

City of Milford



Agenda *City Council Committee Meeting*

Joseph Ronnie Rogers Council Chambers-Milford City Hall
201 South Walnut Street, Milford, Delaware

ANNEXATION COMMITTEE

July 27, 2015

6:30 p.m.

Call to Order - Chair Katrina Wilson

Annexation/Lands belonging to Key Properties Group, LLC
7254 Cedar Creek Road
Tax Parcel No. 3-30 15.00 58.01
1.28 +/- Acres
Current Zone A-R/Proposed Zone I-S

Annexation/Lands belonging to Key Properties Group, LLC
7272 Cedar Creek Road
Tax Parcel No. 3-30 15.00 58.04
1.28 +/- Acres
Current Zone A-R/Proposed Zone I-S

Advantages and Disadvantages

Recommendation

Adjourn

**SUPPORTING DOCUMENTS MUST BE SUBMITTED TO THE CITY CLERK IN ELECTRONIC FORMAT
NO LATER THAN ONE WEEK PRIOR TO MEETING; NO PAPER DOCUMENTS WILL BE
ACCEPTED OR DISTRIBUTED AFTER PACKET HAS BEEN POSTED ON THE CITY OF MILFORD WEBSITE.**

June 12, 2015

City of Milford
201 S Walnut Street
Milford Delaware 19963

RE: Petition for Annexation of Property
Tax Map No.: 330-15.00-58.01 & 58.04
Site Address: 7254 Cedar Creek Road (58.01)
7272 Cedar Creek Road (58.04)

To Whom it May Concern:

We are requesting the above-referenced tax parcels be annexed into the City of Milford from Sussex County; 2.6± acres, currently zoned AR.

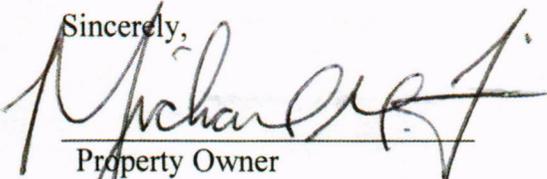
General Location Description: The property is located on the west side of Cedar Creek Road, situated between the DelDOT SR 1 access ramp (south) and Wilkins Road (north). The parcel is contiguous to lands within the City of Milford (west and south).

The reason for our request is the parcels are included in Bayhealth Medical Center's new Health Campus.

We are applying for Institutional Service District Zoning, which is consistent with Milford's Comprehensive Plan.

The annexation applications and supporting documents will be submitted by Bayhealth Medical Center as

Sincerely,



Property Owner



Witness



Land Use Application Cover Sheet

File Name: Bayhealth/Key Prop - Annex Date Stamp
 File Number: 15-220

Instructions for Applicants:

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items. No applications will be accepted/processed if violations exist or if any fees are owed to the City.

Specify Type of Land Use Application to be submitted (check all that apply):

- Preliminary Site Plan
- Preliminary Major Subdivision
- Final Minor Subdivision
- Final Site Plan
- Final Major Subdivision
- Variance/Appeal
- Change of Zone
- Conditional Use
- Annexation

Please Type or Print Legibly

Property Owner: Key Properties Group, LLC			Phone:
Address: 610 Marshall Street			Cell:
City: Milford	State: DE	Zip: 19963	Fax:
E-Mail:			
Applicant Name and Company: Bayhealth Medical Center, Inc. c/o Jerry Peters			Phone: 302.744.7027
Address: 640 South State Street			Cell:
City: Dover	State: DE	Zip: 19901	Fax: 302.735.3200
E-Mail: jerry_peters@bayhealth.org			
Surveyor or Engineer: Becker Morgan Group, Inc. c/o Gregory Moore, P.E.			Phone: 302.734.7950
Address: 309 S. Governors Avenue			Cell:
City: Dover	State: DE	Zip: 19904	Fax: 302.734.7965
E-Mail: gvmoore@beckermorgan.com			
Site Address: 7254 Cedar Creek Road (58.01) / 7272 Cedar Creek Road (58.04)			Zoning: AR (Sussex County)
Tax Map & Parcel Number (s): 330-15.00-58.01 & 58.04			Acreage: 2.6 +/- 1.28 / 1.28
Brief Description of Proposal: Annex property and rezone to Institutional Service District (IS) in order to construct Bayhealth Medical Center's new Health Campus.			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Property Owner:			
Signature of Applicant:			
		Date: 6/8/15	
		Date: 6/9/15	

REVISED: 01.2014



Annexation Application

File Name: Bayhealth/Key Prop-Annex
 File Number: 15-220

Date Stamp

A Land Use Application for Annexation is deemed complete when it is accompanied by the required items identified below. Please be advised that additional information may be required during the review process in order to respond to or resolve particular issues. No application shall be considered complete if any of the required information is missing.

Current County Zoning: AR-1 Requested Zoning: IS Comprehensive Plan Designation: Commercial

REQUIRED ITEMS		For Staff Use ONLY	
		Verified	Waived
<input checked="" type="checkbox"/>	1. Land Use Application Cover Sheet.	WRP	
<input checked="" type="checkbox"/>	2. Petition for annexation, signed by ALL property owners with signature of each petitioner duly witnessed; petition must contain:	WRP	
	A. Site address;	WRP	
	B. Tax map number (s);	WRP	
	C. Size of property in acres;	WRP	
	D. Reasons for request;	WRP	
	E. General location description (proximity to closest roadways, streets and intersections).	WRP	
<input checked="" type="checkbox"/>	3. A full legal description of the property in Word format.	WRP	
<input checked="" type="checkbox"/>	4. Current recorded deed showing legal description and ownership.	WRP	
<input checked="" type="checkbox"/>	5. Current sealed survey (no larger than 11" x 17"), drawn to scale, showing:		
	A. Property identified for annexation which clearly shows the parcel(s) and demonstrates contiguity to the City;		
	B. Date, scale and north arrow;		
	C. Existing right-of-ways and improvements;		
	D. Existing utilities;		
	E. Existing natural features;		
	F. Existing structures and other improvements;		
	G. All structures, natural features and other improvements on abutting property.		
<input checked="" type="checkbox"/>	6. Application fee (see page 2).	WRP	

I/We certify that the information provided in this application, including all submittals are attachments, is true and correct to the best of my/our knowledge.

