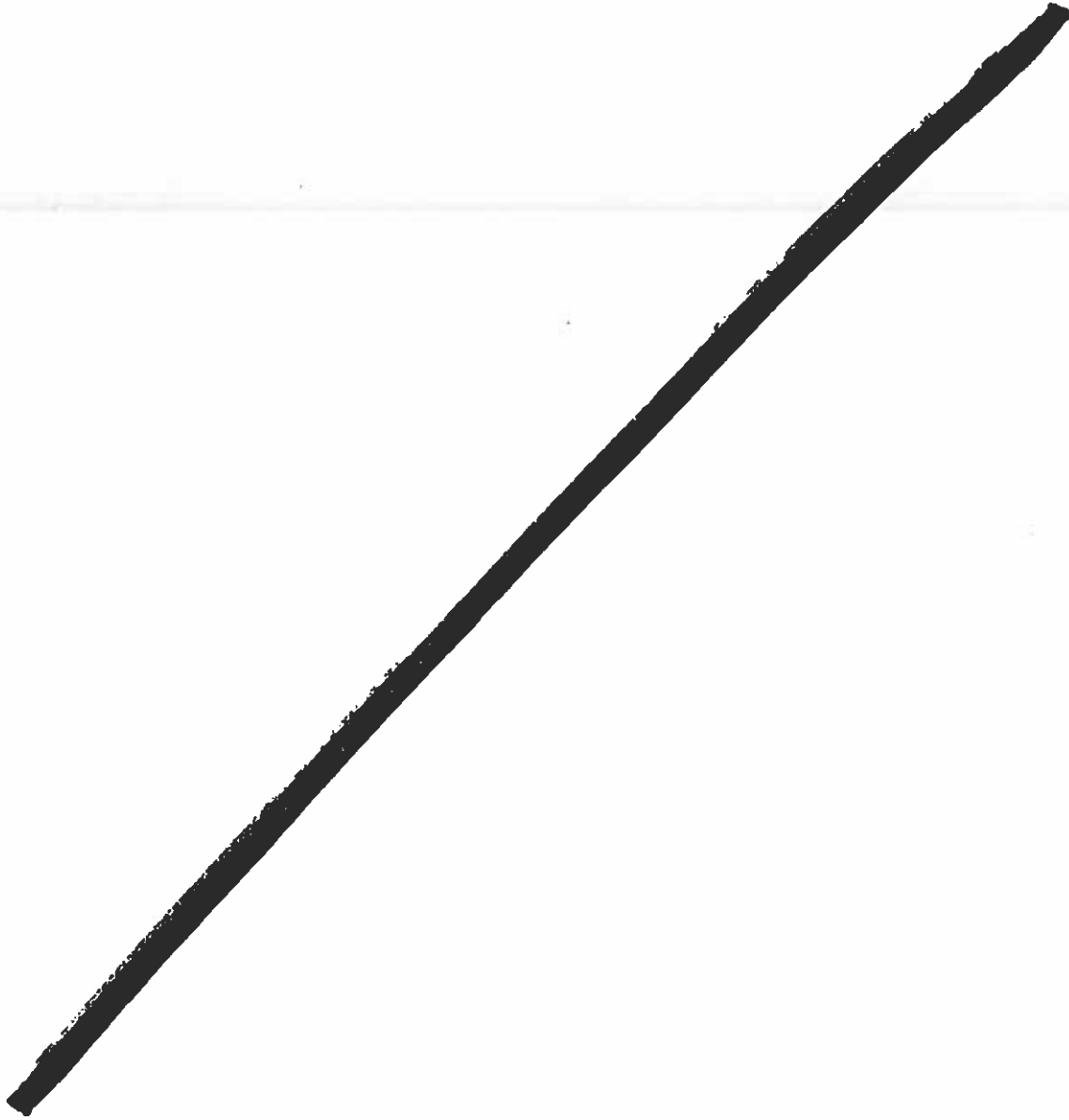
WHEREAS, Grantor and Grantee acknowledge and agree that the parties are simultaneously executing a Termination of Ground Leases terminating each Ground Lease between Grantor and Grantee listed in Exhibit "B" hereto, and by virtue of this Quitclaim Deed and such Termination of Ground Leases, Grantee shall be the fee simple owner of the Property subject to all matters of record;

NOW THEREFORE, Grantor, said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) current lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and convey unto Grantee, the said party of the second part, its successors and assigns,

ALL those certain parcels of land, located near the Town of Bethany Beach, Baltimore Hundred, Sussex County, Delaware, set forth in Exhibit "A" hereto and as shown on that certain plat prepared by True North Land Surveying dated November 28, 2012 and recorded in Plot Book 179, Page 44 + 45 & c.

AKS

EXHIBIT A



PARCEL #1 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located at the northwesterly intersection of Short Road and Delaware Rt. 1.

Thence by and with the northerly R.O.W. of Short Road, S.86°04'46"W., a distance of 8.02' to a point; Thence by and with Parcel 2, Lands of: Carl M. Freeman Associates, Inc., N.08°55'47"W., a distance of 124.59' to a point; Thence N.12°04'46"E., a distance of 32.00' to the point of curve of a non tangent curve to the right, of which the radius is 1,356.93'; Thence by and with the westerly R.O.W. of Delaware Rt. 1, southerly along the arc, through a central angle of 06°33'25", a distance of 155.29' to the POINT OF BEGINNING.

Said parcel contains 1,565 square feet of land, being the same, more or less.

PARCEL # 2 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the southerly R.O.W. of West Way. Said point being a corner for this parcel and Phase 22, Sea Colony West Condominiums;
 Thence by and with the southerly R.O.W. of West Way, N.59°54'58"E., a distance of 45.50' to a point of curve to the right having a radius of 95.00' and a central angle of 71°23'26"; Thence by and with West Way, easterly along the arc a distance of 118.37' to the point of curve of a non tangent curve to the right, of which the radius is 1,356.93'; Thence by and with the westerly R.O.W. of Delaware Rt. 1, southerly along the arc, through a central angle of 14°54'18", a distance of 352.99' to a point;
 Thence by and with Parcel # 1, Lands of Carl M. Freeman Associates, Inc., S.12°04'46"W., a distance of 32.00' to a point; Thence S.08°55'47"E., a distance of 124.59' to a point; Thence by and with the northerly R.O.W. of Short Road, S.86°04'46"W., a distance of 46.35' to a point; Thence by and with Phase 22, Sea Colony West Condominiums, N.09°03'42"W., a distance of 66.23' to the point of curve of a non tangent curve to the left, of which the radius is 4.00'; Thence northwesterly along the arc, through a central angle of 91°17'11", a distance of 6.37'; Thence S.79°43'16"W., a distance of 15.61 feet to a point; Thence N.10°16'44"W., a distance of 58.83' to a point; Thence N.15°58'46"W., a distance of 23.08' to a point; Thence N.74°01'14"E., a distance of 20.24' to the point of curve of a non tangent curve to the left, of which the radius is 3.00' ; Thence northeasterly along the arc, through a central angle of 87°15'37", a distance of 4.57' ; Thence N.13°18'40"W., a distance of 76.86' to the point of curve of a non tangent curve to the left, of which the radius is 24.00'; Thence northwesterly along the arc, through a central angle of 94°43'12", a distance of 39.68'; thence S.71°57'16"W., a distance of 7.58' to the point of curve of a non tangent curve to the right, of which the radius is 31.00'; Thence northwesterly along the arc, through a central angle of 88°20'15", a distance of 47.80'; thence N.19°41'53"W., a distance of 113.32'; Thence N.23°40'03"W., a distance of 108.40' to the point of curve of a non tangent curve to the left, of which the radius is 19.00'; Thence westerly along the arc, through a central angle of 90°12'47", a distance of 29.92' to the POINT OF BEGINNING.

