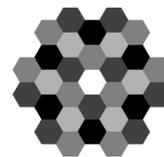


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number BGL114001

Edition date 13.05.2015

- This official copy shows the entries on the register of title on 17 DEC 2015 at 12:30:16.
- 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 17 Dec 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Birkenhead Office.

## 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.

### HAVERING

- 1 (13.05.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 8 Bridge Close, Romford (RM7 0AU).
- 2 (13.05.2015) The land numbered 1 on the filed plan and other land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 16 June 1958 made between (1) Ronald Ernest Fruitnight and William John Braby and (2) Richards' Cork of Insulation Products Limited.

*NOTE: Original filed under EX55657.*

- 3 (13.05.2015) By a Deed of Surrender and Assignment dated 24 November 1989 made between (1) Clandeboye Estates Company Limited (2) Derek Charles Oxborough and Audrey Margaret Oxborough and (3) Farouche Cuisine Limited the rights of way over the land coloured green on the plan to the Transfer dated 16 June 1958 referred to above were surrendered.

The Deed of Surrender and Assignment dated 24 November 1989 referred to above contains the following provision.

"THE parties hereto hereby agree and declare that  
.....the parties shall have rights of access  
to the lands coloured blue and green respectively for the purposes of  
maintaining their respective properties or any services and in the  
event of emergency"

*NOTE: Original plan filed under EGL297926.*

- 4 (13.05.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 22 April 2015  
Term : From and including 22 April 2015 to and including 21 April

## A: Property Register continued

- Parties : 2025  
(1) Delmer Enterprises Limited  
(2) Delmer Precision Limited
- 5 (13.05.2015) The Lease prohibits or restricts alienation.
- 6 (13.05.2015) The land has the benefit of any legal easements granted by clause LR11.1 of the registered lease dated 22 April 2015 referred to above but is subject to any rights that are reserved by the said deed and affect the registered land.
- 7 (13.05.2015) The landlord's title is registered.

## 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 (13.05.2015) PROPRIETOR: DELMER PRECISION LIMITED (Co. Regn. No. 01425135) of 8 Bridge Close, Romford RM7 0AU.

## C: Charges Register

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

- 1 (13.05.2015) The land is subject to the following rights reserved by a Transfer of the land numbered 2 on the filed plan and other land dated 1 April 1957 made between (1) Arnold Ernest Fruitnight and (2) The Gladeboye Estates Company Limited:-

"Rights excepted from the Transfer.

There is EXCEPTED and RESERVED to the Vendor the free passage and running of water soil gas and electricity to and from the adjoining property or properties in by and through all sewers drains channels pipes watercourses wires cables and mains now or hereafter passing through or under the property hereby transferred and the right of the Vendor to connect up to and use the same including the right of entry upon the said premises for the purpose of making any such connection or for clearing the same"

### End of register