

February 21, 2012

REVISED STEPS TO ACHIEVE BEACH PROPERTY TRANSFER TO ALLOW APPLICATION FOR SHORELINE PROTECTION PERMITS

- 1. Joint Meeting with CSHOA Board Representatives, Bavon Beach Representative, U S Fish and Wildlife Agency personnel and Joe Sties**
- 2. Discussion of various interests and objectives and agreement to work cooperatively to achieve mutual objectives**
- 3. Produce statement of agreed objectives and methods**
- 4. CSHOA Board member attendees present joint committee statement of agreed objectives to full board membership for consideration**
- 5. Follow up meeting for original meeting participants to resolve ownership issues, preferred methods for implementation and to produce a joint document for release to the Chesapeake Shores owner community relating cooperative results and plans**
- 6. CSHOA board secures legal representation, if not already arranged**
- 7. CSHOA board contacts "Plus 4" group to solicit cooperation in the board's attempt to secure beach and road ownership – "Plus 4" group would be requested to postpone their pending legal action until the CSHOA board secures ownership rights. Board would promise necessary permit application approval to facilitate construction permit application approvals in return for "Plus 4" cooperation**
- 8. CSHOA performs any necessary preliminary activities, including any required beach survey and new Plat applications, to move forward with court action.**
- 9. CSHOA attorney files necessary Petition with Mathews County Circuit Court requesting ownership transfer to the Association, with appropriate deed conditions . Filing could include one of three alternatives:**
 - Amend original CSHOA suit to gain access of roads to include all assets of Chesapeake Shores, Inc.**
 - File a new suit to gain ownership of all Chesapeake Shores assets**
 - J. Sties will work with association attorney in drafting deed and petition wording, if requested to avoid further opposition and expedite the process**
- 10. J. Sties will file for Defendant status in all cases to protect agreements regarding CSHOA and individual property owner rights**
- 11. Court date for hearing will be set and attended by necessary participants. J. Sties will not object to Plaintiffs motion and deed wording if presented as agreed**

- 12. Assuming positive court outcome, attorney for Association will file necessary documents such as new plat and deed with Mathews Circuit Court Clerk's office as needed**
- 13. Peyton Carr will sign an amended application for breakwater permit as President of the CSHOA**
- 14. J. Sties will withdraw his objection to the permit application and support such application if needed or requested**
- 15. Permits will be approved and construction scheduling can begin**