Said parcel contains 1.15 acres of land, being the same, more or less.

PARCEL # 3 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the northerly R.O.W. of West Way, said point being a corner for this parcel and Phase 6, Sea Colony West Condominiums;
Thence by and with Phase 6, Sea Colony West Condominiums, N.20°52'45"E., a distance of 121.35' to a point; Thence by and with Phase 2, Sea Colony West Condominiums, N.86°52'20"E., a distance of 13.65' to a point; Thence S.69°07'15"E., a distance of 87.88' to a point; Thence S.20°52'45"W., a distance of 118.84' to the point of curve of a non tangent curve to the right, of which the radius is 1,531.64'; Thence by and with the northerly R.O.W. of West Way, westerly along the arc, through a central angle of 03°30'30", a distance of 93.78' to a point; thence N.72°04'43"W., a distance of 6.91' to the POINT OF BEGINNING.

Said parcel contains 12,350.04 square feet of land, being the same, more or less.

PARCEL # 4 LANDS OF CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the westerly R.O.W. of Pennsylvania Ave. said point being a corner for this parcel and lands N/F Sussex Trust, Co.;

Thence by and with the westerly R.O.W. of Pennsylvania Ave., S.11°02'35"E., a distance of 162.89' to a point; Thence by and with the northerly R.O.W. of Pennsylvania Ave., S.77°50'23"W., a distance of 82.48' to the point of curve of a non tangent curve to the left, of which the radius is 1,506.93'; Thence by and with the easterly R.O.W. of Delaware Rt. 1, northwesterly along the arc, through a central angle of 04°42'44", a distance of 123.93' to a point; Thence by and with a spiral curve N.44°53'00"W., a distance of 97.31' to a point; Thence by and with lands N/F Sussex Trust, Co., N.86°47'45"E., a distance of 160.87' to a point; Thence N.86°53'45"E., a distance of 34.04' to the POINT OF BEGINNING.

Said parcel contains 22,886 square feet of land, being the same, more or less.

PARCEL # 5 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the southerly R.O.W. of County Road 361, said point being a corner for this parcel and "Cat Hill" Subdivision;

Thence by and with "Cat Hill" Subdivision, S.01°05'55"W., a distance of 525.66' to a point; Thence N.79°32'55"W., a distance of 628.09' to a point; Thence by and with lands N/F The State of Delaware, N.24°52'42"W., a distance of 235.52' to a point to the point of curve of a non tangent curve to the left, of which the radius is 1,433.14'; Thence by and with the southerly R.O.W. of County Road 361, easterly along the arc, through a central angle of 15°09'50", a distance of 379.30' to a point; Thence N.54°42'26"E., a distance of 151.08' to a point; Thence N.74°02'10"E., a distance of 237.21' to the POINT OF BEGINNING.

Said parcel contains 5.34 acres, being the same, more or less.

**EXCLUSION FROM PARCEL # 5 LANDS OF CARL FREEMAN ASSOCIATES, INC.
PARCEL "A" LANDS OF: SEA COLONY WATER COMPANY, L.L.C.**

Commencing at a point located on the southerly R.O.W. of County Road 361, said point being a corner for Parcel # 5, Lands N/F Carl M. Freeman Associates, Inc. and "Cat Hill" Subdivision;

Thence by and with the southerly R.O.W. of County Road 361, S.74°02'10"W., a distance of 28.39' to a point; Thence crossing lands of Parcel # 5, Lands of: Carl M. Freeman Associates, Inc., S.01°05'55"W., a distance of 357.05' to the POINT OF BEGINNING; Thence by and with Parcel # 5, Lands of: Carl M. Freeman Associates, Inc., S.88°54'57"E., a distance of 26.69' to a point; Thence S.01°10'00"W., a distance of 36.00' to a point; Thence N.88°54'47"W., a distance of 26.64' to a point; Thence N.01°05'13"E., a distance of 36.00' to the POINT OF BEGINNING.

Said parcel contains 960 square feet of land, being the same,, more or less.

**EXCLUSION FROM PARCEL # 5 LANDS OF CARL FREEMAN ASSOCIATES, INC.
PARCEL "B" LANDS OF: SEA COLONY WATER COMPANY, L.L.C.**

Commencing at a point located on the southerly R.O.W. of County Road 361, said point being a corner for Parcel # 5, Lands of: Carl M. Freeman Associates, Inc. and lands N/F The State of Delaware;

Thence crossing Parcel # 5, Lands of: Carl M. Freeman Associates, Inc., S.53°30'07"E., a distance of 67.03' to the POINT OF BEGINNING; Thence by and with Parcel # 5, Lands of: Carl M. Freeman Associates, Inc., N.36°29'41"E., a distance of 25.00' to a point; Thence S.53°30'19"E., a distance of 15.00' to a point; Thence S.36°29'41"W., a distance of 25.00' to a point; Thence N.53°30'19"W., a distance of 15.00' to the POINT OF BEGINNING.

Said parcel contains 375 square feet of land, being the same, more or less.

