

Delaware's Open Space Program



*A Five Year
Report*

May 1996

To the Citizens of the State of Delaware

An Open Letter

Delaware's Open Space Program was created by the signing into law of the Land Protection Act and Subchapter II of the Realty Transfer Tax Act. The program is administered by the Division of Parks and Recreation in the Department of Natural Resources and Environmental Control. Program funds support the land preservation activities of the Department of Natural Resources and Environmental Control's Divisions of Parks and Recreation and Fish and Wildlife, the Department of Agriculture's Division of Resource Management and the Department of State's Division of Historical and Cultural Affairs.

The Delaware Open Space Council, also established by the Land Protection Act, is a 9-member committee that recommends land purchases to the Secretary of the Department of Natural Resources and Environmental Control. The Council held its first meeting on November 16, 1990. Since then, the Council has worked toward protecting as much open space and natural and cultural heritage sites as possible with funds provided by bond issues and by legislative appropriation.

Since the signing of the legislative bills July 13, 1990, public hearings have been held to establish guidelines and criteria used for selection of acquisitions and to identify the boundaries of state resource areas selected for protection. Public meetings of the Council have been held quarterly with frequent attendance by interested citizens.

The Open Space Program has been successful. Over time many properties have been permanently protected for all Delawareans to enjoy. Some of these efforts have been highlighted publicly through press releases or on-site events. However, all of the preservation actions have not been compiled in one place until now, with the publishing of this report.

Lynn W. Williams

Lynn W. Williams
Chairperson
Delaware Open Space Council

So it is with great interest and pleasure that this Delaware's Open Space Program: A Five Year Report is presented to the Governor, the General Assembly and the citizens of Delaware. I hope that the Council's and staff's pride in helping to preserve over 13,000 acres is shared by all who read this report. These acquisitions truly make a difference in the quality of life for Delawareans now and in the future.

On behalf of the Delaware Open Space Council, I wish to thank those Delaware land owners who have generously given land or easements, provided bargain sales, contributed endowment funds for the future maintenance of their transferred land, and who have spent many thoughtful hours in negotiations and in making their decisions to the advantage of all Delawareans. The number of open space acquisitions have significantly increased because of such real caring for the protection of sensitive lands that become part of the public heritage of Delaware.

And I gratefully acknowledge the contributions of time, experience and expertise of each Council member in our deliberations leading to selections for acquisition. The recommendations have been made based on consistent values and criteria and on good will for the State of Delaware.

Table of Contents

Table of Contents

Summary	4
Introduction and Background	5
Fund Summary Table	6
Program Activity	7
Activity Summary Tables	8
State Resource Area Projects	9
New Castle County	
Brandywine Creek	13
Red Clay Creek	15
White Clay Creek	17
Christina River	19
Upper Delaware River	21
Chesapeake and Delaware Canal	23
Lower Delaware River	25
Blackbird	27
Kent County	
Bombay Hook	31
St. Jones River	33
Central Kent County	35
Upper Murderkill River	37
Milford Neck	39
Sussex County	
Prime Hook	45
Cape Henlopen	47
Inland Bays	49
Ellendale/Redden	53
Nanticoke River	55
James Branch	57
Great Cypress Swamp	59
Delaware Land and Water Conservation Trust Fund Park and Greenway Programs	61
Appendix	
Chapter 75: Delaware Land Protection Act	66
Chapter 54: Realty Transfer Tax Act	69
Chapter 69: Conservation and Preservation Easement Act	71
Open Space Council	73
Interagency Working Group Representation	74
Project Summary Sheet	75
Open Space Rating Criteria	76
Open Space Inventory	77

Open Space Program Summary



The Open Space Program coordinates the acquisition of various state lands: parks, fish and wildlife areas, forests, nature preserves, and cultural sites. Twenty state resource areas and specific stand alone sites have been designated. These encompass existing protected state, federal, local and private conservation organization lands and inholdings and additions to these areas. These state resource areas include some of the finest examples of Delaware's diverse natural and cultural heritage: unspoiled wetlands, mature forests, rare plant and animal habitats, geological and archaeological sites, open space for recreation and greenway connectors. Collectively, these state resource areas and stand alone sites comprise over 250,000 acres, representing 19% of Delaware's land base.

The Open Space Program formally began with the passage of the Delaware Land Protection Act (7 Del. Code, Chapter 75) in July 1990. This legislation provides for the administration of the program by the Department of Natural Resources and Environmental Control's Division of Parks and Recreation. It established a 9-member Open Space Council which advises the Secretary of the Department as to the implementation and financing of the program and recommends

specific land purchases. Quarterly meetings are held to review properties brought before the Council for consideration for acquisition. These properties are first selected and recommended by an Interagency Working Group. Recommendations are based on a rating of natural, cultural, recreational, and locational attributes and a consideration of land use plans and of purchase options.

The funding for the acquisition of open space properties comes from land and water conservation bonds, a portion of the realty transfer tax and legislative appropriations. To date approximately \$30,000,000 of bonds have been issued. An additional \$20,000,000 appropriation was received in July 1994. Program funds are used for acquisition of properties, local grants, greenways, and planning.

From July 1990 through May 1996 over 13,175 acres were protected through fee simple purchases, bargain sales, donations, and conservation easements, involving 101 projects. The total value of this acreage was \$84,940,175.27. However, only \$56,470,346.66 was expended to protect these lands. Of the expended funds only \$47,000,539.68 was from the Open Space Program. For every \$1.00 of Open Space

Program money spent, \$1.81 worth of land was protected. These lands were protected as follows:

- 1,689.70 acres with a value of \$10,336,338.43 were donated at no cost to the State; 26 projects.

- 836.13 acres were permanently protected by the granting of a conservation easement to the State, which restricts the use of the land to protect its natural features; the value of the conservation easement restrictions equals \$8,817,396.98; 18 projects.

- 10,649.57 acres were purchased using \$46,863,384.68 of Open Space Program funds and \$9,469,806.98 of other state and federal funds; 59 projects.

- of the 59 purchases, 23 were bargain sales, which are purchases at less than fair market value, representing acquisition savings of \$9,453,248.20.

- 10 projects resulted in endowments for property management totaling \$1,990,000.

Additionally, \$3,000,000 were expended on local park and greenway acquisitions, planning and development projects.

Open Space Program Introduction & Background

Parks, open space, natural areas, forests, wildlife habitat, greenways, and waterways are all part of Delaware's environmental legacy - a legacy which is part of everyone's quality of life. Delaware's outdoors provide a retreat and escape from the work-a-day world, and a haven for wildlife. Delaware is a diverse state with many types of conservation and recreation lands from barrier beach islands to undisturbed marshes to rocky streams to coastal plain ponds to forestland to rare species sites.

The State has been actively involved for over 70 years in the land protection business. In 1927 the Forestry Commission acquired 50 acres, known as the Appenzeller Tract, at Redden State Forest. In 1932 the Board of Game & Fish Commissioners acquired 3.5 acres at Raccoon Pond. In 1951, the U.S. Government turned over Fort Delaware to the State Parks Commission. Additional lands were purchased over the years using special legislative appropriations, license fees and federal monies.

In 1965 a new federal Land and Water Conservation Fund program began. This provided funds on a matching basis for acquisition and development of state and local recreation lands. This program showed a dramatic decrease in federal funds through the 1980's. Therefore, there was a need for a more stable source of open space

funds and in 1986 a state Land and Water Conservation Trust Fund was started. The interest on this trust fund provided the base for continued matching funds for many local projects.

In 1987 a 3- year, \$21 million dollar state program, known as the Governor's Land Acquisition Program, was implemented. This targeted for protection the state's "top 11" open space properties. During the same time period the Environmental Legacy Report was produced. This addressed many statewide planning and land use issues. Included in this report was the recognition of the need for State agencies to develop a coordinated, systematic approach to land acquisition, with an adequate and reliable funding source. One spinoff from this was the "Greenspace for Delaware's Future" report, which characterized lands of state significance, land protection methods and acquisition criteria.

With the support of over 300 conservation and civic organization, and using the "Greenspace for Delaware's Future" as a framework document, two companion pieces of legislation passed and were signed into law in July 1990. The Open Space Program, administered by the Department of Natural Resources and Environmental Control's Division of Parks and

Recreation, was established by these legislative acts which created the structure and funding sources for this effort.

The Land Protection Act (7 Del. Code, Chapter 75) lays out the method for prioritizing and preserving conservation and recreation lands. Four major points are contained in the legislation:

- State Resource Areas (SRA): 20 regions of the State encompassing over 250,000 acres; these areas and specific stand alone sites include protected state, federal, local, and private conservation organization lands and inholdings and potential additions to these areas; these lands are to be protected through a variety of means including purchase, donation and conservation easements.

- Open Space Council: 9-member committee with 7 members appointed by the Governor and 1 each appointed by the President Pro Tempore of the Senate and the Speaker of the House; adopts criteria for evaluation and ranking of properties proposed for purchase; approves SRA maps; recommends purchases to the Secretary of the Department of Natural Resources and Environmental Control.

■ **Interagency Working Group:** multiagency technical group that reviews and rates properties based on natural, cultural, recreational, and locational attributes, as well as economic and management variables; recommends projects to the Open Space Council.

■ **Conservation Overlay Zones:** using the SRA maps as guidelines, each County is to develop environmental performance standards, using ordinances and other means, to further protect these areas.

The second piece of legislation provided the funding mechanism for protection efforts. This was a new subchapter to the Realty Transfer Tax Act (30 Del. Code, Chapter 54, Subchapter II). The funding was to be a combination of bond sales and excess realty transfer tax funds. In theory it would be \$50 million in bond sales plus interest & rollover from the transfer tax into the Delaware Land and Water Conservation Trust Fund, thereby providing a \$70 million program over 10 years. Approximately \$15 million in bond sales took place in 1991 and another \$15 million in 1993. Instead of incurring any bond costs for the remaining funds and since the State was in good financial shape, in July 1994 the program received a \$20 million cash appropriation from the legislature.

Withdrawals from the available funds included \$1,000,000 for local grants, \$2,000,000 for greenway projects and \$300,000 for State Resource Area mapping and County planning. The remaining funds were available for land acquisition. The following table provides a fund summary.

OPEN SPACE PROGRAM FUND SUMMARY		
7/1/90-5/1/96		
1991 Bond Issue	14,912,635.32	
Costs	(912,635.32)	
Available from 1991 Bond Issue		14,000,000.00
1993 Bond Issue	15,120,028.09	
Costs	(373,541.69)	
Available from 1993 Bond Issue		14,746,486.40
Fiscal Year 1995 Appropriation	20,000,000.00	
Interest Earned- FY 95	924,518.00	
Interest Earned- FY 96 to date	632,523.00	
Available from FY 95 Appropriation		21,557,041.00
Program Obligations		
Local Grants	(1,000,000.00)	
Greenways	(2,000,000.00)	
SRA Mapping and County Planning	(300,000.00)	
Total Program Obligations		(3,300,000.00)
TOTAL FUNDS AVAILABLE FOR LAND ACQUISITION		\$47,003,527.40

Open Space Program Activity

This report summarizes the State land protection actions carried out under the Open Space Program from July 1990- May 1996. The actions are summarized in tabular form and by State Resource Area maps with accompanying project information. Additionally a summary of Delaware Land and Water Conservation Trust Fund Park and Greenway Programs supported by Open Space funds is presented.

Activity Summary Tables

The Open Space Activity Summary By County table is a compilation of all the program activity from July 1990 - May 1996. The projects, acreages, costs, and total value represents any action related to purchases, donations, conservation easements, and bargain sales. The respective county and statewide numbers are noted. The total acres protected represents a variety of natural habitats, including upland and wetland sites, forested and open lands. It also encompasses many significant archaeological and historic locations. The amount of funds expended on the protection of these sites versus the total value highlights the significant overall savings realized by the Open Space Program. For every \$1.00 of Open Space Program money spent, \$1.81 worth of land was protected.

The remaining tables show the various land protection categories and relevant projects, acres and values.

■ **Open Space Fee Simple Purchases By County:** numbers reflect projects involving fee simple title transferred to the appropriate State managing agency after buying the land with Open Space funds.

■ **Open Space Donations By County:** depicts data for land given to the State at no cost incurred for protection.

■ **Conservation Easements By County:** notes appropriate data for properties on which the landowner voluntarily placed restrictions on the use of the land to protect its natural and cultural features; restrictions are recorded and run with the title to the land; easement is held and monitored by the State; full fair market value of the property without restrictions minus the value of the property with an easement equals the value.

■ **Bargain Sale Value By County:** shows number and value of projects purchased at a discounted price less than fair market value.

■ **Endowments By County:** reflects numbers for any purchase or donation of land that was accompanied by an endowment for the maintenance and management of the specific sites.

OPEN SPACE ACTIVITY SUMMARY BY COUNTY

County	Number of Projects	Total Acres	Total Open Space Money	Other Money	Total Costs	Total Value
NEW CASTLE	39	5,130.1934	\$29,742,978.37	\$7,955,215.92	\$37,698,194.29	\$63,282,513.57
KENT	19	3,578.6718	\$3,321,028.07	\$187,869.30	\$3,508,897.37	\$3,977,193.72
SUSSEX	43	4,466.5326	\$13,936,533.24	\$1,326,721.76	\$15,263,255.00	\$17,680,467.98
TOTALS	101	13,175.3978	\$47,000,539.68	\$9,469,806.98	\$56,470,346.66	\$84,940,175.27

Projects include purchases, donations and conservation easements. Total value = total costs (open space and other money) + value of donations + value of conservation easement + value of bargain sale.

Open Space Fee Simple Purchases By County

County	Number of Projects	Total Acres	Total Open Space Money
NEW CASTLE	25	4,296.59	\$29,742,978.37
KENT	13	3,255.90	\$3,183,873.07
SUSSEX	21	3,097.07	\$13,936,533.24
TOTALS	59	10,649.57	\$46,863,384.68

Open Space Donations By County

County	Number of Projects	Total Acres	Total Value
NEW CASTLE	7	443.18	\$9,022,557.08
KENT	2	28.56	\$21,330.35
SUSSEX	17	1,217.95	\$1,292,451.00
TOTALS	26	1,689.70	\$10,336,338.43

Conservation Easements By County

County	Number of Projects	Total Acres	Total Value
NEW CASTLE	8	390.42	\$8,534,810.00
KENT	4	294.21	*\$169,405.00
SUSSEX	6	151.51	\$113,181.98
TOTALS	18	836.13	\$8,817,396.98

* Total Open Space funds expended equals \$46,863,384.68 for fee simple purchases plus \$137,155.00 for purchase of development rights via conservation easement for 2 parcels in Kent County yielding a total of \$47,000,539.68.

Bargain Sale Value By County

County	Number of Projects	Total Value
NEW CASTLE	14	\$8,026,952.20
KENT	1	\$414,716.00
SUSSEX	8	\$1,011,580.00
TOTALS	23	\$9,453,248.20

Endowments By County

County	Number of Projects	Total Value
NEW CASTLE	8	\$1,440,000.00
KENT	0	\$0.00
SUSSEX	2	\$550,000.00
TOTALS	10	\$1,990,000.00

* Additionally the Open Space Program is the 50% beneficiary of a Charitable Remainder Trust in New Castle County. The endowment value (based on the principal of \$686,500 plus interest minus trust payouts) will be calculated at the death of the trust benefactors.

State Resource Area Projects Resource Area

This section begins with a table presenting the State Resource Area Acreages for each of the 20 SRAs and a statewide total. The protected acres numbers include state, federal, county, local, and private conservation organization lands, owned in fee simple or having a conservation easement, found within the specific SRA. The proposed protected acres are those additional lands, such as inholdings, additions and connectors, that will be pursued through continuing land preservation actions. Following the table each SRA is highlighted

by a map, resource area descriptions and specific data on each project within that SRA. Each project location is noted on the SRA map. The SRAs are grouped by county with an overall county map with SRAs as a lead-in. Major stand alone projects are noted. Stand Alone sites are projects outside of a defined SRA boundary. The Flint Woods stand alone sites are on the Brandywine Creek SRA map. The Taber State Forest stand alone sites in southwestern Kent County are on a separate map at the end of the Kent County SRA section.

State Resource Area

*Acreages
May 1,
1996*

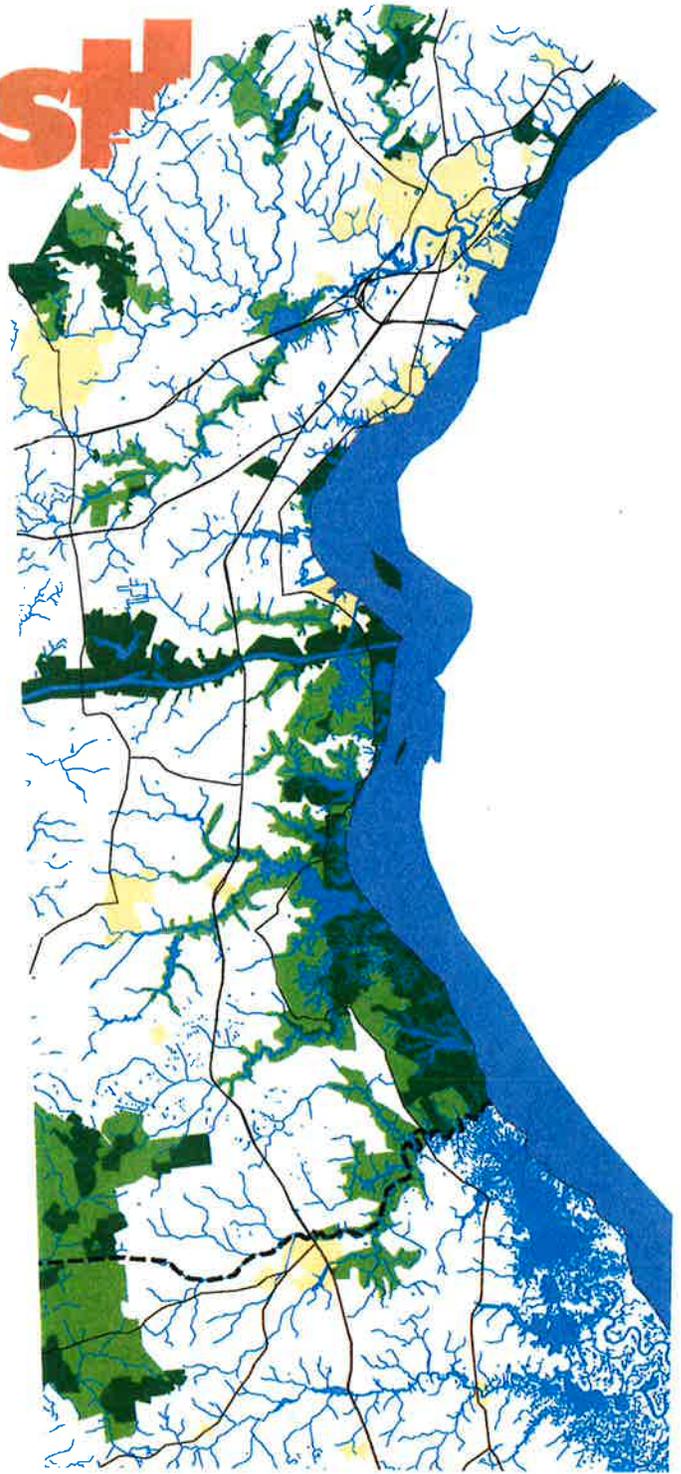
State Resource Area	Protected Acres	Proposed Protected Acres	Total SRA Acreage
Brandywine Creek	1,605.45	1,467.08	3,072.53
Red Clay Creek	418.44	1,783.34	2,203.78
White Clay Creek	3,040.23	2,043.77	5,084.00
Christina River	428.99	3,909.72	4,338.71
Upper DE River	1,375.29	155.22	1,530.51
C & D Canal	7,740.46	4,294.34	12,034.80
Lower DE River	10,551.31	19,085.60	29,636.91
Blackbird	5,364.18	12,364.33	17,728.51
TOTAL NEW CASTLE	30,524.35	45,105.40	75,629.75
Bombay Hook	25,828.60	15,480.00	41,308.60
St. Jones River	3,188.13	5,826.35	9,014.48
Central Kent County	3,735.35	6,612.46	10,347.81
Upper Murderkill	1,485.69	3,611.13	5,096.82
Milford Neck	10,984.39	14,618.53	25,602.92
TOTAL KENT	45,222.16	46,148.47	91,370.63
Prime Hook	11,667.54	14,678.49	26,346.03
Cape Henlopen	3,768.96	1,183.55	4,952.51
Inland Bays	6,631.19	4,181.16	10,812.35
Ellendale/Redden	5,453.47	15,898.41	21,351.88
Nanticoke River	2,804.95	4,964.90	7,769.85
James Branch	2,745.07	864.80	3,760.45
Great Cypress Swamp	9,188.00	2,670.03	12,310.07
TOTAL SUSSEX	42,259.18	44,441.34	86,700.52
STATE TOTALS	118,005.69	135,695.21	253,700.90





*New Castle County
State Resource
Areas*

New Castle County



Brandywine Creek

Brandywine
Creek State
Resource
Area

Attributes

5.8 miles along a steep-sloped, rocky major stream valley with valuable geologic and unique natural community features

Protected resource area helps maintain high water quality

Significant historical and archaeological features:

- Prehistoric sites representing small camps and villages from 3000 B.C. to 1650 A.D.
- Nationally significant historic mill sites and related structures

Contains 3 State-recognized natural areas

Two sites, Tulip Tree Woods and Fresh Water Marsh dedicated as Nature Preserves - 36 acres combined

Very diverse plant community with known location for many rare plant species of State concern

Diverse animal community with known location for animal species of State concern

Uplands include mix of old growth forests; 300+ acres forested

Wide array of land-based

recreation opportunities

Access to water-based recreation opportunities

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 status)

This resource area features two management units, Brandywine Creek State Park (783 acres) along the upper portion of Brandywine Creek protecting 1.6 miles of riparian habitat; Alapocas Woods Park (109 acres) near Wilmington.

Proposed For Protection

Approximately 800 acres along the river between the park and the state line are a recommended addition to this resource area.

Accomplishments To Date

75 acres of land protecting 1 mile of riparian corridor was added to Brandywine Creek State Park. Additionally, 123 acres of land adjacent to the park was protected by conservation easement.

Project Details

STATE RESOURCE AREA:

Brandywine Creek

MAP LOCATOR: 1

PROJECT: Woodlawn Trustees - St. Joe Paper

ACRES: 45.6

PROJECT DATE: March 5, 1992

PURCHASE PRICE: \$900,000.00

COMMENTS: Lands include significant portion of forested east bank of Brandywine River across from the main part of Brandywine Creek State Park. Parcel provides a key portion of Northern Delaware Greenway trail system. Purchase price reflects an \$878,000 bargain sale.

STATE RESOURCE AREA:

Brandywine Creek

MAP LOCATOR: 2

PROJECT: 489 Partnership - Rockland Mills

ACRES: 18.86

PROJECT DATE: December 15, 1993

PURCHASE PRICE: \$900,000.00

COMMENTS: Acquisition completed ownership of both banks of the Brandywine River at the southern end of Brandywine Creek State Park. Parcel previously used for manufacturing and was slated for high density residential development. Site is a key trail link for the Northern Delaware Greenway. Purchase price reflects a \$220,000 bargain sale.

Overview

Very diverse Piedmont stream valley, featuring old growth forests, steep slopes, old fields and freshwater wetlands. This resource area contains riparian habitat critical to maintenance of water quality and diverse natural communities with rare plant and animal species. The proximity of this resource base to urban centers makes this an excellent area for environmental education.

3,072 acres of protected and proposed protected land

STATE RESOURCE AREA:

Brandywine Creek

MAP LOCATOR: 3

PROJECT: Woodlawn Trustees - Carney Farm

ACRES: 11.1648

PROJECT DATE: December 29, 1994

PURCHASE PRICE: \$0.00

COMMENTS: This forested tract, including a small residence and outbuildings, was donated to the State. The wooded portion was dedicated as part of the Brandywine Creek Valley Nature Preserve. Donation value = \$473,000.

STATE RESOURCE AREA:

Brandywine Creek

MAP LOCATOR: A

PROJECT: Woodlawn Trustees

ACRES: 123.01

PROJECT DATE: January 4, 1991

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects the Hurricane Run - Rocky Run stream corridors and adjacent mature forest. Conservation easement value = \$3,075,250.

STATE RESOURCE AREA:

Stand Alone - Flint Woods

MAP LOCATOR: 1

PROJECT: Flint

ACRES: 137.715

PROJECT DATE: December 29, 1994

PURCHASE PRICE: \$1,350,000.00

COMMENTS: Upon acquisition this mature forest was dedicated as the Flint Woods Nature Preserve. The property also contains a 1700's historic house. Purchase price reflects a \$4,778,000 bargain sale. Additionally, the owners provided a \$600,000 endowment.

STATE RESOURCE AREA:

Stand Alone - Flint Woods

MAP LOCATOR: A & B

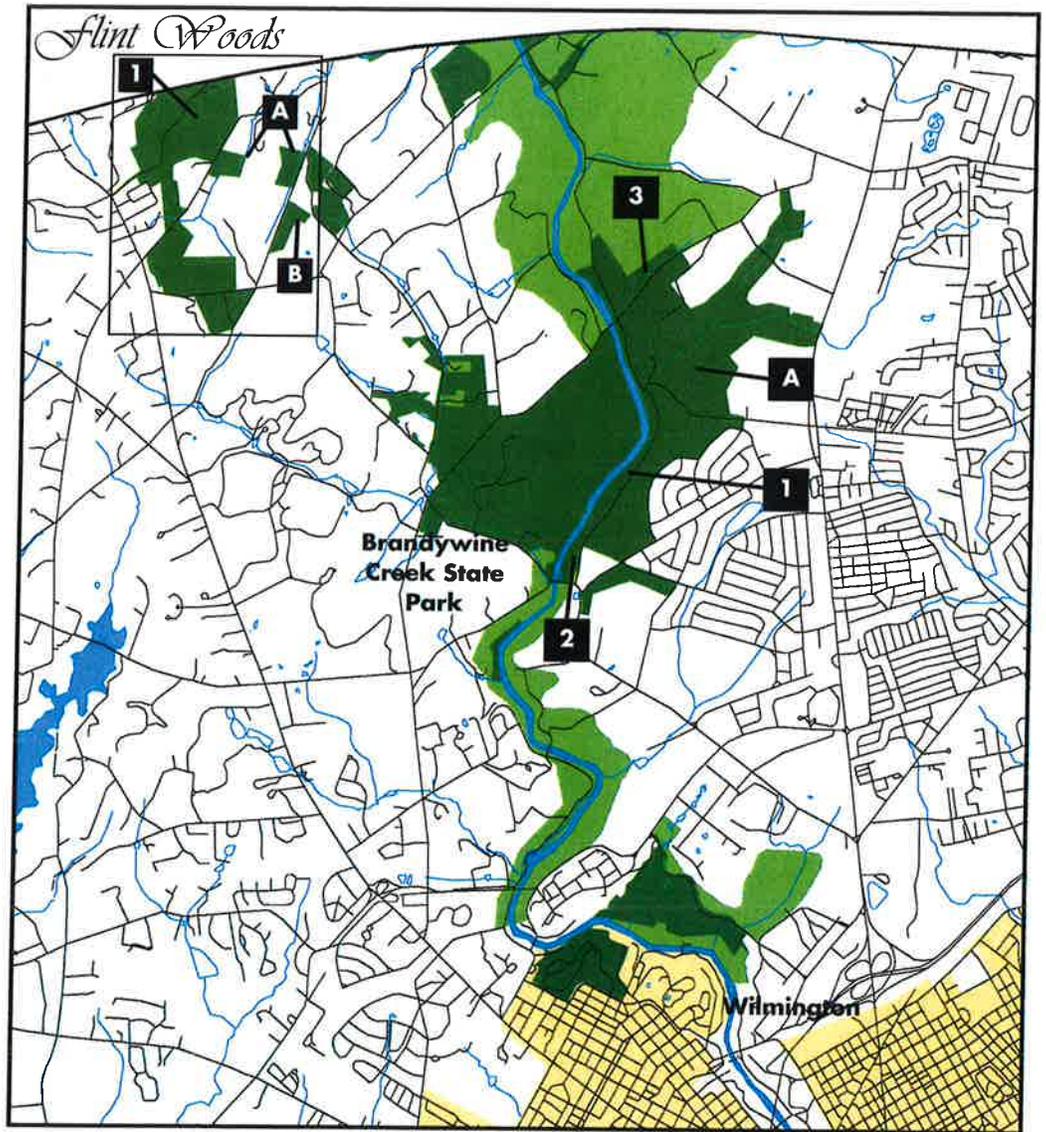
PROJECT: Flint, L. and Flint, P.

ACRES: 35.30

PROJECT DATE: January 24, 1995

PURCHASE PRICE: \$0.00

COMMENTS: Conservation easements were recorded on 3 mature forest parcels and dedicated as part of the Flint Woods Nature Preserve. Conservation easement value = \$634,000.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Brandywine Creek State Resource Area

Red Clay Creek State Resource Area

Attributes

13.7 miles of stream corridor bordered by steep slopes and mature forest containing valuable geologic and natural communities.

Protected resource area includes 192 acre Hoopes Reservoir

Significant historic and archaeological features

- Prehistoric hunting camp locations, from 9,000 B.C. to 1650 A.D. and historic settlements dating to early 18th century

- Historic landscapes containing large estates dating to mid-19th century

Significant geologic features including steep slopes and serpentine outcrops

Contains 1 State recognized natural area

Diverse plant and animal communities with known location for many species of State concern

Wide array of land based recreation opportunities

Environmental education and interpretation opportunities available at Ashland Nature Center

Overview

Diverse Piedmont stream valley containing old growth forests, steep slopes, old fields, and freshwater wetlands. This resource area contains riparian habitat critical to maintenance of water quality and water quantity and diverse natural communities with rare species. This area is used extensively for environmental education and research.

