

# MARTIN RUSSELL JONES

Premier Suite 115,  
Premier House,  
112 Station Road,  
Edgware,  
Middlesex, HA8 7BJ

CHARTERED SURVEYORS

Management Department  
Telephone: 020 - 8731 5880  
Fax: No: 020 - 8731 5888  
e.mail: management@m-r-j.co.uk

The Lessees  
Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX

9 January 2006

Dear Sir/Madam

The following documents are enclosed for your information and attention:

Certified Statement of Service Charges for the year ended 31 December 2004 by  
Messrs Pridie Brewster


Statement of Balancing Charge due on shortfall of amount demanded during 2004  
to actual amount expended during the same period.

Copy of Estimated Expenditure for the forthcoming year of 2006

Current demand showing total amount due to Martin Russell Jones including  
abovementioned balancing charge and charges for the half year 25 Dec 2005 to 23  
June 2006.

**Early settlement of all amounts due will be appreciated.**

Yours faithfully

  
Wendy Goldsmith  
Accounts Department.

Sending the 2004 accounts more than one year after the year-end amounts of a breach of covenant of my lease: Clause 2 (2) (d), as well as a criminal offence under Section 25 of the Landlord & Tenant Act 1985

But 2005 accounts NOT supplied. Hence, amounts to another breach of covenant in my lease: Clause 2 (2)(e), (f) and (g) + document is FRAUDULENT

Their dishonesty and gall knows no bounds!

**STEEL SERVICES LIMITED  
JEFFERSON HOUSE 11 BASIL STREET  
LONDON SW3**

**SERVICE CHARGES  
FOR THE YEAR ENDED 31 DECEMBER 2004**

**PRIDIE BREWSTER  
CHARTERED ACCOUNTANTS**

29/39 London Road  
TWICKENHAM  
Middlesex TW1 3SZ

**SERVICE CHARGES****FOR THE YEAR ENDED 31 DECEMBER 2004**

We have examined the attached summary of costs, outgoings and expenses for the year ended 31 December 2004 from the receipts, vouchers and other documentation provided to us by the Managing Agents.

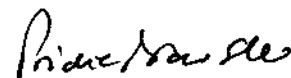
There is no separate meter relating to the electricity charged for the common parts. Records relating to the payment of electricity charges for the block generally were kept throughout the year by the Managing Agents and we have accepted their calculations of the charges for the common parts and the caretaker's flat for the year.

The annexed Statement of the Contingency Fund shows the movements on the fund for the year ended 31 December 2004 and we can confirm that the balance of £137,247.47 (less an amount of £17,414.65 retained in current account to cover Service Charge expenditure pending receipt of Service Charge arrears from lessees) was held in a separate interest bearing account on that date.

The annexed Statement of the Major Works Fund shows the movements on the Fund for the year ended 31 December 2004 and we can confirm that the balance of £282,744.94 (less an amount of £33,714.17 retained in current account to cover Service Charge expenditure pending receipt of Service Charge arrears from lessees) was held in three separate interest bearing accounts at that date.

Subject to the above, it is our opinion that the attached schedule of Service Charge costs, expenses and outgoings is sufficiently supported by receipts and other documents and represents a fair summary of the said costs, expenses and outgoings and, when read in conjunction with the annexed summaries, shows how they are reflected in the Service Charge demands and specifies the amount payable by each lessee.

