

Check in safe
4/19/2023

EXHIBIT

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23-07 A



TOWN OF ELSMERE

MINOR SUBDIVISION/REVERSE SUBDIVISION APPLICATION

Definition of a Minor Subdivision:

All division of land into five (5) or fewer residential lots upon which building can occur or the adjustment of property lines to permit the expansion of an existing structure shall be approved and reviewed as a minor subdivision under the procedures and regulations below. Subdivisions of five (5) lots or fewer, which involve any new street or road, shall be reviewed and approved as major subdivisions. All division of land into commercial or industrial lots where no new streets or other public improvements are involved shall be reviewed and approved as minor subdivisions.

Petition Number: 23 - 07

Date Petition was Filed: 4/20/2023

Subject Properties Address: See Supplemental Information Item #1
(Attached)

Tax Parcel Number:

See Supplemental Information
Item #1 (Attached)

Applicants Name:

Anne Jacobi, The Cobi Group

Applicants Address:

3424 Old Capitol Trail

Wilmington, DE 19808

Applicants Phone Number: (302)407-3085

Applicant Relationship to the Owner: Construction
Manager

Property Owners Name:

See Supplemental Information Item #2

Property Owners Address:

See Supplemental Information Item #4

Phone Number: (302)994-1868

Relationship to the Owner: One of the Owners

Reason for the requested Subdivision:

The reason for the Reverse Subdivision is to eliminate all of the internal lot lines to avoid
applying for several variances for an existing situation when the proposal to construct a
new 6,000 sf building is submitted to the Town for review and approval.



APEX ENGINEERING INCORPORATED

27 WEST MARKET STREET NEWPORT, DE 19804
(302) 994-1900 (302) 994-9099 FAX
www.apexengineeringinc.com

April 5, 2023

Serpes Bakery
Reverse Subdivision Application

Apex Project #22125.000

Supplemental Information

1. Tax Parcel Number(s)

TAX PARCEL NUMBER	ADDRESS	AREA	DEED	ZONING
19-004.00-003	3 Walnut Avenue, Wilm., DE 19805	0.26± Acres	376-327	CC
19-004.00-004	1411 Kirkwood Highway, Wilm., DE 19805	0.14± Acres	L73-158	CC
19-004.00-005	1409 Kirkwood Highway, Wilm., DE 19805	0.14± Acres	363-95	CC
19-004.00-006	1407 Kirkwood Highway, Wilm., DE 19805	0.14± Acres	886-250	CC
19-004.00-007	1405 Kirkwood Highway, Wilm., DE 19805	0.14± Acres	M84-302	CC
19-004.00-008	1403 Kirkwood Highway, Wilm., DE 19805	0.14± Acres	308-191	CC
19-004.00-010	1 Spruce Avenue, Wilm., DE 19805	0.17± Acres	898-172	R-1

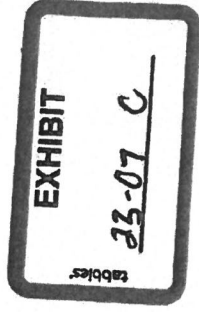
2. Legal Owner(s)

- A. Serpe Associates (Tax Parcel #'s 19-004.00-003, 008, and -010)
- B. Serpe and Sons Inc (Tax Parcel #19-004.00-004)
- C. Serpe Properties Inc. (Tax Parcel #'s 19-004.00-005, -006, and -007)

3. Subject Property Location: Refer to Table in Item #1.

EXHIBIT

23-07 B



4. Owner's Address:

Tax Parcel #'s 19-004.00-003, -004, -006, -008, and -010 1411 Kirkwood Highway, Wilmington, DE 19805
Tax Parcel #19-004.00-005 1411 New Road, Elsmere, DE 19805
Tax Parcel #19-004.00-007 1405 New Road, Wilmington, DE 19805

5. Variances Requested:

For proposed improvements:

- (1) To permit Off-Street parking spaces in the Front Yard Area (None Permitted) - (Section 225-8.M.(3))
- (2) To permit a reduced parking stall size (10'x20' Required; 9'x18' Proposed) - (Section 225-10.A.(7))
- (3) To permit no designated on-site loading space ((1) 10'x60' Space Required) - (Section 225-10.F.)
- (4) To permit 86.3% lot coverage for a CC zoned corner lot (15% Max Permitted) - (Section 225-Table 1)
- (5) To permit no shade trees within the parking area (1 every 60' Required) - (Section 225-8.M.(5))
- (6) To permit a 7' buffer adjacent to a residentially zoned property (20' Minimum Required) - (Section 225- 19.D.(6))

For Existing Non-Conforming Situations to Remain

- (7) To permit 0' Front Yard Setback for a CC zoned corner lot (20' Minimum Required) - (Section 225-Table 1)
- (8) To permit Off-Street Parking Spaces in the Front Yard Area (None Permitted) - (Section 225-8.M.(3))

* CASE IN SAFE
4/19/23



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT

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23-07 D

Application for Hearing

- ☐ Board of Adjustment
☒ Planning Commission

Petition # 23-07 Filing Fee: _____ Date Received 4/20/2023 Received by: SA

Subject Property: 1 Spruce Avenue, Wilmington, DE 19805

Property is: ☒ Residential ☐ Commercial

Tax Parcel # 19-004.00-010 Zoning District: R-1

Applicant name:

Anne Jacobi, The Cobi Group

Address: 3424 Old Capitol Trail Telephone # (302)407-3085

City: Wilmington State: DE Zip Code: 19808

Application for Zoning Variance Related to: _____

- | | |
|---|---|
| <input type="checkbox"/> Front yard setback | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Rear yard setback | <input type="checkbox"/> Fencing |
| <input type="checkbox"/> Side yard setback | <input type="checkbox"/> Parking requirements |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Rezoning | |

** Current Zoning: R-1 New Zoning Request: CC

Application for Special Exception Use Permit for the following use: _____

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

EXHIBIT

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23-07 E

Application for relief other than above: _____

State reasons for this request: TP#19-004.00-010 is currently zoned R-1 and we are requesting to have it rezoned to CC like the adjacent parcels that Serpes owns. The overall concept is to consolidate this parcel with the other six (6) parcels to allow for a 6,000 sf commercial/office building and the removal of the existing structure on Walnut Avenue and the construction of a storage building for the bakery operation. By consolidating the parcels, less variances are needed as well as access, utility, pedestrian, etc. easements crossing parcels.

Has a previous application for this property been filed with the Town? ☐ Yes ☒ No

If yes, Petition # _____

If the applicant is not the Legal Owner of the property:

Legal owner information:

Name:

Serpe Associates

Address: 1411 Kirkwood Highway Telephone # (302)994-1868

City: Elsmere State: DE Zip Code: 19805

Please submit the following with this petition:

- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED BY DEED RESTRICTIONS.
- Filing fee, payable to the Town of Elsmere.

The undersigned hereby certifies that the legal owner of the subject property is aware of, and agrees to the filing of this application, that the information submitted herein is correct, and agrees to be bound by any decision of the Town of Elsmere Board of Adjustment with respect to the subject property.

NOTE: The legal owner and his/her authorized representative must sign this form.

Applicant's Signature: Anna M. Jacobi Date: 4/11/23

Legal Owner's Signature: [Signature] Date: 4-11-23

EXHIBIT

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23-07 F

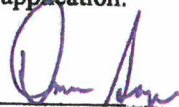
Name of person representing applicant (if applicable):

Anne M. Jacobi / The Cobi Group, Inc

Address: 3424 Old Capitol Trail Telephone # 302-407-3085

City: Wilmington State: DE Zip Code: 19808

I, SERPE ASSOCIATES, as owner of the property listed on this application, authorize the above named representative to act on my behalf during any proceedings pertaining to this application.



Legal Owner Signature

4-11-23

Date

Subscribed and sworn to before me on the following date:

Barbara A. Winnington
Notary Public Signature

4-11-23

Date



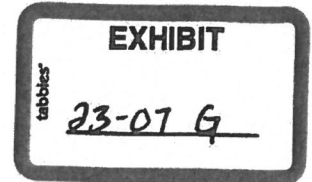
In addition to the persons listed above please send copies of all correspondence to:

Name: Carol Ohm, Apex Engineering Inc.

Address: 27 W Market Street Telephone # (302)994-1900, x-206

City: Newport State: DE Zip Code: 19804

Site Analysis
Petition 23-07



Property Owner: Serpe's Bakery
Zoning District: CC (6) / R1(1)
Address: 3 Walnut, 1411, 1409, 1405, 1403 Kirkwood (CC) & 1 Spruce Ave (R1)
Primary Use: Commercial/Residential
Parcel No.: Numerous

LOT COVERAGE CALCULATIONS

Proposed Lot Area in Sq. Ft.: 50,007 sq. ft.
Allowable Lot Coverage: 7,501 sq. ft. (15 %)

- ❖ Residence = 968 (1 spruce, existing house to be demo'd)
- ❖ Existing Bakery = 8,727 sq. ft.
- ❖ Parking/Driveway/Patio = 24,742 sq. ft.

Proposed Additions:

- ❖ New Buildings = 5,340 Sq. Ft.
- ❖ New Impervious Pavement = 4,312 Sq. Ft.

Proposed Total: 43,121 Sq. Ft. (86%)

Conclusion:

The applicant seeks to add 5,340 sq. ft. of building coverage and 4,312 sq. ft. of impervious coverage.

Required Setbacks: Front: 20' Rear: 20'
Side: 0 Both Sides: 0

Existing Setbacks: Front: 0 Rear: N/A (3 front yards)
Side: 0 Both Sides: 0

Proposed Setbacks: Front: 0 Rear: N/A
Side: 0 Both Sides: 0

Conclusion:

The existing 0' setback is from the existing Bakery (Walnut Ave exposure). The proposed subdivision will have three front yards.

STATEMENT OF FACT

The subject parcels are legal non-conforming with regards to:

1900-400-003: (3 Walnut)	Lot Coverage Parking Buffers
1900-400-004: (Bakery)	Lot Coverage Front yard setback Parking within front yard
1900-400-006: (Bakery)	Lot Coverage Parking Buffers Parking within front yard
1900-400-007: (Next to Lq Store)	Lot Coverage Parking Buffers Parking within front yard

REQUEST BY THE APPLICANT

1. To subdivide Parcels 1900-400-003, 004, 005, 006, 007, 008, and 010 into one large parcel.
2. To re-zone Parcel 1900-400-010 (1 Spruce Avenue) from R-1 (Single Family Dwelling) to CC (Community Commercial).
3. To remove two existing buildings, construct two new buildings and add additional impervious parking.

ISSUE(S)

1. Several of the existing parcels have legal non-conformities, as noted in the statement of fact.
2. The applicant, by sub-dividing said parcels, will create new non-conformities. The Town of Elsmere Code, Chapter 225 Section 36 and Section 31 C. prohibits the expansion of a non-conforming use.

GRANTING OF THE PETITION

1. The Planning Commission of the Town of Elsmere would need to determine that the proposed development meets the harmonious development intent of Town of Elsmere Code, Chapter 225-9.
2. The Planning Commission and the Board of Adjustment of the Town of Elsmere would need to review and grant a variance from the Town of Elsmere Code

EXHIBIT

tabbles

23-07 I

Chapter 225 Attachment #3 to allow a 0' front yard setback for the new subdivision, from the required 20' setback.