PARCEL # 6 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the northerly R.O.W. of County Road 361, said point being a corner for this parcel and "Bahamas Beach Cottages";
 Thence by and with "Bahamas Beach Cottages", N.27°18'50"E., a distance of 850.64' to a point; Thence N.72°29'40"W., a distance of 25.15' to a point; Thence by and with Phase 15, Sea Colony West Condominiums, N.43°56'47"W., a distance of 35.54' to a point; Thence by and with the southerly R.O.W. of Brighton Lane, S.72°29'40"E., a distance of 25.00' to the point of curve of a non tangent curve to the right, of which the radius is 125.00'; Thence southeasterly along the arc, through a central angle of 58°33'58", a distance of 127.77'; thence S.13°55'53"E., a distance of 49.61' to the point of curve of a non tangent curve to the left, of which the radius is 175.00'; Thence southeasterly along the arc, through a central angle of 74°13'10", a distance of 226.69' to the point of curve of a non tangent curve to the left, of which the radius is 70.00'; Thence by and with Parcel # 7, Lands of: Carl M. Freeman Associates, Inc., southwesterly along the arc, through a central angle of 28°44'37", a distance of 35.12'; Thence S.21°24'37"W., a distance of 186.37 feet to the point of curve of a non tangent curve to the right, of which the radius is 100.00'; Thence southwesterly along the arc, through a central angle of 20°17'28", a distance of 35.41'; Thence S.41°42'06"W., a distance of 15.15' to the point of curve of a non tangent curve to the left, of which the radius is 100.00'; Thence southwesterly along the arc, through a central angle of 11°20'25", a distance of 19.79'; Thence S.30°21'40"W., a distance of 28.46' to a point; Thence by and with Phase 23, Sea Colony West Condominiums, N.68°21'34"W., a distance of 6.61' to a point; Thence S.68°41'17"W., a distance of 102.64' to a point; Thence by and with Parcel "C", lands of: Sea Colony Water Company, L.L.C., N.00°47'52"W., a distance of 90.86' to a point; Thence N.03°51'58"E., a distance of 54.25' to a point; Thence N.89°58'50"W., a distance of 148.22' to a point; Thence S.00°37'31"W., a distance of 176.65 feet to a point; Thence S.89°34'22"E., a distance of 148.21' to a point; Thence by and with Phase 23, Sea Colony West Condominiums, S.00°47'52"E., a distance of 98.87'; Thence by and with the northerly R.O.W. of County Road 361, S.75°48'18"W., a distance of 46.75' to the point of curve of a non tangent curve to the right, of which the radius is 1,278.14'; Thence westerly along the arc, through a central angle of 15°19'46", a distance of 341.96' to the POINT OF BEGINNING.

Said parcel contains 4.18 acres of land, being the same, more or less.

PARCEL # 7 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the northerly R.O.W. of County Road 361, said point being a corner for Phase 23, Sea Colony West Condominiums and Parcel # 6 Lands of: Carl M. Freeman Associates, Inc.;

Thence by and with Phase 23, Sea Colony West, Parcel # 6, Lands of: Carl M. Freeman Associates, Inc., and Parcel "C" lands of: Sea Colony Water Company, L.L.C. N.00°47'52"W., a distance of 131.59' to a point; Thence by and with Parcel # 6, Lands of: Carl M. Freeman Associates, Inc., and Phase 23, Sea Colony West Condominiums, N.68°41'17"E., a distance of 102.64' to a point; Thence S.68°21'34"E., a distance of 6.61' to the POINT OF BEGINNING; Thence by and with Parcel # 6, Lands of: Carl M. Freeman Associates, Inc. N.30°21'40"E., a distance of 28.46' to the point of curve of a non tangent curve to the right, of which the radius is 100.00 feet; Thence northeasterly along the arc, through a central angle of 11°20'25", a distance of 19.79' to a point; Thence N.41°42'06"E., a distance of 15.15' to a point of curve to the left having a radius of 100.00 feet and a central angle of 20°17'28"; Thence northeasterly along the arc a distance of 35.41'; Thence N.21°24'37"E., a distance of 186.37' to the point of curve of a non tangent curve to the right, of which the radius is 70.00'; Thence northeasterly along the arc, through a central angle of 28°44'37", a distance of 35.12' to the point of curve of a non tangent curve to the left, of which the radius is 175.00'; Thence by and with the southerly R.O.W. of Brighton Lane, easterly along the arc, through a central angle of 03°17'16", a distance of 10.04' to the point of curve of a non tangent curve to the left, of which the radius is 64.00'; thence by and with Parcel # 8, Lands of: Carl M. Freeman Associates, Inc., southwesterly along the arc, through a central angle of 35°38'19", a distance of 39.81'; Thence S.21°24'37"W., a distance of 186.37' to the point of curve of a non tangent curve to the right, of which the radius is 106.00'; Thence southwesterly along the arc, through a central angle of 20°17'21", a distance of 37.54'; Thence S.41°42'06"W., a distance of 15.15' to the point of curve of a non tangent curve to the left, of which the radius is 94.00'; Thence southwesterly along the arc, through a central angle of 11°20'37", a distance of 18.61'; Thence S.30°21'40"W., a distance of 27.54'; Thence by and with Phase 23 Sea Colony West Condominiums, N.68°21'34"W., a distance of 6.07' to the POINT OF BEGINNING.

Said parcel contains 1,935 square feet of land, being the same, more or less.

PARCEL # 8 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the northerly R.O.W. of County Road 361, said point being a corner for this parcel and Phase 23, Sea Colony West Condominiums; Thence by and with Phase 23 Sea Colony West Condominiums, N.00°05'51"W., a distance of 33.44' to a point; Thence N.63°35'03"W., a distance of 138.66' to a point; Thence N.30°20'49"W., a distance of 29.27' to a point; Thence N.68°21'34"W., a distance of 12.99' to a point; Thence by and with Parcel # 7 Lands of: Carl M. Freeman Associates, Inc., N.30°21'40"E., a distance of 27.54' to a point to the point of curve of a non tangent curve to the right, of which the radius is 94.00'; Thence northeasterly along the arc, through a central angle of 11°20'37", a distance of 18.61' ; Thence N.41°42'06"E., a distance of 15.15' to the point of curve of a non tangent curve to the left, of which the radius is 106.00'; Thence northeasterly along the arc, through a central angle of 20°17'21", a distance of 37.54'; Thence N.21°24'37"E., a distance of 186.37' to the point of curve of a non tangent curve to the right, of which the radius is 64.00'; Thence northeasterly along the arc, through a central angle of 35°38'19", a distance of 39.81' to the point of curve of a non tangent curve to the left, of which the radius is 175.00'; Thence by and with the southerly R.O.W. of Brighton Lane, northeasterly along the arc, through a central angle of 55°29'27", a distance of 169.49' to the point of curve of a non tangent curve to the right, of which the radius is 125.00'; Thence northeasterly along the arc, through a central angle of 57°00'01", a distance of 124.36'; Thence S.89°53'26"E., a distance of 118.92' to a point; Thence S.00°06'34"W., a distance of 10.00' to a point; Thence by and with lands N/F Delmarva Power & light, N.89°53'26"W., a distance of 118.91' to a point; Thence S.00°04'07"E., a distance of 303.50' to a point; Thence S.00°03'52"W., a distance of 6.43' to a point; Thence by and with Parcel # 9, Lands of: Carl M. Freeman Associates, Inc., N.89°47'14"W., a distance of 136.23' to a point; Thence S.09°09'43"E., a distance of 191.78' to a point; Thence by and with the northerly R.O.W. of County Road 361, S.75°02'33"W., a distance of 88.88' to a point; Thence S.73°26'12"W., a distance of 54.37' to the POINT OF BEGINNING.

Said parcel contains 2.69 acres of land, being the same more or less.

