

Raymond C. Buchta III
[REDACTED]
Wilmington, DE 19803
302-[REDACTED] - ray@ddvf.com

May 13, 2014

Court on the Judiciary
Margaret L. Naylor, Esquire
Supreme Court of Delaware
34 The Circle
P.O. Box 369
Georgetown, DE 19947

RE: Judicial Complaint: Vice Chancellor J. Travis Laster.
Staffieri v. Henry Black, et al - No. 7439-VCL

Dear Ms. Naylor:

It has come to my attention that Vice Chancellor J. Travis Laster ("VCL") owns an investment property at 101 Murphy Road via DELAWARMTH LLC and GHART Holdings LLC (see Exhibit A). This property is one of six residential rental properties that VCL managed LLCs hold (see Exhibit B).

I was a defendant in the above case (No. 7439-VCL) personally and as a member of Blackball Properties LLC that owns 1703 Concord Pike (one of the properties involved in the easement case). My co-defendants and in-laws, Henry Black and Mary Lou Black, own 1709 Concord Pike.

According the New Castle County mapping system, 101 Murphy Road is located approximately 661 feet from 1709 Concord Pike (see Exhibit C).

I believe any reasonable person would question why a judge would hear a case where the disputed property is less than 1,000 feet from his. Especially a neighbor dispute that was dubbed a "Parking Feud" by the local media before the case was even filed (News Journal 12/23/2011, Page A1).

It is quite possible that VCL did a factual investigation of the area on his own and/or was exposed to secondhand reports (media, tenants, neighbors, family members, friends) about the situation, rather than relying on the evidence presented at trial.

VCL should have recused himself. Or at least disclosed the potential conflict as per Rule 2.11(C) of the *Delaware Judges' Code of Conduct*. I would have not agreed to allow VCL to participate if I knew he had an economic interest in such close proximity to our properties.

This lawsuit arose due to the change of use of 1707 Concord Pike from office to auto detailing. It is not unreasonable to believe that VCL could believe the new use (or the use of our properties) would increase or decrease the value of his investment property at 101 Murphy Road. Perhaps one of his tenants patronized or was employed by the new business. Perhaps he felt he might have trouble attracting new tenants or getting a higher monthly rent. These very possible outside factors may have influenced his decision.

Opportunity to disclose

At trial VCL disclosed that he lives at [REDACTED] Warwick Drive in Windsor Hills (10/5/2012 Trial Transcript, Page 336). This was after Henry Black testified that he moved to Windsor Hills with his parents in 1956. VCL interrupted questioning and said "I have a little familiarity with the area of Windsor Hills. I live on [REDACTED] Warwick." VCL failed to mention his second house in Windsor Hills at 112 Banbury Drive that his DELAWARMTH LLC purchased in 2011(15 months prior to our trial).

At no point during our litigation did VCL disclose that he owned any investment properties, especially the one within 700 feet of the Concord Pike & Murphy Road intersection.

Financial discrimination

VCL's 8/8/2013 Final Order and Judgment ("Final Order") stated that we used our "superior financial and technological resources to bully, intimidate, and wear down plaintiffs without regard to plaintiffs' legal rights."

At no point were financial resources discussed during the litigation. Neither side submitted financial statements. How could my family be deemed financially superior?

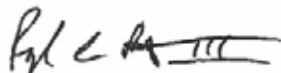
Another front page News Journal article was published on 6/17/2013 (7 weeks prior to the Final Order) where Adria Staffieri (a plaintiff) was quoted as saying "They must all have trust funds over there" - implying we are independently wealthy.

Again, outside factors may have influenced VCL's decision. Perhaps information gathered from the newspaper, tenants, family & friends lead VCL to believe we were financially superior. Even if we were millionaires with cash to burn, our financial status should have no relevance.

In 2013 large 4 by 8 foot signs were erected on our properties to express our free speech. VCL acknowledges in the Final Order that we have the right to exercise our freedom of speech, but does not agree with our "conduct as a whole". It is reasonable to assume that his financial interest in 101 Murphy Road may have played a part in his decision making process.

I respectfully ask the Court to fully investigate this complaint and determine the appropriate course of action. I would expect the Final Order to be vacated until this case can be reheard by a different judge. I can provide any additional documentation you require and can be reached by phone at 302-[REDACTED] or email at ray@ddvf.com.

