

Description of the Subject Site

The site has approximately 577.41 feet of frontage along the northwesterly side of Dupont Parkway (US Route 13). The site appears to be reasonably rectangular in shape (almost square); has a perpendicular depth of approximately 626 feet. As previously reported, the site contains approximately 7.84 acres of total site area. The site has a reasonably level topography. The parking areas that are to the front, southwesterly and rear sides of the building have been paved.

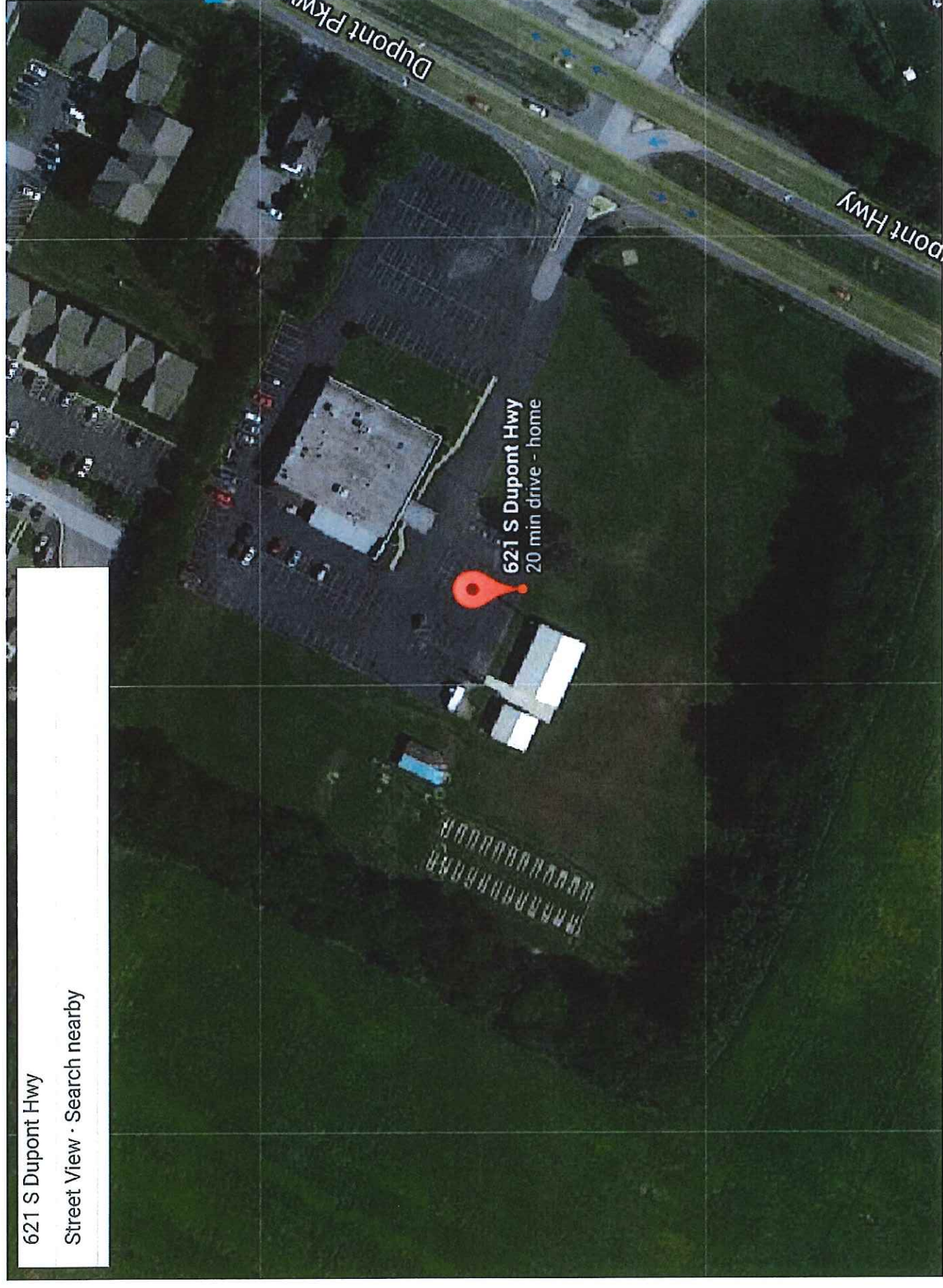
The public utilities that are to the site, or that could economically be made available to the site, include: public water; telephone; electricity; and natural gas service. Assumed that, all of the public utilities noted have been, or can be, made available to the property in suitable capacities for any reasonable use and/or re-use and/or development of the property that is permitted under the present zoning and/or reasonably anticipated future zoning and redevelopment of the site.

Zoning

The subject property has been zoned Suburban (S-UDC) by New Castle County. The reader is referred to Section 40.02.323 of the Unified Development Code of New Castle County (as amended October 13, 2009). The "S" Zoning District permits a wide range and variety of residential uses. The County Code suggests that this district includes the newly developing areas designated as growth areas in the Comprehensive Development Plan for the County.

The district permits moderate to high density development and a full range of residential uses (single family detached homes, town houses, twins, etc.) that are constructed in a manner that is consistent with providing quality suburban character residences. The highest densities are permitted in designed communities, hamlets and villages, through the use of what is termed Smart Code techniques.

The "S" district is not intended to be used for fully developed areas. Fully developed areas are zoned Neighborhood Conservation (NC-UDC). The Suburban District is used for in-fill tracts containing at least five (5) acres or where New Castle County seeks to redevelop an area to suburban character.