29/39 London Road  
TWICKENHAM  
Middlesex TW1 3SZ



**PRIDIE: BREWSTER**  
**CHARTERED ACCOUNTANTS**

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**SERVICE CHARGE EXPENDITURE FOR THE YEAR ENDED 31 DECEMBER 2004**

|  |           |                   |
|--|-----------|-------------------|
| General Repairs and Maintenance              |           | 9,612.42          |
| Lift Repairs and Maintenance                 |           | 1,608.33          |
| <b>Boiler Repairs and Maintenance</b>        |           | <b>6,084.95</b>   |
| Window Cleaning                              |           | 840.00            |
| Gas  |           | 7,379.95          |
| <b>Electricity</b>                           |           | <b>(1,136.34)</b> |
| Insurances                                   |           | 7,503.04          |
| Entryphone                                   |           | 1,720.07          |
| Pest Control                                 |           | 2,489.24          |
| <b>Legal and Professional Fees</b>           |           | <b>14,211.09</b>  |
| Agents' Fees                                 |           | 10,273.00         |
| Accountants' Fees                            |           | 1,116.25          |
| Bank Charges                                 |           | 128.68            |
| Sundry Expenses                              |           | (2.69)            |
| <br>   |           |                   |
| Porter's Expenses:-                          |           |                   |
| - Wages and National Insurance Contributions | 18,691.23 |                   |
| - Rent                                       | 6,650.00  |                   |
| - Telephone                                  | 354.45    |                   |
| - Sundry Expenses                            | 1,915.65  |                   |
|  | <hr/>     |                   |
|  |           | 27,611.33         |
|  |           | <hr/>             |
|  |           | <b>£89,439.32</b> |
|  |           | <hr/> <hr/>       |

**CONTINGENCY FUND****FOR THE YEAR ENDED 31 DECEMBER 2004**

|                                    |                           |
|------------------------------------|---------------------------|
| <b>Balance at 1 January 2004</b>   | 131,124.68                |
| Add:                               |                           |
| Contributions Received             | 22,150.85                 |
| Net Interest Received              | 2,129.91                  |
| Less Expenditure                   | (18,157.98)               |
|                                    | <hr/>                     |
| <b>Balance at 31 December 2004</b> | <u><u>£137,247.47</u></u> |

**MAJOR WORKS FUND****FOR THE YEAR ENDED 31 DECEMBER 2004**

|                                    |                   |                           |
|------------------------------------|-------------------|---------------------------|
| <b>Balance at 1 January 2004</b>   |                   | 490,685.22                |
| Add:                               |                   |                           |
| Contributions Received             |                   | 46,241.67                 |
| Net Interest Received              |                   | 4,572.15                  |
| <b>Less Expenditure</b>            | <b>ON WHAT???</b> | <b>(258,754.10)</b>       |
|                                    |                   | <hr/>                     |
| <b>Balance at 31 December 2004</b> |                   | <u><u>£282,744.94</u></u> |

'According' to the ICAEW letter of 29 August 2006, this amount is made up of:

£4,095 from me

And the remainder relates to Mr Ladsky's flats:

£14,146 for flat 7 (v. the original share of £16,808)

£21,000 for flat 34 (v. the original share of £68,120)

£7,000 for flat 35 (v. the original share of £55,895)

WHY IS IT THAT THESE AMOUNTS ARE NOT DETAILED?

THESE SO-CALLED 'ACCOUNTS' STINK TO HIGH HEAVEN!

SERVICE CHARGES DUE FOR THE YEAR ENDED 31 DECEMBER 2004

| Flat No          | %      | Service Charge Payable | Demanded on Account | Amount Over/Under |
|------------------|--------|------------------------|---------------------|-------------------|
| 1                | 3.767  | 3,367.82               | 2,616.70            | 751.12            |
| 2                | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| Mine 3           | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 4                | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| Andrew Ladsky 5  | 1.780  | 1,591.38               | 1,236.46            | 354.92            |
| 6                | 1.780  | 1,591.38               | 1,234.77            | 356.61            |
| 7                | 2.283  | 2,041.07               | 1,585.86            | 455.21            |
| 8                | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| Andrew Ladsky 9  | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 10               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 11               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 12               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 13               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 14               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 15               | 2.283  | 2,041.07               | 1,585.86            | 455.21            |
| 16               | 2.283  | 2,041.07               | 1,585.86            | 455.21            |
| 17               | 2.187  | 1,991.42               | 1,519.18            | 472.23            |
| 18               | 2.283  | 2,041.07               | 1,585.86            | 455.21            |
| 19               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 20               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 21               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 22               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 23               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 24               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 25               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 26               | 2.283  | 2,041.07               | 1,585.86            | 455.21            |
| 27               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 28               | 1.956  | 1,748.73               | 1,358.72            | 390.00            |
| 29               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 30               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 31               | 2.124  | 1,898.92               | 1,475.42            | 423.50            |
| 32               | 8.757  | 7,829.03               | 6,082.96            | 1,746.07          |
| 33               | 8.422  | 7,529.53               | 5,850.26            | 1,679.27          |
| Andrew Ladsky 34 | 9.252  | 8,271.58               | 6,426.80            | 1,844.77          |
| Andrew Ladsky 35 | 7.592  | 6,787.49               | 5,273.70            | 1,513.78          |
|                  | 100.00 | £89,439.32             | £69,462.37          | £19,976.95        |

