

Alfred Boddin

Queen's University - Westmount

1993.

QUEEN'S UNIVERSITY ARCHIVES	
LOCATOR	5169
BOX	29
PAGE	1

Park
1102



SAVILLS

INTERNATIONAL PROPERTY CONSULTANTS
20 Grosvenor Hill, Berkeley Square, London W1X 0FF
Telephone: (071) 499 8644
Fax: (071) 495 3773

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ET
file

Our ref HLR/sjk/4249i

Dr Alfred R Bader
52 Wickham Avenue
Bexhill-on-Sea
East Sussex
TN39 3ER

22nd December 1992

Dear Dr Bader

HERSTMONCEUX CASTLE

Thank you for your letter of 19th December and for your kind comments contained in it.

I am particularly delighted that after such a long period of uncertainty, the property is finding such a good and suitable home. I confirm that once the sale is completed, we will make the agreed payment to Wyatt & Company as a gesture of goodwill and I trust that this resolves the difficult position you found yourself in.

In the meantime, we will be assisting in whatever capacity is necessary to try and ensure that the planning and legal formalities are satisfactorily concluded and if I can help you in any way, please let me know.

My best wishes for Christmas and the New Year.

Yours sincerely

Henry Richards

HENRY RICHARDS





BADER INTERNATIONAL STUDY CENTRE
Queen's University (Canada)

HERSTMONCEUX CASTLE
HAILSHAM
EAST SUSSEX, BN27 1RN
UNITED KINGDOM

TEL: 01323 834444
FAX: 01323 834499

Tuesday 6th March.

Dear Alfred and Isobel,

I thought you might be interested in this article that was written on my house, because it includes a paragraph on the Bader International Study Centre, and how you started it in 1994.

The background material is slightly inaccurate - I told them that Alfred was brought up in Bexhill as a child-refugee from Germany, during the war, but that bit was omitted I see.

However, there is quite a visit about Herstmonceux Castle and Queen's in there, so I thought you would like to see it.

I do hope, Alfred, that you are feeling much better,

with very best wishes.

Daphne Lawson.

~~See index + file~~
This is the
Hastings
paragraph - Page 40

Jenn Blackett

Interview with Afred Bader... Thursday February 29th 1996.

It seemed like a very good idea. We certainly would'nt intervene, call it whatever you like. We would'nt want to change Queen's priorities. Queen's is a wonderful university.

Donating the castle, that isnt changing the priorities of the university, it's creating an opportunity...Do we change priorities?

sci'45

When I created a chair in the chemistry department there were those who argued about which department needed a chair, physics or chemistry. But I'm a chemist.

Anyone asking that question doesn't know us very well. You know what Queen's has done for me. In isabel and my wills we leave everything to a foundation, and they are to continue helping Queen's.

"Maybe I'm just too touchy or I'm just too thin skinned, but the idea really hurt me."
(With regards to the idea, referred to in the Jan.15 issue of Gazette, Question 2, answered by John Cowan, that perhaps Bader's wants may be tying down the university, controlling.)

"We're not privy to the details, cleary we live in Milwaukee, we can't be involved. Queens at the moment has very difficult decisions to make."

19 million cutback from the ontario government.

In one way, one might look at the castle as a luxury...who knows we've worried about it a great deal.

Queen's has done a wonderful job. (restoring implementing the program)

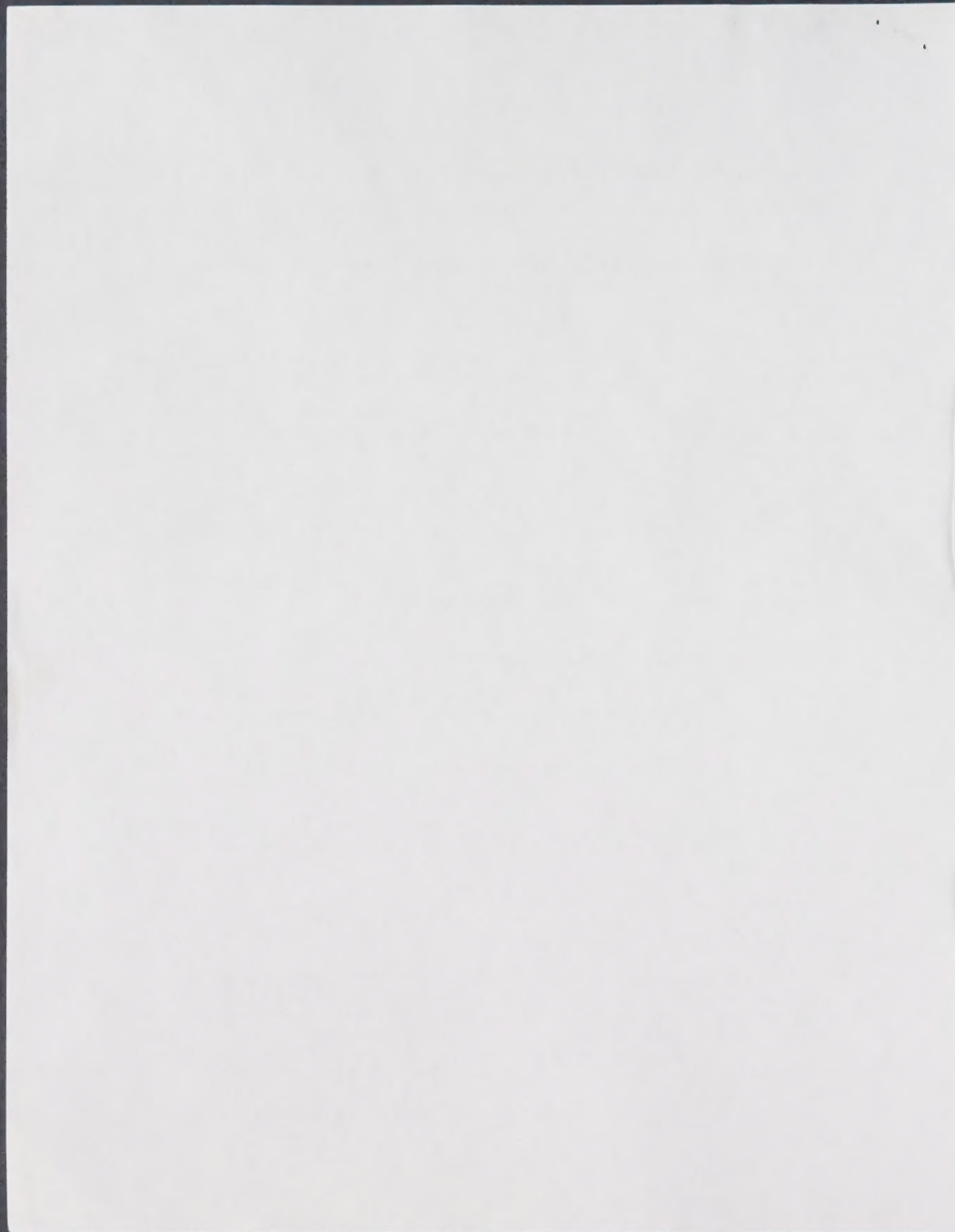
We suggested scholarships, there's some very difficult decisions which will be made this weekend (Board of Trustees)... we can't judge, we simply wanted to help and we'll see what happens.

Commented on Don Macnamara,

It has been wonderfully rebuilt...

The final decision must be with the Board of Trustees. If it was sold, we'd understand, we'd be sad. People would say years from now when we would look back...and not understand how the decision could be made (to sell the castle), why? Yet right now, the situation with the Canadian economy.....Anytime you lay someone off its a traumatic decision. If the university had the decision to make to lay off 50 people or sell the castle, you know what I know the decision should be. You should'nt lay people off.

Everything was tightly controlled..(story about university spending then and now....not one person was laid off)



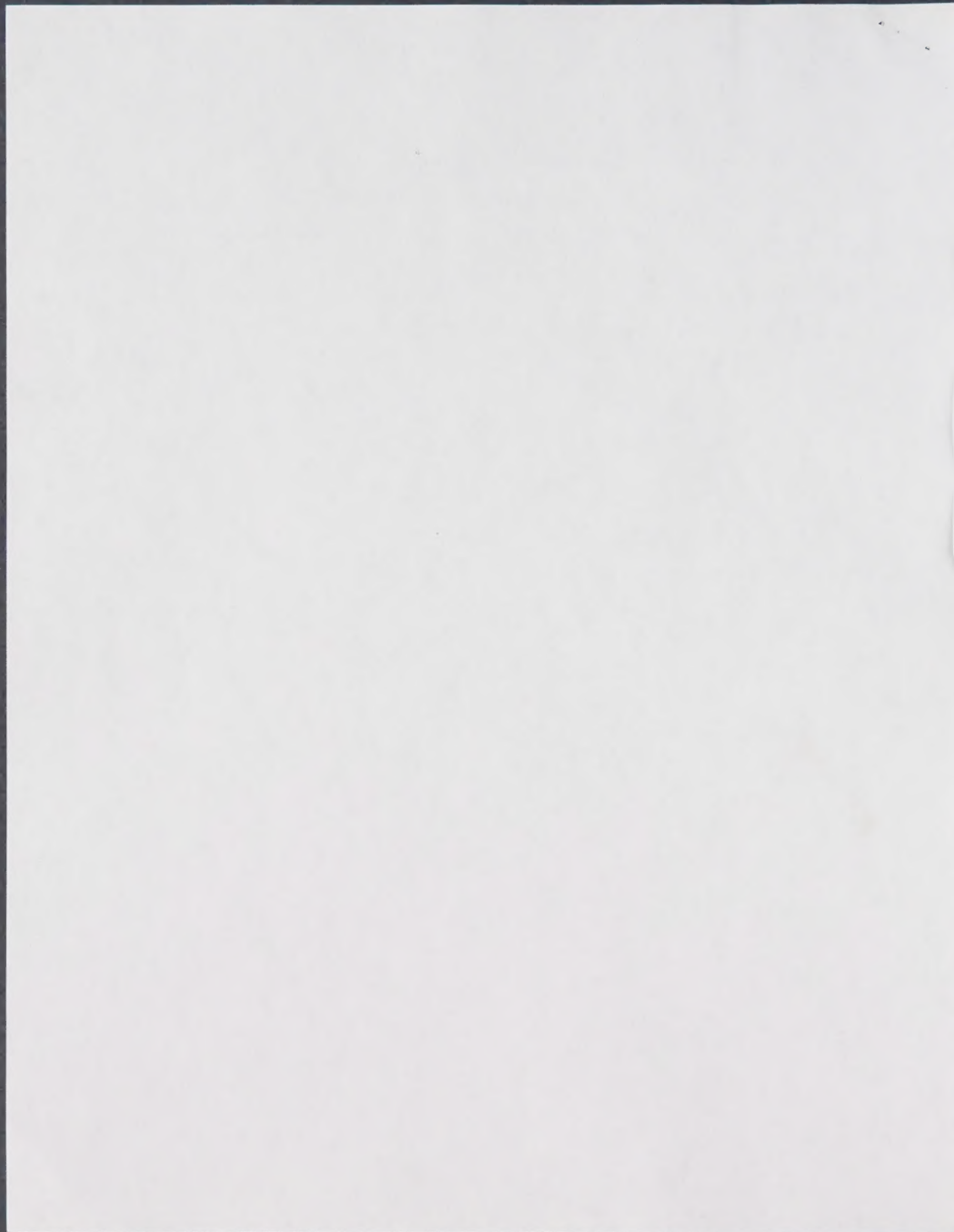
People are more important than a castle...I hope that they...?

The castle is not essential to our lives, its not essential to Queen's.

As I've said, we worry about this alot. Isabel and I have had sleepless nights worrying about this, but what can we do?

Write with compassion

It's not a black and white problem. It's a very difficult problem.



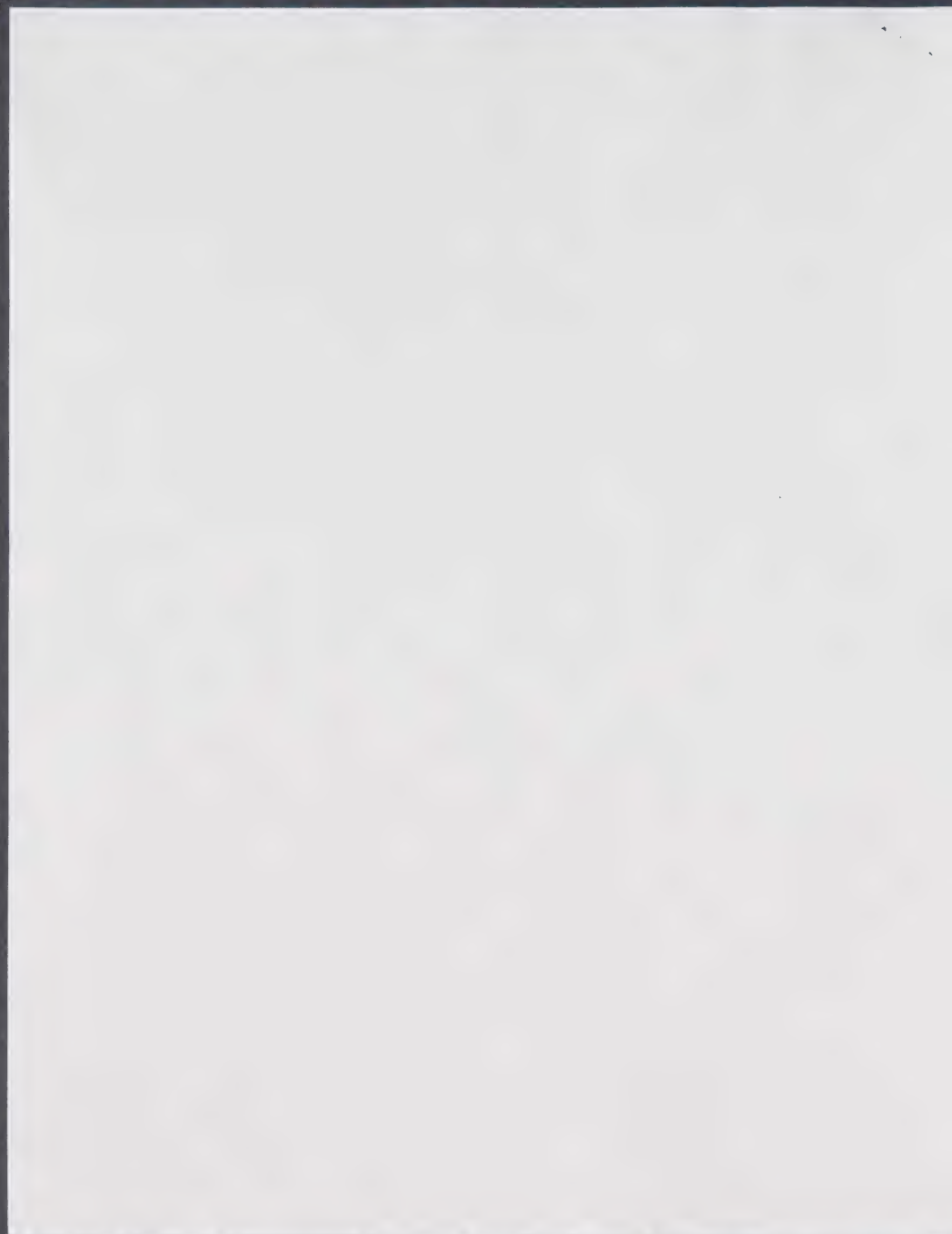
Dr. Alfred Bader
Thursday, February 29, 1996.

I understand why it is important for you to be quoted accurately, and at the same time, I too wish to report accurate information. I was typing onto a computer as we spoke, some of the quotes or ideas are intact, while others need clarification... Obviously not all quotes will be used, but to assure you, none will be taken out of context.

Thank-you for speaking with me and to *The Queen's Journal*.

Sincerely Jenn Blackett

Queen's Journal Fax: (613) 545-6728



INTERNATIONAL STUDY CENTRE
QUEEN'S UNIVERSITY
HERSTMONCEUX CASTLE
Hailsham
East Sussex BN27 1RP
Tel/Fax: 0323 833913

1st June 1993

HERSTMONCEUX CASTLE BURSARY BALL & OFFICIAL OPENING FAYRE

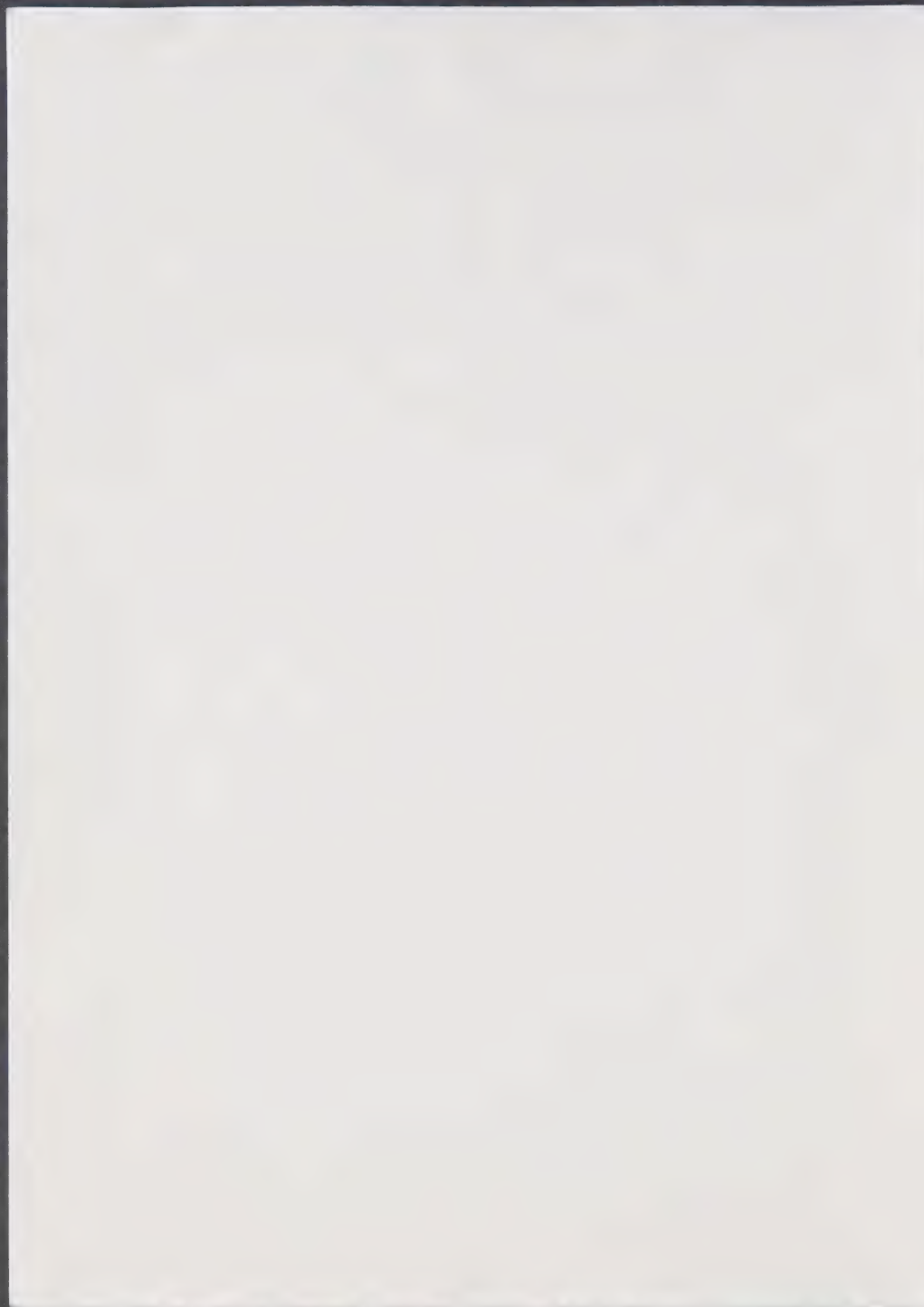
I am writing to you on behalf of Dr. David Smith, the Principal and Vice Chancellor of Queen's University, Canada, and Mrs. Mary Smith. As you may know, through the generous gift of former Queen's student Dr. Alfred Bader and his wife Mrs. Isabel Bader, the University has acquired the magnificent historic estate of Herstmonceux Castle in East Sussex, which is to open as an International Study Centre next year. This spectacular property, which until recently was the home of the Astronomer Royal and the Royal Greenwich Observatory, is to officially re-open its grounds to the public on the weekend of 10-11 July 1993.

I am therefore taking this opportunity to extend on behalf of Principal and Mrs. Smith a special invitation to you to join us in celebrating this event by taking part in an exciting weekend programme of festivities at Herstmonceux Castle. The celebrations begin on Saturday 10th July at 5.30 p.m. with a V.I.P and Alumni Champagne Reception in the Castle gardens, followed by a Dinner and Ball in honour of special guests Alfred and Isabel Bader. On Sunday you are also most welcome to attend the official Opening Fayre and barbecue for Queen's alumni and the public. The Fayre will feature an air show, battle re-enactments, minstrels, jesters and sports, and other activities for the whole family. Tickets for the Ball are £35 each and this includes entrance to the special events on Sunday 11th. I should be grateful if you would please advise us as soon as possible whether you wish to attend the Reception, Dinner and Ball so that we can send you a card. We shall be happy to arrange overnight accommodation and transport to your hotel and to and from the Ball.

I do hope you will be able to join us in marking this very special occasion for Queen's University, Herstmonceux Castle and the Sussex community.

Yours sincerely,

Jane Whistler



As requested



Wealden
District Council

Media Release

FOR
IMMEDIATE
PUBLICATION

This Media Release is issued by Tim Dowsett, District Secretary,
Council Offices, Pine Grove, Crowborough, TN6 1DH
Tel: 0892 602401 Fax: 0892 602222

STARTS:

**HERSTMONCEUX CASTLE
WEALDEN GRANTS PLANNING PERMISSION FOR
UNIVERSITY USE OF CASTLE AND ESTATE**

Wealden District Council has resolved to grant planning permission in respect of all the current planning applications submitted by Queens University of Kingston, Ontario, subject to the University agreeing an undertaking not to fragment the Historic Park of Herstmonceux by separately selling of parts of the land or buildings.

The agreement also reflects the Council's and University's wish to secure public access to the Castle grounds and will allow for opening to the public on a minimum of 80 days in any calendar year to include summer weekends and bank holidays. Other elements to be covered in the agreement include the provision of a landscape management plan for the whole Estate to ensure that the Castle's historic parkland setting is protected and enhanced, and controls over access in respect of construction traffic.

In considering the various applications for change of use of the Castle and Estate to a use for an International University/Study Centre with other related uses, Members of the Council's Area Plans South Sub-Committee considered that the overall scheme represented an excellent opportunity to secure the future of the Castle and Estate and one that would conform with the provisions and policies of the south Wealden Local Plan.

A letter from the University to all Members of the Sub-Committee emphasised the spirit of co-operation and harmony that had prevailed in carrying out necessary negotiations on submitted planning applications and complimented officers concerned on their helpful and supportive attitude throughout.