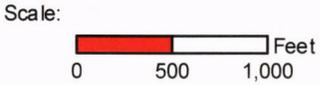
Signature of Property Owner: [Signature] Date: 6/8/15
 Signature of Applicant: [Signature] Date: 6/8/15

FOR STAFF USE ONLY			
City Council	Annexation Committee	Planning Commission	City Council
Applicant			
Owner			

REVISED: 01.2014



Digital Aerial Solutions, LLC

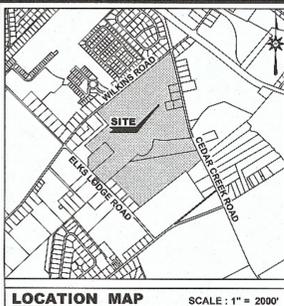


Drawn by: WRP Date: 07/01/15

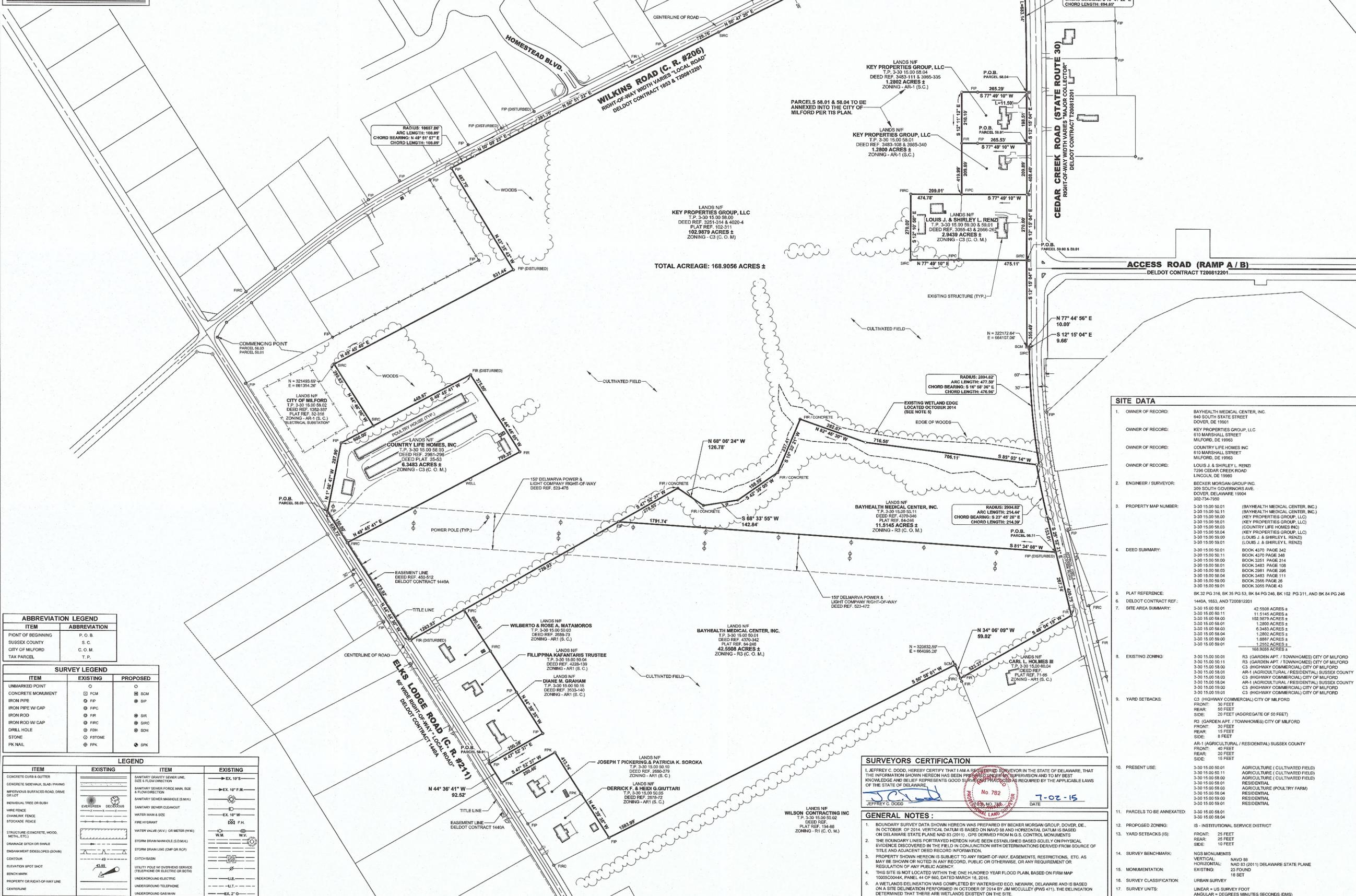
Title:

**Proposed Annexation:
Bayhealth Medical Center, Inc.
Location Map**

Filepath: Z:\GIS\GEO_PROJECT\Annexation_KeyPropertiesBayhealth.mxd



LOCATION MAP SCALE: 1" = 2000'



TOTAL ACREAGE: 168.9056 ACRES ±

ITEM	ABBREVIATION
POINT OF BEGINNING	P. O. B.
SUSSEX COUNTY	S. C.
CITY OF MILFORD	C. O. M.
TAX PARCEL	T. P.

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□	□
IRON PIPE	⊙	⊙
IRON PIPE W/ CAP	⊙	⊙
IRON ROD	⊙	⊙
IRON ROD W/ CAP	⊙	⊙
DRILL HOLE	⊙	⊙
STONE	⊙	⊙
PK NAIL	⊙	⊙

ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER	—	SANITARY SEWER MAIN, SIZE & FLOW DIRECTION	—
CONCRETE SIDEWALK, SLAB, FINISH	—	SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	—
ASPHALT PAVED DRIVE, DRIVE OR LOT	—	SANITARY SEWER MANHOLE (S.M.H.)	—
INDIVIDUAL TREE OR BUSH	—	SANITARY SEWER CLEANOUT	—
WIRE FENCE	—	WATER MAIN & SIZE	—
CHAINLINK FENCE	—	FIRE HYDRANT	—
STOCKADE FENCE	—	WATER VALVE (W.V.) OR METER (W.M.)	—
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	—	STORM DRAIN MANHOLE (S.D.M.H.)	—
CHIMNEY	—	STORM DRAIN LINE (S.D.R.)	—
SHED	—	CATCH BASIN	—
ELEVATION SPOT SHOT	—	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	—
BENCHMARK	—	UNDERGROUND ELECTRIC	—
PROPERTY OR RIGHT-OF-WAY LINE	—	UNDERGROUND TELEPHONE	—
CENTERLINE	—	UNDERGROUND GAS MAIN	—

SURVEYORS CERTIFICATION
 I, JEFFREY C. DODD, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
 JEFFREY C. DODD DATE 7-02-15

GENERAL NOTES:
 1. BOUNDARY SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE, IN OCTOBER OF 2014. VERTICAL DATUM IS BASED ON NAVD 83 AND HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE NAD 83 (2011). GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
 2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
 3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
 4. THIS SITE IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, BASED ON FIRM MAP 15005C004K, PANEL 44 OF 60, DATED MARCH 18, 2016.
 5. A WETLANDS DELINEATION WAS COMPLETED BY WATERSHED ECO. NETWORK, DELAWARE AND IS BASED ON A SITE DELINEATION PERFORMED IN OCTOBER OF 2014 BY JIM MCCULLY (PWS 471). THE DELINEATION DETERMINED THAT THERE ARE WETLANDS EXISTENT ON THE SITE.