PARCEL # 9 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the northerly R.O.W. of County Road 361;
Thence by and with the northerly R.O.W. of County Road 361, S.75°02'33"W., a
distance of 109.21' to a point; Thence by and with Parcel # 8, lands of: Carl M.
Freeman Associates, Inc., N.09°09'43"W., a distance of 191.78' to a point; Thence
S.89°47'14"E., a distance of 136.23' to a point; Thence by and with lands N/F
Delmarva Power & Light, S.00°03'52"W., a distance of 160.64' to the POINT OF
BEGINNING.

Said parcel contains 21,361 square feet of land, being the same, more or less.

PARCEL # 10 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the northeasterly R.O.W. of Brighton Lane, said point being a corner for " Bahamas Beach Cottages " and Parcel # 6, Lands of: Carl M. Freeman Associates, Inc.

Thence by and with a Tie-Line crossing Brighton Lane, N.61°53'13"E., a distance of 67.60' to the POINT OF BEGINNING; Thence by and with Phase 8, Sea Colony West Condominiums, N.70°00'00"E., a distance of 70.00' to a point; thence S.38°06'34"E., a distance of 81.56' to a point; thence S.57°45'30"W., a distance of 80.74' to the point of curve of a non tangent curve to the left, of which the radius is 175.00'; thence by and with the northeasterly R.O.W. of Brighton Lane, northwesterly along the arc, through a central angle of 31°51'32", a distance of 97.31' to the POINT OF BEGINNING.

Said parcel contains 6,156 square feet of land, being the same more or less.

PARCEL # 11 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the northerly R.O.W. of Brighton Lane, said point being a corner for this parcel and Phase 7, Sea Colony West Condominiums; Thence by and with the northerly R.O.W. of Brighton Lane, N.89°53'27"W., a distance of 43.98' to a point; Thence by and with Phase 8, Sea Colony West Condominiums, N.00°27'00"W., a distance of 53.32' to a point; Thence N.29°41'42"W., a distance of 40.31' to a point; Thence S.78°16'03"E., a distance of 65.89' to a point; Thence by and with Phase 7, Sea Colony West Condominiums, S.00°06'41"W., a distance of 75.02' to the POINT OF BEGINNING.

Said parcel contains 3,837 square feet of land, being the same, more or less.

PARCEL # 12 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located at a corner of Parcel # 14, Lands of: Carl M. Freeman Associates, Inc. and a corner for Phases 7 & 8 Sea Colony West Condominiums; Thence by and with Parcel # 14, Lands of: Carl M. Freeman Associates, Inc., N.87°35'33"E., a distance of 108.47' to a point; Thence by and with Parcel # 13, Lands of: Carl M. Freeman Associates, Inc., S.89°33'28"E., a distance of 241.00' to a point; Thence by and with Phase 9, Sea Colony West Condominiums, N.89°33'28"E., a distance of 71.00' to a point; Thence by and with the westerly R.O.W. of County Road 361 (Kent Ave.), S.00°01'20"E., a distance of 6.49' to a point; Thence by and with Phase 7, Sea Colony West Condominiums, N.89°33'28"W., a distance of 420.38' to the POINT OF BEGINNING.

Said parcel contains 2,014 square feet of land, being the same, more or less.

PARCEL # 13 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located at a corner for this parcel, and a corner for parcels 12 & 14, Lands of: Carl M. Freeman Associates, Inc.;

Thence by and with Parcel # 14, Lands of: Carl M. Freeman Associates, Inc., N.00°26'32"E., a distance of 127.00' to a point; Thence S.89°33'28"E., a distance of 241.00' to a point; Thence by and with Phase 9, Sea Colony West Condominiums, S.00°26'32"W., a distance of 127.00' to a point; Thence by and with Parcel # 12, Lands of: Carl M. Freeman Associates, Inc., N.89°33'28"W., a distance of 241.00' to the POINT OF BEGINNING.

Said parcel contains 30,607 square feet of land, being the same, more or less.

PARCEL # 14 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located at a corner for this parcel and Parcel # 12, Lands of: Carl M. Freeman Associates, Inc., and also Phases 7 & 8, Sea Colony West Condominiums;

Thence by and with Phase 8, Sea Colony West Condominiums, N.85°48'03"W., a distance of 90.53' to a point; Thence N.60°15'18"W., a distance of 80.62' to a point; Thence N.21°48'05"W., a distance of 80.78' to a point; Thence N.14°55'53"E., a distance of 77.62' to a point; Thence N.83°49'47"E., a distance of 186.08' to a point; Thence N.08°33'31"W., a distance of 73.74' to the point of curve of a non tangent curve to the left, of which the radius is 175.00'; Thence by and with the southwesterly R.O.W. of Brighton Lane, southeasterly along the arc, through a central angle of 80°59'57", a distance of 247.40'; Thence S.89°33'28"E., a distance of 174.98' to a point; Thence by and with Phase 9, Sea Colony West Condominiums, S.00°26'32"W., a distance of 9.55' to a point; Thence by and with Parcel # 13, Lands of: Carl M. Freeman Associates, Inc. N.89°33'28"W., a distance of 241.00' to a point; Thence S.00°26'32"W., a distance of 127.00' to a point; Thence by and with Parcel # 12, Lands N/F Carl M. Freeman Associates, Inc., S.87°35'33"W., a distance of 108.47' to the POINT OF BEGINNING.

Said Parcel contains 1.31 acres of land, being the same, more or less.

PARCEL # 15 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.
Commencing at a point located at the southwesterly intersection of West Way and Brighton Lane;

Thence by and with the southerly R.O.W. of West Way, S.88°23'17"W., a distance of 190.00 feet to the POINT OF BEGINNING; Thence by and with Phase 8, Sea Colony West Condominiums, S.03°44'46"E., a distance of 99.82' to a point; Thence Due West, a distance of 40.00' to a point; Thence N.26°33'54"W., a distance of 33.54' to a point; Thence N.49°54'20"W., a distance of 102.53' to a point; Thence by and with the southerly R.O.W. of West Way, N.88°23'17"E., a distance of 126.96' to the POINT OF BEGINNING.

Said parcel contains 7,572 square feet of land, being the same, more or less.

PARCEL # 16 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the southwesterly intersection West Way & West Lake Court, said point being the beginning of a curve to the right, of which the radius is 37.50'; Thence by and with the westerly R.O.W. of West Lake Court & Phase 15, Sea Colony West Condominiums, southerly along the arc, through a central angle of $29^{\circ}30'42''$, a distance of 19.32'; Thence $S.31^{\circ}56'37''W.$, a distance of 230.21' to the point of curve of a non tangent curve to the left, of which the radius is 220.00'; thence southerly along the arc, through a central angle of $16^{\circ}25'28''$, a distance of 63.07' to the POINT OF BEGINNING; Said point also being the beginning of a curve to the left, of which the radius is 220.00'; thence by and with the westerly R.O.W. of West Lake Court, southerly along the arc, through a central angle of $17^{\circ}38'29''$, a distance of 67.74' to a point; Thence by and with Phase 15, Sea Colony West Condominiums, $S.88^{\circ}03'35''W.$, a distance of 36.22' to a point; Thence $N.01^{\circ}59'54''W.$, a distance of 67.42' to a point; Thence $N.88^{\circ}03'35''E.$, a distance of 33.68' to the POINT OF BEGINNING.