ENDS

22nd June 1993

Further information from:

David Phillips
Principal Planning Officer
Pine Grove
Crowborough
East Sussex TN6 1DH

Patrick Coffey
Senior Planning Officer
Pine Grove
Crowborough
East Sussex TN6 1DH

Tel: 0892 602483

Tel: 0892 602476

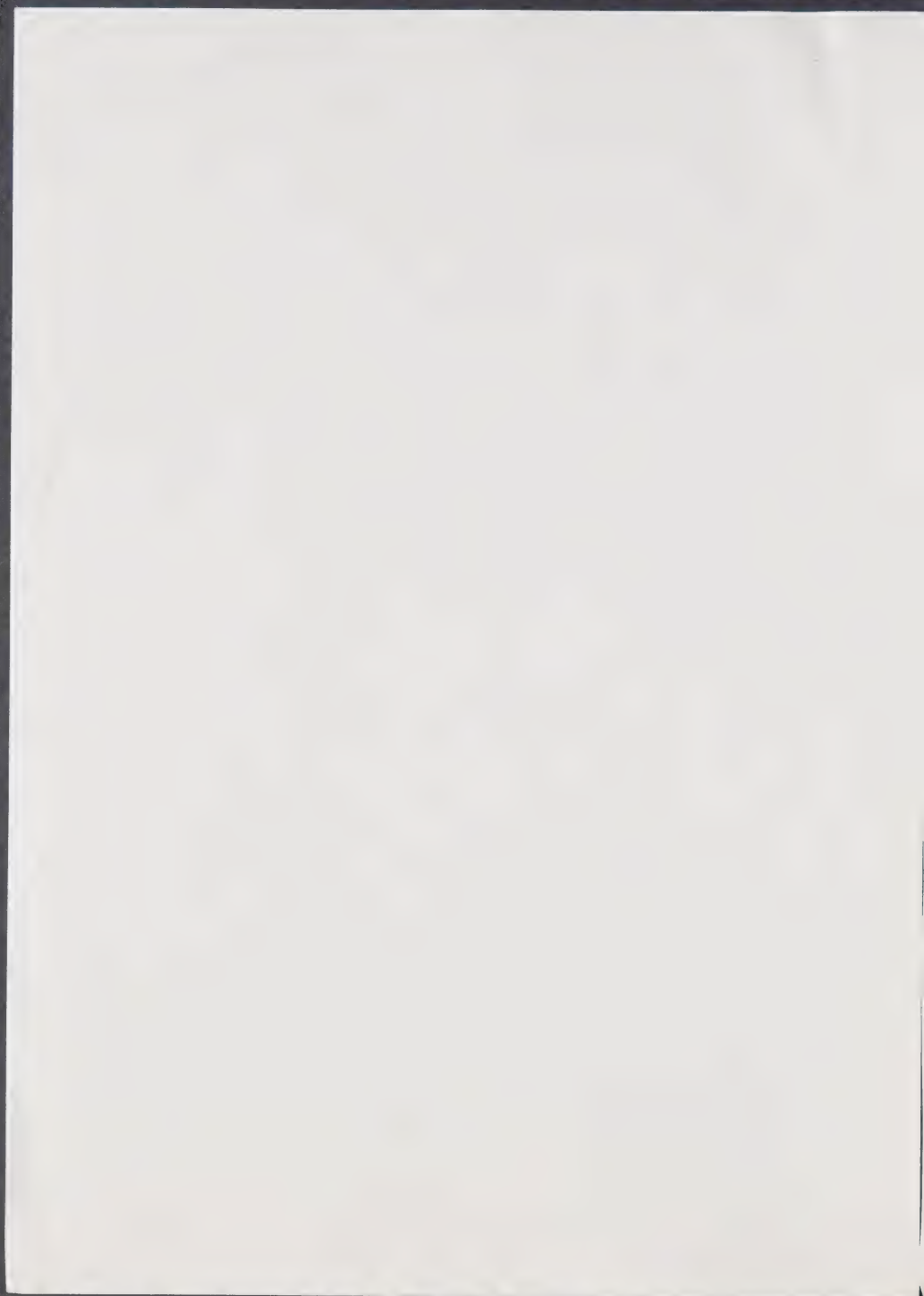


CHRONOLOGY OF EVENTS IN RELATION TO MY JOB AT HERSTMONCEUX

November 1992 - July 1993

Trusted by QU and left to get on with things - the lawyers, the Bank, the planners, the general affairs at the Castle: all aspects of the project, in spite of having no office or organisation. The one office person I took on was lacking in office skills; temperamental and unhelpful and caught up with many issues in relation to the Castle, and from Day 1 I regretted the decision as she was the wife of the Estate Manager here and he had been so keen that she be involved, and I had felt at that time that he was supportive and very anxious that the project with Queen's moved forward.

In April I complained of exhaustion and overwork and DB and HB suggested I get Keith and Val to organise the "open to the public". This has proved an area of stress as they wanted to control it anyway and have it done in the Observatory style, including automatic gates which have proved costly and irrelevant. Little involvement with tourist facilities and groups in the area, and no wish for expert advice from other places open to the public which did it far more successfully than the Observatory ever did and which have adapted to the changes in the tourist situation in the five years that the Castle has been closed. Although I delegated this to them I was still responsible overall when things went wrong with signs arriving late, etc. and insurance being needed, and much of the organisational side of opening - including getting the person we all agreed was the most satisfactory for the tea-room. Keith's predictions that many people would visit, and the signs he organised which were negative and unwelcoming and his failure to involve us with the relevant Council bodies, as well as spending on fences and car parks rather than a proper, well-painted, accessible ticket sales house and information signs, led to a low turnout well way below what Keith predicted. Anything I planned to do, such as the Event Weekend, was criticized and resisted by KN and VN, who not only did nothing to help but tried to undermine it by being away at times when they were needed, etc. Their resistance to me was forceful and vocal and their relationship with each other and in the office generally created tensions. KN was feeling threatened by change and VN was generally against the Castle and against Canadians - always ready to take offence and generally a grumbler. I felt if they weren't careful both would be asked to leave the project. Keith had shown himself not to be competent in many areas of his job and to be rather slapdash in things he organised, only to achieve when given clear directions. Val was generally complaining and unpleasant to have around, and both their moods needed to be catered to. When Keith became unacceptably abusive following a problem over leaves being picked for the Weekend's activities, I said that we couldn't go on like this and that it would be best for Val to try to find another part-time job. I knew she was always grumbling to Keith and that actually made him worse too,



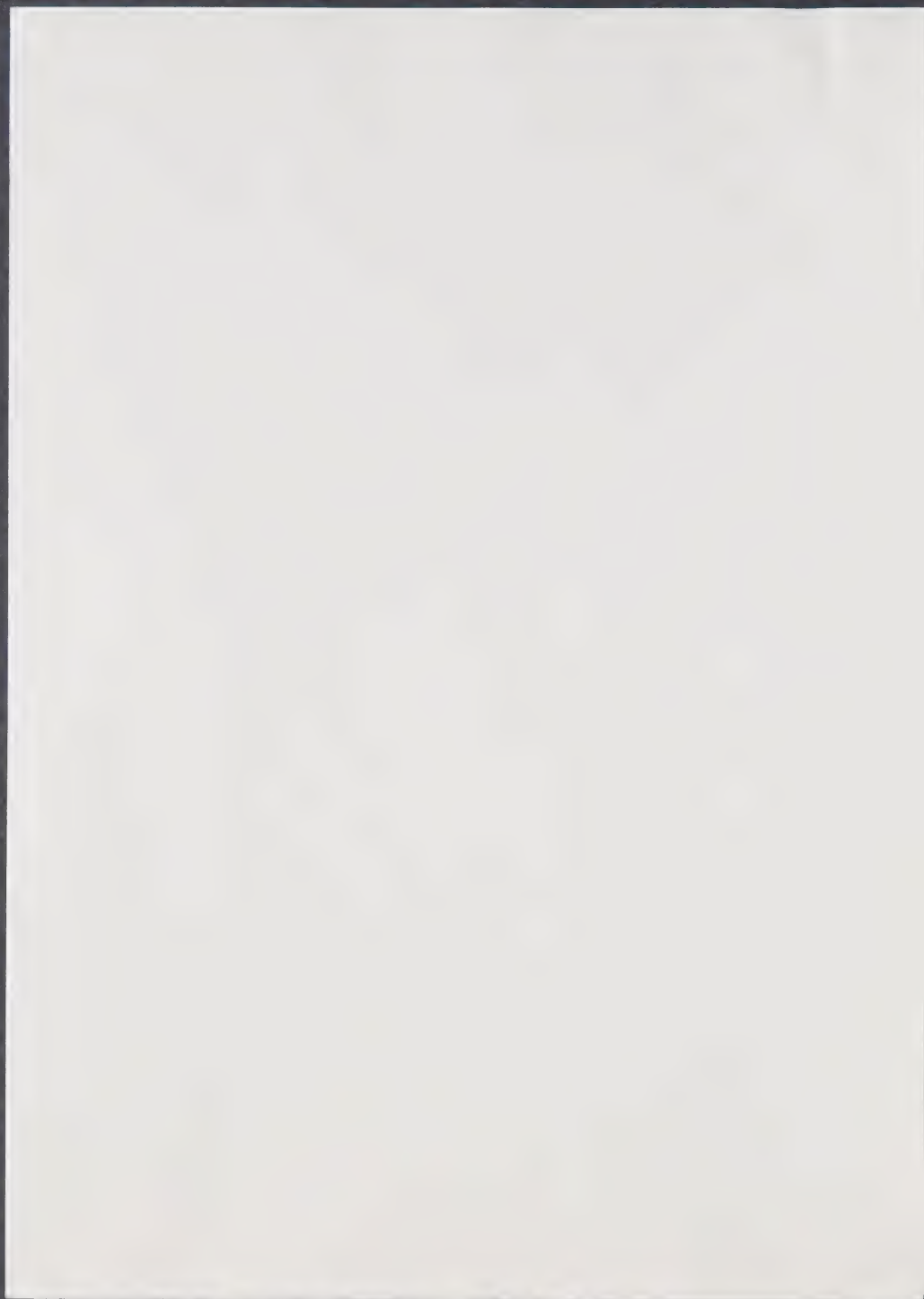
and I thought that I was protecting his job or trying to change the situation enough so that he would not be goaded to be so resistant in the future.

Then Maurice Yeates arrived and changed the ground rules so I was no longer in charge of the operation at the Castle, but that Keith and I were equal and being managed direct from Queen's at Kingston so that no-one was left in charge here and there was no attempt at resolution of the tensions that had arisen prior to Maurice arriving - in fact they were left in a heightened state with no clarity of each person's position and little prospect of them being resolved, with no-one around to facilitate this. For me the position felt intolerable, and I felt quite comfortable with the idea of resigning, knowing I had done a good job until then and being aware that in the situation I was now in I felt insulted, demoralised and unable to carry on. Lack of trust from Queen's began to creep in, and my trying to address the problems direct with Maurice got no response.

August - November 1993

In August the Principal was here for a conference in Wales and we discussed the situation. He said MY was crucially important to the project and explained the reasons why. I agreed with him and said I quite understood that but I didn't feel I could work in the way things had been left. We looked together at the notes that had been sent to me regarding my position and tried to redefine them. I said that I felt it was important that as Queen's representative here I was in authority and responsible when the Director was not present. Although most of the changes we made were accepted, this latter change was not accepted by Maurice and so my position here became one in which the authority on site was removed to Kingston, and by degrees all authority was removed to Kingston. Although I had been persuaded to stay on, DS complied with MY's wish that I should not have authority here in his absence.

In September I was in Kingston and again stressed the discomfort I felt in my new position at the Castle which had changed in July. I also felt while in Kingston that my irrelevance was exacerbated by my awareness that all decisions were being taken in Kingston, and that the Castle was somehow a picture in people's minds rather than people actually getting on with the day-to-day life of the place. I felt the idea that I might have some useful suggestions or should be consulted only remained with me and did not exist at Kingston. At a committee meeting there was not even space for me to present what was going on in England or to see if there were questions people had regarding the site on which they wanted information. The meeting was taken up with what were considered much more important things, and there was even a report from one member on a meeting that I had actually attended and he was reporting second-hand. I felt stunned by how irrelevant the whole thing made me feel.

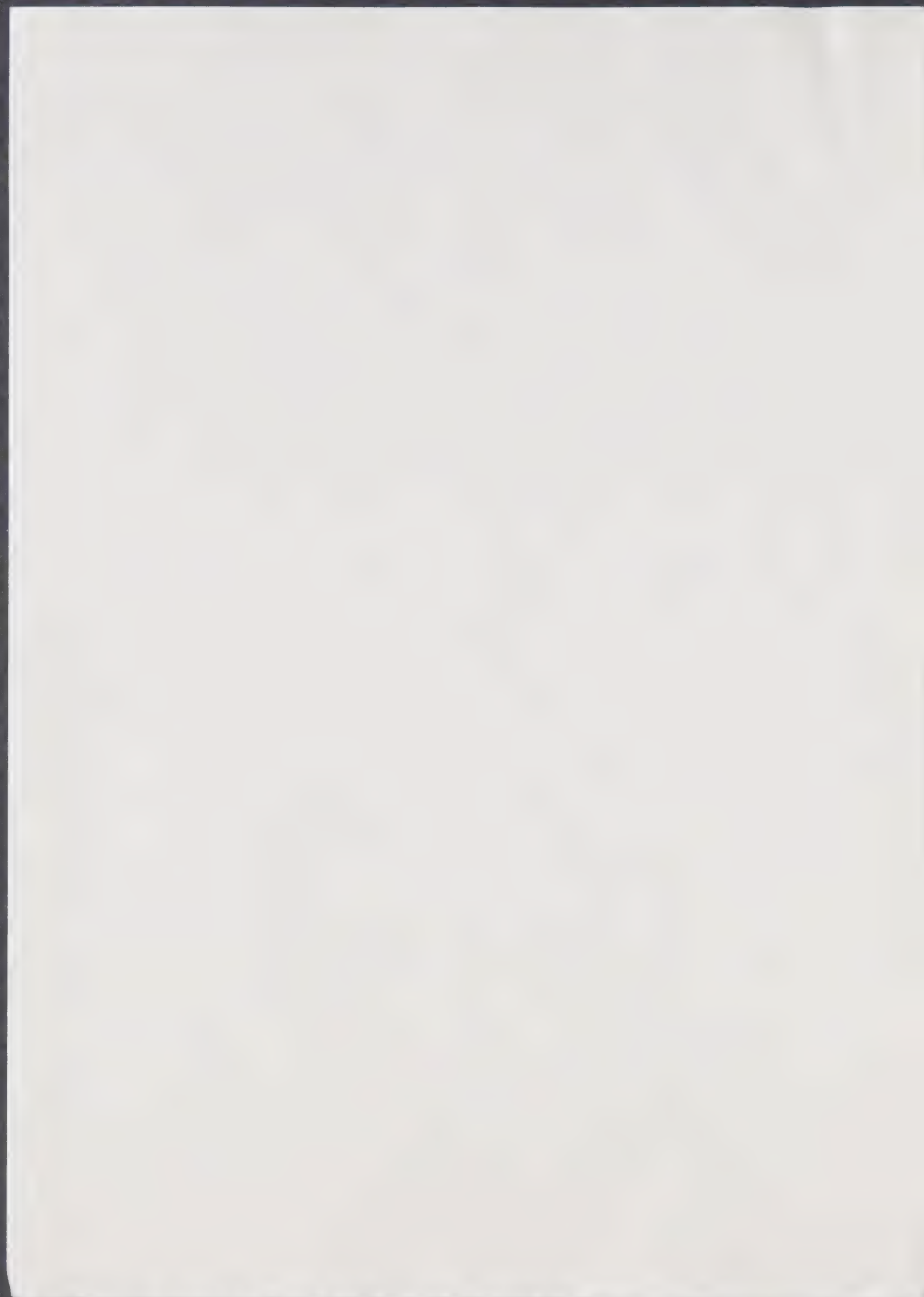


I got a message loud and clear from MY and DB that I should not use my special relationship with the Principal but should deal directly with them. I pointed out that the only time I had addressed anything through the Principal was when I planned to leave and I wanted to inform him seeing he had appointed me, and that as a result we had relooked at my job as he tried to persuade me to stay. I said I did not believe this was a misuse of the position and that I had tried to do everything directly through him but had failed to get a dialogue with MY. Just as I was leaving I felt pressured again to try to make it work, and DS suggested I write a weekly report which gave him access to what I was doing - which was what MY and DB did not want to happen. I felt a certain amount of pressure and desperation as I left and the crucial thing - my authority on site at Herstonceux - had not changed. My desperation started to be shared in faxes. Although I got some answers to some faxes I never got a response in this area from anybody. I had the feeling that most of my weekly reports and faxes were going into a vacuum. I now know that was not so. I had two telephone conversations with David Barnard in which I expressed my desperation and distress and the general feeling of disquiet and unhappiness among all the staff at the Castle. I said again I was going to resign and went away for a few days to get straight what I wanted to do.

As I drove to Devon I realised that I felt very sad that everything had gone wrong after an initially good start prior to my being demoted in July, that I had then done everything in my power to make something that was not all right all right, and finally I felt angry that I had been put in this position by what I consider extreme mismanagement by MY in relation to me in July. When I spoke to DB again I said I had decided to complain rather than just resign, and that caused a totally different reaction. Suddenly the whole thing became a serious issue. As it had felt serious to me for some time this annoyed me further, and I spoke to Don Nightingale who said he would help if I wanted to pursue a complaint. By chance David Smith called to ask about my flat and his plan to be in London in a month's time. I then told him of the situation as it stood at that time and he persuaded me to wait until the 11th December when he would be in London. He said that my complaining might be a severe disadvantage to whole project. I said I didn't want to hurt the project, just to let MY and the committee know that I felt that the people on site here - myself included - had not been managed well. So I had another month carrying on with a sense of being totally left out of the loop as to what was going on through decision making affecting Herstonceux so that no-one here at the Castle was kept informed of what was happening in relation to the project, and often heard of things after the event.

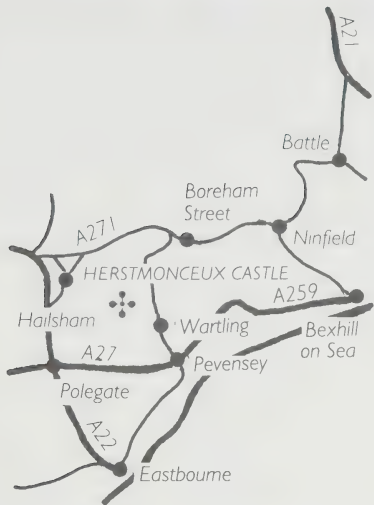
December 1993

I saw the Principal in London and was told I could not carry on in my present position because of my difficulties with Maurice, and my criticism of him which was generally known. When he saw me he said it would be disadvantageous to the project for me to leave and hoped to arrange some sort of cobbled-together



solution where I would work directly for him in the public relations / fund raising area, along with working to promote the Science Centre and possibly at a later stage dealing with the student counselling. I said I would think about it, and the following day I met the Baders and Smiths for lunch and said I felt it would be best to resign. I felt there was a lot of pressure put on me to persuade me to stay, and what eventually convinced me to think about it was the statement that it would be better for the project if I left later rather than immediately. As I tried to think about the possibility of doing it I felt it would be messy and difficult, and was relieved to get a letter from David Smith saying he accepted my resignation.







Dr David Smith
The Principal and Vice Chancellor of Queen's University
and Mrs Smith
request the pleasure of the company of

at the Herstonceux Castle Bursary Ball
in honour of Dr and Mrs Alfred Bader
on Saturday, 10 July 1993
at Herstonceux Castle

R. L.V.P.
Herstonceux Castle
Hailsham, East Sussex
Tel. 0323 833913

Reception 5.30 o'clock
Dinner 7 o'clock
Carriages 1 o'clock
Black Tie

QUEEN'S UNIVERSITY
HERSTMONCEUX CASTLE

OFFICIAL OPENING FAYRE - 11TH JULY 1993

Doors open to the public	11.00 a.m.
St. Andrews Pipe Band play in front of the Castle	11.00 - 11.15 a.m.
The Sussex Weavers Dance Group, Medieval Combat Arena	11.15 - 11.45 a.m.
The Ribbon Cutting Parade leave the Church gate	11.50 a.m.
Official Opening Ceremonies	12.00
Ceremonial Planting of a Canadian Maple Tree	12.30 p.m.
The Medieval Combat Society Do Battle in the Combat Arena	12.45 - 13.30 p.m.
Renaissance Music in the Castle Courtyard by Concerto Moderno	13.00 - 13.30 p.m.
Airshow - Aerobatics by a Pitts Special and Vintage Tiger Moth	14.00 - 14.30 p.m.
Chanctonbury Ring Morris Dancers perform in the Combat Arena	13.30 - 14.00 p.m.
Renaissance Music in the Castle Courtyard by Concerto Moderno	14.30 - 15.00 p.m.
Cricket Match : Castellan 12 vs A Flat Earth Society 12	14.00 - 18.00 p.m.
The East Sussex Concert Band perform by the Walled Garden Entrance	15.15 - 16.00 p.m.
Croquet - Open to the Public in the Walled Gardens	14.00 - 17.00 p.m.
Renaissance Music in the Castle Courtyard by Concerto Moderno	16.00 - 16.30 p.m.
The Sussex Weavers Dance Group in the Medieval Combat Arena	14.30 - 15.00 p.m.
The Medieval Combat Society Do Battle in the Combat Arena	15.00 - 15.45 p.m.
The Village Ladies Extend Group in the Combat Arena	15.45 - 16.00 p.m.
The East Sussex Concert Band perform by the Walled Garden Entrance	16.30 - 17.15 p.m.
Hot Air Balloon - Rides on a tether in front of the Castle	16.00 - 16.45 p.m.
Guided Tour of the Telescopes - meet by the Science Centre (one hour)	14.45 p.m.
Chanctonbury Ring Morris Dancers perform in the Combat Arena	16.00 - 16.30 p.m.
Renaissance Music in the Castle Courtyard by Concerto Moderno	17.30 - 18.00 p.m.
Service of Thanksgiving, Dedication and Reconciliation with music from the East Sussex Concert Band (Castle Courtyard)	18.00 - 18.30 p.m.
Hot Air Balloon - Rides on a tether in front of the Castle	17.15 - 18.00 p.m.
Flight of six Hot Air Balloons - Launch in front of Castle	18.45 p.m.
Castle Gates close for the night	19.00 p.m.
Barbecue, Bars and Soft Drinks and Craft Stalls open throughout the day	
Bouncy Castle, Face Painting, Teddy Bears Picnic, Pony Rides 12.00 - 16.00 p.m. available for Children in Children's Area	

11th July 1993



Pony Rides

East Sussex Concert Band

CHILDRENS AREA
Teddy Bears Picnic
Bouncy Castle
Face Painting

ENTRANCE TO WALLED GARDEN

TEA ROOMS
TOILETS

Fire-Engine
St. Johns Ambulance

Falconry

BAR

BARBECUE

PUBLIC ADDRESS
(Meeting Point)

HUSKY
DOGS

Falconry Display area

Rose Garden

Croquet

Castle Entrance

Castle Court Yard

Moat

Crafts & Side Shows

Castle Entrance

Science Centre

Medieval Combat Arena

Hot Air Balloons

TOILETS

TO CAR PARK
TELESCOPES
POLICE, DOGS

CRICKET-MATCH

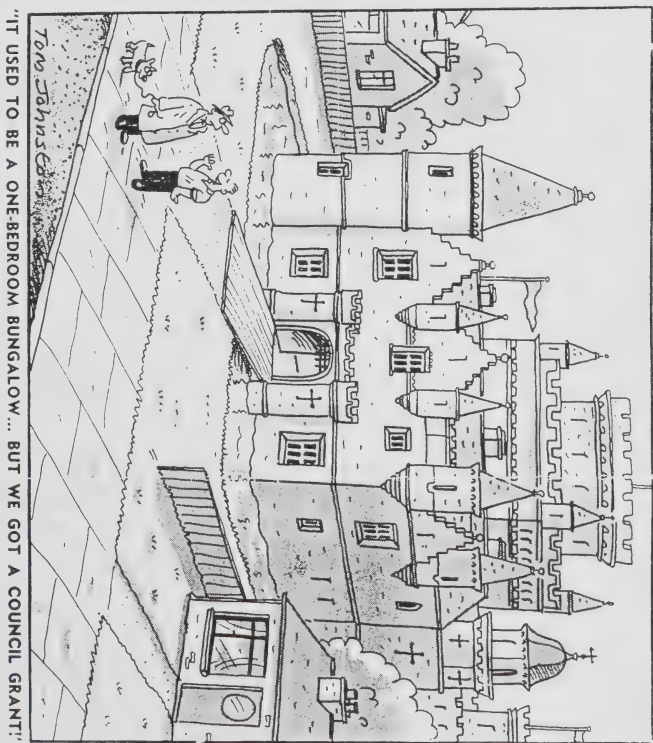
could I have a copy of this
Service of Thanksgiving

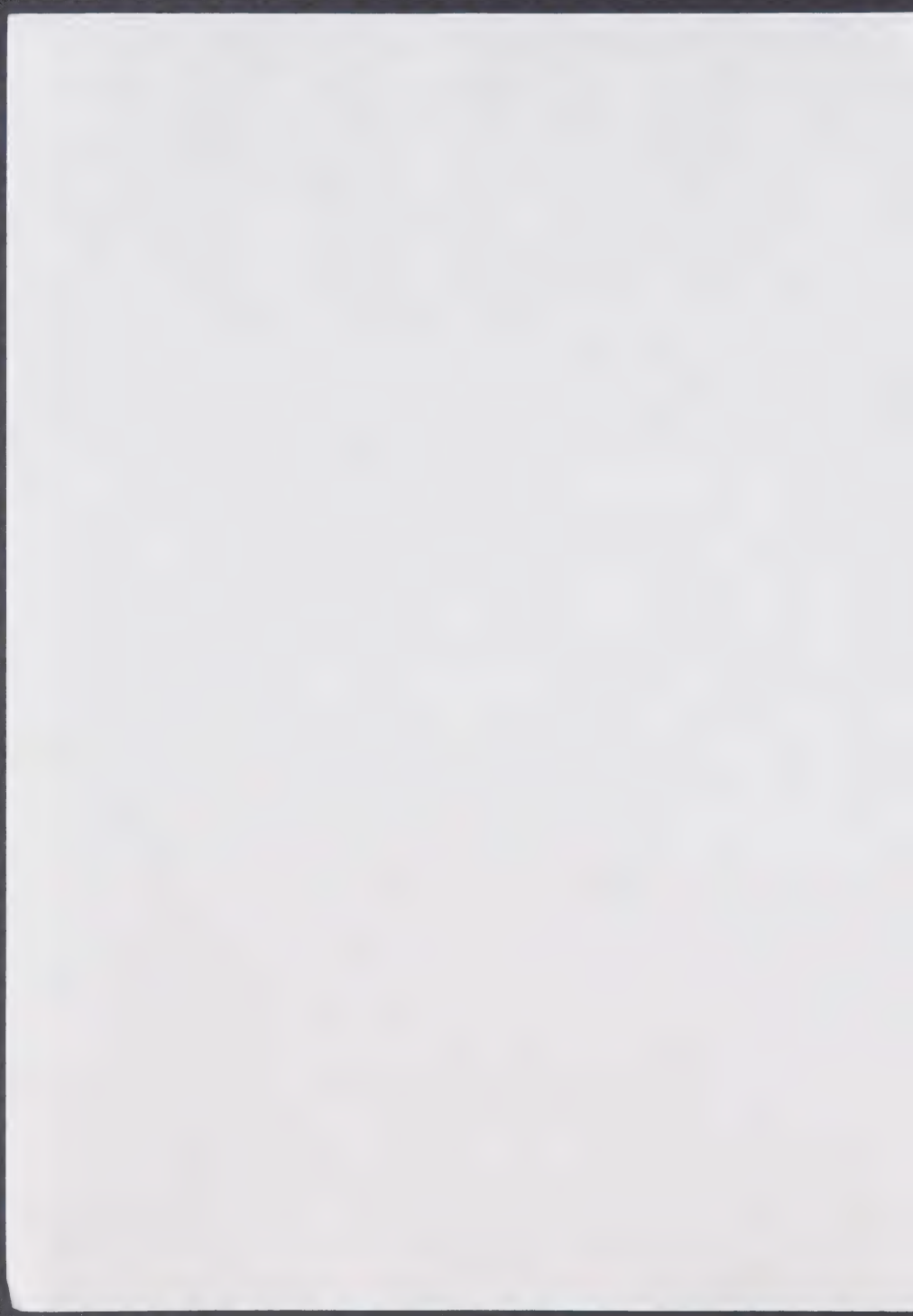
M V

CH OF

Evangelist

of Canada





immediately looks in an of 300,000 +
profit on one Anglo-United deal.