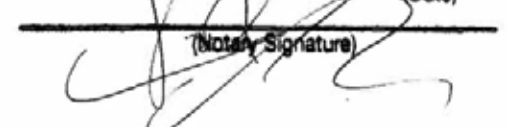
Sincerely,



Raymond C. Buchta III



State of Delaware County of New Castle
Subscribed and sworn before me on 5/13/14
(Date)


(Notary Signature)

Attachments:

- Exhibit A – 2011-13 Financial Disclosure Reports for Vice Chancellor J. Travis Laster via FOIA
- Exhibit B – VCL real estate holdings & County Parcel Information for 101 Murphy Road
- Exhibit C – Map of 101 Murphy Road & 1709 Concord Pike

Cc: Governor Jack Markell, State Senator Catherine Cloutier, State Representative Debra Heffernan

Exhibit A

2011-13 Financial Disclosure Reports for Vice Chancellor J. Travis Laster via FOIA

Ray Buchta

From: Longshore, Jeannette (DOS) <Jeannette.longshore@state.de.us>
Sent: Monday, April 28, 2014 9:09 AM
To: 'ray@ddvf.com'
Cc: Moreau, Deborah (DOS)
Subject: RE: Request for Public Records (FOIA)
Attachments: LasterTravis Financial Disclosure Report for 2013.pdf; LasterTravis Financial Disclosure Report for 2012.pdf; LasterTravis Financial Disclosure Report for 2011.pdf

Dear Mr. Buchta:

Enclosed are the three most current Financial Disclosure Reports for Vice Chancellor Travis Laster.

-----Original Message-----

From: ray@ddvf.com [mailto:ray@ddvf.com]
Sent: Tuesday, April 22, 2014 12:04 PM
To: Longshore, Jeannette (DOS)
Subject: Request for Public Records (FOIA)

Date of request: Tuesday, April 22, 2014

Public Body

To: Jeannette.longshore@state.de.us
Other (if selected):

Requestor

Name: Ray Buchta

Mailing Address

Address1: 1709 Concord Pike
Address2:
Address3:
City: Wilmington State: DE Zip: 19803

Contact

Phone: 302 [REDACTED] Email:

Records Requested

Could you please send me the three (3) most recent annual Financial Disclosure Reports for J. Travis Laster, Vice Chancellor, Delaware Court of Chancery? Thank you!

Contact if cost is greater than

FINANCIAL DISCLOSURE REPORT (29 Del. C. , Chapter 58, Subchapter II)

NAME: J. Travis Laster

BUSINESS ADDRESS: 500 N. King Street, Suite 11400, Wilmington, DE 19801

STATE POSITION: Vice Chancellor, Court of Chancery

Section 1. (See instruction sheet for definitions of underlined terms). Report any legal or equitable ownership in excess of \$5,000 fair market value or from which income of more than \$5,000 was either derived during the preceding calendar year or might reasonably be expected to be derived during the current calendar year, in the following:

(A) Instruments of Ownership: (name, instrument and nature of ownership, e.g., IBM stock, shareholder).

Vanguard Prime Money Market Fund Shares	Shareholder
Vanguard Life Strategy Conservative Growth Fund Shares	Shareholder
Vanguard International Value Fund Shares	Shareholder
Vanguard Inflation Protected Securities Fund Shares	Shareholder
Vanguard Total Bond Market Index Fund Shares	Shareholder
Vanguard Precious Metals and Mining Fund Shares	Shareholder
Vanguard Wellesley Income Fund Shares	Shareholder
Vanguard Age-Based Conservative Growth 529 Fund Shares	Shareholder
Vanguard 529 Income Portfolio Shares	Shareholder
Delaware College Fund Shares	Shareholder
Fidelity Retirement Money Market Portfolio	Shareholder
Fidelity Freedom 2035 Fund	Shareholder
Coxe Commodity Strategy Fund, Class A Shares	Shareholder
iShares S&P TSX Capped Financial ETF	Shareholder
Penn Mint Gold Certificate	Certificate holder
Private 529 Plan Certificates	Certificate holder

(B) Business Enterprise: (name, nature of ownership & any position of management, e.g., JW Foods, partnership, director)

Fourteenth Street LLC (residential rental property)	Sole member (held through GHART Holdings LLC)	Managing member (through GHART Holdings LLC)
Delawarmth LLC (residential rental property)	Same	Same

(C) Professional Organization: (name, address, type of practice (do not identify individual clients), & any position of management, e.g., ABC Law Firm, 123 Public Rd., Dover, DE, legal services, partner)

(D) Any of the preceding which are constructively controlled. (e.g., ABC Mutual funds, trustee for minor child).