3. The Planning Commission and Board of Adjustment of the Town of Elsmere would need to review and grant a variance from the Town of Elsmere Code Chapter 225 Attachment #3 to allow for 86.3% lot coverage from the required 15 % maximum.
4. The Planning Commission and Board of Adjustment of the Town of Elsmere would need to review and grant a variance from the Town of Elsmere Code Chapter 225-19 D. (6) to allow a 7' buffer from the residential zones in lieu of the required 20'.
5. The Planning Commission and Board of Adjustment would need to review and grant a variance from the Town of Elsmere Code Chapter 225-8. M. (5) to permit no shade trees within the parking area.
6. The Planning Commission and Board of Adjustment would need to review and grant a variance from the Town of Elsmere Code Chapter 225-10. A. (7) to allow for the reduction of a parking space from the required 10' W x 20' L down to 9' W x 18' 6".
7. The Planning Commission and Board of Adjustment of the Town of Elsmere would need to review and grant a variance from the Town of Elsmere Code Chapter 225 8.M (3) to allow for parking within a front yard.
8. The Planning Commission and Board of Adjustment of the Town of Elsmere would need to review and grant a variance from the Town of Elsmere Code Chapter 225-10. F to allow for no onsite designated loading space, 1 10' x 60' space is required.
9. The Planning Commission and Mayor and Council of the Town of Elsmere would need to review and approve the proposed minor sub-division as per the Town of Elsmere Code Chapter 196-22.
10. The Mayor and Council of the Town of Elsmere would need to approve the re-zoning of Parcel 1900-400-010 (1 Spruce Avenue) from R-1 (Single Family Dwelling) to CC (Community Commercial).
11. The applicant shall, within 1 year of approval, obtain permits from the Town of Elsmere Code Enforcement Department.



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT

23-07 J

April 21, 2023

Mayor

Eric Thompson

1st District Councilwoman
President Pro-Tempore

Marianne Skipiski

2nd District Councilwoman
Secretary of Council

Sally Jensen

3rd District Councilwoman

Mary Steppi

4th District Councilman

Charles McKewen

5th District Councilwoman

Joann I. Personti

6th District Councilwoman

Dawn DiBiaso

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

Mr. Neil Carlson
Vandemark & Lynch, Inc.
P.O. BOX 2047
Wilmington, Delaware 19899

Re: Petition 23-07 Rezone & Minor Reverse Subdivision Application

Dear Mr. Carlson,

Ms. Carol Ohm and Ms. Anne Jacobi from Apex Engineering (the Cobi Group), have applied for a Rezoning of the property located at 1 Spruce Avenue. The property is currently zoned R-1 Single Family Dwelling and they have applied to have this zoned to CC – Community Commercial district. Additionally, they have submitted a Minor Reverse Subdivision Application to combine all six parcels into one, which include 3 Walnut Avenue, 1411, 1409, 1407, 1405, 1403, 1401 Kirkwood Hwy, and 1 Spruce Avenue. The Cobi Group has submitted these applications on behalf of Serpe's Associates who are the owners of tax parcels 1900-400-003 through 1900-400-11. This is in part with a large redevelopment which will later include further review for any variances needed.

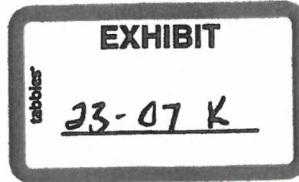
The Building Committee and Town Engineer are required, by the Code of the Town of Elsmere to submit written comments to the Town Manager concerning the plans. These comments must be received back no later than fifteen (15) business days from the date of this letter. Please review the enclosed documents and provide your written comments by May 11, 2023.

Thank you for your attention to this matter.

Sincerely,

Steve Martin
Acting Town Manager

Cc: Mayor and Council
Building Committee



**VANDEMARK
& LYNCH, INC.**
ENGINEERS • SURVEYORS • PLANNERS


May 5, 2023

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

V&L Project No. 25200.11

MEMORANDUM

TO: Steve Martin
Acting Town Manager – Town of Elsmere

FROM: Neil Carlson, P.E. 

RE: Serpes
Minor Subdivision Plan
TP#s 19-004.00-003, 004, 005, 006, 007, 008, & 010

As requested, we have reviewed the Minor Subdivision Plan submitted for the referenced properties. The plan consists of one (1) sheet prepared by Apex Engineering, Inc., dated April 3, 2023. The plan was received in our office on April 21, 2023.

The purpose of the plan is to combine seven existing tax parcels into a single parcel, demolish two existing structures, construct two new commercial structures, expand parking, and construct associated improvements to the site's entrances from Kirkwood Highway and Spruce Street.

Six of the properties in question are currently zoned Community Commercial (CC). TP# 19-004.00-010 (1 Spruce Avenue) is currently zoned Residential (R1). Application has been made to re-zone that property to CC. The comments below are based on the assumption that the Town will rezone 1 Spruce Avenue to CC.

Multiple variances are also requested:

Concerning the proposed improvements:

- From §225-8.M(3) to permit parking in the front yard area
- From §225-10.A(7) to permit reduced parking stall dimensions (9'x18' proposed vs 10'x20' per Code.)
- From §225-10.F to permit the improvements without a designated loading space
- From §225 Table 1 to allow 86.3% lot coverage in the CC District (15% maximum per Code)
- From §225-8.M(5) to permit no shade trees in a parking area
- From §225-19.D(6) to permit a 7' buffer adjacent to residential property (20' required)

Concerning the existing improvements:

- From §225 Table 1 to allow 0' front yard setback for a corner lot in the CC District
- From §225-8.M(3) to allow off street parking in the front yard area

Memorandum to Steve Martin, Acting Town Manager
RE: Serpes Minor Subdivision
May 5, 2023
Page 2 of 2



We offer the following comments:

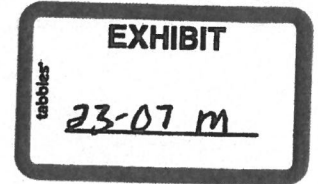
1. Retail Bakery is a use by right in the CC District, but Commercial Bakery is not. This use appears to represent a mix of the two uses; retail baked goods prepared on site are available for sale, but we understand that the applicant also engages in wholesaling of bread to other businesses. The applicant should coordinate with the Code Officer to verify that expansion of the use is permitted.
2. The requests for relief from §225-8.M(3) should be changed to reference §225-19.D(5). Parking is permitted in the front yard in the CC District per §225-10.C(2); relief from the prohibition on parking in the buffer area is what is required for this plan.
3. There are discrepancies between the floor areas used in the parking calculations and the area figures shown in plan view. The plans/calculations should be reviewed, and revised as required.
4. The plan should be approved by the Office of the State Fire Marshal.
5. The plans propose changes to the entrances onto Kirkwood Highway. DeIDOT approval should be provided prior to the Town approving this plan.
6. Property owner/tax parcel information should be added to the lots east of Spruce Street.
7. The size of the water service to the proposed commercial building should be added to the plans. The size and location of the water service serving the existing bakery should be added to the plans.
8. The applicant should provide correspondence from New Castle County Department of Public Works to verify that sewer capacity exists to service the proposed 6,000 sf GFA office building and that the existing lateral is in good condition and appropriately sized.
9. The Americans with Disabilities Act (ADA) requires 4 handicap parking spaces for parking lots with 76 to 100 spaces. An additional ADA compliant parking space should be added to the plans.
10. The limit of disturbance is over an acre. The project will therefore require sediment and stormwater approval from the New Castle Conservation District. A copy of the Conservation District's approval should be provided to the Town prior to final plan approval.
11. The plans should be updated to show the proposed topography.
12. A small portion of the west end of the site is within the 100-year floodplain, including portions of the existing building. The applicant should make application to the Town for a Floodplain Permit.
13. A Construction Improvement Plan should be provided for review, per §196.22.B(6)(a).

If you have any questions, or require clarification regarding any of these comments, please call.

cc: Scott Allen, Code Enforcement Officer



Building Inspection Underwriters, Inc.



May 5, 2023

Mr. Steve Martin, Town Manager
The Town of Elsmere
11 Poplar Ave.
Elsmere, DE 19805

Re: Minor Subdivision Serpe's Bakery.

Dear Mr. Martin,

The plans for the proposed subdivision at the above referenced addresses have been reviewed in accordance with the municipal code by the Building Committee. The applicants request is to reverse subdivide numerous parcels 1900400003-1900400010 (1 Spruce, 3 Walnut, 1403, 1405, 1407, 1409 and 1411 Kirkwood Hwy) into one combined parcel, we offer the following comments:

We are in agreement with the comments issued on 05/05/2023 by Mr. Carlson's office.

The proposed subdivision will create several new non-conformities of the subject lot regarding lot coverage, parking buffers, front yard setbacks and parking within front yards. Minimum requirements and the proposed calculations can be seen on the site analysis submitted.

Section 225-31 of the Code of the Town of Elsmere specifically prohibits a non-conforming lot to be further reduced or expanded in size.

Please do not hesitate to contact me with any questions or concerns.

Respectfully,

Kyle N. Bendler
Building Committee



APEX ENGINEERING INCORPORATED

27 WEST MARKET STREET
(302) 994-1900

NEWPORT, DE 19804
(302) 994-9099 FAX

www.apexengineeringinc.com

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23-07 N

May 19, 2023

Apex Project No.: 22125.000

Mr. Scott Allen
Code Enforcement Officer
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805

RE: Serpes Properties Minor Subdivision – Petition 23-07

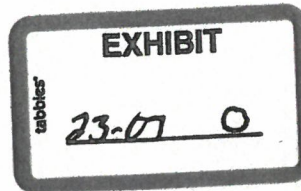
The Minor Subdivision Plan review comments dated May 5, 2023, have been addressed as follows:

1. Per our discussions, please provide confirmation that the proposed expansion of this established, existing use is permitted within the CC zoning district.
2. The variance request for new improvements for relief regarding parking in the front yard has been changed from §225-8.M(3) to §225-19.D(5) as directed (variance request 1 on plan). Please note that this same code reference change has been made for the variance request for existing non-conformities to remain (variance request 8 on plan).
3. The building square footages within the parking calculation in Note 17 have been updated to match the plan.
4. State Fire Marshal Office approval will be provided upon its receipt.
5. DelDOT approval will be provided upon its receipt.
6. Property owner/parcel information has been added to the lots east of Spruce Street.
7. A new 2-inch domestic water service has been added for the proposed commercial building that taps into the existing 8" main within Spruce Street. The existing domestic residential line in the front of the building along Kirkwood Highway that serviced the previous house in that location, that was destroyed by fire on January 4, 2021, will be abandoned in place.

The size and location of the water service that is servicing the existing bakery is not shown on the mapping provided to us by Artesian Water.

8. Site Data Note 8 regarding sanitary sewer has been expanded to reflect the existing/proposed site GPD comparison which reflects no net increase in sewer flow.
9. Another handicap parking space has been added for a total of 4 spaces as required by code.
10. Approval from the New Castle Conservation District will be provided for the sediment and stormwater management plan for this proposed development. A copy will be provided to the Town upon its receipt.
11. Proposed topography will be included on future plans once the project enters the construction plan stage.

Mr. Scott Allen
Town of Elsmere
May 19, 2023
Page 2 of 2



12. An application for Floodplain Permit or a variance request will be made under separate cover in accordance with Town Code Chapter 102 Floodplain Management.
13. In accordance with §196.22.B(6)(a) construction improvement plans will be prepared and submitted following approval of the reverse subdivision plan by Town Council.

Please note that the Site Land Cover Summary has been updated to include the area of proposed pervious pavement. All proposed pavement and walkways will be constructed of pervious material with the exception of the structural P.C.C. areas at the silo foundation and the dumpster pad. By providing pervious pavement, the overall site impervious cover area is actually reduced 5,475± sf (0.126 acres).

If you have any questions or require any further information to process this submission, please contact me at (302) 994-1900 ext. 206 or cohnm@apexengineeringinc.com. Thank you for your assistance with this project.