Said parcel contains 2,239 square feet of land, being the same, more or less.

PARCEL # 17 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located at the southeasterly intersection of West Way and West Lake Court;

Thence by and with the easterly R.O.W. of West Lake Court, with a non tangent curve to the right, of which the radius is 62.50'; Thence southerly along the arc, through a central angle of 31°08'35", a distance of 33.97'; Thence S.31°56'37"W., a distance of 230.21' to the point of curve of a non tangent curve to the left, of which the radius is 195.00'; Thence southerly along the arc, through a central angle of 06°10'06", a distance of 20.99' to the end of the curve, said point being the POINT OF BEGINNING; Thence by and with Phase 8, Sea Colony West Condominiums, S.53°28'29"E., a distance of 61.36' to a point; Thence N.83°25'06"E., a distance of 130.86' to a point; Thence S.03°21'59"E., a distance of 85.15' to a point; Thence S.85°54'52"W., a distance of 70.18' to a point; Thence S.35°44'17"W., a distance of 96.27' to the point of curve of a non tangent curve to the right, of which the radius is 195.00'; Thence by and with the easterly R.O.W. of West Lake Court, northerly along the arc, through a central angle of 61°08'33", a distance of 208.09' to the POINT OF BEGINNING.

Said parcel contains 20,251 square feet of land, being the same, more or less.

PARCEL # 18 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the northerly R.O.W. of West Way, said point being a corner of Parcel #19, Lands of: Carl M. Freeman Associates, Inc. and Phase 10, Sea Colony West Condominiums;

Thence by and with the northerly R.O.W. of West Way, S.88°23'27"W., a distance of 346.00' to the POINT OF BEGINNING; Thence by and with the northerly R.O.W. of West Way, S.88°22'57"W., a distance of 162.45' to a point; Thence by and with Phase 10, Sea Colony West Condominiums, N.03°37'29"W., a distance of 120.07' to a point; Thence N.88°22'52"E., a distance of 166.65' to a point; Thence S.01°37'08"E., a distance of 120.00' to the POINT OF BEGINNING.

Said parcel contains 19,746 square feet of land, being the same, more or less.

PARCEL # 19 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located at the northwesterly intersection of County Road 361 (Kent Ave.) and West Way;

Thence by and with the northerly R.O.W. of West Way, S.88°23'17"W., a distance of 449.03' to a point; Thence by and with Phase 10, Sea Colony West Condominiums, N.01°01'07"E., a distance of 273.86' to a point; Thence N.87°33'02"W., a distance of 52.62' to a point; Thence by and with Phases 10 & 11-B, Sea Colony West Condominiums, N.03°05'30"W., a distance of 127.29' to a point; Thence by and with Phase 11-B, Sea Colony West Condominiums, N.23°41'03"W., a distance of 91.30' to a point; Thence N.84°36'17"W., a distance of 39.96 feet to a point; Thence N.40°14'26"W., a distance of 106.89' to a point; Thence By and with Phase 12, Sea Colony West Condominiums, N.49°45'34"E., a distance of 15.00' to a point; Thence S.40°14'26"E., a distance of 30.00' to a point; Thence S.78°32'38"E., a distance of 18.54' to a point; Thence N.89°30'25"E., a distance of 22.25' to a point; Thence N.28°15'01"E., a distance of 32.57' to a point; Thence N.21°27'31"W., a distance of 77.52' to a point; Thence S.89°43'40"E., a distance of 33.23' to a point; Thence S.00°16'20"W., a distance of 45.00' to a point; Thence S.89°43'40"E., a distance of 100.00' to a point; Thence S.00°16'20"W., a distance of 87.07' to a point; Thence N.89°43'40"W., a distance of 137.26' to a point; Thence S.40°14'26"E., a distance of 34.58' to a point; Thence S.84°36'17"E., a distance of 41.75' to a point; Thence S.23°41'03"E., a distance of 79.07' to a point; Thence S.89°43'40"E., a distance of 143.06' to a point; Thence by and with Phases 12 & 21, Sea Colony West Condominiums, N.00°16'20"E., a distance of 275.00' to a point; Thence by and with Phase 21, Sea Colony West Condominiums, S.89°43'40"E., a distance of 93.00' to a point; Thence S.00°16'20"W., a distance of 115.00' to a point; Thence S.89°43'40"E., a distance of 60.00' to a point; Thence S.00°16'20"W., a distance of 18.00' to a point; Thence S.89°43'40"E., a distance of 182.86' to the point of curve of a non tangent curve to the left, of which the radius is 5,764.58'; Thence by and with the westerly R.O.W. of County Road 361 (Kent Ave.) southerly along the arc, through a central angle of 01°48'03", a distance of 181.17'; Thence S.02°23'14"E., a distance of 367.79' to the POINT OF BEGINNING.

Said parcel contains 6.08 acres of land, being the same, more or less.

PARCEL # 20 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the westerly R.O.W. of Timberlake Drive, said corner being a corner for Phases 11-A & 13, Sea Colony West Condominiums; Thence by and with Phases 11-A & 13, Sea Colony West Condominiums, S.89°12'14"W., a distance of 140.56' to the POINT OF BEGINNING; Thence by and with Phase 11-A, Sea Colony West Condominiums, S.02°50'18"E., a distance of 45.00' to a point; Thence S.89°12'14"W., a distance of 25.02' to a point; Thence N.02°50'18"W., a distance of 45.00' to a point; Thence by and with Phase 13, Sea Colony West Condominiums, N.89°12'14"E., a distance of 25.02' to the POINT OF BEGINNING.

Said parcel contains 1,125 square feet of land, being the same, more or less.

PARCEL # 21 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the southerly R.O.W. of West Way, said point being a corner for Phases 15 & 16, Sea Colony West Condominiums;
Thence by and with Phases 15 & 16, Sea Colony West Condominiums,
S.10°10'20"W., a distance of 25.00' to a point; Thence N.79°49'40"W., a distance of 282.80' to a point; Thence S.68°59'28"W., a distance of 227.92' to a point; Thence S.15°41'42"E., a distance of 92.63' to the POINT OF BEGINNING; Thence by and with Phase 15, Sea Colony West Condominiums, N.86°18'31"E., a distance of 53.74' to a point; Thence S.09°33'15"W., a distance of 10.24' to a point; Thence S.01°56'53"W., a distance of 55.97' to a point; Thence S.87°24'17"E., a distance of 38.94' to a point; Thence S.52°31'48"W., a distance of 99.28' to a point; Thence S.33°47'10"E., a distance of 33.09' to a point; Thence S.49°50'38"W., a distance of 12.56' to a point; Thence S.84°55'50"W., a distance of 24.90' to a point; Thence S.40°56'41"W., a distance of 31.64' to a point; Thence by and with Phase 16, Sea Colony West Condominiums, N.14°54'56"W., a distance of 43.16' to a point; Thence N.14°08'53"E., a distance of 70.54' to a point to the POINT OF BEGINNING.

