

**Robert Dignan (F-4-3)**  
**Gerhard Leschke (C28-3A)**  
**Michael Lyon (A27-2)**  
**Johan A. Redza (C-18-3)**  
**as speakers of the "Miami Green Cash Buyers Action Committee"**  
**at 28 Jalan Pantai Miami , 11100 Batu Ferringhi**  
- delivery by hand against receipt -

Trans-Intan Sdn.Bhd. Belleview Group of Companies  
Attn. Mr. Sonny K.C. Ho / Managing Director  
& Mr. K.Y. Loh / Executive Director

405 Jalan Burmah, 3<sup>rd</sup> floor Burmah House  
10350 Penang

Penang, 16<sup>th</sup> October 2006

"Without Prejudice"

Dear Sirs,

**re: Trans-Intan Sdn.Bhd. / Miami Green accounts**

after reviewing the information you recently made available to us we would be grateful if you would kindly let us have some explanations regarding a few below-mentioned points please.

- 1./ The provided financial information appears to be more an internal information rather than an official balance, as it is "certified" by yourselves only: since the "Auditor's Report" was also not enclosed... would you kindly let us have an officially certified and audited balance please?
- 2./ the Sinking Fund
  - is not RM 1.7 anymore although it is meant to be fixed for long-term 10-20 years
  - according to information published by the Miami Green Condominium Owners Association even for the reduced amount stated in the a/m received information no "F/D" exist anymore ?
- 3./ While all costs occurred for the Miami Green Resort were appearantly particularly booked and paid, Trans-Intan separately additionally debited "Management Fees" amounting RM 305,000.- for year 2005: please kindly grant us an opportunity to read any agreement on basis of which you performed such booking?
- 4./ "Balance" page 1:  
Accumulated Fund, Common Fund = is not Sinking Fund but "Paid Capital":  
this should not vary?
- 5./ Drastic encrease of certain positions creating a deficit from the income over expenditure:  
Management Fees = + 18%  
Cleaning Maintenace: basis page2 = + 16 % / basis page 9 = + 250 %  
Landscape Maintenace: basis page2 = + 40 % / basis page 9 = + 90 %  
Security Charges: basis page3 = + 30 % / basis page 9 = + 200 %  
"Other payable": page 9 = + 300 %  
Please kindly make available to us
  - copies of the service-contracts engaged with our service-providers
  - together with copies of invoices actually paid to them

- 6./ Costs for electricity and water (in 2005 RM 288,343.-)  
The stated amount appears "huge", please kindly also let us have copies of invoices Trans-Intan S/B paid to these two service-providers
- 7./ "Upkeep of common area amunting RM 78,538"  
We are unable to understand this position in addition to Cleaning & Landscaping and would be most grateful for an explanation by means of service-contracts and copies of paid invoices please?
- 8./ Slope stabilization expenses  
Principally we would expect that any slope-works should have been executed under "warranty" of the contractor who was originally engaged by yourselves to execute the slope-stabilization: i.e. as costs not for Trans-Intan S/B but for that contractor himself, respectively as costs to be reimbursed by his insurance... please kindly help us to understand this?

Last not least, we would like to emphasize that our top interest is to have proper accounts (i.e. eventually proper re-filled accounts) at the 'First AGM' - of which we understand you will be calling for it possibly during the next three to six months.

Kindly understand this letter as "questions" arised from the financial information we received from you recently, we are neither "making allegations" nor is it our intention to create or risk any bad publicity for yourselves!

Being most confident of your correct understanding of our good intentions, we also wish to mention that for the eventual case that this direct "friendly" dialogue with yourselves should lead to supplementary corrections of bookings performed according to the received financial information [and to actual payments of funds into the Miami Green accounts, e.g. from the contractor who executed the additional slope stabilization works] we wish to assure yourselves of our definite intention to keep any such supplementary bookings and subsequential payments confidential: explicitly we would try the utmost to keep any such result internal/confidential (!) in order to avoid any negative publicity for Trans-Intan and the Belleview Group of Companies.

On this basis we would be most grateful to hearing from you positively at your earliest convenience!

Yours faithfully,

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Robert Dignan / Gerhard Leschke / Michael Lyon / Johan A. Redza  
- as speakers of the "Miami Green Cash Buyers Action Committee" -

cc: the Miami Green Resort Condominium Owners Association