But that profit you have, so why be
generous? of course when I write 'you',
I mean the bank, not you personally.

I look forward to delivering
you two paintings either this Tuesday
or Thursday morning

Best wishes
from home to home,

Rep. a

17. XII. 93

1000

1000

1000

1000

1000

1000

Dear Jeffrey

Hannah Cooper is a delightful
girl who takes after her parents.

Please thank her for her lovely note.

Of course I am disappointed
in the bank's position about the
options and know that it does not
come from you. Because you know -
but cold bankers here and in Japan
don't want to remember

- (1) Queen's had to pay over
£700,000 in legal fees because
the solicitors of the bank and
the receivers were so ornery and
wouldn't even acknowledge the
legality of our simple Dec. 9 1992
contract; and
- (2) Guinness Mahon could

Faint vertical text on the left edge, possibly a page number or binding mark.



GUINNESS MAHON & CO. LIMITED

JEFFREY P. COOPER
DEPUTY CHIEF EXECUTIVE

JPC/bel/1080a.let

18 August 1993

Dr A Bader
2961 North Shepard Avenue
Milwaukee
Wisconsin 53211
U S A

Dear Alfred

I do hope you had a good trip back to Milwaukee. I have not written earlier as I too have been travelling and was actually in Philadelphia last week. Unfortunately, I was on a tight schedule and could not come back via Milwaukee to purchase more paintings for my collection! On that matter, I should mention that I have just taken the painting which I bought for Paula's birthday to the framers and I am sure that she will be absolutely delighted with the gift. I very much look forward to the next purchase in November which we have already agreed as to price.

While I realize that you became far less interested in the David McLrain opportunities following the negative press article, I did say at the time that there could be another side to the story. I have obtained a copy of the Prospectus which accompanied the purchase by Mr McLrain of the motor businesses from Anglo United. It does seem from the document that the transaction was entirely bona fide. Although this may not change your view in terms of your potential further investment, I did think it was important to clarify the record and perhaps also to put your mind at rest.

Cont'd...

32 ST MARY AT HILL LONDON EC3P 3AJ
TELEPHONE: 071-623 9333

REGISTERED OFFICE AS ABOVE REGISTERED NO. 205468 ENGLAND

On the Herstmonceux matter, I have now spoken to David Potter and have also solicited the view of our Shareholder. Much as I expected, there is no appetite to sell the remaining lots at the price you indicated. I know this will be disappointing but I am sure that our decision does not come as a surprise. Perhaps the position on either side will change during the course of 1994. In the meantime, I understand that all legal issues are now resolved and the contract has been sent to Canada for signature.

On a completely different topic, an approach has been made to me via a friend of one of my senior colleagues. There is for sale out of Switzerland a Van Dyke 'Portrait of a Gentleman' which must take place on a very discreet, private basis. Apparently, for personal reasons the vendor does not wish to go through the auction houses. I do not, as yet, have further details but wonder whether, in principle, you might be a buyer? It seems to me as though the prevailing circumstances might enable an advantageous price to be negotiated. There would, of course, be an intermediary's commission payable by either the vendor or the buyer but this does not affect the gross price which would be negotiated.

Please let me know if you would like to receive more information.

With best regards.

Yours sincerely

A handwritten signature in black ink, appearing to be 'J. H. H. H.' with a flourish at the end.

INTERNATIONAL STUDY CENTRE
QUEEN'S UNIVERSITY
HERSTMONCEUX CASTLE
Hailsham
East Sussex BN27 1RP
Tel: 0323 833913
Fax: 0323 832562

23rd August 1993

Dr. and Mrs. Alfred Bader
Suite 622
924 East Juneau Avenue
Milwaukee
Wisconsin 53202, USA

Dear Alfred and Isabel,

It was nice to be in touch on Sunday, both with the Smiths and with you over the telephone. I feel I am very lucky that I am leaving for Canada for my holiday and also to catch up with people at Queen's just at the moment when everything comes together and is ready for the next phase. We really should have exchanged contracts by the end of this week, along with achieving Scheduled Monument Consent, Planning Permission, a Charitable Company; all the major hurdles to set this in motion. Now we will wait one month for the high risk period, but nothing is there to indicate that there will be an appeal. Everyone is very enthusiastic about the prospect of Queen's having an International Study Centre here.

I am enclosing some photos of the Celebration Weekend of the 10th/11th July. I think some of them are excellent and give a good general feel to the whole Sunday. There should be some from the Saturday evening too, but they haven't arrived yet. It all seemed to have taken a long time to sort out the final details. It looks as if we made about £4,000 when everything is totted up and repaid. I'll be able to give you an exact figure when we meet in November, but at least it's a start of fund-raising on the site. We now look set to have renovations starting in late October and the first students coming in early July. It is all most exciting.

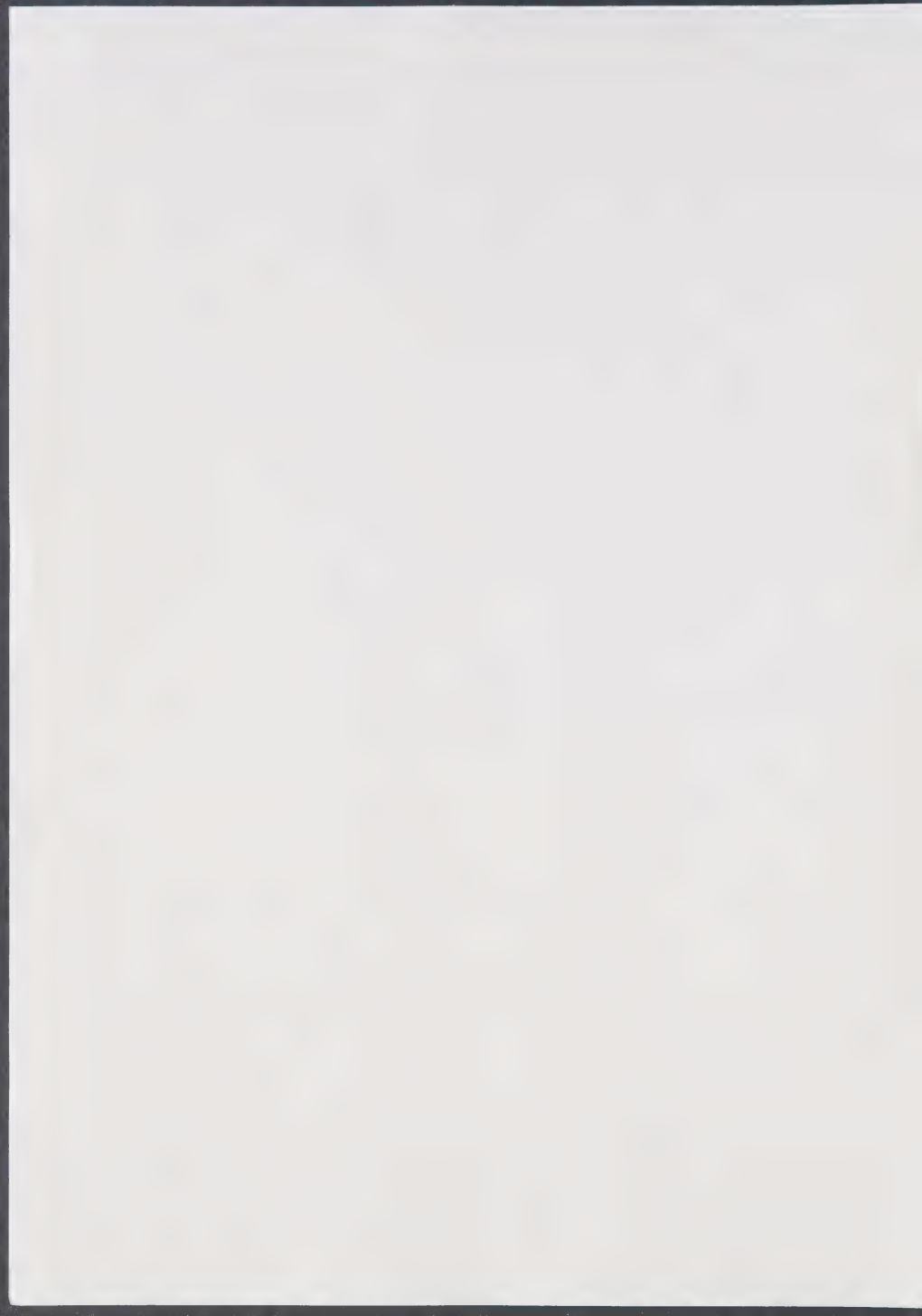
Looking forward to seeing you again in November.

With best wishes to you both.

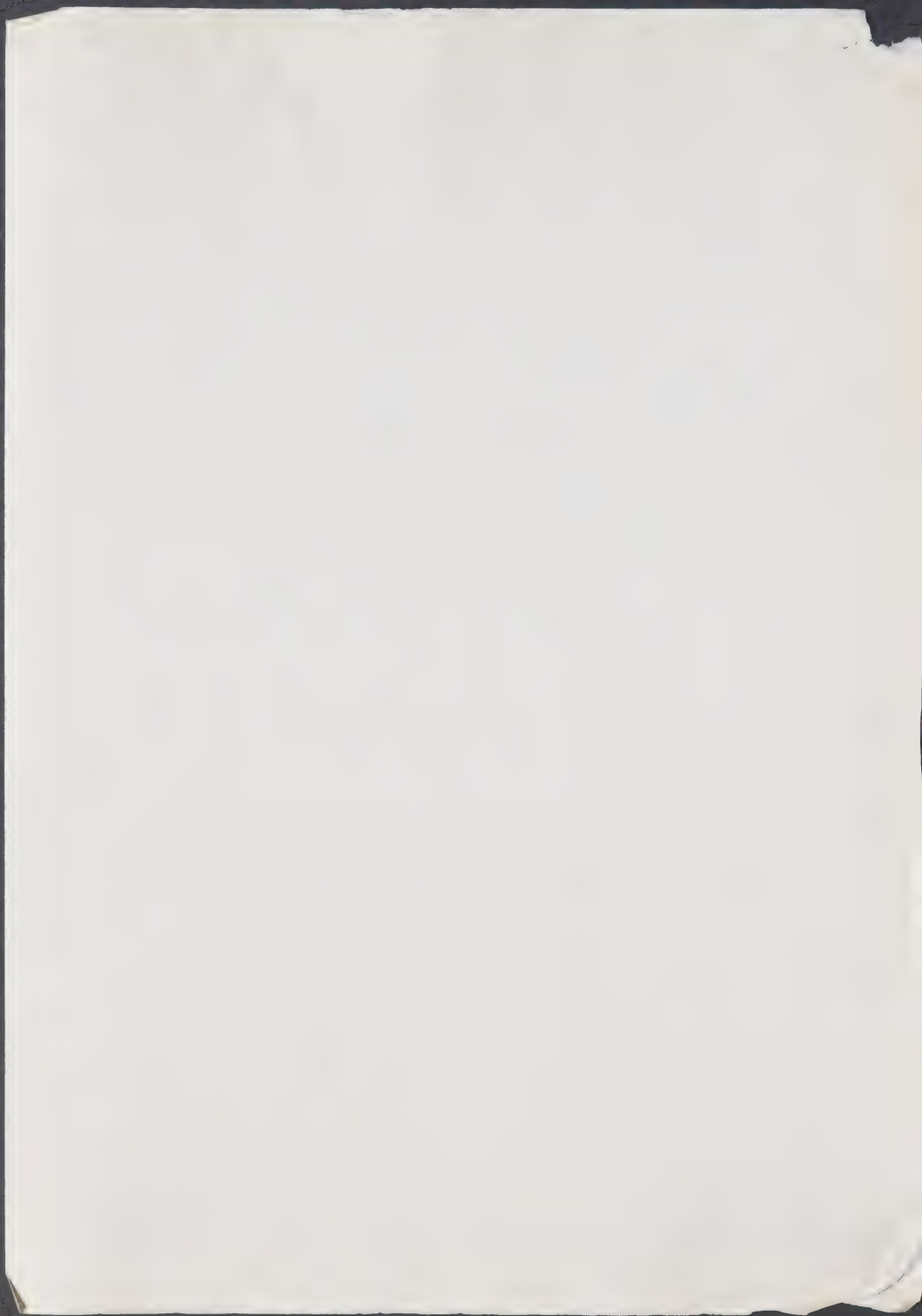
Jane

Jane Whistler

It's done at last — the contracts
exchanged!!



LOVELL
WHITE
DURRANT



Iddons,
Henley's Down,
Catsfield,
Battle,
E. Sussex, TN33 9BN
Tele: No. Crowhurst 226

Dear Dr. Bader,

830 224 3rd. September 1993

This is just a letter to express my personal thanks to you for your generous action, which came right out of the blue, which established such a splendid purpose for Herstmonceux Castle and estate, and thus solved a problem that appeared have become insoluble.

I am a retired plastic and reconstructive surgeon, formerly working with McIndoe at East Grinstead and at The London Hospital, but with a lifelong interest in astronomy and electronics. Moving down here I established a small observatory in my garden, and as a member of an amateur/professional body of astronomical photometrists based in the USA carried out stellar measurements with reasonably high-tech equipment, and soon found myself associated with some of the RGO astronomers when they were at the Castle using the Equatorial Group. As I am now not far off becoming an octogenarian my future working life in this respect must necessarily be limited!

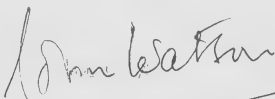
Against this background I naturally took a great interest in the on-going saga of Herstmonceux as soon as our government decided to abandon it. After ventilating the matter in the national press, I agreed to join a small Trust set up with the primary objective at that time of gaining access to the Equatorial Group, in the hope that some useful work might be continued there, and unexpectedly found myself elected chairman. As such, I found myself endeavouring to negotiate with Mr. Tegg, of James Developments (the initial purchasers before their financial collapse), in seeking some kind of a lease of the Equatorial Group; This was a complete failure as Tegg's sole offer was that I should come back to him with some £2KM, whereupon he would offer me a secret sell-off of this section of the estate. Following this debacle I could do no more than try and prevent trivialisation or ruination of the observatory site by giving evidence at the public enquiry, associate myself with the "Society for the Protection of Herstmonceux Castle", and hope that Professor Gregory would somehow be successful in establishing a Science Centre there. At the time the University of Sussex felt too impoverished to be interested. I have since resigned from the Trust concerned.

I learn today that Richard Gregory has obtained 5 yrs. planning permission for the erection of his "Exploratory" in marquees on the site, and hope that in this interim period he will not only be able to establish a permanent Centre there, but also get at least one telescope back into working order for proper scientific use. But I know full well that getting any of these telescopes going again will be quite a formidable undertaking; for a start the dome mechanisms require engineering attention and the now antiquated electric wiring needs replacement. An acquaintance, Gerald North, a dedicated amateur living in Sidley, whose astronomical books, did valuable work for many years on the spectroscopy of the moon working the largest telescope single-handed, until given his marching orders; I doubt if he will ever be able to use this telescope again! But who can tell what may develop later?

I wonder if over the years you ever came across a surgical colleague of mine who concentrated on repairing the cleft lips and palates of children in Milwaukee - Dr. Sydney Wynn - he used to stay with us in Sussex when he came over to this country; I have lost touch and I don't even know whether or not he is still alive.

Once again may I express the gratitude of all of us who have been concerned in this affair, for your benificent act in presenting the Castle to the University. It is marvellous to see the grounds once again open to the public - Mrs. Jane Whistler has become my near neighbour.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "John Watson". The signature is written in dark ink and is positioned above a horizontal line that extends across the width of the signature.

~~John Watson FRCS.~~



ET

GUINNESS MAHON & CO. LIMITED

JEFFREY P. COOPER
DEPUTY CHIEF EXECUTIVE

JPC\0709A.LET\cm

7th September 1993

Dr. Alfred Bader,
2961 North Shepard Avenue,
Milwaukee,
Wisconsin 53211,
U.S.A.

Dear Alfred,

Thank you for your letter of 3rd September. I have spoken to Amanda whose memory is much better than mine and she is quite certain that the original contract was signed on 9th December. I am attaching our file copy of the Agreement which, as you can see, was dated accordingly.

I gave Paula her painting on Saturday as it was her birthday and much as expected, she was absolutely delighted with the gift. The frame cost me quite a bit of money but looks splendid!

Hopefully we can meet up in November/December as you suggested. Were it possible for you and Isabel to travel to Surrey then we would very much like to welcome you at our home - if that is going to be impractical then I am sure we could manage Bexhill. We might even buy another painting! (in addition to the Scandinavian portrait).

With best regards.

Yours sincerely,

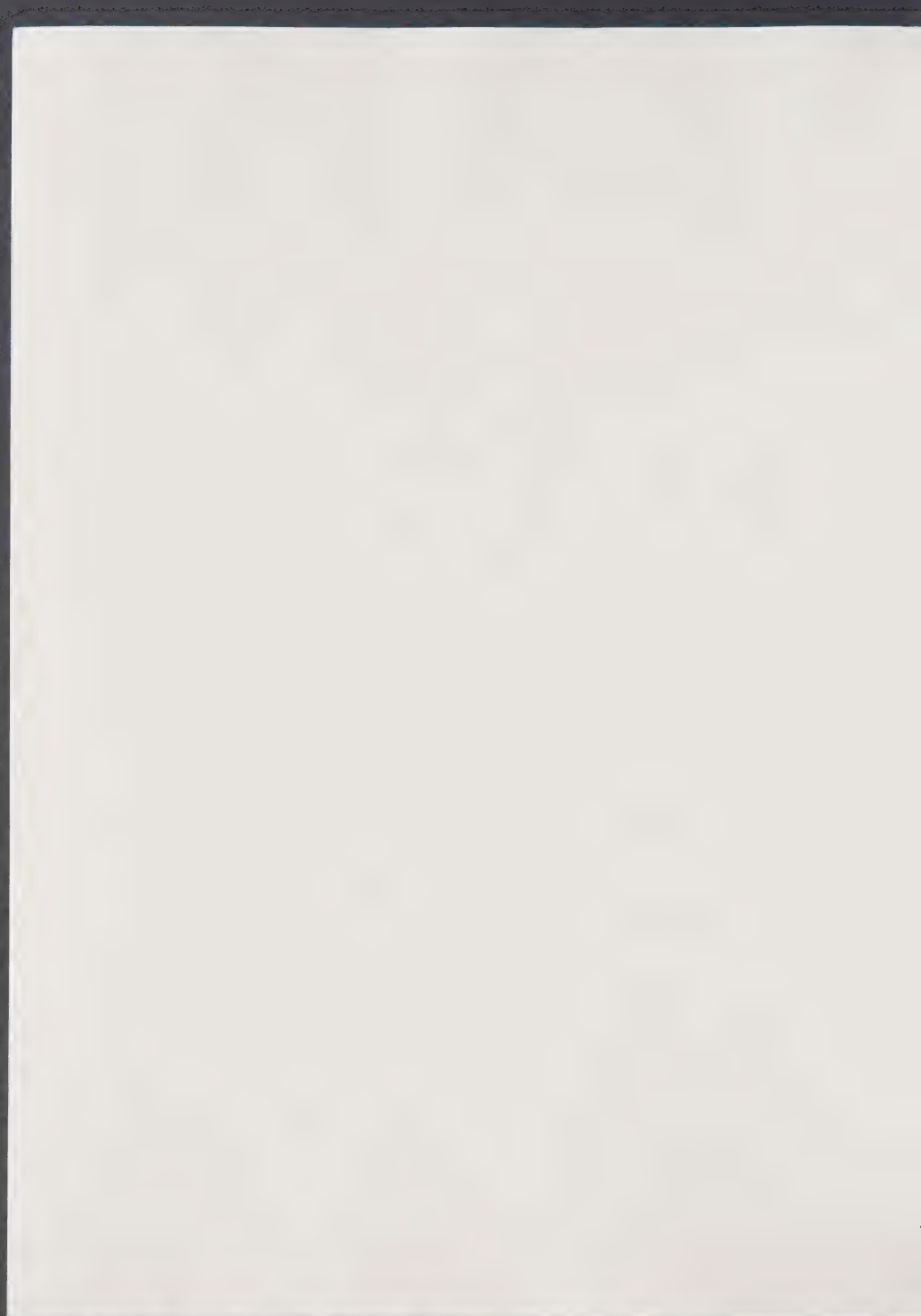
32 ST MARY AT HILL LONDON EC3P 3AJ

TELEPHONE: 071-623 9333

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MEMBER OF THE SECURITIES AND FUTURES AUTHORITY

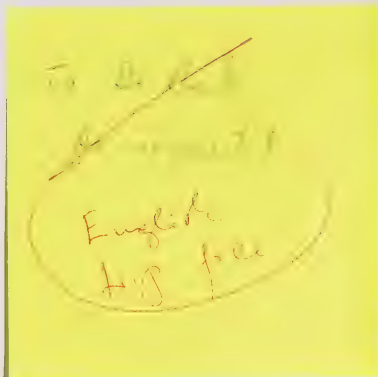
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14 September 1993

MJAF/AMC

Dr D C Smith
Principal, Queens University
Richardson Hall
Kingston
Ontario
K7L 3N6
CANADA



Dear Dr Smith

Herstmonceux Castle

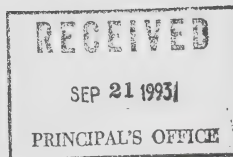
Further to my letter of 9 September, I have now been informed by my Lewes office that we have been instructed to offer for sale Wartling Wood, which adjoins the Castle to the east. I enclose the sale plan for the Castle, on which I have coloured this area of wood orange. If this is something which could be of interest, please let me know.

