

Title Number : TGL418288

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.

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This extract shows information current on 31 OCT 2016 at 12:37:35 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	: TGL418288
Address of Property	: land at Heygate Street, London
Price Stated	: £48,000,000 plus VAT
Registered Owner(s)	: LEND LEASE (ELEPHANT & CASTLE) LIMITED (Co. Regn. No. 7196467) of 20 Triton Street, London NW1 3BF.
Lender(s)	: None

## Title number TGL418288

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 OCT 2016 at 12:37:35. 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.

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### 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 (24.02.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being land at Heygate Street, London.
- 2 (24.02.2015) 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.
- 3 (24.02.2015) By a Transfer dated 15 July 1938 (filed under LN31546) the easement or right to use in perpetuity the subsoil under the part edged and numbered 3 in mauve on the title plan was granted to the London Passenger Transport Board for the purposes therein specified together with the space occupied by such works and the sub soil excavated in the construction thereof.

The title to the easement or right is registered under title number LN31546.

- 4 (24.02.2015) The Conveyance dated 15 February 1956 referred to in the Charges Register contained the following exceptions and reservations and was subject as hereunder mentioned and takes effect subject thereto:-

"EXCEPT and reserved unto the Commissioners (a) full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said properties to deal with in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said properties and to erect and maintain or suffer to be erected or maintained on each 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 by or in respect of the said properties or any buildings for the time being thereon (b) the free flow of water and soil through any drains and watercourses now existing in or into the said property or substituted therefor by the Purchaser and all such rights of way and such right of user of light and air 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 ..... subject to all rights of light and water and other easements (if any) affecting the same."

- 5 (24.02.2015) By a Transfer dated 17 November 1959 an easement or right in perpetuity was granted to The British Transport Commission for all or any of the purposes of the London Electric Metropolitan District and Central London Railway Companies (Works) Act 1931 and the Acts incorporated therewith or some or one of them of using the sub-soil or undersurface of the land edged and numbered 1 and 2 in mauve on the title plan and of constructing (but by underground workings only) and

## A: Property Register continued

maintaining in or through sub sub-soil or undersurface tunnels and works authorised by the said Act of 1931 together with the space occupied by such tunnels and works and the sub-soil excavated in the construction thereof.

The title to the easement or right is registered under title LN87690.

- 6 (24.02.2015) The Transfer dated 24 October 1985 referred to in the Charges Register contains the following provision:-

"It is hereby declared that the transfer of the above-mentioned property shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easement rights or advantages whatsoever in through or over or upon any other land of the Council adjoining or near to the said property."

- 7 (24.02.2015) A Deed of Exchange dated 24 October 1985 made between (1) The Mayor and Burgesses of the London Borough of Southwark (Borough Council) and (2) Greater London Council (Council) contains the following provision:-

"IT IS HEREBY DECLARED that the transfer by the Council to the Borough Council of the land coloured pink on the plan annexed hereto shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land of the Council adjoining or near to the said land coloured pink."

NOTE:-The land coloured pink referred to is edged and numbered 5 in blue on the title plan so far as it affects the land in this title.

- 8 (24.02.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 2 February 2015  
Term : 999 years from and including 2 February 2015  
Parties : (1) The Mayor and Burgesses of the London Borough of Southwark  
(2) Lend Lease (Elephant & Castle) Limited

- 9 (24.02.2015) The Lease prohibits or restricts alienation.

- 10 (24.02.2015) The landlord's title is registered.

## 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 (24.02.2015) PROPRIETOR: LEND LEASE (ELEPHANT & CASTLE) LIMITED (Co. Regn. No. 7196467) of 20 Triton Street, London NW1 3BF.  
2 (24.02.2015) The price, other than rents, stated to have been paid on the grant of the lease was £48,000,000 plus VAT.

## C: Charges Register

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

- 1 (24.02.2015) The land edged and numbered 6 in blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 10 May 1933 and are still subsisting and capable of being enforced.  
2 (24.02.2015) The land edged and numbered 7 in blue on the title plan is subject to such easements and covenants as may have been imposed

## C: Charges Register continued

thereon before 16 March 2005 and are still subsisting and capable of being enforced.