Sincerely,

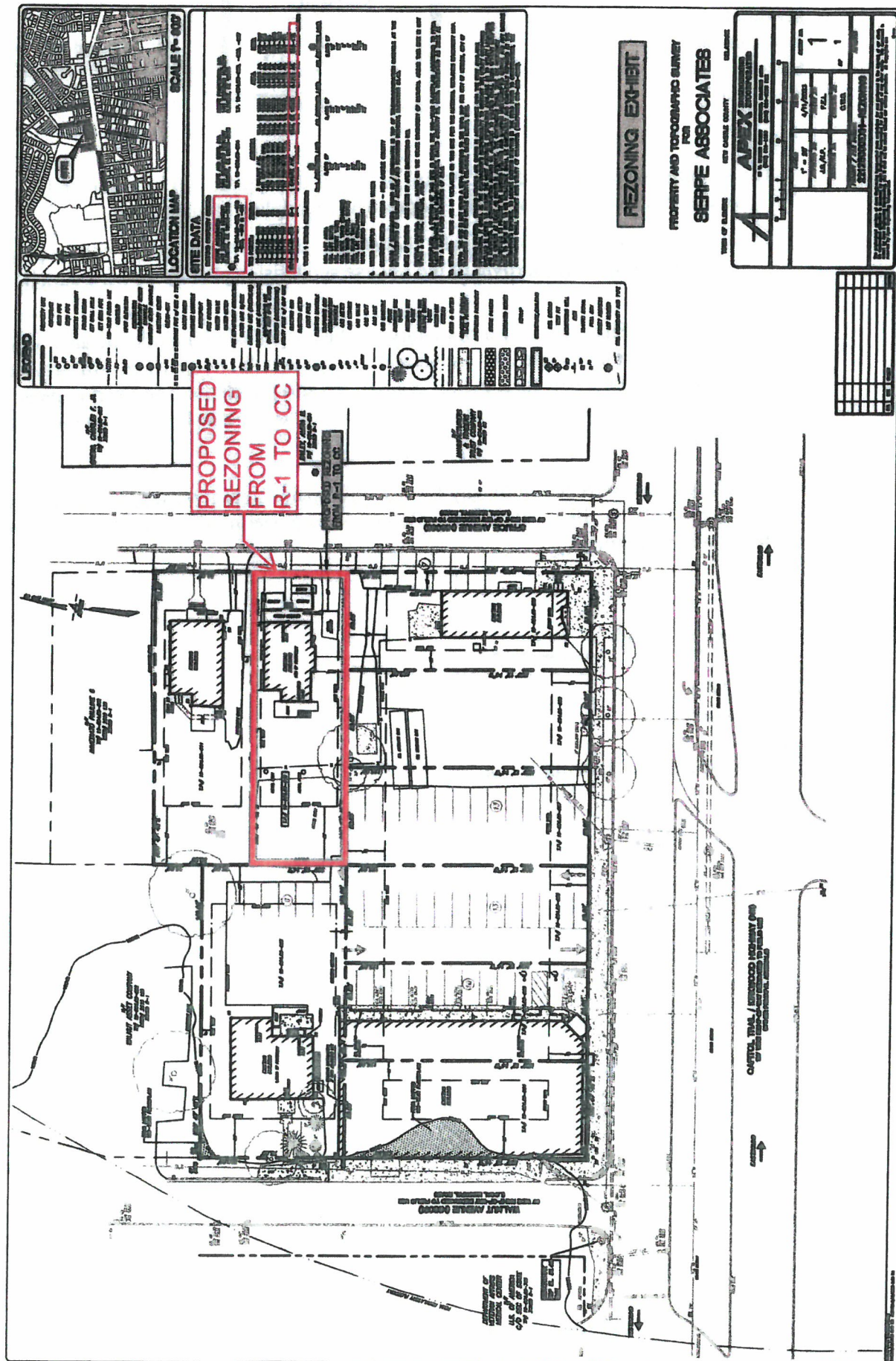
Carol W. Ohm, P.E.
Vice-President

cc: Anne Jacobi, The Cobi Group

EXHIBIT

23-07 P

tabbles



TP# 19-004.00-003
3 WALNUT AVENUE

EXHIBIT

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23-07 R

4559

NY 375 327

DEED

THIS DEED made this 22nd day of May, 1986, between PETRUCCELLI, JR., and PAMELA PETRUCCELLI, his wife, of New Castle County, State of Delaware, parties of the first part,

AND

SERPE ASSOCIATES, a partnership of the State of Delaware, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of EIGHTY-SEVEN THOUSAND DOLLARS (\$87,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part,

ALL that certain lot, piece or parcel of land with the dwelling thereon erected, known as 3 Walnut Avenue, situate in the Town of Elsmere, New Castle County and State of Delaware, and being Lots Nos. 12, 13 and 14, Block A, on the Plan of OAK GROVE, as said Plan is of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Z, Volume 24, Page 601, Microfilm No. 95, and being more particularly bounded and described according to a survey by Franco R. Bellefante, Inc., Professional Land Surveyors, of Wilmington, Delaware, dated May 17, 1986, as follows, to-wit:

BEGINNING at a point, an iron pipe on the easterly side of Walnut Avenue, at fifty feet wide, said point of Beginning being in the division line between Lot No. 14 and Lot No. 31, Oak Grove, said point of Beginning being also distant one hundred twenty-five feet measured in a northerly direction along the said easterly side of Walnut Avenue, from the northerly side of New Road, now Robert W. Kirkwood Highway, at one hundred twenty-one feet wide; thence from said point of Beginning, easterly, parallel with the said northerly side of New Road, one hundred fifty feet to an iron pipe; thence northerly parallel with Walnut Avenue, seventy-five feet to an iron pipe; thence westerly, parallel with New Road and along the division line between Lots Nos. 11 and 12, one hundred fifty feet to an iron pipe on the said easterly side of Walnut Avenue; thence thereby southerly seventy-five feet to an iron pipe, the point and place of Beginning.

BEING the same lands and premises which Alexander P. Pitrizzi, et al., by Deed dated October 27, 1978, of record in the Office aforesaid, in Deed Record K, Volume 103, Page 71, granted and conveyed unto Ralph Petruccelli, Jr., and Pamela Petruccelli, his wife, in fee.

Mailing Address:
1001 New Road
Elsmere
Wilmington, Delaware 19805

Parcel No.: 19-004.00-003

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

SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
as to Todd

[Signature] (SEAL)
Ralph Petruccelli, Jr.

[Signature] (SEAL)
Pamela Petruccelli

EXHIBIT
28-07 S

STATE OF DELAWARE
NEW CASTLE COUNTY

)
SS.
)

BE IT REMEMBERED, that on this 22nd day of May, 1986, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Ralph Petruccelli, Jr., and Pamela Petruccelli, his wife, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my hand and seal of Office the day and year aforesaid.

Ralph Petruccelli, Jr.
Notary Public
My Commission Expires 10/11/87

BOOK 378 PAGE 328

005272
State of Delaware
STATE TAX DEPT - NEW CASTLE
MAY 23 1986
REALTY
TRANSFER
TAX \$ 00.00

005272
State of Delaware
STATE TAX DEPT - NEW CASTLE
MAY 23 1986
REALTY
TRANSFER
TAX \$ 40.00



No 1182
Amount \$ 870.00
Date 5-23-86
James B. Nestor
(Deputy Tax Collector)

REC'D FOR RECORD
MAY 23 1986
USE 1. DUCHAN, P. 8/10/86

TP# 19-004.00-004
1411 KIRKWOOD Hwy

This Deed, Made this

51-1-73 PAGE 158

Twenty-ninth day of July in the year of
our LORD one thousand nine hundred and sixty-four,

BETWEEN, DOMENICK SERPE and LUCILLE SERPE, his wife, of
Christiana Hundred, New Castle County and State of Delaware,
parties of the first part,

A N D

SERPE & SONS, INC., a corporation of the State of
Delaware, party of the second part,

Witnesseth. That the said parties of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) lawful money of the United States of America,
the receipt whereof is hereby acknowledged, hereby grant and convey unto the said
party of the second part,

ALL that certain lot or piece of
land lying in Oak Grove, Elsmere, New Castle County and State of
Delaware, being Lots Nos. 31 and 32, Block A, on the Plan of
Oak Grove, as said plan is of record in the Office for the Recording
of Deeds, &c., at Wilmington, in and for New Castle County,
Delaware, in Deed Record N, Volume 34, Page 601, &c., more particu-
larly bounded and described as follows, to-wit:

BEGINNING at the corner formed by
the intersection of the Northerly side of the New Road with the
Easterly side of Walnut Avenue; thence Easterly, along said side
of the New Road, fifty feet to a corner; thence Northerly and
parallel with Walnut Avenue, one hundred and twenty-five feet to
a corner; thence Westerly and parallel with the New Road, fifty
feet to the said Easterly side of Walnut Avenue; and thence
thereby Southerly, one hundred and twenty-five feet to the place
of Beginning. Be the contents thereof what they may.

BEING the same lands and premises
which MARTIN REALTY & INVESTMENT CO., a corporation of the State
of Delaware, by Indenture dated the Nineteenth day of July, A.D.
1963, and recorded in the Office for the Recording of Deeds in
and for New Castle County, Delaware, in Deed Record M, Volume 71,
Page 562, granted and conveyed unto DOMENICK SERPE and LUCILLE
SERPE, his wife, in fee.

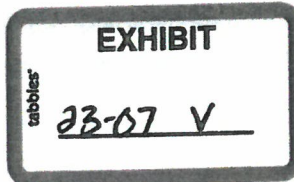
EXHIBIT

tabbies

23-07 I

tablets

LEO J DUGAN, Jr RECORDER



TR# 19-004.00-005
1409 KIRKWOOD HWY

BOOK 363 PAGE 85

DEED

THIS DEED made this Thirtieth day of December, 1985, between ANTHONY SERPE, RICHARD SERPE, THOMAS SERPE and DOMINICK SERPE, of New Castle County and State of Delaware, parties of the first part,

3369

AND

SERPE PROPERTIES, INC., a corporation of the State of Delaware, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part,

ALL those certain lots, pieces or parcels of land with the building thereon erected, known as 1409 New Road, situate in Christians Hundred, New Castle County and State of Delaware, and being Lots 33 and 34, Block A, as shown on the Plot of OAK GROVE, as said Plan is of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Z, Volume 24, Page 601, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the northerly side of the New Road, at the distance of fifty feet easterly from the easterly side of Walnut Avenue; thence in a northerly direction and parallel with Walnut Avenue, one hundred twenty-five feet to a point; thence in an easterly direction and parallel with the New Road, fifty feet to a point; thence in a southerly direction and parallel with Walnut Avenue, one hundred twenty-five feet to the northerly side of the New Road; and thence thereby westerly fifty feet to the place of Beginning.

BEING the same lands and premises which J. Watson Miller, Jr., et al., by Deed dated July 30, 1964, of record in the Office aforesaid, in Deed Record P, Volume 73, Page 516, granted and conveyed unto Domenico Serpe and Lucille Serpe, his wife, in fee.

Lucille Serpe died May 30, 1982. See Register of Wills File No.

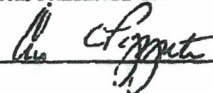
Domenico Serpe died August 28, 1985. By the terms of his Last Will and Testament, duly probated in the Office of the Register of Wills in and for New Castle County, Delaware, File No. , he devised the residue of his estate, including the above property, unto his children Anthony Serpe, Richard Serpe, Thomas Serpe and Dominick Serpe.

Mailing Address:
1411 New Road
Elsmere, Delaware 19805

Parcel No.: 10-004.00-005

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

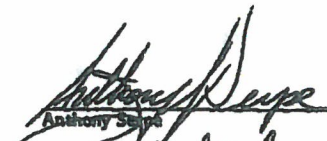
SEALED AND DELIVERED
IN THE PRESENCE OF:









 (SEAL)
Anthony Serpe

 (SEAL)
Richard Serpe

 (SEAL)
Thomas Serpe

 (SEAL)
Dominick Serpe

 (SEAL)
Dominick Serpe

EXHIBIT

tabbles

23-07 W

BOOK 363 PAGE 96

STATE OF DELAWARE

NEW CASTLE COUNTY

)
: SS.
)

BE IT REMEMBERED, that on this Thirtieth day of December, 1985, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Anthony Serpe, Richard Serpe, Thomas Serpe and Dominick Serpe, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my hand and seal of Office the day and year aforesaid.

Notary Public

My Commission Expires



No. 1166

Amount \$ -0-0

Date 4-21-86

James B. Nease
(Deputy Tax Collector)



150 J. DUGAN, Jr. Recorder

REC'D FOR RECORD APR 21 1986

TP # 19-009.00-006
1407 Kirkwood Hwy

EXHIBIT

23-07 X

HC-86 250

(Rev. 6-2-5)

DEED-TYPED

Printed and sold by Hugh A. Gannon Co., Baltimore, 610 National St., Washington, D.C.

05060

This Deed, Made this

twenty-fourth day of March, in the year of
our LORD one thousand nine hundred and Seventy-two

BETWEEN, CARRIE F. FRANCY, Widow, of Christiana Hundred, New
Castle County and State of Delaware, party of the first part,

A N D

SERPE PROPERTIES, INC., a corporation of the State
of Delaware, party of the second part.

