

27 May 2014

Your ref
NONE

Our ref
SGL500495/OC/37

Official copy/copies

The official copy/copies of the document(s) you applied for is/are enclosed.

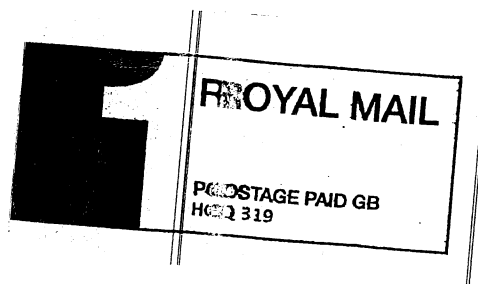
Please contact the Land Registry office named if you have any questions about the enclosed official copy/copies.

The fee taken for this application is £7.00

Land Registry
Telford Office
Parkside Court
Hall Park Way
Telford
Shropshire
TF3 4LR

5/11

DX28100 Telford 2
Tel (0300) 006 0006
Fax (0300) 006 0026
Email telford.office@landregistry.gsi.gov.uk
www.landregistry.gov.uk



(SGL500495/1481388)

**Transfer of whole
of registered title(s)**

Land Registry

TR1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

Place "X" in the box that applies and complete the box in the appropriate certificate.

☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

☐ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title Number(s) of the Property *Leave blank if not yet registered.*

SGL500495

3. Property

The freehold land being 1-7 (odd) Castle Industrial Estate Elephant Road, London SE17 1LA

4. Date

2 March

February 2007

BLP

5. Transferor *Give full names and company's registered number if any.*

Eadon Estates Limited, a company registered in the Isle of Man of 9 Myrtle Street, Douglas Isle of Man

6. Transferee for entry on the register *(Give full names and company's registered number if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

Eadon Limited a company registered in the Isle of Man of 9 Myrtle Street, Douglas, Isle of Man

Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

7. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

9 Myrtle Street Douglas Isle of Man

8. **The Transferor transfers the property to the Transferee.**

9. **Consideration** (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)

☒ The Transferor has received from the Transferee for the Property the sum of (in words and figures)
Eighteen Million, Eight Hundred Thousand Pounds (£18,800,000.00)

☐ (insert other receipt as appropriate)

☐ The transfer is not for money or anything which has a monetary value

10. **The Transferor transfers with** (place "X" in the box which applies and add any modifications)

☒ full title guarantee ☐ limited title guarantee

[The covenants set out in sections 3 and 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to liability for any subsisting breach of covenant or condition relating to the state and condition of the Property transferred]

11. **Declaration of trust** Where there is more than one transferee, place "X" in the appropriate box.

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property (complete as necessary)

12. **Additional provisions** Insert here any required or permitted statements, certificates or applications and any agreed covenants, declarations, etc.

The Transferee covenants with the Transferor by indemnity only to observe and perform the covenants and conditions registered against the title in so far as the Transferor remains bound by them after the date of this Transfer.

13. **Execution** The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).

Signed as a deed on behalf of Eadon Estates
Limited a company incorporated in the Isle of
Man, by: MICHAEL R. DOWELL
IAN COOK

Sign here:



Sign here:



and in accordance with the laws of that territory
are acting under the authority of the company

Land Registry Direct: Register View

Date: 07 AUG 2007

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED THROUGH LAND REGISTRY DIRECT SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 7 AUG 2007 AT 12:43:16. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY. FOR SEARCH PURPOSES, THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY TELFORD DISTRICT LAND REGISTRY.

TITLE NO: SGL500495

REGISTER LAST UPDATED ON : 29 JUN 2007 AT 15:29:52

A: Property Register

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

SOUTHWARK

1. (11.11.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1-7 Castle Industrial Estate, Elephant Road, London (SE17 1LA).
2. A Conveyance of the land tinted yellow on the title plan and other land dated 21 September 1955 made between (1) The British Transport Commission and (2) Arnold J Hill Limited contains the following exceptions:-

"THERE are not included in the Conveyance:-

(i) any mines or minerals under the property hereby conveyed or any right of support from any mines or minerals whatsoever.

(ii) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission (whether intended to be retained or to be sold by them)."