2,203 acres of protected and proposed protected land

Management Areas (1990 Status)

Two properties owned by the City of Wilmington (Hoopes Reservoir - 192 acres and Valley Garden Park - 102 acres) are the major protected lands in this resource area.

Accomplishments To Date

110 acres of open meadow, floodplain and over 3,500 feet of a high quality stream were dedicated by a conservation easement with the State by the landowner Delaware Nature Society as the Burrows Run Nature Preserve. Additionally, over 6 acres were protected at another site by a conservation easement.



Project Details

STATE RESOURCE AREA:

Red Clay Creek

MAP LOCATOR: A

PROJECT: Delaware Nature Society/Way Road 1

ACRES: 6.193

PROJECT DATE: November 28, 1994

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects forestlands, wetlands and part of a small tributary of Red Clay Creek. Conservation easement value = \$169,560.

STATE RESOURCE AREA:

Red Clay Creek

MAP LOCATOR: B

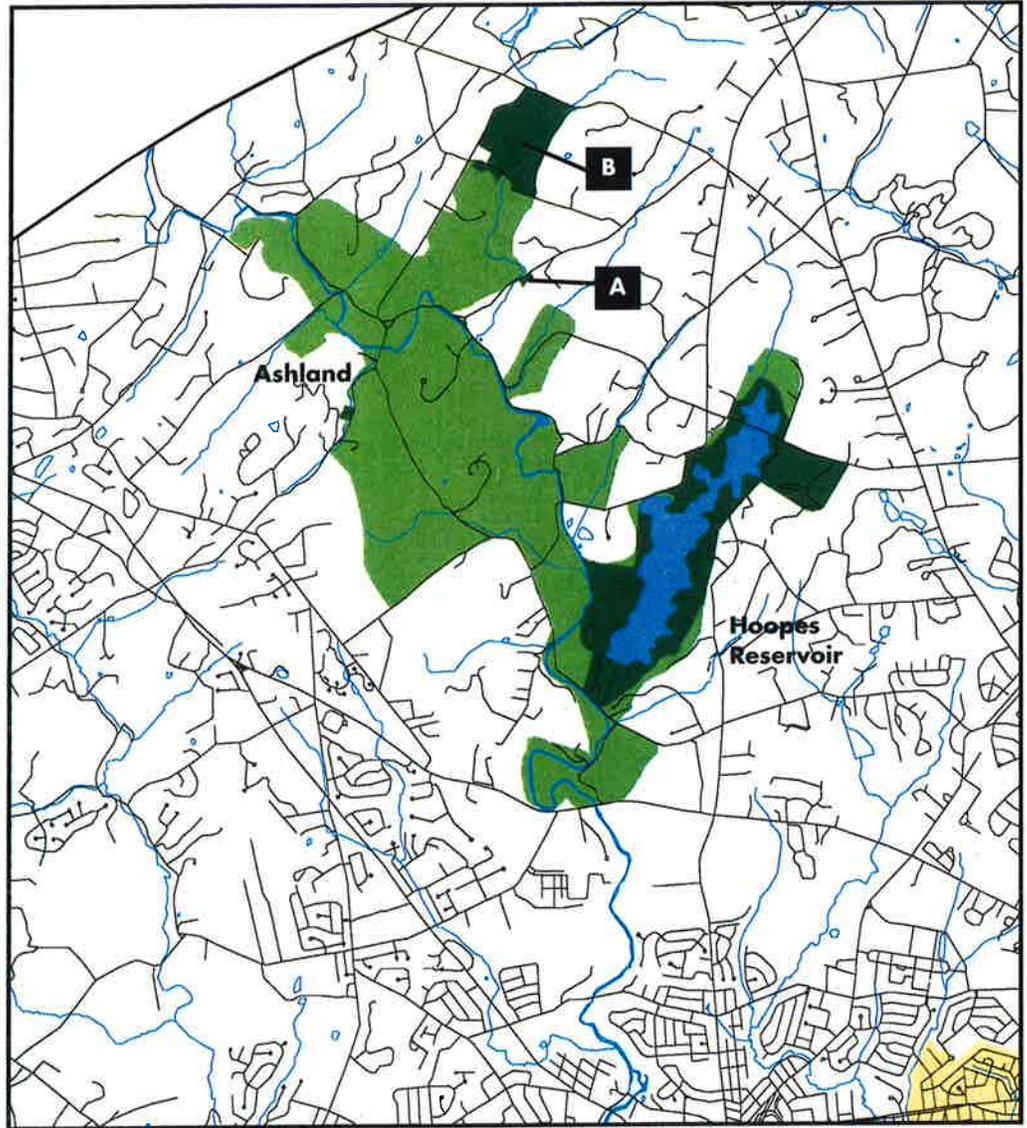
PROJECT: Delaware Nature Society/Burrows Run

ACRES: 110.4

PROJECT DATE: June 3, 1995

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects a high quality stream and adjacent meadows. The site was dedicated as part of the Red Clay Creek Valley Nature Preserve. Conservation easement value = \$3,174,000.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Red Clay Creek State Resource Area

White Clay Creek

White Clay Creek State Resource Area

Project Details

Overview

Very diverse Piedmont stream valleys containing old growth forest, steep slopes, old fields and freshwater wetlands. This resource area contains riparian habitat critical to maintenance of water quality and diverse plant communities with rare and endangered species. The proximity of this resource area to urban centers makes this an excellent area for environmental education.

5,084 acres of protected and proposed protected land

Attributes

- 7.3 miles of undeveloped riparian habitat helps maintain high-water quality
- 4.2 miles along the White Clay Creek and 3.1 miles along Middle Run
- Significant historic and archaeological features

• Prehistoric hunting camp locations, from 9000 B.C. to 1650 A.D. and historic settlement perhaps dating to as early as the 17th century

Significant geologic features including steep slopes

Contains 3 State-recognized natural areas

Very diverse plant community with known location for many rare plant species of State concern

Diverse animal community with known location for rare animal species of State concern

700 acres of forest lands

Wide array of land-based recreation opportunities

Access to water-based recreation opportunities

Significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 Status)
Several management units make up this resource area protecting 1,910 acres and 5.1

miles of riparian corridor. The 593-acre Carpenter Recreation Area joins the 569-acre White Clay Creek Preserve - Delaware's portion of the Bi-State Preserve. (Pennsylvania manages 1,252 acres.) Both units are managed as part of the White Clay Creek State Park.

The Middle Run Natural Area, containing 748 acres, is managed by the New Castle County Department of Parks & Recreation.

The City of Newark has several holdings of about 20 acres along White Clay Creek.

Proposed For Protection

Properties connecting State parkland, County parkland and University of Delaware land are proposed additions of about 2,000 acres. Once protected the area will be the most extensive greenway corridor in New Castle County and will protect an additional 2.2 miles of riparian corridor.

Accomplishments To Date

1,073 acres of land including 1.6 miles of White Clay Creek were added to White Clay Creek State Park. Additionally, 111 acres were protected by conservation easement.

STATE RESOURCE AREA:
White Clay Creek
MAP LOCATOR: 1
PROJECT: Crass
ACRES: 24,7516
PROJECT DATE: March 16, 1993
PURCHASE PRICE: \$644,240.00
COMMENTS: Important inholding to White Clay Creek State Park. Site provides a trail corridor that will link Delaware and Pennsylvania portions of White Clay Creek Bi-State Preserve.

STATE RESOURCE AREA:
White Clay Creek
MAP LOCATOR: 2
PROJECT: DuPont Trust - SF2
ACRES: 93,877
PROJECT DATE: February 7, 1994
PURCHASE PRICE: \$3,451,500.00
COMMENTS: Parcel is extension of State efforts to link Carpenter Recreation Area and Middle Run Natural Area. Wooded tract is one of only several remaining large tracts of open space in northwestern New Castle County. Purchase price reflects a \$21,949 bargain sale. A \$15,000 endowment was provided.

STATE RESOURCE AREA:
White Clay Creek
MAP LOCATOR: 3 & 4
PROJECT: DuPont Company - Louviers
ACRES: 441.58
PROJECT DATE: December 15, 1995
PURCHASE PRICE: \$3,450,000.00
COMMENTS: Acquisition and donation provides link between various parts of White Clay Creek State Park and Middle Run Natural Area. Site contains mature forest, 3 ravines and protects over 1.5 miles on both sides of White Clay Creek. Donation value = \$8,350,000. A \$50,000 endowment was provided.

STATE RESOURCE AREA:
White Clay Creek
MAP LOCATOR: 5
PROJECT: DuPont, Jr., S.H. - I
ACRES: 1,187
PROJECT DATE: December 22, 1995
PURCHASE PRICE: \$0.00
COMMENTS: This donated parcel includes an historic schoolhouse which will be renovated for a new park office. Donation value = \$110,000.

STATE RESOURCE AREA:

White Clay Creek

MAP LOCATOR: 6

PROJECT: DuPont, Jr., S.H. - II

ACRES: 190.814

PROJECT DATE: January 16, 1996

PURCHASE PRICE: \$4,700,000.00

COMMENTS: This forested and open field parcel provides high elevation vistas and trail connectors between the Possum Hill Area and White Clay Creek Preserve. Purchase price reflects a \$1,400,000 bargain sale. Additionally, a \$400,000 endowment was provided.

STATE RESOURCE AREA:

White Clay Creek

MAP LOCATOR: 7

PROJECT: DuPont Trust 1 & 4

ACRES: 157.7

PROJECT DATE: December 28, 1988

PURCHASE PRICE: \$9,697,960.00

COMMENTS: This acquisition was an installment purchase initiated under the Governor's Land Acquisition (GLA) Program (1987-1990). Of the total purchase price \$2,339,531.62 is from the Open Space Program. The remainder is GLA funds. These forested and open tracts with historic farm structures were the first key links acquired between Middle Run Natural Area and State park land.

STATE RESOURCE AREA:

White Clay Creek

MAP LOCATOR: 8

PROJECT: DuPont Trust 2 & 5

ACRES: 163.675

PROJECT DATE: August 26, 1992

PURCHASE PRICE: \$1,636,750.00

COMMENTS: This acquisition was an installment purchase under the Governor's Land Acquisition (GLA) Program (1987-1990). Of the total purchase price \$1,533,218.77 is from the Open Space Program. The remainder is GLA funds. These forested and open tracts with historic farm structures were the second in a series of acquisitions directed at connecting conservation lands in this part of New Castle County.

STATE RESOURCE AREA:

White Clay Creek

MAP LOCATOR: A

PROJECT: City of Newark

ACRES: 1.38

PROJECT DATE: February 28, 1991

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement protects a buffer along White Clay Creek. Conservation easement value = \$35,000.

STATE RESOURCE AREA:

White Clay Creek

MAP LOCATOR: B

PROJECT: Kranz

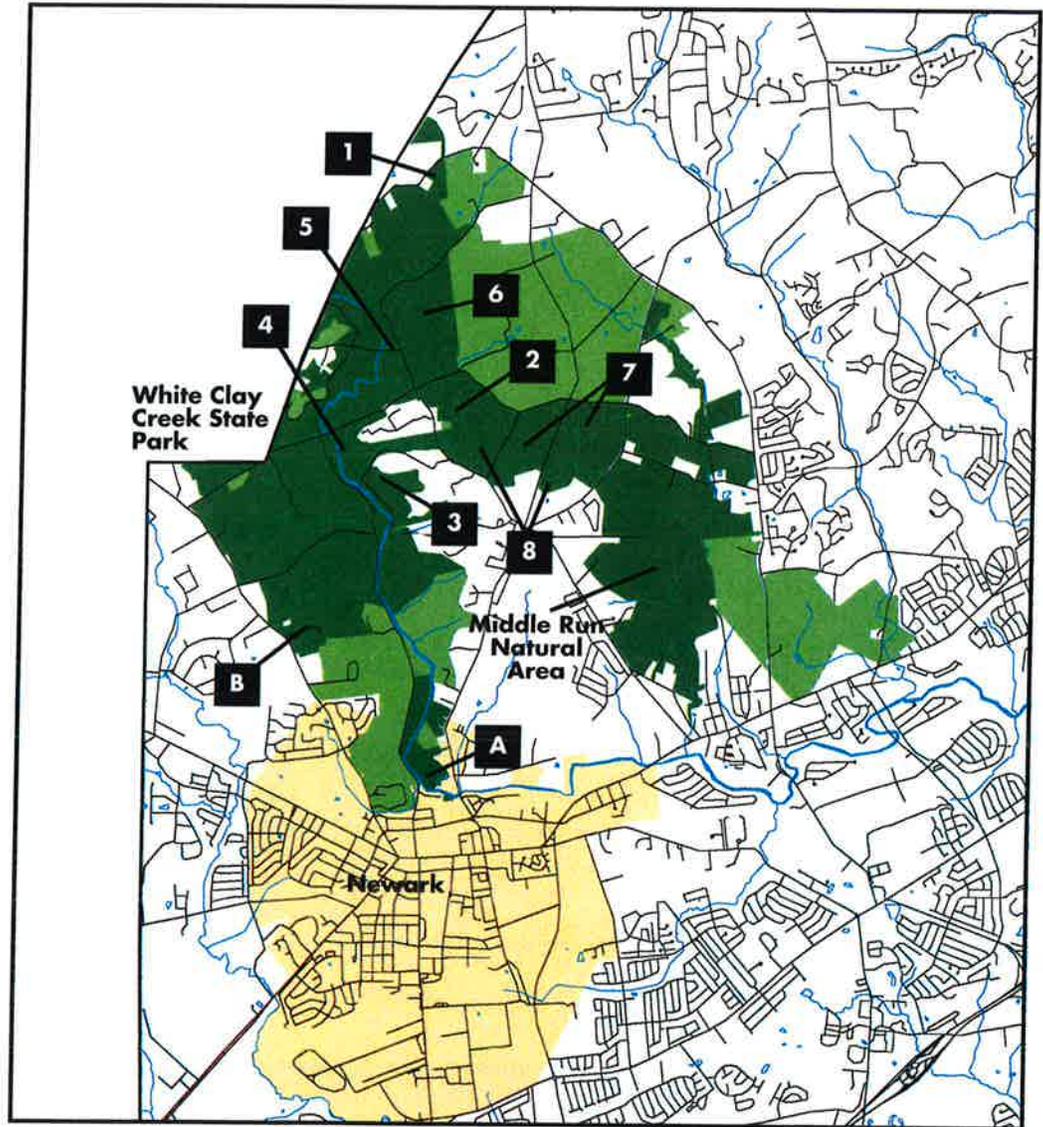
ACRES: 110.00

PROJECT DATE: January 13, 1994

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects a large parcel adjacent to the Carpenter Recreation Area that contains forestland, stream corridor, open land and natural area. Conservation easement value = \$1,335,000.

-  Protected Lands
-  Proposed Protected Lands
-  Urban Areas



White Clay Creek State Resource Area

Christina River State Resource Area

Attributes

19.4 miles of tidal freshwater riparian habitat helps maintain high water quality.

Very significant historical and archaeological features

- Prehistoric archaeological sites of statewide significance representing hunting camps from 8000 B.C. to large living sites from 3000 B.C. to 1600 A.D. Early historic living sites from the 17th and early 18th century.

Contains 2 State-recognized natural areas

Diverse plant communities with known location for rare plant species of State concern

Diverse animal communities

600 acres of floodplain and upland buffer forests

Access to water recreation opportunities

- Two boat ramps

Management Areas

(1990 Status)

Lewden Greene Park and Becks Pond Park total 246 acres managed by the New Castle County Department of Parks & Recreation.

Proposed For Protection

Protection of this unprotected resource area is essential for water quality maintenance in upper New Castle County. Currently 18.6 miles of river corridor are unprotected.

Accomplishments To Date

A 32-acre historic mill site with open space was protected.

Overview

Last remnant of an extensive tidal freshwater marsh and important river corridor in a rapidly developing area. Significant water quality maintenance area containing highly valuable archaeological sites.

4,338 acres of protected and proposed protected land



Project Details

STATE RESOURCE AREA:

Christina River

MAP LOCATOR: 1

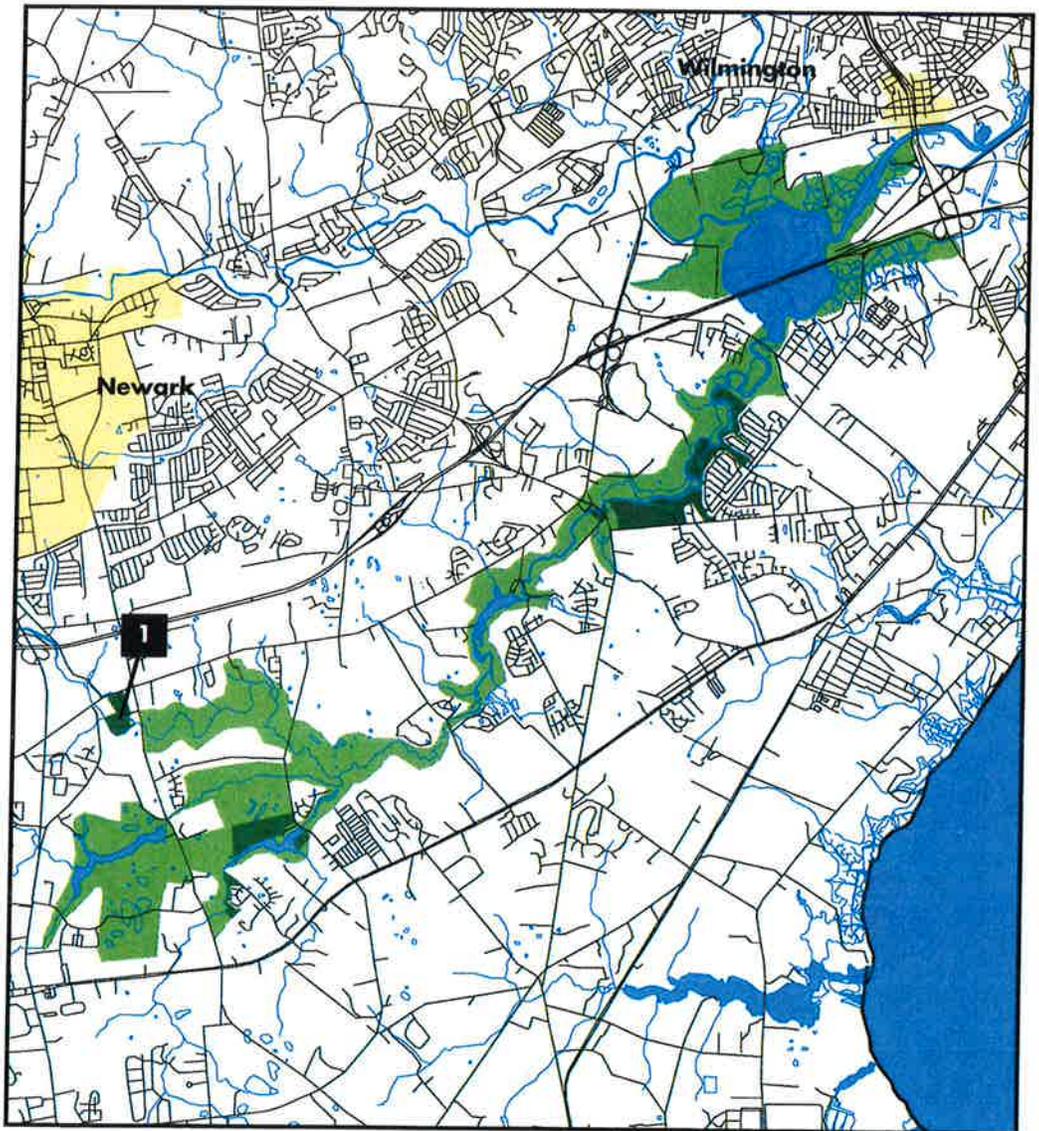
PROJECT: Dayett Mills, Inc.

ACRES: 31.96

PROJECT DATE: January 16, 1996

PURCHASE PRICE: \$530,000.00

COMMENTS: Parcel contains a National Register of Historic Places mill complex and open conservation lands along the Christina River. Purchase price reflects a \$199,000 bargain sale.



-  Protected Lands
-  Proposed Protected Lands
-  Urban Areas

Christina River State Resource Area

Upper Delaware River State Resource Area

archaeological sites representing early colonial occupation

- Nationally significant Fort Delaware and Fort Dupont State Parks

resource units: Bellevue State Park, 271 acres; Fox Point Park, 170 acres; Battery Park, 20 acres; Buena Vista, 180 acres; National Guard Training Site, 234 acres; Ommelanden Training Center, 223 acres; and Fort Delaware State Park on 288 acre Pea Patch Island. These parcels protect 4.75 miles of shoreline.

Contains 2 State-recognized natural areas

- Dedicated, Pea Patch Island Nature Preserve - 155 acres

Several rare plant species of State and Federal concern

Diverse animal community

100 acres of mixed forest cover at Bellevue State Park

Very wide array of land-based recreation opportunities

Good access to water-based recreation opportunities

Environmental education and interpretive opportunities are extensive

Significant water recharge area

Management Areas (1990 Status)

This resource area follows the Delaware River from near the state line south to Red Lion Creek. Over 1200 acres are protected within several

Proposed For Protection

Bellevue State Park and Fox Point Park are separated by 53 undeveloped acres in two adjoining parcels. The addition of this area will produce a valuable greenway corridor in a highly developed urban area.

An additional 0.75 miles of riparian habitat and freshwater wetlands, containing approximately 300 acres along the river shoreline, should be protected to provide the public with greater access to the shoreline for either active or passive recreation.

Accomplishments To Date

111 acres, including important connectors between Bellevue and Fox Point State Parks and an expansion of the Buena Vista complex were added to state land holdings. An additional 4 acres were protected by conservation easement.

Overview

Last remaining undeveloped Delaware River shoreline above the Chesapeake & Delaware Canal. Contains high quality historic sites and areas for land and water-based recreation in a highly-developed region. Pea Patch Island is the location of the largest colonial wading bird nesting site north of Florida.

1,530 acres of protected and proposed protected land

Attributes

5.5 miles of tidal freshwater shoreline protecting 5 disjunct properties

Very significant historic features

- Prehistoric sites representing small camps and villages and historic

Project Details

STATE RESOURCE AREA:

Upper DE River

MAP LOCATOR: 1

PROJECT: Cauffiel

ACRES: 41,155

PROJECT DATE: June 15, 1993

PURCHASE PRICE: \$2,800,000.00

COMMENTS: Site links Fox Point and Bellevue State Parks and is only remaining river view estate along the northern portion of the Delaware River. Area contains unique archaeological artifacts dating back to Swedish settlements during the 1600's. Of the total purchase price \$2,380,000 was from the Open Space Program. The remaining \$420,000 was from the Department of Transportation. A \$150,000 endowment was provided.

STATE RESOURCE AREA:

Upper DE River

MAP LOCATOR: 2

PROJECT: Ash

ACRES: 39.9529

PROJECT DATE: July 29, 1993

PURCHASE PRICE: \$2,000,000.00

COMMENTS: Property is adjacent to and provides a critical buffer for the historic State conference complex, Buena Vista, and includes the historic McCrone house, which dates to the 1800's.

STATE RESOURCE AREA:

Upper DE River

MAP LOCATOR: 3

PROJECT: Delmarva Capital Realty -
Riversedge

ACRES: 29.234

PROJECT DATE: September 1, 1995

PURCHASE PRICE: \$0.00

COMMENTS: Site is donated open space adjacent to a subdivision, containing marshland along the Delaware River. Donation value = \$14,500.

STATE RESOURCE AREA:

Upper DE River

MAP LOCATOR: 4

PROJECT: Mt. Pleasant Church

ACRES: 1.1828

PROJECT DATE: April 16, 1996

PURCHASE PRICE: \$300,000.00

COMMENTS: Property is adjacent to Bellevue State Park and contains a meeting house and parsonage restored to 1894 conditions. Purchase price reflects a \$50,000 bargain sale. A \$200,000 endowment was provided.

STATE RESOURCE AREA:

Upper DE River

MAP LOCATOR: A

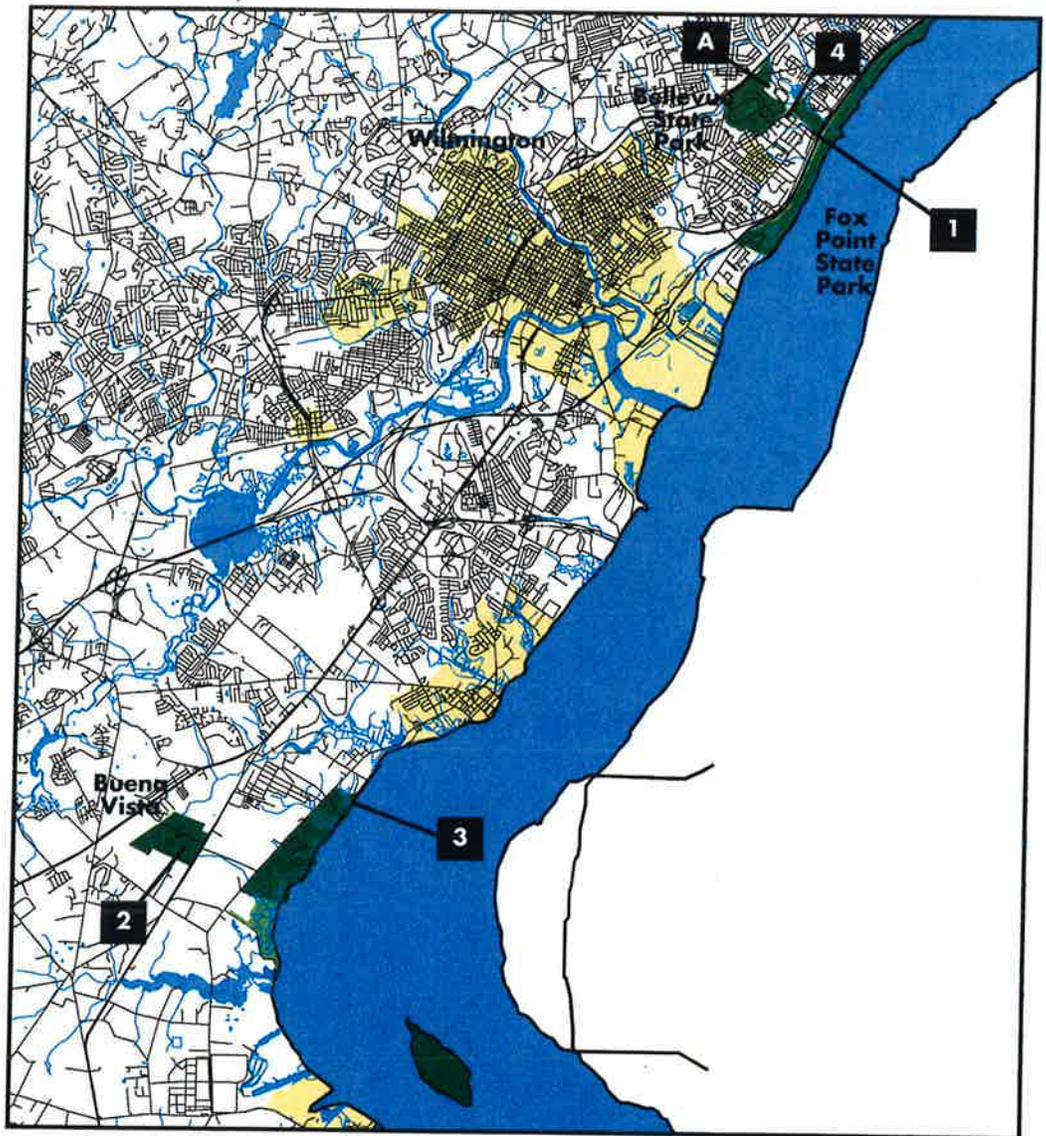
PROJECT: Wycliffe Civic Assoc.

ACRES: 4.133

PROJECT DATE: May 9, 1994

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects this forested stream corridor which was dedicated as part of the Bellevue Woods Nature Preserve. Conservation easement value = \$112,000.



Upper Delaware River State Resource Area

C & D Canal State Resource Area Chesapeake Delaware

Overview

This resource area encompasses the two largest freshwater marshes in Delaware and contains regionally unique geologic formations. The wetland areas harbor a rich variety of flora and fauna and provide migratory bird habitat. The upland portions provide a variety of recreation opportunities in a rapidly growing area of New Castle County.

12,034 acres of protected and proposed protected land

Attributes

5 miles of Delaware River shoreline, 11.8 miles of canal shoreline and 3.5 miles of riparian shoreline are in this area.

- 1,760 acres of freshwater wetlands at Dragon Run and Thousand Acre Marsh

Very significant geologic features

Contains 3 State-recognized natural areas

Significant water recharge area

Very significant historical and archaeological sites

- Undisturbed areas have a high probability for prehistoric hunting and gathering camps and early historic archaeological sites at the east end of the canal.
- Two historic districts, Delaware City and St. Georges, are adjacent to the area as well as a number of 19th century farm complexes.

Diverse plant community with known location for several rare plant species of State concern

Very diverse animal community

Approximately 1500 acres of forested lands

Very wide array of land-based recreation opportunities

Good access to water-based recreation opportunities (Lums Pond, C & D Canal and Delaware Bay)

Very significant hunting opportunities

Environmental education and interpretive opportunities are extensive

Management Areas

(1990 Status)

This resource area encompasses several management units. Lums Pond State Park (1,757 acres) is managed by the Division of Parks & Recreation. The Division of Fish & Wildlife owns 679 and leases 5,178 acres from the U.S. Army Corps of Engineers. The Division of Fish and Wildlife also manages the 1,410-acre Augustine Wildlife Area, 96-acre Augustine Beach Access and 50-acre Reedy Island in the Delaware River.

The Governor Bacon Health Center located along the Delaware River and north of the Canal contains approximately 110 acres that may be managed as an adjunct of Fort Delaware State Park.

Proposed For Protection

Areas recommended for protection in this resource area (totaling approximately 3,600 acres) include the Dragon Run Marsh, north of the canal and Thousand Acre Marsh on the south side adjoining Augustine Wildlife Area.

The protection of additional lands will help maintain the largest freshwater wetlands complex in northern Delaware, including 3.5 miles of riparian habitat.

Accomplishments To Date

254 acres were added to state land holdings, including additions to Lums Pond and Fort DuPont State Parks.

Project Details

STATE RESOURCE AREA:

C & D Canal

MAP LOCATOR: 1

PROJECT: Port Penn Museum

ACRES: .38

PROJECT DATE: November 2, 1990

PURCHASE PRICE: \$0.00

COMMENTS: This donated property contains an historic schoolhouse, formerly the home of the Port Penn Area Historical Society and now known as the Port Penn Interpretive Center. Donation value = \$50,000.

STATE RESOURCE AREA:

C & D Canal

MAP LOCATOR: 2

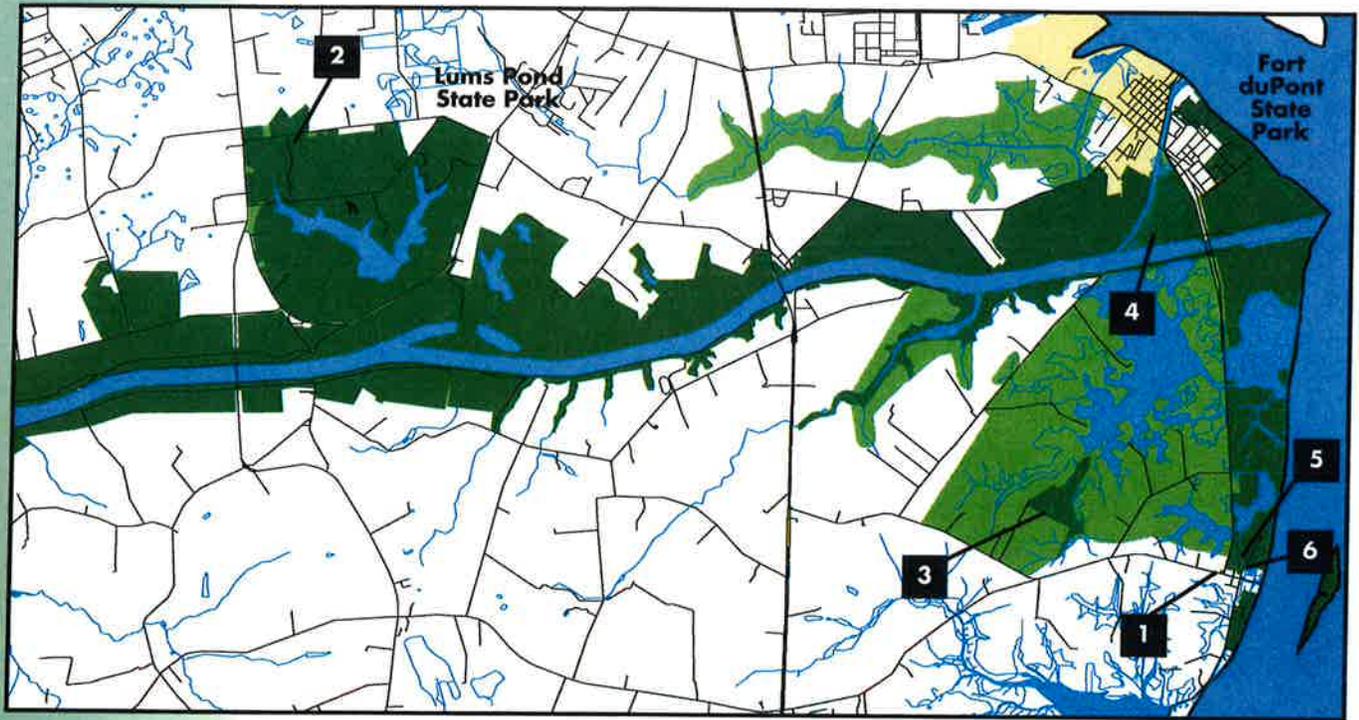
PROJECT: Scaran

ACRES: 14.0208

PROJECT DATE: June 30, 1994

PURCHASE PRICE: \$399,000.00

COMMENTS: Critical inholding adjacent to entrance of Lums Pond State Park. Housing development was approved for site at time of acquisition. A \$5,000 endowment was provided.



STATE RESOURCE AREA:

C & D Canal

MAP LOCATOR: 3

PROJECT: Warren

ACRES: 100

PROJECT DATE: July 14, 1994

PURCHASE PRICE: \$390,000.00

COMMENTS: Key parcel in multi-agency effort to protect the 1000 Acre Marsh near Port Penn.

STATE RESOURCE AREA:

C & D Canal

MAP LOCATOR: 4

PROJECT: 108, Inc. - Finnegan

ACRES: 137.96

PROJECT DATE: September 15, 1994

PURCHASE PRICE: \$860,000.00

COMMENTS: Western extension of Fort duPont State Park, bordered by the C & D and Branch Canals. Site will provide day use

areas and meeting facility in rehabilitated buildings. Existing half-mile track provides exercise opportunities. Once restored, on-site marshland will provide additional feeding area for waterbirds nesting nearby at Pea Patch Island Heronry. Purchase price reflects a \$34,000 bargain sale.

STATE RESOURCE AREA:

C & D Canal

MAP LOCATOR: 5

PROJECT: Hubbs

ACRES: 2.31

PROJECT DATE: December 4, 1995

PURCHASE PRICE: \$125,000.00

COMMENTS: Parcel is part of master plan for historic and open space preservation in the Village of Port Penn. A \$20,000 endowment was provided.

STATE RESOURCE AREA:

C & D Canal

MAP LOCATOR: 6

PROJECT: Mohr & Dugan, Inc.

ACRES: .2066

PROJECT DATE: December 4, 1995

PURCHASE PRICE: \$20,000.00

COMMENTS: Parcel is part of master plan for historic and open space preservation in the Village of Port Penn. Purchase price reflects a \$5,000 bargain sale.



Chesapeake and Delaware Canal State Resource Area

Lower Delaware River State Resource Area

Attributes

62.4 miles of undisturbed riparian habitat and approximately 9.75 miles of continuous Delaware River shoreline helps maintain high water quality

Access to water based recreation opportunities

Very significant hunting opportunities

Management Areas

(1990 Status)

This resource area contains 4,021 acres managed by the Division of Fish & Wildlife in the Silver Run, Appoquinimink and Cedar Swamp Wildlife Areas. Delaware Wild Lands, a private conservation group, owns 3,636 acres. 7.0 miles of shoreline and 12.7 miles of riparian corridor are protected.

Proposed For Protection

Approximately 19,000 acres along five coastal river systems and the Delaware River are recommended for protection, including 2.8 miles of shoreline and 50 miles of riparian habitat.

Accomplishments To Date

2,109 acres were added to the Augustine Beach and Cedar Swamp Wildlife Areas. These lands include 2.5 miles of Delaware River shoreline and 4 miles of riparian habitat.



Project Details

STATE RESOURCE AREA:

Lower DE River

MAP LOCATOR: 1

PROJECT: Rocks & Reading L.P./Hart

ACRES: 925.52

PROJECT DATE: January 6, 1995

PURCHASE PRICE: \$650,000.00

COMMENTS: As an addition to Augustine Wildlife Area, this marshland and farmland property includes critical shoreline along Blackbird Creek, Appoquinimink River and Delaware River. Purchase price reflects a \$219,000 bargain sale.

STATE RESOURCE AREA:

Lower DE River

MAP LOCATOR: 2

PROJECT: Artemis Club

ACRES: 900.45

PROJECT DATE: January 22, 1996

PURCHASE PRICE: \$924,026.00

COMMENTS: As an addition to Augustine Wildlife Area, this marshland and farmland site includes critical shoreline along Appoquinimink River and Delaware River.

Overview

Extensive fresh and brackish tidal wetlands providing nesting and feeding areas for many animal species. This undeveloped area safeguards water quality and preserves shoreline habitat. The area provides high quality public hunting and excellent wildlife observation opportunities. Numerous archaeological sites are found throughout the resource area.

29,636 acres of protected and proposed protected land

- 5 coastal river systems and the Delaware River
- Critical habitat for wood duck and black duck
- Productive fish nursery

Very significant historical and archaeological features

- Major prehistoric encampments beginning by 3000 B.C. as well as English settlement in the early 18th century

Contains 7 State-recognized natural areas

- Armstrong Heronry Nature Preserve - 88 acres

Known location for several rare plant species of State concern

Very diverse animal community

- Buffer and feeding area for wading birds and migratory shorebirds

1,100 acres of forest land



STATE RESOURCE AREA:

Lower DE River

MAP LOCATOR: 3

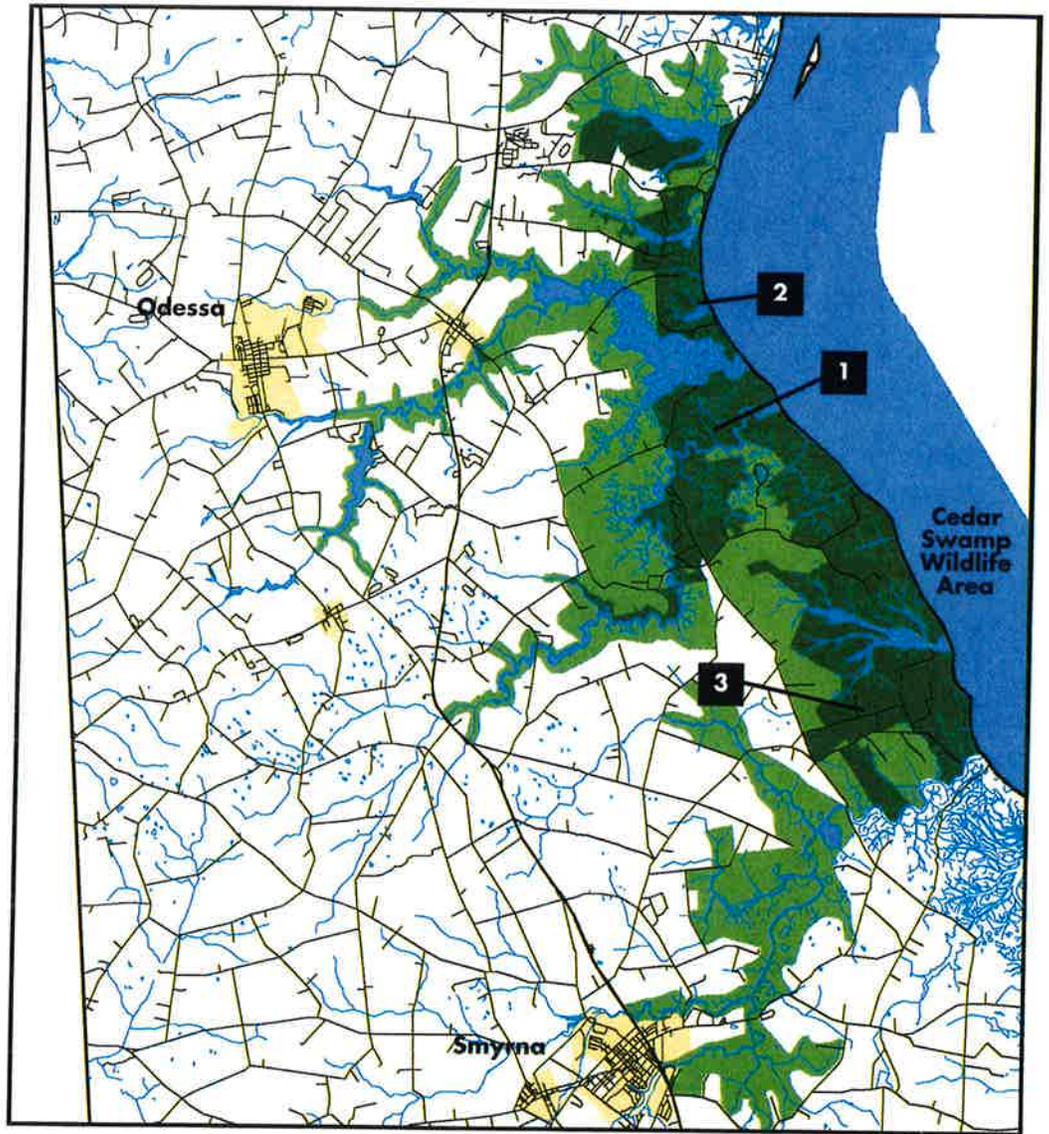
PROJECT: C & T Farms

ACRES: 283.46

PROJECT DATE: February 1, 1996

PURCHASE PRICE: \$425,000.00

COMMENTS: This wetlands and farmland site is a key inholding at Cedar Swamp Wildlife Area. Of the total purchase price \$400,000 was from the Open Space Program. The remaining \$25,000 was from PSE & G settlement funds. Purchase price reflects a \$37,000 bargain sale.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Lower Delaware River State Resource Area

Blackbird

*Blackbird
State
Resource
Area*

Overview

This resource area consists of coastal plain hardwoods protecting headwaters of three undeveloped watersheds and associated prehistoric resources. Blackbird is a forested wetland complex containing significant geological and biological features. This site offers valuable opportunities for environmental education and public hunting.

17,728 acres of protected and proposed protected land

Attributes

This resource area is significant for water recharge and maintenance of water quality.

- 9.7 miles of stream corridor

Scattered coastal plain ponds known as Delmarva Bays which are geologically and biologically unique

Very significant historical and archaeological features

- Large hunting and living sites before 3000 B.C. with smaller prehistoric sites thereafter. Scattered 18th century farmstead sites likely.

Contains 2 State-recognized natural areas

- Blackbird Delmarva Bays Nature Preserve - 20 acres

Very diverse plant community with known locations for several rare plant species of State and Federal concern

Very diverse animal community with known locations for several rare animal species of State concern

2,518 acres of mixed hardwood and pine woodlands

Wide array of land-based recreation opportunities

Very significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

This resource area is adjacent to Millington Wildlife Area in Maryland.

Management Areas

(1990 Status)

Blackbird State Forest is composed of five tracts totaling 1,719 acres and Blackiston Wildlife Area is composed of four tracts totaling 1,581 acres, protecting 1.9 miles of riparian habitat.

Proposed For Protection

Recommended additions to this resource area will protect approximately 12,000 acres including a unique freshwater wetland complex and 7.2 miles of riparian headwater corridors.

Accomplishments To Date

943 acres, protecting 1.75 miles of stream corridor, were added to Blackbird State Forest. 373 acres, including 1 mile of stream corridor, were added to Blackiston Wildlife Area.

Project Details

STATE RESOURCE AREA:

Blackbird

MAP LOCATOR: 1

PROJECT: Shaffner et al.

ACRES: 272,1171

PROJECT DATE: August 11, 1992

PURCHASE PRICE: \$400,000.00

COMMENTS: With assistance from The Nature Conservancy the purchase of this forestland and farmland site rounded out part of Blackbird State Forest and protected critical Delmarva bay/coastal plain pond habitat. Of the total purchase price \$351,743.69 was from the Open Space Program. The remaining \$48,256.31 was from Department of Agriculture's special fund acquisition account. The total acreage of this project includes a donation of 13.6371 acres valued at \$24,546.78.

STATE RESOURCE AREA:

Blackbird

MAP LOCATOR: 2

PROJECT: Peters I

ACRES: 198,9395

PROJECT DATE: February 8, 1993

PURCHASE PRICE: \$225,000.00

COMMENTS: Critical link in connecting 2 parts of Blackbird State Forest and provides forest and Delmarva Bay/coastal plain pond habitat. Purchase price reflects a \$93,303.20 bargain sale.

STATE RESOURCE AREA:

Blackbird

MAP LOCATOR: 3

PROJECT: Peters II

ACRES: 296,9699

PROJECT DATE: July 27, 1993

PURCHASE PRICE: \$686,500.00

COMMENTS: Forestland and farmland areas provide a major expansion of Blackbird State Forest. Purchase price reflects a \$26,700 bargain sale. The purchase money is in a Charitable Remainder Trust with the State of Delaware as a 50% beneficiary of final trust proceeds. These proceeds are for further land additions to Blackbird State Forest.

STATE RESOURCE AREA:

Blackbird

MAP LOCATOR: 4

PROJECT: Wright

ACRES: 176,0138

PROJECT DATE: October 20, 1993

PURCHASE PRICE: \$233,218.29

COMMENTS: Mixed hardwood and pine forestland provides for an expansion of Blackbird State Forest.

STATE RESOURCE AREA:

Blackbird

MAP LOCATOR: 5

PROJECT: Kolakowski

ACRES: 189,0631

PROJECT DATE: November 16, 1994

PURCHASE PRICE: \$397,032.51

COMMENTS: Farmland and forested site is a critical link between 2 parts of Blackiston Wildlife Area.

STATE RESOURCE AREA:

Blackbird

MAP LOCATOR: 6

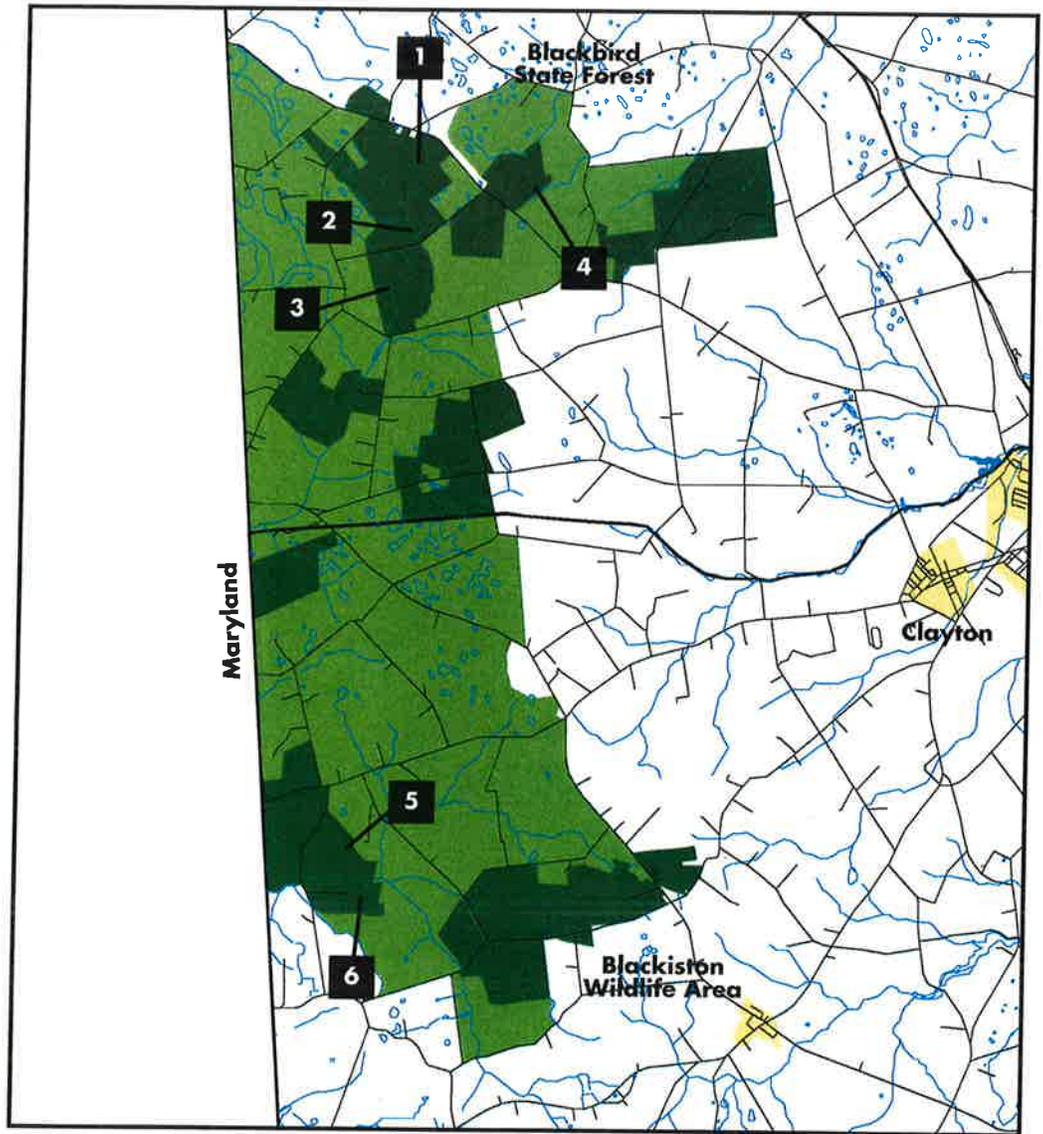
PROJECT: Mayer/Stringer

ACRES: 184,0328

PROJECT DATE: August 8, 1995

PURCHASE PRICE: \$425,116.23

COMMENTS: Farmland and forest, as well as stream corridor, provides a critical link between 2 parts of the Blackiston Wildlife Area.

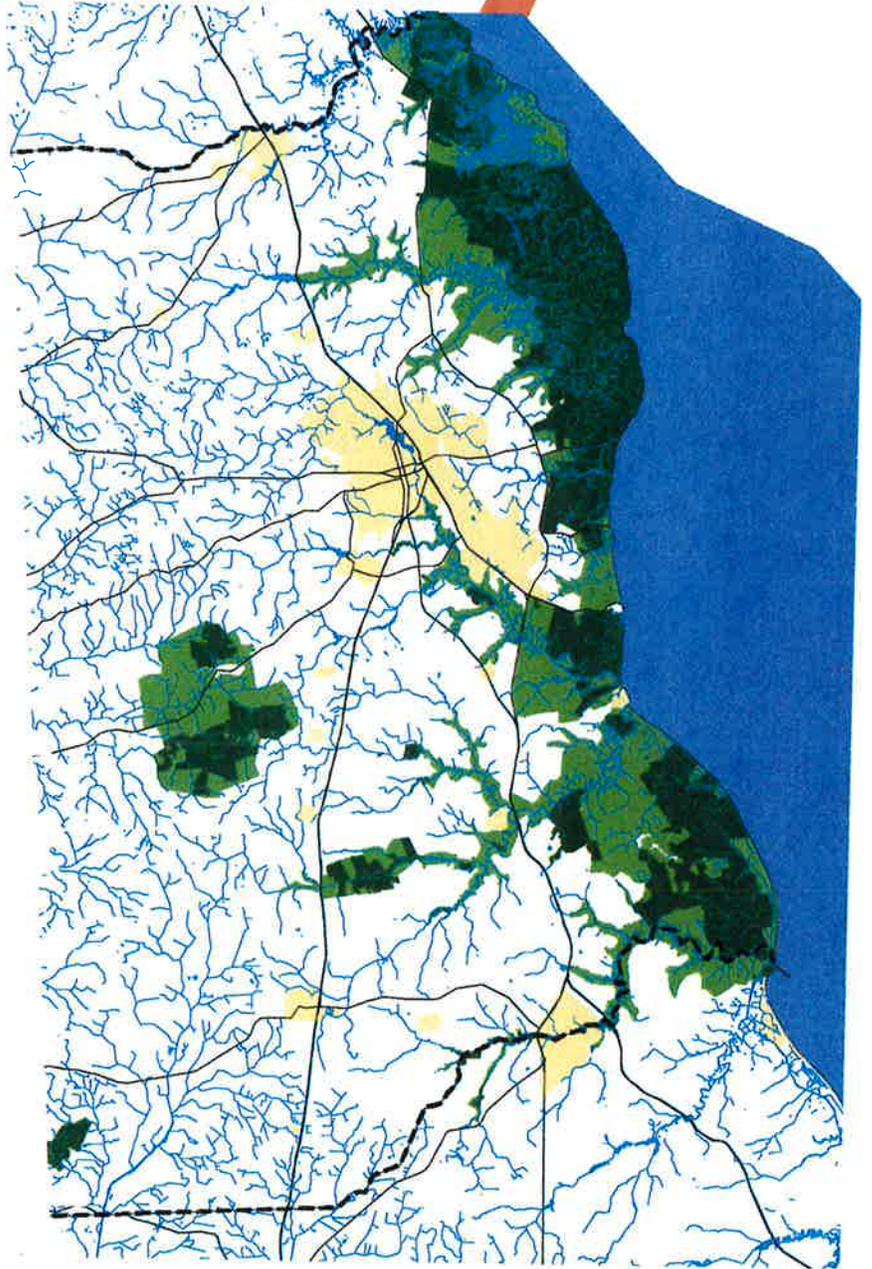


Blackbird State Resource Area



Kent
County
State Resource
Areas

County



Bombay Hook State Resource Area



Attributes

Over 25,000 acres of undisturbed wetlands consisting of 20.2 miles of continuous Delaware Bay shoreline and 88.3 miles of riparian habitat help maintain high water quality.

- Six coastal river systems and the Delaware River

Significant historical and archaeological features

- Scattered hunting and gathering sites interspersed with a few small village sites from 3000 B.C. to 1650 A.D. Early English settlements from the 18th century are likely.

Contains 2 State-recognized natural areas

Very diverse animal community with known location for several rare animal and plant species of State and Federal concern

- Crucial feeding and resting area for migratory shorebirds
- Wintering habitat for geese and ducks in the Atlantic Flyway
- Bald eagle nesting and feeding area

505 acres of coastal forest

Good access to water-based recreational opportunities

- 4 boat ramps

Very significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 Status)

This resource area includes 15,333 acres in the Bombay Hook National Wildlife Refuge. The state-managed lands include Little Creek Wildlife Area (4,679 acres) and Woodland Beach Wildlife Area (4,318 acres). These sites currently protect 14.8 miles of shoreline and 54.4 miles of riparian corridor.

Proposed For Protection

The addition of approximately 12,500 acres is recommended in order to protect an additional 5.4 miles of shoreline and about 40 miles of riparian habitat.

Accomplishments To Date

The U.S. Fish and Wildlife Service purchased 856 acres as an addition to Bombay Hook National Wildlife Refuge. 12 acres adjacent to Woodland Beach Wildlife Area were protected by conservation easement.

Overview

Valuable estuarine wetlands and shoreline habitats harboring significant wildlife populations. Area provides opportunities for public hunting, water-based recreation, wildlife observation and environmental education.

41,308 acres of protected and proposed protected land

Project Details

STATE RESOURCE AREA:

Bombay Hook

MAP LOCATOR: A

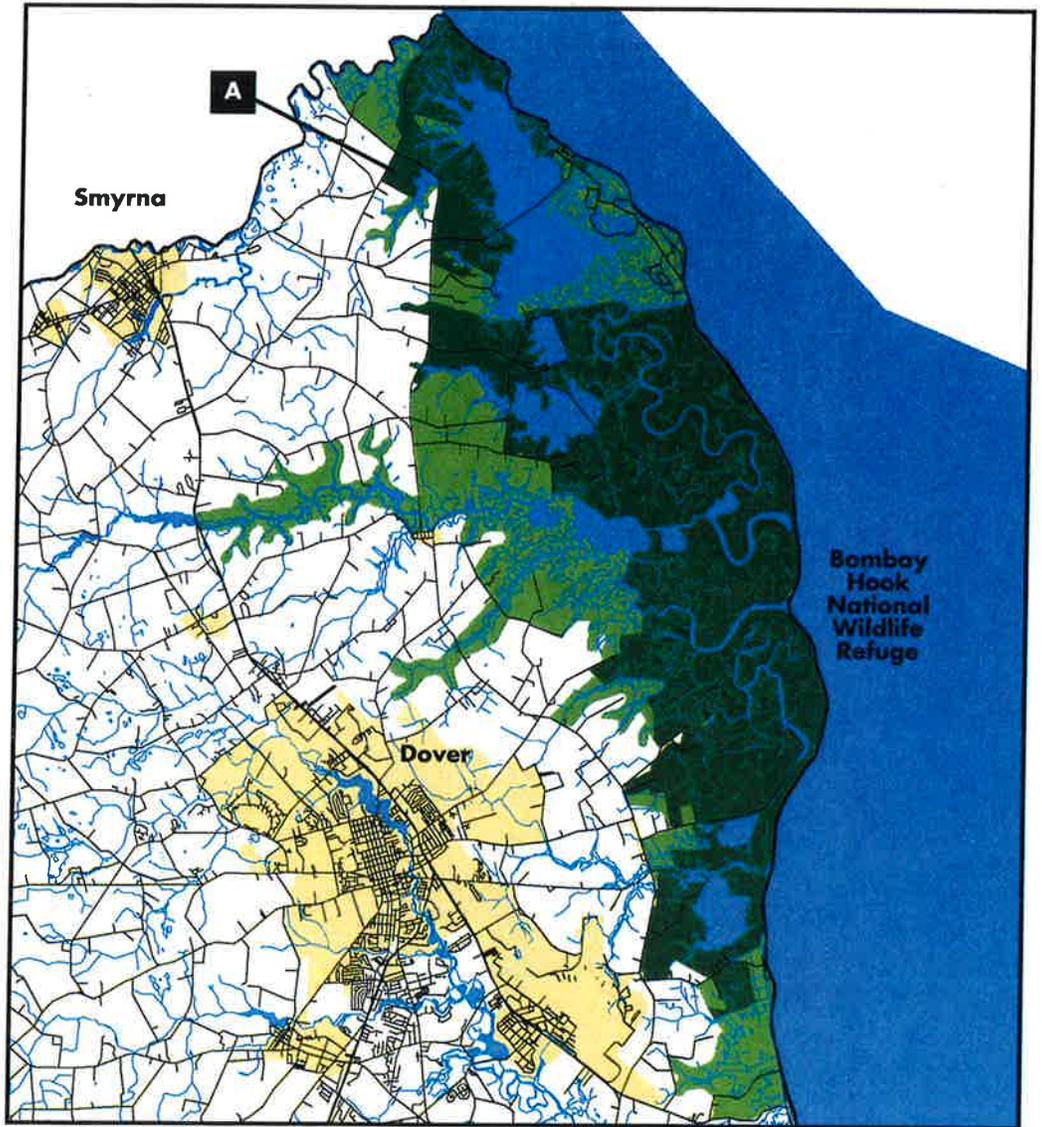
PROJECT: M & M Hunting Lodge

ACRES: 12.00

PROJECT DATE: June 3, 1991

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects open space next to Woodland Beach Wildlife Area by restricting the maximum development potential to 3 residences. Conservation easement value = \$24,000.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Bombay Hook State Resource Area

St. Jones River State Resource Area

Overview

Valuable riparian and estuarine wetlands, including opportunities for public hunting in a developing region. This area contains archaeological sites and early colonial settlements.