Witnesseth. That the said part y of the first part, for and in consideration of the sum of
THIRTY-SIX THOUSAND DOLLARS (\$36,000.00)
lawful money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grant and convey unto the said
part y of the second part,

ALL those certain lots, pieces
or parcels of land, with the dwelling thereon erected, known as
1407 New Road, situate in Christiana Hundred, New Castle County
and State of Delaware, and being Lots Nos. 35 and 36, Block A,
as shown on the Plan of Oak Grove, as said Plan is of record in
the Office of the Recorder of Deeds in and for New Castle County,
Delaware, in Deed Record Z, Volume 24, Page 601, Microfilm No.
95, and being more particularly bounded and described according
to a recent survey made by Mann-Talley, Inc., Civil Engineers and
Surveyors, as follows, to-wit:

BEGINNING at a point in the Northernly
side of the New Road at the distance of one hundred feet Easterly
from the Easterly side of Walnut Avenue; thence Northernly
and parallel with Walnut Avenue, one hundred and twenty-five feet
to a corner; thence Easterly and parallel with the New Road, fifty
feet to another corner; thence Southerly and parallel with Walnut
Avenue, one hundred and twenty-five feet to the said Northernly
side of the New Road and thence thereby Westerly, fifty feet to
the place of Beginning. Be the contents thereof what they may.

BEING the same lands and premises
which ETHEL M. BAIRD and HERBERT L. BAIRD, by Deed dated April
21, 1949, and recorded in the Office for the Recording of Deeds
in and for New Castle County, Delaware, in Deed Record A, Volume
49, Page 186, granted and conveyed unto GEORGE FRANCY, in fee.

George Francy died on November 24,
1965. By the terms of his Last Will and Testament duly probated
in the Office of the Register of Wills in and for New Castle
County, Delaware, he devised the above property to Carrie F.
Francy.

EXHIBIT

tabbies

23-07 Y



No. 3216.00
 Amount \$3216.00
 Date March 24 1972
W. F. Kipp
 Deputy Tax Collector

In Witness Whereof, she said party of the first part do hereby set her hand and seal, the day and year aforesaid.

Spoken and Delivered in the Presence of

James F. Kipp

Carrie F. Francy
 Carrie F. Francy

State of Delaware,

NEW CASTLE

County,

ss.

State of Delaware

REALTY TAX 720.00

Be It Remembered, That on this twenty-fourth day of March, in the year of our LORD, one thousand nine hundred and Seventy-two personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, CARRIE F. FRANCY, Widow,

part y to this indenture, known to me personally to be such, and she acknowledged this indenture to be her Deed.

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

James F. Kipp
 Notary Public

REC-86 MAR 25 1972



REC'D FOR RECORD MAR 24 1972 LEO J. DUBAN, Jr. Recorder

TP# 19-004.00-007
1405 KIRKWOOD Hwy

EXHIBIT

tabbles

23-07 E

REC-84 PAGE 304

011-1111

CORPORATE DEED-TYPEWRITER

Printed and Sold by Mark A. George Co., Charleston, 600 Federal St., Wilmington

This Deed, Made this

Eight day of January in the year of
our LORD one thousand nine hundred and seventy-one,

BETWEEN, PIKECREEK, INC., a corporation of the State of Delaware, party of the first part,

A N D

P. MICHAEL DILL and DONNA M. DILL, his wife, of the City of Newark, New Castle County and State of Delaware, parties of the second part,

Witnesseth. That the said party of the first part, for and in consideration of the sum of EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS (\$18,500.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

ALL that certain lot, piece or parcel of land, with the dwelling thereon erected, known as 44 Ethan Allen Court, situate in the City of Newark, New Castle County and State of Delaware, being Lot No. 4, on the Plan of CHERRY HILL MANOR, SECTIONS 1, 2, and 3, as prepared by Mann-Talley, Inc., Civil Engineers and Surveyors, of Wilmington, Delaware, dated December 17, 1970, and recorded in the Office for the Recording of Deeds in and for New Castle County, Delaware, in Microfilm No. 1668.

TOGETHER with the right, use and privilege of all streets, courts and cartways as shown on the said Plan of CHERRY HILL MANOR in common with others entitled thereto forever.

RESERVING, however, to Pikecreek, Inc., its successors and assigns, and Cherry Hill Manor Maintenance Association, a corporation of the State of Delaware, its successors and assigns, the right, use and privilege for ingress, egress and regress over, across, under and through the said streets and courts, and the cartway across said property as the same is shown on the said Plan of CHERRY HILL MANOR.

SUBJECT to the rights of adjoining owners in common with the Grantees hereunder in and to the party walls dividing the premises herein conveyed from the adjoining premises.

SUBJECT to the condition that by the acceptance of this Deed the Grantees hereunder, their heirs and assigns, agree and understand that they are members of the Cherry Hill Manor Maintenance Association and are subject to all dues and assessments as may be levied by said Association from time to time in accordance with the provisions set forth in the said Declaration of Restrictions by Cherry Hill Manor, Inc., and by the By-Laws of the said Cherry Hill Manor Maintenance Association.

SUBJECT to the Declaration of Restrictions by Cherry Hill Associates, Inc., dated September 26, 1968, of record in the Office aforesaid in Deed Record L, Volume 81,

EXHIBIT

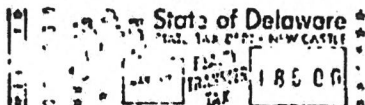
23-07 AA

Page 90, as amended by Amendment of Restrictions by Pikecreek, Inc., dated December 22, 1970, and of record in the Office aforesaid in Deed Record L, Volume 84, Page 262.

SUBJECT to the Agreement between Cherry Hill Associates, Inc., and the City of Newark dated October 4, 1968, and of record in the Office aforesaid in Deed Record L, Volume 81, Page 48, as modified by Supplemental Agreement dated January 6, 1969, and of record in the Office aforesaid in Deed Record Y, Volume 81, Page 515.

SUBJECT to the Agreement between Cherry Hill Associates, Inc., and Delmarva Power & Light Company and The Diamond State Telephone Company dated December 30, 1968, and of record in the Office aforesaid in Deed Record V, Volume 81, Page 608.

BEING a part of the same lands and premises which FRANK A. ROBINO, INC., a corporation of the State of Delaware, by Indenture dated June 30, 1970, and of record in the Office aforesaid in Deed Record V, Volume 83, Page 276, granted and conveyed unto PIKECREEK, INC., a corporation of the State of Delaware, in fee.



In Witness Whereof, The said PIKECREEK, INC., a corporation of the State of Delaware, hath caused its name by FRANK A. ROBINO, JR., its President to be hereunto set, and the common and corporate seal of the said corporation to be hereunto affixed, duly attested by its Secretary, the day and year first above written.

Witness my hand and the seal of the State of Delaware, this 8th day of January, 1971.

Notary Public for the State of Delaware,
Michael A. Robino

ATTEST: Charles L. Robino, Secretary

State of Delaware,

NEW CASTLE

County.

BE IT Remembered, That on this Eighth day of January, 1971, in the year of our LORD one thousand nine hundred and seventy-one, personally came before me, the Subscriber, a Notary Public for the State of Delaware, FRANK A. ROBINO, JR., President of PIKECREEK, INC., a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the President thereto as in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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



Michael A. Robino
 Notary Public

REC-84 PAGE 305

REC'D FOR RECORD Jan 8 1971 LEO J DUGAN, Jr. Sec'y

TP# 19-004.00-008
1403 Kinkwood Hwy

EXHIBIT

tabbles

23-07 AB

FORM 309 PAGE 181

DEED

THIS DEED made this Twenty-fifth day of November, 1985, between ALBERT Z. GOLDBERG and HELEN F. GOLDBERG, his wife, of New Castle County and State of Delaware, parties of the first part,

23404

AND

SERPE ASSOCIATES, a partnership of the State of Delaware, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of FIFTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$59,500.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part,

ALL that certain lot, piece or parcel of land with the building thereon erected, known as 1403 New Road, situate in the Town of Elsmere, New Castle County and State of Delaware, being Lots Nos. 39 and 40, Block A, on the plot of OAK GROVE, as said Plot is of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Z, Volume 24, Page 601, Microfilm No. 95, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the division line between Lots Nos. 40 and 41, said point being distant along the northerly side of New Road fifty feet from the intersection of the northerly side of New Road with the westerly side of Spruce Avenue; thence northerly and parallel with the said side of Spruce Avenue, one hundred twenty-five feet to a corner; thence westerly and parallel with the New Road, fifty feet to another corner; thence southerly and parallel with Spruce Avenue, one hundred twenty-five feet to the said side of New Road; and thence thereby easterly fifty feet to the place of Beginning.

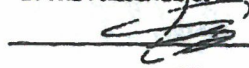
BEING the same lands and premises which Sarah Goldberg, Widow, by Deed dated September 30, 1971, of record in the Office aforesaid, in Deed Record L, Volume 85, Page 693, granted and conveyed unto Albert Z. Goldberg and Helen F. Goldberg, his wife, in fee.

Mailing Address:
1401 New Road
Elsmere, Delaware 19804

Parcel No.: 19-004.00-008

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

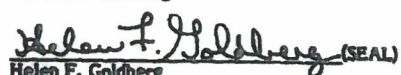
SEALED AND DELIVERED
IN THE PRESENCE OF:




Albert Z. Goldberg

(SEAL)




Helen F. Goldberg

(SEAL)

STATE OF DELAWARE

)
SS.
)

NEW CASTLE COUNTY

BE IT REMEMBERED, that on this Twenty-fifth day of November, 1985, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Albert Z. Goldberg and Helen F. Goldberg, his wife, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.
GIVEN under my hand and seal of Office the day and year aforesaid.

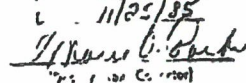

Notary Public

My Commission Expires 10-11-86

STATE OF DELAWARE	
REALTY TRANSFER TAX	
Serial Number	129 778-12911
Amount of State Tax	2950.00
Date Recorded	11/25/85
Cancelled by	CEI

UO J DUGAN, Jr. Recording

REC'D FOR RECORD NOV 25 1985

1162
595.00
11/25/85

Notary Public

EXHIBIT

tabbles

23-07 AC

BOOK 308 PAGE 182

DEED

THIS DEED made this Twenty-fifth day of November, 1985, between ALBERT Z. GOLDBERG and HELEN F. GOLDBERG, his wife, of New Castle County, and State of Delaware, parties of the first part,

23405

AND

SERPE ASSOCIATES, a partnership of the State of Delaware, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of EIGHTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$89,500.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part,

ALL that certain lot, place or parcel of land with the building thereon erected, known as 1401 New Road, situate in the Town of Elsmere, New Castle County and State of Delaware, being Lots Nos. 41 and 42, Block A, on the plot of OAK GROVE, as said Plot is of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Z, Volume 24, Page 601, Microfilm No. 95, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the northerly side of New Road and the westerly side of Spruce Avenue; thence northerly along said westerly side of Spruce Avenue, one hundred twenty-five feet to a corner; thence westerly and parallel with New Road, fifty feet to a corner in the division line between these lands and lands adjoining on the West known as 1403 New Road; thence southerly, parallel with Spruce Avenue, and along said division line, one hundred twenty-five feet to the said northerly side of New Road; and thence thereby easterly fifty feet to the point and place of Beginning.

BEING a part of the same lands and premises which Leon Polodsky, by Deed dated December 14, 1922, and of record in the Office aforesaid, in Deed Record T, Volume 31, Page 354, granted and conveyed unto Sarah Goldberg and Harry Goldberg, her husband, in fee.

Harry Goldberg died on April 6, 1946. See Register of Wills File No. 26979.

Sarah Goldberg died on December 29, 1972. By the terms of her Last Will and Testament, duly probated in the Office of the Register of Wills in and for New Castle County, Delaware, File No. 61680, she devised the herein conveyed premises unto Albert Z. Goldberg and Helen F. Goldberg.