Yours sincerely

Michael Ridds

M J A FIDDES

cc T Waterfield Esq Lewes



PG Lee DL FRICS
MG Harris FRICS
RJ Wainwright FRICS FAAV
JA Lauder FRICS
PL Banks FRICS IRRV ACI Arb
CJ Campbell BA FRICS
RE Gardner FRICS
AG Bali FRICS
JH Anderson FRICS
DRP Cripps BSc FRICS
JG Donald BSc FRICS
RF Loder-Symonds FRICS
N Aslin FRICS
GC Ballin FRICS
JR Dean FSVA
JAN Laing FRICS
JO Parker FRICS
WW Quarry BSc FRICS
ARG Cane FRICS

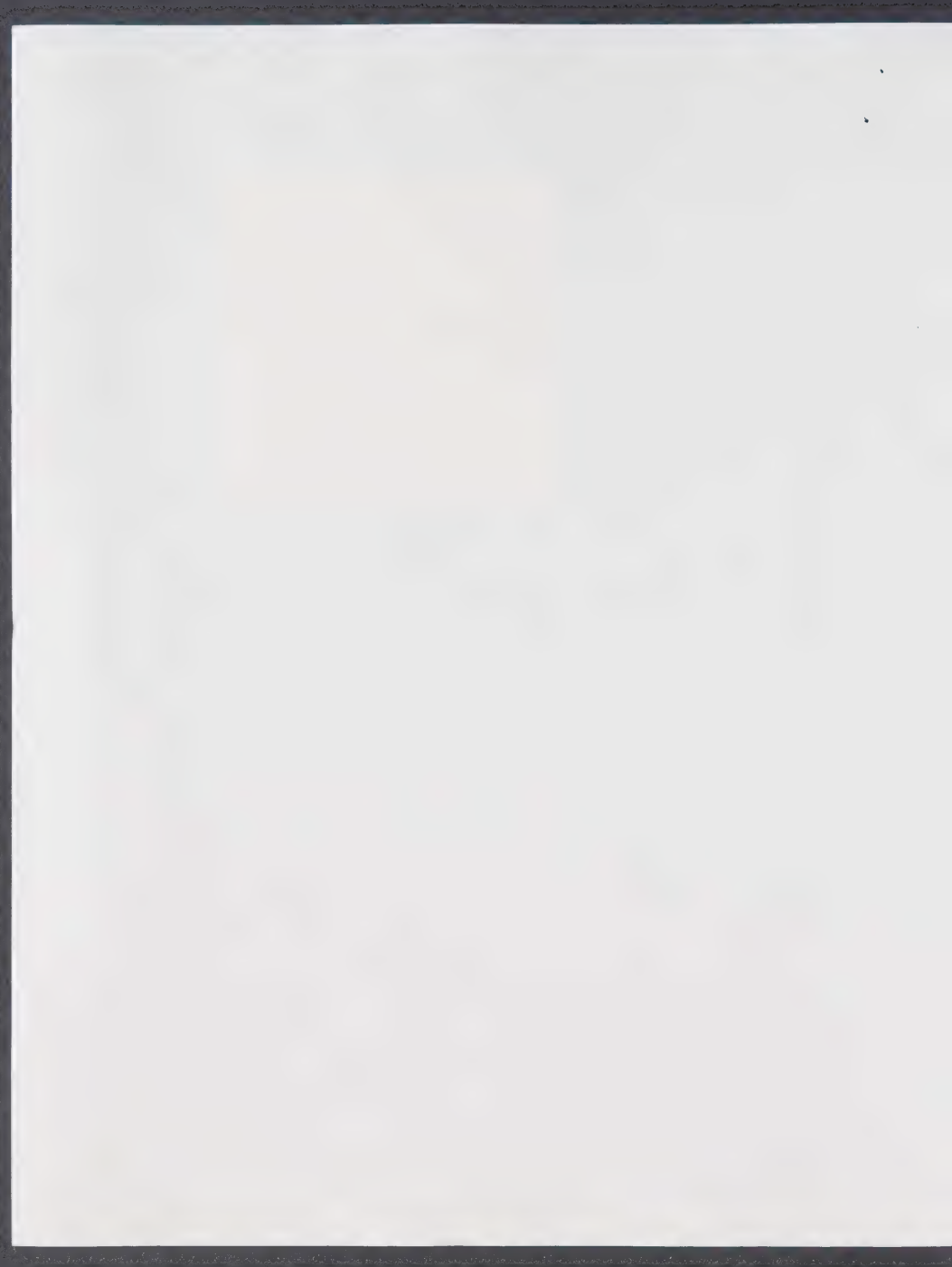
LM Lepper FRICS IRRV FAV
GR Pathenack FRICS
JS Ratcliff FRICS FAAV
RDS Herbert FRICS
DR Leppard
GR Lochrane FRICS
AJW Martin BSc ARICS
NJ Greene FRICS
MA Fiddes BA ARICS
AWJ Hunt
JHH Illingworth
RD Pryor FRICS
The Hon CAS Grimston MA FRICS
R Fitzherbert-Brockholes MA (Agric)
RA Knappett FRICS
Banchoy
RR Maltland BA (Hons) ARICS

Canterbury
CGS Calcutt BSc ARICS
R Crabtree MA ARICS FAAV
Chesham
RPS Duncan MA FRICS FAVV
JPN Major FRICS
AL Speechey FRICS
MW Vermy MA ARICS FAVV
Chelmsford
RAD Cowlin FRICS
SD Hawes FRICS FFB
PJ Hutley FRICS FAVV
WM Miller FRICS
CA Monk BSc DipFm ARICS FAVV
ERP Pratt MA ARICS FAVV
DG Sherwood ARICS
WJ Tyler FRICS FIAS

Edinburgh
JMT Cheyne NDA SDA
AJ Rettle ARICS
Exeter
RD Thomas FRICS FAVV
Graftonham
TP Badge ARICS
NP Simper NDA
RL St B Vigne FRICS
Harrogate
ROH Davies ARICS FAVV
CK Orme FRICS FAVV
Market Harborough
SJ King ARICS
REW West FRICS
Moreton-in-Marsh
PA Beddows BSc ARICS FAVV
JS Falding FRICS
RT Miller FRICS

Ipswich
PJ Aldous BSc ARICS
DM Alerton NDA
T Danson ARICS
HT Wykes-Sneyd FRICS NDA FAVV
Lewes
AUL Burrows MA FRICS
EML Macadam FRICS FAVV
TI Page-Ratcliff
TS Richardson ARICS
London Residential
JR Shingles
Northallerton
AN Argyle MA FRICS
RS Burton MA ARICS FAVV

Norwich
SWS Broke FRICS FAVV
NU Steele FRICS
Newbury
PR Bailey FRICS
AG Chichester MA FRICS FAVV
JHS Preston FRICS
St Albans
DH Reeves MA FRICS
Salisbury
RI Ashworth FRICS
SR Burcher BSc
Teresa O Dent BSc
AW Fortescue ARICS
IF Hurnum ARICS FAVV
AE Inman BA FIAP
RF Laubury FRICS
RW Steadman FRICS FAVV



INTERNATIONAL STUDY CENTRE
QUEEN'S UNIVERSITY
HERSTMONCEUX CASTLE
Hailsham
East Sussex BN27 1RP
Tel: 0323 833913
Fax: 0323 832562

check

5th October 1993

Dr. and Mrs. Alfred Bader
2961 North Shepard Avenue
Milwaukee
Wisconsin 53211
U.S.A.

Dear Alfred and Isabel,

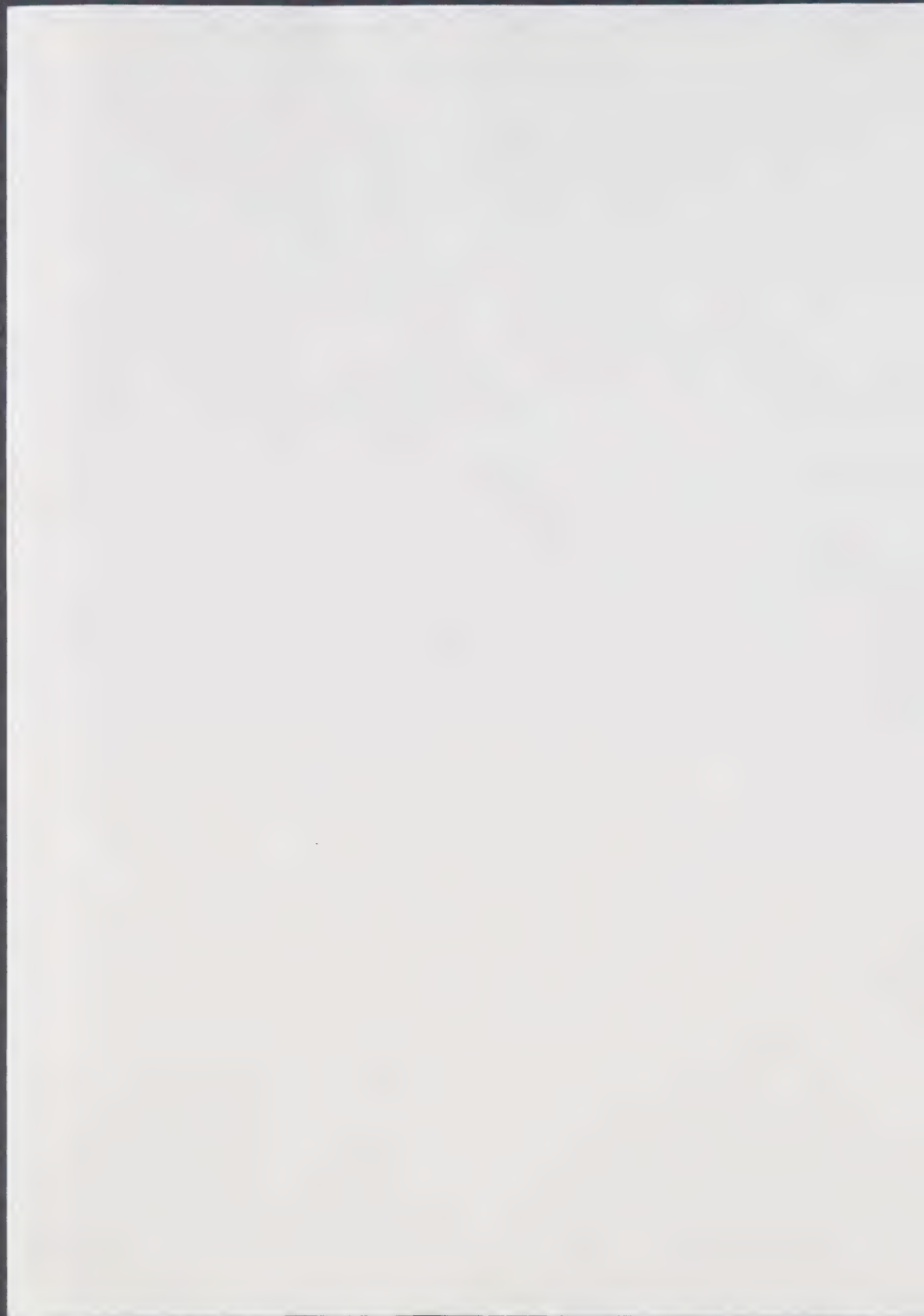
Many thanks, Alfred, for sending on the letters you have received from this area. John Watson is a keen enthusiast about Herstmonceux Castle and has a telescope in his garden. He lives at the same crossroads as I do, as you can see from his address.

I hear you are off to Kingston very soon to take part in Bader Day. I hope it is a very happy occasion. By then the Castle will be our's and it should be just at the moment that the renovations start. When you get here in November we will be operating from the cottages, and the Castle and West Building should be building sites! It is very exciting to start this new phase, and in the New Year there should be more personnel here from Kingston too. There is a lot to do before the students come, but it is all starting to happen.

Best wishes to you both.

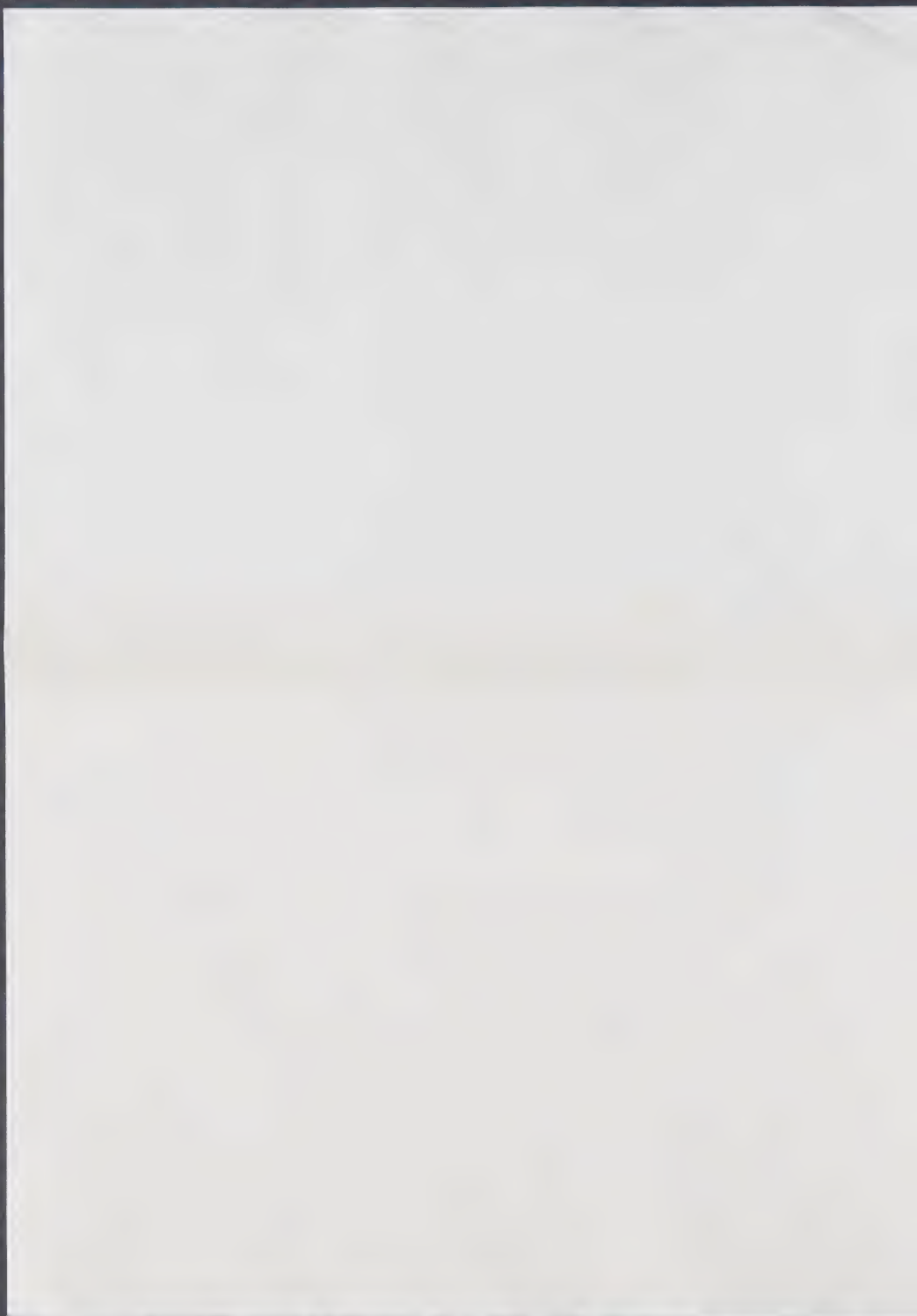
With fondest regards.

Jane



COVELL
WHITE
BURRANT

12



SAVILLS

Chartered Surveyors
INTERNATIONAL PROPERTY CONSULTANTS
20 Grosvenor Hill, Berkeley Square, London W1X 0HQ
Telephone: (071) 499 8644
Fax: (071) 495 3773

Our ref HLR/sjk/5682i

Direct Dial Telephone: 071 409 8887

Dr Alfred R Bader
52 Wickham Avenue
Bexhill-on-Sea
East Sussex TN39 3ER

21st October 1993

Dear Dr Bader

HERSTMONCEUX CASTLE

I'm sure you will be as relieved as I am that completion of Herstmonceux Castle has now occurred. It has been a very complicated transaction and it is now nearly four years since I first became involved with trying to find a new owner for the property.

I am sure that it will make an excellent European Study Centre for Queens University and I wish you both every success with this venture.

If I can be of any assistance, either in connection with Herstmonceux Castle or other property matters for yourself in the future, please do not hesitate to get in touch with me.

Finally, I confirm that, as agreed in my letter to you of 22nd December, we will make a payment of £2,000 to Matthew Garcia of Wyatt & Company and I have recently been in touch with him to let him know that completion is shortly to take place.

I thought you might be interested to receive a copy of our most recent magazine, a copy of which I enclose.

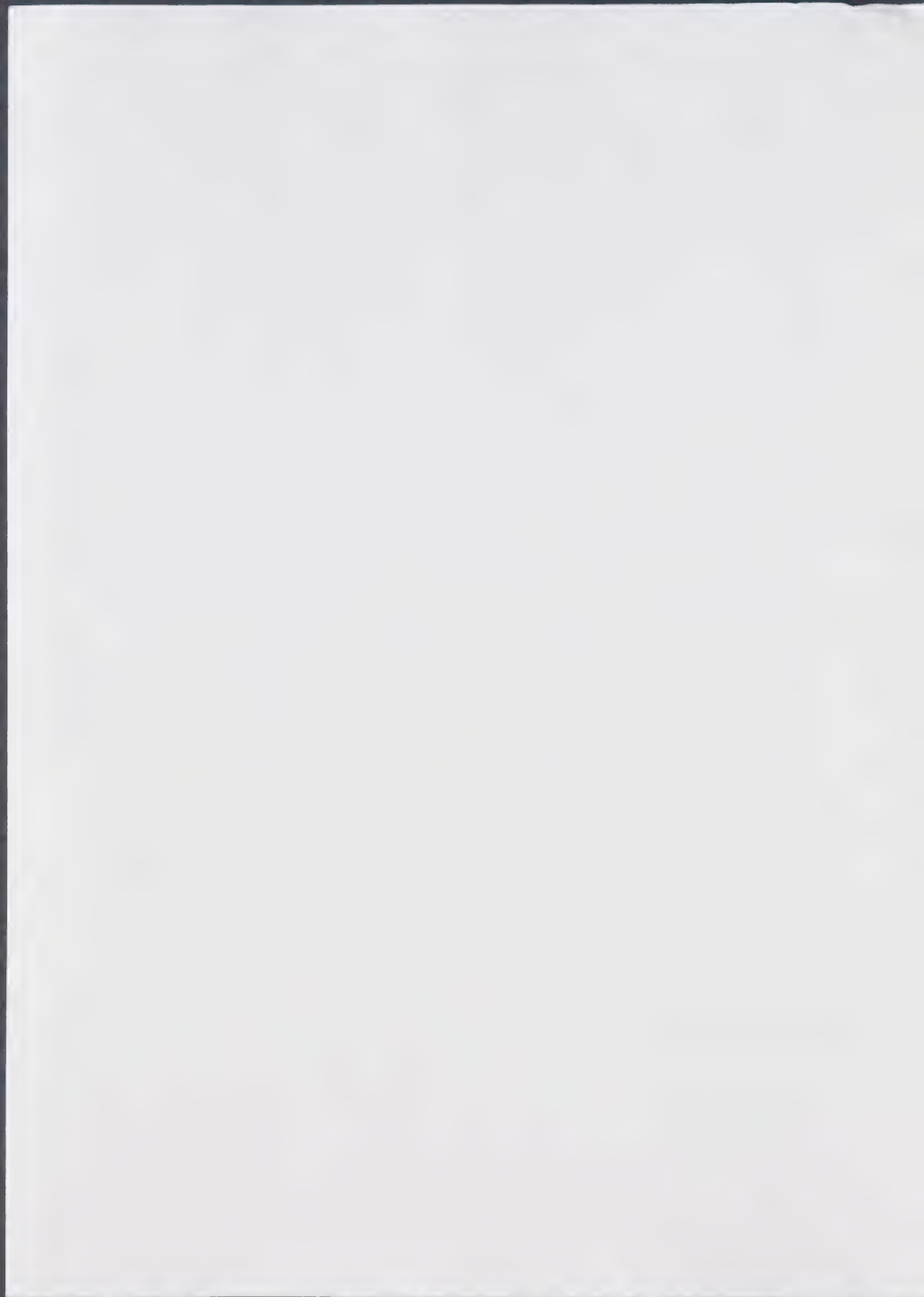
King regards

Yours sincerely



HENRY RICHARDS

Enc





GUINNESS MAHON & CO. LIMITED

OB\101901.LET\ch

5th November 1993

A. Bader Esq,
52 Wickham Avenue,
Bexhill on Sea,
TN39 3ER.

Dear Alfred,

I wondered if you and Isabel might be available for a brief celebration of the successful completion of the sale of Herstmonceux Castle to Queen's University, on Thursday 18th November at 5.30pm at our offices.

Yours sincerely,

A handwritten signature in blue ink that reads "Oliver Buckley".

