

76 Landmark Place
Churchill Way
Cardiff
CF10 2HS

Mr Andrew Brady
Crosby Homes Ltd.
Crosby House
16 Norfolk Road
Edgbaston
Birmingham
B15 3SN

6th February 2007

Dear Mr Brady

Re: Landmark Place, Cardiff – Accounts

Further to my letter of the 4th February, please find attached a copy of Mainstay's latest correspondence to all Landmark Place leaseholders.

As you will read, they are predicting a budget deficit of between £120,000 - £140,000 in the last financial year, equating to an additional cost of between £430 - £500 per leaseholder.

(I am assuming that Mainstay have previously briefed your company on this matter, in your capacity as our Management Company representatives,)

As you can well imagine, this has not been well received and once again calls into question the efficacy of Mainstay's management of this development. It further raises questions relating to any qualifying long term agreements or Section 20b implications, questions which I for one will be seeking answers to in the very near future.

In the meantime, I look forward to a full response to my previous letter at your earliest convenience.

Yours sincerely

Graham Winter

c.c. www.landmarkplace.info