

Our Ref: RBR  
28<sup>th</sup> May 2012

Mr. Kishor Vekaria  
Studio V Architects  
224 West Hendon Broadway  
London NW9 7ED

Dear Mr. Vekaria,

**Re: Mews Workshop/Storage/Office Property @  
4 Hermit Place, London NW6 4BT**

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Further to our recent telephone conversations, I would confirm as Discussed, that we have been marketing the sale of the long leasehold interest (999 years) of the above commercial mews property for the vendor since February 2010, and we have been unable to obtain a buyer for the long lease of the property up until the date you had exchanged contracts on the sale of the same on the 5<sup>th</sup> May 2012, for the continued commercial use of a workshop/storage property on the ground floor with a first floor open plan office.

The main interest we have received for the property from potential purchasers of the long leasehold interest on the same during the period of our marketing campaign, has been from developers like yourself wishing to convert the entire property to residential use like the adjoining property located to the left hand side of the premises.

I therefore hope that this letter proves suitable to your requirements.

Yours sincerely,



**ROBERT B. REIFF**  
For Dutch & Dutch

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