

Certificate of Insurance

Insured: Landmark Place (Residential) Limited and Landmark Place (Management) Limited
Property: MRL193 - Landmark Place
Address: Flats 1 - 280 Landmark Place
 Churchill Way
 Cardiff
 CF10 2HR

158 Edmund Street
 Birmingham B3 2HB
 t: 0121 253 3100
 f: 0121 212 1200

Cover in respect of the above property is provided under the following policies:

The Sums Insured and Premiums due in respect of the property are as follows:

<u>Type of Insurance</u>	<u>Insurer</u>	<u>Policy Number</u>	<u>Period of Insurance</u>
Combined	Tokio Marine	UK5080210900CC	01/08/2009 - 37/07/2010

	Declared Value	Sum Insured	Premium	Terrorism Premium	Total Amount
Buildings	£ 64,969,938	£ 97,454,907	£ 33,484.97	£ 24,009.64	£ 57,494.61
Communal Contents		£ -	£ -	£ -	£ -
Public Liability		£ 5,000,000	£ 1,260.55	£ -	£ 1,260.55
Sub Total			£ 34,745.52	£ 24,009.64	£ 58,755.16
IPT @ 5%			£ 1,737.28	£ 1,200.48	£ 2,937.76
Total Premium Due			£ 36,482.80	£ 25,210.12	£ 61,692.92

The insured perils are fire, explosion, lightning, aircraft, earthquake, riot & civil commotion, malicious damage, storm or flood, escape of water, impact, theft, subsidence heave or landslip, accidental damage and terrorism (subject to various exclusions as detailed in the policy).

With regard to the Material Damage section of the policy the following excesses apply:

Fire, Lightning, Explosion	£150
Subsidence, Heave and Landslip	£1,000
All Other Claims	£150

MANAGING AGENT: Mainstay Group Ltd and Subsidiary Companies

The interests of all lessees and mortgagees are automatically noted

The interest of the following specified parties is noted:

The Governor and Company of the Bank of Scotland