Said parcel contains 10,868 square feet of land, being the same, more or less.

PARCEL # 22 LANDS OF: CARL FREEMAN ASSOCIATES, INC.

Beginning at a point located on the southerly R.O.W. of West Way, said point being a corner for this parcel and Phase 15, Sea Colony West Condominiums;

Thence by and with the southerly R.O.W. of West Way, N.88°23'17"E., a distance of 99.98' to a point; Thence by and with the westerly R.O.W. of West Way, S.01°36'43"E., a distance of 20.00' to a point; Thence by and with Phase 15, Sea Colony West Condominiums, N.80°17'59"W., a distance of 101.96' to the POINT OF BEGINNING.

Said parcel contains 1,000 square feet of land, being the same, more or less.

PARCEL # 23 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.
Commencing at a point located on the westerly R.O.W. of Timberlake Drive, said point also a corner for Phases 13 & 11-A, Sea Colony West Condominiums;

Thence by and with a Tie-Line, N.06°35'09"E., a distance of 144.14' to the POINT OF BEGINNING; Thence by and with Phase 13, Sea Colony West Condominiums, N.75°36'31"W., a distance of 85.00' to a point; Thence N.14°23'29"E., a distance of 20.00' to a point; Thence S.75°36'31"E., a distance of 85.43' to a point to the point of curve of a non tangent curve to the left, of which the radius is 918.01'; Thence southerly along the arc, through a central angle of 01°14'55", a distance of 20.01' to the POINT OF BEGINNING.

Said parcel contains 1,704 square feet of land, being the same , more or less.

PARCEL # 24 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the westerly R.O.W. of Timberlake Drive, said point being a corner for Phase 13 & 11-A, Sea Colony West Condominiums;

Thence by and with a Tie-Line, N.11°45'51"E., a distance of 254.31' to the POINT OF BEGINNING; Thence by and with Phase 13, Sea Colony West Condominiums, N.61°17'39"W., a distance of 106.49' to a point; Thence N.22°27'27"E., a distance of 124.87' to a point; Thence N.22°50'01"W., a distance of 14.43' to a point; Thence N.66°48'05"W., a distance of 54.07' to a point; Thence N.21°19'04"W., a distance of 39.61' to a point; Thence N.25°02'39"E., a distance of 75.86' to a point; Thence N.23°39'17"W., a distance of 12.00' to a point; Thence S.85°24'35"E., a distance of 12.00' to a point; Thence N.04°35'25"E., a distance of 9.36' to a point; Thence S.23°39'17"E., a distance of 28.01' to a point; Thence S.25°02'39"W., a distance of 69.69' to a point; Thence S.21°19'04"E., a distance of 22.66' to a point; Thence S.66°48'05"E., a distance of 53.76' to a point; Thence S.22°50'01"E., a distance of 30.85' to a point; Thence S.22°27'27"W., a distance of 115.28' to a point; Thence S.61°17'39"E., a distance of 86.40' to the point of curve of a non tangent curve to the left, of which the radius is 918.01'; Thence southwesterly along the arc, through a central angle of 01°15'20", a distance of 20.12' to the POINT OF BEGINNING.

Said parcel contains 8,183 square feet of land, being the same, , more or less.

PARCEL # 25 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the northeasterly R.O.W. of West Way, said point being a corner for this parcel and Phase 19, Sea Colony West Condominiums; Thence by and with Phase 19, Sea Colony West Condominiums, S.85°15'34"E., a distance of 96.10' to a point; Thence N.80°37'56"E., a distance of 20.92' to a point; Thence by and with the westerly R.O.W. of Timberlake Court, S.06°38'44"E., a distance of 4.12' to the point of curve of a non tangent curve to the right, of which the radius is 125.00'; Thence southerly along the arc, through a central angle of 32°51'01", a distance of 71.67' to a point; Thence S.84°42'00"W., a distance of 30.28' to a point; Thence by and with the northeasterly R.O.W. of West Way, N.42°39'57"W., a distance of 110.28' to the POINT OF BEGINNING.

Said parcel contains 5,684 square feet of land, being the same, more or less.

PARCEL # 26 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a point located on the easterly R.O.W. of the Assawoman Canal, Lands N/F The State of Delaware, said point being a corner for this parcel and Phase 16, Sea Colony West Condominiums;

Thence by and with the easterly R.O.W. of the Assawoman Canal, Lands N/F The State of Delaware, N.24°49'30"W., a distance of 290.00' to a point; Thence by and with Phase 20, Sea Colony West Condominiums, N.86°14'00"E., a distance of 238.00' to a point; Thence S.87°12'47"E., a distance of 171.64' to the point of curve of a non tangent curve to the left, of which the radius is 543.38'; Thence by and with the westerly R.O.W. of West Way, southerly along the arc, through a central angle of 17°17'02", a distance of 163.92' to the point of curve of a non tangent curve to the left, of which the radius is 60.00'; Thence southerly along the arc, through a central angle of 84°59'09", a distance of 89.00' to a point; Thence by and with Phase 16, Sea Colony West Condominiums, S.83°58'02"W., a distance of 263.66' to the POINT OF BEGINNING.

Said parcel contains 2.00 acres of land, being the same, more or less.

PARCEL # 27 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a point located on the northerly R.O.W. of West Way, said point being a corner for Phases 19 & 20, Sea Colony West Condominiums, said point also being the beginning of a curve to the left, of which the radius is 543.38'; Thence by and with the northerly R.O.W. of West Way, westerly along the arc, through a central angle of $10^{\circ}02'11''$, a distance of 95.18' to the POINT OF BEGINNING;

