

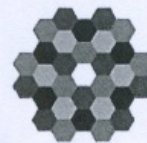
From HC

Land Registry

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.

Title status



Official copy of register of title

Title number TGL295335

Edition date 11.02.2010

- This official copy shows the entries on the register of title on 04 JAN 2011 at 16:17:34.
- 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 04 Jan 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Telford 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.

SOUTHWARK

- 1 (06.08.2007) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Unit 5, 118 Southwark Bridge Road, London.

NOTE: Only the fourth floor is included in the title.

- 2 (06.08.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 3 July 2007
Term : 999 years from 1 January 2002
Parties : (1) Frogmore Residential (Southwark) Limited
(2) David Andrew Kimpton, James Richard Sutherland, Gareth David Howat and Hat-Trick Design Consultants Limited
- 3 (06.08.2007) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (06.08.2007) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (06.08.2007) The landlord's title is registered.

Title number TGL295335

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 (06.08.2007) PROPRIETOR: DAVID ANDREW KIMPTON, JAMES RICHARD SUTHERLAND and GARETH DAVID HOWAT care of 3rd Floor, 3 Morocco Street, London SE1 3HB as trustees of the Hat-Trick Design Consultants Small Self Administered Scheme and HAT-TRICK DESIGN CONSULTANTS LIMITED (Co. Regn. No. 4151575) of 3rd Floor, 3 Morocco Street, London SE1 3HB.
- 2 (06.08.2007) The price, other than rents, stated to have been paid on the grant of the lease was £800,000.
- 3 (06.08.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (06.08.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number TGL265791 or, if appropriate, signed on such proprietor's behalf by its conveyancer that the provisions of clause 8(b) of the fourth schedule of the registered lease have been complied with.
- 5 (06.08.2007) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless they make a statutory declaration or their conveyancer gives a certificate that the disposition is in accordance with an Agreement dated 3rd July 2007 made between Gareth David Howat, David Andrew Kimpton & James Richard Sutherland (1) and Hat-Trick Design Consultants Limited (2) or some variation thereof referred to in the declaration or certificate.
- 6 (06.08.2007) 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 3 July 2007 in favour of Lloyds TSB Bank Plc referred to in the Charges Register
- 7 (06.08.2007) 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 3 July 2007 in favour of Lloyds TSB Bank Plc referred to in the Charges Register
- 8 (11.02.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 3 July 2009 in favour of David Andrew Kimpton referred to in the Charges Register.

C: Charges Register

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

- 1 (06.08.2007) REGISTERED CHARGE dated 3 July 2007.
- 2 (06.08.2007) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) of Birmingham Securities Centre, Dept 9980, P.O. Box 6000, 125 Colmore Row, Birmingham B3 3SF.
- 3 (06.08.2007) REGISTERED CHARGE dated 3 July 2007.
- 4 (06.08.2007) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) of Birmingham Securities Centre, Dept 9980, P.O. Box 6000, 125 Colmore Row, Birmingham B3 3SF.
- 5 (11.02.2010) REGISTERED CHARGE contained in a Debenture dated 3 July 2009.

Title number TGL295335

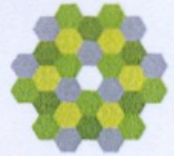
C: Charges Register continued

6 (11.02.2010) Proprietor: DAVID ANDREW KIMPTON of 9a The Barons,
Twickenham, Middx TW1 2AN.

End of register

Land Registry Official copy of title plan

Title number **TGL295335**
Ordnance Survey map reference **TQ3279NW**
Scale **1:1250**
Administrative area **SOUTHWARK**



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