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4 June 2007

Mrs Fiona Cristian
11 Roycroft Street
BOWRAL NSW 2576



DIBBS ABBOTT STILLMAN | LAWYERS

Also by Facsimile and Email: (02) 4861 1113 and action@loveforlife.com.au

Dear Mrs Cristian

**PERPETUAL LIMITED –V- FIONA CRISTIAN
SUPREME COURT PROCEEDINGS NUMBER 13403/2006
Our Ref: JAB/GTB/3301650**

We refer to your email of Friday 1 June 2007.

We note you have lodged a caveat over the property at 40 Warrain Crescent, Currarong, folio identifier 54/755903 ("the Property"). The caveat you have lodged has been registered and given dealing number AD156816 ("the Caveat").

Our client, Perpetual Limited, obtained a judgment from the Supreme Court of New South Wales on 15 November 2006 for possession of the Property ("the Judgment"). The Judgment was based on your failure to make a single loan repayment since being advanced \$664,000 from our client, to refinance the Property, in September 2005.

Your application to the Court of Appeal for leave to appeal the Judgment was refused on 2 April 2007.

Pursuant to the Judgment and its rights as mortgagee of the Property, our client has sold the Property, with settlement of the sale scheduled to take place on Tuesday 12 June 2007. The Caveat will delay settlement of the sale.

In the Caveat you state that your interest in the Property is based on the fact that you are the "*registered owner of the property at present, and I have legal proceedings in relation to the property*".

In view of the Judgment and the decision of the Court of Appeal, you have no basis to lodge the Caveat or otherwise prevent our client in the exercise of its power of sale over the Property.

Please provide your confirmation, by 5pm tomorrow, 5 June 2007 that you will withdraw the Caveat, by providing to our office, by 5pm Wednesday 6 June 2007, an executed Withdrawal of Caveat, in registrable form.

In the event that we do not receive your confirmation we will approach the Supreme Court for urgent orders to remove the caveat. In view of the history of these proceedings, the Judgment and the order of the Court of Appeal, we will also request costs on an indemnity basis.

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Brisbane
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F 61 7 3100 5001

Canberra
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F 61 2 6257 4011

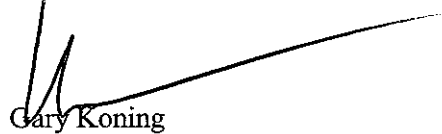
Perth
T 61 8 9265 6000
F 61 8 9265 6099

The Dibbs Abbott Stillman Legal Group is a national association of independent law firms each trading as Dibbs Abbott Stillman.

In the event that you wish to be heard in the Supreme Court on an application by our client to remove the caveat, we can indicate to you that we anticipate approaching the Duty Judge on Thursday 7 June 2007. The writer may be contacted on the below number to provide you with details of the precise time when the approach to the Court will be made.

Yours faithfully

Dibbs Abbott Stillman



Gary Koning

Senior Associate

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