9,014 acres of protected and proposed protected land

Attributes

18.2 miles of riparian shoreline and 1.8 miles of Delaware Bay shoreline and adjoining wetlands help maintain high water quality.

Very significant historical and archaeological features

- Prehistoric archaeological sites of statewide significance including small base camps, hunting and gathering sites from 7000 B.C. to 1650 A.D.
- Early historic archaeological sites representing first English settlement in Kent County in the late 17th century and many 18th century sites.
- Nationally significant historic properties including the John Dickinson Plantation and Kingston-Upon-Hull.

Diverse plant and animal communities

- Bald eagle feeding area

210 acres of woodlands

Access to water-based recreation opportunities

Very significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 Status)

This resource area is composed of four management units. The 18 acre Dickinson Plantation is managed by the Division of Historical and Cultural Affairs. The Division of Fish and Wildlife manages 2,019 acres at Ted Harvey Conservation Area, 181 acres at the Buckaloo Tract, 176 acres at the Roberts Tract and 30 acres in a series of river islands. Kent County Department of Parks and Recreation manages 18.5 acres at Tidbury Creek Park. The shoreline and 4.2 miles of riparian habitat are protected in this resource area.

Proposed For Protection

The addition of approximately 4,000 acres is recommended to protect natural and nationally significant historic features in Kent County and an additional 14.0 miles of riparian corridor.

Accomplishments To Date

431 acres including 1.5 miles of riparian habitat, were acquired for the Delaware National Estuarine Research Reserve System. Additionally 266 acres were protected by conservation easement as a buffer to this site.

Project Details

STATE RESOURCE AREA:

St. Jones River

MAP LOCATOR: 1 & 2

PROJECT: Wilson-Slaughter and Wilson Farms

ACRES: 431.30

PROJECT DATE: November 25, 1991
April 7, 1992

PURCHASE PRICE: \$581,039.00

COMMENTS: Marshland and farmland provide critical buffers to the St. Jones River and protect key lands between John Dickinson Plantation and the Delaware Bay. Part of the Delaware National Estuarine Research Reserve System. Two separate parcels were purchased.

STATE RESOURCE AREA:

St. Jones River

MAP LOCATOR: A & B

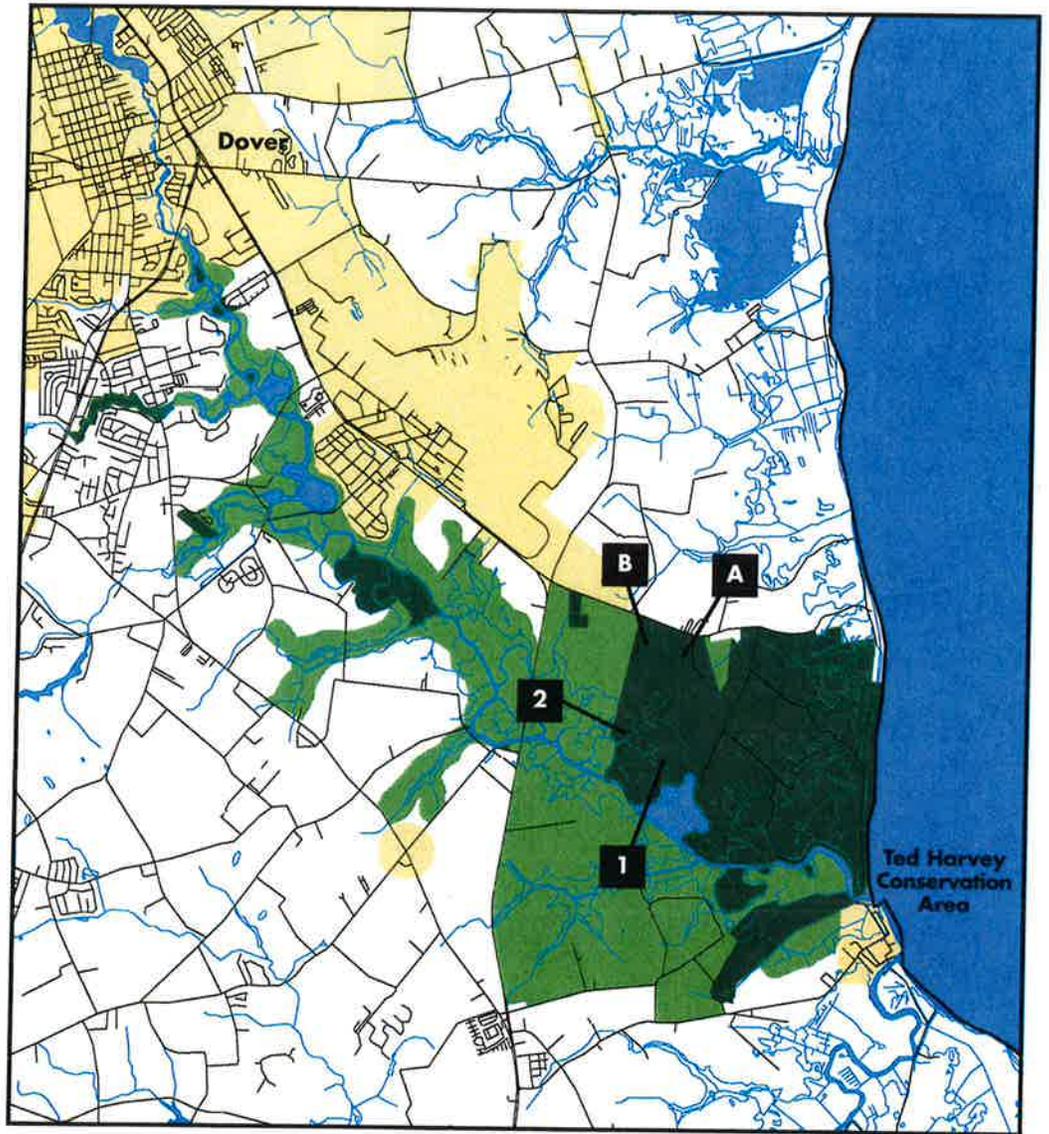
PROJECT: Wilson-Slaughter and Wilson Farms

ACRES: 267.21

PROJECT DATE: November 25, 1991
April 7, 1992

PURCHASE PRICE: \$137,155.00

COMMENTS: Conservation easements permanently protect this farmland buffer to the Delaware National Estuarine Research Reserve System lands by restricting the maximum development potential to 5 residences. The development rights for these 2 parcels were purchased as part of the acquisition of adjacent lands.



St. Jones River State Resource Area

Central Kent County State Resource Area

Kent

Attributes

Over 2,900 acres of forest cover

- Mixed hardwoods
- Pockets of loblolly and Virginia pine

Contains 1 State-recognized natural area

Diverse plant and animal communities

Wide array of land-based recreation opportunities

- Wildlife observation
- Hiking, horseback riding

Very significant hunting opportunities

Water recharge/yield

Management Areas

(1990 Status)

This site contains the 3,539 acre Norman G. Wilder Wildlife Area managed by the Division of Fish & Wildlife.

Proposed For Protection

The addition of 5,600 acres is recommended to connect the two tracts of the Wilder Area and provide the largest contiguous recreation and conservation spot in central Kent County.

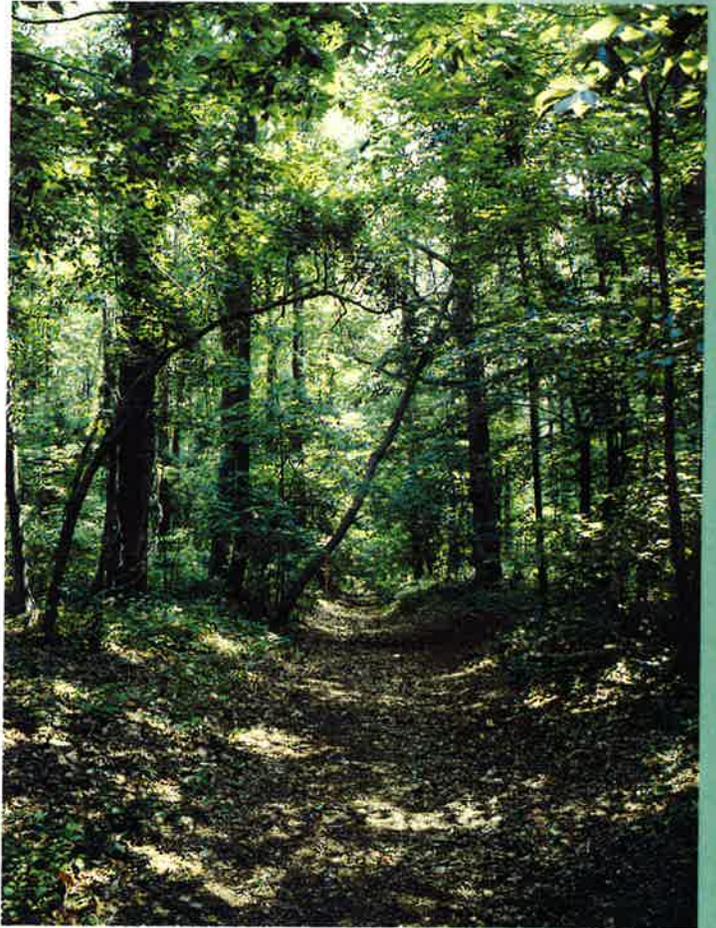
Accomplishments To Date

196 acres of forest and open land were acquired as additions to the Norman G. Wilder Wildlife Area.

Overview

Extensive areas of upland and bottomland forest offering opportunities for public hunting and outdoor recreation in a developing region and encompassing areas significant for groundwater yield and recharge.

10,347 acres of protected and proposed protected land



Project Details

STATE RESOURCE AREA:

Central Kent

MAP LOCATOR: 1

PROJECT: Demarie

ACRES: 106.9443

PROJECT DATE: March 31, 1993

PURCHASE PRICE: \$94,300.00

COMMENTS: Mixed hardwood forestland provides expansion of Norman G. Wilder Wildlife Area.

STATE RESOURCE AREA:

Central Kent

MAP LOCATOR: 2

PROJECT: Kersey I

ACRES: 68.8992

PROJECT DATE: July 19, 1995

PURCHASE PRICE: \$79,339.52

COMMENTS: Farmland and mixed hardwood forestland provides expansion of Norman G. Wilder Wildlife Area.

STATE RESOURCE AREA:

Central Kent

MAP LOCATOR: 3

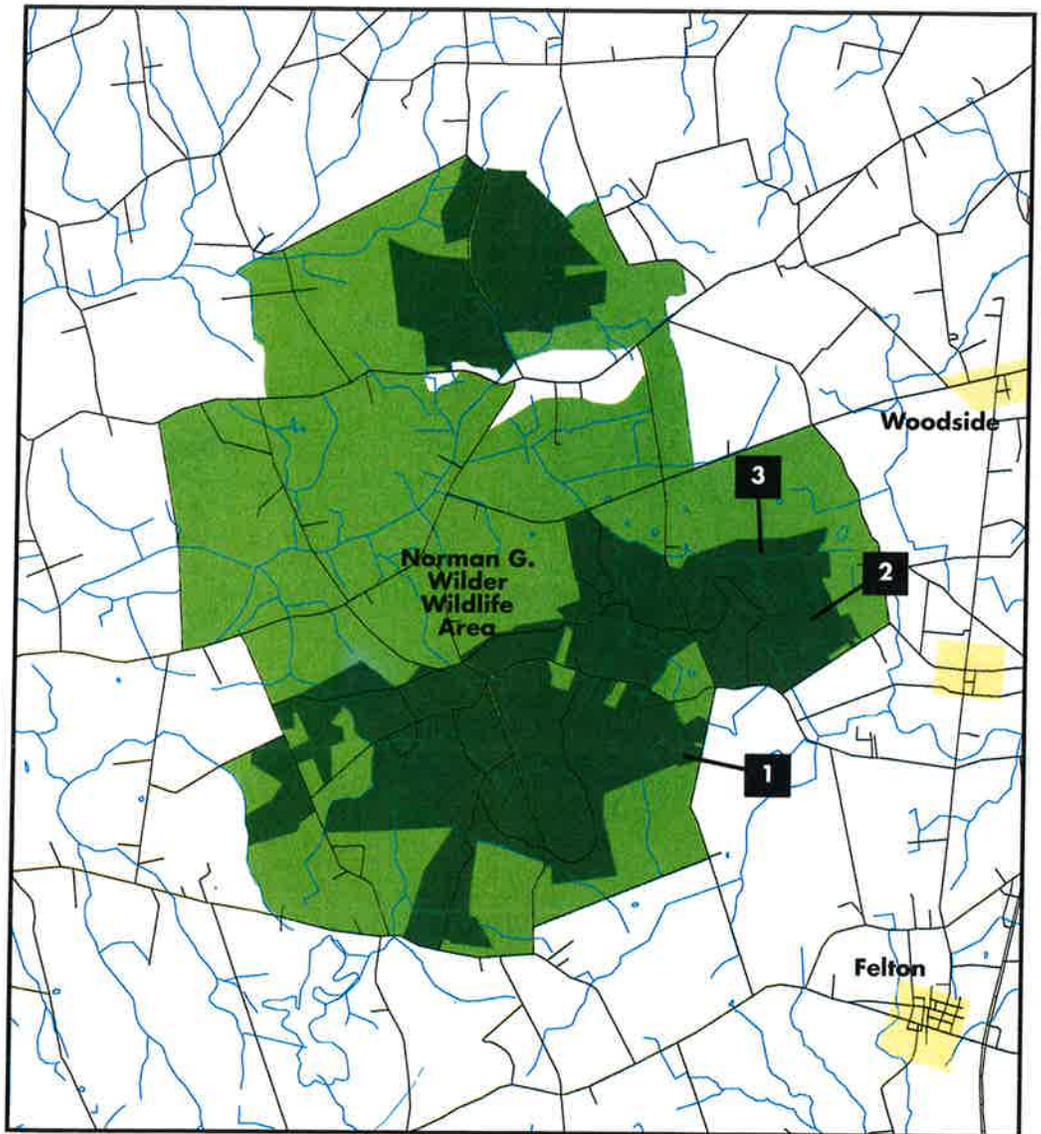
PROJECT: Kersey II

ACRES: 20.5

PROJECT DATE: July 19, 1995

PURCHASE PRICE: \$0.00

COMMENTS: Donated forestland provides expansion of Norman G. Wilder Wildlife Area. Donation value = \$17,300.



Central Kent County State Resource Area

Upper Murderkill River State Resource Area Murderkill River

Overview

Scenic river corridors within expansive floodplain forests. The dominant landscape is agricultural, with opportunities for water access and an assortment of land-based recreation.

5,096 acres of protected and proposed protected land

Attributes

17.6 miles of riparian habitat helps maintain high water quality

- Contains main stem Murderkill River (9.4 miles), Spring Creek (5.4 miles), and Browns Branch (2.8 miles)

Significant historical and archaeological features

- Prehistoric sites representing large base camps or villages from 2000 B.C. to 1650 A.D. and historic sites of early milling activities

Contains 1 State-recognized natural area

- 140 acres dedicated in the Murderkill River Nature Preserve in 4 tracts

Diverse plant community with known location for several rare plant species of State concern

Diverse animal community

850 acres of forest cover

Very wide array of land-based recreation opportunities

Good access to water-based recreation opportunities

- 6 boat ramps

Environmental education and interpretive opportunities are extensive

Significant water recharge area

Management Areas

(1990 Status)

The Division of Parks & Recreation manages 782 acres including Killens Pond State Park with 642 acres. The park surrounds Killens Pond and borders Coursey Pond protecting 4.2 miles of river corridor. The Division of Fish & Wildlife manages Coursey Pond and access area, 63.75 acres; Andrews Lake and access area, 12.25 acres; McCauleys Pond and access area, 49 acres; and McGinnis Pond and access area, 133.9 acres.

Proposed For Protection

Approximately 2,370 acres of additions to this resource area are proposed as follows: 370 acres at Killens Pond State Park; approximately 2,000 acres along Murderkill River, Browns Branch and Spring Creek with 13 miles of river corridor.

Accomplishments To Date

223 acres, including 1.0 mile of riparian habitat, were protected as additions to Killens Pond State Park.

Project Details

STATE RESOURCE AREA:

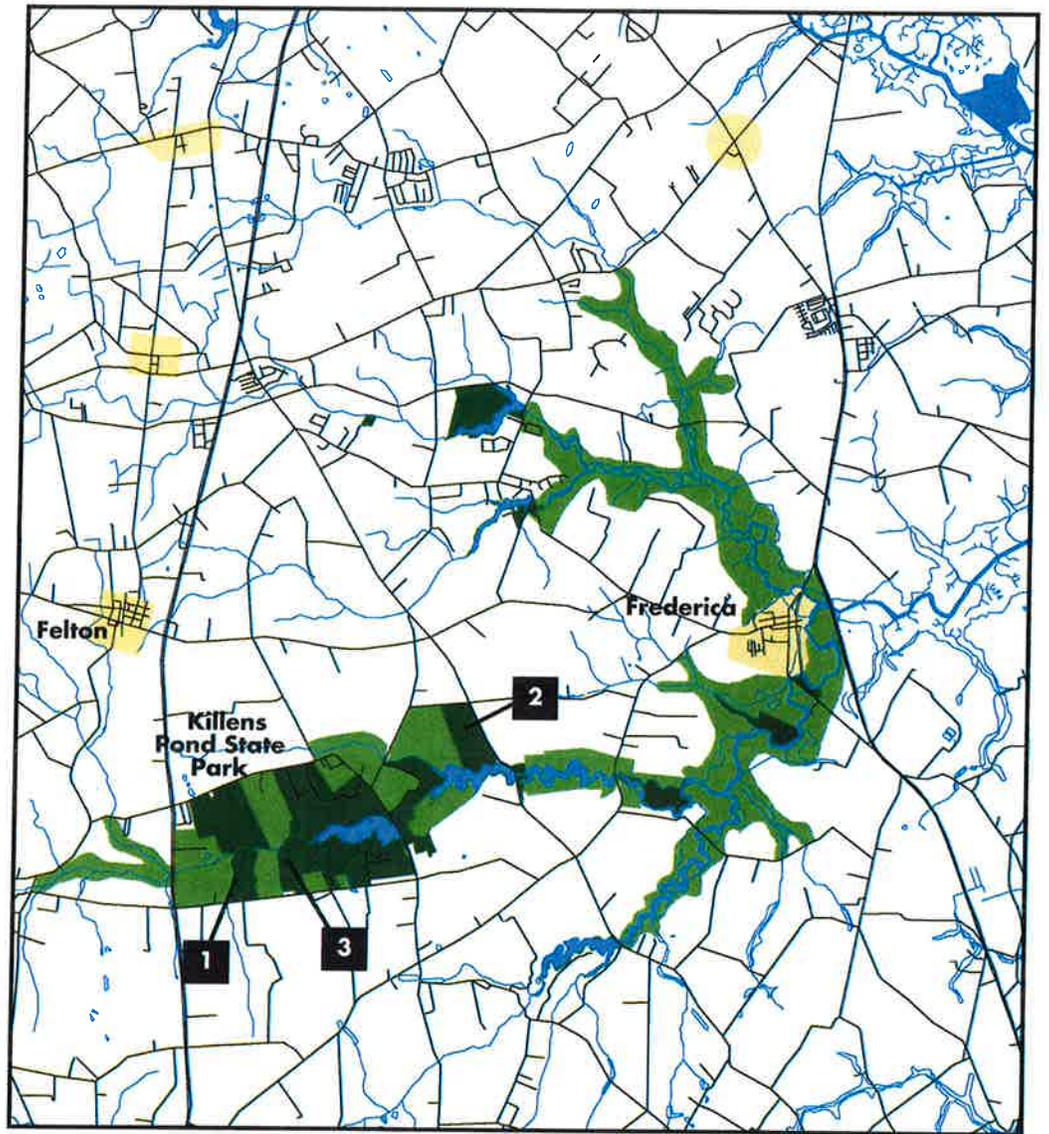
Upper Murderkill
MAP LOCATOR: 1
PROJECT: Hill
ACRES: 65.0326
PROJECT DATE: February 4, 1992
PURCHASE PRICE: \$227,614.10
COMMENTS: Bottomland forest and farmland provide critical expansion of Killens Pond State Park and protect Murderkill River corridor.

STATE RESOURCE AREA:

Upper Murderkill
MAP LOCATOR: 2
PROJECT: Meyers
ACRES: 118.321
PROJECT DATE: May 26, 1993
PURCHASE PRICE: \$468,180.00
COMMENTS: Critical farmland and forested buffer protects north side of Coursey Pond. With assistance from The Nature Conservancy, this subdivision-platted parcel was purchased at an auction and is now managed as part of Killens Pond State Park.

STATE RESOURCE AREA:

Upper Murderkill
MAP LOCATOR: 3
PROJECT: Vansant
ACRES: 39.89
PROJECT DATE: January 31, 1990
PURCHASE PRICE: \$139,615
COMMENTS: This mixed hardwood forest and open land parcel was acquired by an installment purchase initiated under the Governor's Land Acquisition (GLA) Program (1987-1990). Of the total purchase price \$66,745.70 is from the Open Space Program. The remainder is GLA funds. Property is a key expansion on the south side of the Murderkill River at Killens Pond State Park.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Upper Murderkill River State Resource Area

Milford Neck

Milford Neck State Resource Area

Overview

Largest extent of privately-owned estuarine shoreline and wetlands in Delaware, containing critical migratory shorebird feeding and resting area. Site of prehistoric Native American burial ground. Also contains a series of millponds.

25,602 acres of protected and proposed protected land

Attributes

28.6 miles of riparian shoreline and 10.2 miles of Delaware Bay shoreline help maintain high water quality

- Largest continuous length of unprotected shoreline in Delaware

Very significant historical and archaeological features

- Scattered prehistoric hunting and gathering sites from 6500 B.C. to 1650 A.D. with increasing number of small village sites after 1000 B.C. Eighteenth century colonial English settlement sites expected.

- Historic structures in the area represent scattered late 18th and 19th century farmsteads and milling operations.

Contains 2 State-recognized natural areas

Diverse plant community

Very diverse animal community with known location of rare animal species of State and Federal concern

- Bald eagle nesting and feeding area
- Critical link in the Western Hemisphere Shorebird Reserve Network

Wide array of land-based recreation opportunities

Good access to water-based recreation

Bowers Beach and Cedar Creek boat ramps

Very significant hunting opportunities

Environmental education and interpretive opportunities are extensive

Management Areas

(1990 Status)

Sites protected within this resource area include the 2,838 acre Milford Neck Wildlife Area, 274 acres at Abbotts, Blairs, Griffiths, and Haven ponds and access areas, and 1,796 acres owned by Delaware Wild Lands, a private conservation group. These sites protect 2.2 miles of shoreline and 4.9 miles of riparian corridor.

Proposed For Protection

Approximately 15,000 acres in additions to this resource area are recommended to prevent loss of the critical natural and archaeological resources and protect the last large portion of unprotected shoreline (8.0 miles) in the state. Additionally, it would protect 21 miles of riparian habitat.

Accomplishments To Date

1,710 acres of forestland, wetlands and open space were acquired as additions to the Milford Neck Wildlife Area. Also 15 acres were protected by conservation easement.

Project Details

STATE RESOURCE AREA:

Milford Neck

MAP LOCATOR: 1

PROJECT: Wilkerson

ACRES: 91

PROJECT DATE: September 3, 1991

PURCHASE PRICE: \$0.00

COMMENTS: Donated wetland parcel increases Division of Fish and Wildlife holdings along Cedar Creek. Donation value = \$455.

STATE RESOURCE AREA:

Milford Neck

MAP LOCATOR: 2

PROJECT: Muller

ACRES: 1559.432

PROJECT DATE: August 9, 1995

PURCHASE PRICE: \$365,000.00

COMMENTS: Critical addition to the Milford Neck Wildlife Area of marshland and forested wetlands significant for migratory shorebirds and waterfowl. Part of a larger acquisition project involving Delaware Wild Lands and The Nature Conservancy protecting over 2,100 acres. Of the total purchase price \$250,000 is from the Open Space Program. The remainder is from Division of Fish and Wildlife license fees.

STATE RESOURCE AREA:

Milford Neck

MAP LOCATOR: 3 & A

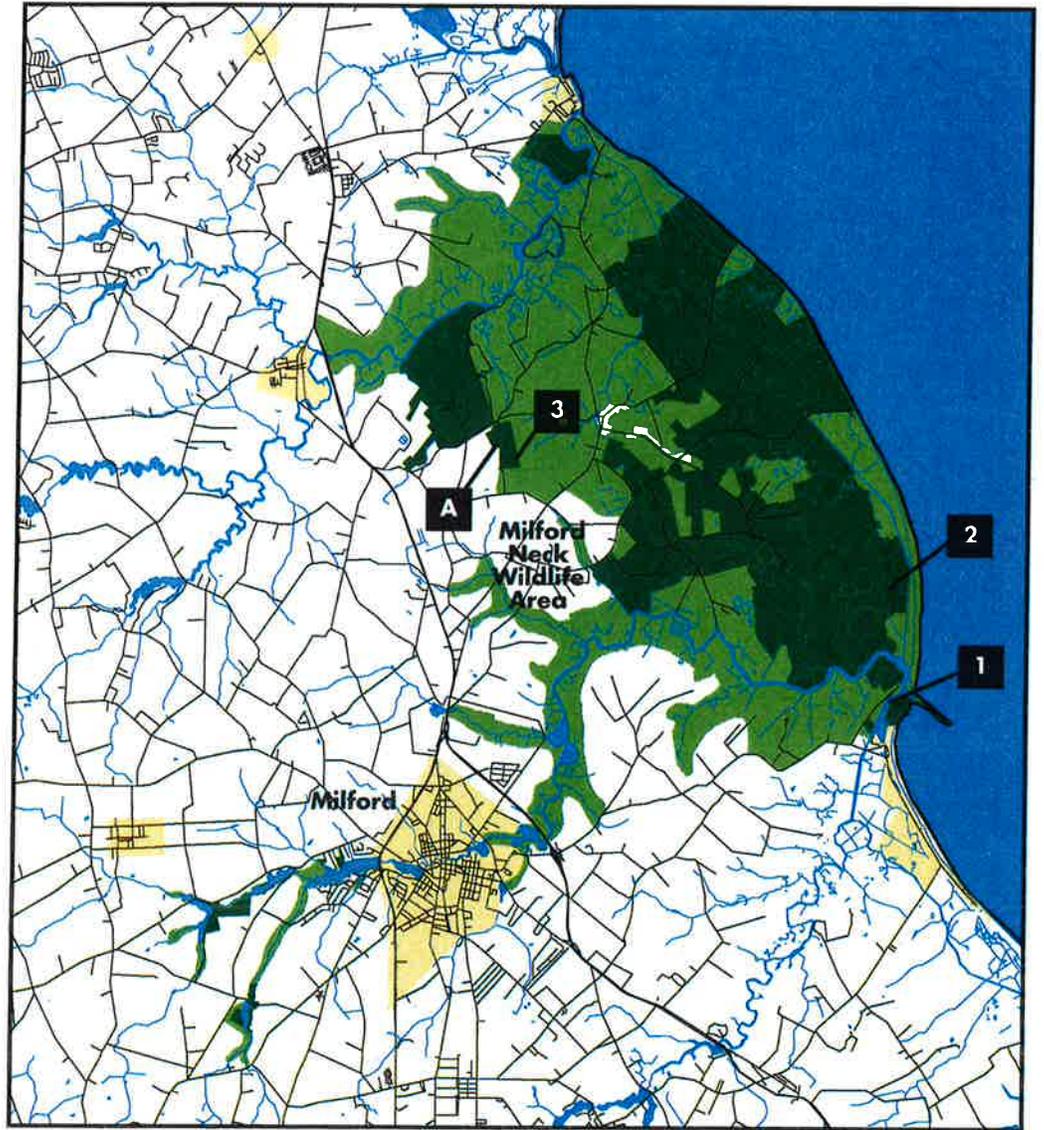
PROJECT: Coverdale

ACRES: 150,1446

PROJECT DATE: January 29, 1996

PURCHASE PRICE: \$232,724.13

COMMENTS: Forested wetlands and open land provide an expansion of the Milford Neck Wildlife Area. At the time of the purchase a conservation easement was placed on an adjacent 15 acres of farmland. Conservation easement value = \$8,250.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Milford Neck State Resource Area

Taber State Forest

Taber State Forest Stand Alone

Project Details

STATE RESOURCE AREA:

Stand Alone - Taber State Forest

MAP LOCATOR: 1

Stand Alone Area

PROJECT: Parker

ACRES: 75,0255

PROJECT DATE: June 14, 1993

PURCHASE PRICE: \$93,781.88

COMMENTS: Farmland and mixed hardwoods and pines provide a critical connector for 2 parts of Taber State Forest.