Private College 529 Plan Certificates	Trustee for minor children
Vanguard Age-Based Conservative Growth 529 Fund Shares	Trustee for minor child
Vanguard Wellesley Income Fund Shares	Spouse is trustee for minor children
Vanguard 529 Income Portfolio Shares	Spouse is trustee for minor child
Delaware College Fund Shares	Spouse is trustee for minor child
Vanguard Total Bond Market Index Fund Shares	Spouse holds fund
Vanguard Life Strategy Conservative Growth Fund	Spouse holds fund

DO NOT LIST: Time or demand deposits or a debt instrument with a fixed yield unless convertible to an equity instrument.

Section 2. List each creditor to whom you were indebted for 90 or more consecutive days during the preceding calendar year in an aggregate amount in excess of \$1,000.

Section 3. If any of the following were received during the preceding calendar year, or reasonably expected to be received during the current calendar year, **list the source**.

- A. **Any income for services rendered exceeding \$1,000 from a single source, unless reported in Section 1.** ("Income for services rendered" includes salary, wages, consulting fees and professional services.) ("Any" is all inclusive so income from the State is also to be listed as a source if received.)

State of Delaware

- B. **Any capital gain exceeding \$1,000 from a single source other than the sale of a residence occupied by the public officer.** ("Capital gain" means gains that are reported under Internal Revenue Services laws.)

Sale of Vanguard Energy Fund Shares

Sale of Prudent Income Fund Shares

Sale of Vanguard FTSE All-World Ex-US Index Fund Shares

- C. **Any reimbursement for expenditures exceeding \$1,000 from a single source;** ("Reimbursement for expenditures" means payments to a public officer for expenses incurred by the public officer.)

The University of Pennsylvania

Law Council of Australia

- D. **Any honoraria;** ("Honoraria" means fees received for speeches, written articles, and participating in discussion groups and similar activities. It does not include reimbursement for expenses.)

- E. Any gift with a value in excess of \$250 from any person. Identify the amount of each gift ("Gift" means: payment, subscription, advance, forbearance, rendering or deposit of money, services or anything of value unless consideration of equal or greater value is received. "Gift" is not: (1) political contributions otherwise reported as required by law; (2) commercially reasonable loans made in the ordinary course of business; or (3) gifts from: spouse; relatives of the public officer or public officer's spouse within the 3rd degree of consanguinity; or the spouse of any such relative.)

Section 4. Data in this report is provided as of March 12, 2012
(Date)

I HEREBY CERTIFY that I have read the foregoing report, and that, to the best of my knowledge and belief, it is true, correct, and complete. I further certify that I have not and will not hereafter transfer any assets, interests or property while retaining an equitable interest therein for the purpose of concealing said assets, interests or property from disclosure.


Public Officer Signature

Review & Submit your Disclosure - 2012

Name : J. Travis Laster
 Position : Vice Chancellor
 Address : 500 N. King St.
 NA
 Wilmington, DE 19801
 Contact: 3022550150
 Status: Active

Section 1

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DO NOT LIST: Time or demand deposits or debt instruments with a fixed yield unless convertible to an equity instrument.

A. Instrument of Ownership: Name, instrument and nature of ownership e.g. IBM, stock, shareholder

Name	Instrument	Nature of Ownership
Vanguard Prime Money Market Fund Shares	Money Market	Shareholder
Vanguard International Value Fund Shares	Mutual Fund	Shareholder
Vanguard Inflation Protected Securities Fund Shares	Mutual Fund	Shareholder
Vanguard Total Bond Market Index Fund Shares	Mutual Fund	Shareholder
Vanguard Precious Metals and Mining Fund Shares	Mutual Fund	Shareholder
Vanguard Wellesley Income Fund Shares	Mutual Fund	Shareholder
Vanguard Age-Based Conservative Growth 529 Fund Shares	College Fund	Shareholder
Vanguard 529 Income Portfolio Shares	College Fund	Shareholder
Delaware College Fund Shares	Mutual Fund	Shareholder
Fidelity Retirement Money Market Portfolio	Money Market	Shareholder
Fidelity Freedom 2035 Fund	Mutual Fund	Shareholder
Coxe Commodity Strategy Fund, Class A Shares	Mutual Fund	Shareholder
iShares S&P TSX Capped Financial ETF	Exchange	Shareholder
Perth Mint Gold Certificate	Gold Certificate	Certificate Holder
Private 529 Plan Certificates	College Fund	Certificate Holder

B. Business Enterprise: Name, nature of ownership and position of management e.g. JW Foods, partnership, director.

Name	Nature of Ownership	Position of Management
Fourteenth Street LLC	Sole member (held through GHART Holdings LLC)	Managing member (through GHART Holdings LLC)
Delawarmth LLC (residential rental property)	Sole member (held through GHART Holdings LLC)	Managing member (through GHART Holdings LLC)

C. Professional Organization (name, address, type of practice (do not identify clients) & position of management e.g., ABC Law Firm, 123 Public Rd Dover, DE, legal services, partner)

D. Any of the preceding which are constructively controlled (e.g., ABC, Mutual funds, trustee for minor child)

Name	Instrument	Nature of Control
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Vanguard 529 Income Portfolio Shares	College fund	Spouse is trustee for minor child
Delaware College Fund Shares	College fund	Spouse is trustee for minor child
Vanguard Total Bond Market Index Fund Shares	College fund	Spouse holds fund

Section 2

A. List each creditor to whom you were indebted for 90 or more consecutive days during the preceding calendar year in an aggregate amount in excess of \$1000.