- 3 (24.02.2015) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services granted by transfers of the parts edged and numbered green on the title plan.
- 4 (24.02.2015) The land is subject to rights of entry for the purpose of inspection, repair, maintenance and replacement of walls in favour of 68 Wansey Street.
- 5 (24.02.2015) A Conveyance of the freehold estate in the land edged and numbered 1 in blue on the title plan and other land dated 14 January 1953 made between (1) The Church Commissioners for England (the Commissioners) and (2) Watney Combe Reid & Co Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 (24.02.2015) The land edged and numbered 1 in blue on the title plan is subject to the following rights reserved by the Conveyance dated 14 January 1953 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 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 (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 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."

- 7 (24.02.2015) A Conveyance of the freehold estate in the land edged and numbered 2 in blue on the title plan dated 23 March 1953 made between (1) The Church Commissioners for England (Vendor) and (2) R Hoe & Company Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 8 (24.02.2015) A Conveyance of the freehold estate in the land edged and numbered 8 in blue on the title plan dated 6 October 1953 made between (1) The Church Commissioners for England (Commissioners) and (2) Vincent Alford and others (Purchasers) contains the following covenants:-

"The Purchasers 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.

1. 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 think fit with adjoining or neighbouring lands without regard to the light and air enjoyed by the owner lessee tenant 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

## C: Charges Register continued

in the said Parish of St. Mary Newington or adjoining or adjacent Parishes."

- 9 (24.02.2015) The land edged and numbered 8 in blue on the title plan is subject to the following rights reserved by the Conveyance dated 6 October 1953 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."

- 10 (24.02.2015) The land edged and numbered 9 in blue on the title plan is subject to the rights reserved by a Conveyance of the freehold estate thereof dated 29 February 1954 made between (1) The Church Commissioners for England and (2) Ralph Ernest Attenborough and others. The rights reserved are identical rights to those reserved by the Conveyance dated 6 October 1953 referred to above.

- 11 (24.02.2015) A Conveyance of the freehold estate in the land edged and numbered 10 in blue 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 the following stipulations and restrictions:-

"The Purchasers 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."

- 12 (24.02.2015) A Conveyance of the freehold estate in the land edged and numbered 3 and 4 in blue on the title plan and other land dated 15 February 1956 made between (1) The Church Commissioners for England (Commissioners) and (2) Kilburn Estates Limited (Purchaser) contains the following covenants:-

"AND the Purchaser to the intent that the covenant hereinafter contained shall bind the property into whosoever hands the property may come for the benefit of adjoining and neighbouring lands belonging to the Commissioners or any part or parts thereof hereby covenants with

## C: Charges Register continued

the Commissioners that the Purchaser will perform and observe the stipulations and restrictions set out in the Second Schedule hereto.

### THE SECOND SCHEDULE

That the Purchaser shall not be entitled to the benefit of any covenant or reservation in any Conveyance or Lease made or granted by the Commissioners of lands and premises adjoining or opposite 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 tenant or occupier of the land comprised in the said Conveyance or Lease nor the benefit of any restrictive 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 Southwark or adjoining or adjacent Parishes."

- 13 (24.02.2015) The land edged and numbered 10 in blue on the title plan is subject to the following rights contained in a Transfer of the freehold estate thereof and other land dated 24 October 1985 made between (1) Greater London Council and (2) The Mayor and Burgesses of the London Borough of Southwark:-

"Subject to all rights and easements in over or under the same."

- 14 (24.02.2015) By a Transfer dated 14 March 1986 made between (1) The Greater London Council and (2) The Mayor and Burgesses of the London Borough of Southwark the edged and numbered 11 in blue on the title plan was conveyed subject as follows:-

1. To lay out within one year from the date hereof the land hereby transferred and forever after use the same as public open space.

2. To maintain the open space including all boundary walls and fences thereof in good condition and to keep it clean and tidy and the soil in good heart and condition and laid to grass with suitable trees and shrubs.

