

From: Ada Clapp <[REDACTED]>

To: Eileen Alexanderson <[REDACTED]>, jeffrey E. <jeevacation@gmail.com>

Subject: FW: Flat 2, 76 Eaton Square

Date: Tue, 27 May 2014 15:22:23 +0000

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?? Or perhaps this is just something they did on their own initiative being "hopeful"?

Ada Clapp

Elysium Management LLC

[REDACTED]

Email: [REDACTED]

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From: James Liffen [mailto:[REDACTED]]

Sent: Tuesday, May 27, 2014 8:59 AM

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

Cc: Ada Clapp

Subject: FW: Flat 2, 76 Eaton Square

Dear Mr & Mrs Black

Daniel is away for a few days although he continues to monitor his emails and messages 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 from Walter Winn Surveyors who would be happy to assist you in this respect. Walter Winn are a firm we work with regularly in relation to prime central London properties and our experience 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 gone into some detail on their service below and provided a sample survey as well as a quote for their services.

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 regards,

James Liffen
Associate
Mishcon de Reya Solicitors

www.mishcon.com

Before carrying out work on your new property, click [here](#) for advice.

From: Alex Walter [REDACTED]
Sent: 23 May 2014 15:10
To: James Liffen
Cc: Louise Fitcher
Subject: RE: Flat 2, 76 Eaton Square

Dear James,

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

The intricacies of the London market demand the highest level of local knowledge, expertise and experience and this is precisely what Walter Winn endeavour to provide. Established in 2006 by experienced London residential surveyors, we are an independent firm who provide a quality personal service to our clients. Our aim is to provide an excellent service to every client, including a top quality report, good communication and a fast response to any queries. All of our clients are provided with their surveyor's mobile phone number and are encouraged to 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 them to contact us with any questions.

For this property we recommend our Walter Winn Survey, which we developed with our clients 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 description of the property, internal and external condition (broken down into elements), structural movement, services, energy conservation, main defects, items requiring further investigation and legal matters. It also identifies any potential planning or building regulations issues such as removal of walls, addition of doorways, terraces without consents, and lack of appropriate fire protection. The report provides detail and advice on any repairs, maintenance or improvements required, and also has the scope to identify and 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.

Our fee for a WW Survey would be £13,750 + VAT. Our fees reflect many elements including our level of expertise and local knowledge and time taken on our inspection, report and discussions with clients. This approach of quality 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 findings with us. Please find a sample report attached for your reference.

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

purchaser's name/s
purchaser's email
purchaser's phone no
the agent's name & email

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.

EFTA01206190

Yours sincerely,

Alex

Alex Walter, BSc(Hons) MRICS
Chartered Surveyor and RICS Registered Valuer
[Walter Winn Chartered Surveyors](#)

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From: James Liffen [redacted]
Sent: 23 May 2014 10:22
To: Alex Walter
Subject: RE: Flat 2, 76 Eaton Square

That's fine

James Liffen
Associate
Mishcon de Reva Solicitors

Before carrying out work on your new property, click here for advice.

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

From: Alex Walter [redacted]
Sent: 23 May 2014 10:15
To: James Liffen
Subject: RE: Flat 2, 76 Eaton Square

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: Flat 2, 76 Eaton Square

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 Reva Solicitors
[REDACTED]
www.mishcon.com

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

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