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Reply to Towson

April 5, 2005

Bruce Edward Covahey, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

Re: Collins vs. Senez, Case No. 03-C-04-010227 OC

Dear Bruce:

This letter is in follow up to the settlement conference before Judge Cicone on March 8, 2005, our meeting at the site on March 17, 2005 and our various conversations since our meeting. As you will recall, various proposals have been made back and forth between our respective clients and the following terms would be the basis for my clients proposal to at least partially settle this case:

1. Parties would file a mutual dismissal with prejudice of the Complaint and Counter-Complaint.
2. Your client will relocate the light on the boat house out of the view of Mr. and Mrs. Collins. As I believe all were in agreement at the site visit, the light would simply be raised approximately one foot or so to take it out the Collins' site line.
3. The light along the side of the Senez house adjacent to the Collins' property currently on a motion detector switch would be replaced with a light utilizing an on and off switch. The light would not be left on 24 hours and use limitations need to be discussed.
4. The Senez fence would be relocated to the property line between the parties all the way to the edge of the boat ramp.
5. Collins' will construct at their expense a gate at the end of the fence at the top of the boat ramp to help prevent the parties respective pets from entering the property of the other.
6. Both parties will retain existing ownership rights of the boat ramp as indicated by the surveys.

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7. The parties agree that their respective surveys accurately indicate the property line between the parties from Worton Road to the waterline.

8. Ms. Senez will take immediate steps to grade her property, redirect the downspout drainage and any other steps necessary to eliminate the water runoff problem onto the Collins' property.

9. Ms. Senez will agree to not plant, construct or install any trees, landscaping, gazebos or other structures on the Senez side yard between the properties and on the Senez property between the house and the water which will in any way further impede the Collins view of the water.

10. Both parties reserve the right to file and challenge any variances necessary for their respective properties, including, but not limited to, the Senez deck, steps and fencing.

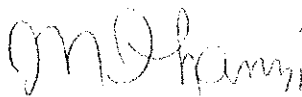
Further discussion needs to be held to address the wall which straddles the property line in some places and the Collins' shed which also straddles the property line. Once you've had an opportunity to review the above with your client, please advise as to her position.

In the event we are unable to resolve this case within the next few weeks, I will recommend to my clients that immediate mediation be scheduled before the pursuit of any additional formal discovery.

The above referenced proposal is being made in the interest of settlement only and is provided without prejudice and with a full reservation of rights.

I look forward to hearing from you.

Very truly yours,



J. Neil Lanzi

cc: Mr. and Mrs. Steve Collins  
J. Calvin Jenkins, Jr., Esquire  
Robert J. Thompson, Esquire