

Exhibit ref.

1st Statement *of the* Defendant
Miss Irene Sara Spalletti

Case ref: M00ED350

IN THE COUNTY COURT AT EDMONTON

IN THE TRUSTS OF LAND AND
APPOINTMENT OF TRUSTEES ACT 1996

BETWEEN:

Mr Alexander Michael Luke Wolf Walker

Claimant

– and –

Miss Irene Sara Spalletti

Defendant

Attempts to agree sale

*Exhibited in response to para. 46
of the Claimant's 1st Statement*

I also proposed within the letter before action that, in respect of any additional remaining renovation works, the previously employed builder/workman undertake whatever works are required to ensure the property is saleable (with such works to be expressly by prior written agreement). Further, that if I were to pay for these expressly agreed works in the first instance, I would be reimbursed for these on sale of the property. For the avoidance of doubt, I was and remain willing to pay the reasonable upfront costs of necessary works (where they are by prior written agreement) and be reimbursed by Irene on sale from her share of the net proceeds.