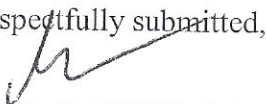


Plaintiff failed to serve the Condominium's President, Secretary or Treasurer. Accordingly, Plaintiff failed to properly serve the Condominium.

WHEREFORE, Defendant, Charing Cross Townhouse Condominium, Inc., respectfully requests that this Honorable Court:

- A) Dismiss Plaintiff's Complaint for insufficiency of service of process;
- B) Grant Defendant Charing Cross Townhouse Condominium, Inc. all further and necessary relief.

Respectfully submitted,



Owen J. Curley
Niles, Barton & Wilmer, LLP
111 S. Calvert Street
Suite 1400
Baltimore, MD 21202
(410) 783-6426

Attorneys for Defendant
Charing Cross Townhouse Condominium, Inc.

CERTIFICATE OF SERVICE

I hereby certify that on this 8th day of July 2008, a copy of the foregoing Motion to Dismiss and proposed order was sent via first class mail, postage prepaid, to:

Christopher McKeon
1120 Soho Court
Crofton, Maryland 21114



Owen J. Curley