Mailing Address:
1401 New Road
Elsmere, Delaware 19804

Parcel No.: 19-004.00-009

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

SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

[Signature] (SEAL)
Albert Z. Goldberg

[Signature]

[Signature] (SEAL)
Helen F. Goldberg

STATE OF DELAWARE

NEW CASTLE COUNTY

BE IT REMEMBERED, that on this Twenty-fifth day of November, 1985, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Albert Z. Goldberg and Helen F. Goldberg, his wife, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my hand and seal of Office the day and year aforesaid.



No. 1163
Amount \$89,500.00
Date 11-25-85
[Signature]
Notary Public

[Signature]
Notary Public
My Commission Expires: 11-11-87

LEO J. DUGAN, Jr., Recorder

RECD FOR RECORDS NOV 25 1985

TR 19-004.00-010
1 SPRUCE AVE

EXHIBIT

tabbles

23-07 AD

BOOK 888 PAGE 172



DEED

THIS DEED made this twenty-eighth day of June, 1989, between MILDRED E. SHAW, ELEANOR D. WATKINS, WILLIAM J. DRAPER, RITA CROWLEY AND PATRICK DRAPER, of New Castle County and State of Delaware, and HORACE J. DRAPER, of the State of Maryland, parties of the first part,

6808

AND

SERPE ASSOCIATES, a partnership of the State of Delaware, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of SIXTY-EIGHT THOUSAND DOLLARS (\$68,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part,

ALL that certain lot, piece or parcel of land with the dwelling thereon erected, known as 1 Spruce Avenue, situate in the Town of Elsmere, Christians Hundred, New Castle County and State of Delaware, and being Lots Nos. 29 and 30, Block A, on the Plan of OAK GROVE, as said Plan is of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Z, Volume 24, Page 601, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the westerly side of Spruce Avenue at the distance of one hundred twenty-five feet northerly from the northerly side of the New Road; thence westerly and parallel with the New Road one hundred fifty feet to a point; thence northerly and parallel with Spruce Avenue, fifty feet to a point; thence easterly and parallel with the New Road, one hundred fifty feet to the said westerly side of Spruce Avenue; and thence thereby southerly fifty feet to the place of Beginning.

BEING the same lands and premises which Phoenix Enterprises, Inc., a corporation of the State of Delaware, by Deed dated June 9, 1970, and of record in the Office aforesaid, in Deed Record T, Volume 83, Page 99, granted and conveyed unto Eleanor M. Draper, in fee.

Eleanor M. Draper died on February 23, 1989, intestate, and survived by her children, Mildred E. Shaw, Horace J. Draper and Eleanor D. Watkins, and her grandchildren, William J. Draper, Rita Crowley and Patrick Draper, children of a predeceased child of the decedent. See Register of Wills File No. 93077.

Mailing Address:
1401 New Road
Elsmere
Wilmington, Delaware 19805

Parcel No.: 19-004.00-010

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

SEALED AND DELIVERED
IN THE PRESENCE OF:

Kimberly A. Liwa

Mildred E. Shaw (SEAL)
Mildred E. Shaw

Kimberly A. Liwa

Eleanor D. Watkins (SEAL)
Eleanor D. Watkins

Kimberly A. Liwa

William J. Draper (SEAL)
William J. Draper

Kimberly A. Liwa

Rita Crowley (SEAL)
Rita Crowley

Kimberly A. Liwa

Patrick Draper (SEAL)
Patrick Draper

DOCUMENTARY
SURCHARGE
PAID \$3.00

EXHIBIT

tabbles

23-07 AE

BOOK 888 PAGE 173

IN WITNESS WHEREOF the said Horace J. Draper has hereunto set his hand and seal, the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF:

David Perry J.

Horace J. Draper (SEAL)
Horace J. Draper

STATE OF MARYLAND *Delaware*
COUNTY OF *New Castle*

)
SS.
)

BE IT REMEMBERED, that on this *28th* day of *June*, 1989,
personally came before me, the Subscriber, a Notary Public for the State and County
aforesaid, Horace J. Draper, 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.



David Perry J.
Notary Public
My Commission Expires *10-25-93*

No. *1629*
Amount \$ *6000*
Date *7/17/89*
William D. Green
Mortgage Tax Collector

EXHIBIT

tabbies

23-07 AF

BOOK 888 PAGE 174

STATE OF DELAWARE

NEW CASTLE COUNTY

)
SS.
)

BE IT REMEMBERED, that on this 6th day of July, 1989, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Mildred E. Shaw, Eleanor D. Watkins, William J. Draper, Rita Crowley and Patrick Draper, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my hand and seal of Office the day and year aforesaid.

Kimberly O. Howard
Notary Public

My Commission Expires

9/28/92

FOR RECORD JUL 17 1989 3:05 EVELYN L. ALTMAN, Recorder

Parcel # 1900400003Property Address: **3 WALNUT AVE
WILMINGTON, DE 19805-**

Subdivision: OAK GROVE

Owner: SERPE ASSOCIATES

1411 KIRKWOOD HWY

Owner Address:

ELSMERE, DE 19805-2123

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

EXHIBIT

tabbles

23-07 AG

Lot #: 12-14
Location:
Map Grid: 09603560
Block: A
Census Tract: 123.00
Street Type: PRIVATE
Water: PUBLIC
Microfilm #: 000570

Property Class: RESIDENTIAL
Lot Size: 0.26
Lot Depth: 150
Lot Frontage: 75
Street Finish: SIDEWALK

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- FLOODPLAIN
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19R1 - ONE FAMILY DWELLING**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SERPE ASSOCIATES	376 327	N N	10/1/1978 5/1/1986	\$45,900.00 \$87,000.00

Tax/Assessment Info**Assessment**

Land: 9300
Structure: 58700
Homesite: 0
Total: 68000
County Taxable: 68000
School Taxable: 68000

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$228.93	\$0.00	\$0.00	\$1,240.32
2011A	\$0.00	\$0.00	\$233.09	\$0.00	\$0.00	\$1,226.04
2012A	\$0.00	\$0.00	\$233.75	\$0.00	\$0.00	\$1,211.76
2013A	\$0.00	\$0.00	\$232.41	\$0.00	\$0.00	\$1,285.88
2014A	\$0.00	\$0.00	\$233.29	\$0.00	\$0.00	\$1,308.52
2015A	\$0.00	\$0.00	\$232.46	\$0.00	\$0.00	\$1,454.52
2016A	\$0.00	\$0.00	\$231.89	\$0.00	\$0.00	\$1,585.96
2017A	\$0.00	\$0.00	\$233.10	\$0.00	\$0.00	\$1,682.52
2018A	\$0.00	\$0.00	\$249.62	\$0.00	\$0.00	\$1,673.48
2019A	\$0.00	\$0.00	\$231.15	\$0.00	\$0.00	\$1,685.72
2020A	\$0.00	\$0.00	\$215.32	\$0.00	\$0.00	\$1,685.72
2021A	\$0.00	\$0.00	\$211.49	\$0.00	\$0.00	\$1,677.90
2022A	\$0.00	\$0.00	\$263.24	\$0.00	\$0.00	\$1,680.96

Tax Payments as of 5/23/2023 3:01:43 AM

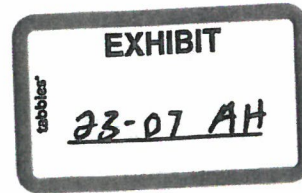
Date Paid	Amt Paid
9/29/2010	\$1,469.25
9/27/2011	\$1,459.13
9/26/2012	\$1,445.51
9/30/2013	\$1,518.29

9/29/2014
 9/23/2015
 9/26/2016
 10/4/2017
 9/24/2018
 9/24/2019
 9/15/2020
 9/14/2021
 9/9/2022

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



\$1,541.81
 \$1,686.98
 \$1,817.85
 \$1,915.62
 \$1,923.10
 \$1,916.87
 \$1,901.04
 \$1,889.39
 \$1,944.20

Sewer History as of 5/23/2023 3:01:07 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/9/2005	\$149.28
2006S1	\$0.00	\$0.00	5/24/2006	\$707.32
2007S1	\$0.00	\$0.00	2/21/2007	\$409.01
2008S1	\$0.00	\$0.00	3/5/2008	\$343.94
2009S1	\$0.00	\$0.00	3/4/2009	\$288.17
2010S1	\$0.00	\$0.00	3/3/2010	\$306.77
2011S1	\$0.00	\$0.00	2/8/2011	\$319.05
2012S1	\$0.00	\$0.00	2/29/2012	\$408.84
2013S1	\$0.00	\$0.00	2/28/2013	\$530.39
2014S1	\$0.00	\$0.00	3/18/2014	\$332.94
2015S1	\$0.00	\$0.00	2/18/2015	\$344.42
2016S1	\$0.00	\$0.00	2/26/2016	\$447.75
2017S1	\$0.00	\$0.00	9/25/2017	\$659.38
2018S1	\$0.00	\$0.00	2/28/2018	\$700.32
2019S1	\$0.00	\$0.00	2/15/2019	\$642.92
2020S1	\$0.00	\$0.00	2/20/2020	\$218.59
2021S1	\$0.00	\$0.00	2/12/2021	\$347.18
2022S1	\$0.00	\$0.00	2/16/2022	\$423.61
2023S1	\$0.00	\$0.00	2/14/2023	\$359.32

Balance Due: \$0.00

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

Residence Characteristics

Residence 0

Building Design:	Residence Class: 3FAM DWL PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1954	# Stories: 2
Total Area (sq. ft.): 3300	Main Floor Area: 1596
# Rooms: 10	# Bedrooms: 4
# 1/2 Baths: 0	# Full Baths: 3
# Fam. Rooms: 1	# Fixtures: 15
Roof Type: FLAT	Roof Material: COMPWOOD
Exterior Wall: BRICK	Interior Wall Finish: DRYWALL
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished: 50%	Basement Finish Type: OPEN FIN FL,WAL & CE
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	

Parcel # 1900400004**EXHIBIT**

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23-07 AIProperty Address: **1411 KIRKWOOD HWY
WILMINGTON, DE 19805-**

Subdivision: OAK GROVE

Owner: SERPE AND SONS INC
1411 KIRKWOOD HWYOwner Address:
ELSMERE, DE 19805-2123

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 31 32	Property Class: COMMERCIAL
Location:	Lot Size: 0.14
Map Grid: 09603560	Lot Depth: 125
Block: A	Lot Frontage: 50
Census Tract: 123.00	Street Finish:
Street Type:	
Water:	
Microfilm #: 000570	

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- FLOODPLAIN
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19CC - COMMUNITY COMMERCIAL**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SERPE AND SONS INC	L73 158	N	Not Available	\$0.00

Tax/Assessment Info**Assessment**

Land: 30500
 Structure: 111500
 Homesite: 0
 Total: 142000
 County Taxable: 142000
 School Taxable: 142000

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$478.08	\$0.00	\$0.00	\$2,590.08
2011A	\$0.00	\$0.00	\$486.77	\$0.00	\$0.00	\$2,560.26
2012A	\$0.00	\$0.00	\$488.13	\$0.00	\$0.00	\$2,530.44
2013A	\$0.00	\$0.00	\$485.33	\$0.00	\$0.00	\$2,685.22
2014A	\$0.00	\$0.00	\$487.18	\$0.00	\$0.00	\$2,732.51
2015A	\$0.00	\$0.00	\$485.45	\$0.00	\$0.00	\$3,037.38
2016A	\$0.00	\$0.00	\$484.25	\$0.00	\$0.00	\$3,311.87
2017A	\$0.00	\$0.00	\$486.78	\$0.00	\$0.00	\$3,513.51
2018A	\$0.00	\$0.00	\$521.23	\$0.00	\$0.00	\$3,494.62
2019A	\$0.00	\$0.00	\$482.68	\$0.00	\$0.00	\$3,520.18
2020A	\$0.00	\$0.00	\$449.66	\$0.00	\$0.00	\$3,520.18
2021A	\$0.00	\$0.00	\$441.63	\$0.00	\$0.00	\$3,503.85
2022A	\$0.00	\$0.00	\$549.71	\$0.00	\$0.00	\$3,510.24

Tax Payments as of 5/23/2023 3:01:43 AM

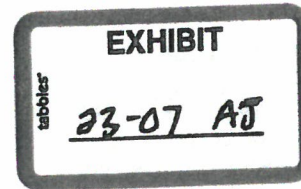
Date Paid	Amt Paid
9/29/2010	\$3,068.16
9/27/2011	\$3,047.03
9/25/2012	\$3,018.57
10/1/2013	\$3,170.55
9/29/2014	\$3,219.69