Fascinating when you consider the two invoices at the back of this pack

**Service Charge Statement**

Ms N Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX

Steel Services Ltd  
Re: Jefferson House Flat 3  
Jefferson House

Service Charge

Ref: STE/03

Service charge period:

**1 Jan 2004 - 31 Dec 2004**

| <i>Expenditure heading</i>                  | <i>Expenditure</i> | <i>%age</i> | <i>Share due</i> |
|---|--------------------|-------------|------------------|
| SERVICE CHARGE GROUP 1                      | 89,439.32          | 1.9560%     | <b>1,749.43</b>  |
| Totals                                      | 89,439.32          |             | 1,749.43         |
| <b>Less invoiced on account as attached</b> |                    |             | 1,358.72         |
| Balancing charge                            |                    |             | 390.71           |

*Service Charge Statement*

Ms N Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX

Steel Services Ltd

Re: Jefferson House Flat 3  
Jefferson House

Service Charge

Ref: STE/03

**ON ACCOUNT SERVICE CHARGES  
SUMMARY**

| <i>Charge date</i>                | <i>Invoice</i> | <i>Description</i>                    | <i>Nett</i> |
|-----------------------------------|----------------|---------------------------------------|-------------|
| <b>On Account Service Charges</b> |                |                                       |             |
| 25 Dec 2003                       |                | Half Yearly Service Charge in Advance | 679.36      |
| 24 Jun 2004                       |                | Half Yearly Service Charge in Advance | 679.36      |
|                                   |                | Total charged on account              | 1,358.72    |

v. £814.62 for the first half of 2006 (see later in this pack)

...following...

the addition of four new flats, including a penthouse flat that spans the whole length and width of the top floor

+ complete overhaul of Jefferson House

# MARTIN RUSSELL JONES

Premier Suite 115,  
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112 Station Road,  
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Middlesex, HA8 7BJ

CHARTERED SURVEYORS

Management Department  
Telephone: 020 - 8731 5880  
Fax: No: 020 - 8731 5888  
e.mail: management@m-r-j.co.uk

**STEEL SERVICE LIMITED**

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

**ESTIMATED EXPENDITURE**

for the year ended 31 December 2006

But the 2005 accounts were NOT supplied. Hence, amounts to a breach of covenant in my lease: Clause 2 (2)(e), (f) and (g)

**Schedule 1**

General Repairs and Maintenance  
Lift Repairs and Maintenance  
Electricity  
Gardening - Plant Maintenance  
Insurance - Building  
                  Engineering  
                  Terrorism  
Entryphone  
Door Entry Surveillance  
Pest Control  
Management fees  
Legal & Professional Fees  
Audit Fees  
Office Rent  
Wages and National Insurance and Holiday  
Telephone  
Cleaning materials  
Light bulbs  
Sundry Expenses

In addition, these estimates are a work of COMPLETE AND UTTER FICTION given that

LAVAGNA ENTERPRISES Limited was granted, on 15 December 2005, a lease making it the SUPERIOR HEADLESSOR. This was registered, on the Land Registry (Title BGL 56 642), at 31 January 2006

As superior headlessor, it owns the lessee's title for:

NGL 373 333 which is Steel Services Limited  
BGL 51 266 which is the 'Air space abutting and above the level of the surface of the roof'

On 10 August 2005, Land Registry title, BGL 54 458, the penthouse flat, became a lessee of 'Air space of Jefferson House'

