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Official copy of register of title

Title number EGL451223

Edition date 22.02.2007

- This official copy shows the entries on the register of title on 17 DEC 2015 at 12:11:30.
- 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.

HAVERING

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12a-12c Bridge Close, Romford (RM7 0AU).
- 2 The land has the benefit of the rights granted in a Transfer dated 8 November 1957 made between (1) Ronald Lyon (Estates) Company Limited and (2) Sandymount Investment and Finance Limited but subject to the exceptions and reservations out of such Transfer and a Transfer dated 20 September 1957 made between (1) Arnold Ernest Fruitnight and (2) Ronald Lyon Estates Company Limited.

NOTE: Transfers filed under EX53020 and EX52776 respectively.
- 3 The Conveyance dated 28 February 1957 referred to in the Charges Register reserves rights and contains provisions as to light and air and other easements and this registration takes effect subject thereto.
- 4 The land in this title and other land has the benefit of a right of way reserved by a Transfer dated 21 January 1960 made between (1) Metropolitan Estate and Property Corporation Limited and (2) A.E. Fruitnight & Sons Limited.

NOTE: Copy filed under EX53020.

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 (13.02.2003) PROPRIETOR: ARTHUR CHARLES PREOU care of A C Preou Limited, Hobson House, 12B Bridge Close, Romford RM7 0AU.
- 2 (13.02.2003) The price stated to have been paid on 31 January 2003 was £5,000.
- 3 A Transfer dated 4 February 1956 made between (1) Sandymount Investments and Finance Limited (Vendor) Harcourt Investments and

B: Proprietorship Register continued

Finance Limited (Harcourt) and Ronald Lyon (Purchaser) and (2) Metropolitan Estate contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

- 4 A Transfer dated 31 January 2003 made between (1) MEPC Limited and (2) Arthur Charles Preou contains purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer of the land in this title dated 4 February 1986 referred to in the Proprietorship Register:-

THE Purchaser hereby covenants with the sub-purchaser as follows:-

(a) that he will keep the sub-purchaser and its successors in title indemnified against all road charges and expenses in respect of the property hereby transferred except in respect of that part of Bridge Close aforesaid which is coloured yellow on the plan attached to a Deed of Transfer dated the twentieth day of September One thousand nine hundred and fifty seven made between Arnold Ernest Fruitnight of the one part and Ronald Lyon (Estates) Company Limited of the other part PROVIDED THAT the Purchaser's liability under this covenant shall not exceed the sum of four hundred pounds.

(b) that he will as soon as practicable make up the road shown on the said plan and thereon coloured yellow as an extension of Bridge Close aforesaid in accordance with the requirements and to the adoption standard of the appropriate authority and the Purchaser hereby undertakes to maintain the said part of the road coloured yellow on the said plan until the same shall be taken over by the Local Authority as a highway repairable by the Public at large and to keep the sub-purchaser and its successors in title indemnified in relation thereto.

NOTE: The Transfer dated 20 September 1957 is referred to in the Property Register.

- 2 The following are details of the personal covenants contained in the Transfer dated 31 January 2003 referred to in the Proprietorship register:-

"The Transferee hereby covenants with the Transferor that the Transferee and its successors in title will at all times hereafter observe and perform the covenants contained or referred in the Tenancy document and the deeds and in the registers of the title to the Property so far as the same relate to the Property and will indemnify and keep indemnified the Transferor against all actions, costs, claims, demands losses and proceedings in respect of any non-observance or non performance thereof".

NOTE: The Tenancy document means the Lease dated 31 August 1983 made between MEPC PLC (1) A C PREOU LIMITED (2) of Unit 12a Bridge Close, Romford in the London Borough of Havering.

C: Charges Register

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

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

NOTE: Copy filed under EX50226.

- 2 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.

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Schedule of notices of leases

1	19.03.1985	land and buildings on the North East side of Bridge Close	31.08.1983 999 years from 24.06.1983	EGL140298
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End of register