9/29/2015
9/22/2016
10/4/2017
9/24/2018
9/24/2019
9/15/2020
9/14/2021
9/9/2022

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



\$3,522.83
\$3,796.12
\$4,000.29
\$4,015.85
\$4,002.86
\$3,969.84
\$3,945.48
\$4,059.95

Sewer History as of 5/23/2023 3:01:07 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/21/2007	\$692.53
2007S2	\$0.00	\$0.00	5/30/2007	\$692.53
2007S3	\$0.00	\$0.00	8/21/2007	\$692.53
2007S4	\$0.00	\$0.00	12/3/2007	\$692.53
2008S1	\$0.00	\$0.00	2/13/2008	\$790.14
2008S2	\$0.00	\$0.00	5/22/2008	\$790.14
2008S3	\$0.00	\$0.00	8/26/2008	\$790.14
2008S4	\$0.00	\$0.00	11/21/2008	\$790.14
2009S1	\$0.00	\$0.00	3/4/2009	\$822.67
2009S2	\$0.00	\$0.00	5/28/2009	\$822.67
2009S3	\$0.00	\$0.00	7/28/2009	\$904.98
2009S4	\$0.00	\$0.00	12/1/2009	\$904.98
2010S1	\$0.00	\$0.00	3/3/2010	\$956.11
2010S2	\$0.00	\$0.00	5/19/2010	\$956.11
2010S3	\$0.00	\$0.00	8/10/2010	\$994.37
2010S4	\$0.00	\$0.00	11/29/2010	\$994.37
2011S1	\$0.00	\$0.00	2/15/2011	\$941.19
2011S2	\$0.00	\$0.00	5/31/2011	\$941.19
2011S3	\$0.00	\$0.00	8/26/2011	\$977.90
2011S4	\$0.00	\$0.00	11/28/2011	\$977.90
2012S1	\$0.00	\$0.00	2/29/2012	\$955.80
2012S2	\$0.00	\$0.00	5/8/2012	\$955.80
2012S3	\$0.00	\$0.00	8/27/2012	\$955.80
2012S4	\$0.00	\$0.00	11/29/2012	\$955.80
2013S1	\$0.00	\$0.00	2/26/2013	\$1,055.25
2013S2	\$0.00	\$0.00	5/28/2013	\$1,055.25
2013S3	\$0.00	\$0.00	8/28/2013	\$1,096.40
2013S4	\$0.00	\$0.00	5/28/2014	\$1,165.48
2014CF	\$0.00	\$0.00	11/25/2014	\$106.00
2014S1	\$0.00	\$0.00	5/28/2014	\$1,400.41
2014S2	\$0.00	\$0.00	5/28/2014	\$1,308.79
2014S3	\$0.00	\$0.00	8/26/2014	\$1,308.79
2014S4	\$0.00	\$0.00	11/25/2014	\$1,308.79
2015S1	\$0.00	\$0.00	2/24/2015	\$1,188.25
2015S2	\$0.00	\$0.00	5/22/2015	\$1,188.25
2015S3	\$0.00	\$0.00	8/25/2015	\$1,188.25
2015S4	\$0.00	\$0.00	11/19/2015	\$1,188.25
2015TF	\$0.00	\$0.00	11/19/2015	\$106.00
2016S1	\$0.00	\$0.00	2/12/2016	\$872.53
2016S2	\$0.00	\$0.00	6/1/2016	\$872.53
2016S3	\$0.00	\$0.00	8/29/2016	\$872.53
2016S4	\$0.00	\$0.00	12/1/2016	\$872.53
2016S6	\$0.00	\$0.00	12/1/2016	\$108.00
2017S1	\$0.00	\$0.00	2/27/2017	\$241.09
2017S2	\$0.00	\$0.00	1/31/2018	\$261.32
2017S3	\$0.00	\$0.00	1/31/2018	\$265.19
2017S4	\$0.00	\$0.00	1/31/2018	\$257.96
2017S6	\$0.00	\$0.00	1/31/2018	\$116.63
2018S1	\$0.00	\$0.00	5/10/2018	\$787.34
2018S2	\$0.00	\$0.00	5/30/2018	\$729.02
2018S3	\$0.00	\$0.00	1/25/2019	\$898.18
2018S4	\$0.00	\$0.00	1/25/2019	\$873.67
2018S6	\$0.00	\$0.00	1/25/2019	\$118.77
2019S1	\$0.00	\$0.00	2/15/2019	\$1,137.96
2019S2	\$0.00	\$0.00	5/14/2019	\$1,137.96
2019S3	\$0.00	\$0.00	8/27/2019	\$1,137.96
2019S4	\$0.00	\$0.00	11/26/2019	\$1,137.96
2019S6	\$0.00	\$0.00	11/26/2019	\$111.00
2020S1	\$0.00	\$0.00	2/18/2020	\$990.09
2020S2	\$0.00	\$0.00	5/11/2020	\$990.09
2020S3	\$0.00	\$0.00	8/13/2020	\$990.09
2020S4	\$0.00	\$0.00	11/17/2020	\$990.09
2020S6	\$0.00	\$0.00	11/17/2020	\$113.00
2021S1	\$0.00	\$0.00	2/12/2021	\$977.23
2021S2	\$0.00	\$0.00	5/17/2021	\$977.23
2021S3	\$0.00	\$0.00	8/16/2021	\$1,177.23

2021S4	\$0.00	\$0.00
2021S6	\$0.00	\$0.00
2022S1	\$0.00	\$0.00
2022S2	\$0.00	\$0.00
2022S3	\$0.00	\$0.00
2022S4	\$0.00	\$0.00
2022S6	\$0.00	\$0.00
2023S1	\$0.00	\$0.00
2023S2	\$0.00	\$0.00

11/23/2021
11/23/2021
2/15/2022
5/10/2022
8/8/2022
11/9/2022
11/9/2022
2/14/2023
5/17/2023



\$121.00
\$1,337.96
\$1,337.96

Balance Due: \$0.00

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

Commercial Structure Characteristics

Building #: 01

Occupancy: 451	# of Stories: 1	Year Built: 1966
Struct Class: C	Quality: C	Condition: AV
Floor Level: F	Grnd Flr Area: 6224	Total Flr Area: 6224
Ext Wall Type: 01	Wall Height: 14	Perimeter: 326
AC %: 0	Heat %: 90	Rentable Units: 1
Bsmr: 0	Bsmr Util: 0	
Year Renov: 0	Renov Rtng: 0	Eff. Yr Built: 1963

Parcel # 1900400005**EXHIBIT**

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33-07 ALProperty Address: **1409 KIRKWOOD HWY
WILMINGTON, DE 19805-**

Subdivision: OAK GROVE

Owner: SERPE PROPERTIES INC
1411 NEW RDOwner Address:
ELSMERE, DE 19805

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 33 34	Property Class: COMMERCIAL
Location:	Lot Size: 0.14
Map Grid: 09603560	Lot Depth: 125
Block: A	Lot Frontage: 50
Census Tract: 123.00	Street Finish:
Street Type:	
Water:	
Microfilm #: 000570	

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19CC - COMMUNITY COMMERCIAL**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SERPE PROPERTIES INC	363 95	N	12/1/1985	\$10.00

Tax/Assessment Info

Assessment

Land: 9700
 Structure: 0
 Homesite: 0
 Total: 9700
 County Taxable: 9700
 School Taxable: 9700

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$32.65	\$0.00	\$0.00	\$176.93
2011A	\$0.00	\$0.00	\$33.25	\$0.00	\$0.00	\$174.89
2012A	\$0.00	\$0.00	\$33.34	\$0.00	\$0.00	\$172.85
2013A	\$0.00	\$0.00	\$33.15	\$0.00	\$0.00	\$183.43
2014A	\$0.00	\$0.00	\$33.28	\$0.00	\$0.00	\$186.66
2015A	\$0.00	\$0.00	\$33.16	\$0.00	\$0.00	\$207.49
2016A	\$0.00	\$0.00	\$33.08	\$0.00	\$0.00	\$226.24
2017A	\$0.00	\$0.00	\$33.25	\$0.00	\$0.00	\$240.01
2018A	\$0.00	\$0.00	\$35.61	\$0.00	\$0.00	\$238.72
2019A	\$0.00	\$0.00	\$32.97	\$0.00	\$0.00	\$240.47
2020A	\$0.00	\$0.00	\$30.72	\$0.00	\$0.00	\$240.47
2021A	\$0.00	\$0.00	\$30.17	\$0.00	\$0.00	\$239.35
2022A	\$0.00	\$0.00	\$37.55	\$0.00	\$0.00	\$239.79

Tax Payments as of 5/23/2023 3:01:43 AM

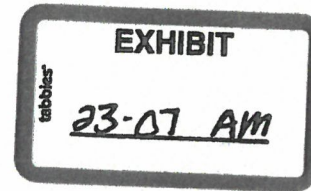
Date Paid	Amt Paid
9/29/2010	\$209.58
9/27/2011	\$208.14
9/26/2012	\$206.19
9/30/2013	\$216.58
9/29/2014	\$219.94
9/23/2015	\$240.65

9/26/2016
10/4/2017
9/24/2018
9/24/2019
9/15/2020
9/14/2021
9/9/2022

County Balance Due: \$0.00

School Balance Due: \$0.00

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\$259.32
\$273.26
\$274.33
\$273.44
\$271.19
\$269.52
\$277.34

Commercial Structure Characteristics

Building #:

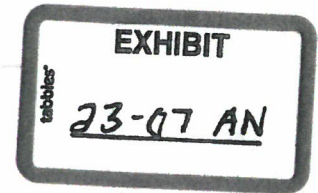
Occupancy:	# of Stories: 0	Year Built: 0
Struct Class:	Quality:	Condition:
Floor Level:	Grnd Flr Area: 0	Total Flr Area: 0
Ext Wall Type:	Wall Height: 0	Perimeter: 0
AC %: 0	Heat %: 0	Rentable Units: 0
Bsmt: 0	Bsmt Util:	
Year Renov: 0	Renov Rtnng:	Eff. Yr Built: 0

Parcel # 1900400006Property Address: **1407 KIRKWOOD HWY
WILMINGTON, DE 19805**

Subdivision: OAK GROVE

Owner: SERPE PROPERTIES INC
1411 KIRKWOOD HIGHWAYOwner Address:
ELSMERE, DE 19805

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA



Lot #: 35 36	Property Class: COMMERCIAL
Location:	Lot Size: 0.14
Map Grid: 09603560	Lot Depth: 125
Block: A	Lot Frontage: 50
Census Tract: 123.00	Street Finish:
Street Type:	
Water:	
Microfilm #: 000570	

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19CC - COMMUNITY COMMERCIAL**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SERPE PROPERTIES INC	B86 250	N	Not Available	\$36,000.00

Tax/Assessment Info

Assessment

Land: 30500
 Structure: 3300
 Homesite: 0
 Total: 33800
 County Taxable: 33800
 School Taxable: 33800

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$113.79	\$0.00	\$0.00	\$616.52
2011A	\$0.00	\$0.00	\$115.86	\$0.00	\$0.00	\$609.42
2012A	\$0.00	\$0.00	\$116.18	\$0.00	\$0.00	\$602.32
2013A	\$0.00	\$0.00	\$115.52	\$0.00	\$0.00	\$639.16
2014A	\$0.00	\$0.00	\$115.96	\$0.00	\$0.00	\$650.42
2015A	\$0.00	\$0.00	\$115.55	\$0.00	\$0.00	\$722.98
2016A	\$0.00	\$0.00	\$115.26	\$0.00	\$0.00	\$788.32
2017A	\$0.00	\$0.00	\$115.86	\$0.00	\$0.00	\$836.31
2018A	\$0.00	\$0.00	\$124.07	\$0.00	\$0.00	\$831.81
2019A	\$0.00	\$0.00	\$114.89	\$0.00	\$0.00	\$837.90
2020A	\$0.00	\$0.00	\$107.03	\$0.00	\$0.00	\$837.90
2021A	\$0.00	\$0.00	\$105.12	\$0.00	\$0.00	\$834.01
2022A	\$0.00	\$0.00	\$130.85	\$0.00	\$0.00	\$835.53