Consequently, (aside from the fact that estimates of future expenditure must be produced in conjunction with the previous year's accounts), these claims are FRAUDULENT as they do not reflect the fact that Services NO LONGER CONTROLS THE LAST FLOOR OF JEFFERSON HOUSE

|           |
|-----------|
| 7,500.00  |
| 1,000.00  |
| 5,500.00  |
| 1,000.00  |
| 9,500.00  |
| 1,500.00  |
| 3,500.00  |
| 1,800.00  |
| 1,800.00  |
| 2,500.00  |
| 11,326.00 |
| 1,000.00  |
| 1,050.00  |
| 4,750.00  |
| 20,500.00 |
| 641.00    |
| 500.00    |
| 300.00    |
| 500.00    |

**Schedule 2**

Boiler Repairs and Maintenance  
Gas

|          |                  |
|----------|------------------|
|          | £76,167.00       |
| 7,500.00 |                  |
| 8,000.00 |                  |
|          | <u>15,500.00</u> |
|          | <u>91,667.00</u> |

| <u>APPORTIONMENTS</u>      |                   |
|----------------------------|-------------------|
| <b>ALL FLATS:</b>          |                   |
| SERVICE CHARGE Schedule 1  | 76,167.00         |
| RESERVE FUND               | 20,000.00         |
| <b>FLATS 1 TO 35 ONLY:</b> |                   |
| SERVICE CHARGE Schedule 2  | 15500.00          |
|                            | <u>111,667.00</u> |



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Management Department  
Telephone: 020 - 8731 5880  
Fax: No: 020 - 8731 5888  
e.mail: management@m-r-j.co.uk

**Ms N Dit-Rawe**  
**Flat 3 Jefferson House**  
**11 Basil Street**  
**Knightsbridge**  
**London**  
**SW3 1AX**

REF: STE/03  
DEMAND NO 21318  
DATE 9 Jan 2006

For the purposes of section 48 Landlord & Tenant Act 1987 the address in England and Wales at which notices(including notices in proceedings) may be served on the Landlord by the tenant is:  
**Steel Services Ltd, c/o C.K.F.T., 25-26 Hampstead High Street, Hampstead, London, NW3 1QA.**

Ref: Jefferson House Flat 3

| From                   | To          | Description                            | Due              |   |
|------------------------|-------------|--|------------------|---|
| -                      | -           | Brought Forward Balance                | 5,624.70         | ????? NO EXPLANATION PROVIDED   |
| 1 Jan 2004             | 31 Dec 2004 | End of year 2004 balancing charge      | 390.71           |   |
| 25 Dec 2005            | 23 Jun 2006 | Half Yearly Ground Rent in Advance     | 300.00           | How was this calculated??   |
| 25 Dec 2005            | 23 Jun 2006 | Half yearly Service charge in Advance  | 814.62           |   |
| 25 Dec 2005            | 23 Jun 2006 | Half yearly Reserve Fund               | 174.10           |   |
| 9 Jan 2006             | -           | Electricity Charges as Attached Letter | 28.28            | My previous 'claimed' share was £131 less at a time when:<br><br>there were only 35 flats<br><br>the block had not been entirely overhauled |
|                        |             |  | 7,332.41         |   |
| <b>Balance to pay:</b> |             |  | <b>£7,332.41</b> |   |

Considering that FOUR NEW FLATS HAVE BEEN ADDED - one of which is the penthouse flat - over which Steel Services has NO CONTROL

WHERE ARE THE REVISED APPORTIONMENTS FOR THE FLATS???

**Please make cheques payable to Martin Russell Jones for the amount of £7,332.41**

AND IT GOT EVEN 'BETTER' 5.5 MONTHS LATER - SEE NEXT PAGE ,THE 30 JUNE 2006 INVOICE

# MARTIN RUSSELL JONES

Premier Suite 115,  
Premier House,  
112 Station Road,  
Edgware,  
Middlesex, HA8 7BJ

CHARTERED SURVEYORS

Management Department  
Telephone: 020 - 8731 5880  
Fax: No: 020 - 8731 5888  
e.mail: management@m-r-j.co.uk

