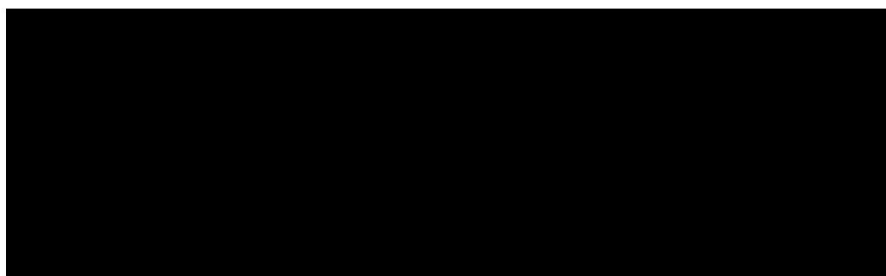


STATUTORY DECLARATION

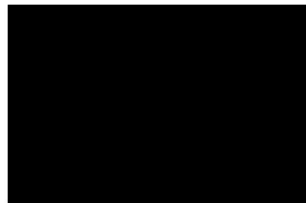
I, NICHOLAS NORDEN of 17-19 Dartmouth Park Avenue, London NW5 1JL DO HEREBY SINCERELY AND SOLEMNLY DECLARE AS FOLLOWS:-

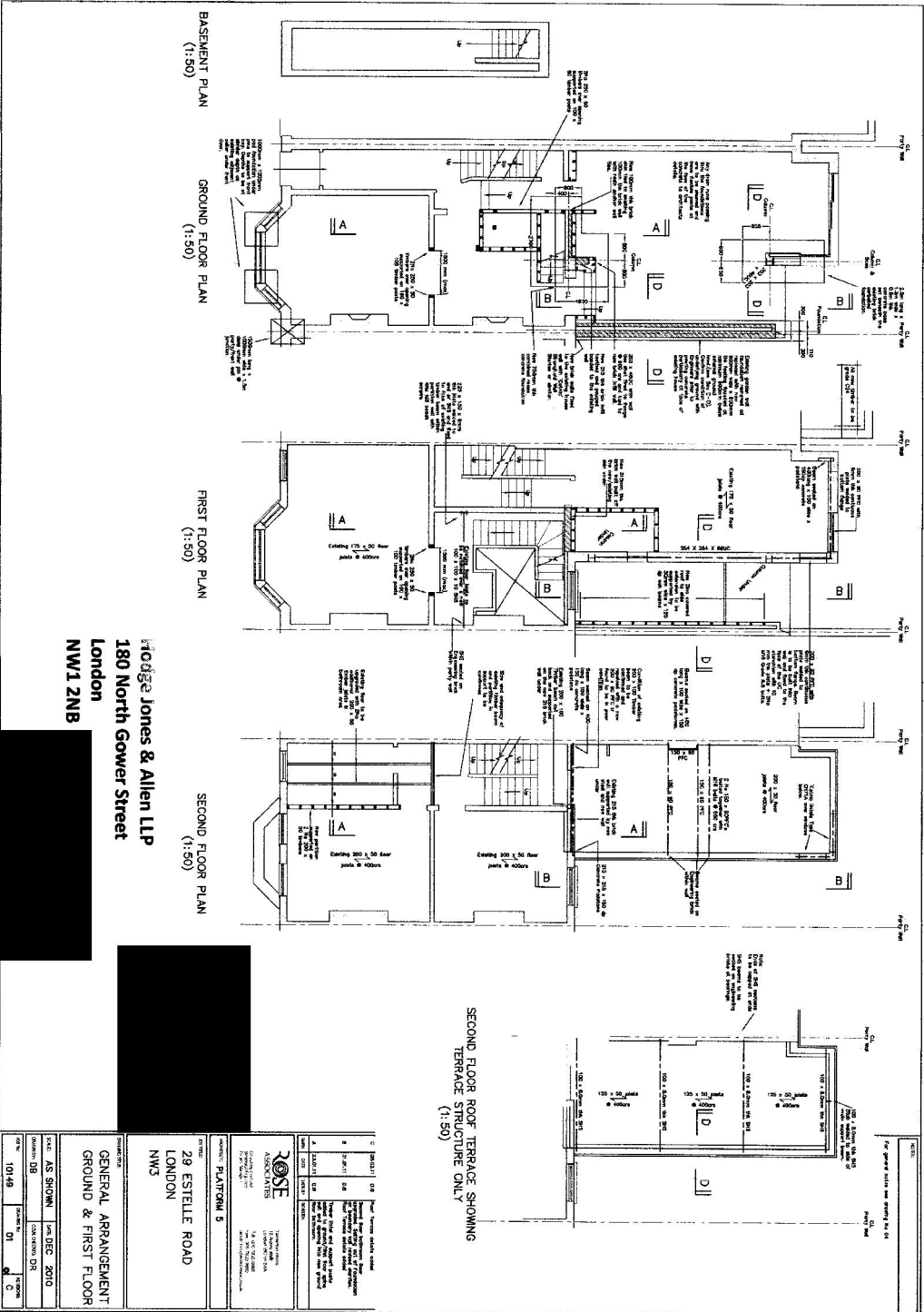
1. I hold a Diploma of the Architectural Association, and I am a Building Consultant and Project Manager. In May 2010, I was instructed by Mr Gabriel Irwin, hereinafter referred to as "my client", to manage a building project involving alterations and extensions to the property at 29 Estelle Road, London NW3 2JX, hereinafter referred to as "the property". I was responsible for managing the building project, and for obtaining approval under the Building Regulations.
2. The builders started works on the property on 29th November 2010, and this included the full removal of all fittings and partitions associated with the original layout of the property as three flats. The building works also involved extending and altering the property externally in line with the recently granted planning permission but I understood it to be my client's intention that the whole of the property would be occupied by his family. Internally, the layout of the property generally followed that of the planning permission including with the introduction of a second staircase linking the ground and first floors. However, neither of the internal front doors to the two approved flats, as shown on the planning permission drawings, was installed. In addition, only one fully functioning kitchen was installed, and this was located at ground floor level and served the whole property.
3. On behalf of my client, Building Regulations final approval for the works was obtained in April 2012. The Building Regulations floor plan drawings numbered 10149 01C and 10149 02A, hereinafter referred to as "the Building Regulations layout drawings", show the omission of the internal front doors. The Building Regulations layout drawings are now shown to me and marked "NN1".
4. Since the completion of the building project, I have kept in occasional contact with my client, and I am aware that the layout of the property remains largely unchanged in the intervening period. However, a new door has been inserted to provide direct access between the first floor front bedroom and the main staircase, and the cladding to the main staircase balustrading has been removed. I recall that these changes were undertaken in the second half of 2012. Having dealt with snagging and other minor outstanding issues, my involvement in the project came to an end in November 2012.



