

Cllr George Rusiecki
31 Crow Hill
Broadstairs
Kent
CT12 6DG

Wednesday, 6 December 2017

Dear Cllr Rusiecki,

We write with reference to recent postings on social media that purport to show correspondence sent to you by Mr John Keogh (of Execjets Aviation) and Mr Dale Crawford (of DTD Consult). Copies have been appended to this letter for ease of reference.

We understand that these parties have been in contact with you over recent months with regard to their stated interest in our site at Manston. Having now read the correspondence and the subsequent postings on social media, we would like to take the opportunity to clarify what are factual errors and misstatements that have been made by those parties.

Firstly, we note that Mr Keogh claims that he *'made a bid with a substantial offer to the current owners of the site which has been rejected'*. This is incorrect. The claim that Stone Hill Park has either received or rejected a substantial offer from Mr Keogh (or indeed any offer) is completely false.

You may be aware that Stone Hill Park was encouraged to meet with Mr Keogh at the request of a local stakeholder. As this request occurred during time when we were developing our own heritage aviation proposals for the site we held limited initial discussions with Mr Keogh that did not proceed any further. It is our very strong view that Mr Keogh's expressed interest is neither credible or deliverable. We note that Companies House information shows that his company, Execjets Aviation Ltd, was only incorporated in July 2017 and has no relevant commercial pedigree or substance and would strongly suggest that you carry out your own diligence into the company and its ability to perform.

We have also read, with interest, the correspondence posted by Mr Crawford on social media on 29th November 2017. Based on Mr Crawford's own words, the interests of the three unnamed non-UK groups (being the 'US based logistics investment group', the 'Indian Investment Bank' and the 'Eastern European Investor') appear to be entirely speculative and wholly opportunistic. These anonymous entities can only be considered as being hypothetical interests. However, neither they nor Dale Crawford have made any attempt in engaging with the legal owner of the site at any point over the last three years, which would have seemed a logical first step if their interest was either serious or substantive.

Finally, we would also wish to highlight a more general concern we have that the speculative 'interests' being expressed from these two parties are being inappropriately positioned to try and promote aviation without there being any evidential basis to underpin this.

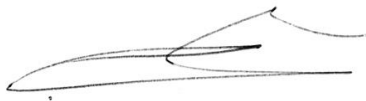
In the period up to its closure in 2014, the airport had a sustained history of ongoing losses and false dawns of predicted success. With its various previous owners losing in excess of £100m in aggregate over the period since it was privatised. Since the airport closed many

aviation experts have strongly challenged the assertions that a reopened airport could overcome its fundamental geographic and market challenges to become viable. These include (i) AviaSolutions, who advised Thanet District Council on the local plan, (ii) York Aviation and (iii) Altitude Aviation, the latter two being highly regarded independent experts appointed by Stone Hill Park. If you have not already had the opportunity to do so, we would strongly encourage you and any other interested parties to read the report by York Aviation, which can be found on our website: <http://www.stonehillpark.co.uk/dco>

We have recently presented our enhanced masterplan to residents at two public exhibition events, sharing with them how we intend to deliver homes, jobs and investment for Thanet and deliver on our pledge to honour the aviation history on the site. We strongly believe that our plans represent the best option for the site and will help protect Thanet's green field sites from unnecessary development.

Please note that in the interests of transparency we would propose to publish this letter on our website.

Yours sincerely,



Trevor Cartner,
Chief Executive
Stone Hill Park Limited