3. To maintain the grass and trees and shrubs and to replace any damages decayed or dead specimens as necessary.

4. Not to use or allow to be used the open space for any purpose other than as an open space.

- 15 (24.02.2015) 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.

- 16 (24.02.2015) The land affected thereby is subject to the easements granted by a lease dated 3 October 2008 of land adjoining the north west of the land in this title for a term of 999 years from 3 October 2008.

*NOTE: Copy filed under TGL314858*

- 17 (24.02.2015) The parts of the land thereby affected are subject to the rights granted by a Lease of a transformer chamber dated 15 August 2014 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

*NOTE: Copy lease filed under TGL405860.*

- 18 (24.02.2015) The land affected thereby is subject to the rights granted by a Deed dated 30 September 2014 made between (1) The Mayor and Burgesses of The London Borough of Southwark (2) London Power Networks Plc and (3) Lend Lease (Elephant and Castle) Limited.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed under SGL384380.*

## C: Charges Register continued

- 19 (24.02.2015) The land is subject to such rights of way, user of common parts, passage and running of water, soil, gas and electricity, support, shelter, protection, entry and other rights as are granted by the leases specified in the Schedule of Leases annexed.
- 20 (24.02.2015) UNILATERAL NOTICE in respect of a Regeneration Agreement dated 23 July 2010 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited.
- 21 (24.02.2015) BENEFICIARY: Lend Lease (Elephant & Castle) Limited (Co. Regn. No. 7196467) of 142 Northolt Road, Harrow, Middlesex HA2 0EE.
- 22 (24.02.2015) UNILATERAL NOTICE in respect of an Agreement dated 27 March 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark (2) Lend Lease (Elephant & Castle) Limited (3) Transport for London and (4) Lend Lease Europe Holdings Limited pursuant to section 106 of the Town and Country Planning Act 1990 containing provisions relating to the development of the Property.
- 23 (24.02.2015) BENEFICIARY: Lend Lease (Elephant & Castle) Limited of 20 Triton Street, Regent's Place, London NW1 3BF.
- 24 (24.02.2015) UNILATERAL NOTICE in respect of a Deed of Variation dated 20 May 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited supplemental to a Regeneration Agreement dated 23 July 2010 referred to above.
- 25 (24.02.2015) BENEFICIARY: Lend Lease (Elephant & Castle) Limited (Co. Regn. No. 07196467) of 20 Triton Street, Regent's Place, London, NW1 3BF.
- 26 (24.02.2015) UNILATERAL NOTICE in respect of a Deed of Variation dated 1 December 2014 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited.
- 27 (24.02.2015) BENEFICIARY: Lend Lease (Elephant & Castle) Limited of 20 Triton Street, Regent's Place, London NW1 3BF.
- 28 (24.02.2015) UNILATERAL NOTICE affecting part of Elephant Road Playground in respect of a lease dated 11 June 2014 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Artworks Elephant LLP for a term from 19 May 2014 to 28 February 2019.
- 29 (24.02.2015) BENEFICIARY: Artworks Elephant LLP (Co. Regn. No. EC385757) of Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ.
- 30 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.C2.05 South Gardens, Elephant Park in respect of a Contract for Lease dated 15 May 2014 made between (1) Lend Lease Residential GC Plc and (2) See Yee Wah and Chng Ambrosia Gerald.
- 31 (24.02.2015) BENEFICIARY: See Yee Wah and Chng Ambrosia Gerald care of 2 Tower Street, London WC2H 9NP.
- 32 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.02.07 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and Gan Jia Wei and Tay May Eng.
- 33 (24.02.2015) BENEFICIARY: Gan Jia Wei and Tay Mey Eng care of 2 Tower Street, London WC2H 9NP.
- 34 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.C.06.05 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Tey Hue See.
- 35 (24.02.2015) BENEFICIARY: Tey Hue See care of 2 Tower Street, London WC2H 9NP.
- 36 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.C.06.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and Nan Thant Thant Htwe and Myo Min Maung.