STATE RESOURCE AREA:

Stand Alone - Taber State Forest

MAP LOCATOR: 2

Stand Alone Area

PROJECT: Trice

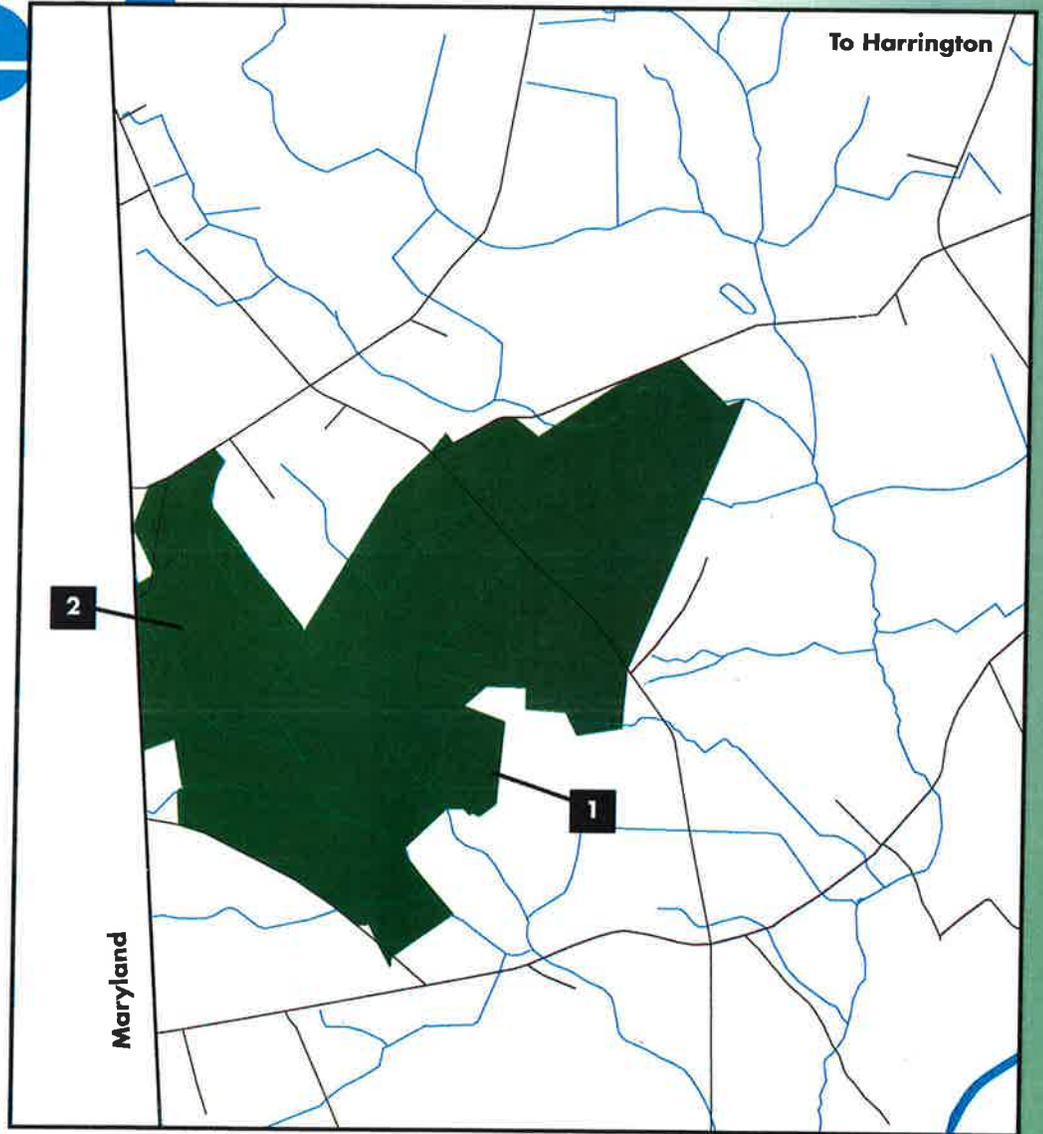
ACRES: 267,816

PROJECT DATE: March 9, 1995

PURCHASE PRICE: \$268,000.00

COMMENTS: Bottomland hardwoods and farmland expand Taber State Forest holdings to the Maryland line.

- Protected Lands
- Proposed Protected Lands
- Urban Areas



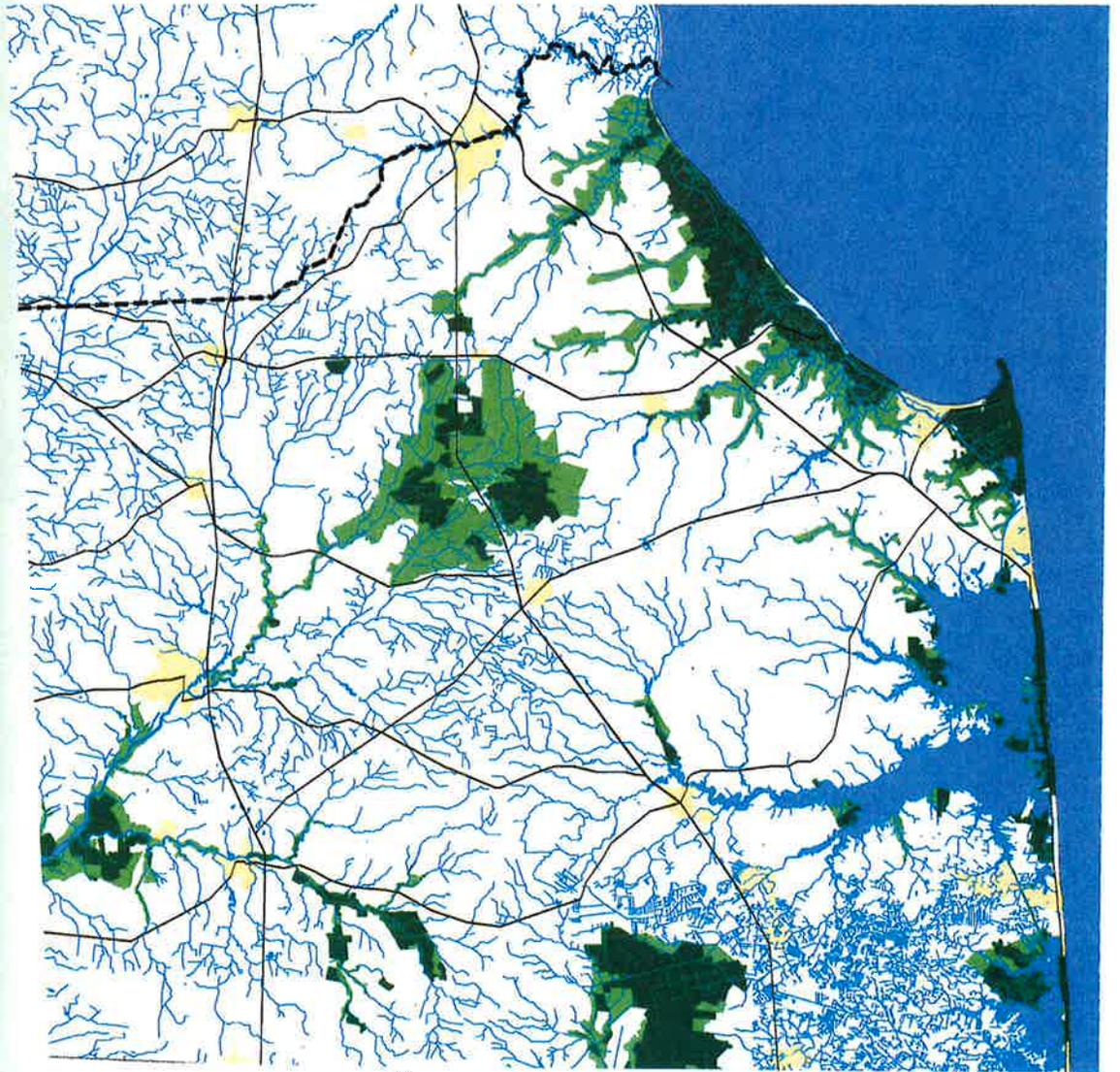
Taber State Forest Stand Alone





Sussex County

*Sussex County
State Resource
Areas*



Prime Hook

State Resource Area

Overview

Areas of bay front beach, salt marshes, tidal freshwater wetlands, stream corridors, millponds, and a forested wetland complex containing important geological and biological features provide extensive habitat for very diverse plant and animal communities. Area is important for public hunting and fishing, and prehistoric resources.

26,346 acres of protected and proposed protected land

Attributes

6.9 miles of Delaware Bay shoreline with adjacent tidal marshes and 70 miles of stream corridors help maintain high water quality

- 7 coastal river and stream systems

Very significant historical and archaeological features

- Scattered but significant hunting and gathering sites of all prehistoric periods and highly significant base camps by 500 B.C. as well as the potential for 18th century English settlement sites

Contains 9 State-recognized natural areas

Very diverse plant community with known locations for many rare plant species of State concern including some of Federal concern

Very diverse animal community with known locations for rare animal species of State and Federal concern

- Delmarva fox squirrel
- Bald eagle feeding area
- Migratory shorebird feeding and resting areas

Large coastal plain pond known as a Delmarva Bay

150 acres of mixed hardwood and pine forests

High access to water-based recreation opportunities

- 1 boat ramp

- 1.5 miles of bay beach front with access at Beach Plum Island

Very significant hunting opportunities

Management Areas

(1990 Status)

Three management units comprise this resource area. The 8,817-acre Prime Hook National Wildlife Refuge is managed by the U.S. Fish and Wildlife Service. Adjoining this unit are 635 acres of the State Prime Hook Wildlife Area and Waples Pond (69.8 acres) managed by the Division of Fish and Wildlife. Beach Plum Island located south of Broadkill Beach is 129 acres managed by the Division of Parks and Recreation. Together these lands protect 2 miles of shoreline and 26.3 miles of riparian corridor.

Proposed For Protection

The addition of 12,000 acres will protect 4.9 miles of shoreline, approximately 44 miles of riparian corridor and several millponds.

Accomplishment To Date

75 acres were protected by acquisition of lands for the Cedar Creek Nature Preserve and Hudson Pond. An additional 2 acres were protected by conservation easement.



Project Details

STATE RESOURCE AREA:

Prime Hook
MAP LOCATOR: 1 & 3
PROJECT: Wheatley Marvel Dev. Corp.
 Emory
ACRES: 10,906
 2,620

PROJECT DATE: December 31, 1991
 July 13, 1993

PURCHASE PRICE: \$0.00
 \$0.00

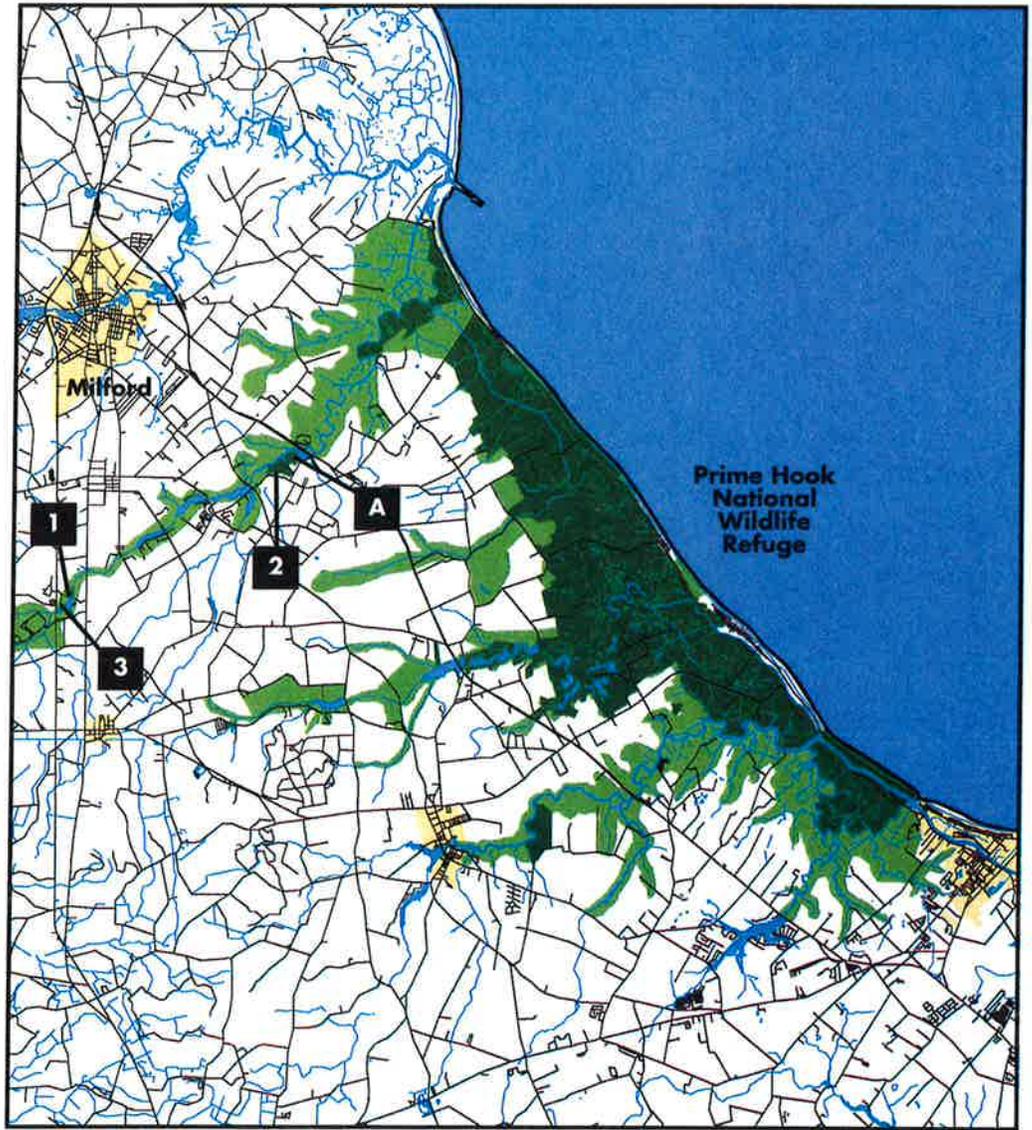
COMMENTS: Donated millpond and Atlantic white cedar wetlands protect headwater areas of Cedar Creek. Donation value \$20,430.

STATE RESOURCE AREA:

Prime Hook
MAP LOCATOR: 2
PROJECT: Gaiger
ACRES: 62.07
PROJECT DATE: April 9, 1992
PURCHASE PRICE: \$42,000.00
COMMENTS: Atlantic white cedar forested tidal wetlands, rare plants and farmland are protected as part of the dedicated Cedar Creek Nature Preserve. Purchase price reflects a \$30,580 bargain sale.

STATE RESOURCE AREA:

Prime Hook
MAP LOCATOR: A
PROJECT: Horner
ACRES: 2.14
PROJECT DATE: May 20, 1992
PURCHASE PRICE: \$0.00
COMMENTS: Atlantic white cedar forested tidal wetlands permanently protected by a conservation easement and dedicated as part of the Cedar Creek Nature Preserve. Conservation easement value = \$0.00.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Prime Hook State Resource Area

Cape Henlopen State Resource Area

of ocean shoreline, 1.6 miles of bay beach, 5 miles of canal and 8.9 miles of riparian shoreline.

Very wide array of land-based recreation opportunities

Good access for water-based recreation

Significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

Very significant historic and archaeological features

- Prehistoric archaeological sites of statewide significance representing fishing camps and small villages from 300 A.D. and early historic archaeological sites including an 18th century lighthouse and keeper's house

- Historic structures relating to the 19th century harbor facilities and World War II coastal defenses

Very significant geologic features

- Cape is geologically unique.

- Dunes rise 80 feet—highest coastal elevation between Cape Hatteras and Cape Cod

Contains 1 State-recognized natural area

Diverse plant community with known location for many rare plant species of State concern

Diverse animal community with known location for several rare animal species of State concern

Management Areas

(1990 Status)

Two management units totaling 3,429 acres are contained in this resource area. Cape Henlopen State Park with 3,083 acres and Gordons Pond Wildlife Area, 346 acres, are managed by the Divisions of Parks & Recreation and Fish & Wildlife respectively.

Proposed For Protection

The protection of approximately 1,800 additional acres west of the Lewes and Rehoboth Canal will protect 8.9 miles of riparian corridor and 1.6 miles of canal with excellent wetlands fringed by lowland and upland wooded growth.

Accomplishments To Date

625 acres, including canal frontage and adjacent marshland and forest land, were added to Cape Henlopen State Park.

Overview

The cape's sandy peninsula is a dynamic geologic feature. The dune landscape, ocean and bay beaches and salt marsh combine to make this a unique natural community.

4,952 acres of protected and proposed protected land

Attributes

High water quality is maintained by nearly 4.8 miles



Project Details

STATE RESOURCE AREA:

Cape Henlopen

MAP LOCATOR: 1

PROJECT: Lewes & Rehoboth Canal

ACRES: 618.51

PROJECT DATE: November 30, 1993

PURCHASE PRICE: \$0.00

COMMENTS: Marshland inholdings, wetlands and forested upland buffers to the Canal and 2 major tributaries, as well as significant archaeological sites, serve to expand and further protect Cape Henlopen State Park. This key acquisition was donated by the federal government and 2 private land owners. Donation value = \$222,160.

STATE RESOURCE AREA:

Cape Henlopen

MAP LOCATOR: 2

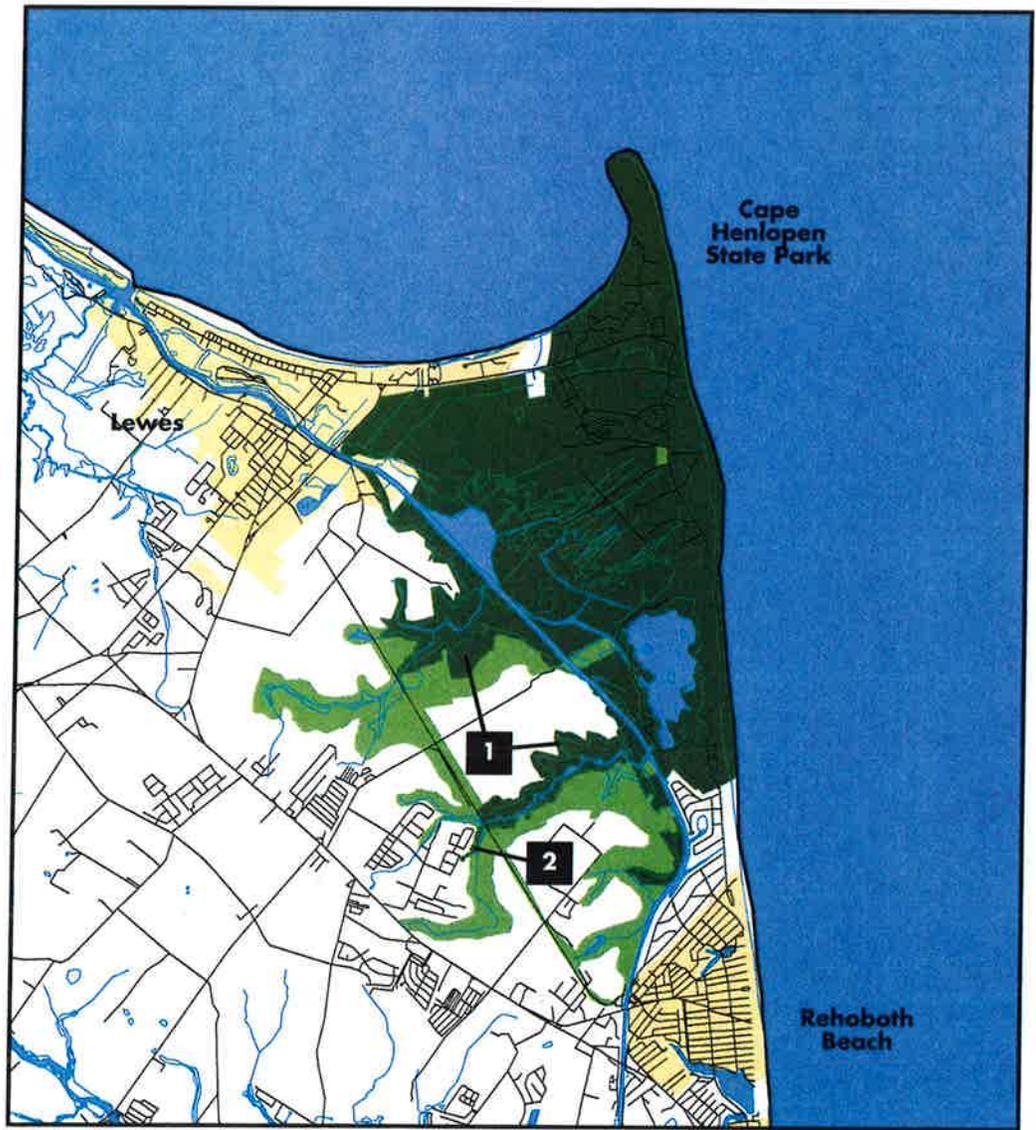
PROJECT: Hershberger

ACRES: 7,215.1

PROJECT DATE: January 25, 1994

PURCHASE PRICE: \$4,200.00

COMMENTS: Marshland and forested wetlands are permanently protected as part of the Cape Henlopen Nature Preserve.



Cape Henlopen State Resource Area

Inland Bays

*Inland
Bays
State
Resource
Area*

Overview

Areas of upland forests, fresh and estuarine wetlands, barrier beaches and Delmarva Bays. Rare plants and animals along with prehistoric sites are scattered throughout this area. In this rapidly developing region there are outlets for water-based recreation, public hunting, and environmental education.

10,812 acres of protected and proposed protected land

Attributes

9.2 miles of ocean beach, and 34.8 miles of Inland Bays shoreline, and 15.4 miles of riparian shoreline combine to provide high water quality and significant recharge

Very significant historical and archaeological features

- Major prehistoric encampments from 500 B.C. to 1650 A.D. as well as numerous hunting and gathering sites as early as 6500 B.C. Historic archaeological sites representing early colonial occupation in the 17th century and 18th century are present.

- Historic resources are primarily scattered 19th century farmsteads.

Contains 7 State recognized natural areas

Very diverse plant community with known locations for many rare plant species of State concern, including several of Federal concern

Very diverse animal community with known locations of several rare animal species of State concern, including several of Federal concern

Wide array of land-based recreation opportunities

Good access to water-based recreation

Very significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 Status)

This resource area is composed of several management units: Delaware Seashore State Park, 1,656 acres; Fenwick Island State Park, 208 acres; Holts Landing State Park, 84 acres; Assawoman Wildlife Area, 1,649 acres. These areas combine to protect 9.2 miles of ocean beach, 18.8 miles of Inland Bays shoreline and 2.2 miles of riparian corridor.

Proposed For Protection

Several undeveloped areas remain unprotected in the Inland Bays resource area, totaling approximately 4,000 acres. These sites include 16.0 miles of Inland Bays shoreline and 13 miles of riparian corridor.

Accomplishments To Date

1,592 acres of uplands and wetlands were added to park and wildlife areas. An additional 23 acres were protected by conservation easement.

Project Details

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 1

PROJECT: Assawoman Canal

ACRES: 98.37

PROJECT DATE: August 15, 1990

PURCHASE PRICE: \$0.00

COMMENTS: Canal waterway and adjacent uplands provide major recreational corridor. Parcel donated to State by federal government. Donation value = \$338,850.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 2

PROJECT: Raskauskas/ECR

ACRES: 4.59

PROJECT DATE: December 5, 1990

PURCHASE PRICE: \$0.00

COMMENTS: Undisturbed wetlands and upland buffer are protected on this donated parcel next to the Bethany Loop Canal. Donation value = \$270,000.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 3

PROJECT: Thompson et al. - Conquest

ACRES: 29.16

PROJECT DATE: December 6, 1990

PURCHASE PRICE: \$0.00

COMMENTS: Marsh islands providing waterfowl and shorebird nesting habitat are preserved on this donated parcel added to Delaware Seashore State Park. Donation value = \$14,580.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 4

PROJECT: Burton

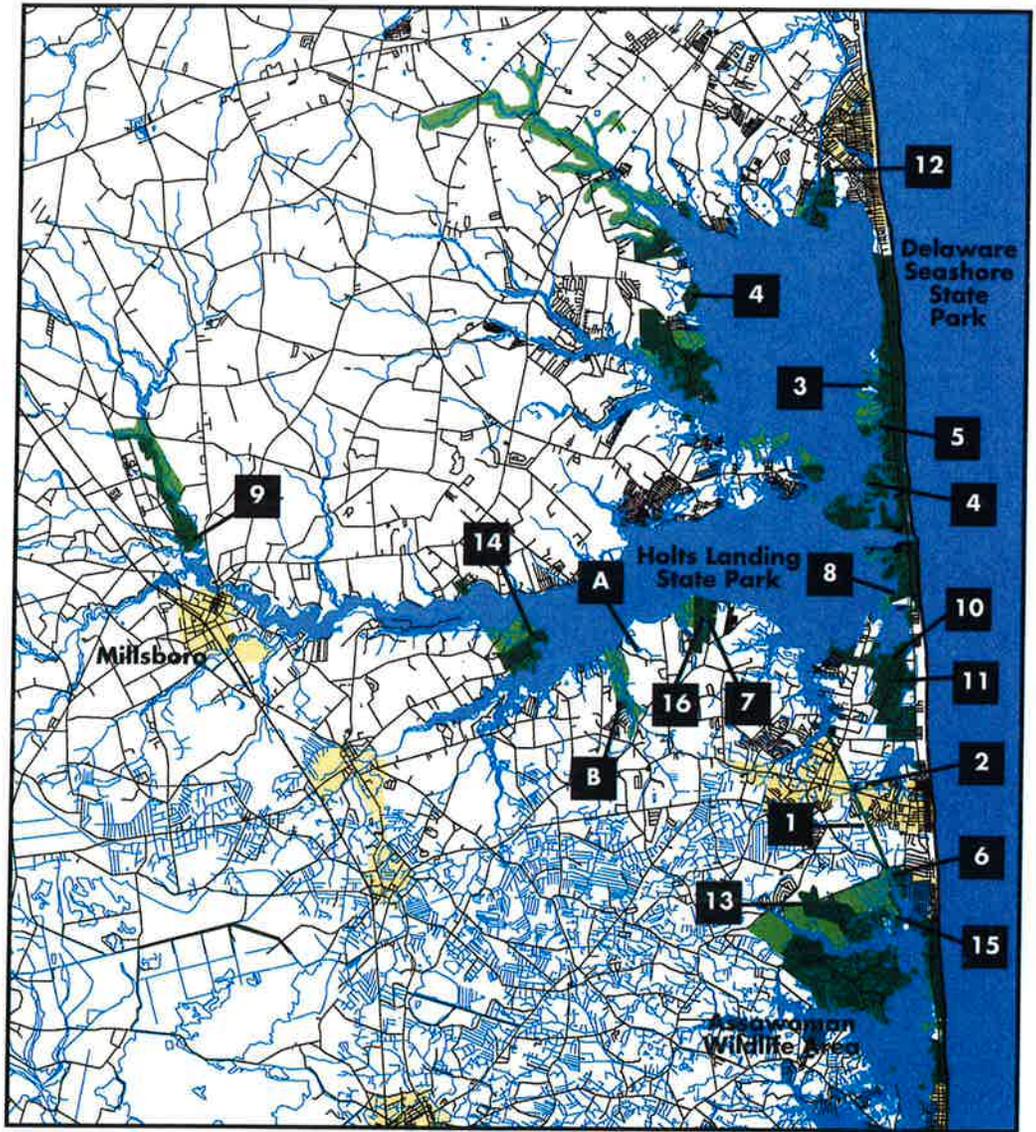
ACRES: 132.4

PROJECT DATE: November 13, 1991

PURCHASE PRICE: \$0.00

COMMENTS: Marsh islands and associated wetlands on both sides of Rehoboth Bay are protected by these donated properties. Donation value = \$66,200.

Continued on page 52



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Inland Bays State Resource Area



Inland Bays State Resource Area

Continued from page 50

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 5 & 6

PROJECT: Old Inlet Trailer Park, L.P.
Cat Hill, Ltd.

ACRES: 83.26
20.00

PROJECT DATE: March 20, 1992
March 24, 1992

PURCHASE PRICE: \$750,000.00
0.00

COMMENTS: Major inholding involving a season trailer park (removed and area restored since acquisition) and critical nesting marsh islands are protected at Delaware Seashore State Park. The purchase price reflects a \$25,000 bargain sale. Additionally a 20 acre wetland was donated (\$10,000 value) and transferred to the Town of South Bethany.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 7

PROJECT: Gudzelak

ACRES: 92.98

PROJECT DATE: June 2, 1993

PURCHASE PRICE: \$67,000.00
COMMENTS: Inholding at entrance of Holts Landing State Park, including a small residence converted to a new park office.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 8

PROJECT: Lighthipe

ACRES: 15.172

PROJECT DATE: April 22, 1994

PURCHASE PRICE: \$0.00

COMMENTS: Marsh islands providing waterbird nesting habitat at Delaware Seashore State Park. Donation value = \$7,586.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 9

PROJECT: Hamblin

ACRES: 6.874

PROJECT DATE: January 6, 1995

PURCHASE PRICE: \$0.00

COMMENTS: Forested uplands and undisturbed wetlands along Millsboro Pond are preserved as part of the Doe Bridge Nature Preserve. Donation value = \$4,000.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 10

PROJECT: Potomac MACO L.P. - Fresh Pond

ACRES: 475.05

PROJECT DATE: September 26, 1995

PURCHASE PRICE: \$3,450,000.00

COMMENTS: With assistance from The Nature Conservancy, this largest piece of continuous open space in single ownership along Delaware's Atlantic coast was protected. Site, containing forestland, wetlands and farmland, will be managed as a passive recreation area by Delaware Seashore State Park. Purchase price reflects a \$75,000 bargain sale. Additionally a \$500,000 endowment was provided.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 11

PROJECT: Beach Loans, L.L.C. - Fresh Pond

ACRES: 90.06

PROJECT DATE: January 12, 1996

PURCHASE PRICE: \$2,900,000.00

COMMENTS: With assistance from The Nature Conservancy, 3 parcels of open land and forested wetlands now provide a critical expansion of the Fresh Pond area of Delaware Seashore State Park. Purchase price reflects a \$340,000 bargain sale. Additionally, a \$50,000 endowment was provided and a 10.74 acre marsh and upland buffer (a \$5,370 value) was donated.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 12

PROJECT: Newton/Guy

ACRES: 26.213

PROJECT DATE: January 12, 1996

PURCHASE PRICE: \$340,000.00

COMMENTS: Mixed hardwood forested uplands and wetlands provide a critical access area for public use of the adjacent Thompson Island Preserve.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 13

PROJECT: Banks

ACRES: 116.35

PROJECT DATE: January 25, 1996

PURCHASE PRICE: \$620,000

COMMENTS: Mixed hardwood and pine forestland and farmland in a rapidly developing area provides key expansion of Assawoman Wildlife Area.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 14

PROJECT: Piney Point, Inc.

