

Title Number : TGL118639

This title is dealt with by Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

REGISTER EXTRACT

Title Number	: TGL118639
Address of Property	: land on the south side of Longville Road, London
Price Stated	: £17,700,000 plus VAT
Registered Owner(s)	: GLA LAND AND PROPERTY LIMITED (Co. Regn. No. 07911046) of Estates, Housing & Land Directorate, Greater London Authority, 3rd Floor, City Hall, The Queen's Walk, London SE1 2AA.
Lender(s)	: None

Title number TGL118639

This is a copy of the register of the title number set out immediately below, showing of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

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

SOUTHWARK

- 1 (04.04.1957) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Longville Road, London.
- 2 The Transfer dated 26 March 1996 referred to in the Charges Register contains a provision excluding the operation of Rule 251 of the Land Registration Rules 1925 as therein mentioned.

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 (18.05.2012) PROPRIETOR: GLA LAND AND PROPERTY LIMITED (Co. Regn. No. 07911046) of Estates, Housing & Land Directorate, Greater London Authority, 3rd Floor, City Hall, The Queen's Walk, London SE1 2AA.
- 2 (05.05.2004) The price stated to have been paid on 1 April 2004 was £17,700,000 plus VAT.

C: Charges Register

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

- 1 The land tinted blue on the filed plan is subject to the following rights reserved by a Conveyance dated 8 February 1957 made between (1) The Church Commissioners for England and (2) The London County Council:-

"EXCEPT AND RESERVED unto the Commissioners (a) full and free right and liberty without obtaining the consent of or making compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said property to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said property and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed for or in respect of the said property or any building for the time being thereon and (b) the free flow of water and soil through any drains and watercourses now existing in the said property or substituted therefor by the Purchaser and all such other rights or easements as may be now enjoyed in or over the said property."

- 2 A Conveyance affecting the land tinted pink on the filed plan dated 28 April 1958 made between (1) The Church Commissioners for England and

C: Charges Register continued

(2) Rowton Houses Limited (Purchaser) contains the following covenants:-

"THE Purchaser to the intent that the covenants contained in this present clause shall bind the said land into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof HEREBY COVENANT with the Commissioners as follows:-

(a) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees under-lessees tenants or occupiers of any property to the neighbourhood

(b) Not to convert or use or allow to be converted or used the said land or any buildings which may be erected thereon as or for a public house hotel inn tavern or beer shop or for the sale or consumption of wine beer or spirits."

- 3 By a Deed dated 21 December 1971 and made between (1) The Church Commissioners for England and (2) Rowton Hotels Limited the covenants contained in the Conveyance dated 28 April 1958 referred to above were expressed to be released in the following terms.

In Pursuance of the said agreement and in consideration of the premises the Commissioners hereby so far as they lawfully can and subject to the rights (if any) of third parties release the said land from the said restrictive covenants and from all liability in respect thereof so far as aforesaid.

- 4 The land tinted blue on the filed plan is subject to the rights reserved by a Transfer dated 26 March 1996 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Firoz Alibhai Kassam and Khadija Kassam.

NOTE: Original filed.

- 5 (16.08.2006) The parts of the land affected thereby are subject to the rights granted by the Lease of the electricity sub-station London Park Hotel, Newington Butts dated 18 August 1971 referred to in the schedule of leases hereto.
- 6 (16.08.2006) 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.
- 7 (08.07.2009) The land is subject to the rights granted by a Deed dated 23 June 2009 made between (1) Homes and Communities Agency and (2) EDF Energy Networks (LPN) Plc.

NOTE: Copy filed under TGL236547.

Schedule of notices of leases

- | | | | | |
|---|------------|----------------------------------------------|------------------------------------------|-----------|
| 1 | 16.08.2006 | electricity sub-station
London Park Hotel | 18.08.1971
60 years from
25.3.1971 | TGL277959 |
|---|------------|----------------------------------------------|------------------------------------------|-----------|

NOTE: See entry in the Charges Register relating to the rights granted by this lease

End of register