



張陳鍾律師行
CHEUNG, CHAN & CHUNG

Solicitors & Notaries
Agents for Trade Marks and Patents

Unit 5505, 55th Floor, Hopewell Centre,
No.183 Queen's Road East, Wanchai, Hong Kong.
香港灣仔皇后大道東183號合和中心55字樓5505室
Tel 電話 : (852) 2868 2082, (852) 2230 2000
Fax 傳真 : (852) 2845 3467
E-mail: office@ccandc.com.hk

YOUR REF LACO11/316/2002 SF4P13

DATE 25th February 2004

OUR REF PC/LC/37000/03

PLEASE REPLY TO Mr. Leo Cheng

By Hand

Lands Department

Legal Advisory and Conveyancing Office

20/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

URGENT

Attn: Mr. A. L. Robertson, JP

Dear Sirs,

Re : Proposed lease modification -
Hunghom Bay Reclamation Area, Kowloon
Kowloon Inland Lot No. 11076

To ensure the smooth completion tomorrow, we enclose herewith copies of the following documents for your consideration:-

1. the Modification Letter (in duplicate), as executed by our client;
2. certified copy of the resolution of the Board of Directors;
3. certified copy of the Power of Attorney for appointing Yuen Kwan Kuen as the lawful attorney of HSBC;
4. letter of Mr. Ng Tik Hong, the witness who attested the execution by our client;

.../2.

PARTNERS:

Cheung King Poon, Derek	LLB	張景端律師	2522 4986
Cheng Huen Ming, Leo	LLB	鄭煥明律師	2530 5262
Leung Chun Kuen, Noel	LLB	梁振權律師	2230 2033

ASSOCIATES:

Wong Siu Mei, Simee	LLB	王少薇律師	2230 2013
Tam Chi Keung, Derick		譚志強律師	2230 2055
Tse Mun Hat, Mandy	LLB	謝曼霞律師	2230 2038

SENIOR CONSULTANTS:

*Chung Kwok Cheong	M.A.LL.B	鍾國昌律師	2522 2904
Wan Chi Shing, Tony	LLB	尹榮誠律師	2525 6634
*Susan Johnson	LLB	莊素珊律師	2588 1002
David A. Fok	M.A.LL.B(CANTAB)	霍兆全律師	2588 1008

*Notary Public

CONSULTANTS:

Ho Sai Han, Patty	LLB	何世嫻律師	2230 2062
Charles Alexander Williams		威廉施律師	2230 2099



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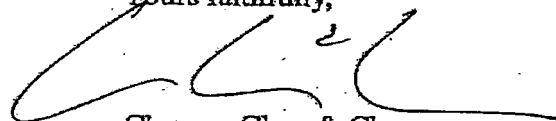
5. certified copy of the Memorandum and Articles of Association of First Star Development Limited;
6. certified copy of the latest Annual Return and three certified copies of the Form D2 of First Star Development; and
7. receipted demand note for the registration fee of HK\$210.00.

Please oblige us by advising by return whether you are satisfied with the same so that we can cause any amendment thereto in good time, if necessary.

A letter of Mr. Tam Chi Wing, the witness who attested the execution by the lawful attorney of HSBC, and a copy of the receipted demand note for the balance of the premium of HK\$777,600,000.00 will come to our hands tomorrow.

We shall be most grateful if you would confirm whether our request for provision of a copy of the Modification Letter (as duly executed by the Government) before 3:30 p.m. tomorrow will be entertained.

Yours faithfully,



Cheung, Chan & Chung

Encl.