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. (05.04.2007) PROPRIETOR: #EADON LIMITED# (incorporated in Isle of Man) of 9 Myrtle Street, Douglas, Isle Of Man.
 2. (05.04.2007) The price stated to have been paid on 2 March 2007 was 18,000,000.
 3. (29.06.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 March 2007 in favour of National Westminster Bank Plc referred to in the Charges Register.
-

C: Charges Register

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

1. Two Deeds dated 5 December 1919 made between (1) Mary Dick and (2) Smith Garrett & Company Limited and dated 6 June 1923 made between (1) John Rutland House and (2) Smith Garrett & Company Limited respectively affecting the land tinted blue and tinted brown on the title plan and other land contain a covenant that no building in which the public house trade shall be carried on shall be erected on this land within twenty five feet from the boundary of the adjoining land to the south of this land.
2. A Transfer of the land tinted blue on the title plan and other land dated 8 November 1932 made between (1) Taylor Walker & Company Limited (Vendors) and (2) Alexander Maclow (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3. A Conveyance of the land tinted pink on the title plan and other land dated 24 June 1954 made between (1) The Church Commissioners for England (Commissioners) and (2) Lazarus Estates Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
4. The land tinted pink on the title plan is subject to the following rights reserved by the Conveyance dated 24 June 1954 referred to above:-

"EXCEPT AND RESERVED unto the Commissioners (a) full and free right and liberty without obtaining the consent of or making any compensation to the Purchasers 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 (b) the free flow of water and soil through any drains and watercourses now existing in the said property or substituted therefor by the Purchasers and all such rights of way and such right of user of air and light and the passage thereof as the Commissioners their Lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property TO HOLD the same (except as aforesaid) Unto the Purchasers in fee simple subject to the unredeemed Land Tax and Redemption Annuity and to all other (if any) duties payments and obligations Ecclesiastical or Civil charged upon or payable out of the said proeprty and to all rights of way light and water and other easements (if any) affecting the same and subject also to the existing Leases and tenancies and the Landlords obligations in respect thereof."

5. (11.01.2007) An Agreement dated 21 December 2006 made between (1) The Mayor And Burgess Of The London Borough Of Southwark (2) Eadon Estates Limited and (3) National Westminster Bank Plc pursuant to section 106 of the Town and Country Planning Act 1990 and other powers contains provisions relating to the development of the land in this title.

-NOTE: Copy filed.

6. (05.04.2007) REGISTERED CHARGE contained in a Debenture dated 2 March 2007.
7. (05.04.2007) Proprietor: #NATIONAL WESTMINSTER BANK PLC# (Co. Regn. No. 929027) of Level 8, 280 Bishopsgate, London EC2M 4RB.

Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Transfer dated 8 November 1932 referred to in the Charges Register:-

"The Purchaser for himself his executors administrators and assigns and all persons deriving title under him hereby covenants with the Vendors their successors or assigns that the said land or any building or erection thereon now built or to be built shall not be used as a Club Public House Beer Shop or for the sale of wine spirits malt or excisable liquors on or off the premises or for any other purpose which may require any license for the sale of alcoholic liquors".

2. The following are details of the covenants contained in the Conveyance dated 24 June 1954 referred to in the Charges Register:-

"The Purchaser to the intent that the covenant hereinafter contained shall bind the said property into whosoever hands the same may come for the benefit of adjoining and neighbouring lands belonging to the Commissioners or any part or parts thereof hereby for themselves and their successors in title covenant with the Commissioners that they will perform and observe the stipulations and restrictions set out in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

THAT the Purchasers shall not be entitled to the benefit of any covenant or reservation in any Conveyances or Leases made or granted by the Commissioners of lands and premises adjoining opposite or near to the said property enabling the Commissioners to deal as they may think fit with adjoining or neighbouring lands without regard to the light and air enjoyed by the owner lessee tenants or occupier of the land comprised in the said Conveyances or Leases nor the benefit of any restrictive covenant stipulation or condition or any other covenant reservation right condition or obligation contained in any Conveyances or Leases made or granted by the Commissioners of the said lands and premises adjoining opposite or near to the said property or elsewhere in the said Parish of Newington St. Mary or adjoining or adjacent Parishes."