ACRES: 258.53

PROJECT DATE: February 28, 1996

PURCHASE PRICE: \$950,000.00

COMMENTS: Mixed hardwood and pine forestland, marshland, significant archaeological sites, and over 1.5 miles of river frontage are protected as a wildlife area. Purchase price reflects a \$40,000 bargain sale.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 15

PROJECT: The Nature Conservancy - Short

ACRES: 106.79

PROJECT DATE: April 22, 1996

PURCHASE PRICE: \$45,000.00

COMMENTS: Important waterbird feeding areas are permanently protected as an expansion to Assawoman Wildlife Area. Purchase price reflects a \$30,000 bargain sale. Additionally the purchase monies will be used for rare species and natural communities inventories.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: 16

PROJECT: Timmons/Kauffman/Mumford

ACRES: 118.16

PROJECT DATE: July 17, 1990

PURCHASE PRICE: \$4,000,000.00

COMMENTS: This acquisition was an installment purchase initiated under the Governor's Land Acquisition (GLA) Program

(1987-1990). Of the total purchase price \$3,058,278.24 is from the Open Space Program. The remainder is GLA funds. Site was an approved subdivision containing forestland, openland, wetlands, and river frontage. Acquisition more than doubled the size of Holts Landing State Park.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: A

PROJECT: Bay Colony, Ltd.

ACRES: 86

PROJECT DATE: July 3, 1990

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects a forested island adjacent to Indian River. Conservation easement value = \$68,000.

STATE RESOURCE AREA:

Inland Bays

MAP LOCATOR: B

PROJECT: Blackwater Village Association

ACRES: 23.00

PROJECT DATE: May 21, 1992

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement permanently protects an unaltered marsh that is dedicated as part of the Blackwater Creek Nature Preserve. Conservation easement value = \$0.00.

Ellendale/ Redden State Resource Area

Overview

This area is one of the largest forested wetland complexes in the state noted for its groundwater recharge and yield potential. It contains diverse plant and animal communities lending itself to environmental education and hunting opportunities.

21,351 acres of protected and proposed protected land

Attributes

Freshwater wetlands and 4,700 acres of forest lands help maintain high water quality and provide very significant water recharge/yield area.

- Area contains coastal plain hardwoods and old growth stands of loblolly pine

Significant historical and archaeological features

- Widely scattered prehistoric hunting and gathering sites from 8000 B.C. to 1650 A.D.

Very diverse plant community with known locations for many rare plant species of State and Federal concern.

Very diverse animal community with known location for several species of State concern

Wide array of land-based recreation opportunities

Very significant hunting opportunities

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 Status)

Redden and Ellendale State Forests, made up of 8 tracts containing 5,000 acres, are managed by the Department of Agriculture. Division of Fish and Wildlife manages 147 acres at the Lang Tract. 2.0 miles of riparian corridor are protected.

Proposed For Protection

An addition to this resource area of approximately 13,000 acres of state forestland is recommended to protect the current holdings from development. Areas targeted for conservation include extensive freshwater wetlands of the Ellendale Swamp, and about 14 miles of riparian habitat including part of the headwaters of the Nanticoke River.

Accomplishments To Date

246 acres of forestlands were added to Redden and Ellendale State Forests.

Project Details

STATE RESOURCE AREA:

Ellendale/Redden

MAP LOCATOR: 1

PROJECT: Denton Carolina Corp.

ACRES: 38,5465

PROJECT DATE: January 6, 1993

PURCHASE PRICE: \$38,810.00

COMMENTS: Mixed hardwoods and pine forestland provides an expansion of Redden State Forest holdings.

STATE RESOURCE AREA:

Ellendale/Redden

MAP LOCATOR: 2

PROJECT: Downs

ACRES: 120.00

PROJECT DATE: June 2, 1993

PURCHASE PRICE: \$118,800.00

COMMENTS: Mixed pine and hardwood forestland inholding at Redden State Forest protects groundwater recharge/discharge area.

STATE RESOURCE AREA:

Ellendale/Redden

MAP LOCATOR: 3

PROJECT: Welch

ACRES: 30.02

PROJECT DATE: February 17, 1994

PURCHASE PRICE: \$25,500.00

COMMENTS: Mixed hardwood and pine forestland expansion of southern part of Redden State Forest.

STATE RESOURCE AREA:

Ellendale/Redden

MAP LOCATOR: 4

PROJECT: Betts/Danovan/Webb

ACRES: 20.93

PROJECT DATE: November 28, 1994

PURCHASE PRICE: \$10,000.00

COMMENTS: Mixed pine and hardwood forested landlacked inholding at Redden State Forest provides expansion of main forest tract.

STATE RESOURCE AREA:

Ellendale/Redden

MAP LOCATOR: 5

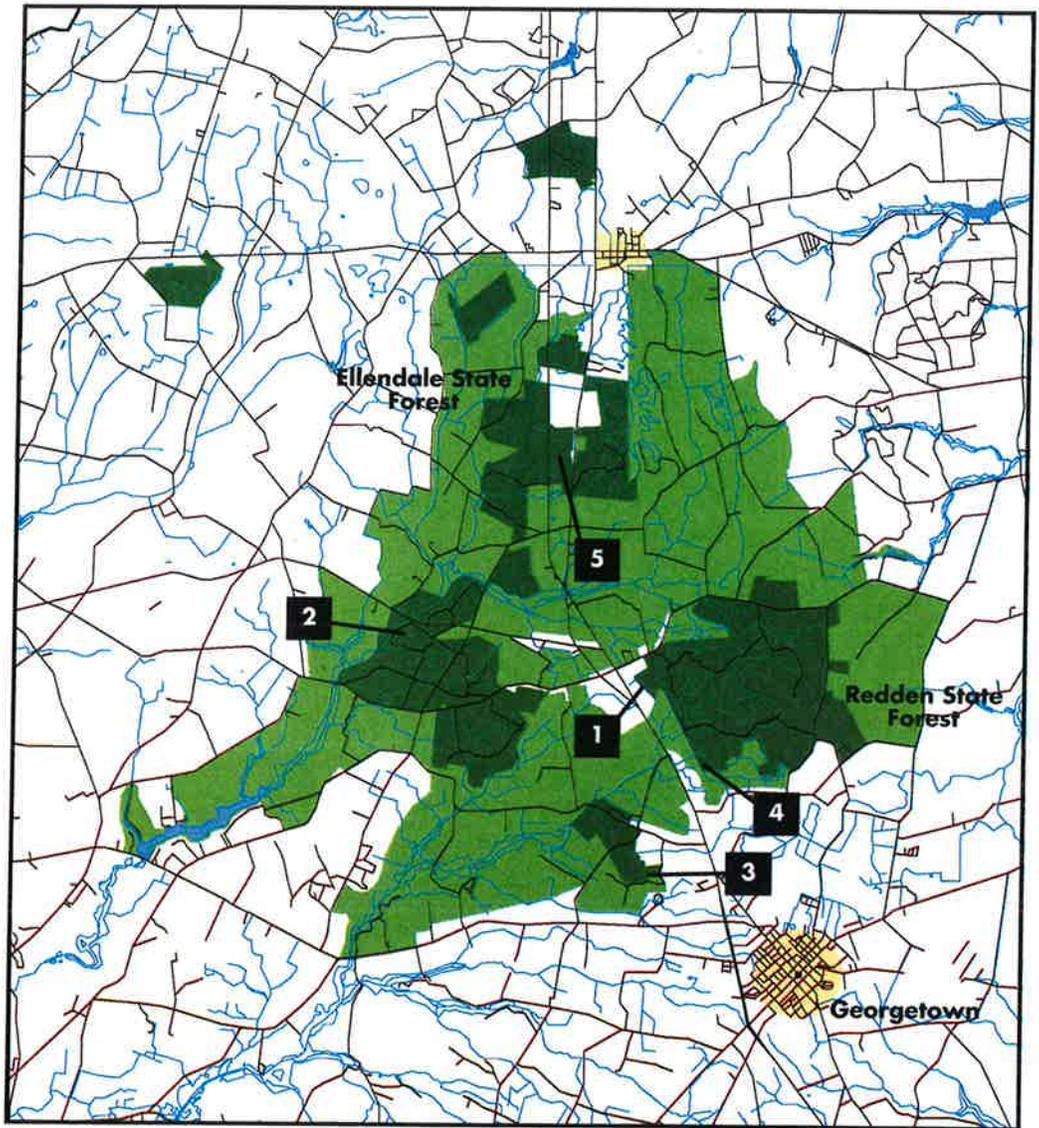
PROJECT: Hopkins

ACRES: 36.8376

PROJECT DATE: September 26, 1995

PURCHASE PRICE: \$36,800.00

COMMENTS: Mixed hardwood and pine forested tract, with recorded subdivision on part, was inholding at Ellendale State Forest.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Ellendale/Redden State Resource Area

Nanticoke River State Resource Area

Very significant historical and archaeological features

- Small prehistoric living sites and scattered hunting and gathering sites beginning by 6500 B.C. and increasing in number after 3000 B.C. Also, 18th century English sites likely.

- Area near the Bethel Historic District

- Prehistoric sites at Barnes Woods Nature Preserve

Significant geologic features

Contains 2 state recognized natural areas

- Dedicated, Barnes Wood Nature Preserve - 26 acres

Diverse plant community with known locations of many rare plant species of State and Federal concern

- Largest wild rice beds in Delaware

Diverse animal community with known locations of several animal species of State and Federal concern

- Bald eagle feeding area

1,500 acres of unique dry upland forest

Good access to water-based recreation

Wide array of land-based recreation opportunities

Very significant hunting opportunities

Environmental education and interpretive opportunities are extensive

Management Areas

(1990 Status)

This resource area contains two management units: Nanticoke Wildlife Area, 1,968 acres; Barnes Woods Nature Preserve, 26 acres. Currently 6.9 miles of riparian corridor are protected.

Proposed For Protection

An addition of approximately 4,000 acres is recommended to protect about 20 miles of riparian corridor and is important for protecting tributaries flowing into the Chesapeake Bay.

Accomplishments To Date

520 acres, including over 2 miles of riparian habitat and upland forest, were added to state wildlife lands. Additionally, 30 acres were protected by conservation easements.

Project Details

STATE RESOURCE AREA:

Nanticoke River

MAP LOCATOR: 1

PROJECT: Ruth Harbor, Ltd

ACRES: 14.9

PROJECT DATE: December 13, 1990

PURCHASE PRICE: \$0.00

COMMENTS: Mixed pine and hardwood forestland and Atlantic white cedar forested tidal wetlands were donated to the State. Donation value = \$13,950.

STATE RESOURCE AREA:

Nanticoke River

MAP LOCATOR: 2

PROJECT: Gum

ACRES: 257.5279

PROJECT DATE: December 29, 1991

PURCHASE PRICE: \$514,800.00

COMMENTS: Mixed pine and hardwood forestland, farmland and Atlantic white cedar forested tidal wetlands including over a mile of river frontage, make up this significant expansion of the Nanticoke Wildlife Area. Of the total purchase price \$285,963 was from the Open Space Program. The remaining \$228,837 was funded by the North American Wetlands Conservation Act.

STATE RESOURCE AREA:

Nanticoke River

MAP LOCATOR: 3

PROJECT: Phillips et al.

ACRES: 84.23

PROJECT DATE: February 6, 1992

PURCHASE PRICE: \$126,345.00

COMMENTS: Mature mixed pine and hardwood forest and forested tidal wetlands comprise this critical inholding at Nanticoke Wildlife Area. Of the total purchase price \$70,182 was from the Open Space Program. The remaining \$56,163 was funded by the North American Wetlands Conservation Act.

STATE RESOURCE AREA:

Nanticoke River

MAP LOCATOR: 4

PROJECT: Conservation Fund - Diggy

ACRES: 108.72

Overview

Dry upland forest, old fields and a tidal river corridor containing valuable freshwater wetlands. Area features many rare plants and archaeological sites. Significant sites for public hunting and water-based recreation.

7,769 acres of protected and proposed protected land

Attributes

26.5 miles of freshwater river and stream corridors with adjacent freshwater wetlands maintain high water quality and provide significant water recharge

- Anadromous fish spawning grounds

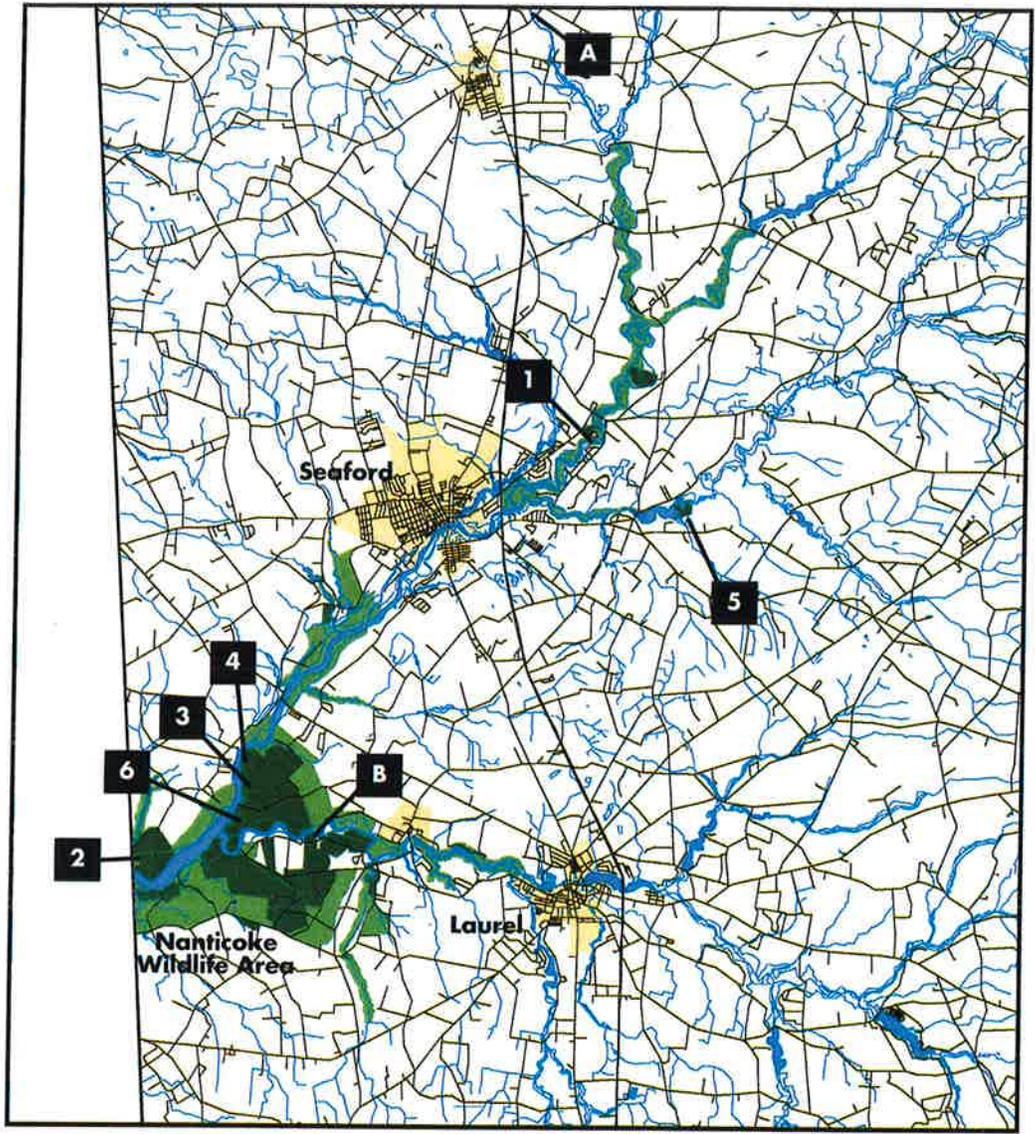
PROJECT DATE: December 20, 1994
PURCHASE PRICE: \$0.00
COMMENTS: Tract containing mixed hardwood forestland, rare species and significant river frontage containing Atlantic white cedar, is a critical expansion of the Nanticoke Wildlife Area. The Conservation Fund donated this parcel (value = \$125,000) and another 110.19 acre parcel (value = \$125,000) on the Marshyhope River.

STATE RESOURCE AREA:
 Nanticoke River
MAP LOCATOR: 5
PROJECT: Hurley
ACRES: 32.15
PROJECT DATE: December 23, 1994
PURCHASE PRICE: \$0.00
COMMENTS: Donated mixed hardwood forested uplands and wetlands provide a significant expansion to and buffer for Concord Pond. Donation value = \$68,000.

STATE RESOURCE AREA:
 Nanticoke River
MAP LOCATOR: 6
PROJECT: Horn
ACRES: 23.13
PROJECT DATE: January 25, 1996
PURCHASE PRICE: \$450,000.00
COMMENTS: Critical inholding at Nanticoke Wildlife Area contains mature pine and hardwood forest, wetlands, significant river frontage and a log house. Site was approved for 2 additional residences.

STATE RESOURCE AREA:
 Nanticoke River
MAP LOCATOR: A
PROJECT: The Nature Conservancy - Nanticoke River Watershed Conservancy
ACRES: 29.63
PROJECT DATE: April 29, 1994
PURCHASE PRICE: \$0.00
COMMENTS: A conservation easement permanently protects this Nanticoke River headwater wetlands site, now owned by a local land trust. Conservation easement value = \$20,859.

STATE RESOURCE AREA:
 Nanticoke River
MAP LOCATOR: B
PROJECT: Bailey's Landing Associates
ACRES: 7835
PROJECT DATE: February 9, 1995
PURCHASE PRICE: \$0.00
COMMENTS: A conservation easement protects this converted farmland - to - wetland mitigation site adjacent to Nanticoke Wildlife Area. Conservation easement value = \$700.00.



Nanticoke River State Resource Area

James Branch State Resource Area

Overview

The complex of ponds and bottomland forested corridors contains significant archaeological sites, many rare plants and the northernmost natural stand of bald cypress in North America. Significant water-based recreational and environmental education opportunities are available.

3,760 acres of protected and proposed protected land

Attributes

19.1 miles of wooded stream corridors, 5 ponds and adjacent freshwater wetlands maintain high water quality and provide significant water recharge.

Very significant historical and archaeological features

- Small prehistoric living sites and scattered hunting and gathering sites beginning by 6500 B.C.

Contains 1 State-recognized natural area

- Dedicated, James Branch Nature Preserve - 525 acres

Diverse plant community with known locations for many rare plant species of State concern

Diverse animal community with known location for several rare animal species of State concern

Wide array of land-based recreation opportunities

Good access for water-based recreation

- 5 boat ramps

Environmental education and interpretive opportunities are very extensive

Management Areas

(1990 Status)

This resource area includes several different management units. Trap Pond State Park with 965 acres includes Trussum Pond. The Division of Fish & Wildlife manages 210 acres at Raccoon, Records and Chipman Ponds. 11.1 miles of riparian corridor are protected in this resource area.

Proposed For Protection

The addition of approximately 1,000 acres is recommended to conserve 8.0 miles of riparian habitat, freshwater wetlands and millponds. Wooded buffers will protect historic and archaeological features.

Accomplishments To Date

1,141 acres, including 2.6 miles of stream corridor, were acquired as additions to park and wildlife holdings. Also 95 acres were protected by conservation easement.

Project Details

STATE RESOURCE AREA:

James Branch

MAP LOCATOR: 1

PROJECT: Warrington - Raccoon Pond

ACRES: 293.3826

PROJECT DATE: August 25, 1993

PURCHASE PRICE: \$325,000.00

COMMENTS: Mixed hardwood and pine upland and bottomland forest, farmland and the remainder of Raccoon Pond are protected by acquiring this diverse wildlife habitat near Trap Pond State Park. Of the total purchase price \$225,000 was from the Open Space Program. The remaining \$100,000 was funded by Federal Aid in Sport Fish Restoration monies. Additionally, the purchase price reflects a \$22,000 bargain sale.

STATE RESOURCE AREA:

James Branch

MAP LOCATOR: 2

PROJECT: Delaware Wild Lands, Inc.

ACRES: 847.84

PROJECT DATE: July 29, 1994

PURCHASE PRICE: \$449,000.00

COMMENTS: Mixed hardwood and bald cypress bottomlands, mixed hardwood and pine uplands, farmland, and old millponds comprise this largest state park acquisition. Parcels protect critical stream corridor habitat around Trussum and Trap ponds, ensuring the preservation of spectacular canoeing opportunities. Purchase price reflects a \$449,000 bargain sale.

STATE RESOURCE AREA:

James Branch

MAP LOCATOR: A

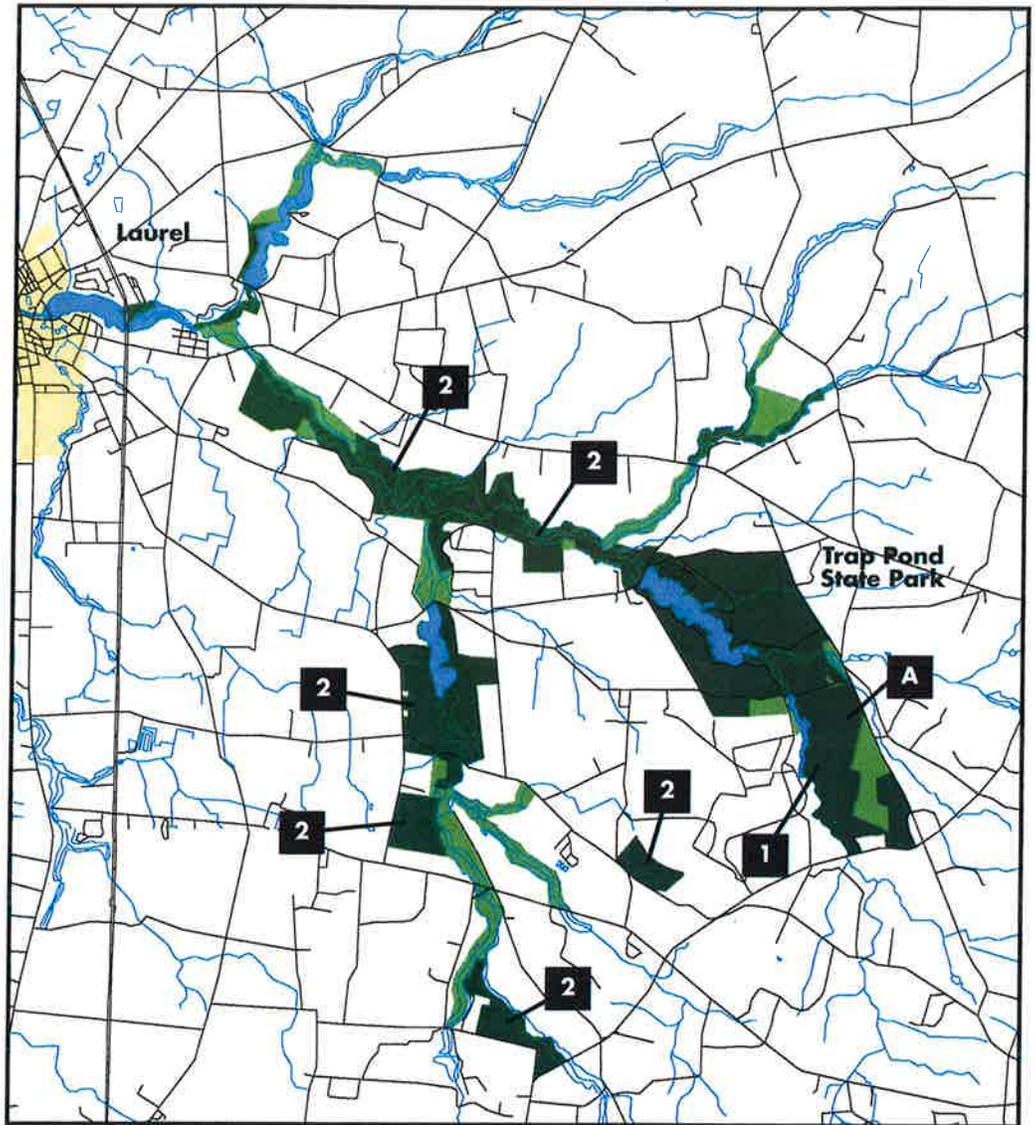
PROJECT: Hitchens

ACRES: 95.0946

PROJECT DATE: August 25, 1993

PURCHASE PRICE: \$0.00

COMMENTS: A conservation easement, recorded as part of the Warrington-Raccoon Pond acquisition, permanently restricts this site to agriculture use, thereby buffering state-owned land from future development. Conservation easement value = \$23,622.98.



James Branch State Resource Area

Great Cypress Swamp

Great Cypress Swamp State Resource Area

Attributes

Remnants of extensive bald cypress swamp

Contains 1 State-recognized natural area

Very diverse plant community with known locations for several rare plant species of State concern

Very diverse animal community with known locations for several rare animal species of State and Federal concern

- Bald eagle nesting area

Significant hunting opportunities

Environmental education and interpretive opportunities are extensive

Management Areas

(1990 Status)

All protected lands in this state resource area (9,188 acres) are owned by Delaware Wild Lands, Inc, a private conservation organization.

Overview

Largest contiguous forested wetland complex in Delaware. Unique hydrologic and geologic setting promotes a diverse biological community.

12,310 acres of protected and proposed protected land

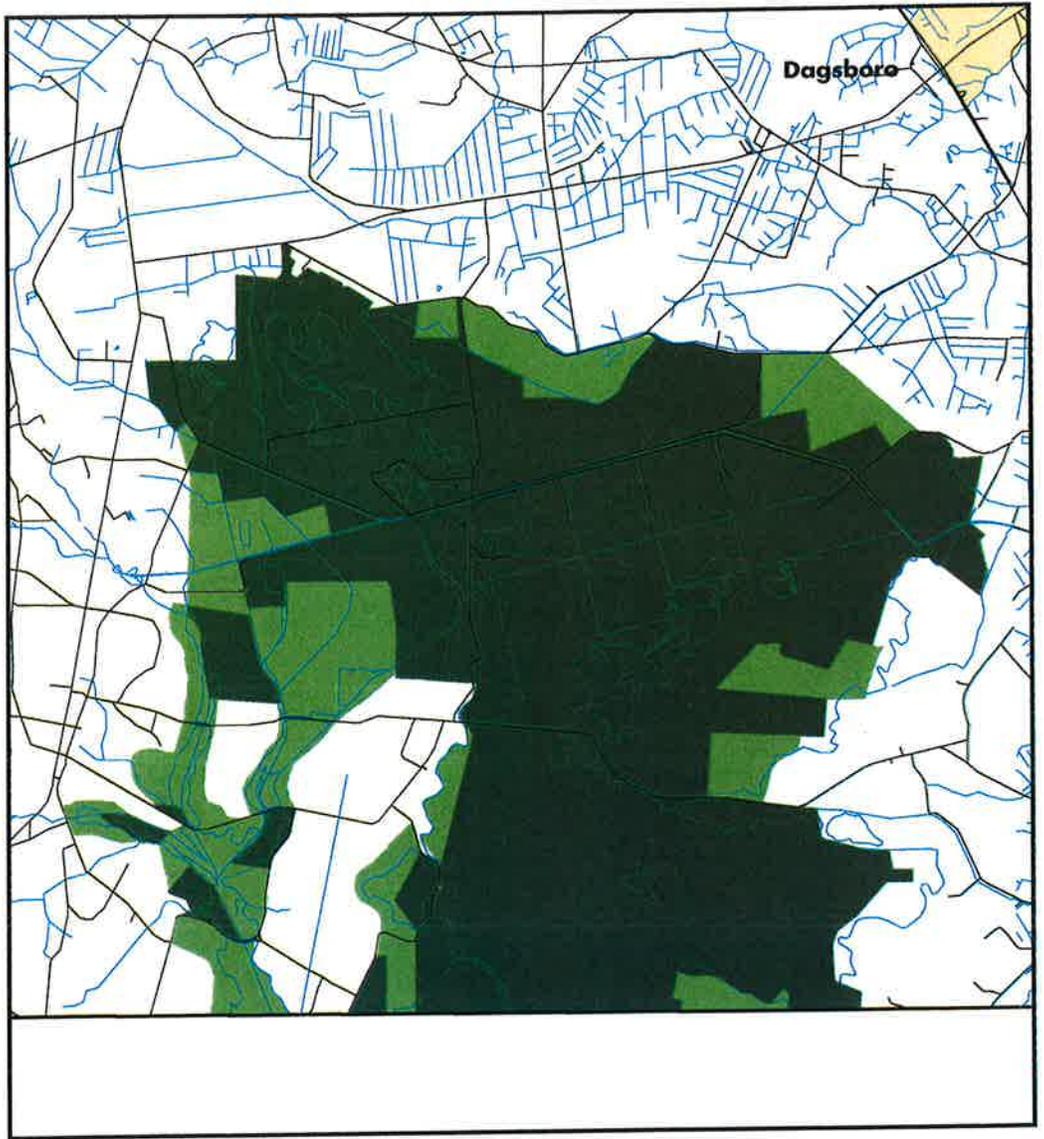


Proposed For Protection

The addition of about 2,500 acres is recommended to protect inholdings, buffer areas, wetlands, and riparian habitat.

Accomplishments To Date

Ongoing negotiations about State purchase of Delaware Wild Lands property.



- Protected Lands
- Proposed Protected Lands
- Urban Areas

Great Cypress Swamp State Resource Area

Report of the Delaware Land & Water Conservation Trust Fund Park & Greenway Programs 1991-1994

The Delaware Land and Water Conservation Trust Fund was enacted in June, 1986, by the 133rd State General Assembly and signed into law by former Governor Michael N. Castle in July of that year. The Trust Fund is administered under the jurisdiction of the Delaware Department of Natural Resources and Environmental Control, Division of Parks and Recreation.

