
From: Ada Clapp <[REDACTED]>
Sent: Tuesday, May 27, 2014 3:22 PM
To: Eileen Alexanderson; jeffrey E.
Subject: FW: [REDACTED]
Attachments: WW Survey Sample 2012 F SW1X 8HB.pdf

Did I misunderstand? = I thought we were not moving forward with the purchase of Eaton Square??&=bsp; Or perhaps this is just something they did on their own initiative being "hopeful"?

<=p>

Ada Clapp</=pan>

Elysium Management LLC

445 Park Avenue

Suite 1401

New York, New York 10022<=:p>

Direct Dial: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

<=p>

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<=p>

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<=p>

From: James =iffen [mailto:[REDACTED]]
Sent: Tuesday, May 27, 2014 8:59 AM

To: Melanie Spinella [REDACTED]; Debraemail Black; [REDACTED]

Cc: Ada Clapp

Subject: FW: [REDACTED]

Dear Mr &=p; Mrs Black

=

Daniel is =way for a few days although he continues to monitor his emails and message= so that he can assist as and when necessary. Before leaving Daniel asked me to make enquiries on your behalf with regards to obtaining=a survey in relation to the property and I have received the email below f=om Walter Winn Surveyors who would be happy to assist you in this respect.=nbsp; Walter Winn are a firm we work with regularly in relation to prime central London properties and our expe=ience is that they provide an extremely thorough and helpful service. = Alex Walter is the principal at Walter Winn and as you will see he has go=e into some detail on their service below and provided a sample survey as well as a quote for their services.<=:p>

=

Please let=us know if you would like us to engage them on your behalf. If we do=I assume the engagement should be with the trust?

=

Kind regar=s,

=

James Liff=n

Associate<=:p>

Mishcon de=Reya Solicitors

DDI: [REDACTED]

Fax: [REDACTED]

www.mishcon.com

Before =arrying out work on your new property, click here

http://www.mishcon.com/email/property/RP_Followup.PDF =nbsp;for advice.=o:p>

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From: Alex Wal=er [mailto:[REDACTED]<mailto:[REDACTED]>]

Sent: 23 May 2014 15:10

To: James Liffen

Cc: Louise Futcher

Subject: RE: [REDACTED]

Dear James,<=span>

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Good to spea= with you earlier and thank you for your enquiry regarding a potential sur=ey for the property your client is purchasing on Eaton Square. I enclose details of our WW Building Survey together with our fee, along w=th some information about our company and the way we work so that your cli=nt can better understand the service we provide.

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The intricac=es of the London market demand the highest level of local knowledge, exper=ise and experience and this is precisely what Walter Winn endeavour to provide. Established in 2006 by experienced London residentia= surveyors, we are an independent firm who provide a quality personal serv=ce to our clients. Our aim is to provide an excellent service to every cli=nt, including a top quality report, good communication and a fast response to any queries. All of our clients =re provided with their surveyor's mobile phone number and are encouraged t= contact us by phone or email with any queries. We also send a copy of our=report with a brief summary to the solicitor to enable them to make any relevant enquiries and encourage =hem to contact us with any questions.

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For this pro=erty we recommend our Walter Winn Survey, which we developed with our clie=ts in mind and is the most in-depth survey that we do on flats. The WW Survey covers all elements of the property including a descr=ption of the property, internal and external condition (broken down into e=ements), structural movement, services, energy conservation, main defects,=items requiring further investigation and legal matters. It also identifies any potential planning or building r=egulations issues such as removal of walls, addition of doorways, terraces =ithout consents, and lack of appropriate fire protection. The report provi=es detail and advice on any repairs, maintenance or improvements required, and also has the scope to identify a=d comment in detail on general and any unusual features of the property or=any special requirements. The fee also includes time spent by the surveyor=reading and responding to any reports or legal enquiries forwarded by our clients or their solicitors.

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Our fee for = WW Survey would be £13,750 + VAT. Our fees reflect many elements in=cluding our level of expertise and local knowledge and time taken on our inspection, report and discussions with clients. This approach of q=ality over quantity enables us to take time to ensure your client receives=a report of the highest quality and have the opportunity to discuss the fi=dings with us. Please find a sample report attached for your reference.

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We currently=have availability early next week. Should your client wish to instruc= us please reply to this email with the following information:

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purchaser's =ame/s

purchaser's =mail

purchaser's phone no

the agent's name & email</=pan>

</=:p>

I shall then=have Louise arrange the inspection and email the client our Terms & Conditions for signature. Please do not hesitate to contact us with any queries.

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Yours sincerely,

</=:p>

Alex<=pan lang="EN-GB" style="font-size:10.0pt;font-family:"Tahoma"=","sans-serif";color:black">

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Alex =alter, BSc(Hons) MRICS

Chartered Surveyor and RICS Registered Valuer

Walter Winn=Chartered Surveyors</o:p>

24 Goodge Street London W1T 2QF

www.walterwinn.co.uk

Tel: [REDACTED]

Mob: [REDACTED]

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</=:p>

From:
Sent: 23 May 2014 10:22
To: Alex Walter
Subject: RE: [REDACTED]

That's fine

James Liffen
Associate
Mishcon de Reya Solicitors
DDI: [REDACTED]
Fax: [REDACTED]

[REDACTED] www.mishcon.com <<http://www.mishcon.com>> Before carrying out work on your new property, click here for advice.

-----Original Message-----

From: Alex Walter [mailto: [REDACTED]]
Sent: 23 May 2014 10:15
To: James Liffen
Subject: RE: [REDACTED]

Hi James

Will give you a call around lunch time if that is ok.

This is something we will be able to assist on.

Kind regards,

Alex

From: James Liffen [REDACTED]
Sent: 23 May 2014 08:41
To: Alex Walter
Subject: [REDACTED]

Hi Alex

I hope you are well, can you call me today if you can? We have a client who needs a survey carried out on the above property ASAP. It's going for approx. £25 million and the likelihood is we will have to exchange next week or the week after.

James Liffen
Associate
Mishcon de Reya Solicitors
DDI: [REDACTED]

Fax: [REDACTED]

www.mishcon.com <<http://www.mishcon.com>>
Before carrying out work on your new property, click
here<http://www.mishcon.com/=mail/property/RP_Followup.PDF> for advice.

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7404 5982 www.mishcon.com<<http://www.mishcon.com>> <<https://mail.walterwinn.co.uk/owa/UrlBlockedError.aspx>>

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