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OUR REF: JVM:SW 25/6149

YOUR REF: P. Mericka

DATE: 11 August 2006

Dear Sir,

Reference is made to the cancelled Contract of Sale herein. We understand that the full deposit moneys have been refunded. We have, however, received a copy of an e-mail purporting to come from your office wherein it states in part "*In this case the estate agent appeared to be in total control of the transaction, as the vendor was represented by a non-lawyer conveyancer who cannot provide his client with legal advice*". The e-mail goes on to apparently relate specifically to the abovementioned transaction. The writer is concerned as to the clear misrepresentation made and as to whom it may have been propagated. The Vendors in this instance were clearly represented by a practising solicitor. In the circumstances, the remark should not have been made. It could be deemed to be defamatory. We insist upon receiving a retraction of this statement with the confirmation that this retraction has been given to any person to whom this representation has been made within 7 days of the date hereof.

Yours faithfully

RYAN, MACKEY & McCLELLAND

Per:

