

Columbus Point (Management Company) Limited

Persimmon Homes South Coast
100 Wickham Road
Hampshire
PO16 7HT

Our ref: LT054/0575/0575/407407.00001

Mr Bruno Di Lieto Water Feature Action Group
Mr Anton Levy, Columbus Point Resident's Association
Mr Blunden, Dominica Court Residents Association Fareham

6th March 2014

Dear Mr Lieto, Mr Levy and Mr Blunden,

Without Prejudice Save as to Costs and Subject to Contract
Columbus Point (Management Company) Ltd

Thank you for your letter of 28 February 2014.

I have to say I am very disappointed by its content since regrettably, it appears that we have moved further away from the prospect of settlement.

Stage 1 of my revised submission was of course set out in paragraph 4.1 of my proposal document dated 10 February 2014. That had two elements; firstly I needed your confirmation that you wished to proceed with the proposal and, secondly, you would provide your understanding of the number of owners who also agreed in principle to the proposal, together with evidence of the number of owners who supported the proposal.

In response you appear to confirm that you wish to proceed with the proposal, but then confirm that the financial proposal I have made is not accepted and that the terms of the new Deed of Covenant that is central to my proposal are also not accepted. Further, you have not provided any indication as to the number of owners who support the proposal; on the contrary, you confirm that a large majority of even the "straw poll" you have conducted do not support the proposal.

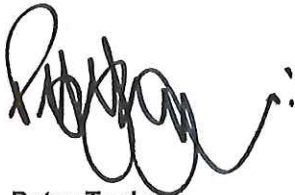
Therefore, for the second time, I find myself in the situation that I have put forward a detailed proposal, which has not been able to proceed past the very preliminary first stage because there is no commitment to its acceptance from the relevant owners. You will appreciate that I have made the proposals because of the positive response I received from your groups at our meetings in the Autumn last year. Five months later, it seems I actually have your confirmation that you have not even put my proposal to a vote of your members (whoever they may be).

Columbus Point (Management Company) Limited

As I confirmed in writing on the 10 February 2014, there will be no delay to the court action that has been explained the letters of claim sent to all owners. I am told by CPMCL's solicitors that those proceedings will be commenced shortly. I hope that there will be further opportunities as the legal action proceeds to seek a resolution that is acceptable to all parties, without the need for the legal proceedings to run their course. All I can do at this stage however is to confirm that you know the core principles of what Aria Homes and CPMCL are prepared to offer and matters must now lie in your hands.

You will appreciate from what I have said above that I do not intend to respond to the various questions raised in your letter. Those are of course matters of detail that regrettably do not arise at present as there has been no agreement on the core fundamental terms that I have proposed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Taylor', with a flourish at the end.

Peter Taylor
Land Director