

From: "Rosebrooks, Beth (DeIDOT)" <Beth.Rosebrooks@delaware.gov>  
To: "McCleary, Robert (DeIDOT)" <Robert.McCleary@delaware.gov>  
Date: 3/7/2019 8:08:30 AM  
Subject: Frederica Property

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This e-mail chain is just one example of how things went for about six months straight. There were times that I was writing him e-mails at 9:00 at night just to stay ahead of things.

**\*\*Please be aware, as of 1/26/2019 my e-mail address is [beth.rosebrooks@delaware.gov](mailto:beth.rosebrooks@delaware.gov) \*\***  
**Please change your records accordingly. Thank you.**

*Beth Rosebrooks, Land Services Manager  
DeIDOT/DOTS/ROW  
P.O. Box 778  
800 Bay Road  
Dover, DE 19903  
302-760-2757*

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From: John W. Paradee [mailto:[john@bmbde.com](mailto:john@bmbde.com)]  
Sent: Tuesday, August 07, 2018 10:47 AM  
To: Rosebrooks, Beth (DeIDOT)  
Cc: Eaby, Brad (DeIDOT) ; Feaster, Ken (DeIDOT) ; Cox, Darlene (DeIDOT)  
Subject: Re: Attached Image

Thank you VERY MUCH, Beth. I will look forward to hearing more toward the end of this week. Best regards.

Sent from my iPhone

On Aug 7, 2018, at 9:35 AM, Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)> wrote:

I don't want to speak out of line, so I will defer your direct question regarding the Declaration of Restrictions to Ken or Brad.

I can however, let you know that our goal is to not only conserve any pre-historic artifacts that could be in that area, but also not be the wall that stands in the way of the obvious need for commercial development in that area. There will be a balance. We won't know for sure exactly what the needs are from the Environmental folks and how they relate to the use of the larger of the two properties until we get all of the comments and recommendations back. The process that normally takes 30 days has been shaved back to just over a week by Sec. Cohan. We will know something for sure by the end of the week if not sooner. You have my word.

*Beth Rosebrooks, Land Services Manager  
DeIDOT/DOTS/ROW  
P.O. Box 778  
800 Bay Road  
Dover, DE 19903  
302-760-2757*

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From: John W. Paradee [<mailto:john@bmbde.com>]  
Sent: Monday, August 06, 2018 10:32 PM  
To: Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)>  
Cc: Eaby, Brad (DeIDOT) <[Brad.Eaby@state.de.us](mailto:Brad.Eaby@state.de.us)>; Feaster, Ken (DeIDOT) <[Ken.Feaster@state.de.us](mailto:Ken.Feaster@state.de.us)>; Cox, Darlene (DeIDOT) <[Darlene.Cox@state.de.us](mailto:Darlene.Cox@state.de.us)>  
Subject: Re: Attached Image

Thank you very much for your message, Beth. I greatly appreciate the update. My purpose in reaching out was primarily to ascertain the status of the Department's review of the conservation easement declaration you found. It seems obvious to me that the declaration applies only to the .10 acre portion of Parcel #2 referenced in the document and shown in the exhibit thereto, and I am curious (a) whether Brad agrees, and (b) what the consequences of any conclusion (either way) might be. Can you or Brad shed some light on this question?

4/7/2020

Thanks very much for your courtesy, time, and hustle!  
Best regards.

Sent from my iPhone

On Aug 6, 2018, at 9:32 PM, Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)> wrote:

Good Evening John,

The process has been steadily moving forward. The package is being circulated through the department for approval. Trust me when I say this is going fast. Normally at this point in the process, we would have been working on this for a month. I have been in constant communication with Sec. Cohan, so she is aware of our pace. Unfortunately, we still have procedures that can't be skipped, but we are flying through them. I know that doesn't tell you much. We can still talk if you like, but I am not sure if things can move any quicker.

Beth

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From: John W. Paradee <[john@bmbde.com](mailto:john@bmbde.com)>  
Sent: Monday, August 6, 2018 8:29:08 PM  
To: Eaby, Brad (DeIDOT); Rosebrooks, Beth (DeIDOT)  
Cc: Feaster, Ken (DeIDOT); Cox, Darlene (DeIDOT)  
Subject: RE: Attached Image

Brad & Beth:

It has been more than a week, and this matter is extremely time-sensitive. I am out of the office tomorrow (Tuesday) and Wednesday, but can we please schedule a time for a brief conference call on Thursday of this week, in an effort to move this matter forward?

Thanks very much, and best regards.

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From: Eaby, Brad (DeIDOT) [<mailto:Brad.Eaby@state.de.us>]  
Sent: Thursday, July 26, 2018 11:42 AM  
To: John W. Paradee; Rosebrooks, Beth (DeIDOT)  
Cc: Feaster, Ken (DeIDOT)  
Subject: RE: Attached Image

John,

DeIDOT is reviewing the matter and will be in touch soon.

Sincerely,

**Brad Eaby**

Bradley S. Eaby, Esq.  
Deputy Attorney General for DeIDOT  
Department of Transportation  
800 South Bay Road  
Dover, DE 19901  
[Brad.Eaby@state.de.us](mailto:Brad.Eaby@state.de.us)  
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From: John W. Paradee [<mailto:john@bmbde.com>]

Sent: Thursday, July 26, 2018 10:20 AM

To: Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)>

Cc: Eaby, Brad (DeIDOT) <[Brad.Eaby@state.de.us](mailto:Brad.Eaby@state.de.us)>; Feaster, Ken (DeIDOT) <[Ken.Feaster@state.de.us](mailto:Ken.Feaster@state.de.us)>

Subject: Re: Attached Image

Thanks for including me in the discussion, Beth. I am tied up most of today, but would make myself available to discuss with Brad at his convenience. Let me know what day or time might work for you, Brad. Thanks very much to all.

Sent from my iPhone

On Jul 26, 2018, at 8:51 AM, Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)> wrote:

Gentlemen,

Could I get your take on the attached restriction? I am under some pressure from the Secretary to dispose of this property as well as one adjacent to it. In our research we came across the restriction. I immediately put on the brakes when I saw SHPO. John Paradee and some business partners are looking at purchasing the lands for commercial use as they own adjacent parcels with road frontage to the West. John feels that the document only applies to the specific area of about .10 acres near the Right of Way on Bay Road. I want to make sure that the document doesn't apply to the entire property. I am going to try and find both exhibits that the document mentions since the one in my file only had the one.

I have copied John in since I just got off of the phone with him and he can certainly chime in with any comments or questions in a Lawyer to Lawyer conversation.

I appreciate your time on this.

Beth

*Beth Rosebrooks, Land Services Manager*

*DeIDOT/DOTS/ROW*

*P.O. Box 778*

*800 Bay Road*

*Dover, DE 19903*

*302-760-2757*

From: [dot.canonscanner@state.de.us](mailto:dot.canonscanner@state.de.us) [<mailto:dot.canonscanner@state.de.us>]

Sent: Thursday, July 26, 2018 8:02 AM

To: Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)>

Subject: Attached Image