SITE DATA

- OWNER OF RECORD: BAYHEALTH MEDICAL CENTER, INC. 840 SOUTH STATE STREET DOVER, DE 19901
- OWNER OF RECORD: KEY PROPERTIES GROUP, LLC 610 MARSHALL STREET MILFORD, DE 19963
- OWNER OF RECORD: COUNTRY LIFE HOMES INC 610 MARSHALL STREET MILFORD, DE 19963
- OWNER OF RECORD: LOUIS J. & SHIRLEY L. RENZI 7296 CEDAR CREEK ROAD LINCOLN, DE 19960
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
- PROPERTY MAP NUMBER: 3-30 15 00 50 01 (BAYHEALTH MEDICAL CENTER, INC.)
3-30 15 00 50 11 (BAYHEALTH MEDICAL CENTER, INC.)
3-30 15 00 50 02 (KEY PROPERTIES GROUP, LLC)
3-30 15 00 50 01 (KEY PROPERTIES GROUP, LLC)
3-30 15 00 50 04 (KEY PROPERTIES GROUP, LLC)
3-30 15 00 50 01 (LOUIS J. & SHIRLEY L. RENZI)
3-30 15 00 50 01
- DEED SUMMARY: 3-30 15 00 50 01 BOOK 4370 PAGE 342
3-30 15 00 50 11 BOOK 4370 PAGE 348
3-30 15 00 50 02 BOOK 3251 PAGE 314
3-30 15 00 50 01 BOOK 3483 PAGE 108
3-30 15 00 50 03 BOOK 2981 PAGE 296
3-30 15 00 50 04 BOOK 3483 PAGE 111
3-30 15 00 50 00 BOOK 2566 PAGE 26
3-30 15 00 50 01 BOOK 3055 PAGE 43
- PLAT REFERENCE: BK 32 PG 216, BK 35 PG 63, BK 64 PG 246, BK 102 PG 311, AND BK 64 PG 246
- DELOT CONTRACT REF: 1440A, 1453, AND T200812201
- SITE AREA SUMMARY: 3-30 15 00 50 01 42.5508 ACRES ±
3-30 15 00 50 11 11.5145 ACRES ±
3-30 15 00 50 02 102.8079 ACRES ±
3-30 15 00 50 01 1.2900 ACRES ±
3-30 15 00 50 03 6.3483 ACRES ±
3-30 15 00 50 04 1.2900 ACRES ±
3-30 15 00 50 00 1.8887 ACRES ±
3-30 15 00 50 01 1.2002 ACRES ±
168.9056 ACRES ±
- EXISTING ZONING: 3-30 15 00 50 01 R3 (GARDEN APT. / TOWNHOMES) CITY OF MILFORD
3-30 15 00 50 11 C3 (HIGHWAY COMMERCIAL) CITY OF MILFORD
3-30 15 00 50 02 AR-1 (AGRICULTURAL / RESIDENTIAL) SUSSEX COUNTY
3-30 15 00 50 01 AR-1 (AGRICULTURAL / RESIDENTIAL) SUSSEX COUNTY
3-30 15 00 50 03 AR-1 (AGRICULTURAL / RESIDENTIAL) SUSSEX COUNTY
3-30 15 00 50 04 C3 (HIGHWAY COMMERCIAL) CITY OF MILFORD
3-30 15 00 50 00 C3 (HIGHWAY COMMERCIAL) CITY OF MILFORD
- YARD SETBACKS: C3 (HIGHWAY COMMERCIAL) CITY OF MILFORD
FRONT: 30 FEET
REAR: 40 FEET
SIDE: 20 FEET (AGGREGATE OF 50 FEET)
R3 (GARDEN APT. / TOWNHOMES) CITY OF MILFORD
FRONT: 30 FEET
REAR: 15 FEET
SIDE: 8 FEET
AR-1 (AGRICULTURAL / RESIDENTIAL) SUSSEX COUNTY
FRONT: 40 FEET
REAR: 20 FEET
SIDE: 15 FEET
- PRESENT USE: 3-30 15 00 50 01 AGRICULTURE (CULTIVATED FIELD)
3-30 15 00 50 11 AGRICULTURE (CULTIVATED FIELD)
3-30 15 00 50 02 AGRICULTURE (CULTIVATED FIELD)
3-30 15 00 50 01 RESIDENTIAL
3-30 15 00 50 03 AGRICULTURE (POULTRY FARM)
3-30 15 00 50 04 RESIDENTIAL
3-30 15 00 50 00 RESIDENTIAL
- PARCELS TO BE ANNEXED: 3-30 15 00 50 01
- PROPOSED ZONING: IS - INSTITUTIONAL SERVICE DISTRICT
- YARD SETBACKS (IS): FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET
- SURVEY BENCHMARK: NGS (GARDEN APT. / TOWNHOMES) CITY OF MILFORD
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 10 FEET
- MONUMENTATION: VERTICAL: NAVD 83
HORIZONTAL: NAD 83 (2011) DELAWARE STATE PLANE
EXISTING: 22 FOUND
16 SET
- SURVEY CLASSIFICATION: URBAN SURVEY
- SURVEY UNITS: LINEAR + US SURVEY FOOT
ANGULAR = DEGREES MINUTES SECONDS (DMS)

BECKER MORGAN GROUP
 ARCHITECTURE ENGINEERING
 Dover, DE
 309 S. GOVERNORS AVE.
 DOVER, DE 19904
 PH. 302.734.7950
 FAX 302.734.7965
 Salisbury, MD
 312 WEST MAIN ST., SUITE 300
 SALISBURY, MD 21801
 PH. 410.546.9100
 FAX 410.546.5824
 Wilmington, NC
 3205 RANDALL PARKWAY, SUITE 211
 WILMINGTON, NORTH CAROLINA 28403
 PH. 910.341.7600
 FAX 910.341.7506
 www.beckermorgan.com

PROJECT TITLE: **HEALTH CAMPUS PROJECT**

CEDAR CREEK ROAD, & ELKS LODGE ROAD
 CITY OF MILFORD
 SUSSEX COUNTY, DE

SHEET TITLE: **EXISTING CONDITIONS PLAN FOR ANNEXATION & CHANGE OF ZONING**

SCALE: 1" = 150'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2014092.00
 DATE: 07/01/15
 SCALE: 1" = 150'
 DRAWN BY: A.W.J. PROJ. MGR: J.C.D.

