

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.

This extract shows information current on 5 MAR 2017 at 08:50:32 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

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 Queens 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 the entries in the register on 5 MAR 2017 at 08:50:32. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

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.
- 3 (05.11.2014) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 Queens 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

C: Charges Register continued

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 (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 leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 6 (05.11.2014) The land is subject to the rights granted by a Transfer of the land edged and numbered TGL411254 in green on the title plan dated 30 October 2014 made between (1) GLA Land and Property Limited and (2) London Power Networks Plc.

NOTE: Copy filed under TGL411254.

Schedule of notices of leases

- | | | | | |
|---|------------|-------------------------|--|-----------|
| 1 | 09.03.2015 | Land at Newington Butts | 04.02.2015
200 years
(less 7 days)
from
31.03.2004 | TGL419000 |
|---|------------|-------------------------|--|-----------|

NOTE 1: The lease comprises also other land

NOTE 2: The lease determined as to the flats at levels 2-9 The Tower within the area edged and numbered 1 in blue on the title plan.

NOTE 3: The lease determined as to the flats and other areas at basement level to level 7 The Terrace within the area edged and numbered 2 and 3 in blue on the title plan

- | | | | | |
|---|------------|---|--|-----------|
| 2 | 11.11.2015 | Flats at levels 2 to 9 The
edged and Tower, Newington Butts
numbered 1 in | 14.10.2015
250 years from
14.10.2015 | TGL434657 |
|---|------------|---|--|-----------|

Title number TGL118639

Schedule of notices of leases continued

blue (part of)

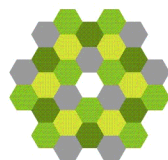
3	17.02.2016	Flats and other areas at	15.01.2016	TGL441717
	Edged and	basement level to level 7	200 years	
	numbered 2 and	The Terrace, Newington	(less 5 days)	
	3 in blue	Butts	from	
	(part of)		31.03.2004	
	NOTE: The lease comprises also other land			

End of register

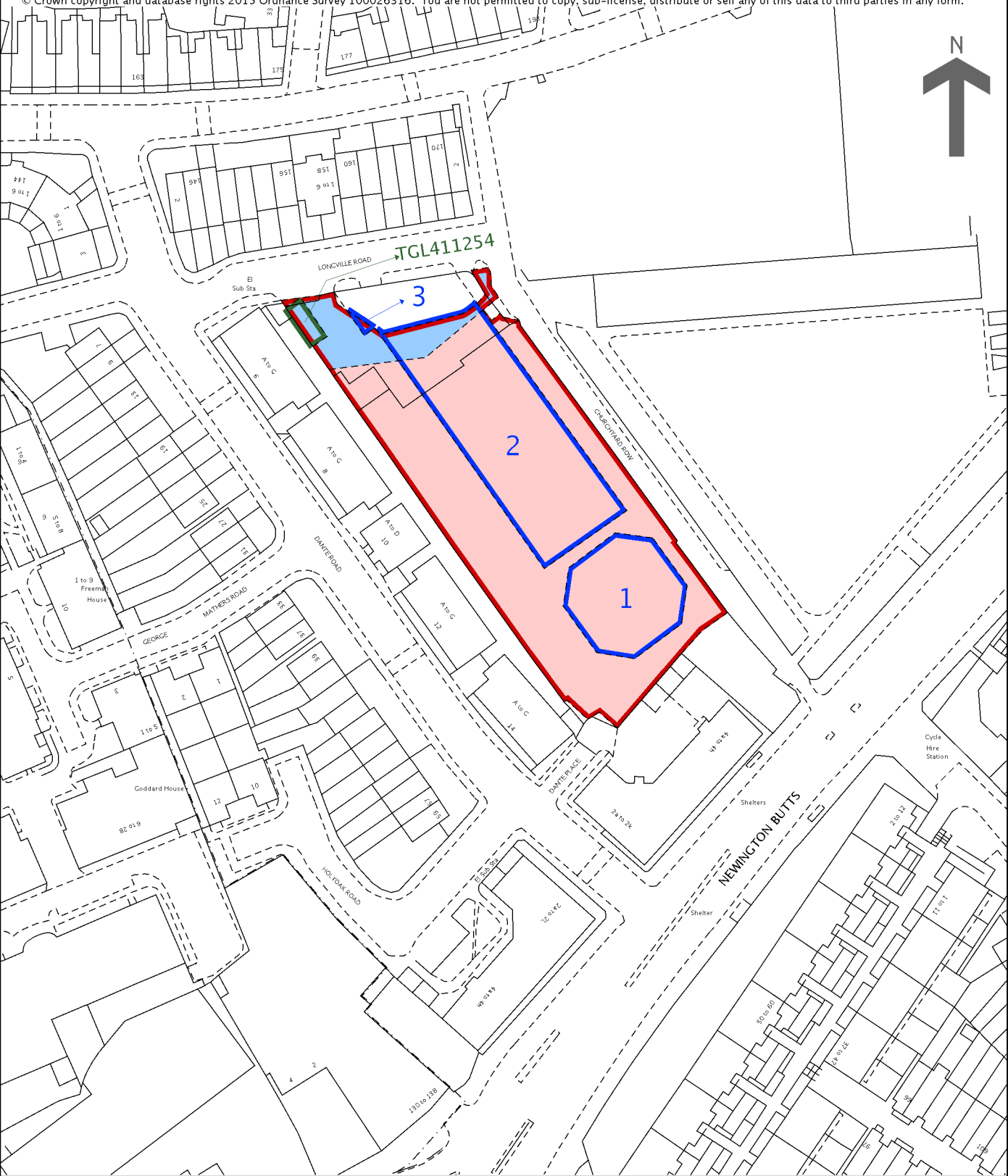
Land Registry

Current title plan

Title number **TGL118639**
Ordnance Survey map reference **TQ3178NE**
Scale **1:1250**
Administrative area **Southwark**



© Crown copyright and database rights 2015 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a copy of the title plan on 5 MAR 2017 at 08:50:33. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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.

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