Section 3

If any of the following were received during the preceding calendar year, or reasonably expected to be received during the current calendar year, list the source.

A. Any income for services rendered exceeding \$1,000 from a single source, unless reported in Section 1.

Income Source	Source
State Government Agency	State of Delaware

B. Any capital gain exceeding \$1,000 from a single source other than the sale of a residence occupied by the public officer.

Source
Vanguard Total Bond Market Index Fund Share
Vanguard Inflation Protected Securities Fund Shares
Vanguard Wellesley Income Fund Shares
Vanguard Precious Metals and Money Fund Shares

C. Any reimbursement for expenditure exceeding \$1,000 from a single source.

Source
Corporate Directors Forum

D. Any Honoraria.

Source
Brooklyn Law School \$1,000

E. Any gift with a value in excess of \$250 from any person. Identify the amount of each gift.

Review & Submit your Disclosure - 2013

Name : J. Travis Laster
 Position : Vice Chancellor
 Address : 500 N. King St.
 NA
 Wilmington, DE 19801
 Contact: 3022550150
 Status: Active

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Delaware College Fund Shares	Mutual Fund	Shareholder
Fidelity Retirement Money Market Portfolio	Money Market	Shareholder
Fidelity Freedom 2035 Fund	Mutual Fund	Shareholder
Coxe Commodity Strategy Fund, Class A Shares	Mutual Fund	Shareholder
iShares S&P TSX Capped Financial ETF	Exchange	Shareholder
Perth Mint Gold Certificate	Gold Certificate	Certificate Holder
Private 529 Plan Certificates	College Fund	Certificate Holder

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Vanguard Total Bond Market Index Fund Shares	College fund	Spouse holds fund

Section 2

A. List each creditor to whom you were indebted for 90 or more consecutive days during the preceding calendar year in an aggregate amount in excess of \$1000.

Section 3

If any of the following were received during the preceding calendar year, or reasonably expected to be received during the current calendar year, list the source.

A. Any income for services rendered exceeding \$1,000 from a single source, unless reported in Section 1.

Income Source

Source

State Government Agency

State of Delaware

B. Any capital gain exceeding \$1,000 from a single source other than the sale of a residence occupied by the public officer.

Source

Vanguard Total Bond Market Index Fund Share

Vanguard Inflation Protected Securities Fund Shares

Vanguard Wellesley Income Fund Shares

Vanguard Precious Metals and Money Fund Shares

C. Any reimbursement for expenditure exceeding \$1,000 from a single source.

Source

Practising Law Institute

Harvard University

D. Any Honoraria.

Source

William Mitchell College of Law

Fordham Law School

E. Any gift with a value in excess of \$250 from any person. Identify the amount of each gift.

Exhibit B

VCL real estate holdings & County Parcel Information for 101 Murphy Road

VCL PROPERTIES

ADDRESS	ZIP	SUBDIVISION	PREVIOUS OWNER	PURCHASED	AMOUNT
PRIMARY RESIDENCE (LASTER J TRAVIS & [REDACTED]):					
[REDACTED] WARWICK DR	19803	WINDSOR HILLS	WHITING BETTY J TRUSTEE	4/7/2005	\$410,000.00
DELAWAREMTH LLC:					
101 MURPHY RD	19803	FAIRFAX	ISLAM SYED N	3/23/2007	\$235,000.00
112 BANBURY DR	19803	WINDSOR HILLS	HENNER CHERYL P & JEREMY	4/27/2011	\$320,000.00
FOURTEENTH STREET LLC:					
1502 W FOURTEENTH ST	19806	WILMINGTON	MALCHIONE JOAN E	7/20/2010	\$228,000.00
1514 W FOURTEENTH ST	19806	WILMINGTON	LASTER J TRAVIS	2/21/2007	\$10.00
2025 DELAWARE AV	19806	WILMINGTON	COLLINS ELIZABETH	9/3/2010	\$289,900.00
1401 UNIT 305 PENNSYLVANIA AV	19806	1401 CONDOMINIUM APT	VONSTETTEN KENDRE & WAYNE	9/30/2004	\$10.00

