

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 16 February 2006 at 15:41:43. This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 22 February 2006.

This title is dealt with by Land Registry Birkenhead (Rosebrae) Office.

Land Registry

Title Number : **BGL56122**

Edition Date : 31 January 2006

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

KENSINGTON AND CHELSEA

1. (16.12.2005) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being Flat **35A**, Jefferson House, 11 Basil Street, London (SW3 1AX).

NOTE: Only the fourth floor is included in the title

2. (16.12.2005) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 November 2005
Term : from 29 September 1970 to 1 September 2052
Parties : (1) **Steel Services Limited**
(2) **Lavagna Enterprises Limited**

NOTE: The rights granted in clause 1 of the First Schedule to the lease are included in this title only so far as the Lessor has the power to grant the same

3. (16.12.2005) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
4. (16.12.2005) The lessor's title is registered.
5. Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.



B: Proprietorship Register

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

*Also superior headless on dt 31 Jan 2006.
BGL 56642 + flats 33A and 18A.*

Title Absolute

1. (16.12.2005) **PROPRIETOR: LAVAGNA ENTERPRISES LIMITED**
(incorporated in the British Virgin Islands) of 325 Waterfront Drive, Omar Hodge Building, 2nd Floor, Wickhams Cay, Road Town, Tortola, British Virgin Islands.
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C: Charges Register

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

1. (16.12.2005) A Conveyance of the freehold estate in the land in this title and other land dated 14 May 1905 made between (1) Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) Alfred Thomas Hailey contains stipulations of which the following is a copy:-

"1. NOT at any time to erect or permit to be erected on the said land any building or buildings exceeding 65 feet in height.

2. NOT to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character and not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood

3. NOT to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residential flats only."

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.