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## Official copy of register of title

Title number EGL140298

Edition date 12.05.2015

- This official copy shows the entries on the register of title on 17 DEC 2015 at 12:10:41.
- 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 (19.03.1984) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the North East side of Bridge Close, Romford.
- 2 The Conveyance dated 28 February 1957 referred to in the Charges Register contains a provision as to light and air and other easements.
- 3 The land has the benefit for the term of 999 years from 24 June 1983 the rights granted by a Deed dated 20 February 1984 made between (1) MEPC. PLC (2) Mayflair Headboards Limited and (3) A.C. Preou Limited at the rents therein mentioned.

NOTE: No copy of the Deed referred to is held by Land Registry.

- 4 (19.03.1984) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 31 August 1983  
Term : 999 years from 24 June 1983  
Rent : Peppercorn  
Parties : (1) M.E.P.C. PLC  
(2) A.C. Preou Limited
- 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.
- 6 (12.05.2015) 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 (19.03.1984) PROPRIETOR: A.C. PREOU LIMITED (Co.Regn. No.804106) of 639-643 Romford Road, Manor Park, London E12.

## C: Charges Register

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

- 1 A Conveyance of the freehold estate in the land tinted pink on the filed plan and other land dated 28 February 1957 made between (1) The British Transport Commission (Vendor) and (2) Arnold Ernest Fruitnight (Purchaser) contains restrictive covenants and exceptions and reservations.

*NOTE: Original filed under EX50226.*

- 2 The land is subject to the following rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 20 September 1957 made between (1) Arnold Ernest Fruitnight (Transferor) and (2) Ronald Lyon (Estates) Company Limited (Transferee):-

"EXCEPT AND RESERVING thereout 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 said property edged in red on the said plan through or under the said property edged in red on the said plan and the right of the Transferor to connect up to and to use the same including the right of entry upon the said premises for the purpose of making any said connection or for clearing the same the Transferor making good any damage caused by such entry connecting up or clearing and EXCEPT AND RESERVING nevertheless unto the Transferor for the benefit of any adjoining property all rights of light or air over all or any part of the same but not so as to prevent the erection of the proposed factory and warehouse on the said land hereby transferred"

*NOTE: The land in this title forms part of the red land referred to.*

- 3 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 8 November 1957 made between (1) Ronald Lyon (Estates) Company Limited (Transferor) and (2) Sandymount Investments and Finance Limited (Transferee):-

"EXCEPT AND RESERVING thereout 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 said property edged in red on the said plan and the right of the said Arnold Ernest Fruitnight to connect up to and to use the same including the right of entry upon the said premises for the purpose of making any said connection or for clearing the same AND EXCEPT AND RESERVING nevertheless unto the said Arnold Ernest Fruitnight for the benefit of any adjoining property all rights of light or air over all or any part of the same."

*NOTE: The land in this title forms part of the red land referred to.*

- 4 (15.06.2007) 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.

## Schedule of notices of leases

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|---|---|---|--|----------|
| 1 | 05.11.2010<br>1 in blue<br>(part of):3 in<br>blue (part of) | Land on the south east side<br>of 12 Bridge Close | 13.03.2009<br>From 13/3/2009<br>to 31/10/2015              | BGL77939 |
| 2 | 05.11.2010<br>1 in blue<br>(part of)                        | Units 12C, 12D and 12E<br>Bridge Close            | 13.03.2009<br>998 years and<br>11 months from<br>24.6.1983 | BGL77963 |

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## Schedule of notices of leases continued

3	12.05.2015 1 in blue (part of):2 in blue (part of)	12a Bridge Close (ground and first floors)	24.04.2015 10 years from and including 24/04/2015	BGL113941
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End of register