Said point also being the beginning of a curve to the left, of which the radius is 543.38'; Thence by and with the northerly R.O.W. of West Way, southwesterly along the arc, through a central angle of $36^{\circ}04'03''$, a distance of 342.06' to the point of curve of a non tangent curve to the right, of which the radius is 28.00'; Thence by and with the easterly R.O.W. of Pine Shore Blvd., westerly along the arc, through a central angle of $58^{\circ}04'18''$, a distance of 28.38'; Thence $N50^{\circ}58'26''W$, a distance of 16.57' to the point of curve of a non tangent curve to the right, of which the radius is 83.00'; Thence northwesterly along the arc, through a central angle of $44^{\circ}16'46''$, a distance of 64.14'; Thence $N06^{\circ}42'01''W$, a distance of 106.42' to a point; Thence by and with the southerly R.O.W. of Pinewood Drive, $N64^{\circ}30'47''E$, a distance of 5.92' to a point; Thence $N65^{\circ}29'44''E$, a distance of 128.11' to a point; Thence by and with Phase 20, Sea Colony West Condominiums, $S49^{\circ}15'02''E$, a distance of 37.36' to a point; Thence $N40^{\circ}44'58''E$, a distance of 18.50' to a point; Thence $S79^{\circ}15'02''E$, a distance of 49.96' to the point of curve of a non tangent curve to the left, of which the radius is 82.50'; Thence northeasterly along the arc, through a central angle of $73^{\circ}20'28''$, a distance of 105.60' to a point; Thence $N56^{\circ}26'20''E$, a distance of 29.65' to a point; Thence $S27^{\circ}41'24''E$, a distance of 51.07' to a point; Thence $S54^{\circ}17'10''E$, a distance of 25.72' to a point; Thence $S43^{\circ}50'08''E$, a distance of 29.63' to a point; Thence $S44^{\circ}53'59''W$, a distance of 20.51' to a point; Thence $S10^{\circ}23'59''E$, a distance of 15.03' to the POINT OF BEGINNING.

Said parcel contains 1.15 acres, of land, being the same, more or less.

PARCEL # 28 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Beginning at a concrete marker located on the easterly R.O.W. of Pennsylvania Ave., said concrete marker being a corner for this parcel and Lot 16 Block 134 The Town of Bethany Beach;

Thence by and with Lots 16,15,14,13,12,11,10,9,8,7,6,5,4, & 3 Block 134, The Town of Bethany Beach and lands N/F The State of Delaware, N88°37'50"E, a distance of 734.93' to a point; Thence by and with other lands of Carl M. Freeman Associates, Inc., S02°22'20"E, a distance of 501.99' to a point; Thence S04°12'41"E, a distance of 468.76' to a point; Thence S06°08'15"E, a distance of 410.00' to a point; Thence S05°14'57"E, a distance of 234.88' to a point; Thence S03°14'39"E, a distance of 243.14' to a point; Thence S06°04'48"E, a distance of 89.76' to a point; Thence S20°05'02"E, a distance of 157.78' to a point; Thence S19°20'18"E, a distance of 98.72' to a point; Thence S05°18'01"E, a distance of 80.03' to a point; Thence S08°44'09"W, a distance of 97.62' to a point; Thence by and with lands N/F Middlesex Beach Association, the northerly side of a 5' walkway, & the northerly R.O.W. of Short Road, S85°59'48"W, thru an iron pipe at 134.24', a total distance of 554.24' to an iron pipe; Thence by and with the easterly R.O.W. of Pennsylvania Ave., N03°58'45"W, a distance of 268.39' to the point of curve of a non tangent curve to the left, of which the radius is 2,914.79'; Thence northerly along the arc, through a central angle of 07°03'50", a distance of 359.36' to a point; Thence N11°02'35"W, a distance of 293.45' to a point; Thence N07°35'00"W, a distance of 54.58' to an iron pipe; N11°02'30"W, a distance of 1,409.70' to the point of curve of a non tangent curve to the right, of which the radius is 2,814.19'; Thence northerly along the arc, through a central angle of 00°39'28", a distance of 32.31' to the POINT OF BEGINNING.

Said parcel contains 32.76 acres, excluding the area contained in Phases 1 thru 7, Sea Colony East Condominiums, making a total of 16.79 acres of land, being the same, more or less.

**EXCLUSION FROM PARCEL # 28 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.
PHASE 1 SEA COLONY EAST CONDOMINIUMS**

Commencing at a concrete marker located on the easterly R.O.W. of Pennsylvania Ave., said concrete marker being a corner for lands of: Carl M. Freeman Associates, Inc. and Lot 16 Block 134, Town of Bethany Beach;

Thence by and with lots 16,15,14,13, & 12 Block 134, The Town of Bethany Beach, N88°37'50"E, a distance of 168.85' to a point; Thence crossing lands of Carl M. Freeman Associates, Inc. with a Tie-Line, S05°47'10"E, a distance of 33.49' to the POINT OF BEGINNING; Thence by and with lands of: Carl M. Freeman Associates, Inc., N84°12'37"E, a distance of 264.65' to a point; Thence S50°47'30"E, a distance of 353.30' to a point; Thence S39°12'30"W, a distance of 353.30' to a point; Thence S84°15'00"W, a distance of 198.70' to a point; Thence N05°47'10"W, a distance of 118.50' to a point; Thence S84°12'50"W, a distance of 66.00' to a point; Thence N05°47'10"W, a distance of 381.00' to the POINT OF BEGINNING.

Said parcel contains 4.29 acres, of land, being the same, more or less.

EXCLUSION FROM PARCEL #28 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC. PHASE 2 SEA COLONY EAST CONDOMINIUMS

Commencing at a concrete marker located on the easterly R.O.W. of Pennsylvania Ave., said concrete marker being a corner for lands of: Carl M. Freeman Associates, Inc. and Lot 16 Block 134, Town of Bethany Beach;

Thence by and with Lots 16, 15, 14, 13, & 12 Block 134, The Town of Bethany Beach, N88°37'50"E, a distance of 168.85' to a point; Thence crossing lands of: Carl M. Freeman Associates, Inc. with a Tie-Line, S05°47'10"E, a distance of 33.49' to a point; Thence continue southerly along said line by and with Phase 1, Sea Colony East Condominiums, a distance of 381.00' to a point; Thence N84°12'50"E, a distance of 66.00' to a point; Thence S05°47'10"E, a distance of 118.50' to a point; Thence crossing lands of: Carl M. Freeman Associates, Inc., with a Tie-Line, S79°52'11"E, a distance of 41.69' to the POINT OF BEGINNING; Thence by and with lands of: Carl M. Freeman Associates, Inc., N84°15'00"E, a distance of 157.20' to a point; Thence S50°45'00"E, a distance of 318.64' to a point; Thence S39°15'00"W, a distance of 329.95' to a point; Thence S84°15'00"W, a distance of 149.20' to a point; Thence N05°45'00"W, a distance of 458.62' to the POINT OF BEGINNING.

Said parcel contains 2.82 acres, of land, being the same, more or less.

