

Kenneth E. Chadwick (VA, MD)
Wilbert Washington II (VA, MD, DC)
Stephen H. Moriarty (VA)
Andrew G. Elmore (VA)
Brendan P. Bunn (VA, DC)

Daniel B. Streich (VA, DC)
Allen B. Warren (VA, DC)
Cynthia McKay (VA)
Jerry M. Wright, Jr. (VA)
Sara J. Ross (VA)
Meredith P. Hartley (VA, DC)
Martha M. Zimmerman (VA)
Sheyna Nicole Burt (VA)
Greg Groninger (VA)
Carlotta Thompson-Dozier (VA)
Alexandra Spaulding (VA)

Steven A. Skalet (MD, DC), *Of Counsel*

**CHADWICK, WASHINGTON,
MORIARTY, ELMORE & BUNN, P.C.**

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Roanoke, Virginia
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March 1, 2006

Wayne G. Travell
Leach Travell, PC
1921 Gallows Road
Suite 425
Vienna, Virginia 22182

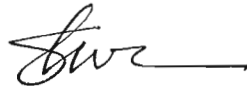
Re: *Ogunquit Development, LLC, v. Lake
Holiday Country Club, Inc., et al., Ch.
No. 05-384.*

Dear Wayne:

Please find enclosed copies of three deeds. I am informed that the two involving Aqua Lake Holiday were done by mistake, in that they were to have been part of the final transaction.

I believe that this completes the response to your letter on this subject and the pending motion. Please let me know if any questions remain.

Sincerely,



Stephen H. Moriarty

cc: James R. Kearney
David Ingegneri

Ogunquit v. LHCC, et al. Ch. No. 05-348

060001398

Prepared By/Return To:
Rees, Broome & Diaz, P.C.
8133 Leesburg Pike, Ninth Floor
Vienna, Virginia 22182

Grantee's Address:
Aqua Lake Holiday Utilities, Inc.
2246 L Dabney Road
P.O. Box 6906
Richmond, VA 23230

0019

Consideration: \$8,000.00
\$377,400.00
\$112,500.00
TOTAL: \$497,900.00

Tax Map Nos: 18A27D
18A28E
18A20A

DEED

THIS DEED is made and entered into this 30th day of December 2005, by and between LAKE HOLIDAY ESTATES UTILITY COMPANY, INC., a Virginia corporation, the Grantor, and AQUA LAKE HOLIDAY UTILITIES, INC., a Virginia corporation, the "Grantee".

**** WITNESSETH ****

FOR AND IN CONSIDERATION of the sum of \$10.00 and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, with Special Warranty of Title, unto Grantee, its successors in interest and assigns, four separate parcels of real property located in Frederick County, Virginia, as more particularly described on Exhibit A attached hereto, and made a part hereof.

TO HAVE AND HOLD all of the aforesaid real property (the "Real Property") unto the use and benefit of Grantee, its heirs, successors in interest and assigns, in fee simple forever.

This conveyance is made subject to all easements, rights-of-way, restrictions and conditions recorded in the deeds forming the chain of title to the above property.

Grantor covenants that it has the right to convey the Real Property to Grantee and that Grantor will execute such further assurances of the Real Property as may be requisite.

IN WITNESS WHEREOF, the Grantor has executed, sealed and delivered this Deed as of the day and date first written above.

LAKE HOLIDAY ESTATES
UTILITY COMPANY, INC.

By: Joseph W. Marcus, President (SEAL)
Joseph W. Marcus,
President

COMMONWEALTH OF VIRGINIA:
COUNTY OF Frederick : ss:

On this 30 day of December, 2005, before me, the undersigned Notary Public, personally appeared Joseph W. Marcus, a person known to me or a person who provided sufficient identification to me to prove that he is the same Joseph W. Marcus, whose name is signed to the foregoing Deed as President, and authorized agent of Lake Holiday Estates Utility Company, Inc. and acknowledged the same to be the act and deed of the Grantor.

Given under my hand this 30 day of December, 2005.

Amy C. Desmond
Notary Public

My Commission Expires: 3/31/07

THIS DEED WAS PREPARED WITHOUT
BENEFIT OF A TITLE SEARCH



**EXHIBIT A
LEGAL DESCRIPTION**

0021

PARCEL 1

A 10,099 square foot Well Lot #7 at The Summit at Lake Holiday Estates, described on the plat of Cameron G. Copp, L.S. dated September 17, 1992, recorded in Deed Book 788, at Page 1291, lying and being situate about one mile West of Cross Junction in the Gainesboro Magisterial District, Frederick County, Maryland.

AND BEING the same property conveyed to the Grantor herein by Deed dated November 14, 1992 and recorded December 1, 1992 in Deed Book 788, at Page 1287 with Well Dedication recorded in Deed Book 788, at Page 1289, and the above-described Plat recorded in Deed Book 788, at Page 1291, all which are of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia.

