

The owner reneged on his legal obligation under the agreement and the monies were not placed in trust as agreed.

As a result of the written agreement we left the meeting.

Please be advised that it is our position that we oppose the application on the grounds that the owner has shown bad faith.

We submit that the granting of the variance is a discretionary matter and that the Panel should not assist the Applicant in any way.

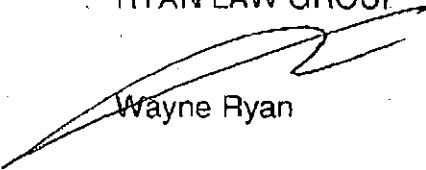
In the alternative, we would ask the Panel to require a formal Bond be posted in the sum of \$100,000.00 to cover the costs or repairs and legal costs before the variance is granted.

In summary, the variance requested is significant and the owner has shown bad faith in failure to deal with the damages sustained.

Respectfully submitted.

Yours truly,

RYAN LAW GROUP



Wayne Ryan

Cc Matthew Cheng Architect Inc., Michael Chung