

From: "John W. Paradee" <[john@bmbde.com](mailto:john@bmbde.com)>  
To: "Rosebrooks, Beth (DeIDOT)" <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)>  
Date: 8/15/2018 3:34:04 PM  
Subject: Re: residual parcels owned by DeIDOT  
Attachments: [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.jpg](#)  
[image005.jpg](#)

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Thanks very much, Beth. Please go home and relax! Then LMK how your follow up conversation with Mr. Patel goes (and otherwise keep me posted). Thanks again, and best regards.

Sent from my iPhone

On Aug 15, 2018, at 3:26 PM, Rosebrooks, Beth (DeIDOT) <[Beth.Rosebrooks@state.de.us](mailto:Beth.Rosebrooks@state.de.us)> wrote:

Good Afternoon,

Soooo, I just got off of the phone with Mr. Patel. He basically has four options. None of them are what he is going to want to hear.... I don't think.

1. He can be granted a "field entrance" that will allow him to continue using the property as it is today with the billboards and basically just drive up through the Right of Way. (This might actually satisfy him in the short term)
2. He can build a house and be granted a residential entrance, but then he loses his billboards. (He is too smart to go for this one)
3. He can work out something with you for a cross access agreement, but you may not want it to be for something with a large amount of trips such as a McDonalds or some other small food franchise that would be willing to go there. That is actually a suggested option in our Corridor Capacity program manual. "encourage neighbors to work together". (I think if you told him he could get access through your lands, he would sign a letter saying he has no interest in bidding).
4. Sell it to you after you purchase the DeIDOT parcels, if that is what happens. (I should just look at a magic 8 ball at this point)

I haven't told him any of these yet. But, the only other viable option is that he gets a development plan for commercial use and submit it to the Department for commercial access approval. He would be denied and then the Department will have to purchase the property for Corridor Preservation. If that were to happen, you would (more than likely) eventually want to buy it from us, and let's face it, that would land us all in the newspaper. This is an option that we want to avoid, and I am not going to even mention it.

He was very nice and actually had been holding onto this land in hopes of developing it because he has known about the soccer fields for a long time. He did say that he was leaning towards not having any interest in purchasing our excess lands, especially after verifying that he would never be granted a commercial access through them. So, that is a good thing.

I am not going to call him tonight. I am going to go home since I am basically already off now anyway. I will call him tomorrow and share these options. I just wanted to share what I had learned since you were nice enough to give me the heads up. I really appreciate it.

Have a good evening.

Beth

*Beth Rosebrooks, Land Services Manager*

*DeIDOT/DOTS/ROW*

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From: John W. Paradee [<mailto:john@bmbde.com>]

Sent: Tuesday, August 14, 2018 4:11 PM

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

Subject: residual parcels owned by DeIDOT

Just a heads up I spoke to Mr. Patel moments ago, and told him everything you told me. He is going to call you to review/discuss/confirm his options.

The developer of the Waters Edge Subdivision has no interest in the parcels, and will be signing a letter to that effect tomorrow.

Thanks.

**John W. Paradee, Esq.**

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