The Trust Fund was established as an investment of State money to provide a permanent source of funding to meet the increasing recreational needs of Delawareans. The Trust's principal must remain intact with only Trust-generated interest being used for matching grants for park acquisition and development projects. Trust Fund legislation does not allow the State to spend any of the Fund's principal. All state, county, and municipal governments, as well as established park districts are eligible for assistance through the Trust Fund. Municipal and county governments may receive 50% project funding, while park districts and state agencies may receive project funding of up to 75% and 100% respectively.

In 1995, as part of Governor Thomas R. Carper's 21st Century Fund initiative, \$6 million were invested into the Trust to provide a greater level of community assistance. The principal of the Trust Fund now stands at \$9.7 million. As part of Governor Carper's initiative, fifty percent of the annually earned Trust Fund interest will now be available for grants to support greenway projects. The remaining fifty percent will continue to be used to fund traditional park acquisition and development projects.

Twice since the creation of the Trust Fund additional bond monies were appropriated for park and greenway grants. In 1991, \$2 million were appropriated for direct grants to boost the state's growing greenway program. In 1993, \$1 million were granted to local governments for additional park acquisition and development projects. Since 1988, over \$5 million in Trust Fund assistance has been granted to 19 communities for park and greenway projects from Arden to Delmar.

Land Protection Act

Bond Issue for Greenway Grants:

Terms and Codings:

Park Acq. - Park Acquisition
 Park Dev. - Park Development
 Open Space Bond 91 Issue - Funded through 1991 greenway bond issue monies
 Open Space Bond 93 Issue - Funded through 1993 park acquisition bond issue monies
 SSF - Suburban Street Funds
 ISTEA - Intermodal Surface Transportation Efficiency Act Funds

Grnwy Plan - Greenway Planning
 Grnwy Dev - Greenway Development

Project Type	Grant Year	Project and Sponsoring Agency	Grnwy Grant Amount	Funding Source	Match Type	Description of Project	Project Status
Grnwy Plan	92	Mill Creek Grnwy Plan - New Castle Conservation District	32,450	Open Space Bond 91 Issue	In-kind	General planning, mapping, land-use, trail planning	Complete
Grnwy Plan	92	N. Del Greenway - New Castle Conservation District	102,450	Open Space Bond 91 Issue	In-kind	General planning, mapping, land-use, trail planning	Complete
Grnwy Dev	92	Brandywine Nature Trail City of Wilmington	46,400	Open Space Bond 91 Issue	City Funds	Trail Development Wilmington Walkways Program	Complete
Grnwy Plan	92	N.C.County Greenway Plan New Castle Co.	42,000	Open Space Bond 91 Issue	In-kind	General planning, digital mapping, land use, trail planning	Near Completion
Grnwy Dev	92	Murderkill River Div. of Parks & Recreation	12,500	Open Space Bond 91 Issue	State Funds	Canoe & pedestrian pathways - Killens Pond St. Park to Lake Forest High School	Complete
Grnwy Plan	92	St. Jones Greenway City of Dover	22,000	Open Space Bond 91 Issue	City Funds	Pedestrian & bikeway plan	Complete
Grnwy Plan	92	Mispyllion Greenway City of Millford	225,000	Open Space Bond 91 Issue	SSF, In-kind, City Funds	Riverwalk development and land acquisition	Complete
Grnwy Dev	92	Governor's Walk Town of Milton	50,700	Open Space Bond 91 Issue	SSF, In-kind, ISTEA, private funds	Riverfront walkway	Near Completion
Grnwy Plan Dev	92	Nanticoke Riverwalk City of Seaford	20,000	Open Space Bond 91 Issue	In-kind	Planning & construction of riverwalk & playground	In Progress

Project Type	Grant Year	Project and Sponsoring Agency	Grnway Grant Amount	Funding Source	Match Type	Description of Project	Project Status
Grnwy Dev	92/94	Coastal Heritage Greenway - Coastal Heritage Greenway Council	760,411	Open Space Bond 91 Issue	State Funds, SSF, In-kind	Greenway mapping, trail development., land protection, trail & interpretive brochures, auto tour booklet, greenway information system, Projects located in New Castle(city), Delaware City, Port Penn, & Cape Henlopen State Park	In Progress
Grnwy Dev	94	Wilmington Historic Trail - City of Wilmington	8,830	Open Space Bond 91 Issue	City Funds	Trail development - Wilmington Walkways	Complete
Grnwy Dev	94	Bringhurst Trail New Castle County	100,000	Open Space Bond 91 Issue	ISTEA County Funds	Bringhurst Section of Northern Delaware Greenway	In Progress
Grnwy Dev	94	Marsh Road New Castle County	5,000	Open Space Bond 91 Issue	ISTEA	Marsh Road Crossing - Northern Delaware Greenway	In Progress
Grnwy Dev	94	Woodland Beach Wildlife Trail - Division of Fish & Wildlife	240,000	Open Space Bond 91 Issue	State Funds	Development of trail & boardwalk	Complete
Grnwy Plan	94	St. Jones River Greenway - Kent County	20,000	Open Space Bond 91 Issue	In-kind	General planning, mapping, land-use, trail design and location	In Progress
Grnwy Dev	94	Cape Henlopen Bikeway - Div. of Parks & Recreation	72,000	Open Space Bond 91 Issue	ISTEA	Development of bikeway & pedestrian pathway	In Progress
Grnwy Plan	94	Broad Creek Greenway - Town of Laurel	20,000	Open Space Bond 91 Issue	SSF, Private & Town Funds	Master planning for Broad Creek Greenway	In Progress

Land Protection Act

Bond Issue for Park Grants:

Project Type	Grant Year	Project and Sponsoring Agency	Park Grant Amount	Funding Source	Match Type	Description of Project	Project Status
Park Acq	92	Davis Property New Castle Co.	* 190,000	Open Space Bond 93 Issue	County Funds	40 acre park acquisition - inholding in Middle Run Natural Area	Complete
Park Acq	93	Singles Property New Castle Co.	** 100,000	Open Space Bond 93 Issue	County Funds	21.5 acre park acquisition - inholding in Middle Run Natural Area	Complete
Park Acq	93	Fairgrounds Park Town of Elsmere	350,000	Open Space Bond 93 Issue	Town funds & Corp. Donations	32 acre park acquisition	Complete
Park Acq	93	Arnold Tract Town of Smyrna	31,810	Open Space Bond 93 Issue	Town Funds	6.0 acre park acquisition - addition to Memorial Park	Complete
Park Dev	93	Schutte Park City of Dover	300,000	Open Space Bond 93 Issue	City Funds	Development of Schutte Park Sports Complex	In Progress
Park Dev	93	Little Creek Park Town of Little Creek	5,000	Open Space Bond 93 Issue	Town Funds	Development of town park - playground equipment	Complete
Park Acq	93	Misphillion Greenway City of Milford	45,000	Open Space Bond 93 Issue	City Funds	1.05 acre park acquisition - Collins Tract	Complete
Park Acq	93	Triangle Park City of Seaford	45,000	Open Space Bond 93 Issue	City Funds	.4 acre park acquisition - community gateway	Complete
Park Dev	93	Selbyville Park Town of Selbyville	5,000	Open Space Bond 93 Issue	Town Funds	Volleyball & horseshoe courts, fencing at Town Park	Complete
Park Dev	93	Block House Pond City of Lewes	25,000	Open Space Bond 93 Issue	City Funds	Play structure, walkways, benches, park signs	Near Completion

NOTES:

* Davis Property - \$190,000 part of \$850,000 staged payment

** Singles Property - \$100,000 part of \$495,500 staged payment

Appendix Appendix

- Chapter 75: Delaware Land Protection Act
- Chapter 54: Realty Transfer Tax Act
- Chapter 69: Conservation and Preservation Easement Act
- Open Space Council
- Interagency Working Group Agency Representation
- Project Summary Sheet
- Open Space Rating Criteria
- Open Space Inventory

CHAPTER 75 DELAWARE LAND PROTECTION ACT

§7501 SHORT TITLE

This chapter shall be known and may be cited as the "Delaware Land Protection Act." (67 Del. Laws, c. 352, §1.)

§7502 DECLARATION OF POLICY

The General Assembly finds that:

- (1) The provision of lands for public recreation and conservation of natural resources promotes biological diversity, public health, prosperity and general welfare and is a proper responsibility of government.
- (2) Lands now provided for such purposes will not be adequate to meet the needs of an expanding population in years to come.
- (3) The expansion of population, while increasing the need for such lands, will continually diminish the supply and tend to increase the cost of public acquisition of lands available and appropriate for such purposes.
- (4) Rapid growth and spread of urban development is encroaching upon, or eliminating, many open areas and spaces of varied size and character. These areas and spaces, if preserved and maintained in their present open state, constitute important physical, biological, social, aesthetic or economic assets.
- (5) The State must act now to protect and to help local governments to protect substantial quantities of such lands as are now available and appropriate so that they may be preserved and developed for the purposes enumerated herein.
- (6) It is the public policy of the State and its political subdivisions that the preservation of open spaces shall be accomplished through the acquisition of interests or rights in real property, or donation of said lands, and that said acquisition constitutes a public purpose for which public funds have been expended or advanced and should be continued. (67 Del. Laws, c. 352, §1.)

§7503 PURPOSE

- (a) State agencies may acquire any interest in real property for the following purposes, to carry out and expand on the intent of the conservation program described in Volume 65, Chapter 212 of the Laws of Delaware:
- (1) To protect and conserve all forms of natural and cultural resources;
 - (2) To protect and conserve the biological diversity of plants and animals and their habitat;
 - (3) To protect existing or planned parks, forests, wildlife areas, nature preserves or other recreation, conservation or cultural sites by controlling the use of contiguous or nearby lands.
 - (4) To preserve sites of special natural, cultural or geological interest;
 - (5) To connect existing open spaces into a cohesive system of greenways and resource areas;
 - (6) To provide for public outdoor recreation; and
 - (7) To allow for water resource conservation.

(b) State agencies may acquire property or rights in real property pursuant to this chapter by the use of direct acquisition for cash, by purchase money mortgage, by installment sale or by other methods or incentives as determined by the Secretary after consultation with the Secretary of Finance. State agencies shall not exercise the "right of eminent domain" to carry out the provisions of this chapter. (67 Del. Laws, c. 352, §1.)

§7504 DEFINITIONS

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section except where the context clearly shows a different meaning:

- (1) "Conservation Trust Fund" means the Delaware Land and Water Conservation Trust Fund established and maintained pursuant to Chapter 47 of this title, as it may be amended or superseded.
- (2) "Council" means the Delaware Open Space Council established pursuant to this chapter.
- (3) "Department" means the Department of Natural Resources and Environmental Control.
- (4) "Interest in real property" means any right in real property, improvements thereto, or water including but not limited to a fee simple, easement, remainder, future interest, lease, license or covenant of any sort, option or contractual interest or right concerning the use of or power to transfer property.
- (5) "Land" or "lands" means real property, including improvements thereon; right of way; water and riparian rights; easements, privileges and all other rights or interests of any kind or description in, relating to or connected with real property.
- (6) "Open space" means any open lands characterized by (a) great natural scenic beauty, or (b) whose existing openness, natural condition or present state of use, if retained, would maintain important recreational areas and wildlife habitat, and enhance the present or potential value of abutting or surrounding urban development, or would maintain or enhance the conservation of natural or scenic resources. For the purpose of this chapter, open space shall include significant cultural, historical or archaeological sites as determined by state plans and policies adopted by the Bureau of Historic and Cultural Affairs.
- (7) "Overlay zone" means a local zoning district and its associated use, design and environmental performance standards that is superimposed on the underlying zone for the purpose of providing additional protection.
- (8) "Permanent protection" means the acquisition by purchase, gift, grant, bequest, devise or otherwise the fee or any lesser interest, development right, easement, covenant or other contractual right in real property in perpetuity necessary to achieve the purposes of this chapter.
- (9) "Project" means the planning for, and the acquisition and development of property, undertaken to achieve the purposes of this chapter.
- (10) "State agency" means, and shall apply exclusively to, the following units of state government which manage natural and cultural resources:
 - a. Department of Natural Resources and Environmental Control (Division of Parks and Recreation and Fish and Wildlife);
 - b. Department of State (Division of Historical and Cultural Affairs); and

c. Department of Agriculture (Division of Resource Management).

(11) "State resource area" means those open space lands duly identified by the Council and adopted by the Department for protection.

(12) "Secretary" means the Secretary of the Department of Natural Resources and Environmental Control.

§7505 DELAWARE OPEN SPACE COUNCIL.

(a) There is created a Delaware Open Space Council to advise the Secretary on all matters relating to the administration, implementation and financing of this protection program; site selection; methods of protection; and interagency and intergovernmental coordination among public and private land preservation agencies.

(b) The Council shall have 9 members. The Council shall consist of:

(1) One member of the Senate appointed by the President Pro Tempore to serve at the pleasure of the President Pro Tempore;

(2) One member of the House of Representatives appointed by the Speaker of the House to serve at the pleasure of the Speaker of the House;

(3) Seven members appointed by the Governor, at least 4 of whom shall be persons who have been active or have shown an interest in preserving open space. Of the 7 members appointed by the Governor, 3 shall be persons who reside in New Castle County, 2 shall be persons who reside in Kent County, and 2 shall be persons who reside in Sussex County. Initially, 2 members shall be appointed for 2 years; 2 members for 3 years; and 3 members for 4 years. Thereafter members shall serve 4-year terms, provided that at the end of a member's terms such member shall continue to serve until his successor is duly appointed;

(4) No more than 5 Council members shall be of 1 political party; provided however, that failing or declining to announce one's political affiliation shall not make such person ineligible for appointment;

(5) The Secretaries of Agriculture and State, the Director of the Delaware Development Office, and the State Liaison Officer for the federal Land and Water Conservation Fund or their duly authorized designees shall be ex officio members of the Council without voting powers.

(c) The Governor shall appoint the chairperson of the Council.

(d) The Department of Natural Resources and Environmental Control shall furnish clerical, technical, legal and other services required by the Council in the performance of its official duties.

(e) Members of the Council shall receive no compensation but may be reimbursed for their actual and necessary expenses incurred in the performance of their official duties. The Council shall hold at least 1 regular meeting in each quarter of each calendar year and shall keep a record of its proceedings. All proceedings of the Council shall be conducted in accordance with Chapter 100 of Title 29.

(f) For purposes of conducting business of the Council, 5 voting members shall constitute a quorum. A majority vote of the members present at a meeting at which a quorum is present shall be required on any action or matter before the Council.

(g) The Council may adopt procedural rules and regulations to carry out the provisions of this chapter. (67 Del. Laws, c. 352, §1.)

§7506 POWERS AND DUTIES OF THE COUNCIL

The Council shall:

(1) Review and recommend to the Department for adoption, after a public hearing, criteria for delineation, and dedication of open space;

(2) Review and recommend to the Department for adoption, after public hearing, state resource area maps;

(3) Review and recommend to the Department for approval lands for permanent protection according to the adopted state resource area maps;

(4) Review and recommend to the Department for adoption, a ranking system to establish land acquisition or permanent protection priorities;

(5) Advise and consult with the Secretary of the Department of Natural Resources and Environmental Control and with other state land preservation agencies and staff on preservation matters;

(6) Advise and consult regarding any change from permanently protected status of open space lands acquired or otherwise protected;

(7) Use the "Greenspaces for Delaware's Future" report prepared by the Department in 1990 as a starting point for carrying out the duties, and purposes of this chapter;

(8) Promote and assist, in conjunction with state agencies, in the development and establishment of creative and innovative methods to secure the permanent protection of open space including but not limited to:

- a. Local and regional land trusts;
- b. Conservation and preservation easements on a statewide basis;
- c. Purchase of less than fee simple property rights;
- d. Program(s) to create financial incentives for private sector contributions to establish operations and maintenance funds at state resource areas;

(9) Analyze, in conjunction with the Department of Finance, the state and local tax codes and formulate incentives to encourage landowners and developers to donate or retain ownership of their lands in an undeveloped state;

(10) Coordinate with an interagency working group to be appointed by the Secretary that shall provide technical advice on all matters relevant to this chapter. At a minimum the working group shall consist of state agency technical staff from the Department of Agriculture, the Delaware Development Office, and the Divisions of Historical and Cultural Affairs, Fish and Wildlife, and Parks and Recreation. Non-state agency membership shall be comprised of representatives from each county government, which may include up to 1 member each from the Planning Department, Parks and Recreation, and or Executive Office, as determined by the County Executive or Levy Court President. The Secretary shall select a chairperson from among the members. The group will work to maximize the use of funds, and use of protection methods other than fee simple acquisition to permanently protect statewide priority projects through utilization of open space criteria and the ranking system adopted by the Department;

(11) Review and recommend to the Department for approval funding from the Conservation Trust Fund and serve as the review authority for other state and federal funding programs if called upon to do so;

(12) Work with the Department, private nonprofit conservation groups and interested private sector interests to preserve and protect open space for the benefit of the citizens of the State;

(13) Recommend to the Department for adoption, after public hearing, any rules and regulations as may be necessary to carry out any provisions of this chapter (67 Del. Laws, C. 352,

§ 1.)

§ 7507. STATE RESOURCE AREAS

(a) In furtherance of the purposes of this chapter, the Council shall, in conjunction with the interagency working group, develop and forward to the Department for adoption:

(1) Standards and criteria consistent with the purposes of this chapter for evaluating the lands and waters of the state for inclusion as state resource areas in the open space program;

(2) A system for determining the existence and location of state resource areas; their degree of endangerment; an evaluation of their importance; and information related to their natural, historic or open space values;

(3) A priority ranking system for the acquisition of said lands and waters or rights therein.

(b) The Department shall carry out the following actions in furtherance of this chapter:

(1) Designate and adopt state resource areas for inclusion in the open space program. State resource areas shall be shown on maps of sufficient scale to identify individual properties for planning and zoning purposes.

(2) Update the state resource area maps, in consultation with county governments, at least every 5 years.

(c) Upon adoption of the state resource area maps the Department shall send copies to the affected county for inclusion in the conservation element of their respective comprehensive plans, and send copies to affected municipalities for inclusion in their respective comprehensive plans. Updated state resource area maps shall also be submitted to said agencies no later than 1 year prior to mandatory comprehensive plan updates as required in the Delaware Code.

(d) It is the intent of the General Assembly that the Council shall, in conjunction with the Department, analyze the feasibility and advisability of establishing a right of first refusal to purchase any property located within a state resource area. The Council shall propose and recommend to the General Assembly legislation to accomplish the foregoing, after holding public hearings with respect to such proposal. (67 Del. Laws, c. 352, § 1.)

§ 7508. LAND USE REQUIREMENTS

(a) In order to maintain the protection of the unique ecological functions of state resource areas in a manner consistent with the purposes of this chapter, each county government shall adopt and incorporate overlay zoning ordinances, guidelines and specific technically based environmental performance standards, design criteria and mitigation requirements, where appropriate, that shall apply to significant ecological functions and identified historic and archeological sites on these lands. The guidelines shall designate the boundaries to which they apply and provide a procedure for the appeal of such boundary designations. The zones created hereunder shall overlie and not replace the existing zoning or preclude or prejudice any change thereto. The standards specified in the guidelines shall include, but not be limited to:

(1) The establishment of frontage, building height, setback and site design requirements that shall apply in state resource areas and which may apply to lands immediately adjacent thereto, which will result in residential, commercial and industrial or other uses which minimize the loss of open space and associated values of state resource area lands.

(2) The establishment of technically based specific environmental performance standards and design criteria that shall apply in and may apply adjacent to state resource areas in order to protect the values of said lands.

(b) The powers granted counties under Title 9 as they pertain to the protection of any natural feature or resource governed by this title, shall be exercised through the adoption of ordinances and land use requirements duly enacted or approved by the county

government of each county. Such natural resource protection requirements shall restrict land use activity by means of enactment and enforcement of specific technically based environmental performance standards, design criteria and mitigation requirements consistent with state law and regulations. Minimum lot sizes, density limitations, and prescribed percentages of impervious surface and use limitations and prohibitions shall not constitute performance standards as required herein, however, such limitations and restrictions shall be adopted where appropriate, to establish an alternative means of complying with the purpose and requirements of the overlay zones. It shall be the option of the owner of land to satisfy either (1) the county environmental performance standards, design criteria and mitigation requirement, or (2) the overlay zoning ordinances where such options are made available. The guidelines, performance standards, design criteria of this subsection shall not apply to lands producing agricultural commodities as defined in Chapter 7 of Title 3 or lands under state agency ownership.

(c) In order to encourage landowners and developers to promote the objectives of this chapter, each county government shall evaluate density bonuses, credits or other incentives and allowances to land owners and developers for lands or resource protection rights thereto, to encourage the permanent protection of open space and/or any natural resource as governed by this title and elect such measures as they deem appropriate. The counties shall evaluate and consider enactment of measures to allow such bonuses, allowances, incentives and credits to have the ability to be sold, transferred or applied, as a matter of right, to other lands to the maximum density permitted by the applicable zoning classification, so long as such action is consistent with the comprehensive plan of the county.

(d) Counties shall adopt zoning ordinances that enact these guidelines and standards within 18 months after receipt of state resource area maps from the Department. If a county government does not comply with this 18-month enactment requirement, said county shall be ineligible for any funds negotiated for but unexpended under subsection (e) of this section and return to the State an amount equal to Funds expended under an agreement negotiated under subsection (e) of this section.

(e) The Secretary shall negotiate an agreement and grant a one time amount of up to \$100,000 to each county to assist with compliance of the requirements in this section. (67 Del. Laws, C. 351, § 1.)

§ 7509. PROGRAM ADMINISTRATION

(a) The Department shall administer the conservation program described in this chapter. The Department shall develop, periodically review and maintain a comprehensive statewide outdoor recreation and conservation plan, for consideration and approval by the Council, which shall establish criteria and priorities for the application of funds available for the purposes of this chapter. The Department's existing statewide comprehensive outdoor recreation plan shall be the initial plan for the purposes of this subsection.

(b) The Department, in conjunction with other public and private land management organizations, shall undertake a special program to acquire or otherwise permanently protect lands within established state resource areas and other lands identified as having state significance according to the procedures of this chapter.

(c) Rules and regulations adopted, and contracts entered into, with respect to the Delaware Land and Water Conservation Trust Fund as originally established under § 4733 of this title shall remain in effect with respect to the Conservation Trust Fund until amended, revoked or otherwise modified pursuant to this subsection.

(d) Direct costs associated with the administration of the conservation program described in this chapter shall be paid from the Land and Water Conservation Trust Fund.

(e) Five years after July 13, 1990, and every 5 years thereafter through the life of the program, the Secretary and the Council shall report to the Governor and the General Assembly on the status and accomplishments of the program with recommendations regarding continuation of land preservation activities. In addition to the requirements

outlined above, the Secretary and the Council shall file annual reports with the General Assembly detailing accomplishments and activities of the program, including its impact on the tax base of the counties. (67 Del. Laws, c. 352, § 1.)

CHAPTER 54 REALTY TRANSFER TAX

§ 5421 DEFINITIONS

The following words, terms and phrases, when used in this Subchapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

(1) "Authorization act" means an act of the General Assembly approved by a majority of all the members of each House, approving the issuance of revenue bonds pursuant to this subchapter.

(2) "Base amount" means the total amount of realty transfer taxes collected by the State under § 5402 of this title during the fiscal year ending June 30, 1991, net of any refunds and any commission paid to collection agencies.

(3) "Bonds" or "revenue bonds" means revenue bonds which may be issued by the State pursuant to this subchapter and, where appropriate, shall also refer to notes and other forms of obligations of the State incurred pursuant to this chapter.

(4) "Conservation Trust Fund" means the Delaware Land and Water Conservation Trust Fund established and maintained pursuant to this subchapter.

(5) "Department" means the Department of Natural Resources and Environmental Control.

(6) "Earnings account" means the account by that name created within the Conservation Trust Fund pursuant to § 5423 of this title.

(7) "Endowment account" means the account by that name created within the Conservation Trust Fund pursuant to § 5423 of this title.

(8) "Issuing officers" means the State's issuing officers as defined for the purposes of Chapter 74 of Title 29.

(9) "Project" means the planning for, and the acquisition and development of property, undertaken to achieve the purposes of this chapter.

(10) "Revenue Account" means the account by that name created within the Conservation Trust Fund pursuant to § 5423 of this title.

(11) "State agency" means the following units of State government which manage natural and cultural resources: Department of Natural Resources and Environmental Control (Division of Parks and Recreation and Fish and Wildlife), Department of State (Division of Historical and Cultural Affairs) and the Department of Agriculture (Division of Resource Management).

(12) "Secretary" means the Secretary of the Department. (67 Del. Laws, c. 336, § 2.)

§5422 GENERAL

The purpose of this Subchapter is to provide funding to implement the conservation program described in Volume 65, Chapter 212 of the Laws of Delaware. Funding to achieve the purposes of this Subchapter shall be provided from appropriations by the State, grants from the federal government, funds in the Conservation Trust Fund and the earnings thereon, proceeds from the sale of revenue bonds, private donations and any other sources which may be available from time to time. The Department is authorized and directed to encourage and seek funding from any available private and public sources. (67 Del. Laws, c. 336, § 2.)

§5423 DELAWARE LAND AND WATER CONSERVATION TRUST FUND

(a) There is created and established under the jurisdiction and control of the Department a trust fund to be known as the Delaware Land and Water Conservation Trust Fund to implement the conservation program described in Volume 65, Chapter 212 of the Laws of Delaware. Within the Conservation Trust Fund there is established an "Endowment Account", a "Project Account", an "Earnings Account" and a "Revenue Account". Funds in the Conservation Trust Fund shall be applied for the purposes of this subchapter as hereinafter provided.

(b) The corpus of funds remaining on deposit in the Delaware Land and Water Conservation Trust Fund maintained under § 4733 of Title 7 on July 13, 1990 shall be deposited in the Endowment Account. Any earnings on said corpus still on deposit in said Fund on July 13, 1990, and all earnings on the funds in the Endowment Account, shall be deposited in the Earnings Account, provided that all earnings on the funds in the Endowment Account in excess of \$1,000,000 in any fiscal year shall be deposited in the Project Account. Additional deposits shall be made to the Endowment Account from realty transfer taxes as hereinafter provided, from other State funds as the General Assembly may from time to time determine, and from any other public and private sources which may from time to time be made available. The Endowment Account is intended to provide a permanent endowment to accomplish the purposes of this subchapter. The corpus of the Endowment Account shall not be invaded except that after \$50,000,000 of proceeds of bonds issued under this subchapter have been expended for the purposes hereof, the Secretary may withdraw up to \$20,000,000 from the Endowment Account to deposit into the Project Account to be applied for the purposes of this subchapter.

(c) Funds in the Project Account, and the earnings thereon to be retained therein, shall be applied by the Department to pay the costs of planning, and acquisition and development of property, to achieve the purposes of this subchapter. The Project Account shall be funded from certain realty transfer taxes as hereinafter provided, from other state funds as the General Assembly may from time to time determine, and from any other public and private sources which may from time to time be made available. The Project Account is intended to provide funds for current expenditure to achieve the purposes of this subchapter although the Department may, in its discretion, accumulate funds in the Project Account for particular project purposes.

(d)(1) Funds in the Earnings Account, and the earnings thereon, which are to be retained therein, shall be disbursed, upon application, to state agencies, counties, municipal governments and local park districts, to pay the costs of planning, and acquisition and development of property, to achieve the purposes of this subchapter. Not more than 50% of a total project cost may be paid from the Conservation Trust Fund; except that up to 75% of a project cost may be paid where the applicant is a local park district and up to 100% of a total project cost may be paid where the applicant is a state agency, if the park district or state agency, as applicable, provides evidence satisfactory to the Department that no other matching funds or in-kind contributions are available. In any given year, state agencies shall only be eligible to receive funds as defined in this section where the Secretary determines that available funds exceed the eligible project requests from non-state applicants. Private entities, including nonprofit entities, and school districts shall not be eligible for a grant from the Earnings Account. At the end of each fiscal year the Secretary may transfer from the Earnings Account to the Project Account all funds in the Earnings Account which have not been reserved for grants under this subsection.

(2) The applicant requesting funds from the Earnings Account must provide evidence satisfactory to the Department that the required matching funds have been committed or will be expended for the proposed project. Any property already held or expenditures already made by the applicant may not be counted as part of an applicant's matching contribution. In-kind contributions of land, services and/or materials provided by the applicant or received by the applicant from other sources may be used by the applicant to satisfy its matching requirement.

(3) All expenses of operation and maintenance for property acquired with funds from the Earnings Account shall be borne perpetually by the applicant.

(4) It is intended that property acquired or improved with funds from the Earnings Account shall remain in public outdoor recreation and conservation use in perpetuity. Said property may not be converted to other uses without a subsequent act of the General Assembly. If the General Assembly approved the sale or lease of any project or a portion thereof, the State shall receive its pro rata share of net sale and/or lease income. Said funds shall be deposited in the Earnings Account to be immediately available for other projects.

(e)(1) The Revenue Account shall be funded with realty transfer tax revenues as provided in § 5415 of this title, and other state funds as the General Assembly may determine from time to time. The State hereby irrevocably pledges and assigns and continuously appropriates the realty transfer taxes imposed by the State pursuant to § 5402 of this title, as amended from time to time, to the Revenue Account to be applied as hereinafter provided, exclusively for the benefit of the holders of revenue bonds issued pursuant to this subchapter, and as otherwise provided herein.

(2) All realty transfer tax revenues deposited in the Revenue Account in each fiscal year shall be applied in the following amounts and in the following order of priority:

a. From the base amount:

1. Set aside an amount sufficient to pay debt service on revenue bonds issued pursuant to this subchapter for a period of up to 1 year as may be required by the terms of such bonds;

2. Set aside the amount that may be required to satisfy any debt service reserve fund requirement with respect to any such bonds (up to 1 year's maximum annual debt service);

3. The excess, if any, shall be paid to the General Fund of the State.

b. The amount over the base amount, if any, in any fiscal year shall then be applied as follows:

1. Deposit into the Earnings Account such amount as is necessary, when added to the interest earnings from the Endowment Account deposited in the Earnings Account during such fiscal year, to bring the total such deposits into the Earnings Account for such fiscal year to \$1,000,000; and

2. Deposit the remainder, if any, into the Endowment Account provided that, in any fiscal year when the earnings on the Endowment Account equal at least \$1,000,000, said remainder shall be deposited 50% into the Endowment Account, 25% into the Project Account and the balance shall be transferred to the General Fund.