PARCEL 2

All of that certain lot or parcel of land containing 41,825 square feet, more or less, designated as a "Sewage Treatment Plant", as shown on the plat, plan and survey description of James C. Wilkins, Certified Land Surveyor, dated May 2, 1972 and recorded in Deed Book 404, at Page 350 as an attachment to a deed.

AND BEING the same property conveyed to the Grantor herein by Deed dated September 15, 1972 and recorded February 12, 1973 in Deed Book 404, Page 348 with the Clerk's Office of the Circuit Court of Frederick County, Virginia.

0022

EXHIBIT A
LEGAL DESCRIPTION PAGE 2

PARCEL 3

All that certain tract of land lying and being situate in Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia, containing 1.00 acre and being designated as the "Water Tank Lot" on plat made by David Lee Ingram & Associates, Inc., dated November 1, 1984.

AND BEING the same property conveyed to Grantor herein by Deed dated March 10, 1986 and recorded March 26, 1986 in Deed Book 613, at Page 054, with the above-referenced Plat attached and recorded in Deed Book 613, at Page 56, and Well Dedication recorded in Deed Book 613, at Page 57, all with the Clerk's Office of the Circuit Court for the County of Frederick, Virginia.

VIRGINIA: FREDERICK COUNTY, SCT.
This instrument of writing was produced to me on
1-23-06 at 10:38 A.M.
and with certificate of acknowledgement thereon annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of
§ 498.00, and 58.1-801 have been paid, if assessable.
Rebecca P. Hagen, Clerk

K:\19\1998\00003\051027 special warranty deed.doc

060001399

Prepared By/Return To:
Rees, Broome & Diaz, P.C.
8133 Leesburg Pike, Ninth Floor
Vienna, Virginia 22182

Grantee's Address:
Aqua Lake Holiday Utilities, Inc.
2246 L Dabney Road
P.O. Box 6906
Richmond, VA 23230

0023

Consideration: \$100.00

Tax Map Nos: 18A02211173A

DEED

THIS DEED is made and entered into this 30th day of Dec, 2005, by and between LAKE HOLIDAY COUNTRY CLUB, INC., a Virginia corporation, the Grantor, and AQUA LAKE HOLIDAY UTILITIES, INC., a Virginia corporation, the "Grantee".

**** W I T N E S S E T H ****

FOR AND IN CONSIDERATION of the sum of \$10.00 and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, with Special Warranty of Title, unto Grantee, its successors in interest and assigns, four separate parcels of real property located in Frederick County, Virginia, as more particularly described on Exhibit A attached hereto, and made a part hereof.

TO HAVE AND HOLD all of the aforesaid real property (the "Real Property") unto the use and benefit of Grantee, its heirs, successors in interest and assigns, in fee simple forever.

This conveyance is made subject to all easements, rights-of-way, restrictions and conditions recorded in the deeds forming the chain of title to the above property.

Grantor covenants that it has the right to convey the Real Property to Grantee and that Grantor will execute such further assurances of the Real Property as may be requisite.

0024

IN WITNESS WHEREOF, the Grantor has executed, sealed and delivered this Deed as of the day and date first written above.

LAKE HOLIDAY ESTATES
COUNTRY CLUB, INC.

By: Christopher Allison (SEAL)
Christopher Allison,
President

COMMONWEALTH OF VIRGINIA:
COUNTY OF Frederick : ss:

On this 30th day of December, 2005, before me, the undersigned Notary Public, personally appeared Christopher Allison, a person known to me or a person who provided sufficient identification to me to prove that he is the same Christopher Allison, whose name is signed to the foregoing Deed as President, and authorized agent of Lake Holiday Country Club, Inc. and acknowledged the same to be the act and deed of the Grantor.

Given under my hand this 30 day of December, 2005.

Amy C. Desmond
Notary Public

My Commission Expires: 3/31/07

THIS DEED WAS PREPARED WITHOUT
BENEFIT OF A TITLE SEARCH



EXHIBIT A
LEGAL DESCRIPTION

0025

PARCEL 1

All of that certain lot or parcel of land, lying and being situate about one mile West of Cross Junction in Gainesboro Magisterial District, Frederick County, Virginia, and more particularly described as Lot 173A, Section 2 of Lake Holiday Estates, the Deed of Dedication and Plats of which are of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 376, at Page 190.

AND BEING the same property conveyed to the Grantor herein by Deed dated December 31, 1984, and recorded in the aforesaid Clerk's Office in Deed Book 590 at Page 565.

VIRGINIA: FREDERICK COUNTY. SCT.
This instrument of writing was produced to me on

1-23-06 at 10:32 A.M.
and with certificate of acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

§ N/A, and 58.1-801 have been paid, if assessable

Rebecca P. Hogan, Clerk

K:\19\19984\00003\051128 special warranty deed.doc

060001400

0026

Prepared By/Return To:
Rees, Broome & Diaz, P.C.
8133 Leesburg Pike, Ninth Floor
Vienna, Virginia 22182

Grantee's Address:
Lake Holiday Country Club, Inc.
231 Redland Road
Cross Junction, Virginia 22625

Consideration \$10.00
Tax Exempt: 58.1-811.9

Tax Map Nos: 18A1072 1161
18A1072 1162, 18A066A 4 249
18A055A 8 238, 18A096B 41

DEED

THIS DEED is made and entered into this 30th day of December 2005, by and between LAKE HOLIDAY ESTATES UTILITY COMPANY, INC., a Virginia corporation, the Grantor, and LAKE HOLIDAY COUNTRY CLUB, INC., a Virginia corporation, the "Grantee".