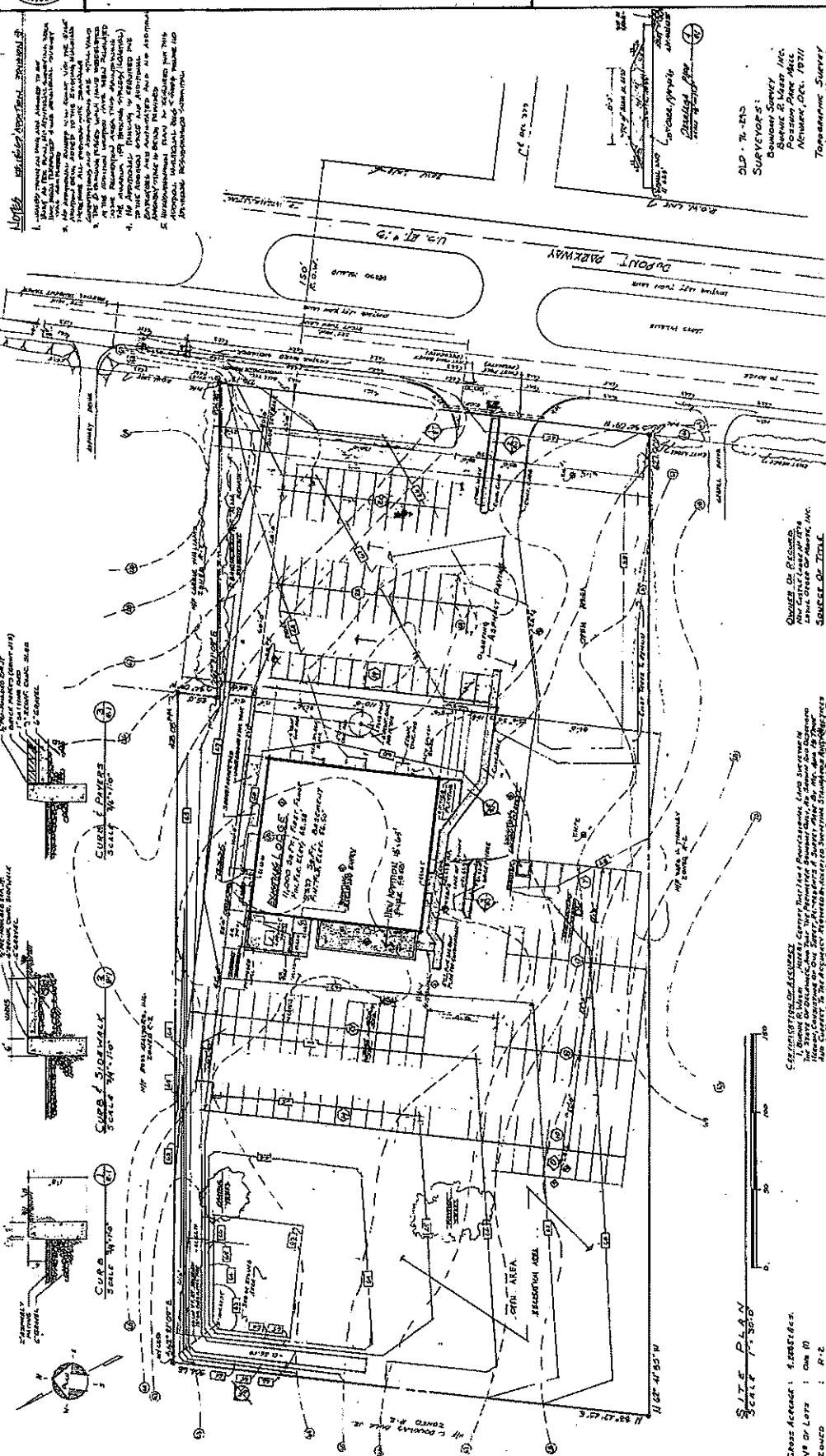
BRECK & ASSOCIATES
ARCHITECTURAL ENGINEERS
MONTGOMERY, DELAWARE 19710



LOYAL ORDER OF MOOSE, INC.
NEW CASTLE LODGE #1578
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE

16' x 66' 1/2" SECTION TO BE
LINES & LOCATIONS PLAN FOR

Block Map #C-4-N
LOCATION PLAN SHEET
DATE: 10-1-74
BY: [Signature]



DEVELOPER:
LOYAL ORDER OF MOOSE, INC.
NEW CASTLE LODGE #1578
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE

DESIGNED BY:
BRECK & ASSOCIATES, INC.
ARCHITECTURAL ENGINEERS
MONTGOMERY, DELAWARE 19710

DATE: 10-1-74

QUOTED BY RECORD:
BRECK & ASSOCIATES, INC.
ARCHITECTURAL ENGINEERS
MONTGOMERY, DELAWARE 19710

DATE: 10-1-74

APPROVED BY:
BRECK & ASSOCIATES, INC.
ARCHITECTURAL ENGINEERS
MONTGOMERY, DELAWARE 19710

DATE: 10-1-74

REMARKS:
THIS PLAN IS FOR THE
RECORD ONLY. IT IS NOT
TO BE USED FOR CONSTRUCTION
WITHOUT THE APPROVAL OF THE
LOCAL OFFICIALS.

NOTES:
1. ALL DIMENSIONS ARE IN FEET.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.

LEGEND:
1. CURB & GUTTER
2. SIDEWALK
3. PARKING
4. DRIVEWAY

SCALE:
1" = 20'

DATE: 10-1-74
BY: [Signature]

REVISIONS:
1. [Description of revision]
2. [Description of revision]

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