(3) It is the intent of the General Assembly that the amount of realty transfer tax revenues applied in any fiscal year for the purposes of conservation under this subchapter pursuant to paragraph (2)a.1. of this subsection shall not decline as the total debt service on revenue bonds decreases. Accordingly, in any fiscal year when the debt service required to be set aside under said paragraph (2)a.1. is less than the debt service required to be set aside under said paragraph in any prior fiscal year, an amount equal to the decline in such debt service shall be deposited in the Endowment Account before any funds are applied pursuant to paragraph (2) a.2. or 3. of this subsection.

(4) After the amount in the Endowment Account equals \$50,000,000 or on July 1, 2005, whichever occurs sooner, no further deposits shall be made into the Endowment Account or the Project Account under this subsection. (67 Del. Laws, c. 336, § 2.)

§ 5424. REVENUE BONDS

(a) The issuing officers may issue revenue bonds of the State to provide funds to achieve the purposes of this subchapter, including funds necessary to provide for reserves, credit enhancement and transaction costs. Such revenue bonds may be issued only in amount as shall be approved by an authorization act of the General Assembly. Such revenue bonds may be paid from, and secured by, as shall be determined by the issuing officers, only the realty transfer tax revenues set aside pursuant to this subchapter to pay debt service and to provide reserves, by the proceeds of such revenue bonds, by any reserve fund established for such revenue bonds, by the earnings on such funds and by any credit enhancement obtained by the issuing officers. Such revenue bonds shall not be general obligations of the State and they shall not pledge the full faith and credit of the State. Other than as

provided in this subchapter, such revenue bonds shall not be considered as debt of the State and shall not count against any limitation on the issuance of debt by the State.

(b) Revenue bonds issued pursuant to this subchapter shall be issued pursuant to a resolution adopted unanimously by the issuing officers. Each issuing officer may designate a deputy to represent him as an issuing officer at meetings of the issuing officers with full powers to act and vote on his behalf.

(c) The resolution of the issuing officers authorizing the issuance of bonds may include provisions for the payment and security therefor including from the proceeds of any credit enhancement which the issuing officers may obtain, provisions for entering into a trust agreement or other contractual arrangements with agents in connection with the issuance, sale, security and repayment of the bonds, provisions for the date or dates of the maturity of such bonds (which shall not extend beyond July 1, 2011), provisions for either serial or term bonds, zero fund requirements, if any, due dates of the interest thereon, provisions for the place or places for payment (which may be within or outside the State), the form of bonds (including whether bonds shall be certificated or uncertificated), the denominations and designation of bonds, registration, conversion and transfer privileges, the terms of redemption with or without premium, the date and manner of sale of bonds, which may be at a public or private negotiated sale, provisions for the consolidation of bonds authorized to finance all or a portion of the costs of projects authorized in 1 or more authorization acts, limitations with respect to the interest rate or rates on bonds, provisions for receipt and deposit or investment of the good faith deposit pending delivery of bonds and such other terms and conditions of bonds and or the issuance and sale thereof as the issuing officers may determine to be in the best interests of the State.

(d) All bonds issued pursuant to this subchapter shall recite that they are issued for a purpose or purposes set forth in an authorization act and that they are issued pursuant to the Constitution and laws of the State. Upon the sale and delivery of any such bonds against payments, such recitals shall be conclusive as to the right, power and authority of the State to issue such bonds and of the legality, validity and enforceability of the obligation of the State to any principal of and interest on such bonds from the revenues and other sources pledged therefor. The legality, validity and enforceability of such bonds containing such recitals shall never be questioned in any court of law or equity by the State or any person after issuance, execution and delivery against payment of such bonds. All such bonds are hereby declared to have all the qualities and incidents of negotiable instruments under the commercial code of the State.

(e) All bonds issued pursuant to this subchapter, other than uncertificated obligations, shall be executed on behalf of the State by the issuing officers and shall bear the impression, or a facsimile, of the Great Seal of the State. All the signatures of the issuing officers may be engraved, printed or stamped on such bonds notwithstanding any other law to the contrary but no such signatures nor the impression or a facsimile of the Great Seal need appear on an uncertificated obligation. In case any officer whose signature or a facsimile of whose signature shall appear on any bonds shall cease to be such officer before the delivery of such obligations, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes as if he had remained in office until such delivery.

(f) All bonds issued pursuant to this subchapter and the interest thereon shall be exempt from income taxation by the State or any political subdivision thereof.

(g) The issuing officers may, by resolution, direct the State Treasurer to contract, in such manner as the issuing officers shall prescribe, with a banking or other institution to act as:

(1) Registration agent for bonds issued pursuant to this subchapter;

(2) Recording agent to provide a permanent record of all such bonds which shall have been paid or redeemed; and

(3) Cancellation agent to cancel all such bonds which shall have been paid or redeemed.

The State Treasurer may, at the direction of the issuing officers, contract with such institution for related services. Any such contract shall provide that the agent shall be responsible to the State for the faithful and safe conduct of the services to be performed by it as registration agent, recording agent or cancellation agent, or services related thereto,

for the fidelity and integrity of the officers and agents of such contracting institution performing the duties of a registration agent, recording agent or cancellation agent, or services related thereto, and for all loss or damage which may result from any failure of such officers or agents to discharge their duties and for any improper or incorrect discharge of their duties, and shall save the State free and harmless from any and all loss or damage occasioned by or incurred in the performance of such services. Such contract may be terminated by the State Treasurer at any time, if so directed by the issuing officers. Any such contract shall be filed in the office of the State Treasurer as a public record.

(h) The State Treasurer may issue a replacement bond to replace unmatured bonds issued pursuant to this section, which have been lost, stolen, mutilated or destroyed upon receipt of:

(1) Satisfactory proof:

a. Of ownership; and
b. Of loss or destruction, or, in the case of a mutilated or destroyed bond, the mutilated or destroyed bond.

(2) Adequate security to indemnify the State and the bank or banks at which the bond is payable against any loss that may be suffered by them on account of the issuance of such replaced obligation; and

(3) Payment of the cost of preparation of the replacement obligation. Any replacement bond shall be of the same form and tenor as that originally issued, shall be executed by the manual or facsimile signature of the officers in office at the time of the replacement and shall bear an impression or reproduction of the Great Seal of the State or a facsimile thereof. A replacement bond shall be signed by the manual signature of the State Treasurer. There shall be endorsed on the replacement bond a statement in substantially the following form:

"This bond has been reissued to replace a (lost, stolen, mutilated or destroyed) bond."

(I) Bonds issued pursuant to this subchapter are securities in which any officer of the State, any officers of the political subdivisions, administrative departments, boards and commissions of the State, all banks, bankers, savings banks, trust companies, savings and loan associations, investment companies and other persons carrying on a banking business, all insurance companies, insurance associations and other persons carrying on an insurance business and all administrators, executors, guardians, trustees and other fiduciaries, and all other persons whatsoever who may be authorized to invest in bonds of the State, may properly and legally invest any funds, including capital belonging to them or within their control. Such bonds are securities which may properly and legally be deposited with and received by any officer of the State, or an officer of any political subdivision or agency of the State, for any purpose for which the deposit of bonds of the State may be authorized by law.

(j) It is the intent of the General Assembly that \$50,000,000 of revenue bonds shall be issued for the purposes of this subchapter provided that the total aggregate principal amount of bonds which may be issued pursuant to this subchapter may not exceed \$50,000,000 and the total aggregate principal amount of such bonds which may be issued in any 2 consecutive fiscal years of the State may not exceed \$14,000,000. In addition the total amount of debt service payments in any fiscal year with respect to all bonds issued pursuant to this subchapter and outstanding at any one time may not exceed 20% of the base amount.

(k) The issuing officers may authorize and issue bonds under this subchapter to refund bonds issued under this subchapter and to provide for the transaction costs related thereto. Such refunding bonds shall be issued pursuant to the procedures set forth in this subchapter and shall be subject to the terms hereof except that:

(1) The approval of the General Assembly shall not be required if the present value of the aggregate principal and interest payments on the refunding bonds are less than the present value of the aggregate principal and interest payments on the bonds to be refunded determined by discounting at the effective interest rate on the refunding bonds using the internal rate of return;

(2) Refunding bonds may be issued in the principal amount which exceeds the principal amount of the bonds to be refunded, so long as the present value of the aggregate principal and interest payments of the refunding bonds is less than the present value of the aggregate principal and interest payments on the bonds to be refunded;

(3) Refunding bonds shall not be subject to or counted against the \$50,000,000 or the \$14,000,000 limits in subsection (j) of this section; and

(4) No refunding bonds may be issued unless all or a portion of the proceeds of the refunding bonds are deposited irrevocably in an escrow account pledged to pay, and are sufficient together with any other available assets in such account to meet the payment when due, of the principal, premium (if any) and interest on the bonds to be refunded and the funds in said escrow account must be invested in obligations described in § 7423(b) of Title 29.

(I) This chapter provides authorization and procedures for the issuance of bonds for the purposes of this subchapter, in addition to and not in limitation of, issuing authority contained in any other provision of law. Bonds may be authorized and issued pursuant to this subchapter without regard to limitations or procedures provided in any other provision of law. (67 Del. Laws, c. 336, § 2.)

§5425 PAYMENT OF TAX RECEIPTS TO CONSERVATION TRUST FUND

All taxes received under this chapter, net of any commission and expenses paid pursuant to § 5406 of this title, and net of any refunds and interest paid under § 5413 of this title, shall be any refunds and interest paid under § 5413 of this title, shall be deposited in the Revenue Account of the Conservation Trust Fund established under this subchapter and applied for the purposes specified herein. The State shall not reduce the rate of tax imposed under § 5402 of this title nor shall it expand any exemptions from such tax so long as there are outstanding any revenue bonds issued pursuant to this Subchapter, except as may otherwise be provided by agreement with the holders of such bonds. (67 Del. Laws, c. 336, § 2.)

CHAPTER 69 CONSERVATION AND PRESERVATION EASEMENTS

§6901 DEFINITIONS.

(a) "Conservation easement" means a limitation stated in the form of a restriction, easement, covenant or condition, in any deed or other instrument executed by or on behalf of the owner of the land described therein, where the purpose is to retain land or water areas predominantly in their natural, scenic, recreational or open condition or in agricultural, farming, forest or open space use. Such easement may restrict, but not be limited to, the following:

(1) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on, above or under the ground.

(2) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials.

(3) Removal or destruction of trees, shrubs or other vegetation except as may be necessary for the control of disease, pest or insect infestations or the like.

(4) Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to substantially or adversely affect or alter the surface or topography of the area except for archeological digs on excavations authorized by the Division of Historical and Cultural Affairs.

(5) Surface use except for agriculture, forestry or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition.

(6) Activities adversely affecting drainage, flood control, water conservation, erosion control or soil conservation.

(7) Activities adversely affecting the fish and wildlife habitat.

(8) Other acts or uses adversely affecting the preservation of water or land areas or the improvements of appurtenances thereto.

(b) "Preservation easement" means a limitation stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of land where the purpose of the easement is to preserve a structure or site historically significant for its architecture, archeology or associations. Such easement may include, but not be limited to, the following restrictions:

- (1) Alteration in exterior or interior features of the structure.
- (2) Changes in appearance or condition of the site.
- (3) Uses not historically appropriate.
- (4) Other acts or uses detrimental to appropriate preservation of the structure or site.

(c) No easement shall restrict or abridge the activities of the State relating to mosquito control or similar activities, or the rights of any present or future fee simple owner from permitting or denying the use of the land for hunting, fishing or other recreational purposes. (61 Del. Laws, c. 476, § 1; 64 Del. Laws, c. 361, § 2.)

§6902 ENFORCEABILITY

No conservation easement or preservation easement held by any governmental body or by a charitable corporation or trust whose purposes include conservation of land and no preservation easement held by any governmental body or by a charitable corporation or trust whose purposes include preservation of buildings or sites of historical significance shall be unenforceable on account of lack of privity of estate or contract or lack of benefit to particular land or on account of the benefit being assignable or being assigned to any other governmental body or to any charitable corporation or trust with like purposes. Where the easement is not granted for the benefit of any dominant tract of land, it shall be enforceable against the servient land, both at law and in equity, as an easement in gross, and as such it shall be inheritable and assignable. Such easements may be enforced by injunction or proceeding in equity and shall entitle representatives of the holder of it to enter the real property in a reasonable manner and at reasonable times to assure compliance. (61 Del. Laws, c. 476, § 1; 64 Del. Laws, c. 361, § 2.)

§6903 CONVEYANCE

Such conservation and preservation easements are valuable interests in real property and may be acquired by any governmental body or any charitable corporation or trust which has the power to acquire interests in land in the same manner as it may acquire other interests in land. All such easements shall be duly recorded and indexed in the registry of deeds for the county where the real property lies so as to affect its title, in the manner of other conveyances of interests in real property, and shall describe the real property subject to said easement by adequate legal description or by reference to a recorded plan showing its boundaries. Such easements may be released, in whole or in part, by the holder for such consideration, if any, as the holder may determine, in the same manner as the holder may dispose of real property or other interests in real property, subject to such conditions as may have been imposed at the time of creation of the easement or consistent with the requirements of specific future public uses, including, but not limited to, roads and utilities, unforeseen when the easement was created. (61 Del. Laws, c. 476, § 1; 64 Del. Laws, c. 361, § 2.)

§6904 ACCEPTANCE

No governmental body, charitable corporation or trust shall acquire or hold a conservation or preservation easement until the same shall have been accepted by the secretary or director of the agency or department receiving the easement or having jurisdiction over the subject matter of the easement who shall execute a written certificate of acceptance to be attached to the said easement and the said easement shall have been recorded in the county wherein the property is situate. In accepting a conservation or

preservation easement, the secretary or director shall certify on the document to be recorded that the proposed easement is an appropriate use of the land subject to the proposed easement which will not conflict with surrounding land uses, and complies with state policies relating to conservation of state resources. (61 Del. Laws, c. 476, § 1; 64 Del. Laws, c. 361, § 2.)

§6905 EMINENT DOMAIN

Nothing contained in this chapter is intended to restrict, restrain or hold in abeyance any agency with powers of eminent domain in their exercising that power. (61 Del. Laws, c. 476, § 1; 64 Del. Laws, c. 361, § 2.)

§ 6906 SHORT TITLE

This chapter may be known, styled or referred to as the "Conservation and Preservation Easement Act of 1978." (64 Del. Laws, c. 361, § 3.)

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Agency Representation Intergovernmental Working Group

Department of Natural Resources and Environmental Control
Division of Parks and Recreation
Division of Fish and Wildlife
Division of Water Resources

Department of Agriculture
Division of Resource Management

Department of State
Division of Historical and Cultural Affairs

Department of Transportation
Division of Highways

Department of Administrative Services
Division of Facilities Management

Delaware Economic Development Office

New Castle County
Department of Planning
Department of Parks and Recreation

Kent County
Department of Planning
Department of Parks and Recreation

Sussex County
Department of Planning

PROJECT SUMMARY

GENERAL PROPERTY INFORMATION

Property:	_____	Resource Area:	_____
Tax Map:	_____	Owner:	_____
	_____		_____
Agency	_____		_____
	_____		_____
Location:	_____		

LPO Rating	_____		

APPRAISAL DATA

Appraiser:	_____
Date of Appraisal:	_____
Appraised Value:	_____
Per Acre Value:	_____
Uplands*:	_____
Wetlands*:	_____
Improvements*:	_____

*Data provided if available/applicable

ACREAGE DATA

Total Acreage:	_____	acres
Uplands:	_____	acres
Wetlands:	_____	acres
Woodlands:	_____	acres
Improvements	_____	

ACQUISITION DATA

Full Fair Market Purchase:	_____	Bargain Sale	_____	Donation:	_____
Endowment:	_____	Trust:	_____		
Contract Price:	_____	Price/Acre:	_____		

COMMENTS

Comprehensive Land Use Plan:

Transportation Plan:

Special Agency Concerns:

LESA Score: _____

OPEN SPACE RATING CRITERIA

PROPERTY RESOURCE AREA _____

ATTRIBUTES	OUTSTANDING 6	SIGNIFICANT 4	AVERAGE 2	INSIGNIFICANT OR NO ANSWER 0	SOURCE/ DATE	COMMENTS	POINTS
PLANTS (1)	SPECIES OF FEDERAL CONCERN	5 SPECIES OF STATE CONCERN	<5 SPECIES OF STATE CONCERN				
ANIMALS (1)	SPECIES OF FEDERAL CONCERN	SPECIES OF STATE CONCERN S1	SPECIES OF STATE CONCERN S2, S3	S4, S5			
TIDAL WETLANDS (2)	7+ FUNCTIONS	5 FUNCTIONS	3 FUNCTIONS	LESS THAN 3 FUNCTIONS			
NONTIDAL WETLANDS (2)	7+ FUNCTIONS	5 FUNCTIONS	3 FUNCTIONS	LESS THAN 3 FUNCTIONS			
RIPARIAN HABITAT	PRISTINE	SOME DISTURBANCE	MODERATELY DISTURBED	SUBSTANTIALLY DISTURBED			
WATER RECHARGE	DEFINED AREA UNALTERED	DEFINED AREA ALTERED	DEFINED AREA BUFFER				
GEOLOGIC	UNIQUE FEATURES	UNCOMMON FEATURES	COMMON FEATURES				
CULTURAL/HISTORIC	LISTED OR ELIGIBLE FOR NATIONAL REGISTER	POTENTIAL NATIONAL REGISTER LISTING	SOME HISTORIC OR CULTURAL INTEREST				
FOREST	OLD GROWTH	MATURE	IMMATURE	CUTOVER			
NATURAL COMMUNITIES (3)	B1, B2	B3	B4, B5	UNRANKED			
RESEARCH SCIENCE & EDUCATIONAL (4)	4+ VALUES	3	2	1 OR 0			
UNUSUAL CONSERVATION INTEREST	CONTINENTAL HEMISPHERIC	NATIONAL	REGIONAL	STATE			
PROXIMITY TO STATE RESOURCE AREAS	ENTIRELY WITHIN SRA	PARTLY WITHIN SRA	ADJACENT TO SRA				
PROXIMITY TO EXISTING REC./ CULTURAL LANDS	NECESSARY TO USE OF EXISTING LANDS	ADJACENT TO EXISTING LANDS	WITHIN DEFINED TAKE LINE				
SUFFICIENCY TO PROTECT PRIMARY RESOURCES	SELF-SUFFICIENT	MAJOR PORTION OF PRIMARY RESOURCE PROT.	CONTRIBUTES TO RESOURCE PROT.				
PUBLIC ACCESS	ACCESS EXIST NO IMPROVEMENTS NECESSARY	ACCESS EXIST BUT IMPROVEMENTS REQUIRED	POOR ACCESS	NO ACCESS			
SIZE OF PROPERTY	200 ACRES	100 ACRES	25 ACRES	LESS THAN 25 ACRES			
RECREATIONAL DEVELOPMENT	DIVERSE ACTIVITIES POSSIBLE	LIMITED ACTIVITIES POSSIBLE	SINGLE USE				
PASSIVE RECREATION	DIVERSE ACTIVITIES POSSIBLE	LIMITED ACTIVITIES POSSIBLE	SINGLE USE				
WATER-BASED RECREATION	DIVERSE ACTIVITIES POSSIBLE	LIMITED ACTIVITIES POSSIBLE	SINGLE USE				
						TOTAL POINTS	

Open Space Inventory

May 1, 1996

RESOURCE AREA	NAME	COUNTY	DATE	OPEN MONEY	OTHER MONEY	TOTAL MONEY	TOTAL ACRES
BRANDYWINE CREEK							
	WOODLAWN TRUSTEES - ST. JOE PAPER	N	3/5/1992	900000.00	0.00	900000.00	45.6
	489 PARTNERSHIP - ROCKLAND MILLS	N	12/15/1993	900000.00	0.00	900000.00	18.86
	WOODLAWN TRUSTEES - CARNEY FARM	N	12/29/1994	0.00	0.00	0.00	11.1648
				\$1,800,000.00	\$0.00	\$1,800,000.00	75.6248
WHITE CLAY CREEK							
	CROSS	N	3/16/1993	644240.00	0.00	644240.00	24.7516
	DUPONT TRUST - SF2	N	2/7/1994	3451500.00	0.00	3451500.00	93.877
	DUPONT COMPANY LOUVIERS	N	12/15/1995	3450000.00	0.00	3450000.00	441.58
	DUPONT, JR., S.H.-I	N	12/22/1995	0.00	0.00	0.00	1.187
	DUPONT, JR., S.H.-II	N	1/16/1996	4700000.00	0.00	4700000.00	190.814
	DUPONT TRUST 1 & 4	N	12/28/1988	2339531.62	7358428.38	9697960.00	157.70
	DUPONT TRUST 2 & 5	N	8/26/1992	1533218.77	103531.23	1636750.00	163.675
				\$16,118,490.39	\$7,461,959.61	\$23,580,450.00	1073.5846
CHRISTINA RIVER							
	DAYETT MILLS	N	1/16/1996	530000.00	0.00	530000.00	31.96
				\$530,000.00	0.00	\$530,000.00	31.96
UPPER DELAWARE RIVER							
	CAUFFIEL	N	6/15/1993	2380000.00	420000.00	2800000.00	41.155
	ASH	N	7/29/1993	2000000.00	0.00	2000000.00	39.9529
	DELMARVA CAPITAL - RIVERSEDGE ESTATES	N	9/1/1995	0.00	0.00	0.00	29.234
	MT. PLEASANT CHURCH	N	4/16/1996	300000.00	0.00	300000.00	1.1828
				\$4,680,000.00	\$420,000.00	\$5,100,000.00	111.5247
CHESAPEAKE & DELAWARE CANAL							
	PORT PENN MUSEUM	N	11/2/1990	0.00	0.00	0.00	0.38
	SCARAN	N	6/30/1994	399000.00	0.00	399000.00	14.0208
	WARREN	N	7/14/1994	390000.00	0.00	390000.00	100.00
	108 INC. - FINNEGAN	N	9/15/1994	860000.00	0.00	860000.00	137.96
	HUBBS	N	12/4/1995	125000.00	0.00	125000.00	2.31
	MOHR & DUGAN	N	12/4/1995	20000.00	0.00	20000.00	0.2066
				\$1,794,000.00	\$0.00	\$1,794,000.00	254.8774
LOWER DELAWARE RIVER							
	ROCKS & READING L.P. / HART	N	1/6/1995	650000.00	0.00	650000.00	925.52
	ARTEMIS CLUB	N	1/22/1996	924026.00	0.00	924026.00	900.45
	C & T FARMS	N	2/1/1996	400000.00	25000.00	425000.00	283.46
				\$1,974,026.00	\$25,000.00	\$1,999,026.00	2109.43
BLACKBIRD							
	SHAFFNER et al	N	8/11/1992	351743.69	48256.31	400000.00	272.1171
	PETERS I	N	2/8/1993	225000.00	0.00	225000.00	198.9395
	PETERS II	N	7/27/1993	686500.00	0.00	686500.00	296.9699
	WRIGHT	N	10/20/1993	233218.29	0.00	233218.29	176.0138
	KOLAKOWSKI	K	11/16/1994	397032.51	0.00	397032.51	189.0631
	MEYER/STRINGER	K	8/8/1995	425116.23	0.00	425116.23	184.0328
				\$2,318,610.72	\$48,256.31	\$2,366,867.03	1317.1362
ST. JONES RIVER							
	WILSON-SLAUGHTER FARM	K	11/25/1991	446516.00	0.00	0.00	343.80
	WILSON-WILSON FARM	K	4/7/1992	134523.00	0.00	0.00	87.5
				\$581,039.00	\$0.00	\$0.00	431.3

CENTRAL KENT							
DEMARIE	K	3/31/1993	94300.00	0.00	94300.00	106.9443	
KERSEY I	K	7/19/1995	79339.52	0.00	79339.52	68.8992	
KERSEY II	K	7/19/1995	0.00	0.00	0.00	20.5	
			\$173,639.52	\$0.00	\$173,639.52	196.3435	
UPPER MURDERKILL RIVER							
HILL	K	2/4/1992	227614.10	0.00	227614.10	65.0326	
MEYERS	K	5/26/1993	468180.00	0.00	468180.00	118.321	
VANSANT	K	1/31/1990	66745.70	72869.30	139615.00	39.89	
			\$762,539.80	\$72,869.30	\$835,409.10	223.2436	
MILFORD NECK							
WILKERSON	S	9/3/1991	0.00	0.00	0.00	0.91	
MULLER	K	8/9/1995	250000.00	115000.00	365000.00	1559.432	
COVERDALE	K	1/29/1996	232724.13	0.00	232724.13	150.1446	
			\$482,724.13	\$115,000.00	\$597,724.13	1710.4866	
PRIME HOOK							
WHEATLEY MARVEL DEV. CORP.	S	12/31/1991	0.00	0.00	0.00	10.906	
GEIGER	S	4/9/1992	42000.00	0.00	42000.00	62.07	
EMORY	S	7/12/1993	0.00	0.00	0.00	2.62	
			\$42,000.00	\$0.00	\$42,000.00	75.596	
CAPE HENLOPEN							
LEWES & REHOBOTH CANAL	S	11/30/1993	0.00	0.00	0.00	618.51	
HERSHBERGER	S	1/25/1994	4200.00	0.00	4200.00	7.2151	
			\$4,200.00	\$0.00	\$4,200.00	625.7251	
INLAND BAYS							
ASSAWOMAN CANAL	S	8/15/1990	0.00	0.00	0.00	98.37	
RASKAUSKAS/ECR	S	12/5/1990	0.00	0.00	0.00	4.59	
THOMPSON et al - CONQUEST	S	12/6/1990	0.00	0.00	0.00	29.16	
BURTON	S	11/13/1991	0.00	0.00	0.00	132.40	
OLD INLET TRAILER PARK, L.P.	S	3/20/1992	750000.00	0.00	750000.00	83.26	
CAT HILL, LTD	S	3/24/1992	0.00	0.00	0.00	20.00	
GUDZELAK	S	6/2/1993	67000.00	0.00	67000.00	0.9298	
LIGHTHIPE	S	4/22/1994	0.00	0.00	0.00	15.172	
HAMBLIN	S	1/6/1995	0.00	0.00	0.00	6.874	
POTOMAC MACO L.P. - FRESH POND	S	9/26/1995	3450000.00	0.00	3450000.00	475.05	
BEACH LOANS, L.L.C. - FRESH POND	S	1/12/1996	2900000.00	0.00	2900000.00	100.8	
NEWTON/GUY	S	1/12/1996	340000.00	0.00	340000.00	26.213	
BANKS	S	1/25/1996	620000.00	0.00	620000.00	116.35	
PINEY POINT, INC.	S	2/28/1996	950000.00	0.00	950000.00	258.53	
THE NATURE CONSERVANCY - SHORT	S	4/22/1996	45000.00	0.00	45000.00	106.79	
TIMMONS / KAUFFMAN / MUMFORD	S	7/17/1990	3058278.24	941721.76	4000000.00	118.16	
			\$12,180,278.24	\$941,721.76	\$13,122,000.00	1592.6488	
ELLEDALE/REDDEN							
DENTON CAROLINA CORP	S	1/6/1993	38810.00	0.00	38810.00	38.5465	
DOWNS	S	6/2/1993	118800.00	0.00	118800.00	120	
WELCH	S	2/17/1994	25500.00	0.00	25500.00	30.02	
BETTS/DONOVAN/WEBB	S	11/28/1994	10000.00	0.00	10000.00	20.93	
HOPKINS	S	9/26/1995	36800.00	0.00	36800.00	36.8376	
			\$229,910.00	\$0.00	\$229,910.00	246.3341	
NANTICOKE RIVER							
RUTH HARBOR, LTD	S	12/13/1990	0.00	0.00	0.00	14.9	
GUM	S	12/29/1991	285963.00	228837.00	514800.00	257.5279	
PHILLIPS et al	S	2/6/1992	70182.00	56163.00	126345.00	84.23	
CONSERVATION FUND - DIGGY	S	12/20/1994	0.00	0.00	0.00	108.72	
HURLEY	S	12/23/1994	0.00	0.00	0.00	32.15	
HORN	S	1/25/1996	450000.00	0.00	450000.00	23.13	
			\$806,145.00	\$285,000.00	\$1,091,145.00	520.6579	
JAMES BRANCH							
WARRINGTON - RACCOON POND	S	8/25/1993	225000.00	100000.00	325000.00	293.382	
DELAWARE WILD LANDS, INC.	S	7/29/1994	449000.00	0.00	449000.00	847.84	
			\$674,000.00	\$100,000.00	\$774,000.00	1141.2226	
STAND ALONE							
FLINT WOODS	N	12/29/1994	1350000.00	0.00	1350000.00	137.715	
PARKER	K	6/14/1994	93781.88	0.00	93781.88	75.0255	
TRICE	K	3/9/1995	268000.00	0.00	268000.00	267.816	
VILLAGE BUILDERS, INC.	K	3/1/1993	0.00	0.00	0.00	8.0607	
COUNTRY ACRES MAINTENANCE CORP.	N	9/1/1993	0.00	0.00	0.00	1.0206	
CONSERVATION FUND - WOODEN HAWK	S	12/20/1994	0.00	0.00	0.00	110.19	
WHEATLEY/ADAMS	S	6/30/1995	0.00	0.00	0.00	1.74	
			\$1,711,781.88	\$0.00	\$1,711,781.88	601.5678	
Grand Total			\$46,863,384.68	\$9,469,806.98	\$55,752,152.66	12,339.2637	



The Department of Natural Resources & Environmental Control is an equal opportunity employer. No person or group shall be excluded from participation, denied any benefits, or subjected to discrimination on the basis of race, color, national origin or handicap.

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