OLIVER BUCKLEY
Assistant Director

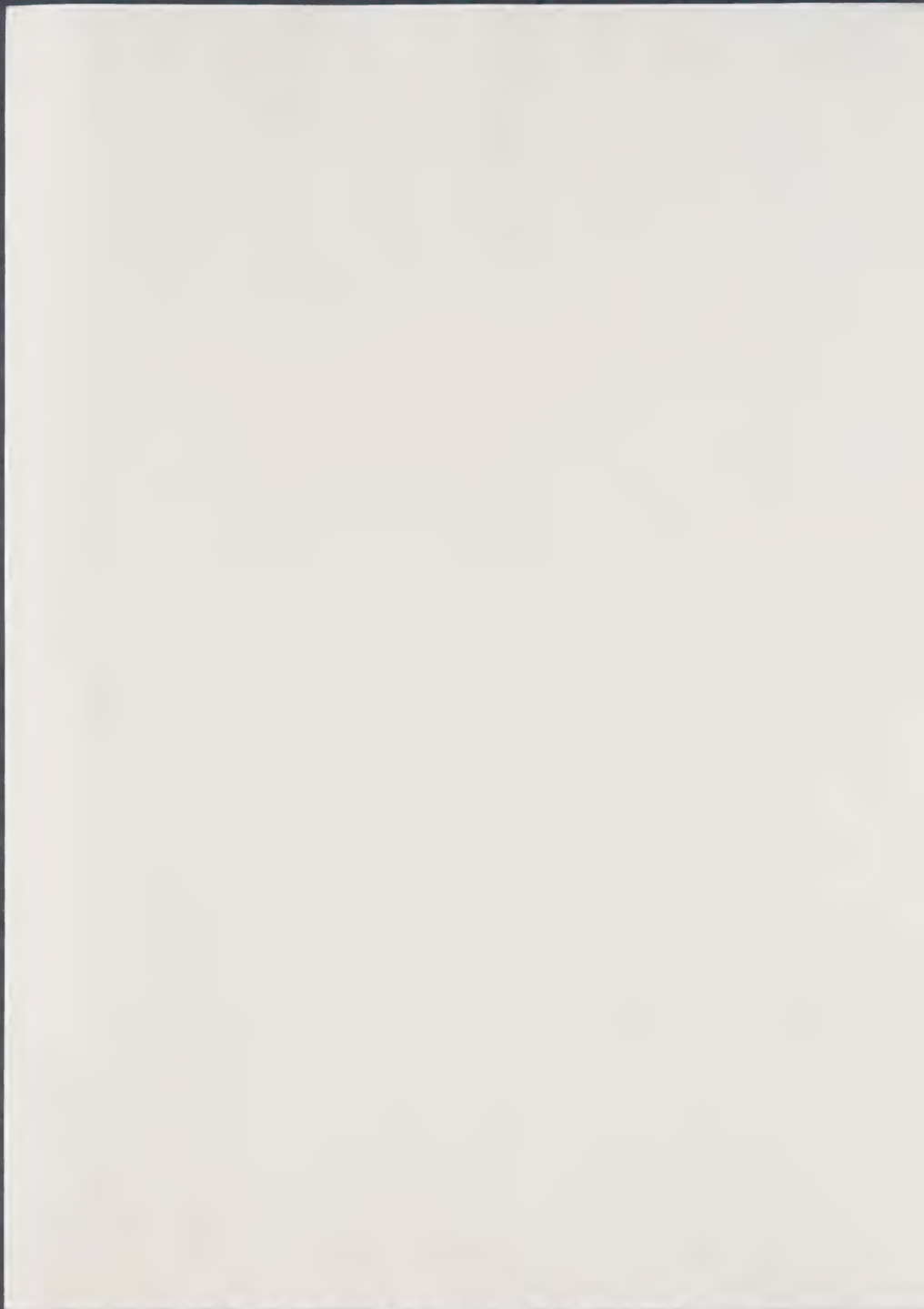
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65 Holborn Viaduct
London EC1A 2DY
Telephone:
071 236 0066

18th November 1993

Dr Alfred & Mrs Isabel Bader
Astor Hotel Suite 622
East Juneau Avenue
Milwaukee
Wisconsin
USA 53202

Dear Alfred and Isabel

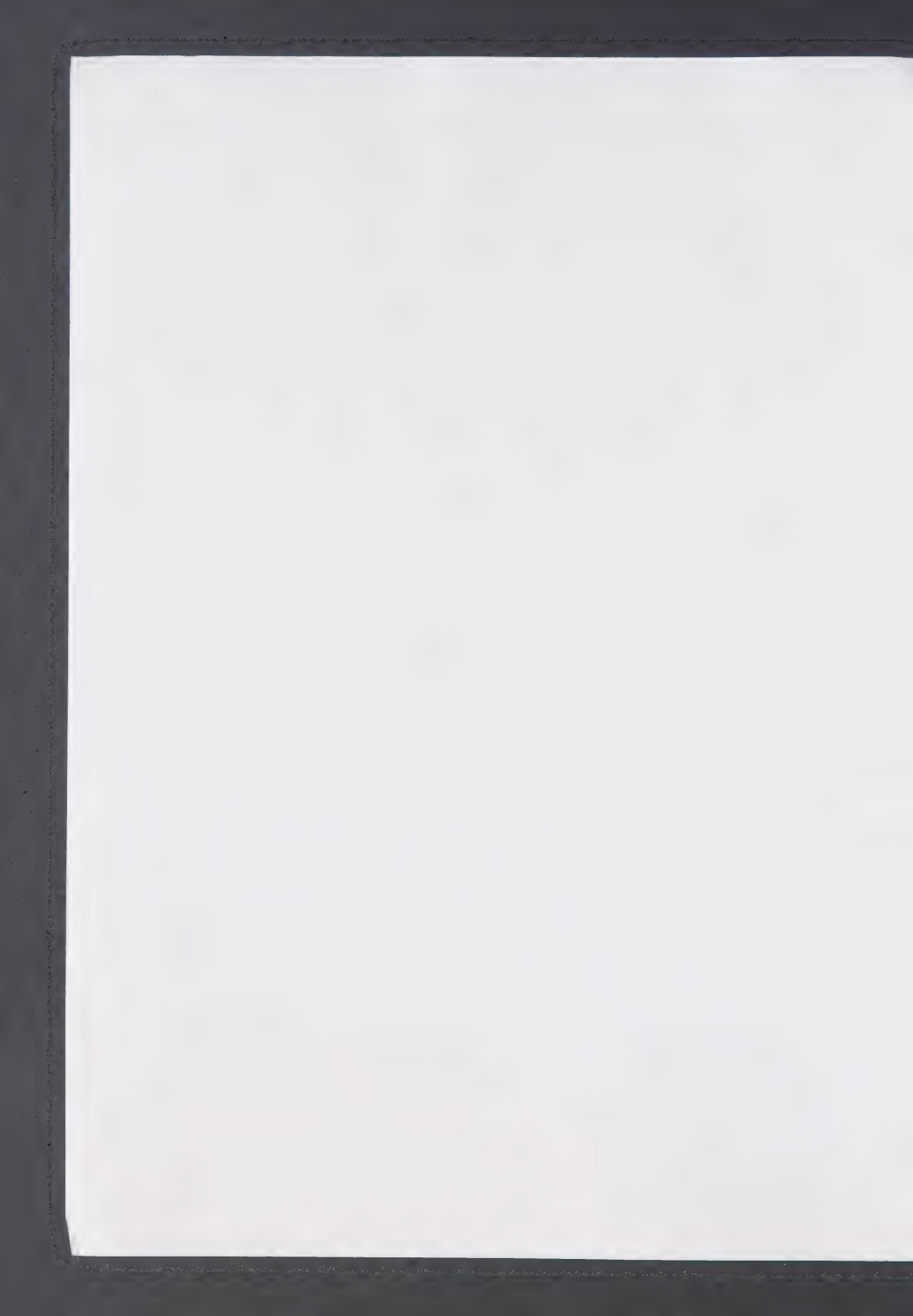
Virginia and I would be delighted to see you for Tea over the weekend
11th/ 12th December as you kindly suggested yesterday evening.

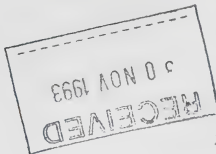
Sunday the 12th would be best for us if that suits you.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'M D Shankland', written in dark ink.

M D SHANKLAND





Chartered Surveyors
INTERNATIONAL PROPERTY CONSULTANTS
20 Grosvenor Hill, Berkeley Square, London W1X 0HQ
Telephone: (071) 499 8644
Fax: (071) 495 3773

Copy report from Savills
on alternatives for Option
land at Herstmonceux. *OR*
cc. JPC

Our ref HLR/sjk/5869i

Direct Dial Telephone: 071 409 8887

James Developments (Herstmonceux) Limited
c/o Messrs Grant Thornton
Grant Thornton House
Melton Street
Euston Square
London NW1 2EP

26th November 1993

For the attention of David Thurgood Esq

COPY

Dear Sir

HERSTMONCEUX CASTLE, SUSSEX

Further to your letter of 12th November, we have liaised with Strutt & Parker and now jointly write as requested to advise on the options available to you concerning the remaining 276 acres of land at Herstmonceux, all of which is currently subject to three separate options to Queens University Ontario, the new owners of Herstmonceux Castle.

In particular, you have asked us to comment on:

- i) Any alternative sources of income from the land during the period of the option.
- ii) What costs will be incurred by the Receiver during the period of ownership.
- iii) Alternative interested parties if the options are not exercised by the University.

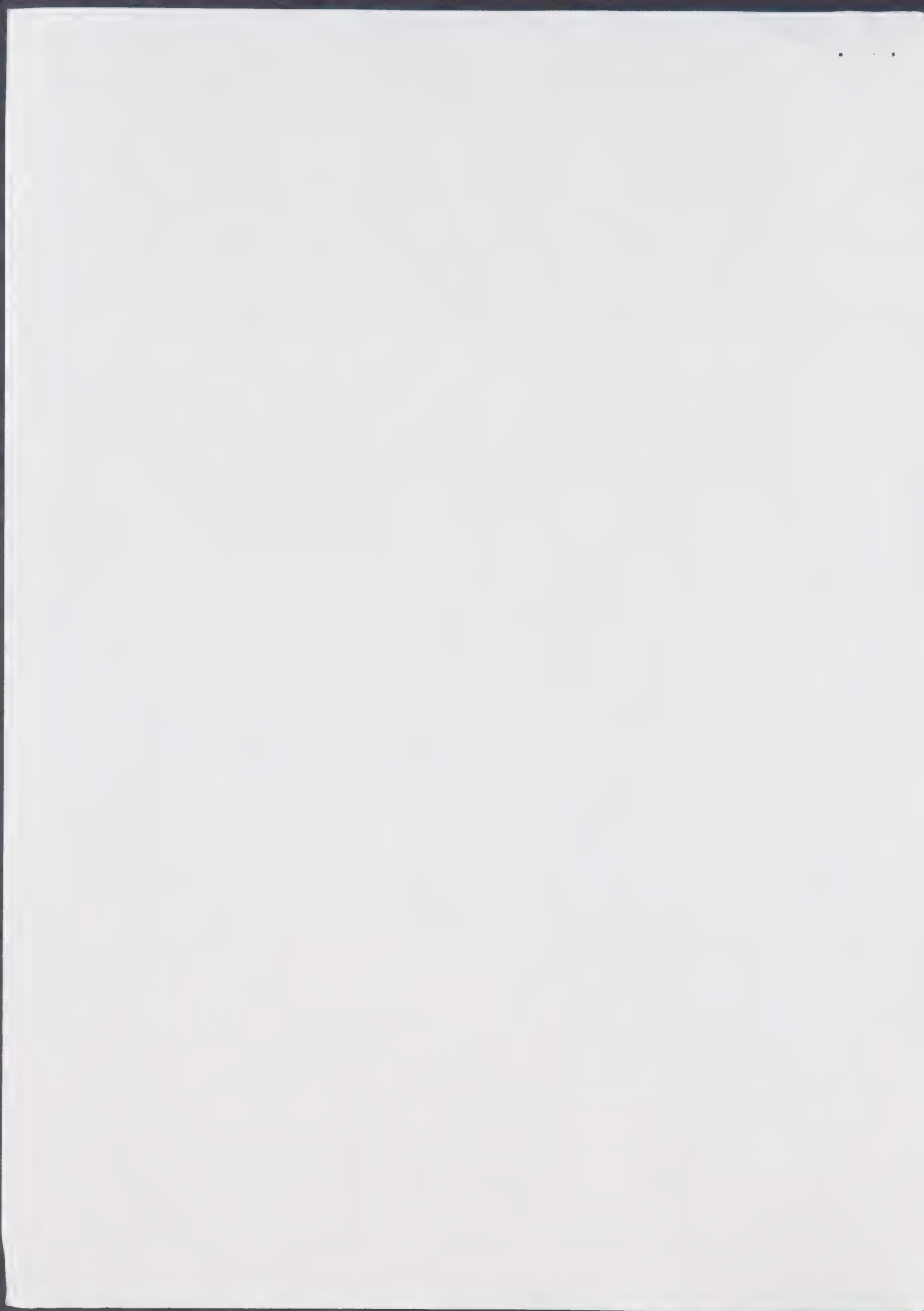
1 DESCRIPTION

The remaining areas of the Herstmonceux Estate extend in total to 276.87 acres and comprise Lots 2, 3 and 5 of the sale particulars, a copy of which is attached to this report. We briefly describe the three lots as follows:

Lot 5

This area extends to 67.53 acres, of which 38 acres is pasture land and 23 acres are woodland and there is a 2.5 acre lake. It forms the northern part of the estate boundary and is an attractive undulating block of land with considerable amenity. It has good access off the Wartling Road.

The pasture land is self-seeded grassland currently let on a grazing agreement to a local farmer.



SAVILLS

Page 2

Queens University have an option to acquire the land at any time up to 15th December 1997 (4 years and approximately 1 month) at a price of £150,000. We consider an appropriate guide price for this area, excluding any value for the option, to be in the region of £75,000.

The land has limited income producing potential, other than from normal farming and forestry operations. The woodland is predominantly soft woods and will only produce limited income from thinnings and the costs of the operation may not cover the cost of extraction. We anticipate that several neighbouring landowners would be interested in bidding for this Lot, if offered on the open market.

Lot 2

This area extends to 69.41 acres of which about 5 acres is woodland. In addition, there is an attractive small tenanted period farmhouse, known as Hoads Hill, occupied by an elderly couple in their 70's. No formal tenancy exists and during the period of receivership, no rent has been collected so as not to prejudice the status of the tenancy. In addition, there is a small set of traditional farmbuildings, which are currently unused.

Queens University have an option to acquire this Lot at any time up to 15th December 1994 (approximately 13 months) at a price of £250,000.

We consider that if the option is unlikely to be exercised, preliminary discussions should be held with the Planning Authority to obtain their views on the possible change of use of the farmbuildings and in particular, the likelihood of obtaining consent on the traditional barn for residential use. Furthermore, we would recommend that we investigate the possibility of obtaining vacant possession of Hoads Hill farmhouse, if necessary, by offering a financial incentive to the current occupiers, in order to encourage them to vacate the house. Alternatively, if this does not prove possible, you should formalise the basis of occupation and obtain a rental payment.

The land is currently let on a grazing licence. If vacant possession of the house could be achieved, the land and house would be of considerable interest to an equestrian-type buyer. In the short term, for the duration of the option, there is no alternative source of income from this land, other than agricultural purposes.

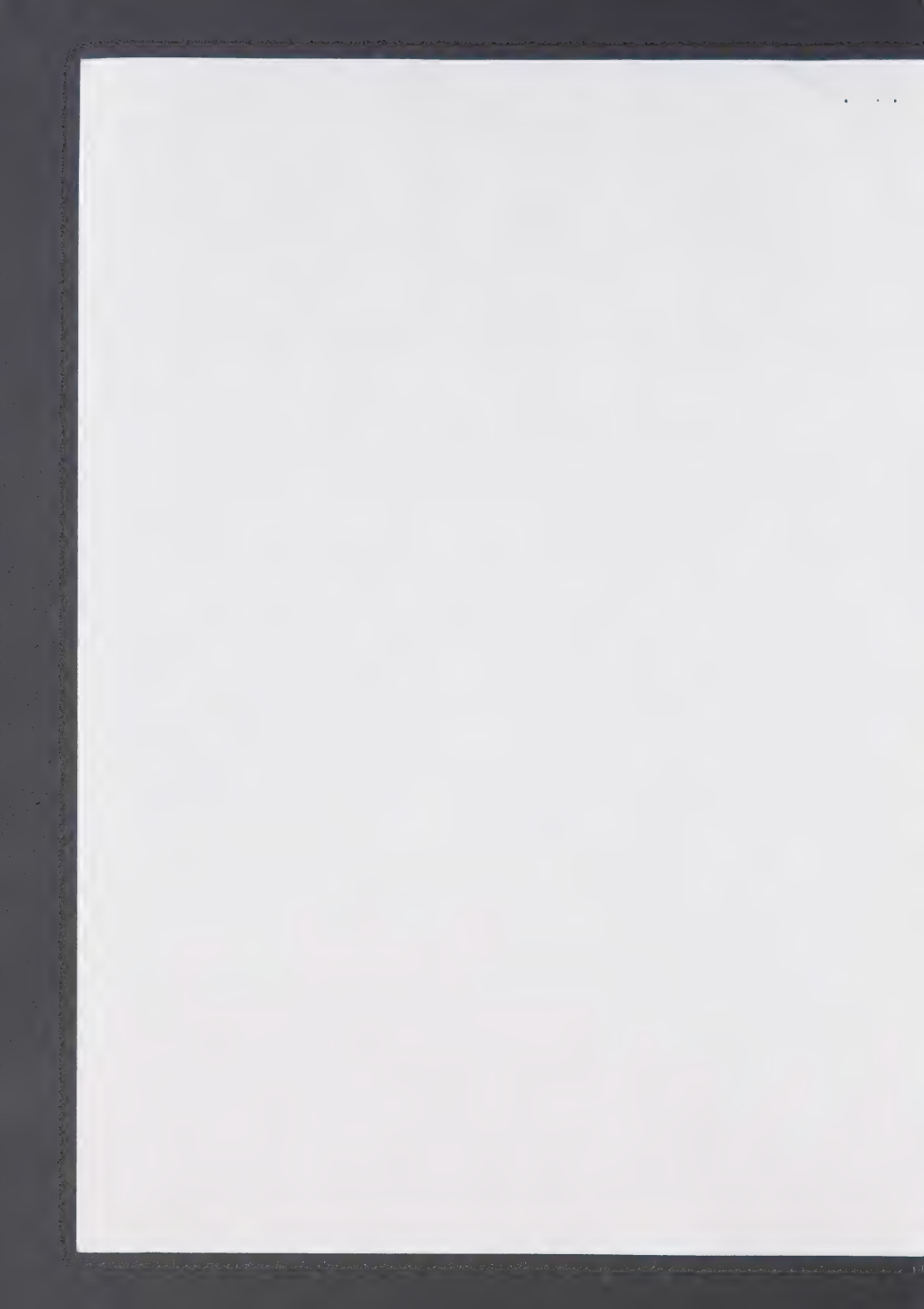
In its present status, an appropriate guide price of this Lot is in the region of £200,000. However, if vacant possession of the house could be obtained and planning consent for use of the traditional barn was successful, the guide price could be increased to around £250,000.

Lot 3

This area extends to about 139.93 acres and forms the southern portion of the Herstoncoex Estate. It has access and frontage off the Wartling Road.

Queens University have an option to purchase at any time up to 15th December 1997 (4 years and approximately 1 month) at a price of £200,000. There are no likely alternative sources of income, other than agricultural and the land is currently subject to a grazing agreement with a local farmer.

We consider an appropriate guide price for this area is in the region of £130,000. It would only be of interest to neighbouring farmers and could take a considerable time to achieve a sale.



2 CONDITIONS OF THE OPTIONS

- i) During the period of the options, the owners cannot transfer the freehold of the whole or part of any of the lots, without giving the person entitled to the option ten working days notice of the intended transfer.
- ii) The land can be used for grazing or mowing only or let for a period not exceeding 5 years, subject to 3 months notice by the landlord under Part 2 of the Landlord & Tenant Act 1954. There is no provision to let the land on a 5 year Ministry Of Agriculture Licence, which would enable the land to be cultivated for arable purposes and enhance the income potential.

3 COSTS OF OWNERSHIP

We are not aware of any exceptional costs to the Receiver, other than the insurance premium for public liability and a charge for management supervision. However, most of the land is in a run-down condition and the majority of the pasture land is self-seeded, following an arable crop. The land therefore would benefit from either re-seeding or being put under arable cultivation and considerable re-fencing is required. However, in view of the short term nature of the ownership, we do not anticipate that you would wish to embark on this type of expenditure.

4 POTENTIAL PURCHASERS

We anticipate that Lots 2, 3 & 5 would be of interest to neighbouring landowners and Lot 2 would have a broader appeal, particularly if vacant possession of the farmhouse could be obtained and planning consent for conversion of the cottage was possible.

In accordance with our standard practice, we must state that this report is for the use only of the parties to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, nor published or referred to in any way without our written approval of the form and context in which it may appear.

Yours faithfully

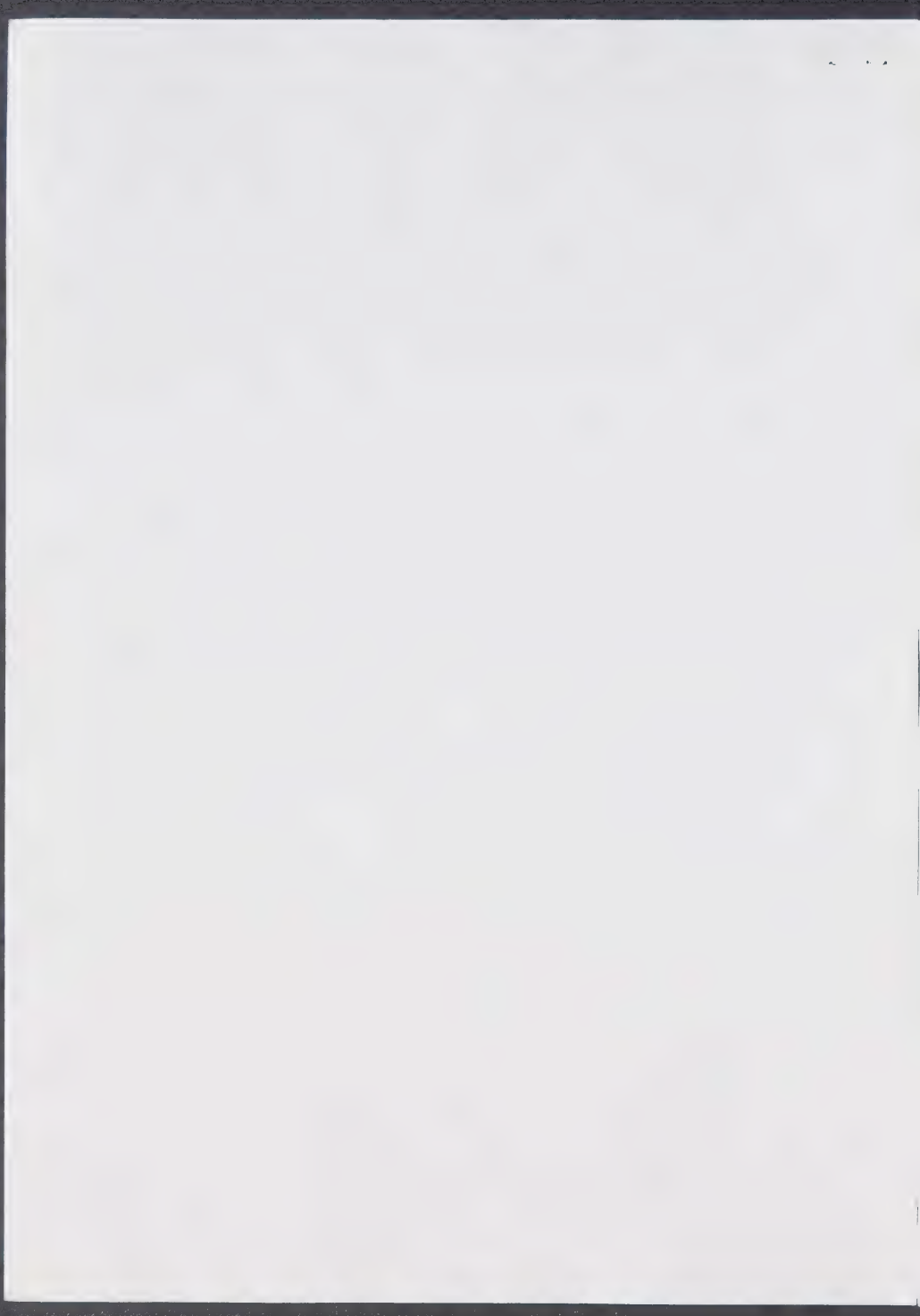


H L RICHARDS ARICS - DIRECTOR

For and on behalf of Savills Agricultural & Residential Ltd

Enc

cc M J A Fiddes Esq, Strutt & Parker



INTERNATIONAL STUDY CENTRE
(in association with Queen's University, Canada)
Herstmonceux Castle
Hailsham
East Sussex BN27 1RP
Tel: 0323 833913
Fax: 0323 832562

30th November 1993

Dear Alfred and Isabel,

I thought you might be interested in what I have written to David Smith before our discussions on the 11th December. I went right back to the beginning and tried to be in touch with my vision for the Centre originally, and I felt that it coincided with yours' but would like to discuss it to see if it is in line with the ideas you had for the Centre when you got the Castle for Queen's.

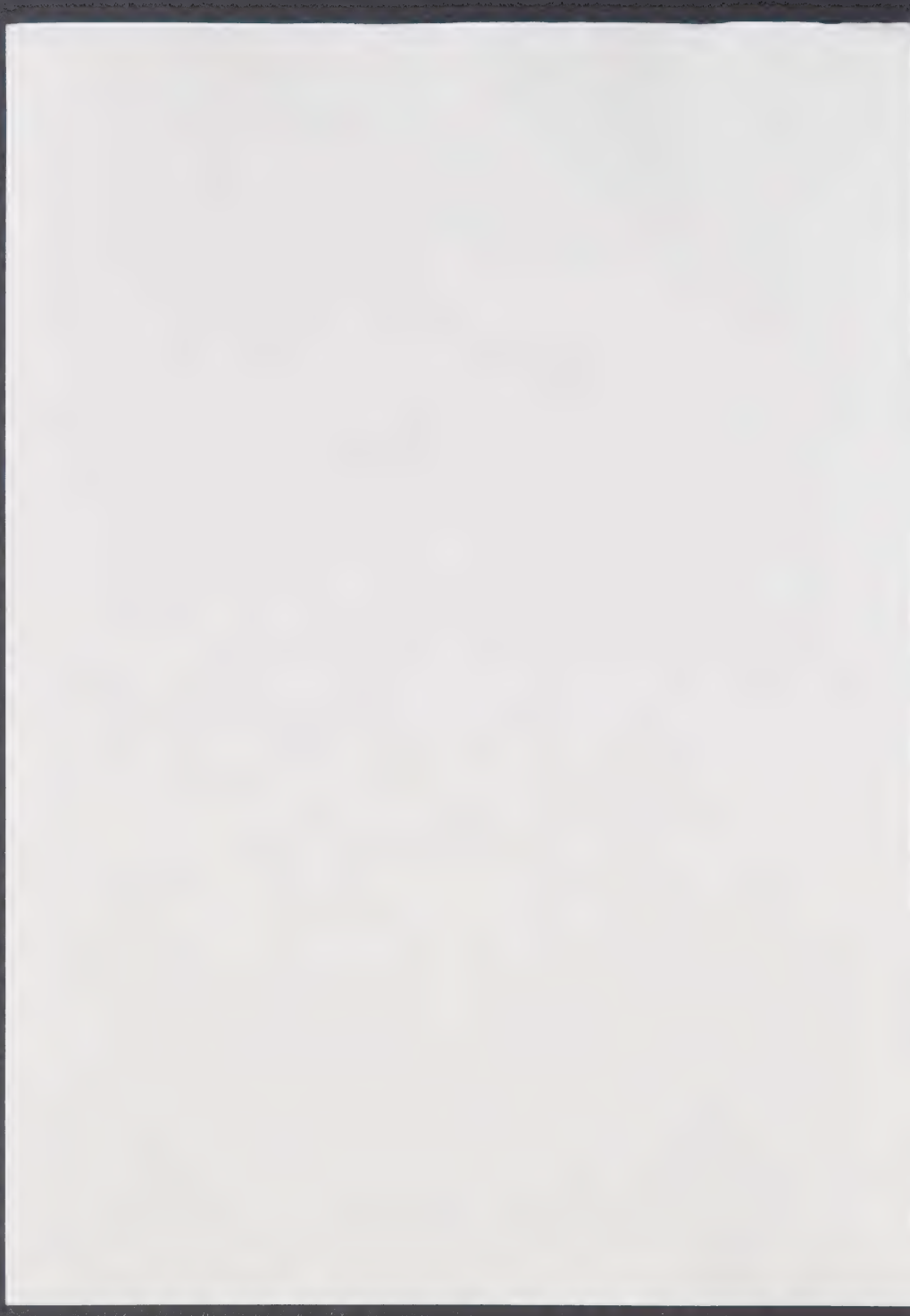
I also did a bit on the structure that I would see as being useful here rather than Maurice's vision as himself in overall control of everything and for equal positions below him: the Estate Manager (Keith), the Hotel Manager (to be appointed), Student Services and Liaison (myself), and a Conference Manager (to be appointed) as four separate divisions below him and working through him, rather than in a team fashion. I feel there should be a General Manager who is trained in management and administration in charge of the multiple aspects of the Centre, which includes tourism, the estate, the arts and Science Centre, etc., and Maurice being in charge of the academic side. I suspect it is too late to change, but I thought I would at least put my opinions forward at this stage.

