

STATUTORY DECLARATION OF AHRON HALPERN

I, Ahron Halpern, of 3 Windsor Court Golders Green Road NW11 9PP do solemnly and sincerely declare as follows:

1. I was the freehold proprietor with Title absolute of 50a Haverstock Hill London NW3 2BH [the Property] under Title Number [NGL719662] from 20 June 1986 to 27 March 2014 when it was sold to Broomfield Group Limited [incorporated in the British Virgin Islands]
2. Since the date of acquisition by Broomfield Group Limited the Property has been managed by Dinaville Limited (Co. Regn. No. 02914604) of whom I am a Director whose registered office is at 5 North End Road London NW11 7RJ
3. In my capacity as previous freehold proprietor and my ongoing responsibility for its management I have detailed knowledge of the Property spanning a continuous period of 28 years
4. The basement and ground floor of the Property was arranged as one non-self contained residential unit on the date of acquisition
5. During the period June 2001 to November 2001 works were undertaken to convert the basement and ground floor flat into four self-contained residential units
6. From November 2001 to the present the layout of the basement and ground floors has been maintained without alterations
7. The basement floor comprises Flat 1 (a one bedroom unit) and Flat 2 (a one bedroom unit) configured as shown on floor plan ref: 1505.1 dated 15 April 2015

8. The ground floor comprises Flat 3 (a one bedroom unit) and Flat 4 (a one bedroom unit) configured as shown on floor plan reference: 1505.1 dated 15 April 2015
9. The units have been let to residents on the basis of assured shorthold tenancy agreements since November 2001 to the present date
10. The four flats have been used as self-contained dwellings and for no other purpose
11. Flat 1 has been continuously occupied since 16 November 2009 to the present date save for periods totalling less than 3 weeks between residential tenants
12. Flat 2 has been occupied since 1 October 2009 to the present date save for a period totalling less than four weeks between residential tenants
13. Flat 3 has been continuously occupied by a single household since 4 November 2009 to the present date save for a period totalling less than two weeks between residential tenants
14. Flat 4 has been continuously occupied by a single household since 1 July 2009 to the present date save for a period of less than three weeks between residential tenants

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED AT

BUDE STORZ
SOLICITORS
147 STAMFORD HILL
LONDON N16 5LG
TEL: 0181-800-2899

This 13 day of May 2015

BEFORE ME

SOLICITOR

BUDE STORZ
SOLICITORS
147 STAMFORD HILL
LONDON N16 5LG
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