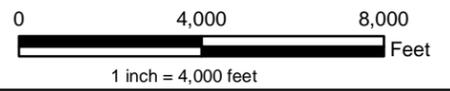
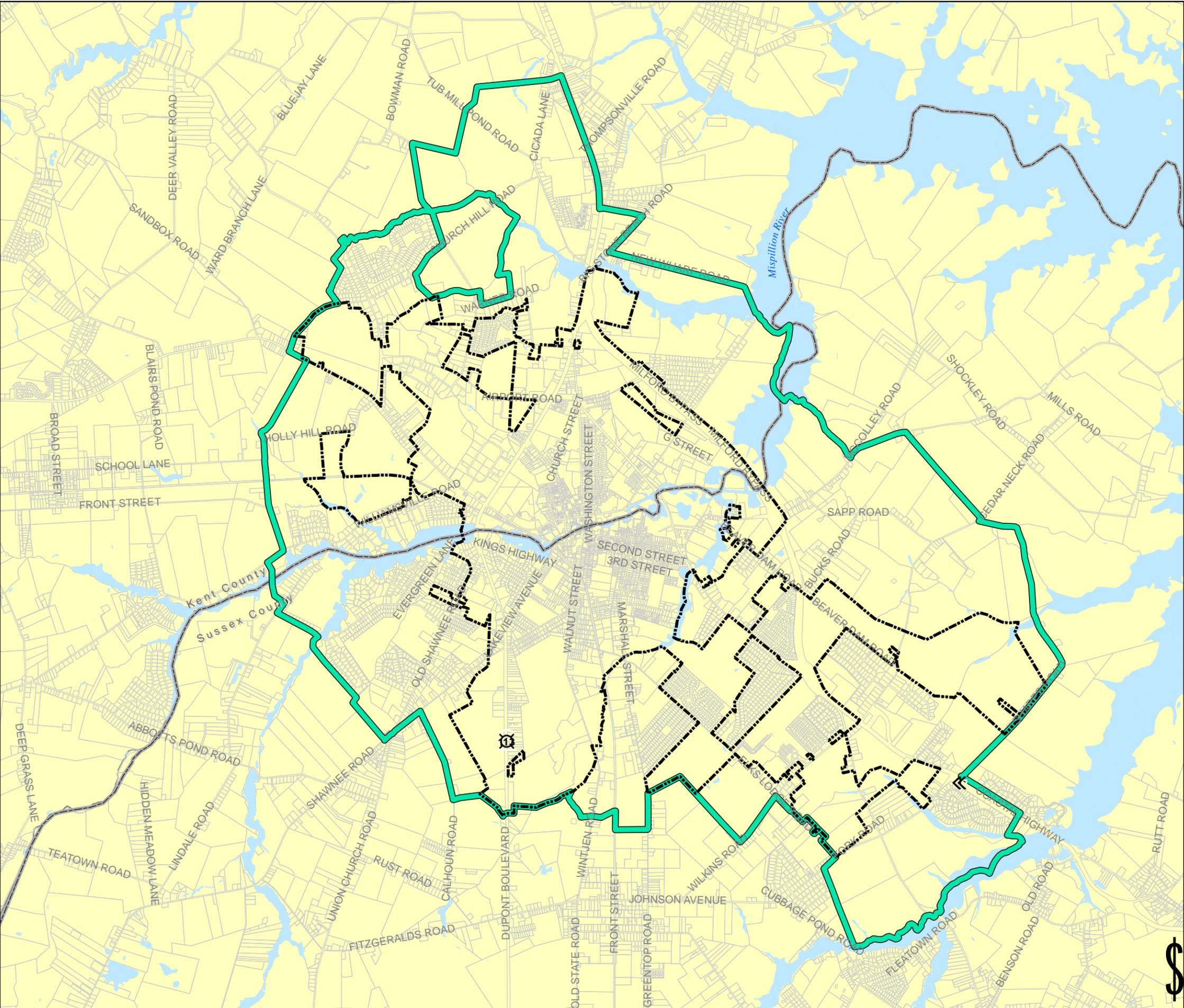
1 OF 1

Milford Comprehensive Plan

Figure 4 Urban Growth Boundary

Legend

-  Parcel
-  City Boundary
-  County Boundary
-  Water
-  Urban Growth Boundary

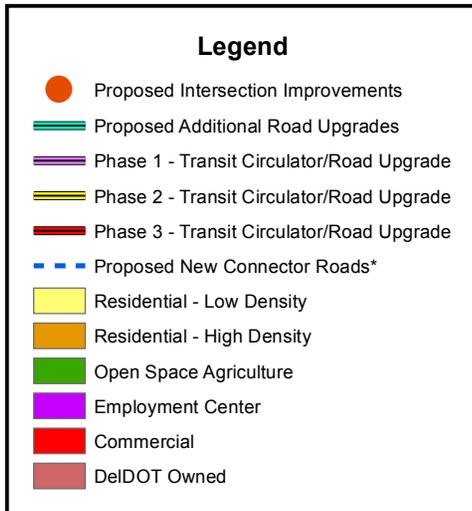


Data Sources:
 Roads - DelDOT
 State, County, Municipal Boundaries - State of Delaware
 Urban Growth Boundary - City of Milford

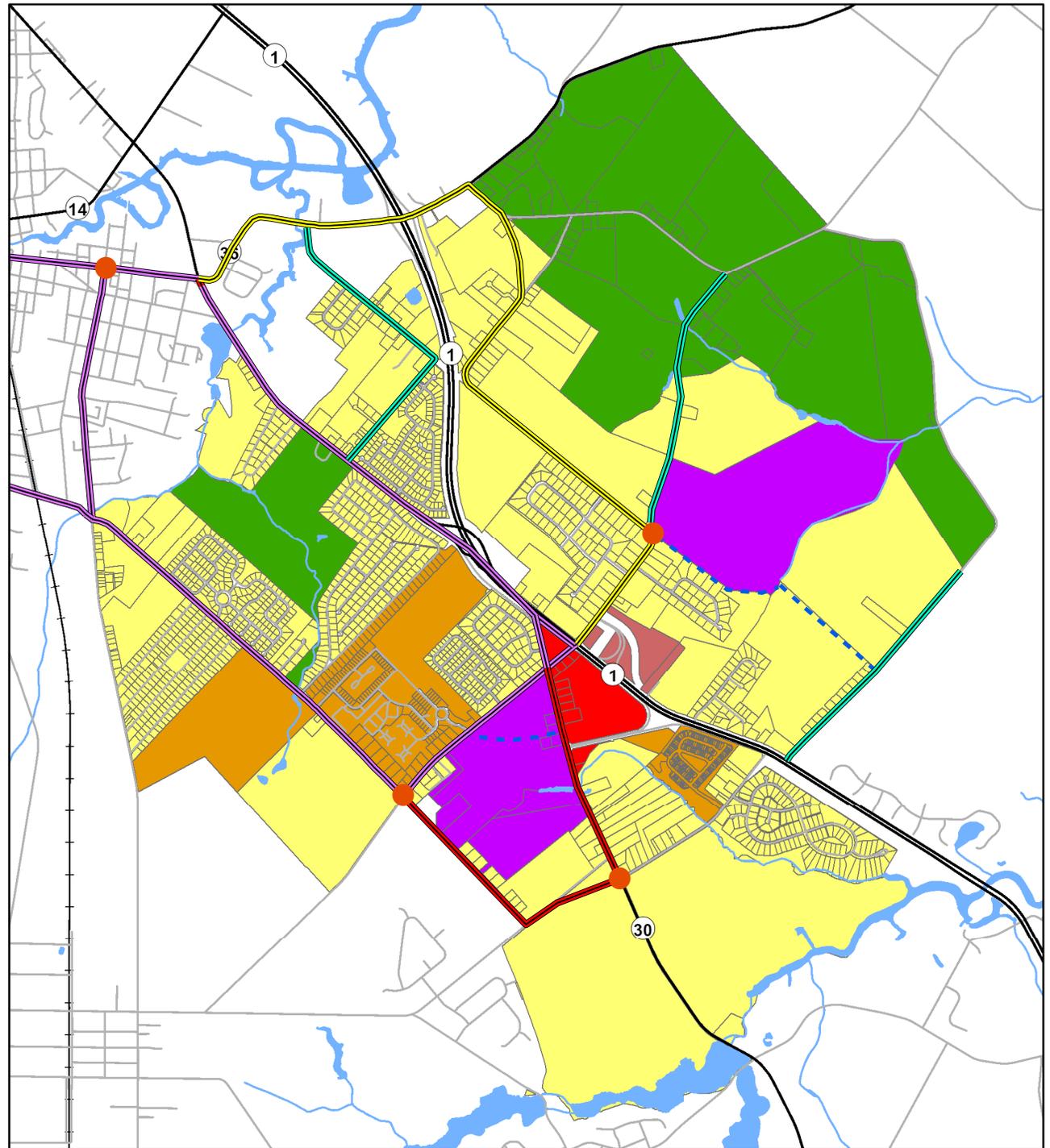
Milford South East Neighborhood Master Plan

