

Without Prejudice

EXHIBIT # 11

February 9, 2004

Centron Self Storage-Toronto
6 Dawes Road
Toronto, Ontario
Canada M4C 5A4

Randy Potter c.o.b. Randy Potter Estate Auctions
15 Cavan St.
Port Hope
Ontario, Canada
L1A 3B5

Dear Sirs:

RE: Property of Ritchie Sinclair

I am the solicitor for Mr. Ritchie Sinclair. I have represented Mr. Sinclair and his family in connection with their personal and business interests for 6 years.

It has come to my attention that Centron Self Storage-Toronto ("Centron") has purported to sell my client's property, paintings in particular (the "personal property"), which had been stored at Centron pursuant to a storage contract. The storage contract is subject to the provisions of the *Repair and Storage Lien Act, R.S.O. 1990, c.25 (the "Act")*. I am advised that certain items from amongst the personal property are now being offered for sale by Randy Potter carrying on business as Randy Potter Estate Auctions ("Randy Potter").

I am advised that all attempts to obtain an accounting of the personal property and any proceeds from any purported sale of same, has been refused or neglected by Centron.

Accordingly, Centron is hereby put on notice that my client demands an immediate accounting of all items that were the subject of a purported sale, pursuant to section 16(1)(g) of the *Act*.

Furthermore, my client's position is that Centron failed to abide by numerous provisions of the *Act*, and in particular failed to provide my client with proper Notice of the purported sale pursuant to section 27(1).

My client has reason to believe that Centron, its employees, or agents, failed to conduct a public sale as understood by the *Act*, and Randy Potter was not in fact a purchaser in good faith as understood by

section 20(1) of the *Act* and that Centron, its employees, or agents conspired with Randy Potter to breach section 15(5) of the *Act*.

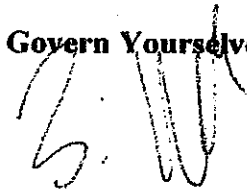
Finally, my client has compelling evidence of numerous negligent or fraudulent charges that were applied to him by Centron.

Accordingly, my client holds both of you responsible for all damages and demands that no further disposition of the personal property be made prior to resolution of this matter by Court Order pursuant to section 23(1) of the *Act*.

If we do not receive the accounting and written assurance that you will not be taking any further steps to dispose, sell, encumbrance, or convey my client's personal property, and in particular that my client's property will not be sold by Randy Potter at an apparent auction on February 14, 2004, my client will commence proceedings against all concerned and reserves his right to seek an interim injunction restraining disposition and a mandatory order compelling an accounting. We will be seeking all court costs and lawyers fees in addition to all damages.

We must hear from you by 5:00 pm on February 12, 2004 to avoid proceedings.

Govern Yourselves Accordingly,



Zak Muscovitch