I have not included to you my comments to David on my experience of working under Maurice because this is something we need to sort out if possible.

We are about to have a very busy week appointing what is called an Operations Manager, but is basically a person in charge of the hotel side.

Speak to you soon and lots of love to you both.

Jane



Whins
The Drive
Wonersh, Guildford
Surrey GU5 0QW
Tel: (0483) 893376

Dear Alfred and Isabel

December 1993

A warm seasonal greeting from us all here at Whins and a wish for a New Year marked by peace, good health and all round happiness.

For us, 1993 has been an eventful and interesting year. Our beautiful baby Holly arrived at the end of January and is now a well-established family member, the pride and joy of us all, and probably the most cuddled baby in Wonersh. Sam and Alex frequently vie with one another over her, each claiming she is his baby and tugging an arm to prove it. Poor Holly caught in the middle of this tug of love and exasperated, then shrieks so loudly that the boys scamper back to their lego, leaving her to crawl after them and find a means of getting in on the game again. The dynamics of their relationships are fascinating and never cease to present us with continual surprises. The only blip in Holly's life so far has been a chest infection just recently for which she needed to spend a weekend in hospital. However, she has made a full recovery and is her usual bubbly, rosy self again.

During the summer months, we had our loft converted into living space. We had thought at first to put all the boys up there since it is so large and full of nooks and crannies for their bits and bobs. However, as the project developed, Jeff began to see the possibility of some space to himself, not only uncluttered by heaps of toys, clothes and general children's paraphernalia but also devoid of gently wafting nappy odours. So it is we who are ascending to the upper reaches of the house whilst the lower regions will remain firmly in the hands of our children. That said, a merry game of "musical rooms" is about to ensue since when we vacate our present room, it will be a case of "all change" and virtually everyone else will be changing rooms for one reason or another. This operation is scheduled for the Christmas holidays and by the time everyone's furniture and belongings have shifted, it will probably feel as though we have moved house! It hasn't escaped our observations that the more space we create, the quicker it always fills up but this is positively the last extension Whins can take, having gone sideways in 1987 and now upwards. There is no question of going underground!

All the children have enjoyed a good and happy year and all have done well. Louise continues to excel both in her studies and in sports and is uncommonly helpful in organising the younger ones. At 13, she is a beautiful young lady, gifted in both music and art and with a warm, generous nature. She won the annual prize at Tormead for academic excellence and bought plenty more books with the money - as though she hasn't enough already! Oliver began a new life when he started at the Royal Grammar School last September and overnight has blossomed into a very responsible and thoughtful young man. His rugby and chess matches take up all his spare time and certainly all Saturday and

he has already won one prize and one medal in inter-school chess tournaments. Hannah is still the owner of that huge mop of glorious tight curly hair that everyone envies but which she wishes she could iron out, as she considers it too boyish. We let her have her ears pierced to help her feel differently and that certainly helped matters! Rachel had her tonsillectomy in the half term holidays, having spent all summer on antibiotics for throat infections. Everyone told her she could expect to grow at least a foot in a month afterwards and now she's wondering why it still hasn't happened! She and her friend Olivia won all the summer sports events between them at school and are finally learning to work as a team instead of seeing each other as rivals.

Sam will start school in January 1994. He is so looking forward to it and especially to the football which Oliver taught him to play. In jest, I once remarked: "Why don't we let Sam try out for the after school ballet class?" Oliver, looking terribly perturbed, gulped: "Mum, how could you possibly expect Sam to lift great heavy women into the air! He's only four!!" The ballet class has never again surfaced for discussion!

Alex, almost 3, is just starting at nursery school and is a real dab hand with a pair of scissors, a talent with both fortunate and unfortunate aspects since his efforts have never been confined to paper alone, various textiles holding infinitely more attraction for his deft hands. The less said on this point the better I guess, since at the present point in time, it's only his slippers which are in shreds. He was in hospital at the same time as Rachel to have grommets inserted into his inner ears to help drain fluid when he has a cold. By evening, he was home again and dancing on his bed as per his usual nightly routine. Since then, the only change we've noticed is not so much in his enhanced hearing ability but rather in his strange predilection for a bowlful of olives at breakfast each day. Years ago, I might have remonstrated and insisted on a more conventional type sustenance but these days, I see things in a different light. Those olives obviously give him tremendous staying power and stamina, evidenced perhaps by the fact that his determination to get them, long outlasts mine to withhold them and I'm left wondering what stray ancestral mediterranean (?) gene has wandered down to him through the layers of generations, to awaken some long dormant delight in the fruit of the olive tree.

Jeff has had a good year at Guinness Mahon and is glad to have got a certain amount of restructuring out of the way. He enjoyed a much needed fortnight in Goa, India where the sun never ceased to shine but after just one week back at Guinness, he felt sure he needed another holiday urgently! I bought a longcase clock as my share of the holiday since with all the building work, it was impossible to go along with him. The ticking, blending with that of our many other clocks continues to drive Jeff mad and yet in a subtle way, it has surely invaded his inner being, since he is insisting on removing his own longcase clock which he made in America up to the loft with him, where both he and it can tick in peace, undisturbed by the clanging, chiming and sonorous booming on the hour below.

With every best wishes from us all at Whins

Jeff, Paula,
Louise, Oliver, Harrie, Rachel, Sam, Alex
and Holly.

Whins
The Drive
Wonersh, Guildford
Surrey GU5 0QW
Tel: (0483) 893376

Dear Dr. Bader

Thankyou for the
painting of a dog you gave me.
I really like it.

I really enjoyed it when I
came over to your house.

Mrs. Bader cooked a really
nice dinner. This is a picture
of the painting you gave me

See you soon from

Hannah
Cooper







GUINNESS MAHON & CO. LIMITED

JEFFREY P. COOPER
DEPUTY CHIEF EXECUTIVE

JPC\120102.LET\ch

1st December 1993

Dr Alfred Bader,
52 Wickham Avenue,
Bexhill-on-Sea,
East Sussex,
TN39 3ER.

Dear Alfred,

Thank you for your letter. I am enclosing information about Anglo United - the results were announced today. Also included are some recent press articles. We can discuss this further on Sunday.

The Japanese landscapes sound interesting and provided they are fairly pleasing to the eye, I would like to buy them for the Bank at the price you indicated.

I look forward to seeing you on Sunday - I am not sure how many children will be coming as there is quite a bit of flu in the family at the moment.

With best regards.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey P. Cooper'.

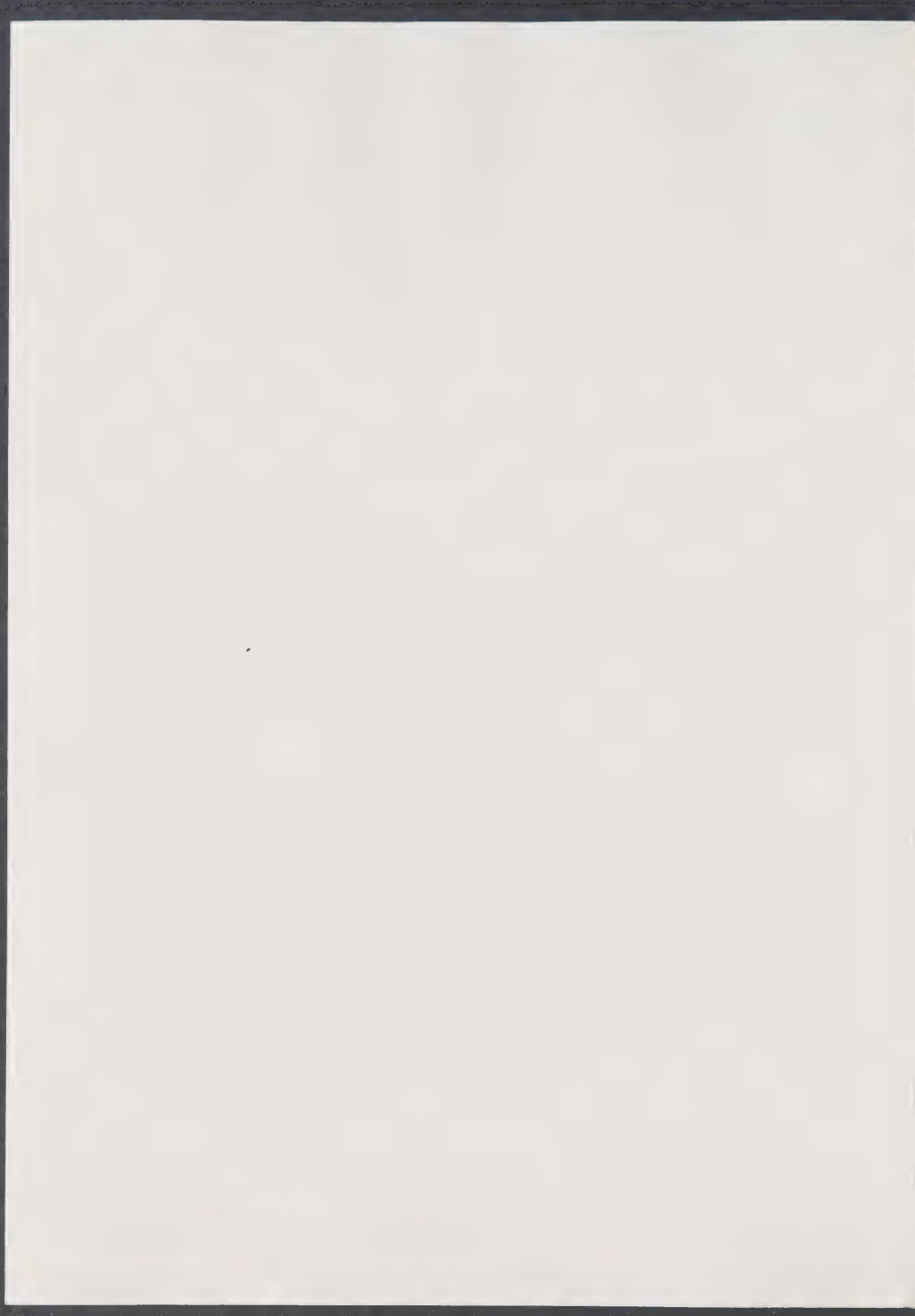
32 ST MARY AT HILL LONDON EC3P 3AJ

TELEPHONE: 071-623 9333

REGISTERED OFFICE AS ABOVE REGISTERED NO. 205468 ENGLAND

MEMBER OF THE SECURITIES AND FUTURES AUTHORITY

GUINNESS MAHON & CO LIMITED IS A SUBSIDIARY OF GUINNESS MAHON HOLDINGS plc



LIST OF PEOPLE INVITED TO LUNCH PARTY ON SATURDAY 4TH
DECEMBER 1993:

	Alfred and Isabel Bader	2
	Jane Whistler	1
oil + gas executive and + book collector	Edward Faridany + 1	2 publishers daughter actress
local retired shipping Co director	Henry and Gillie Arnell - my pa	2
local retired company director admiral	Tom Bradbury	1
ISC governor	Rick Brook	1
Marketing Qu of Hmz	Laurene Clark	1
local recently retired vintager	Michael Constantine	1
Qu professor	Bob Crawford	1
Event organiser	Clive Geisler and Gilly Forster	2
Exploratory	Richard Gregory	1
Book dealer	Dick and Clare Lyon	2
Astronomer	Patrick Moore	1
Arts Meridian TV	Stephen Phillips	1
science projects	Steve Pizzey and Sheila	2
local - church lay reader furniture	Peter and Liz Reid	2
local - stayed in castle asford a choral anglo/irish country life	Paddy Rossmore	1
	David and Virginia Shankland	2

071-373-2709
0435-830-279

Also invited:

- Sarah Bradbury - wife of Tony (gardens)
- Carolyn and Mrs. Brook Snr - wife + mother of Rick
- Marianne Fry - psychotherapist
- Monique Huiskemp - local
- Janet Macmillan - Trustee ISC
- Simone Phillips - wife of Stephen P
- Richard St. George - appropriate technology - environmental centre
- Sir Jack and Lydia Stewart-Clark - Member European Parliament
- Victoria Williams - Hastings Museum
- Nick + Fizz Guthrie - Wasting BBC news

Secondary
Radio 4
12 15 pm

POND COTTAGE
HENLEY DOWN
BATTLÉ
EAST SUSSEX TN33 9BN

Tel: 0424 830422

5 December 1993

Dear Alfred & Isabel,

I thought this might be a good extension of how I see the possibility of structures emerging at Herstmonceux that will make sufficient use of its potential and possibilities. I do not in any way feel my involvement is critical; what I do feel to be critical is giving the non-academic side adequate emphasis so it really extends the possibility of experience for the students who come here.

Looking at Maurice's goals they are all academic, with a slight acknowledgement of community involvement in his point 4. Because this is so little stressed by Maurice, I feel that a separate position is important, to give full emphasis to the non-academic side of Herstmonceux Castle.

Anyhow, you know all this - but I just wanted to keep you informed of what I was also sending to David Smith.

See you on Sunday, and I will be in touch about arrangements for that,

Love to you both,

Jane

P.S. Recently David Barnard has passed everything over to Maurice - its either "talk to Maurice" or Maurice is dealing with Keith

over this" etc

I think I have been useful but I am not sure I will still be useful except in a very secondary way in the future

See you on Sunday I hope
& good luck in the sales. JW

Also on my large spider web perhaps change ~~student~~ "student services, liaison" to non-academic! In great haste



GUINNESS MAHON & CO. LIMITED

JEFFREY P. COOPER
DEPUTY CHIEF EXECUTIVE

JPC\120702.LET\ch

7th December 1993

Dr Alfred Bader,
52 Wickham Avenue,
Bexhill-on-Sea,
East Sussex,
TN39 3ER.

Dear Alfred,

It was very good to see you and Isabel again on Sunday. Please thank Isabel for cooking an excellent lunch.

On Anglo United, I thought you would be interested in the press release, a copy of which is enclosed. We have also obtained the information on trading volumes for the last month which is also enclosed.

I have again raised the matter of the Herstmonceux options and, unfortunately, the position is as I predicted. One way, of course, of meeting the Guinness Mahon price objective would be if the payment were made through the combination of your cash offer (£200,000) and more Anglo United shares. I dare say we could agree a "strike price" of slightly more than the market "offer" of 1 3/4p.

I am returning the "Herstmonceux Castle" Chapter. Your comments about me are very flattering and I was quite surprised (but pleasantly so) to read what you had written. On a point of detail, however, my job function is as Deputy Chief Executive, not as stated. A minor difference but Englishmen can be very strange about such subtleties. I will have to explain to you at some stage the various internal politics of Guinness Mahon - that will be a Chapter in my autobiography!

With best regards.

Yours sincerely,

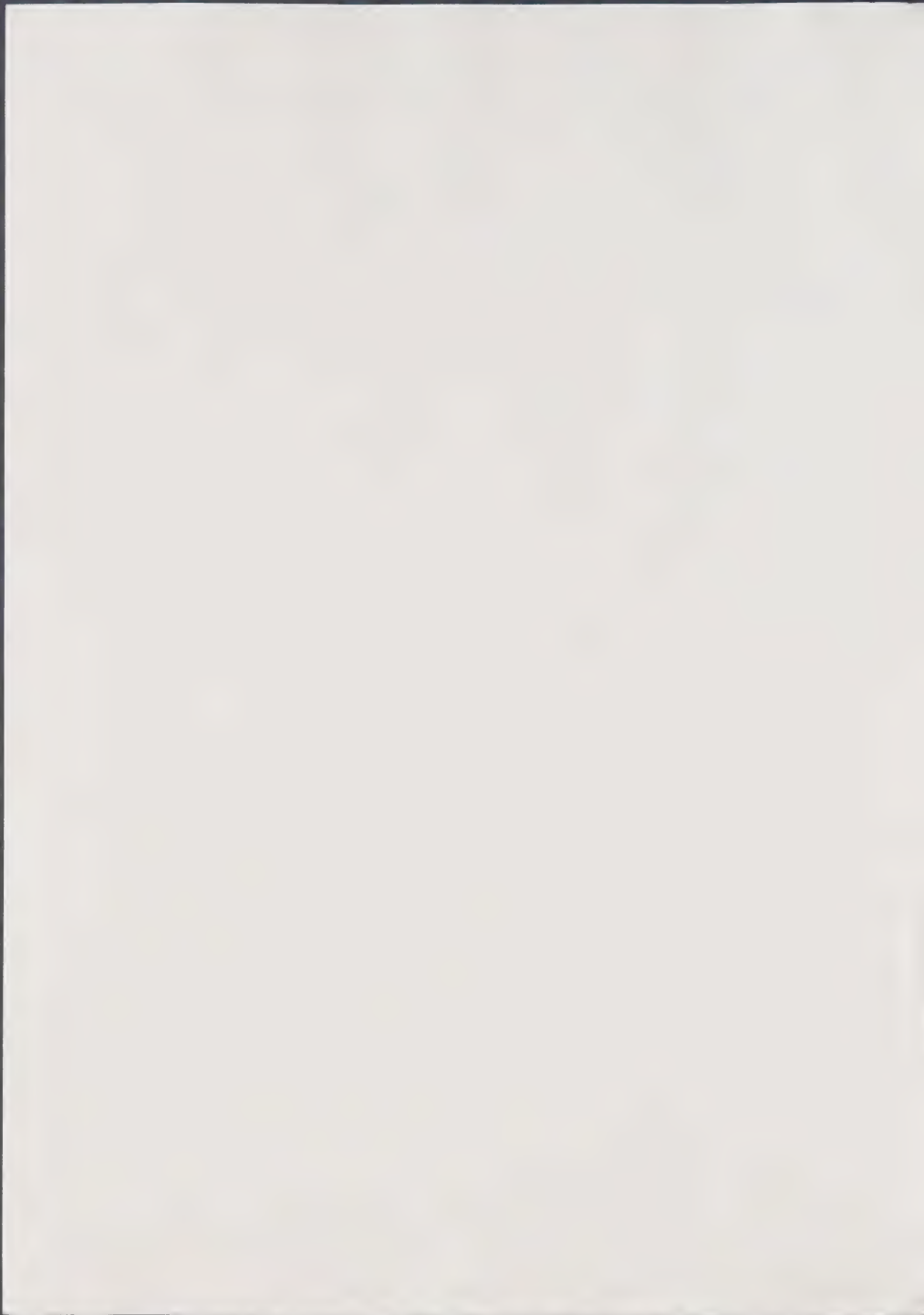
32 ST MARY AT HILL LONDON EC3P 3AJ

TELEPHONE: 071-623 9333

REGISTERED OFFICE AS ABOVE REGISTERED NO. 205468 ENGLAND

MEMBER OF THE SECURITIES AND FUTURES AUTHORITY

GUINNESS MAHON & CO LIMITED IS A SUBSIDIARY OF GUINNESS MAHON HOLDINGS plc



Birchgrove Farmhouse,
Horsted Keynes,
Haywards Heath,
West Sussex,
RH17 7BT

14th December 1993

Dear Alfred and Isabel,

Very many thanks for the enormous and delicious tea in Boxhill last Sunday. Virginia and I so enjoyed seeing you both. Have enjoyed all your pictures.

It was very kind of you, Alfred, to offer to take and attribute, if possible, our Dutch landscape in our flat in London. I would very much like to take up that offer, and will send you a photograph of it.

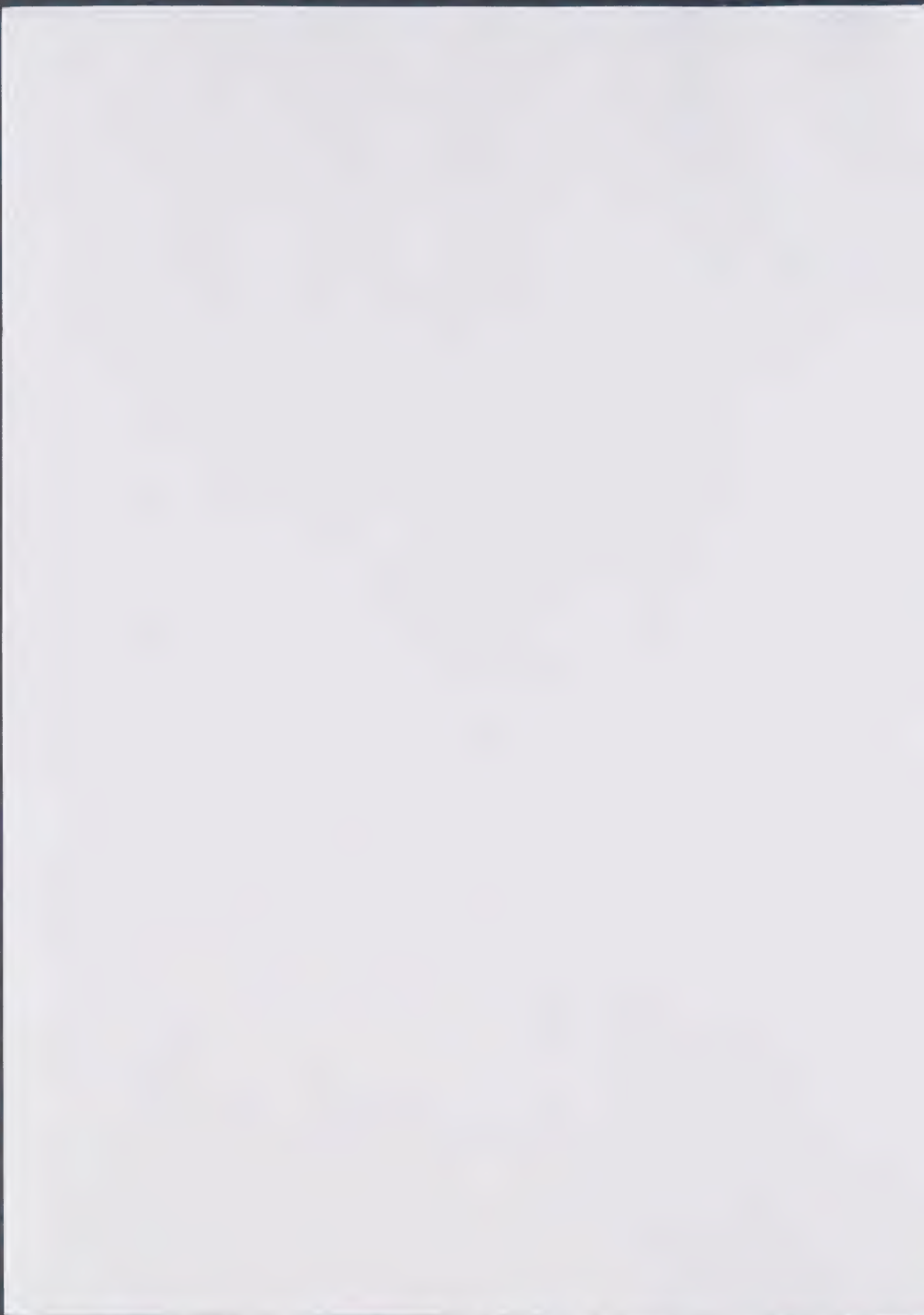
I hope your meeting on Tuesday with Jeffrey Cooper on the Heddonmore option land was fruitful.