Map #4 Land Use & Transportation Recommendations

Revised March 2015



* Conceptual alignment subject to change



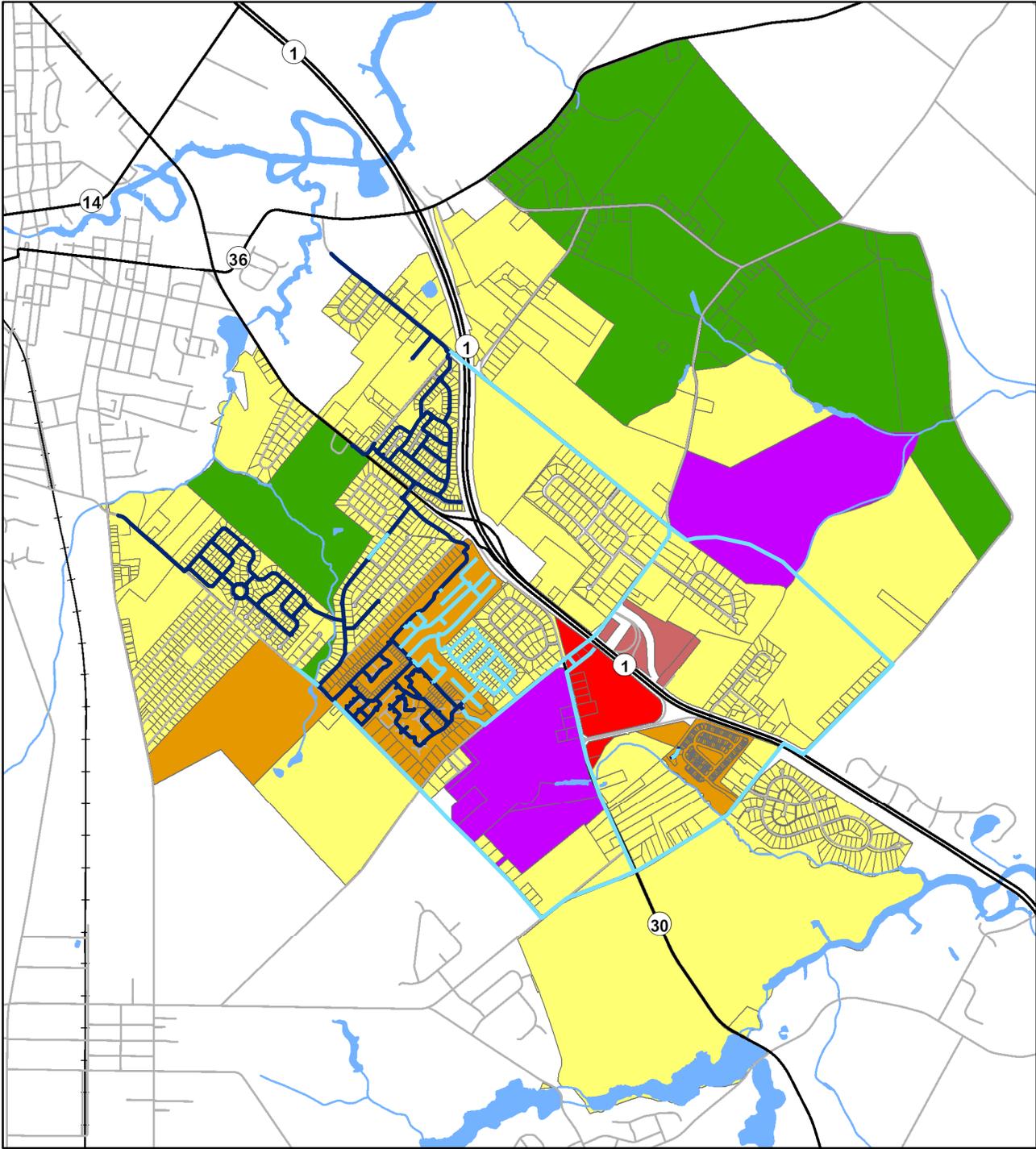
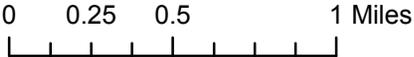
Milford South East Neighborhood Master Plan

Map #5 Land Use & Water

Revised March 2015

Legend

- Residential - Low Density
- Residential - High Density
- Open Space Agriculture
- Employment Center
- Commercial
- DelDOT Owned
- Existing Water System
- Proposed Water System