## C: Charges Register continued

- 37 (24.02.2015) BENEFICIARY: Nan Thant Thant Htwe and Myo Min Maung care of 2 Tower Street, London WC2H 9NP.
- 38 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.C.06.02 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Ng Sze Yunn and Ng Sze Chie.
- 39 (24.02.2015) BENEFICIARY: Ng Sze Yunn and Ng Sze Chie care of 2 Tower Street, London WC2H 9NP.
- 40 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.C.05.01 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Yeo Li Hwei and Kok Peet Leong.
- 41 (24.02.2015) BENEFICIARY: Yeo Li Hwei and Kok Peet Leong care of 2 Tower Street, London WC2H 9NP.
- 42 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.03.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Yan Wing Tsuen Winson and Wong Shuk Fun Grace.
- 43 (24.02.2015) BENEFICIARY: Yan Wing Tsuen Winson and Wong Shuk Fun Grace care of 2 Tower Street, London WC2H 9NP.
- 44 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.03.02 South Gardens, Elephant Park in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Chen Siak Chan.
- 45 (24.02.2015) BENEFICIARY: Chen Siak Chan care of 2 Tower Street, London WC2H 9NP.
- 46 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.03.01 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Ang Yan Khim Rosalind and Koh Geok Hwee.
- 47 (24.02.2015) BENEFICIARY: Ang Yan Khim Rosalind and Koh Geok Hwee care of 2 Tower Street, London WC2H 9NP.
- 48 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.05.06 South Gardens, Elephant Park in respect of a Contract for Lease dated 26 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Lai Mei Po.
- 49 (24.02.2015) BENEFICIARY: Lai Mei Po care of 2 Tower Street, London, WC2H 9NP.
- 50 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.03.09 South Gardens, Elephant Park in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Voon Ai Lee.
- 51 (24.02.2015) BENEFICIARY: Voon Ai Lee care of 2 Tower Street, London, WC2H 9NP.
- 52 (24.02.2015) UNILATERAL NOTICE affecting Apartment H06.D.03.08 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Desmond Yuk Kei Poon.
- 53 (24.02.2015) BENEFICIARY: Desmond Yuk Kei Poon care of 2 Tower Street, London WC2H 9NP.
- 54 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.06.02 South Gardens, Elephant Park in respect of a Contract for Lease dated 15 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Lim Eng Kiat and Ng Pheck Wah.
- 55 (24.02.2015) BENEFICIARY: Lim Eng Kiat and Ng Pheck Wah care of 2 Tower Street, London WC2H 9NP.
- 56 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.06.01 in respect of a Contract for Lease dated 11 April 2014 made between (1)



## C: Charges Register continued

Lend Lease Residential GC Plc and (2) Lee Yen Miin and Anne Than Lee Kan.

- 57 (24.02.2015) BENEFICIARY: Lee Yen Miin and Anne Than Lee Kan care of 2 Tower Street, London WC2H 9NP.
- 58 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.06.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Shaun John Taylor.
- 59 (24.02.2015) BENEFICIARY: Shaun John Taylor care of 2 Tower Street, London WC2H 9NP.
- 60 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.03.04 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Tay Ek Ming.
- 61 (24.02.2015) BENEFICIARY: Tay Ek Ming care of 2 Tower Street, London WC2H 9NP.
- 62 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.05.08 South Gardens, Elephant Park in respect of a Contract for Lease dated 26 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Wong Oi Sze.
- 63 (24.02.2015) BENEFICIARY: Wong Oi Sze care of 2 Tower Street, London WC2H 9NP.
- 64 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.06.08 South Gardens, Elephant Park in respect of Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Chen Siak Chan.
- 65 (24.02.2015) BENEFICIARY: Chen Siak Chan care of 2 Tower Street, London WC2H 9NP.
- 66 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.06.07 South Gardens, Elephant Park in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Chen Siak Chan.
- 67 (24.02.2015) BENEFICIARY: Chen Siak Chan care of 2 Tower Street, London WC2H 9NP.
- 68 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.06.06 South Gardens, Elephant Park in respect of a Contract for Lease dated 26 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Yan Fang and Chen Manting.
- 69 (24.02.2015) BENEFICIARY: Yan Fang and Chen Manting care of 2 Tower Street, London WC2H 9NP.
- 70 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.09.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) On Chee Seng.
- 71 (24.02.2015) BENEFICIARY: On Chee Seng care of 2 Tower Street, London WC2H 9NP.
- 72 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.09.01 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Cheong Kim Leong.
- 73 (24.02.2015) BENEFICIARY: Cheong Kim Leong care of 2 Tower Street, London WC2H 9NP.
- 74 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.09.07 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend lease Residential GC Plc and (2) Virginia Lang Yuk Ping.
- 75 (24.02.2015) BENEFICIARY: Virginia Lang Yuk Ping care of 2 Tower Street, London WC2H 9NP.