**Ms N Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX**

REF: STE/03  
DEMAND NO 23163  
DATE **30 Jun 2006**

For the purposes of section 48 Landlord & Tenant Act 1987 the address in England and Wales at which notices(including notices in proceedings) may be served on the Landlord by the tenant is:  
**Steel Services Ltd,c/o C.K.F.T.,25-26 Hampstead High Street,Hampstead,London,NW3 1QA.**

Ref: Jefferson House Flat 3

| From       | To           | Description                         | Due              |
|------------|--------------|-------------------------------------|------------------|
|            | -            | Brought Forward Balance             | <b>8,621.13</b>  |
| 7 Jan 2006 | - 2 Jun 2006 | Electricity charges as per attached | <b>44.34</b>     |
|            |              |                                     | 8,665.47         |
|            |              | <b>Balance to pay:</b>              | <b>£8,665.47</b> |

An additional £2,995 (US\$5,281) relative to 9 January 2006 i.e. 5.5 months previously  
FOR WHAT??? Revenge for my 17 May 2006 letter to the Institute of Chartered Accountants?

If this is meant to be the half yearly service charge, it is nearly FOUR TIMES the amount contained in the fraudulent "estimate of expenditure" for the period 25 Dec 06 - 23 Jun 06 where it is stated as £814.62 (US\$1,435) Just as well that Andrew Ladsky wrote in his 25 January 2001 letter to all the leaseholders "In fact, a new floor by virtue of additional area will reduce every flats service charge" (see at the end of this pack)

And there is still NO REFERENCE to my £6,100 (US\$10,760) CREDIT

**Please make cheques payable to Martin Russell Jones for the amount of £8,665.47**

# MARTIN RUSSELL JONES

7 Watford Way,  
London Central,  
London, NW4 3JL

CHARTERED SURVEYORS

Management Department  
Telephone: 020 - 8202 3858  
Fax: No: 020 - 8202 9513  
e.mail: management@m-r-j.co.uk

Ms N Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX

REF: STE/03  
DEMAND NO 16840  
DATE 21 Oct 2004

For the purposes of section 48 Landlord & Tenant Act 1987 the address in England and Wales at which notices (including notices in proceedings) may be served on the Landlord by the tenant is: **Steel Services Ltd, c/o C.K.F.T., 25-26 Hampstead High Street, Hampstead, London, NW3 1QA.**

Ref: Jefferson House Flat 3

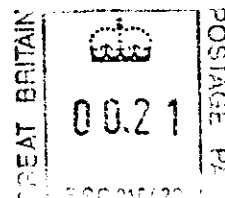
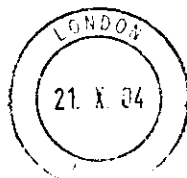
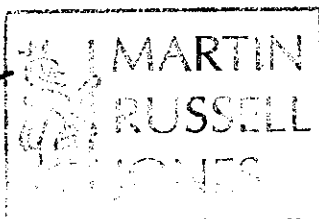
Note at June 2006:

I HAVE NOT PAID THIS INVOICE

*No Explanation!*

| From        | To            | Description                            | Due               |
|-------------|---------------|--|-------------------|
|             |               | <b>Brought Forward Balance</b>         | 14,452.17         |
| 29 Sep 2002 | - 24 Dec 2002 | Ground Rent Due on Revised Charge      | 100.00            |
| 25 Dec 2002 | - 23 Jun 2003 | Ground Rent Due on Revised Charge      | 200.00            |
| 24 Jun 2003 | - 24 Dec 2003 | Ground Rent Due on Revised Charge      | 200.00            |
| 25 Dec 2003 | - 23 Jun 2004 | Ground Rent Due on Revised Charge      | 200.00            |
| 24 Jun 2004 | - 24 Dec 2004 | Ground Rent Due on Revised Charge      | 200.00            |
| 6 Apr 2004  | - 6 Jul 2004  | Electricity Charges as Attached Letter | 47.41             |
| 7 Jul 2004  | - 11 Oct 2004 | Electricity Charges as Attached        | 48.28             |
|             |               |  | 15,447.86         |
|             |               | <b>Balance to pay:</b>                 | <b>£15,447.86</b> |

Please make cheques payable to Martin Russell Jones for the amount of **£15,447.86**



