

Official copy of register of title

Title number SGL673310

Edition date 16.10.2006

- This official copy shows the entries on the register of title on 14 Sep 2009 at 15:57:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 14 Sep 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (04.05.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the east side of Lansdowne Road, Croydon.
- 2 (04.05.2006) The land has the benefit of the rights reserved by a Conveyance of adjoining land to the north east dated 8 November 1996 made between (1) British Railways Board and (2) The Southern Motor Group Limited.

NOTE:-Copy filed under SGL589067.

- 3 (04.05.2006) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of adjoining land to the north east dated 25 October 1999 made between (1) British Railways Board and (2) The Southern Motor Group Limited.

NOTE: Copy filed under SGL613509.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (04.05.2006) PROPRIETOR: BRB (RESIDUARY) LIMITED (Co. Regn. No. 4146505) of Whittles House 14 Pentonville Road, London N1 9HF.
- 2 (04.05.2006) The value stated as at 4 May 2006 was £3,500,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.05.2006) A Deed poll dated July 1851 made between (1) William Russell, Thomas Russell and the several other persons whose names and seals were hereunto subscribed contains the following restrictive covenants:-

"The said William Russell and Thomas Russell for themselves and their heirs appointees and assigns and as to such parts of the said lands and hereditaments as at the time of the execution of these presents by them remain vested in them and each of the said several other executing parties to these presents for himself or herself or themselves and his or her or their heirs successors and assigns and as to such parts of the said lands and hereditaments as he or she has or they have so purchased as aforesaid Do and Doth hereby covenant and grant with and to the several persons and the said Company who at the time of the execution of these Presents by them him or her the said covenanting parties or party, are respectively seized or possessed of or entitled to the several lands and hereditaments delineated in the said plan and therein distinguished by the colors blue yellow and green respectively or any of them or any part or parts thereof for any estate or interest whatsoever at law or in equity and their heir or her heirs successors and assigns respectively.

That they he or she the said covenanting parties or party will not nor shall their his or her heirs successors or assigns or any person or persons claiming or to claim by from through under or in least for them him or her at any time hereafter erect on any part of the lot or lots or parcel or respective parcels of land so vested in or purchased by them him or her the said covenanting parties or party as aforesaid any building whatsoever within 35 feet of the frontage or respective frontages of such lot or lots or parcel or parcels of land upon New

Land, Middle Heath Lane, Lansdowne Road or Dingwall Road respectively delineated in the said Plan as the case may be or within 20 feet of the frontage or respective frontages of such lot or lots or parcel or parcels of land upon St James Road.

Provided always that no covenant or grant hereinbefore contained in respect of any particular lot or parcel of ground or any part thereof shall be binding on any party to these presents or their his or her heirs or successors after he she or they shall have ceased to be seized of or entitled to such particular lot or parcel of land notwithstanding he or she or they or his or her or their heirs or successors shall be or continue to be seized of or entitled to any other of the said Lots or parcels of land (except only in respect of breaches of such covenant committed during the time of his her or their seizin of or title to the lot or parcel of land in respect of which such breaches shall have been committed.

NOTE: No copy of the plan referred to has been supplied.

- 2 (04.05.2006) A Demarcation Agreement dated 1 March 1996 made between (1) British Railways Board and (2) Railtrack PLC contains restrictive covenants.

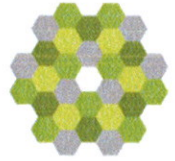
NOTE: Copy filed under SGL589067.

- 3 (04.05.2006) The land is subject to the rights contained in the Demarcation Agreement dated 1 March 1996 referred to above.

End of register

Land Registry
Official copy of
title plan

Title number SGL673310
Ordnance Survey map reference TQ3266SE
Scale 1:1250
Administrative area CROYDON



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