Tax Payments as of 5/23/2023 3:01:43 AM

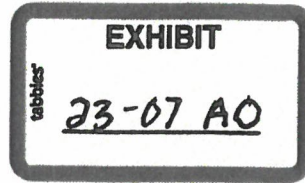
Date Paid	Amt Paid
9/29/2010	\$730.31
9/27/2011	\$725.28
9/26/2012	\$718.50
9/30/2013	\$754.68
9/29/2014	\$766.38
9/23/2015	\$838.53

9/26/2016
10/4/2017
9/24/2018
9/24/2019
9/22/2020
9/14/2021
9/9/2022

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



\$903.58
\$952.17
\$955.88
\$952.79
\$944.93
\$939.13
\$966.38

Commercial Structure Characteristics

Building #:

Occupancy:	# of Stories: 0	Year Built: 0
Struct Class:	Quality:	Condition:
Floor Level:	Grnd Flr Area: 0	Total Flr Area: 0
Ext Wall Type:	Wall Height: 0	Perimeter: 0
AC %: 0	Heat %: 0	Rentable Units: 0
Bsmt: 0	Bsmt Util:	
Year Renov: 0	Renov Rtnng:	Eff. Yr Built: 0

Parcel # 1900400007**EXHIBIT**

tabbies

23-07 APProperty Address: **1405 KIRKWOOD HWY
WILMINGTON, DE 19805-**

Subdivision: OAK GROVE

Owner: SERPE PROPERTIES INC
1405 NEW RD

Owner Address: WILMINGTON, DE 19805

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 37 38	Property Class: RESIDENTIAL
Location:	Lot Size: 0.14
Map Grid: 09603560	Lot Depth: 125
Block: A	Lot Frontage: 50
Census Tract: 123.00	Street Finish:
Street Type: ARTERIAL	
Water: PUBLIC	
Microfilm #: 000570	

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19CC - COMMUNITY COMMERCIAL**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SERPE PROPERTIES INC	M84 302	N	Not Available	\$0.00

Tax/Assessment Info

Assessment

Land: 4000

Structure: 0

Homesite: 0

Total: 4000

County Taxable: 4000

School Taxable: 4000

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$13.46	\$0.00	\$0.00	\$72.96
2011A	\$0.00	\$0.00	\$13.71	\$0.00	\$0.00	\$72.12
2012A	\$0.00	\$0.00	\$13.75	\$0.00	\$0.00	\$71.28
2013A	\$0.00	\$0.00	\$13.67	\$0.00	\$0.00	\$75.64
2014A	\$0.00	\$0.00	\$13.72	\$0.00	\$0.00	\$76.97
2015A	\$0.00	\$0.00	\$13.67	\$0.00	\$0.00	\$85.56
2016A	\$0.00	\$0.00	\$13.64	\$0.00	\$0.00	\$93.29
2017A	\$0.00	\$0.00	\$13.71	\$0.00	\$0.00	\$98.97
2018A	\$0.00	\$0.00	\$14.68	\$0.00	\$0.00	\$98.44
2019A	\$0.00	\$0.00	\$13.60	\$0.00	\$0.00	\$99.16
2020A	\$0.00	\$0.00	\$12.66	\$0.00	\$0.00	\$99.16
2021A	\$12.44	\$3.22	\$0.00	\$98.70	\$23.76	\$0.00
2022A	\$15.49	\$2.06	\$0.00	\$98.88	\$11.88	\$0.00

Tax Payments as of 5/23/2023 3:01:43 AM

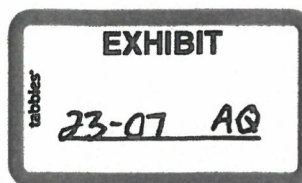
Date Paid	Amt Paid
9/29/2010	\$86.42
9/27/2011	\$85.83
9/26/2012	\$85.03
9/30/2013	\$89.31
9/29/2014	\$90.69
9/23/2015	\$99.23

9/26/2016
10/4/2017
9/24/2018
9/24/2019
9/15/2020

County Balance Due: \$33.21

School Balance Due: \$233.22

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



\$106.93
\$112.68
\$113.12
\$112.76
\$111.82

Parcel # 1900400008**EXHIBIT**

tabbles

23-07 ARProperty Address: **1403 KIRKWOOD HWY
WILMINGTON, DE 19805-**

Subdivision: OAK GROVE

Owner: SERPE ASSOCIATES

1411 KIRKWOOD HWY

Owner Address:

ELSMERE, DE 19805-2123

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 39 40	Property Class: RESIDENTIAL
Location:	Lot Size: 0.14
Map Grid: 09603560	Lot Depth: 125
Block: A	Lot Frontage: 50
Census Tract: 123.00	Street Finish: SIDEWALK
Street Type: HIGHWAY	
Water:	
Microfilm #: 000570	

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19CC - COMMUNITY COMMERCIAL**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SERPE ASSOCIATES	308 191	N	11/1/1985	\$59,500.00

Tax/Assessment Info**Assessment**

Land: 30500

Structure: 37600

Homesite: 0

Total: 68100

County Taxable: 68100

School Taxable: 68100

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$229.27	\$0.00	\$0.00	\$1,242.15
2011A	\$0.00	\$0.00	\$233.44	\$0.00	\$0.00	\$1,227.84
2012A	\$0.00	\$0.00	\$234.09	\$0.00	\$0.00	\$1,213.54
2013A	\$0.00	\$0.00	\$232.75	\$0.00	\$0.00	\$1,287.77
2014A	\$0.00	\$0.00	\$233.63	\$0.00	\$0.00	\$1,310.45
2015A	\$0.00	\$0.00	\$232.80	\$0.00	\$0.00	\$1,456.66
2016A	\$0.00	\$0.00	\$232.23	\$0.00	\$0.00	\$1,588.29
2017A	\$0.00	\$0.00	\$233.44	\$0.00	\$0.00	\$1,684.99
2018A	\$0.00	\$0.00	\$249.97	\$0.00	\$0.00	\$1,675.94
2019A	\$0.00	\$0.00	\$231.49	\$0.00	\$0.00	\$1,688.20
2020A	\$0.00	\$0.00	\$215.64	\$0.00	\$0.00	\$1,688.20
2021A	\$0.00	\$0.00	\$211.80	\$0.00	\$0.00	\$1,680.37
2022A	\$0.00	\$0.00	\$263.63	\$0.00	\$0.00	\$1,683.43

Tax Payments as of 5/23/2023 3:01:43 AM

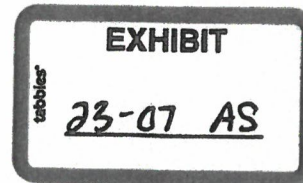
Date Paid	Amt Paid
9/29/2010	\$1,471.42
9/27/2011	\$1,461.28
9/26/2012	\$1,447.63
9/30/2013	\$1,520.52
9/29/2014	\$1,544.08
9/23/2015	\$1,689.46

9/26/2016
10/4/2017
9/24/2018
9/24/2019
9/15/2020
9/14/2021
9/9/2022

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



\$1,820.52
\$1,918.43
\$1,925.91
\$1,919.69
\$1,903.84
\$1,892.17
\$1,947.06

Sewer History as of 5/23/2023 3:01:07 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/9/2005	\$64.90
2006S1	\$0.00	\$0.00	5/24/2006	\$63.48
2007S1	\$0.00	\$0.00	2/21/2007	\$83.66
2008S1	\$0.00	\$0.00	3/5/2008	\$50.00
2009S1	\$0.00	\$0.00	3/4/2009	\$50.00
2010S1	\$0.00	\$0.00	3/3/2010	\$50.00
2011S1	\$0.00	\$0.00	2/8/2011	\$50.00
2012S1	\$0.00	\$0.00	2/29/2012	\$50.00
2013S1	\$0.00	\$0.00	2/28/2013	\$50.00
2014S1	\$0.00	\$0.00	3/18/2014	\$50.00
2015S1	\$0.00	\$0.00	2/18/2015	\$50.00
2016S1	\$0.00	\$0.00	2/26/2016	\$50.00
2017S1	\$0.00	\$0.00	9/25/2017	\$53.18
2018S1	\$0.00	\$0.00	2/28/2018	\$80.36
2019S1	\$0.00	\$0.00	2/15/2019	\$192.88
2020S1	\$0.00	\$0.00	2/20/2020	\$205.73
2021S1	\$0.00	\$0.00	2/12/2021	\$180.02
2022S1	\$0.00	\$0.00	2/16/2022	\$89.29
2023S1	\$0.00	\$0.00	2/14/2023	\$127.87

Balance Due: \$0.00

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

Residence Characteristics

Residence 0

Building Design: BUNGALOW	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: GOOD
Year Built: 1921	# Stories: 1.5
Total Area (sq. ft.): 2225	Main Floor Area: 1227
# Rooms: 7	# Bedrooms: 4
# 1/2 Baths: 0	# Full Baths: 2
# Fam. Rooms: 0	# Fixtures: 8
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: STUCCO	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished:	Basement Finish Type: NO BASEMENT FINISH
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	

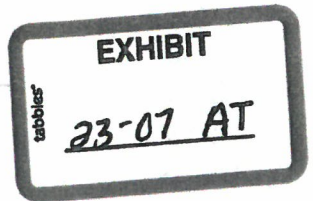
Parcel # 1900400010Property Address: **1 SPRUCE AVE
WILMINGTON, DE 19805-**

Subdivision: OAK GROVE

Owner: SERPE ASSOCIATES
1411 KIRKWOOD HWY

Owner Address: ELSMERE, DE 19805-2123

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA



Lot #: 29 30	Property Class: RESIDENTIAL
Location:	Lot Size: 0.17
Map Grid: 09603560	Lot Depth: 150
Block: A	Lot Frontage: 50
Census Tract: 123.00	Street Finish:
Street Type: ARTERIAL	
Water: PUBLIC	
Microfilm #: 000570	

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- OAK GROVE - Civic Organization - no contact information available

Zoning

- **19R1 - ONE FAMILY DWELLING**

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
DRAPER ELEANOR M	T83 99	N	Not Available	\$14,500.00
SHAW MILDRED E & DRAPER HORACE	WR095077	N	2/25/1989	\$0.00
SERPE ASSOCIATES	898 172	N	6/28/1989	\$68,000.00

Tax/Assessment Info**Assessment**

Land: 10000
 Structure: 27900
 Homesite: 0
 Total: 37900
 County Taxable: 37900
 School Taxable: 37900

Tax Bills as of 5/23/2023 3:01:43 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$131.30	\$0.00	\$0.00	\$711.36
2011A	\$0.00	\$0.00	\$133.69	\$0.00	\$0.00	\$703.17
2012A	\$0.00	\$0.00	\$134.07	\$0.00	\$0.00	\$694.98
2013A	\$0.00	\$0.00	\$133.30	\$0.00	\$0.00	\$737.49
2014A	\$0.00	\$0.00	\$130.02	\$0.00	\$0.00	\$729.31
2015A	\$0.00	\$0.00	\$129.56	\$0.00	\$0.00	\$810.69
2016A	\$0.00	\$0.00	\$129.24	\$0.00	\$0.00	\$883.95
2017A	\$0.00	\$0.00	\$129.92	\$0.00	\$0.00	\$937.76
2018A	\$0.00	\$0.00	\$139.12	\$0.00	\$0.00	\$932.72
2019A	\$0.00	\$0.00	\$128.83	\$0.00	\$0.00	\$939.54
2020A	\$0.00	\$0.00	\$120.02	\$0.00	\$0.00	\$939.54
2021A	\$0.00	\$0.00	\$117.88	\$0.00	\$0.00	\$935.18
2022A	\$0.00	\$0.00	\$146.71	\$0.00	\$0.00	\$936.89

Tax Payments as of 5/23/2023 3:01:43 AM

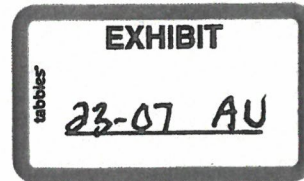
Date Paid	Amt Paid
9/29/2010	\$842.66
9/27/2011	\$836.86
9/26/2012	\$829.05
9/30/2013	\$870.79