Again, many thanks

of
ours sincerely

James

P.S. You will not be receiving a bill for this (either for or for Sunday)!!!





GUINNESS MAHON & CO. LIMITED

FACSIMILE TRANSMISSION

TO: Mr Glynn

FROM: Amanda Thirsk

DATE: 21st December 1993

FAX NUMBER: 0424 730668

RE: MISS OVERTON

NO. OF PAGES: 2
(including front cover)

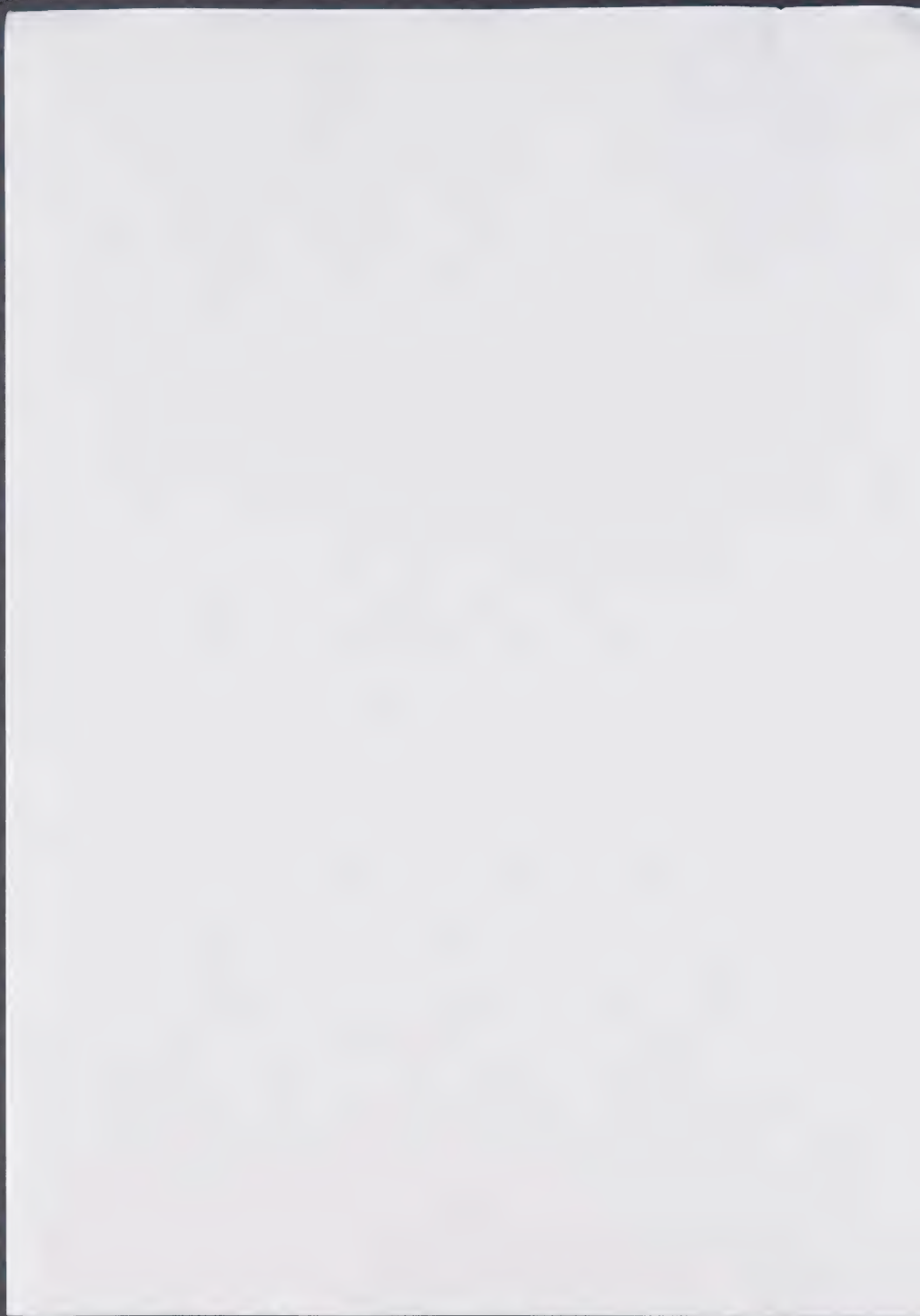
I should be grateful if you would pass the attached onto Miss Overton/Dr Bader. Would you also please let Dr Bader know that Jeffrey Cooper has had to go away on business for the next couple of days and therefore he has not been able to review the draft document. Jeffrey Cooper will be back in the office on 23rd December 1993 and will hopefully be able to discuss the document with Dr Bader then.

I am available in the office tomorrow (071 772 7838) should Dr Bader wish to discuss the document.

Thank you for your help.

PLEASE REPLY TO FACSIMILE NO.: 071 982 9254

32 ST MARY AT HILL, LONDON EC3P 3AJ
TELEPHONE: 071-623 9333 TELELEX: 884035 FAX: 071-528 0881 AND 071-283 4811
REGISTERED OFFICE AS ABOVE REGISTERED NO. 205468 (ENGLAND)
MEMBER OF THE SECURITIES AND FUTURES AUTHORITY



DRAFT

SUBJECT TO CONTRACT

This is an Agreement between Mr Jeffrey Cooper acting for Guinness Mahon & Co. Limited ("GM") and Dr Alfred Bader acting for Queens' University, Kingston, Ontario ("QU") or an entity nominated by QU as per the attached Power of Attorney.

It is hereby agreed that QU will purchase Lots 2, 3 and 5 of the Herstmonceux property for £240,000. GM agree to settle all costs involved in the sale relating to Stamp Duty, VAT and Agents' Fees, as appropriate, out of the purchase consideration.

QU agree that they will complete the transaction between 1 January 1994 and 31 January 1994 and will do everything possible to expedite the closing of this transaction and to make timely payment.

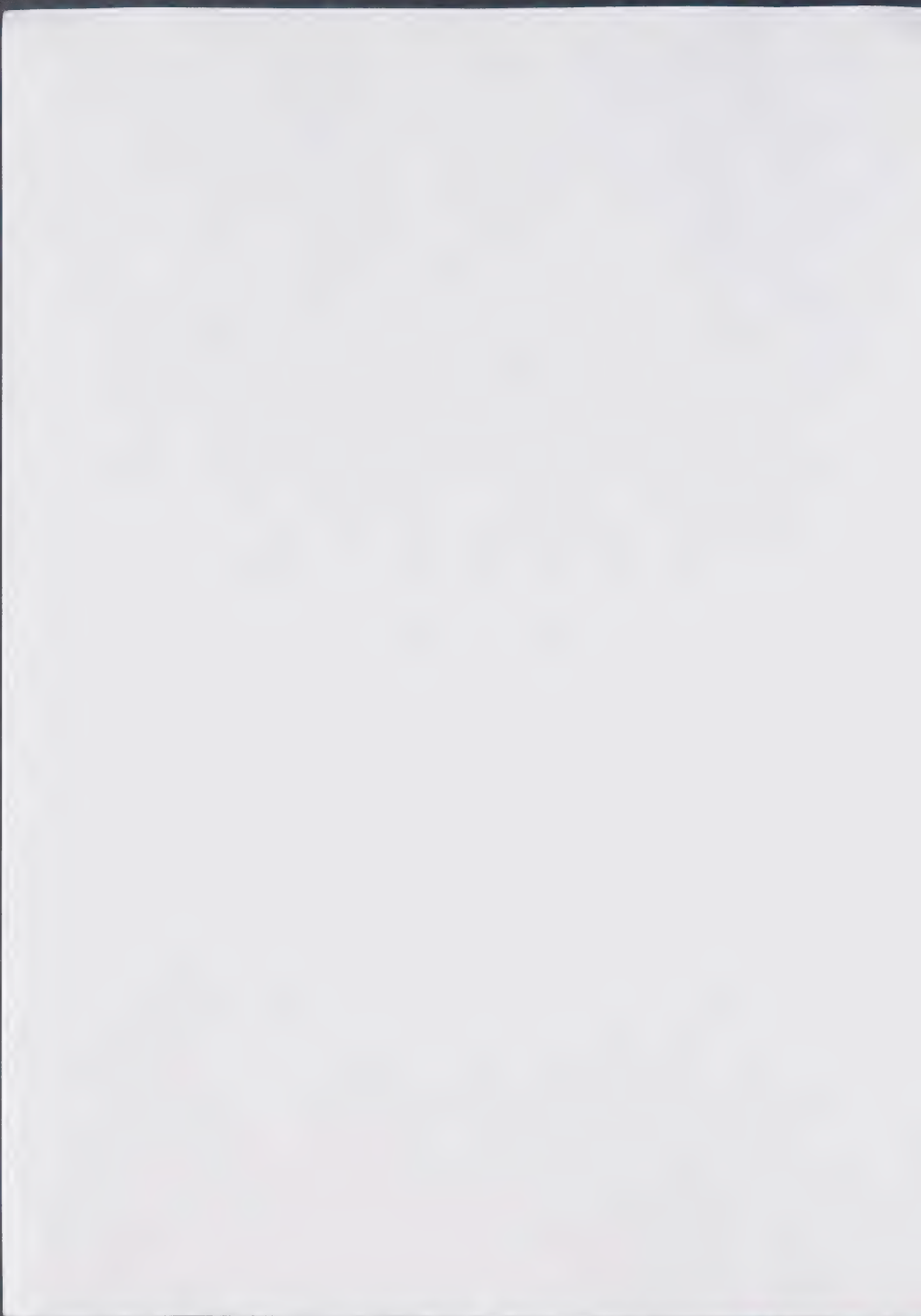
It is further agreed that both parties will not disclose the purchase price of the Lots to any third party other than may be required on written request by a Regulatory Authority in the U.K. or Canada.

Jeffrey P. Cooper
Deputy Chief Executive
Guinness Mahon & Co. Limited

Dr Alfred Bader
Under Power of Attorney
Queens' University, Kingston

Witnessed:

Dated:



RECEIVED
03 NOV 1993

SAVILLS

Chartered Surveyors
INTERNATIONAL PROPERTY CONSULTANTS
20 Grosvenor Hill, Berkeley Square, London W1X 0HQ
Telephone: (071) 499 8644
Fax: (071) 495 3773

Copy report from Savills
on alternatives for option
land at Herstmonceux.

cc. JPC

OB

Our ref HLR/sjk/5869i

Direct Dial Telephone: 071 409 8887

James Developments (Herstmonceux) Limited
c/o Messrs Grant Thornton
Grant Thornton House
Melton Street
Euston Square
London NW1 2EP

26th November 1993

For the attention of David Thurgood Esq

COPY

Dear Sir

HERSTMONCEUX CASTLE, SUSSEX

Further to your letter of 12th November, we have liaised with Strutt & Parker and now jointly write as requested to advise on the options available to you concerning the remaining 276 acres of land at Herstmonceux, all of which is currently subject to three separate options to Queens University Ontario, the new owners of Herstmonceux Castle.

In particular, you have asked us to comment on:

- i) Any alternative sources of income from the land during the period of the option.
- ii) What costs will be incurred by the Receiver during the period of ownership.
- iii) Alternative interested parties if the options are not exercised by the University.

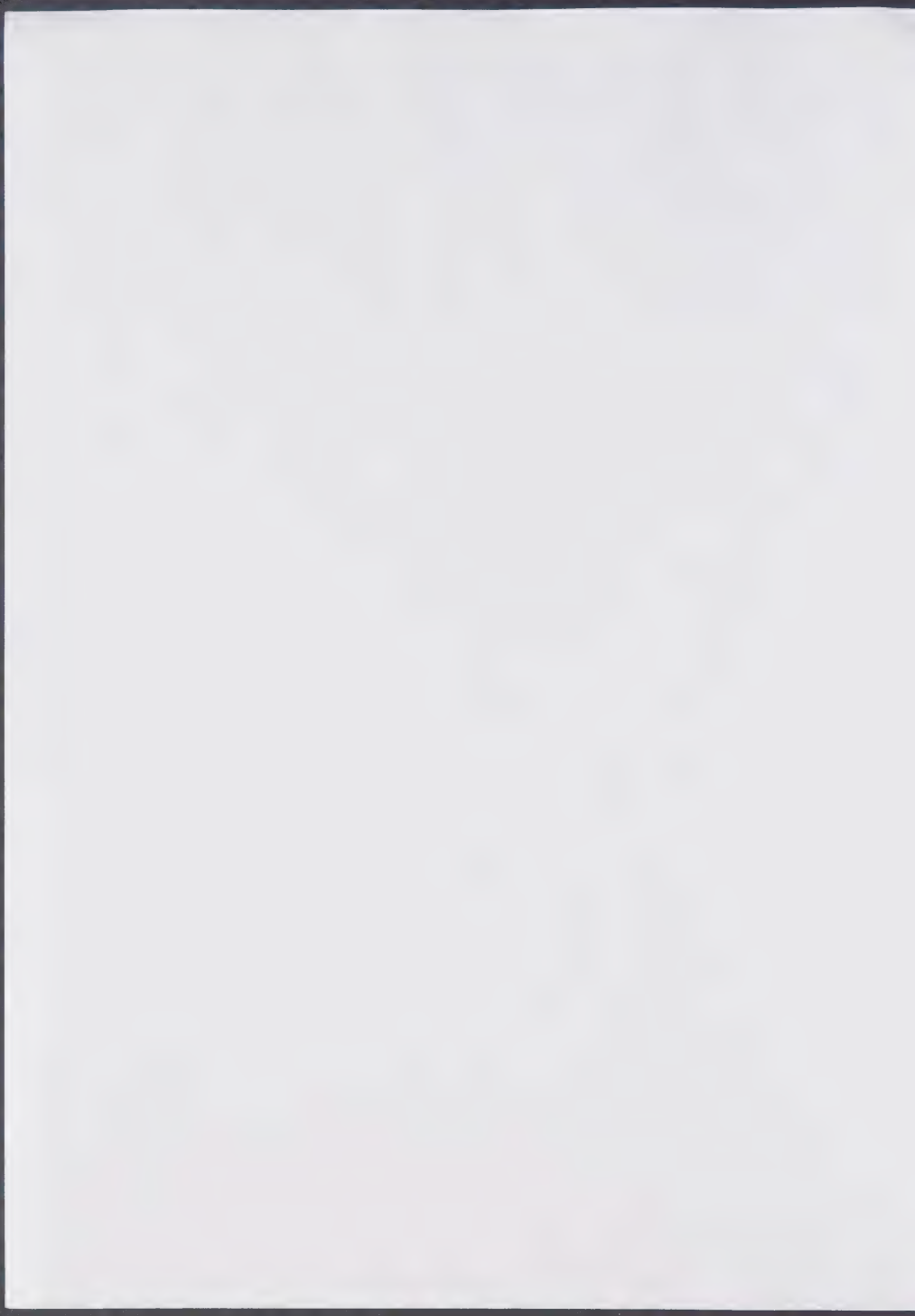
1 DESCRIPTION

The remaining areas of the Herstmonceux Estate extend in total to 276.87 acres and comprise Lots 2, 3 and 5 of the sale particulars, a copy of which is attached to this report. We briefly describe the three lots as follows:

Lot 5

This area extends to 67.53 acres, of which 38 acres is pasture land and 23 acres are woodland and there is a 2.5 acre lake. It forms the northern part of the estate boundary and is an attractive undulating block of land with considerable amenity. It has good access off the Wartling Road.

The pasture land is self-seeded grassland currently let on a grazing agreement to a local farmer.



SAVILLS

Page 2

Queens University have an option to acquire the land at any time up to 15th December 1997 (4 years and approximately 1 month) at a price of £150,000. We consider an appropriate guide price for this area, excluding any value for the option, to be in the region of £75,000.

The land has limited income producing potential, other than from normal farming and forestry operations. The woodland is predominantly soft woods and will only produce limited income from thinnings and the costs of the operation may not cover the cost of extraction. We anticipate that several neighbouring landowners would be interested in bidding for this Lot, if offered on the open market.

Lot 2

This area extends to 69.41 acres of which about 5 acres is woodland. In addition, there is an attractive small tenanted period farmhouse, known as Hoads Hill, occupied by an elderly couple in their 70's. No formal tenancy exists and during the period of receivership, no rent has been collected so as not to prejudice the status of the tenancy. In addition, there is a small set of traditional farmbuildings, which are currently unused.

Queens University have an option to acquire this Lot at any time up to 15th December 1994 (approximately 13 months) at a price of £250,000.

We consider that if the option is unlikely to be exercised, preliminary discussions should be held with the Planning Authority to obtain their views on the possible change of use of the farmbuildings and in particular, the likelihood of obtaining consent on the traditional barn for residential use. Furthermore, we would recommend that we investigate the possibility of obtaining vacant possession of Hoads Hill farmhouse, if necessary, by offering a financial incentive to the current occupiers, in order to encourage them to vacate the house. Alternatively, if this does not prove possible, you should formalise the basis of occupation and obtain a rental payment.

The land is currently let on a grazing licence. If vacant possession of the house could be achieved, the land and house would be of considerable interest to an equestrian-type buyer. In the short term, for the duration of the option, there is no alternative source of income from this land, other than agricultural purposes.

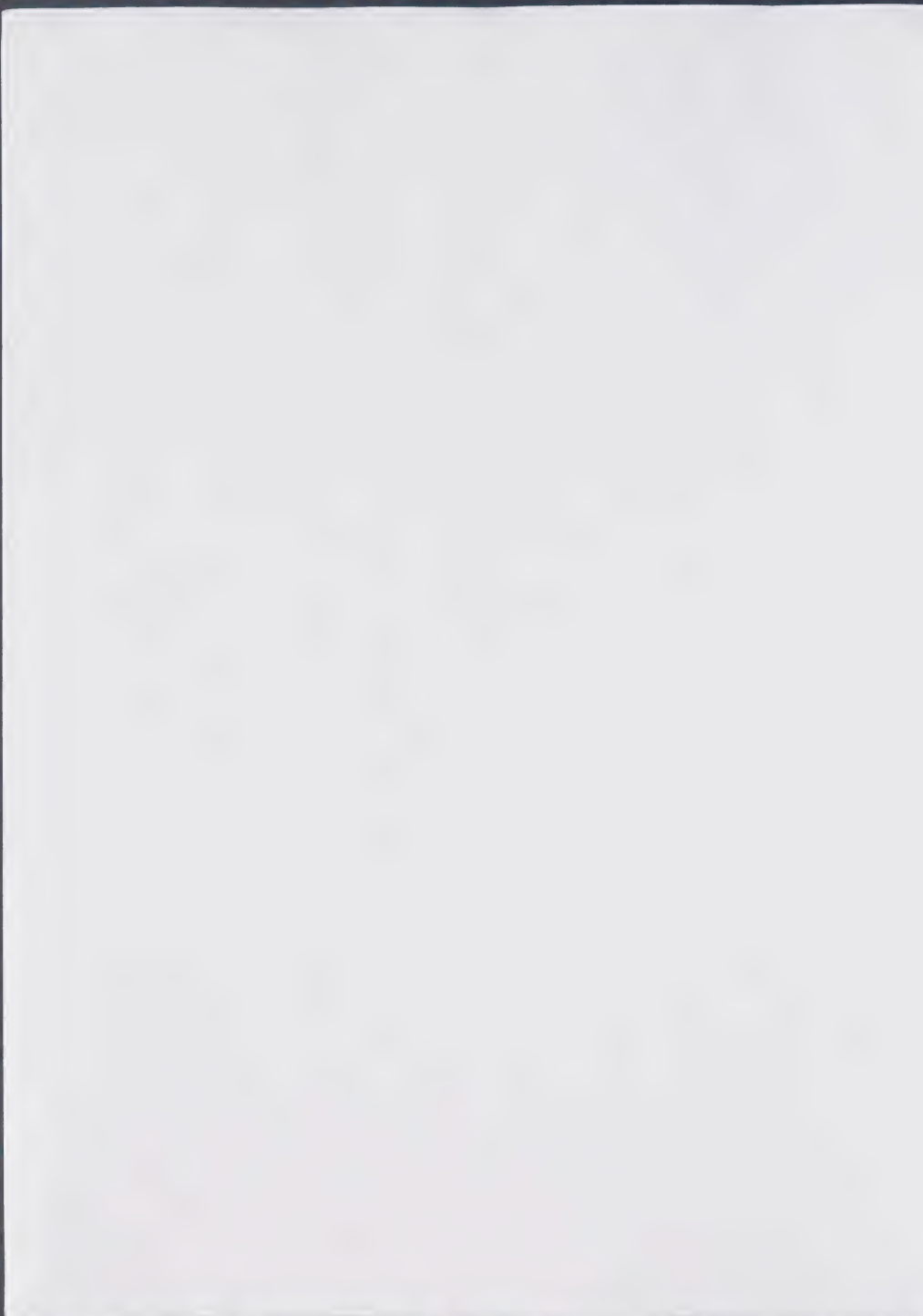
In its present status, an appropriate guide price of this Lot is in the region of £200,000. However, if vacant possession of the house could be obtained and planning consent for use of the traditional barn was successful, the guide price could be increased to around £250,000.

Lot 3

This area extends to about 139.93 acres and forms the southern portion of the Herstoncoeux Estate. It has access and frontage off the Wartling Road.

Queens University have an option to purchase at any time up to 15th December 1997 (4 years and approximately 1 month) at a price of £200,000. There are no likely alternative sources of income, other than agricultural and the land is currently subject to a grazing agreement with a local farmer.

We consider an appropriate guide price for this area is in the region of £130,000. It would only be of interest to neighbouring farmers and could take a considerable time to achieve a sale.



2 CONDITIONS OF THE OPTIONS

- i) During the period of the options, the owners cannot transfer the freehold of the whole or part of any of the lots, without giving the person entitled to the option ten working days notice of the intended transfer.
- ii) The land can be used for grazing or mowing only or let for a period not exceeding 5 years, subject to 3 months notice by the landlord under Part 2 of the Landlord & Tenant Act 1954. There is no provision to let the land on a 5 year Ministry Of Agriculture Licence, which would enable the land to be cultivated for arable purposes and enhance the income potential.

3 COSTS OF OWNERSHIP

We are not aware of any exceptional costs to the Receiver, other than the insurance premium for public liability and a charge for management supervision. However, most of the land is in a run-down condition and the majority of the pasture land is self-seeded, following an arable crop. The land therefore would benefit from either re-seeding or being put under arable cultivation and considerable re-fencing is required. However, in view of the short term nature of the ownership, we do not anticipate that you would wish to embark on this type of expenditure.

4 POTENTIAL PURCHASERS

We anticipate that Lots 2, 3 & 5 would be of interest to neighbouring landowners and Lot 2 would have a broader appeal, particularly if vacant possession of the farmhouse could be obtained and planning consent for conversion of the cottage was possible.

In accordance with our standard practice, we must state that this report is for the use only of the parties to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, nor published or referred to in any way without our written approval of the form and context in which it may appear.