**** W I T N E S S E T H ****

FOR AND IN CONSIDERATION of the sum of \$10.00 and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby GRANTS, TRANSERS and CONVEYS, with Special Warranty of Title, unto Grantee, its successors in interest and assigns, four separate parcels of real property located in Frederick County, Virginia, as more particularly described on Exhibit A attached hereto, and made a part hereof.

TO HAVE AND HOLD all of the aforesaid real property (the "Real Property") unto the use and benefit of Grantee, its heirs, successors in interest and assigns, in fee simple forever.

This conveyance is made subject to all easements, rights-of-way, restrictions and conditions recorded in the deeds forming the chain of title to the above property.

Grantor covenants that it has the right to convey the Real Property to Grantee and that Grantor will execute such further assurances of the Real Property as may be requisite.

IN WITNESS WHEREOF, the Grantor has executed, sealed and delivered this Deed as of the day and date first written above.

LAKE HOLIDAY ESTATES
UTILITY COMPANY, INC.

By: Joseph W. Marcus, President (SEAL)
Joseph W. Marcus, President

COMMONWEALTH OF VIRGINIA:
COUNTY OF Frederick : ss:

On this 30th day of December, 2005, before me, the undersigned Notary Public, personally appeared Joseph W. Marcus, a person known to me or a person who provided sufficient identification to me to prove that he is the same Joseph W. Marcus, whose name is signed to the foregoing Deed as President of Lake Holiday Estates Utility Company, Inc. and acknowledged the same to be the act and deed of the Grantor.

Given under my hand this 30 day of December, 2005.

Amy C. Desmond
Notary Public

My Commission Expires: 3/31/07

THIS DEED WAS PREPARED WITHOUT
BENEFIT OF A TITLE SEARCH



**EXHIBIT A
LEGAL DESCRIPTION**

0028

PARCEL 1

Lot 238, Section 5-A designated as NORDIC VILLAGE, Lake Holiday Estates, as the same is duly platted and recorded in Deed Book 385, at Page 111, among the records of the Clerk's Office of the Circuit Court of Frederick County, Virginia.

AND BEING the same property conveyed to the Grantor herein by Deed dated November 16, 1977 and recorded on the 9th day of December, 1977 in the aforesaid Clerk's Office in Deed Book 484, at Page 530 with Well Dedication attached at Deed Book 484, Page 539.

PARCEL 2

Lot 249, Section 6-A designated as SOUTHWOOD HILLS, Lake Holiday Estates, as the same is duly platted and recorded in Deed Book 385, at Page 111, among the records of the Clerk's Office of the Circuit Court of Frederick County, Virginia.

AND BEING the same property conveyed to the Grantor herein by Deed dated November 16, 1977 and recorded on the 9th day of December, 1977 in the aforesaid Clerk's Office in Deed Book 484, at Page 530 with Well Dedication attached at Deed Book 484, Page 539.

PARCEL 3

Lot 41, Section 6-B designated as SOUTHWOOD HILLS, Lake Holiday Estates, as the same is duly platted and recorded in Deed Book 414, at Page 148, among the records of the Clerk's Office of the Circuit Court of Frederick County, Virginia.

AND BEING the same property conveyed to the Grantor herein by Deed dated November 16, 1977 and recorded on the 9th day of December, 1977 in the aforesaid Clerk's Office in Deed Book 484, at Page 530 with Well Dedication attached at Deed Book 484, Page 539.

EXHIBIT A
LEGAL DESCRIPTION PAGE 2

PARCEL 4

All of those two (2) lots or parcels of land lying and situate about one mile west of Cross Junction in Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia, more particularly described as Lots 1161 and 1162, Section 7 of Lake Holiday Estates, as the same is dedicated, platted and recorded in Deed Book 440, at Page 839, et seq., among the records of the Clerk's Office of the Circuit Court of Frederick County, Virginia.

AND BEING the same property conveyed to Grantor herein by Deed dated November 12, 1992, and recorded December 1, 1992 in Deed Book 788, at Page 1294 with Well Dedication attached and recorded in Deed Book 788, at Page 1296 and Final Plat recorded in Deed Book 788, at Page 1298, all among the aforesaid records.

VIRGINIA: FREDERICK COUNTY, SCT.
This instrument of writing was produced to me on
1-29-06 at 10:55 A.M.
and with certificate of acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of
§ Exempt, and 58.1-801 have been paid, if assessable
Rebecca P. Hogan, Clerk

K:\19\19984\00003\051027 Deed to Country Club.doc