

**WYNNE
BAXTER
GODFREE**
S O L I C I T O R S

F. O'Gorman, Esq
Flat 5, 45 Marine Parade
Brighton
BN2 1PE

YOUR REF:

OUR REF:

RM\JB\GORMAN
\BCON\CL6

DATE:

8 July 1996

Dear Mr. O'Gorman,

re: Flat 5, 45 Marine Parade, Brighton

I enclose a copy of a letter received from Messrs. Shannahan Bull who act for your intending Purchaser. Before I stir anything up with the Landlord can you tell me whether what is said in the first paragraph of the copy letter is correct and if so how it is that an extra flat appears to have come into existence fairly recently.

Yours sincerely

Robin Mercer

ROBIN MERCER

PARTNERS
Martin C. Costin
Frank Skelton
John A. Head
Philip G. Busby*^z
Michael S. D. Frankel
D. J. H. Stockman
Roger Johnston[#]
Richard P. Thompson
Andrew Board
Robin Mercer
Andrew Thomas
Diana K. Service
Sarah E. Jelly
Pauline Hillman^o
Jeremy J. Q. Howes*
Peter Bristow
Lesley M. Webster
John R. Lingwood
Roderic W. Dicker
Marryn M. Gooperman
Dean Orgill
Martin N. Smith ^x
J. Morse-Brown
Charles Le May

ASSOCIATES
Adam Rice
Wendy Blunden
Carrina F. Dodds
Margaret Downey
David Gordon

STAFF SOLICITORS
Anne Figgins
T. J. P. Child
Joan Teller
Stephen Long
Elizabeth C. Eggleton

CONSULTANTS
Stephen J. Hall^o
Bryan M. G. Hillman
Maureen E. Samuels
John C. Lancaster^o

**MANAGEMENT
CONSULTANT**
Andrew MacFadyen[‡]

**TOWN & COUNTRY
PLANNING**
Michael Francis, the firm

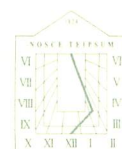
**EC PROPERTY
CONSULTANT**
Robert W. M. Thompson
(Avocat)

**FINANCIAL SERVICES
CONSULTANT**
R.A. Corbett ^x^z

[#] Under Sheriff of Sussex
^{*} Notary Public
^z Solicitor Advocate
(All Courts)
[‡] Non solicitor
^o Non practising
^o Management Partner
^x Clerk to the
Commissioners of Taxes

**LEWES
BRIGHTON
EASTBOURNE
SEAFOORD
UCKFIELD
LINGFIELD**

Regulated by the Law
Society in the conduct
of investment business



SHANNAHAN BULL SOLICITORS

Ground Floor Regent House Princes Place

Brighton BN1 1ED

Tel: (01273) 220813 DX: 2741 Btnl

Fax: 01273 747807

Messrs Wynne Baxter Godfree
Solicitors
DX 2700
BRIGHTON 1

Our ref: LCL/srv/CAM.2561

Your ref: RM/JB/GORMAN/
BCON/SHAN3

RECEIVED 8 JUL 1996

5 July 1996

Dear Sirs

RE : FLAT 5, 45 MARINE PARADE, BRIGHTON

Further to our letter of 25 June 1996, in respect of which we still await the replies to the various queries raised, our client advises that he has recently passed the property where a new notice has been erected by the front door to the building which indicates that the entrances to flats 1 - 4, is through that front door, and that for flats 5, 5a, 6, 7 and 8, the entrances are around to the side.

We note from Sussex County Freehold Plc's letter of 19 June 1996 that they state that there are only 8 flats in the building, but this new notice would indicate that there are in fact 9 flats.

We note from the lease that the proportion of service charges payable for the flat is "such proportion as the rateable value from time to time of the demised premises bears to the total rateable value of the building".

We understand that the Council still hold a valuation list in respect of properties, on which water rates are based. In the circumstances, would you please provide evidence that the amount of maintenance paid by this flat does in fact reflect the proper proportion payable in accordance with the lease terms. Please also obtain confirmation from the managing agents as to the number of flats and as to whether there will be any alteration in the proportions payable by the various lessees if there are now 9 flats in the building.

Yours faithfully


SHANNAHAN BULL

Partners: CHRISTOPHER BULL LLB DEBRA SHANNAHAN LLB

Assistant Solicitor: HONORIA BEIRNE