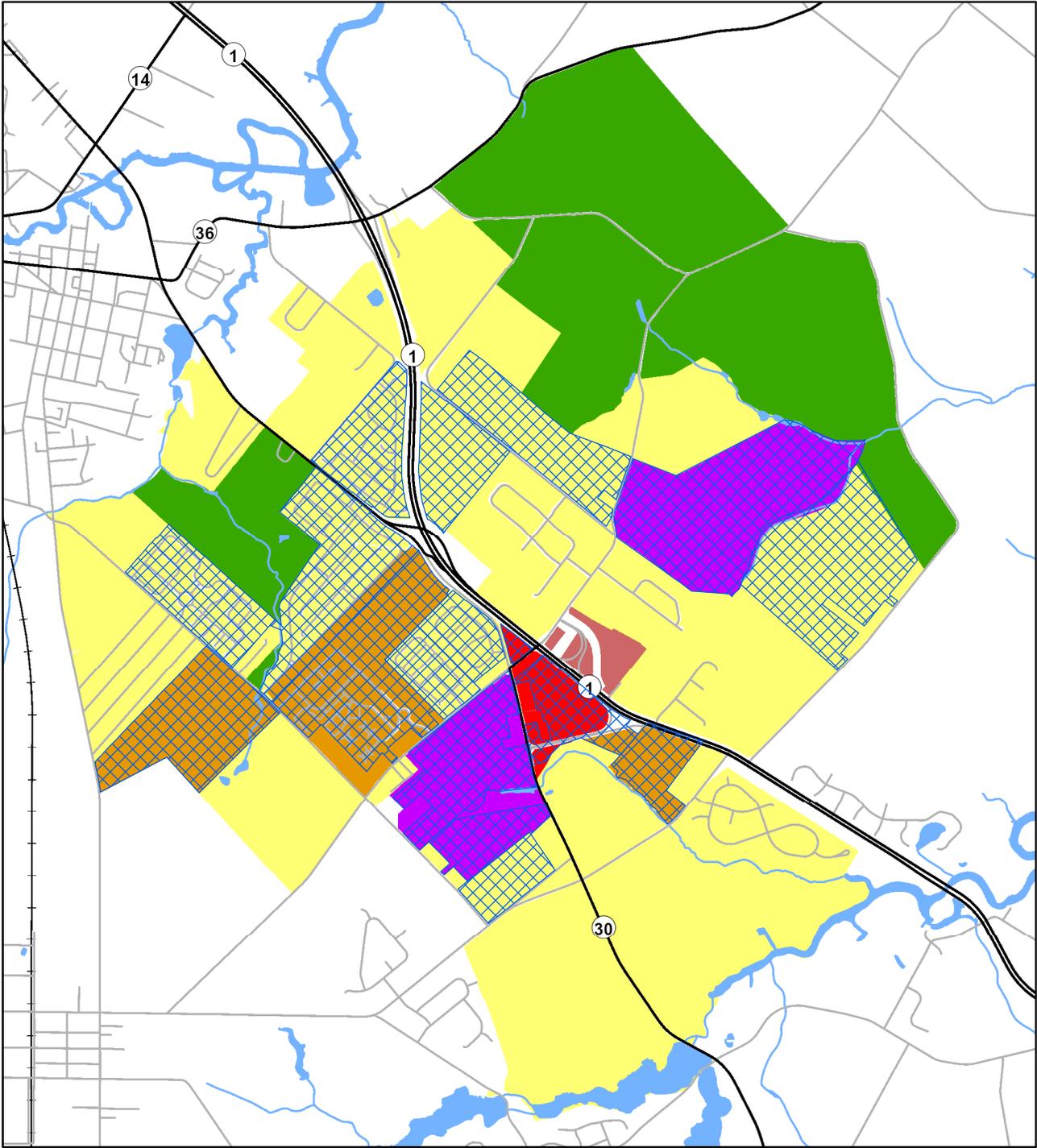
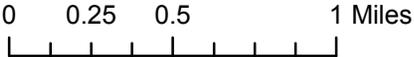
Milford South East Neighborhood Master Plan

Map #6 Land Use & Sewer

Revised March 2015

Legend

- Residential - Low Density
- Residential - High Density
- Open Space Agriculture
- Employment Center
- Commercial
- DeIDOT Owned
- Proposed Sewer Extension



§ 230-19.2. - IS Institutional Service District.

[Added 4-9-2007 by Ord. No. 2006-10]

- A. Purpose. The purpose of the Institutional Service District is to further the public health, safety and welfare by providing a location for schools, governmental buildings and uses, health-care-related uses, a hospital, and all other health-care facilities with appropriate access to public streets, utilities and municipal services, adequate parking areas, and circulation of traffic. This district is created to serve residents of the City of Milford as well as surrounding areas by allowing the existing educational, governmental, hospital and health-care facilities and corresponding supporting uses and structures to expand, in order to meet the growing demand and needs of the community for these above-mentioned uses. This district has been created to establish reasonable standards for such educational, governmental, health-care facilities and services, as well as uses permitted in the R-8 Zoning District.
- B. District Area. The minimum area to request an Institutional Service District shall be 20 acres.
- C. Permitted uses.
- (1) Hospital and all other health-care facilities, including any and all support services related thereto.
 - (2) Outpatient health-care centers and health-care facilities.
 - (3) Professional and medical offices involving the diagnosis, treatment and care of humans, including any and all support services related thereto.
 - (4) Any residential housing owned, maintained and operated by a health-care organization for the primary benefit of its patients, patient families, students and/or residents and/or health-care employers and their employees.
 - (5) Medical laboratories utilized for the diagnosis, treatment, and care of humans.
 - (6) Pharmacies.
 - (7) Heliports.
 - (8) Private education institutions and training centers.
 - (9) Nursing facilities, convalescent homes, and a continued-care retirement communities.
 - (10) Child or adult day-care facilities (including both day-care homes and day-care centers) to accommodate patients, patient families, health-care employers and their employees, and the public.
 - (11) Publicly and privately owned utilities, including supporting structures and uses, including but not limited to water, sewer, electric, communications, fiber optics, natural gas, data and computer processing, and similar uses and structures which reflect and incorporate technological advancements.
 - (12) Cafeteria facilities snack and gift shops, banking facilities, restaurants and retail or personal service shops primarily for the use of health-care employees, patients and visitors.
 - (13) Health-care uses and health-care facilities which reflect and incorporate technological advancements in the health-care industry.
 - (14) Ambulance and emergency rescue services.
 - (15) Maintenance and laundry facilities.
 - (16) Libraries
 - (17) Places of worship.
 - (18) Parking areas, including parking facilities.
 - (19) Publicly owned and/or health-related recreation facilities.
 - (20) Rehabilitation facilities.
 - (21) Government offices, municipal and public services and facilities, including city hall, water storage towers, water reservoirs, pumping stations, water treatment plants, sewerage pumping stations, sewers (storm and sanitary), street rights-of-way, utility transmission and distribution lines, police and fire stations and substations for electric, gas, and telephone facilities.
 - (22) Auditoriums.
 - (23) Modular office units.
 - (24) Overnight accommodations for patient families and individuals that are receiving treatment at the hospital facility.
 - (25) Any and all uses and/or structures which are of the same general character as those listed above.
 - (26) Any and all uses which are customarily accessory and incidental to any of the above permitted uses.
 - (27) Public and private elementary, junior or senior high schools and colleges.
 - (28) All uses permitted in the R-8 Zoning District.
- D. Uses prohibited: Outside storage or warehousing of materials, except storage which is incidental and/or customary to the permitted uses, excluding temporary activities such as new construction activities. Incinerators shall not be a permitted use. Autoclaves, sterilizing equipment and similar devices are not classified as incinerators for purposes of this prohibition.
- E. Height regulations. The height of any structure, including any hospital structure existing as of the date of enactment of this section, shall not be greater than 140 feet, excluding smokestacks and/or other rooftop ancillary services (such as heating and air conditioning equipment, staircases, fire escapes or walkways, elevator shafts, enclosed mechanical rooms and similar appurtenances).
- F. Yard regulations. In the Institutional Service District, a lot shall have front, side and rear yards of not less than the depth or width indicated below for any land development which involves the construction of a permanent structure:
- (1) Front yard depth: 25 feet.
 - (2) Side yard width: 10 feet. On a corner lot, the side yard abutting the street shall be a minimum of 10 feet but may be increased in order to ensure clear visibility at the intersection of the two streets. There shall be one side yard for each single-family semidetached dwelling, which shall be not less than 10 feet in width. The requirement for side yard setbacks may be decreased upon the request of the property owner to the interior of the lots when lots have been combined into common ownership for a project which includes two or more lots.
 - (3) Rear yard width: 25 feet.
- G. Lot coverage. The lot coverage, excluding areas paved and parking facilities, shall be no more than 85% of the area of the lot.
- H. Off-street parking. Parking shall be provided in accordance with the provisions of the City of Milford Zoning Ordinance.
- I. Signs in the Institutional Service District.
- (1) Identification signs. The total permitted sign surface area, excluding its enclosure and/or manner of support, of all business identification signs located on or affixed to the facade of a building within the lower two stories or 26 feet, whichever is lower, shall not exceed an area equal to 5% of said lower two-story area of the building facade or 100 square feet, whichever is lower, per sign for each side of the building. For any freestanding sign not located on or affixed to a building, the total permitted sign surface area, excluding its enclosure and/or manner of support, shall not be greater than 100 square feet per sign for each side of the building. For business identification signs which are placed on a building above 26 feet, the sign shall not exceed an area of 5% of the area of the building facade measured from the ground to the top of the applicable proposed sign.
 - (2)