EXCLUSION FROM PARCEL #28 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC. PHASES 3 thru 7 SEA COLONY EAST CONDOMINIUMS

Commencing at an iron pipe located on the easterly R.O.W. of Pennsylvania Avenue, said iron pipe being a corner for lands of Carl M. Freeman Associates, Inc. and the northerly R.O.W. of Short Road;

Thence by and with a Tie-Line, N69°31'13"E, a distance of 87.86' to the POINT OF BEGINNING; Thence by and with lands N/F lands of Carl M. Freeman Associates, Inc., N04°00'12"W, a distance of 231.38' to a point; Thence S84°15'00"W, a distance of 2.98' to a point; Thence N05°41'07"W, a distance of 242.63' to a point; Thence S84°15'00"W, a distance of 9.20' to a point; Thence N03°40'51"W, a distance of 243.07' to a point; Thence N07°49'54"W, a distance of 234.99' to a point; Thence N84°15'00"E, a distance of 59.99' to a point; Thence N35°45'00"W, a distance of 207.84' to a point; Thence N05°45'00"W, a distance of 140.00' to a point; Thence S84°15'00"W, a distance of 58.00' to a point; Thence N05°45'00"W, a distance of 90.00' to a point; Thence N84°15'00"E, a distance of 410.96' to a point; Thence S05°45'00"E, a distance of 410.00' to a point; Thence S84°15'00"W, a distance of 57.38' to a point; Thence S68°13'12"E, a distance of 65.74' to a point; Thence S04°44'16"E, a distance of 48.69' to a point; Thence S21°46'39"W, a distance of 136.54' to a point; Thence N68°15'14"W, a distance of 45.92' to a point; Thence S21°45'13"W, a distance of 63.00' to a point; Thence N84°15'00"E, a distance of 56.96' to a point; Thence S68°12'46"E, a distance of 82.75' to a point; Thence S04°41'47"E, a distance of 48.22' to a point; Thence S21°49'56"W, a distance of 57.25' to a point; Thence N68°43'34"W, a distance of 6.99' to a point; Thence S21°49'20"W, a distance of 122.83' to a point; Thence N84°15'00"E, a distance of 14.07' to a point; Thence S68°12'38"E, a distance of 81.87' to a point; Thence S04°22'12"E, a distance of 48.41' to a point; Thence S21°35'59"W, a distance of 56.94' to a point; Thence N68°34'49"W, a distance of 7.08' to a point; Thence S21°42'12"W, a distance of 79.47' to a point; Thence N68°22'37"W, a distance of 38.95' to a point; Thence S21°33'37"W, a distance of 63.50' to a point; Thence N84°15'00"E, a distance of 58.08' to a point; Thence S68°18'17"E, a distance of 81.36' to a point; Thence S04°49'11"E, a distance of 48.53' to a point; Thence S21°48'32"W, a distance of 57.06' to a point; Thence N68°37'18"W, a distance of 6.98' to a point; Thence S21°39'27"W, a distance of 79.57' to a point; Thence N68°11'15"W, a distance of 38.98' to a point; Thence S21°41'42"W, a distance of 64.27' to a point; Thence N67°00'25"W, a distance of 15.22' to a point; Thence S85°59'48"W, a distance of 146.86' to a point to the POINT OF BEGINNING.

Said parcels contain 8.86 acres, of land, being the same, more or less.

PARCEL # 29 LANDS OF: CARL M. FREEMAN ASSOCIATES, INC.

Commencing at a concrete marker located on the easterly R.O.W. of Pennsylvania Ave., said concrete marker being a corner for this parcel and Lot 16 Block 134 The Town of Bethany Beach;

Thence by and with Lots 16,15,14,13,12,11,10,9,8,7,6,5,4, & 3 Block 134, The Town of Bethany Beach, lands N/F The State of Delaware, and Parcel #28, lands of Carl M. Freeman Associates, Inc., N 88°37'50" E, a distance of 734.93' to the Point of Beginning ;

Thence by and with lands N/F The State of Delaware, N 88°37'50"E, a distance that will reach the low water mark of the Atlantic Ocean; Thence southerly by and with the low water mark of the Atlantic Ocean to a point; Thence by and with lands N/F The State of Delaware, S 85°59'48" W, a distance that will reach the corner of Parcel #28, lands of Carl M. Freeman Associates, Inc. : Thence by and with Parcel #28, lands of Carl M. Freeman Associates, Inc., N 08°44'09" E, a distance of 97.62' to a point; Thence N 05°18'01" W, a distance of 80.03' to a point; Thence N 19°20'18" W, a distance of 98.72' to a point; Thence N 20°05'02" W, a distance of 157.78' to a point; Thence N 06°04'48" W, a distance of 89.76' to a point; Thence N 03°14'39" W, 243.14' to a point; Thence N 05°14'57" W, a distance of 234.88' to a point; Thence N 06°08'15" W, a distance of 410.00' to a point; Thence N 04°12'41" W, a distance of 468.76' to a point; Thence N 02°22'20" W, a distance of 501.99' to the Point of Beginning.

EXHIBIT B



EXHIBIT
SCRA/CMFA Leases

Subject	Lessor	Lessee	Book #	Page #	Date
Memorandum of Ground lease	Sea Colony, Inc.	SCRA	732	294	6/18/1974
Ground Lease (East Phase I)	Sea Colony, Inc.	SCRA	730	848	5/23/1974
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase II)	Sea Colony, Inc.	SCRA	803	230	7/26/1976
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase III)	Sea Colony, Inc.	SCRA	857	257	8/17/1977
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase IV)	Sea Colony, Inc.	SCRA	906	304	7/12/1978
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase V)	Sea Colony, Inc.	SCRA	980	306	10/12/1979
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase VI)	Sea Colony, Inc.	SCRA	1016	293	7/25/1980
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase VII)	Sea Colony, Inc.	SCRA	1341	324	5/28/1985
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Replacement Ground Lease (East Phase VIII)	Sea Colony, Inc.	SCRA	1341	320	5/28/1985
Memorandum of Ground lease	Sea Colony, Inc.	SCRA			
Ground Lease (Tennis Bubble et al)	Sea Colony, Inc.	SCRA			
Memorandum of Confirmatory Ground Lease	Sea Colony, Inc.	SCRA	1868	228	9/4/1992
Memorandum of Ground lease	Sea Colony, Inc.	SCRA	1346	17	5/25/1985
Ground Lease (Ph. VIII Tennis courts)	Sea Colony, Inc.	SCRA			
West Pool 2					Not Found
West Pool 3					Not Found
West Pool 4	Carl M. Freeman Associates, Inc.	SCRA			6/1/2000
Fitness Center	Carl M. Freeman Associates, Inc.	SCRA			9/8/2001
Overflow Parking Lot	Carl M. Freeman Associates, Inc.	SCRA			9/8/2001
Wilmington Trust Parking Lot	Carl M. Freeman Associates, Inc.	SCRA			9/8/2001
Maintenance Facility	Carl M. Freeman Associates, Inc.	SCRA			9/8/2001
Fragmentary Parcels	Carl M. Freeman Associates, Inc.	SCRA			9/8/2001
Corrective Amendment to Ground Lease-- Fragmentary Parcels for Sea Colony West, Phase XXIII Condominium	Carl M. Freeman Associates, Inc./Sea Colony Development Corporation, Inc.	SCRA			7/23/2005

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**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
Scott Dailey
Dec 07, 2012 03:56P
Sussex County
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