

## SITE INFORMATION

N/F: ASTEC PROPERTIES, LLC  
185B OLD CHURCHMAN'S ROAD  
NEW CASTLE, NEW CASTLE COUNTY, DELAWARE 19720  
APN: 1002400217  
87,074 ± SQUARE FEET, OR 1.999 ± ACRES

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, NCS FILE NO. GLW2501166, DATED JUNE 25, 2025.

## SCHEDULE A DESCRIPTION

ALL that certain lot, piece or parcel of land, situate in New Castle Hundred, New Castle County, State of Delaware being Lot 1 as shown on the Record Plan of 185 Old Churchmans Road, prepared by Pennoni Associates Inc., drawing number C1001, dated March 12, 2003, not yet recorded, said lot also known as 185-B Old Churchmans Road and being more particularly described, by PENNONI ASSOCIATES INC. as follows, to wit:

BEGINNING for the same at a point on the southeasterly right-of-way line of an access road, New Castle County Road No. 339A, 60 feet wide, said point being the northwesterly end of a junction line connecting said southeasterly right-of-way line of the access road, N.C.C. Road 339A, with the northeasterly right-of-way line of New Churchmans Road, 80 feet wide, thence for Lot 1, as follows to wit:

1) North 45 degrees 12 minutes 00 seconds East, 382.61' to a common corner with Lot 2, thence by the common line with Lot 2;

2) South 44 degrees 45 minutes 44 seconds East, 201.68' to a point on the line of lands now or formerly of Yellow Freight System, Inc., thence by the common line with lands now or formerly of Yellow Freight System, Inc.;

3) South 45 degrees 03 minutes 26 seconds West, 439.25' to a point on the aforesaid northeasterly right-of-way line of New Churchmans Road, thence thereby;

4) North 44 degrees 45 minutes 44 seconds West, 142.47' to a point on the southeasterly end of the aforesaid junction line, thence thereby;

5) North 01 degrees 54 minutes 01 seconds West, 82.32' to the point and place of beginning.

BEING the same lands and premises which John L. Lloyd, Matthew E. Lloyd and Maryann Gordon McDaniel, also known as Mary Ann Gordon McDaniel, by Deed dated December 9, 2003 and recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Document No. 2004017-0030142, granted and conveyed unto Astec Properties LLC, a Delaware limited liability company, in fee.

## NOTES CORRESPONDING TO SCHEDULE B

- 9 — RIGHT OF WAY TO THE STATE OF DELAWARE RECORDED ON JULY 9, 1956 AT [BOOK X-57 PAGE 489](#). (AFFECTS, PLOTTED AS SHOWN IN APPROXIMATE LOCATION)
- 10 — AGREEMENT FOR RESTRICTIVE EASEMENT, RECORDED ON FEBRUARY 6, 1974 AT [BOOK V-88 PAGE 251](#). (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 11 — AGREEMENT FOR RESTRICTIVE EASEMENT RECORDED ON JULY 10, 1975 AT [BOOK R-90 PAGE 497](#). (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 12 — AGREEMENT FOR RESTRICTIVE EASEMENT RECORDED ON JUNE 19, 1970 AT [BOOK B-106 PAGE 205](#). (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 13 — AGREEMENT FOR RESTRICTIVE EASEMENT RECORDED ON APRIL 25, 1979 AT [BOOK D-110 PAGE 19](#). (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 14 — RECORD PLAN FOR COLDWELL BANKER COMMERCIAL 185 OLD CHURCHMAN'S ROAD AS SHOWN IN MICROFILM NO. [20030506-0054661](#). (AFFECTS, PLOTTED AS SHOWN)

## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED  
○ SET MONUMENT AS NOTED  
⊙ COMPUTED POINT  
⊙ HANDICAP PARKING  
★ FIRE HYDRANT  
★ LIGHT  
⊕ ELECTRICAL VAULT  
● BOLLARD  
⊙ POWER POLE  
⊙ SIGN  
⊙ GAS VALVE  
⊙ MANHOLE  
⊙ WATER METER  
⊙ WATER VALVE  
⊙ DRAIN GRATE  
⊙ STORM MANHOLE  
⊙ TELEPHONE PEDESTAL  
⊙ TELEPHONE CABINET  
OVH OVERHANG  
KP KEYPAD  
(M) MEASURED/CALCULATED DIMENSION  
(R) RECORD DIMENSION  
N/F NOW OR FORMERLY  
BHL BUILDING HEIGHT LOCATION  
P.O.B. POINT OF BEGINNING
- BOUNDARY LINE  
--- RIGHT-OF-WAY LINE  
--- CENTERLINE  
--- FENCE LINE  
--- OVERHEAD POWER LINE  
--- UNDERGROUND WATER LINE  
--- SETBACK LINE  
--- UNDERGROUND FIBER OPTIC LINE  
--- UNDERGROUND GAS LINE  
--- GRAVEL/DIRT/SAND
- R/W ---  
C/L ---  
X --- X --- FENCE LINE  
--- SF --- SF --- OVERHEAD POWER LINE  
--- W --- W --- UNDERGROUND WATER LINE  
--- --- SETBACK LINE  
--- --- UNDERGROUND FIBER OPTIC LINE  
--- --- UNDERGROUND GAS LINE  
--- GRAVEL/DIRT/SAND

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION  
PER BOOK X-57, PAGE 489