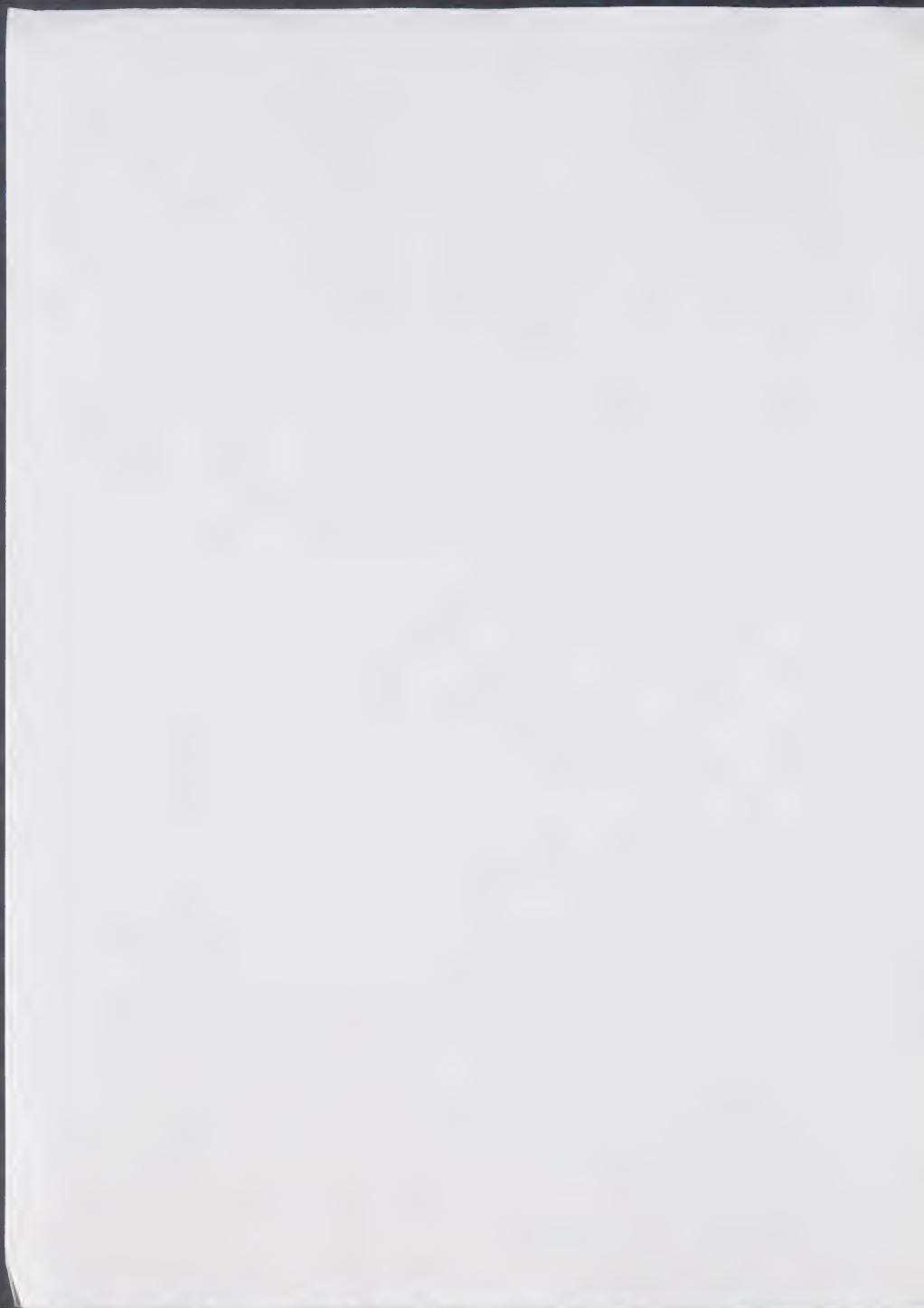
Yours faithfully

H L RICHARDS ARICS - DIRECTOR

For and on behalf of Savills Agricultural & Residential Ltd

Enc

cc M J A Fiddes Esq, Strutt & Parker





ASSOCIATION OF COLLETS

MEMBERSHIP APPLICATION

Name: Mr. [Name]
 Address: [Address]
 Telephone: [Telephone]
 Occupation: [Occupation]
 Date of Birth: [Date]
 Date of Issue: [Date]

I hereby declare that the above information is true and correct to the best of my knowledge and belief. I understand that my application is subject to the approval of the Association and that I shall be liable to pay the subscription fee as shown in the prospectus.

Signed: [Signature]



DRAFT

MEMORANDUM FOR THE DIRECTOR

1. The purpose of this memorandum is to provide information regarding the results of the study conducted by the [redacted] on the [redacted] of the [redacted] in the [redacted] area.

2. The study was conducted over a period of [redacted] months, from [redacted] to [redacted]. The results of the study are summarized in the following table:

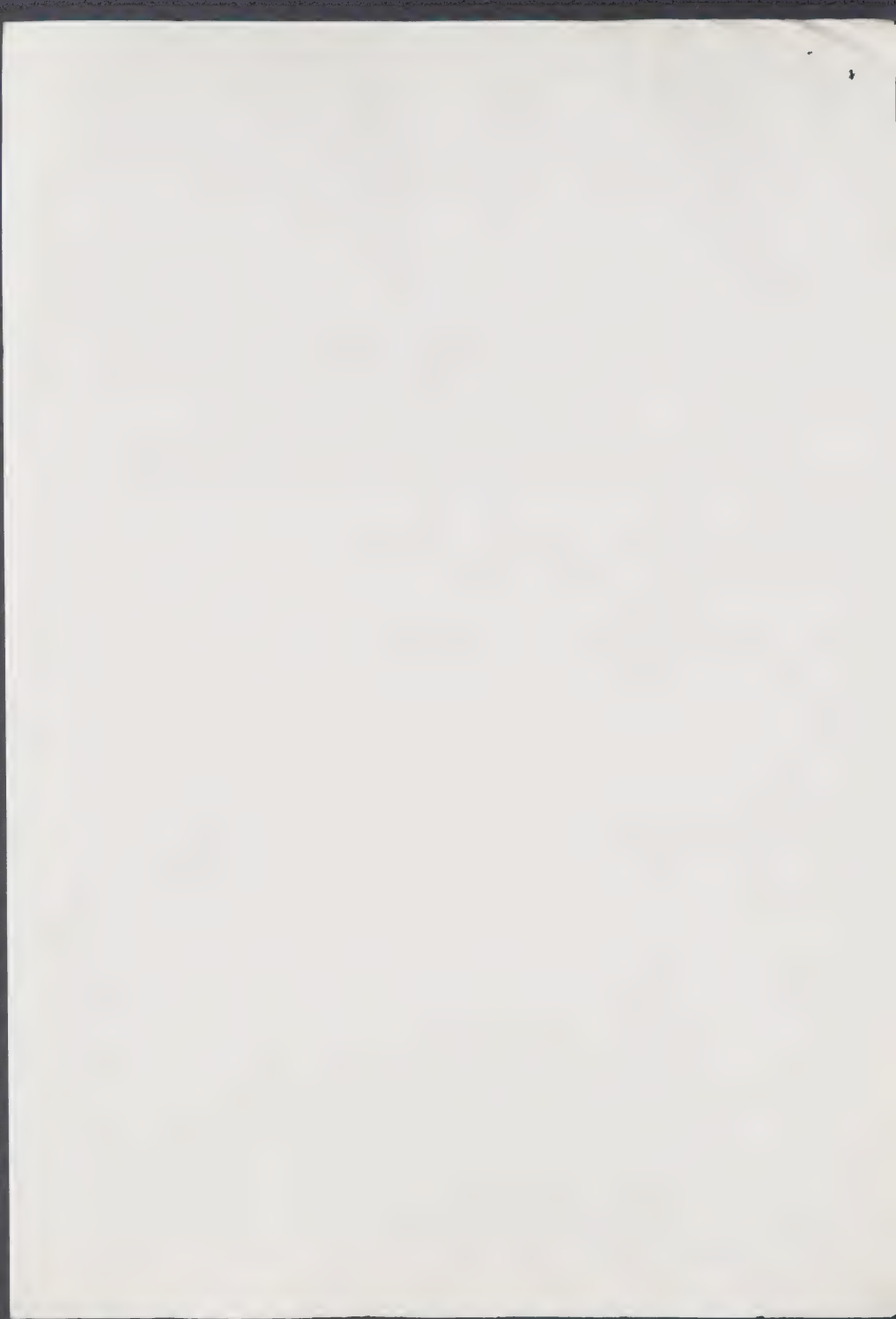
Category	Value
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]

3. The results of the study indicate that there is a significant correlation between [redacted] and [redacted]. This suggests that [redacted] may be a key factor in determining [redacted].

4. It is recommended that further research be conducted to explore the relationship between [redacted] and [redacted] in greater detail. This research should focus on [redacted] and [redacted].

Very truly yours,
 [redacted]
 [redacted]

[redacted]
 [redacted]
 [redacted]



INTERNATIONAL STUDY CENTRE
(in association with Queen's University, Canada)
Herstmonceux Castle
Hailsham
East Sussex BN27 1RP
Tel: 0323 833913
Fax: 0323 832562

FAX TO: David Shankland

Date: 22 December 1993

FAX NO: 071 248 7273

Page 1 of 6

FROM: Jane Whistler

Dear David,

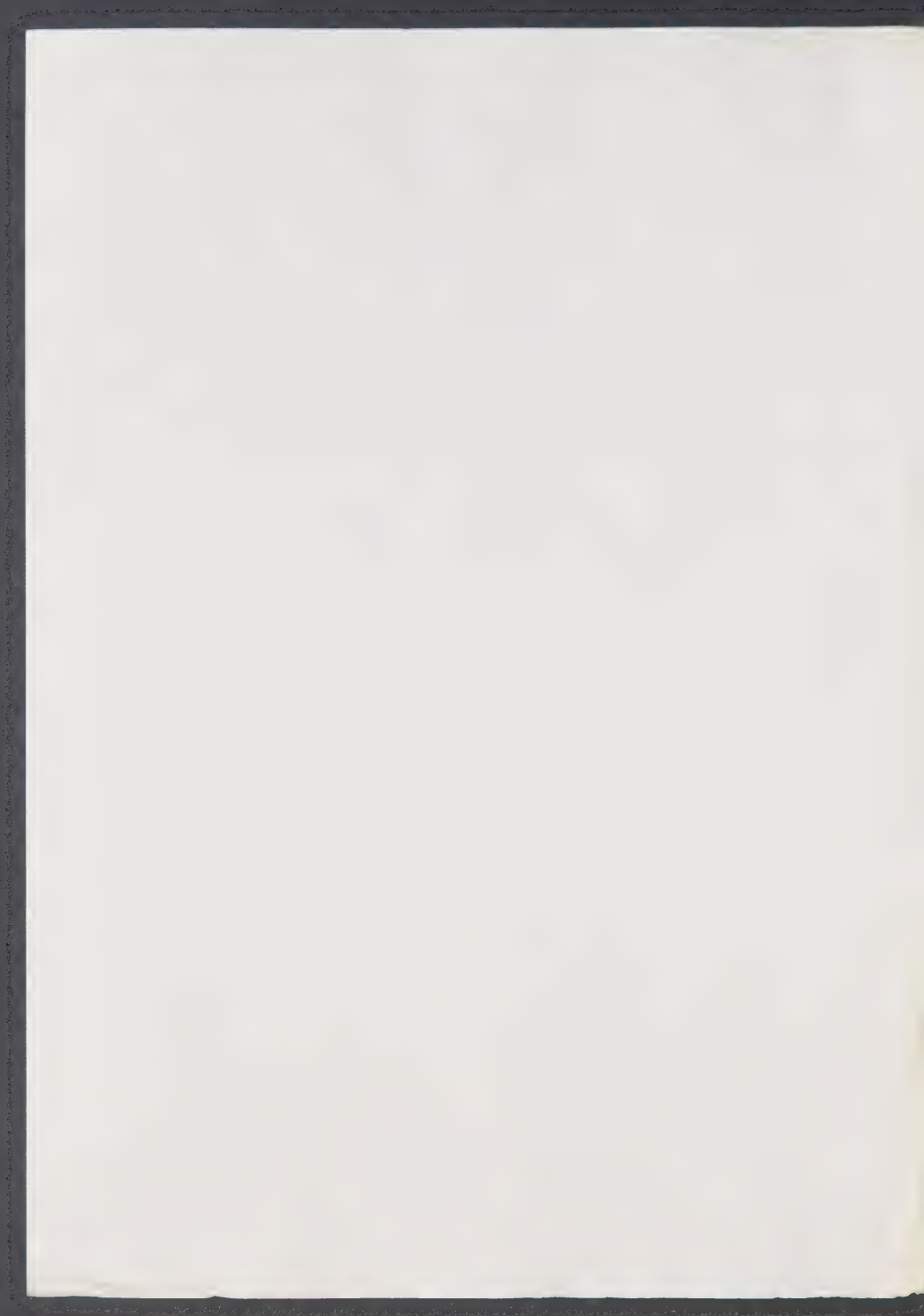
The enclosed is from Alfred Bader about the remainder of the land. Queen's University do not want him to have Power of Attorney because they want it to be bought by the International Study Centre, so could you please change the draft to that effect and then I assume get one of the Trustees to sign the contract?

Alfred thought you might be interested in Savills' appraisal of the land, so that is included for your interest.

Alfred would appreciate a call tomorrow morning between 8 a.m. and 11.45 a.m. on **0424 222223** to make sure everything has run smoothly.

On another subject, SERC have not inspected the telescopes. Roger Wood has had a letter from Maurice Yeates saying Queen's University does not give permission for SERC to inspect the telescopes and he has passed that letter on to SERC.

Best wishes to you all for
Christmas
Jane



INTERNATIONAL STUDY CENTRE
(in association with Queen's University, Canada)
Herstmonceux Castle
Hailsham
East Sussex BN27 1RP
Tel: 0323 833913
Fax: 0323 832562

FAX TO: Dr. David Smith

Date: 22nd December 1993

FAX NO: 0101 613 545 6838

Page 1 of 7

FROM: Jane Whistler

Dear David:

Re: Land at Herstmonceux Castle

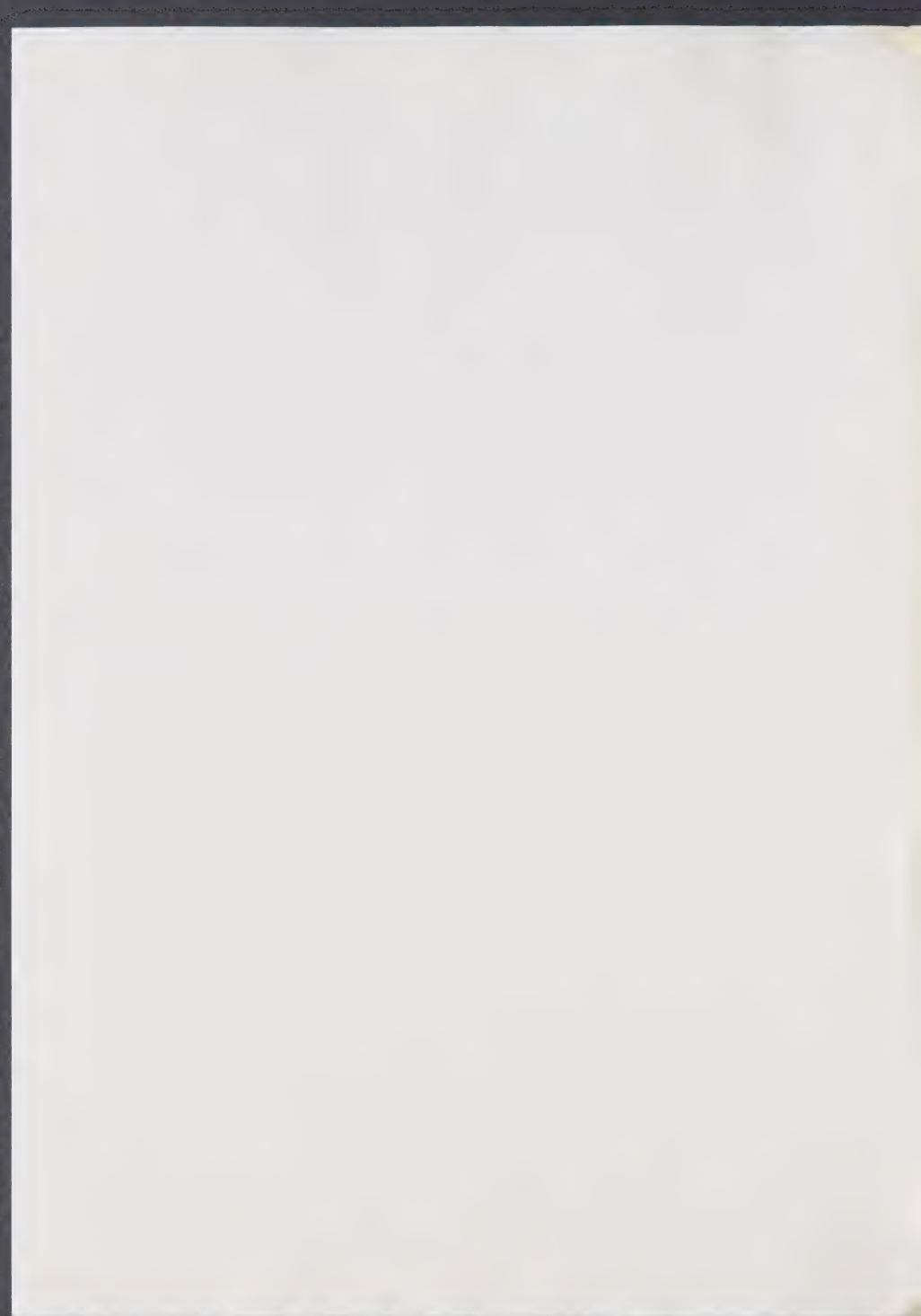
Alfred thought you would be interested in seeing all his transactions with David Shankland.

I continue to feel good about the decision we have made so far as I am concerned.

We are still hoping Lucy will be out of the hospital by Christmas.

Best wishes.

and love to you + Mary
Jane



FAX FROM

DR. ALFRED R. BADER
Suite 622
924 East Juneau Avenue
Milwaukee, Wisconsin 53202
Telephone 414-277-0730
Fax No. 414-277-0709

December 28, 1993

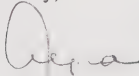
To: Mr. David Shankland
Lovell White Durrant
Fax 011 44 71 248 7273

Dear David:

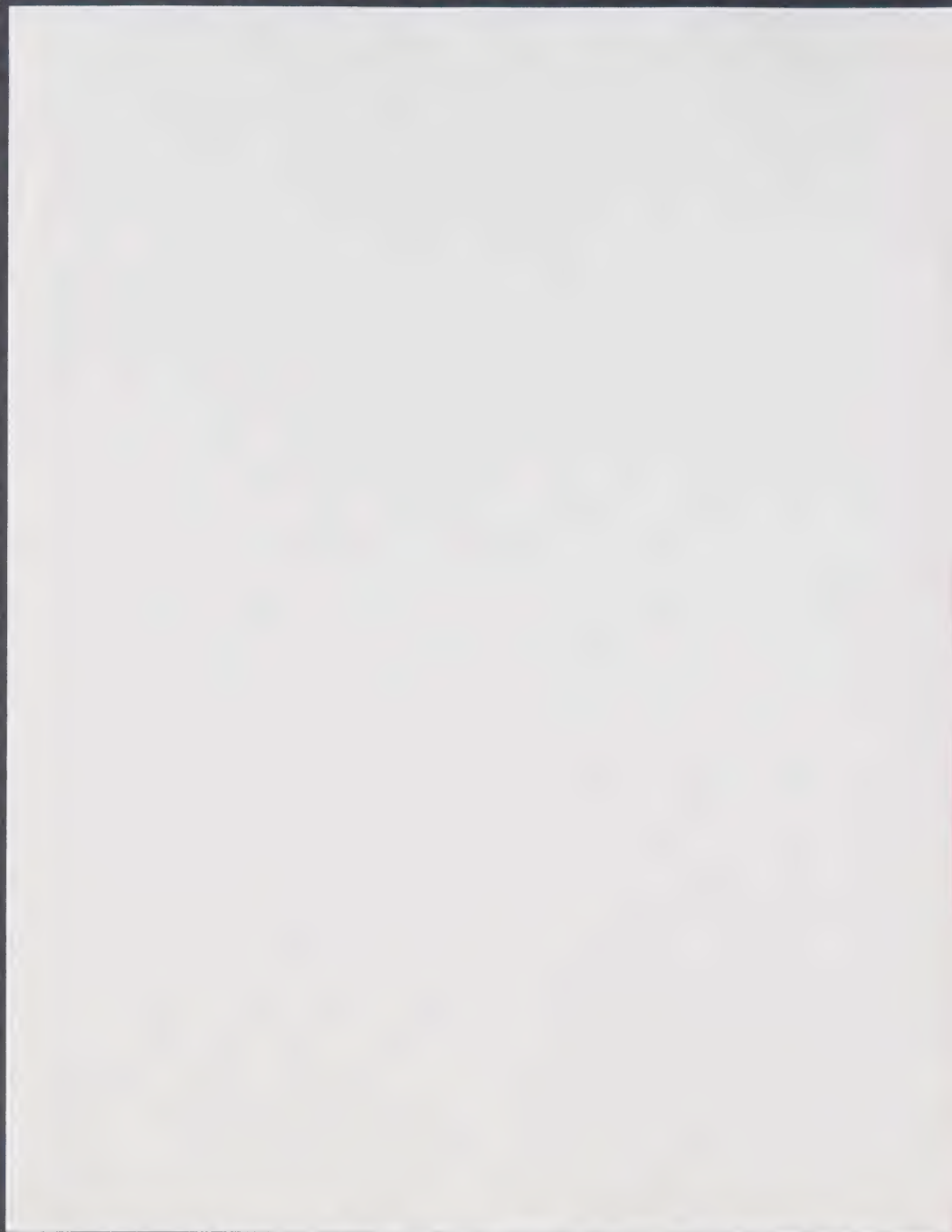
You will have realized how happy I was to be able to finalized with Dr. Jeffrey Cooper on the purchase of the land for Queen's for £240,000. The frosting on the cake came when you told me that the legal expenses to finalize in January would be only £500.

All good wishes for 1994.

Sincerely,



c: Principal David Smith



Malcolm Waddingham
24 Lewis Crescent Bingley



parents can't afford it. "All the laws I signed into law?" "If only you could give the \$3,000,000 (the not more I get with figures of that size) difference, that would mean they could stay from a clean state and wouldn't have to struggle with debt. It will all start to pass on into new and helping academic, international institutions." "I believe it is going to be a wonderful place, or has a head start by being such a wonderful place, where dialogue will be central, as people—students, adults, scholars—meet and explore how to live, interested in a dynamic process that respects the presence of God in us all, and that understands that being human is more complicated than being an A student or winning a race but requires us to explore on all levels: body, mind, emotions, and spirit. Everything—the arts, the sciences, ethics, politics, economics, ecology—all in an interdisciplinary way." Even if only briefly coming to Herstonhouse could be, and will be, academically challenging, but different, giving students a chance to look in and take stock as well as furthering their outer world of studies and career, and to get more in touch with the world of nature rather than urban wealth and distractions.

I learned from the beginning that Queen's was extremely lucky because when left and right were being cut, white student numbers increased, and there was a sense of bleakness, frustration and struggle at times, but suddenly there was something so imaginative and creative—an potentially beneficial to so many people—in the community here, a focus for conferences and dialogue, internationally, and Queen's and Canadian students. As well as the such a superb Centre in an elite, and working would be needed and done to provide a place of peace and tranquility for people to expand on the brief courses in their night, some like a wilderness riding with Sir Jack Stewart Gray, who has spent his whole life at NEP, in the same country, and still saying how wonderful, how great, how peace, how good, how it helped as a break in today's conditioned and overworked. A Russian Roger Quirk, saying it is so rare for leadership to be done outside, but now it would be possible. What you both have made possible is extraordinary, and there has to be respect and admiration given.

Is this a criterion to be required, etc.?—but really—I am just so awed at times and try to share my strongest support, philosophy, and my respect and commitment to the project that want to draw away from that now (as well as others go, within my fare capacity). In our very last conversation, Anne, you said something to me about that leader, but you should perhaps give more money now to make the start for Queen's, and you felt that they should feel a way of achieving it as you had already given so much (which is certainly true). I found myself agreeing with you. After we had spoken I questioned myself and felt I was wrong. Of course you have given so much, but there is no doubt that people at Queen's are very fearful financially and in very foreign territory and are not yet trusting enough to let decisions take place in England, so sometimes they feel inappropriate to those on the spot, and those on the spot (not just me)



Page 1

1

feel disoriented and neglected. Things don't fall in line usually lose their meaning favour and joy. Depts mean uphill struggles and a heart-rended to things rather than a plunge into a world sea from a sunny rock. I believe if Queens could start here on a clean sheet, enthusiasm and possibly would be paramount rather than fear and uncertainty. I have great faith in the project but until Queens are established here and trust the process, perhaps all people in Kingston who see a financial need at a distance when there are needs on their doorstep and experience fear and uncertainty. Mewick has been brave enough to stake his career on it and to try to meet the challenge of making a pay and providing students with credit. The whole visionaries of that we and I feel sure good people at Queens share, although I personally would like to see a more clearly expressed in publications could sort of done and would probably be more articulate and successful in any case.

I wish that I am asking or suggesting that you should give more money to Queens for the project as a supporter, but you do see my spirit and I am now giving it as usual - frank and openly. Whatever you decide, what you have already done is magnificent and will not bear much fruit I feel certain.

I have very much appreciated your friendship and support and am sorry things haven't entirely worked out, but I feel certain some things will lead to improvements in the future and that there will soon be a happy and harmonious team on the spot making things happen.

Love, love, love

John Mewick

