

21 Nov 96: headlease transfer "by **Acrepost** [*] to "its associated company **Steel Services**"
 (*) part of **Langhaven Hldgs**; directors included **Patrick May O'Connor**, on Steel Services title from Jun 01 to 2004

Jefferson House Ltd
 (British Virgin Islands)
 "Freeholder" (1)
 (LR titles 69437, 69051, 101949)

Lavagna Enterprises Ltd
 (British Virgin Islands)
 "Superior headlessor" (1)
 (LR title BGL 56642) (31 Jan 06)

Situation at Feb 2006

MY ESTIMATES

Steel Services
 (British Virgin Islands)
 (LR title NGL 373 333)
 Lavagna lessee at 31 Jan 06

"Headlessor"
 (1)

Jefferson House Airspace
 (LR title BGL 51 266) (Lease to Steel Services on 22 Sep 03; removed from title on 20 Oct 04)

3 new apartments created
18A (BGL 56 546) (24 Jan 06)
33A (BGL 56 358) (10 Jan 06)
35A (BGL 56 122) (16 Dec 05)

(Leases issued by Steel Services)

Potential selling price (SP)- each? £300k? → **£.9m(?)** (US\$1.6m)

Apartments 1 to 35

New penthouse + parking space
 (LR titles BGL 54458, BGL 47667) (10 Aug 05)

SP (on market in 2007 for £6.5m) → **£3.9m** (US\$6.9m)

Apart 5- Andrew Ladsky
 (LR title NGL 554 128) (9 Sep 02)

Indications that previous owner was connected with ownership of block

Potential av. mark-up per apart: £60k? → **£2.1m** (US\$3.7m)

Apart 7- Andrew Ladsky
 (LR title BGL 43 656) (28 Nov 05)

Acquired from "**Sloan Development**" (British Virgin Islands) (likely to also be '**SloanE Developments**'); also party to the penthouse becoming a lessee of 'Jefferson House Airspace'

Apart 11- Andrew Ladsky
 (LR title BGL 10 950) (17 Feb 04)

Apart 21- Andrew Ladsky
 (LR title BGL 37 920) (21 Dec 05)

Ex porter's apartment; acquired from **Basil Properties** (Gibraltar); it generated a £100 cost on 9 Mar 01, charged to the Jefferson House leaseholders

Apart 34- Andrew Ladsky
 (LR title NGL 421 710) (20 Jun 00)

Apart 35- Andrew Ladsky
 (LR title NGL 421 710) (29 Sep 00)

Other apartments

TOTAL = 7millions? potential (?) (US\$12.3m)



Source: gettyimages.com

THE ROOT CAUSE for all that has happened- including the sheer utter hell I have been going through since 2002 for 'daring' to challenge the 15 July 02 fraudulent demand of £740,000

(1) NOTES: 'Ownership status' from the Land Registry (LR). Numbers in brackets (e.g. BGL 51226) are LR's title numbers. Dates in brackets are LR's recorded date of ownership

For an overview of events:

❖ See [Case Summary](#)

For further detail, see my website,
www.leasehold-outrage.com:

- ❖ [Major works](#)
- ❖ [Freeholder](#)
- ❖ [Headlessors](#)
- ❖ [Owner identity](#)
- ❖ [Directorships](#)