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June 16, 2011

Via Email: teamcon@rcn.com

Jim Casey, President

Bay Breeze Point Homeowners Association

Re: Bay Breeze Point Homeowners Association
City of Virginia Beach Easement and Encroachment Agreement

Dear Jim:

As a follow up to our May 11, 2011 meeting regarding the above matter, I would like to summarize our discussion as follows:

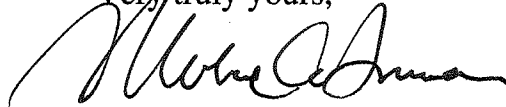
1. I believe that the draft Easement and Encroachment Agreements were prepared properly and will meet the needs of Bay Breeze Point Home Owners Association;
2. The governing documents of the HOA authorize the Board of Directors to approve and finalize the agreements presented by the City and also allow it to expend funds to maintain the front entrance without further approval from the members;
3. The language in the current draft Easement and draft Encroachment Agreement, subject to minor revisions, will replace the original easements that were granted by the developer and will further clarify the use of the property by the City and their right-of-way. I will need to review final drafts; and
4. The Association should remind the relevant owners by letter that they are individually responsible for the portion of fence/wall on their property and that no color variation is allowed unless requested and approved by the Architectural Review Board.

INMAN & STRICKLER P.L.C.

Please contact me if you need any further information regarding this or any other matter.

With kind regards, I am

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael A. Inman". The signature is fluid and cursive, with the first name being the most prominent.

Michael A. Inman

MAI/tmr