On-site informational signs. Any building less than 5,000 square feet shall be allowed four on-site informational signs not to exceed 50 square feet per side for each sign for each building. Any building greater than 5,000 square feet shall be allowed eight (8) on-site informational signs not to exceed 50 square feet per side for each building. In no case shall an on-site informational sign be constructed so as to obstruct the view at an intersection of a public street.

- (3) Illumination. Any lighting used to illuminate advertising signs shall be arranged so that the direct rays from the lights will not fall on any adjoining property. Signs in the Institutional Service District or lighting for signs shall not be placed in such a position that it will cause danger to traffic or create a traffic hazard by obscuring the view or in any way interfering with driver vision.

TAX MAP AND PARCEL #: 3-30-15.00-58.01

RETURN TO:
Key Properties Group, LLC
14701 Coastal Highway
Milton, DE 19968

PREPARED BY:
Griffin & Hackett, P.A.
116 West Market Street
Georgetown, DE 19947
File No. G07-33/

THIS DEED, made this 3rd day of August, 2007,

- BETWEEN -

JAMES H VREELAND, of 30299 Holly Lane, Delmar, MD 21875, party of the first part,

- AND -

KEY PROPERTIES GROUP, LLC, a Delaware limited liability company, of 14701 Coastal Highway, Milton, DE 19968, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

PARCEL NO. 1

ALL that certain tract, piece and parcel of land situate, lying and being in Cedar Creek Hundred, Sussex County, Delaware, described more particularly as follows, to wit:

BEGINNING at a stake in the western edge of the State Highway from Cedar Creek Road to Milford, distant northerly along said Highway 105 feet from the centerline of the northern lane leading to the farm dwelling on the whole tract; thence westerly to form a right angle to said highway, 210 feet to a stake; thence northerly, parallel to said highway, 210 feet to a stake; thence easterly parallel to the first mentioned line, 210 feet to said highway, thence with same, southerly, 210 feet to the place of beginning, containing one acre of land be the same, more or less.

Jew
3

BEING the same lands conveyed unto James Vreeland by deed of Mary L. Vreeland dated February 1, 1983, said deed being filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 1161, page 55.

PARCEL NO. 2

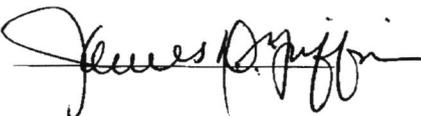
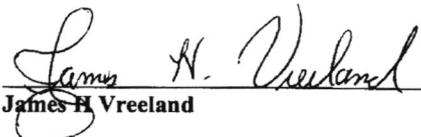
ALL that certain lot situated in Cedar Creek Hundred, Sussex County, Delaware, lying west of, but not adjacent to, Cedar Creek Road (State Route 30) at 60 feet wide, adjoining other lands now or formerly of James H. Vreeland, lands now or formerly of Louis J. and Shirley L. Renzi, residual lands of James H. Vreeland and Mary Lou Webb and Katharine V. McFadden and lands now or formerly of James K. and Katherine V.C. McFadden, and more particularly described in accordance with a survey plat prepared by Meridian Consulting Engineers dated February 28, 2003, as follows:

COMMENCING at an iron pipe found on the westerly side of Cedar Creek Road at a corner for other lands now or formerly of James H. Vreeland and lands now or formerly of James K. and Katherine V.C. McFadden, thence running South 87°00'27" West 210.00 feet to a point at a corner for residual lands now or formerly of James H. Vreeland and Mary Lou Webb and Katharine V. McFadden, the point of beginning; thence proceeding with said other lands now or formerly of James H. Vreeland South 02°59'33" East 210.00 feet to a point on line of lands now or formerly of Louis and Shirley Renzi; thence running with said Renzi lands South 87°00'27" West 65.00 feet to an iron pin found at a corner for residual lands now or formerly of James H. Vreeland and Mary Lou Webb and Katharine V. McFadden and lands now or formerly of Mary L. and Francis A. Webb, IV; thence running with said residual lands North 02°59'33" West 210.00 feet to a newly set iron pin; thence finally continuing with said residual lands North 87°00'27" East 65.00 feet to a point of beginning; containing 13,650 square feet of land, more or less.

BEING the same lands conveyed unto James H. Vreeland by deed of James H. Vreeland and Mary Lou Webb and Katherine V. McFadden dated June 16, 2003, said deed being filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 2848, page 289.

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

Signed, Sealed and Delivered
in the presence of:

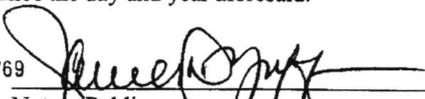
  (SEAL)
James H. Vreeland

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on August 03, 2007, personally came before me, the subscriber, James H Vreeland, party of the first part 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.