40.0' BUILDING/PAVING SETBACK  
PER MAP 20030506-0054661

40.0' BUILDING/PAVING SETBACK  
PER MAP 20030506-0054661

10.0' PAVING SETBACK  
PER MAP 20030506-0054661

N/F: RLR INVESTMENTS  
316 CHURCHMAN'S ROAD  
NEW CASTLE, NEW CASTLE COUNTY, DELAWARE 19720  
APN: 1002400002

## PARKING INFORMATION

NO STRIPPED PARKING OBSERVED AT THE TIME OF THE SURVEY

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 10003C0161L, WHICH BEARS AN EFFECTIVE DATE OF 1/22/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTHWEST PROPERTY LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD CHURCHMAN'S ROAD, ALSO KNOWN AS COUNTY ROAD 339A. THE BEARING IS DENOTED AS N 38°08'13" E PER GPS COORDINATE OBSERVATIONS DELAWARE STATE PLANE, NAD83. LATITUDE = 39°02'25.7893" LONGITUDE = -75°37'06.3038" CONVERGENCE ANGLE = -00°07'43.6900"

## ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: **AWAITING ZONING REPORT**

OBSERVED USE: VACANT LAND; USE PERMITTED BY ZONE:		
ITEM	REQUIRED	OBSERVED
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA		87,074 ± SQ. FT.
MIN. LOT WIDTH		82.32'
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

## UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PROVIDED UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL DELAWARE ONE-CALL AT (800) 282-8555 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

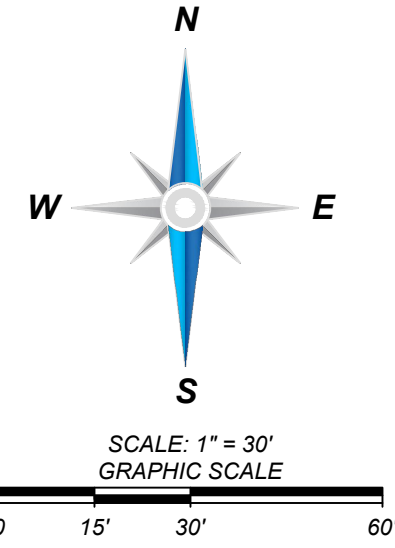
## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

# ALTA/NSPS LAND TITLE SURVEY

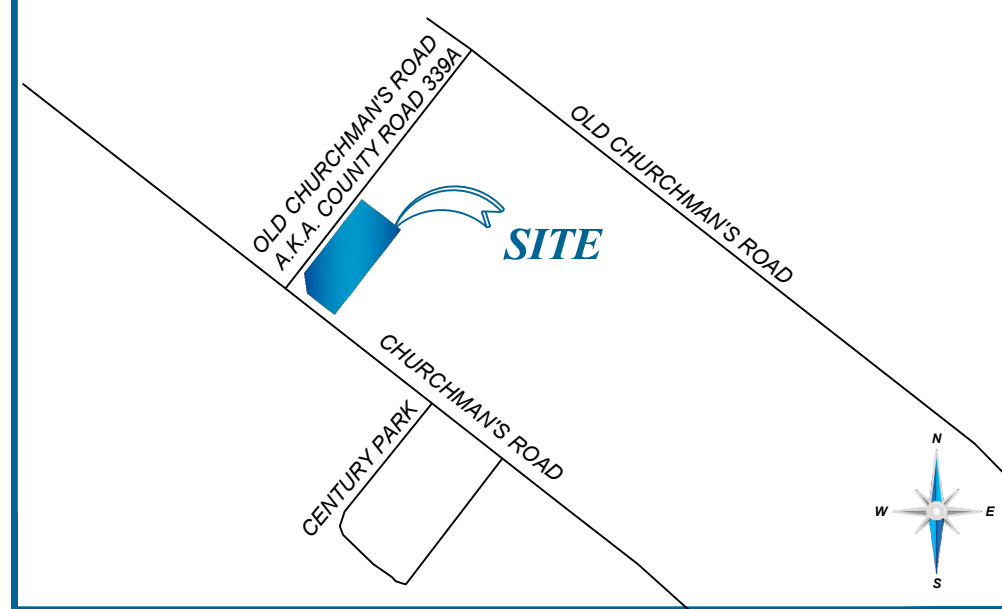
185B OLD CHURCHMAN'S ROAD

NEW CASTLE, NEW CASTLE COUNTY, DELAWARE 19720



## VICINITY MAP

NOT TO SCALE



## GENERAL NOTES

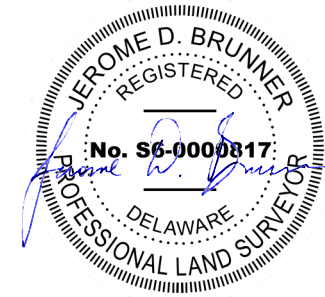
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARDS TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS JULY 15, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CHURCHMAN'S ROAD AND OLD CHURCHMAN'S ROAD, ALSO KNOWN AS COUNTY ROAD 339A, WHICH IS APPROXIMATELY 40' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO OLD CHURCHMAN'S ROAD ALSO KNOWN AS COUNTY ROAD 339A, BEING AN OBSERVED PUBLIC RIGHT-OF-WAY.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED DELAWARE ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM NEW CASTLE COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARDS TO TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
- ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT PROVIDED TO, OR DOCUMENTS OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP AND/OR RIGHTS OF POSSESSION.

## SURVEYOR'S CERTIFICATE

TO: RLR INVESTMENTS, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(a), 13, 17, 18, 19 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/15/2025.

DATE OF PLAT OR MAP: 7/25/2025



JEROME D. BRUNNER  
PROFESSIONAL LAND SURVEYOR NO. S6-0000817  
STATE OF DELAWARE  
DELAWARE C.O.A.: S8-0000150

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

# BLEW

Surveying | Engineering | Environmental

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SURVEYOR JOB NUMBER:

25-5293

SURVEY REVIEWED BY:

CKLS

SURVEY DRAWN BY:

ALO - 7/16/2025

SHEET:

1 OF 1

DATE	REVISION HISTORY	BY