

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

Miami Green Resort Condominium Owner's Association
28 Jalan Pantai Miami ▪ 11100 Batu Ferringhi ▪ Penang
through messenger service

Trans-Intan Sdn.Bhd.
Attn. Mr. S. Ho / The Managing Director
& Mr. K.Y. Loh / Director

3rd floor Burmah House
405 Jalan Burmah
10350 Penang

correspondence address
c/o Jens Kehrhahn / Hon. Chairman
28C-15-3A Jalan Pantai Miami
11100 Batu Ferringhi

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21st December 2005

Dear Mr. Ho and dear Mr. Loh,

**please receive cordial Christmas greetings from the committee-members together
with our best wishes for a prosperous new year 2006!**

At the same time we would like to thank you very much for the special efforts you have invested into the safety of our resort by inventing / increasing the slope-security by means of a further huge financial investment for the longterm comfort of all owners!!

Kindly understand that we wish to use this opportunity

- 1./ to request you to invent actual security in & around the Miami Green Resort with engaging a better security service company - and
- 2./ to please make available to us the Miami Green-accounts (sinking fund & maintenance fees) for an approval of our association,
to be understood also as one of the necessary preparations forerunning to the handover of the responsibility of the maintenance & management of the common property areas!

1./ Request to invent actual security in & around the Miami Green Resort

With reference to our letters of July 5 and 29 of this year we first of all wish to say that the lack of acknowledgement from your side and the lack of requested action, information and cooperation with us is very much disappointing and not at all up to the principal setup of this exclusive lifestyle-resort that you created and the to-be-assumed higher level the spirit and of it's owners:
we would be most grateful if you could please change this – especially in view of the important mutual targets which are coming on to us during the next year ?!

In view of the lacking, in parts dasastrous service-quality of SASA SECURITY SERVICES we urge you to please immediately cancell the service contract with this company and to engage a better more qualified service company. ‚SASA’ has proven over the last years only one thing to the owners of our resort = that they are unable to provide actual security to the resort in general and to it's owners in particular!

.../ 2

visit our website: <http://MiamiGreen.quality.net>

registered add. c/o Finfield Corporate Services Sdn.Bhd. Suite 701 & 702, 7th floor ▪ 11 Lorong Kinta ▪ 10400 Penang

- Proof: 1./ the various break-ins, both those published in newspapers as well as those, which were brought to your attention „only“ through the staff of your management office at Miami Green
- 2./ the not-ending line of complaints coming up all the time from owners, reaching maybe not to your personal attention but definitely your management office here - as the unsatisfaction, anger and disappointment about the guards and their actual performance is never ending here.

When drafting this letter to you we first had written many lines stating the details of it all, we then however concluded YOU MUST BE AWARE about SASA's scandalistic service-quality - and so we decided ,to save us the time to put it all into words and save you the time to read it'... But, yes indeed, we would love to see you picking up this matter please!

2./ The Miami Green accounts:

During July 2005 already Mr. Foo of your management office here at the Miami Green Resort did convey to the undersigned that the accounts were being prepared by yourselves for our acknowledgement and approval:

with specifically „not pushing“ this matter, not asking you directly nor indirectly neither by calling you/ your office nor sending emails we particularly wanted to keep the atmosphere between you as developer and us as RA in good terms, in a friendly atmosphere in which cooperation was/is possible and likely to be enjoyable for everyone (!)

- If we as committee of our RA however would be ignoring THIS POINT WHICH IS OF HIGHEST IMPORTANT TO ALL OWNERS (!) we would simply disregard our responsibility, we might even run into the risk of being held responsible by the owners...

And while I started to wonder whether I have given a wrong impression about this matter just by our respectful, polite and friendly attitude... please kindly make available to us the Miami Green-accounts

aa/ for the first years including 2004 shortly and

bb/ for the year 2005 once you will have prepared the financial accounts generally so that we will be able to acknowledge their proper handling to the owners of „your“ Miami Green Resort in accordance with the rules and regulations invented by the lawmaker to the benefit of all!

Hoping to hearing from you shortly, we remain,
with kind regards,

**MIAMI GREEN RESORT CONDOMINIUM
OWNERS ASSOCIATION, PENANG**

- Jens Kehrhahn -
- Honorary Chairman -

cc: Mr. Foo / Mr. Reagan Tan (Belleview Property Management Sdn.Bhd, Miami Green Resort)
visit our website: <http://MiamiGreen.QUALITY.NET>

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