

STATUTORY DECLARATION

RELATING TO

Studios, 4 Downshire Hill, London, NW3 1NR ("the Property")

I Damian Maguire of Sacks Maguire Architects, 155 Regents Park Road, London NW1 8BB DO SOLEMNLY and SINCERELY DECLARE as follows:

1. I am the owner of Sacks Maguire, an architectural practice. We provide architectural professional services to a range of private and commercial clients.
2. Sacks Maguire are currently based at 155 Regents Park Road, London NW1 8BB, but prior to this, operated from Studio 4 2 Downshire Hill, London, NW3 1NR.
Sacks Maguire Architects was formed as a partnership between Barry Sacks and Damian Maguire in 2000. Prior to that date Barry Sacks had set up an architectural Practice at Studio 4, 2 Downshire Hill from 1985. I joined the practice in 1988.

The original lease was renewed and the partnership occupied the Studio from 2000 through to 2003 when Barry Sacks retired from the practice and returned to his native South Africa. I continued to practice as an Architect at Studio 4 from this date until 2010.

Barry Sacks, and Damian Maguire used Studio 4 as an Architectural premises from 1985 - 2010. Sacks Maguire's operations at the property included the production of architectural drawings and materials, the undertaking of meetings and general office practices, all of which are considered to fall within use Class B1.

3. The terms of our tenancy, as dictated by our lease, restricted our occupation to B1 office use class operations only. A copy of our lease is enclosed.
4. To the best of my knowledge the other units (Studios 1, 2 and 3) were also in use as offices by other independent companies, including Studio 3, that was used by exhibition designers Metaphor, among others.
5. To the best of my knowledge, throughout my tenancy in the building none of the units were used by artists
6. I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED by Mr Damian Maguire)

At 155 Regents Park Road,)
London NW1 8BB)
In the London Borough of Camden)

This the 19th)

Day of April 2018)

Before me,

Solicitor

Commissioner for Oaths / Notary Public

Bernard Cordell - Notary Public
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