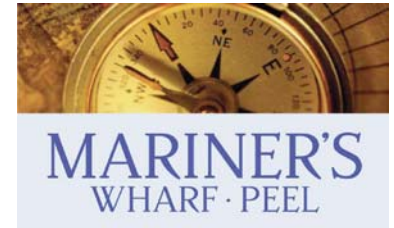


Buying your Mariner's Wharf property is easy!



When can I move in?

The development of Mariner's Wharf comprises of three separate areas and buildings, which comprise of Harbour View, The Viking Longhouse and The Net Loft. The construction of the site will be phased in the same order. Harbour View was completed in August 2007, The Viking Longhouse is due for completion November 2007 and The Net Loft May 2008. These dates are for guidance only.

What are the terms of payment to buy a property?

To reserve a unit there is a non-refundable holding deposit of £1,000 to be paid at the same time as a memorandum of agreement is completed, which is marked "subject to contract". The Purchaser then has 28 days to enter into contract once the 'bundle of documents' has been delivered to the Purchaser's advocates. On exchange the balance of the 10% deposit is payable which is released to Street Heritage Developments Ltd. The final balance of 90% is then paid on the issue of the "Completion Certificate". Also on Completion the annual service charge, share purchase (£1) and any extras is payable.

Where would you suggest that I can obtain a hassle free competitive quote for a mortgage and insurance?

We recommend Cubbon and Associates who are based at 32 Market Street, Peel. Either Paul Cubbon or Vanessa Jordan would be pleased to give friendly advice and assistance. They can be contacted by phone on (01624) 843090 or mobile (07624) 498808 or fax (01624) 843092 or e-mail: cubbonandassociates@manx.net

What will I own?

What is actually purchased is a 999 year leasehold and one share in the Management Company, Mariner's Wharf Management Limited. Street Heritage Developments Limited will continue to manage the building until final completion. The reason to buy leasehold is to try and prevent any issues over who pays for what in the communal areas. Therefore the managed building takes care of the mundane issues leaving the Purchaser to enjoy the environment.

Are there annual service costs?

Yes, each property pays a proportion of the running and maintenance charges of the communal areas. Each owner is responsible for their own contents insurance but the Management Company insures the buildings. There will also be lift maintenance (if applicable) communal lights, window cleaning and a sinking fund for some of the larger items like painting the outside of the building. The contribution of each shareholder is calculated out on the basis of the gross square footage of the property, please see the separate sheet "Useful Information" which gives all the financial information that any prospective Purchaser may want to know. After the first year the annual costs will be recommended by the Management Company along with audited accounts. The only other outgoing will be the annual ground rent payable to the Management Company of £50.

Can the legal side be made easy and as hassle free as possible?

Yes it certainly can. Acting on behalf of Street Heritage Developments Limited is Corbridges - located at Chancery House, 22 Finch Road, Douglas, Isle of Man. To make the legal process as easy as possible Street Heritage have also agreed to pay the Purchaser's advocates legal fees, as long as the following company is used: Laurence Keenan Advocates, Victoria Chambers, 47 Victoria Street, Douglas, Isle of Man, IM1 2LD - Telephone +44 1624 611933, Fax +44 (0) 1624 611893 - Contact Nicola Pitts - Email npitts@lklaw.co.im. Laurence Keenan Advocates will be acting entirely on behalf of the Purchasers. Without obligation Nicola would be pleased to have an informal chat and try and answer any questions potential Purchasers may have.

A Purchaser can of course use their own Advocate/Solicitor but Street Heritage Developments Ltd will not pay the Purchaser's legal costs.

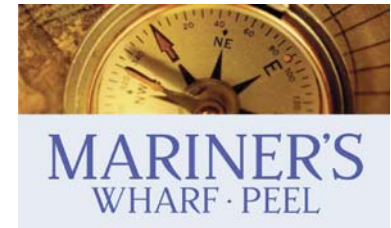
By using just two firms of advocates who have already agreed the documentation the process of legal work and searches should be extremely efficient, quick and stress free.



STREET HERITAGE
Homes of Individual Character

THE INFORMATION DETAILED ABOVE IS FOR GUIDANCE ONLY, IT MAY ALTER AS WORK PROGRESSES. THIS DOCUMENT DOES NOT FORM PART OF ANY CONTRACT NOR DOES IT FORM ANY REPRESENTATION OR WARRANTY.

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If I commit myself early enough can I choose my own kitchen, bathroom suites and tiles?

The answer is simply yes – we encourage individuality. On a separate sheet, titled “Useful Information”, there are details of the various financial aspects. This includes the allowances given for a kitchen, sanitary ware and tiles for each respective apartment. The prices quoted are for the basic cost, we stand the cost of fitting all the items. The allowances can be aggregated, if desired, and any over-spend is settled on completion, or any under-spend can be deducted, again at completion. You can order your kitchen from any supplier on the Isle of Man, for the sanitary ware and tiles we have selected Haldane Fisher who have a wide range of bathroom suites and tiles – they are located on the Isle of Man Business Park, Braddan near Douglas.

It is a wonderful environment to have a quayside continental style café overlooking the harbour with the backdrop of Peel Hill, but will there be any noise?

No, the operation of the continental café is strictly governed by the terms of the lease, as are the other two retail units, which is set out by the Management Company. This covers such issues as limiting the opening hours, no food odours, no noise, no litter, no tables and chairs left out after closing etc. The idea is that this first class facility should be for the enjoyment for both Mariner's Wharf residents and visitors alike, set in a stunning location.

Is there any warranty?

Street Heritage Developments Limited gives a full 12 months warranty from the date of the Completion Certificate. After sales care is extremely important to us, any encountered problems are best rectified simply, quickly and without fuss.

Do I get a secure parking space with my apartment?

Yes, each apartment gets one secure, dedicated parking space which is clearly identified on the Deed plan. Apartments 4, 8, 16, 18, 22, 23 and 24 receive two dedicated car parking spaces.

What security features will the building have?

Access to the three buildings is via a video entry link from the front door to each apartment.

The resident will be able to see and hear the visitor, the latter will only hear the resident. To allow access the lock release button has to be pressed in the apartment. Also the car park entrances will be protected by remote controlled gates.

Will the buildings be protected by a fire sprinkler system?

Most certainly, this is accepted as the best form of extinguishing any fire quickly. The discreet sprinkler heads will only be activated in the area that any fire is detected.

What about meters and bin storage, are there designated areas?

Yes, there will be meter rooms for each building as well as nominated bin storage areas with each apartment having its own individual wheeled bin. Within the kitchen allowance each apartment will have a waste disposal unit fitted.

Mariner's Wharf appears to be one of the best locations on the Island it is also very exclusive based on the limit of only 25 apartments. However will the Quayside end up like Douglas Promenade with hundreds of apartments?

The length of the Quayside is extremely limited and is within the Peel Conservation Area. The Planners have made it clear that when re-development takes place on the north side of St Peter's Lane that tall buildings, similar in height to The Viking Longhouse, will not be allowed as they want rooflines kept comparatively lower. Therefore as we are basically developing half of the available area that will be allowed for redevelopment and accommodating 24 apartments it can be seen that the Quayside will only 'hold' no more than 40 to 50 apartments. As the apartments are very competitively priced, coupled with their exclusivity, desirability and a very high standard of finish, they should be in strong demand. The marina that the Harbours Division are expected to install within the next three years should make these apartments an even greater investment.



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