Parcel # 0610100073

Property Address: 101 MURPHY RD
WILMINGTON, DE 19803-
Subdivision: FAIRFAX
Owner: DELAWARMTH LLC
Owner Address: [REDACTED] WARWICK DR
WILMINGTON, DE 19803
Municipal Info: Unincorporated

Lot #: 13
Location: CORNER LOT
Map Grid: 10803680
Block: 28
Census Tract: 116.00
Street Type: ARTERIAL
Water: PUBLIC
Microfilm #: 000248

Property Class: RESIDENTIAL
Lot Size: 0.19
Lot Depth: 110
Lot Frontage: 70.70
Street Finish: SIDEWALK

Permit History

	A/P No.	Permit Type	Status
Details	201214249	PLUMBING PERMIT	Closed

District & Zoning Info**Districts**

- **COUNCIL 2 - ROBERT S WEINER**
- **FIRE/RESCUE - TALLEYVILLE**
- **BRANDYWINE SCHOOL DIST-TRES**
- NORTH OF C&D CANAL
- DE REP 12-DEBORAH HUDSON
- PLANNING 1 - BRANDYWINE
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- DE SEN 04-GREGORY F LAVELLE
- TRAFFIC ZONE T067 (YR2000)

Zoning

- NCS - UDC - SINGLE FAMILY - 5000 SF

Sales History

Owner	Deed	Current Owner?	Multi?	Sale Date	Sale Amount
MUIR DAVID III & KERIN B	539 344	N	N	5/1/1987	\$80,000.00
HITCHENS JAMES R & PAIGE M	1222 249	N	N	8/28/1991	\$86,000.00
ISLAM SYED N	2928 302	N	N	11/21/2000	\$10.00
DELAWARMTH LLC	20070323 0027747	Y	N	3/23/2007	\$235,000.00

Tax/Assessment Info**Assessment**

Land: 12100
Structure: 45000
Homesite: 0
Total: 57100
County Taxable: 57100
School Taxable: 57100

Tax History as of 4/21/2014 10:54:25 AM

Tax Year	County				School			
	Principal Due	Penalty Due	Date Paid	Amt Paid	Principal Due	Penalty Due	Date Paid	Amt Paid
2010A	\$0.00	\$0.00	7/29/2010	\$410.19	\$0.00	\$0.00	7/29/2010	\$1,115.45
2011A	\$0.00	\$0.00	8/16/2011	\$408.98	\$0.00	\$0.00	8/16/2011	\$1,130.29
2012A	\$0.00	\$0.00	8/1/2012	\$410.14	\$0.00	\$0.00	8/1/2012	\$1,289.60
2013A	\$0.00	\$0.00	8/9/2013	\$410.87	\$0.00	\$0.00	8/9/2013	\$1,329.57

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.

Sewer History as of 4/21/2014 10:49:53 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/26/2007	\$362.53
2008S1	\$0.00	\$0.00	2/12/2008	\$102.25
2008S5	\$0.00	\$0.00	3/16/2009	\$223.10
2009S1	\$0.00	\$0.00	3/16/2009	\$325.35
2010S1	\$0.00	\$0.00	2/4/2010	\$235.19

2011S1	\$0.00	\$0.00	2/3/2011	\$180.79
2012S1	\$0.00	\$0.00	2/1/2012	\$165.75
2013S1	\$0.00	\$0.00	2/6/2013	\$198.89
2014S1	\$0.00	\$0.00	2/26/2014	\$218.13

Balance Due: \$0.00

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

Residence Characteristics**Residence 0**

Building Design: CAPE COD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: GOOD
Year Built: 1953	# Stories: 2
Total Area (sq. ft.): 1550	Main Floor Area: 884
# Rooms: 6	# Bedrooms: 3
# 1/2 Baths: 1	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 7
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: BRICK	Interior Wall Finish: DRYWALL
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished:	Basement Finish Type: NO BASEMENT FINISH
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOTWATER	Air Conditioning:
Remodel Year: 0	

Exhibit C

Map of 101 Murphy Road & 1709 Concord Pike

101 Murphy Rd
DELAWAREMTH LLC

NTY, DELAWARE
ystems Map Viewer



lat/long : 39.70534, -75.54514
ted successfully, found 1 record(s)

Result(s) Options: Clear All Cio

Length

Options

661.144 Feet

Show Info

1709 Concord Pike
Henry and Mary Lou Black

661.144 Feet

New Castle County GIS Map:
http://gis.nccde.org/gis_viewer/

25 | 50 | 100 | All

1