ADMITTED TO DELAWARE BAR 12/16/69
ATTORNEY
JAMES D. GRIFFIN
NOTARY
UNIFORM LAW ON NOTARIAL ACTS
PURSUANT TO 29 DEL C. SEC 4323(3)


Notary Public
Printed Name: JAMES D. GRIFFIN
My Commission Expires: N/A

RECEIVED

AUG 08 2007

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Consideration: \$205000.00 Exempt Code: A

County	State	Total
3075.00	3075.00	6150.00

counter2 Date: 08/07/2007

RECORDER OF DEEDS
JOHN F. BRADY
08/07/2007 01:05P
SUSSEX COUNTY
DOC. SURCHARGE PAID

PARCEL ID NO.: 3-30-15.00-58.04

RETURN TO:
Key Properties Group, LLC
14701 Coastal Highway
Milton, DE 19968

PREPARED BY:
Griffin & Hackett, P.A.
116 West Market Street
Georgetown, DE 19947
File No. G07-34/

THIS DEED, made this 3rd day of August, 2007,

- BETWEEN -

JAMES K MCFADDEN and **KATHARINE V MCFADDEN**, of 17467
Oakridge Drive, Milford, DE 19963, parties of the first part,

- AND -

KEY PROPERTIES GROUP, LLC, a Delaware limited liability company, of
14701 Coastal Highway, Milton, DE 19968, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

PARCEL NO. 1

ALL that certain lot, piece and parcel of land situate, lying and being in Cedar Creek Hundred, Sussex County, and State of Delaware, fronting on the westerly side of the sixty (60) foot wide right-of-way of State Route 30, adjoining lands of Mary Vreeland and other lands now or formerly of Mary L. Vreeland, James H. Vreeland, Mary Louise Webb and Katharine Vreeland Clute McFadden and more particularly described as follows, to wit:

BEGINNING at a newly set iron pipe on the westerly right-of-way line of State Route 30 distant, on a bearing of South 03°02'46" East, 916.79 feet from the point of intersection of the centerlines of State Route 30 and County Road 206; thence proceeding with said right-of-way line and deflecting right along a 13,847.52 foot radius curve, the chord of which bears South 03°04'10" East 37.12 feet to a point of tangency; thence continuing with said right-of-way line South 02°59'33" East 172.88 feet to a newly set iron pipe at the northeasterly corner for



lands of Mary Vreeland; thence running with said Vreeland lands South 87°00'27" West 210.00 feet to a newly set iron pipe in line of other lands now or formerly of Mary L. Vreeland, James H. Vreeland, Mary Louise Webb and Katharine Vreeland Clute McFadden the following two (2) courses and distances: 1) North 02°59'33" West 210.00 feet and 2) North 87°00'27" East 209.95 feet to the place of beginning; containing 1.012 acres of land, more or less, according to a survey prepared by Charles D. Murphy, Jr., dated March 18, 1988.

BEING the same lands conveyed unto James Kingsly McFadden and Katherine Vreeland Clute McFadden by deed of Mary L. Vreeland, James H. Vreeland, Mary Louise Webb and Katharine Vreeland Clute McFadden in 1988, said deed being filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 1571, page 218.

PARCEL NO. 2

ALL that certain lot situated in Cedar Creek Hundred, Sussex County, Delaware, lying west of, but not adjacent to, Cedar Creek Road (State Route 30) at 60 feet wide, adjoining other lands now or formerly of James K. and Katherine V.C. McFadden, and residual lands now or formerly of James H. Vreeland and Mary Lou Webb and Katherine V. McFadden, and more particularly described in accordance with a survey plat prepared by Meridian Consulting Engineers dated February 28, 2003, as follows:

COMMENCING at an iron pipe found on the westerly side of Cedar Creek Road at a corner for other lands now or formerly of James K. and Katherine V.C. McFadden and lands now or formerly of James H. Vreeland, thence running South 87°00'27" West 210.00 feet to a point at a corner for residual lands now or formerly of James H. Vreeland and Mary Lou Webb and Katherine V. McFadden, the point of beginning; thence proceeding with said residual lands now or formerly of James H. Vreeland and Mary Lou Webb and Katherine V. McFadden South 87°00'57" West 65.00 feet to a newly set iron pin; thence continuing with said residual lands now or formerly of James H. Vreeland and Mary Lou Webb and Katherine V. McFadden North 02°59'00" West 210.00 feet to a newly set iron pin; thence continuing with said residual lands North 87°00'27" East 65.00 feet to a point at a corner for other lands now or formerly of James K. and Katherine V.C. McFadden; thence finally running with said other lands South 02°59'33" East 210.00 feet to the point of beginning; containing 13,650 square feet of land, more or less.

BEING the same lands conveyed unto James K. McFadden and Katherine V. McFadden by deed of James H. Vreeland and Mary Lou Webb and Katherine V. McFadden dated June 16, 2003, said deed being filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 2848, page 296.

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

Signed, Sealed and Delivered
in the presence of:

James D. Griffin
as to both

James K. McFadden (SEAL)
James K McFadden
Katharine V. McFadden (SEAL)
Katharine V McFadden

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on August 03, 2007, personally came before me, the subscriber, James K McFadden and Katharine V McFadden, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

ADMITTED TO DELAWARE BAR 12/16/69
ATTORNEY
JAMES D. GRIFFIN
NOTARY
UNIFORM LAW ON NOTARIAL ACTS
PURSUANT TO 29 DEL C. SEC 4323(3)

James D. Griffin
Notary Public
Printed Name: James D. Griffin
My Commission Expires: N/A

RECEIVED

AUG 08 2007

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Consideration: \$315000.00 Exempt Code: A

County	State	Total
4725.00	4725.00	9450.00
counter2	Date: 08/07/2007	

RECORDER OF DEEDS
JOHN F. BRADY
08/07/2007 01:10P
SUSSEX COUNTY
DOC. SURCHARGE PAID

Sussex County, Delaware - Zoning and Sales Information

PROPERTY DETAILS

- [General Information](#)
 - [Appraisal & Assessment Info](#)
 - [Sales Info](#)
 - [Map of Property](#)
-

General Information

District-Map-Parcel:

3-30 15.00 58.01

Owner(s) Names:

KEY , PROPERTIES GROUP LLC

Property Legal Description:

SW/RT 30
1101' SE RD 206

Billing Address:

610 MARSHALL ST
MILFORD , DE 19963

Land Use:

Residential, Single dwelling & lot

Zoning:

Agricultural/Residential

Town/Municipality:

-No Town or Municipality Specified-

Fire District(s):

Not Specified Fire District

Tax Ditch(es):

-No Ditch Records-

Sewer/Water**District:**

-No Sewer Records-

Watershed:

BROADKILL-SMYRNA

Sussex County, Delaware - Zoning and Sales Information

PROPERTY DETAILS

- [General Information](#)
 - [Appraisal & Assessment Info](#)
 - [Sales Info](#)
 - [Map of Property](#)
-

General Information

District-Map-Parcel:

3-30 15.00 58.04

Owner(s) Names:

KEY , PROPERTIES GROUP LLC

Property Legal Description:

SW/RT 30
891' SE/RD 206

Billing Address:

610 MARSHALL ST
MILFORD , DE 19963

Land Use:

Residential, Single dwelling & lot

Zoning:

Agricultural/Residential

Town/Municipality:

-No Town or Municipality Specified-

Fire District(s):

Not Specified Fire District

Tax Ditch(es):

-No Ditch Records-

Sewer/Water**District:**

-No Sewer Records-

Watershed:

BROADKILL-SMYRNA