# MARTIN RUSSELL JONES

5 Watford Way,  
Hendon Central,  
London, NW4 3JL

CHARTERED SURVEYORS

Management Department  
Telephone: 020 - 8202 3858  
Fax: No: 020 - 8202 9513  
e.mail: management@m-r-j.co.uk

**Ms N Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX**

REF: STE/03  
DEMAND NO 17016  
DATE 16 Nov 2004

For the purposes of section 48 Landlord & Tenant Act 1987 the address in England and Wales at which notices(including notices in proceedings) may be served on the Landlord by the tenant is: **Steel Services Ltd,c/o C.K.F.T.,25-26 Hampstead High Street,Hampstead,London,NW3 1QA.**

Ref: Jefferson House Flat 3

Note at June 2006:

I HAVE NOT PAID THIS 'INVOICE' EITHER

| From       | To | Description                    | Due               |
|------------|----|--------------------------------|-------------------|
|            | -  | <b>Brought Forward Balance</b> | <b>15,447.86</b>  |
| 9 Nov 2004 | -  | Balance Charge as at 31/12/03  | 430.85            |
|            |    |                                | 15,878.71         |
|            |    | <b>Balance to pay:</b>         | <b>£15,878.71</b> |

NO  
EXPLANATION  
PROVIDED

Of course, the same 'style' continued in:

- 2007 - see Portner and Jaskel; West London County Court
- 2010 - see My Diary 13 July 2010 for the totally unsupported £24,000 'invoice'

**Please make cheques payable to Martin Russell Jones for the amount of £15,878.71**

Flat 35  
Jefferson House  
Basil Street  
London SW3 1AX  
Aladsky@aol.com  
020 7 589 7853

See my  
comments  
attached.

25 January 2001

To the residents of Jefferson House

M.S. DIT. RAWE

Dear Sir or Madam,

You are doubtless aware that the head lease of Jefferson House is for sale. I have seen three letters written to you by your residents association and feel that it would be appropriate to clarify matters as I am an interested party.

1. If you choose to vote to acquire the head lease you should be aware that the money that you pay in no way extends the lease of your property, nor are you acquiring the freehold. You are therefore, paying a sum, which will be close to or in excess of £10,000 to take on a series of complex and costly obligations without obtaining any financial advantage in terms of the value of your property whatsoever. In addition to the above sum you should also consider the further payment to the landlord detailed in his offer letter which could raise the cost of a share in the head lease to an amount approaching some £20,000 per flat.

2. In their letter of the 11<sup>th</sup> January the residents association have discussed a figure which is confusing. It is unclear how they could have arrived at a sum for works without having undertaken a formal costing exercise but it should be made clear that the costs of any additional floor on the property will NOT be borne by the residents which the association are suggesting and no surcharge will be made in relation thereto. (In fact, a new floor by virtue of additional area will reduce every flats service charges.) Any general works required to the building will be carried out in co-operation with all the tenants and following a proper report, if necessary. All tenants are, of course, protected by the Landlord and Tenant Acts to ensure those carrying out any works do so reasonably and at the best possible price. Furthermore, as I own flats 34+35 I pay 17% of the building charges and I should assure you it is in my interest to keep any costs as reasonable as possible.

3. In the offer letter from Laytons dated December 13, 2000, the tenants must purchase the property with the burden of ongoing litigation, which has serious implications both in terms of the costs and damages that could flow. I would earnestly suggest that before

even considering your decision you seek urgent legal advice in respect of not only the other terms of the purchase but also in respect of this term. This litigation could impose upon those participating, and in addition to the acquisition costs, a serious financial burden which is yet to be determined.

Lastly, your residents association (chaired by a gentleman who does not even live here) have made little secret of their desire to control the block but I would venture to suggest they are involving you in a costly and disadvantageous arrangement which will only result in delays and bureaucracy for every tenant in the building and which ultimately offers no benefit at all.

I would be delighted to meet anyone who so wishes for a discussion and of course you are welcome to contact me at the above telephone number at any time.

Yours sincerely

*Andrew Ladsky*

Andrew Ladsky