

OFFICIAL COPY OF REGISTER ENTRIES

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Issued on 22 February 2006.

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

Land Registry

Title Number : **101949**

Edition Date : **31 January 2006**

A: Property Register

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

KENSINGTON AND CHELSEA

1. The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being 7 Basil Street, London (SW3 1AP).
2. (11.06.1997) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 5 June 1997 made between (1) Ropemaker Properties Limited (2) BP Pensions Limited and (3) Jefferson House Limited.

NOTE: Copy in Certificate. Original filed under 69051.

3. (11.06.1997) The Transfer dated 5 June 1997 referred to above contains a provision as to light or air.

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. (11.06.1997) PROPRIETOR: JEFFERSON HOUSE LIMITED (incorporated in the British Virgin Islands) care of Eversheds LLP Solicitors, Senator House, 85 Queen Victoria Street, London EC4V 4JL and of Akara Building, 24 De Castro Street, Wickhams Cay 1, PO Box 3136 Road Town, Tortola, British Virgin Islands



C: Charges Register

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

1. A Conveyance dated 14 May 1905 and made between (1) Belgravia Estate Limited (2) Alfred Thomas Hailey, 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 properties 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".
2. (20.10.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

Lease of 'Airspace of Jefferson House' in favour of Steel Services LR title BGL 51 266

Schedule of Notices of Leases

<i>Registration date and Plan ref.</i>	<i>Property description</i>	<i>Date of lease and Term</i>	<i>Lessee's Title</i>
1. <u>31.1.2006</u>	7 Basil Street	15.12.2005 From 29.9.1979 to 1.10.2202	BGL56642 LAVAGNA Enterprises Ltd (CBVI)

NOTE : The lease comprises also other land

END OF REGISTER

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