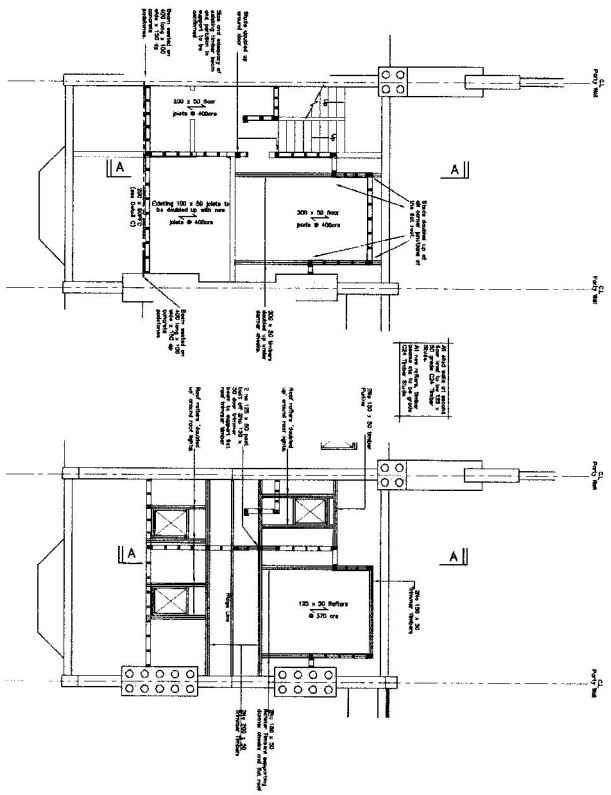
This is Exhibit "NN1" referred to in the statutory declaration of Nicholas Norden.

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TITLE: GENERAL ARRANGEMENT FIRST, SECOND & THIRD FLOOR DATE: 02 DECEMBER 2010 DRAWN BY: AS SNOON CHECKED BY: DR SCALE: 1:50 SHEET NO: 02 TOTAL SHEETS: 4		PROJECT: PLATFORM 5 ADDRESS: 29 ESTELLE ROAD LONDON NW3	ROSE ASSOCIATES ARCHITECTS 29 ESTELLE ROAD LONDON NW3	NO. 01 DATE 02 DRAWN BY AS SNOON CHECKED BY DR	FROM: GENERAL ARRANGEMENT FIRST, SECOND & THIRD FLOOR
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