END OF REGISTER

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

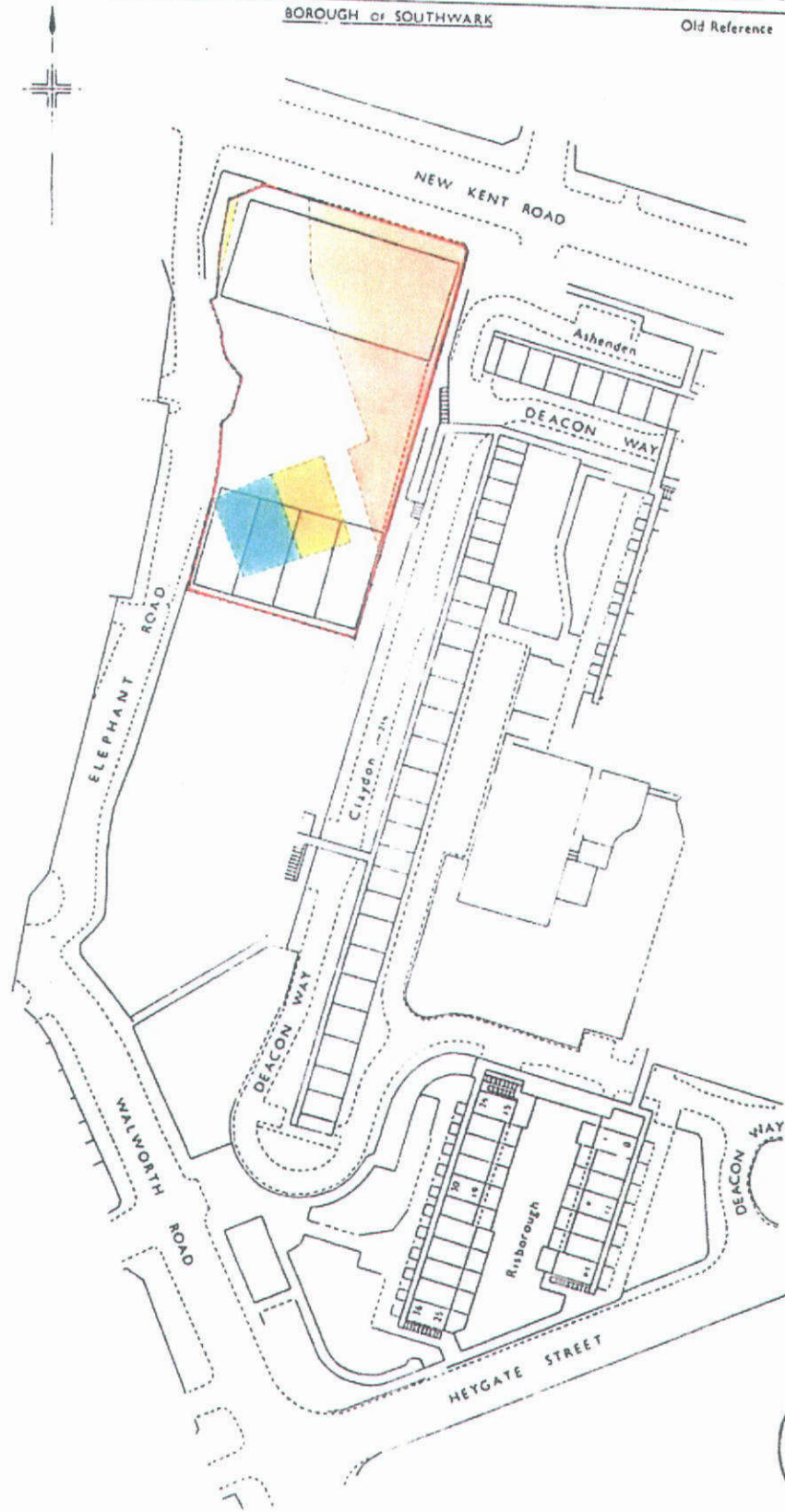
NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.

H.M. LAND REGISTRY		TITLE NUMBER	
		SGL 500495	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3278
Scale: 1/1250			SECTION B
© Crown copyright 1975			

Old Reference LN VII 95 H&K
XI 5 H

BOROUGH OF SOUTHWARK

TQ 3279 SW
TQ 3278 NE



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 07 August 2007 at 12:43:37. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

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

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