



MICHAEL PLACKS & COMPANY

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PENKAR
D. Minoll
22 Redfern Road
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Dear Mr Minoll

RE: 22 BUCKLAND CRESCENT NW3

I am a surveyor, valuer and property consultant and act for a number of in house clients and am involved in sales, lettings, acquisitions and disposal of both residential and commercial property Nationwide.

Some 6 to 8 years ago I received a call from a client of mine, Glenn Rogers, who is the Chairman of an International Travel Goods Company, to meet him at the above building as the same was offered to him freehold where his interest was to purchase the building in it's entirety. I seem to recall that there were at the time 9 units although I cannot recall what combinations were in existence in terms of habitable rooms per unit.

We carried out an inspection of the entire building and I vaguely recall looking at some of the units as we were unable to gain access to all apartments.

I specifically recall going to the top of the building and although this was some years ago I do not remember there being anything other than an occupational unit on the top floor.

I would certainly have recalled a top floor flat incomplete so to speak as the only reason why my client decided not to pursue negotiations to purchase was simply the asking price did not reflect a sufficient return having regard to the improvement works that were needed to improve the GDV.