9/29/2014
 9/23/2015
 9/26/2016
 10/4/2017
 9/24/2018
 9/24/2019
 9/15/2020
 9/14/2021
 9/9/2022

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



\$859.33
 \$940.25
 \$1,013.19
 \$1,067.68
 \$1,071.84
 \$1,068.37
 \$1,059.56
 \$1,053.06
 \$1,083.60

Sewer History as of 5/23/2023 3:01:07 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/9/2005	\$246.63
2006S1	\$0.00	\$0.00	5/24/2006	\$725.46
2007S1	\$0.00	\$0.00	2/21/2007	\$567.04
2008S1	\$0.00	\$0.00	3/5/2008	\$167.32
2009S1	\$0.00	\$0.00	3/4/2009	\$167.32
2010S1	\$0.00	\$0.00	3/3/2010	\$184.06
2011S1	\$0.00	\$0.00	2/8/2011	\$467.94
2012S1	\$0.00	\$0.00	2/29/2012	\$143.65
2013S1	\$0.00	\$0.00	2/28/2013	\$276.24
2014S1	\$0.00	\$0.00	3/18/2014	\$264.06
2015S1	\$0.00	\$0.00	2/18/2015	\$344.42
2016S1	\$0.00	\$0.00	2/26/2016	\$241.09
2017S1	\$0.00	\$0.00	9/25/2017	\$53.18
2018S1	\$0.00	\$0.00	2/28/2018	\$50.00
2019S1	\$0.00	\$0.00	2/15/2019	\$282.88
2020S1	\$0.00	\$0.00	2/20/2020	\$102.87
2021S1	\$0.00	\$0.00	2/23/2021	\$218.59
2022S1	\$0.00	\$0.00	2/16/2022	\$205.02
2023S1	\$0.00	\$0.00	2/14/2023	\$282.17

Balance Due: \$0.00

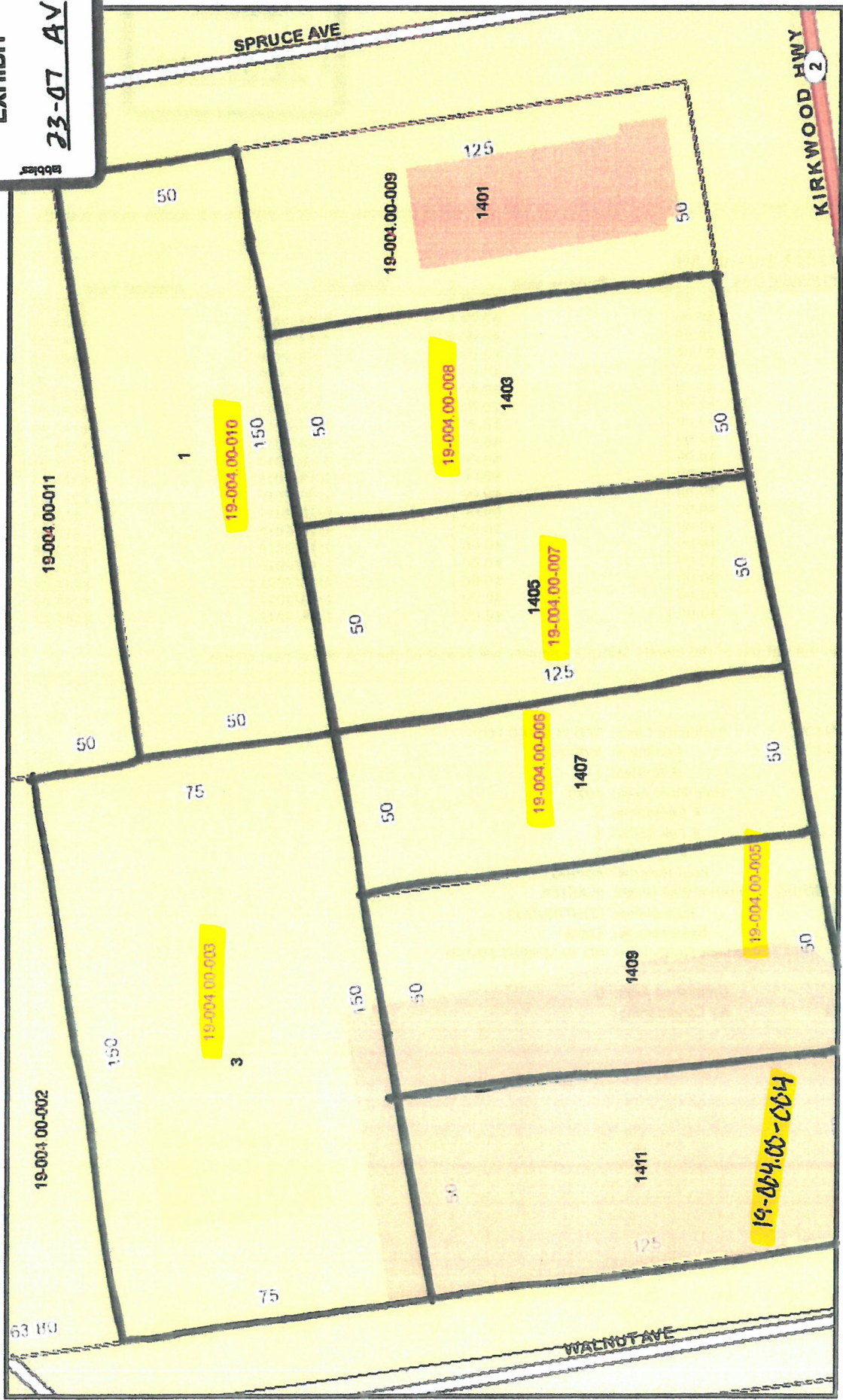
These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

Residence Characteristics

Residence 0

Building Design: BUNGALOW	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1943	# Stories: 1
Total Area (sq. ft.): 1225	Main Floor Area: 1020
# Rooms: 5	# Bedrooms: 2
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 5
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: WOOD SIDING	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished:	Basement Finish Type: NO BASEMENT FINISH
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	

EXHIBIT
23-07 AV

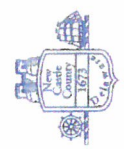


Petition 23-07: Parcels 1900-400-003, 004, 005, 006, 007, 008 & 010

Author:



Date: 5/24/2023



New Castle County Delaware GIS: <https://gis.nccode.org>

Disclaimer: For informational purposes only - not to be used as official documentation.



PROPOSED IMPROVEMENTS
SERPES PROPERTIES

APEX ENGINEERING
INCORPORATED
1000 S. 10TH STREET, SUITE 100
DENVER, CO 80202
(303) 733-0000 FAX

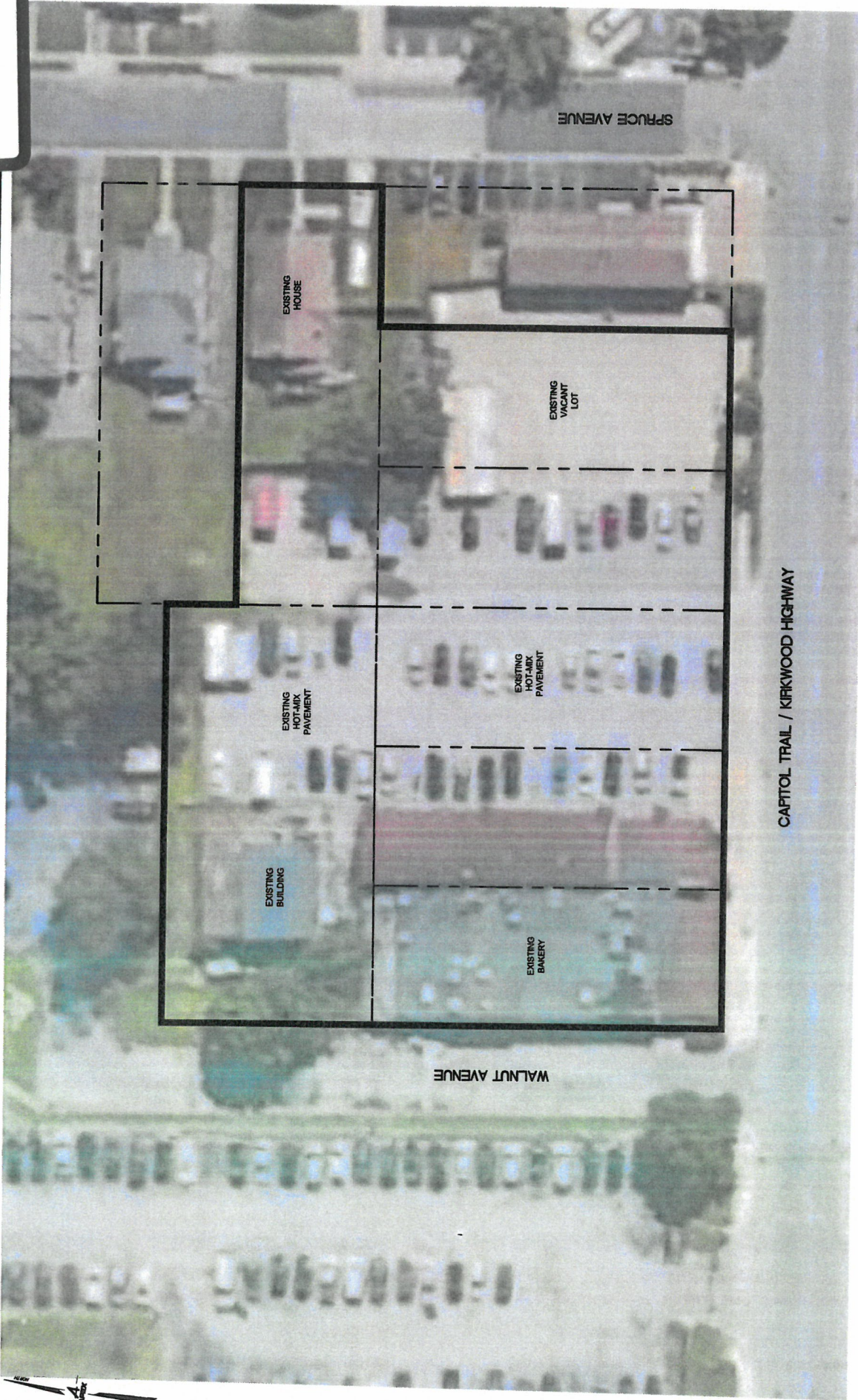




EXISTING CONDITIONS
SERPES PROPERTIES



APEX ENGINEERING
INCORPORATED
1000 N. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
(303) 733-8888 FAX



EXISTING CONDITIONS
SERPES PROPERTIES

APEX ENGINEERING
INCORPORATED
1000 10th Street, Suite 100
Boulder, CO 80501
303.440.1000



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT

tabbles

23-07 BA

MEMORANDUM

Mayor

Eric Thompson

1st District Councilwoman
President Pro-Tempore

Marianne Skipski

2nd District Councilwoman
Secretary of Council

Sally Jensen

3rd District Councilwoman

Mary Steppi

4th District Councilman

Charles McKewen

5th District Councilwoman

Joann I. Personti

6th District Councilwoman

Dawn DiBlaso

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

To: Mayor and Council of the Town of Elsmere

From: Chairman John Jaremchuk
Town of Elsmere Planning Commission

Re.: Petition 23-07

Date: June 6, 2023

Dear Mayor and Council,

At the June 6, 2023 meeting of the Town of Elsmere's Planning Commission, the Commission reviewed the request for Petition 23-07 regarding Tax Parcel Numbers 1900-400-003 through 010. In this request, the applicant seeks to reverse subdivide Parcels 1900-400-003, 004, 005, 006, 007, 008 and 010 into one large parcel and re-zone Parcel 1900-400-010 (1 Spruce Avenue) from R-1 (Single Family Dwelling) to CC (Community Commercial).

After hearing testimony and having their questions answered, the commissioners in attendance voted 3-1 to recommend **approval** to the Mayor and Council.

Sincerely,

John Jaremchuk, Chairman
Town of Elsmere Planning Commission