## C: Charges Register continued

- 76 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.09.08 South Gardens, Elephant Park in respect of a Contract for Lease dated 15 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Mark Henry Gordon-James.
- 77 (24.02.2015) BENEFICIARY: Mark Henry Gordon-James care of 2 Tower Street, London WC2H 9NP.
- 78 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.00.02 South Gardens, Elephant Park in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Long Siew Kuen and Phoa Yong Seng Johnson.
- 79 (24.02.2015) BENEFICIARY: Long Siew Kuen and Phoa Yong Seng Johnson care of 2 Tower Street, London WC2H 9NP.
- 80 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.00.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Tan Kar Imm and Neo Joo Hai.
- 81 (24.02.2015) BENEFICIARY: Tan Kar Imm and Neo Joo Hai care of 2 Tower Street, London WC2H 9NP.
- 82 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.02.02 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Tey Hue See.
- 83 (24.02.2015) BENEFICIARY: Tey Hue See care of 2 Tower Street, London WC2H 9NP.
- 84 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.13.08 South Gardens, Elephant Park in respect of a Contract for Lease dated 4 June 2014 made between (1) Lend Lease Residential GC Plc and (2) Chan Kwok Bun and Cheng Pik Lam Agnes.
- 85 (24.02.2015) BENEFICIARY: Chan Kwok Bun and Cheng Pik Lam Agnes care of 2 Water Street, London WC2H 9NP.
- 86 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.13.02 South Gardens, Elephant Park in respect of a Contract for Lease dated 13 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Cheng Shang Yi and Yan Kun.
- 87 (24.02.2015) BENEFICIARY: Cheng Shang Yi and Yan Kun care of 2 Tower Street, London WC2H 9NP.
- 88 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.13.01 South Gardens, Elephant Park in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Lee Wing Kam Rowena Jackie.
- 89 (24.02.2015) BENEFICIARY: Lee Wing Kam Rowena Jackie care of 2 Tower Street, London WC2H 9NP.
- 90 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.03.05 South Gardens, Elephant Park in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend lease Residential GC Plc and (2) Kwok Siu Shan and Ip Kam Yuen.
- 91 (24.02.2015) BENEFICIARY: Kwok Siu Shan and Ip Kam Yuen care of 2 Tower Street, London WC2H 9NP.
- 92 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.03.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 13 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Tay Ek Ming.
- 93 (24.02.2015) BENEFICIARY: Tay Ek Ming care of 2 Tower Street, WC2H 9NP.
- 94 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.03.01 South Gardens, Elephant Park in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Chin Kai Yip and Zhou Min En.
- 95 (24.02.2015) BENEFICIARY: Chin Kai Yip and Zhou Min En care of 2 Tower

## C: Charges Register continued

Street, London WC2h 9NP.

- 96 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.2.05 South Gardens, Elephant Park in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential GC Plc and (2) Lee Teng Chee and Gary Chen Wye Yuen.
- 97 (24.02.2015) BENEFICIARY: Lee Teng Chee and Gary Chen Wye Yuen care of 2 Tower Street, London WC2H 9NP.
- 98 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.02.04 South Gardens, Elephant Park in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Wendy Danubrata and Yap Siong Yew.
- 99 (24.02.2015) BENEFICIARY: Wendy Danubrata and Yap Siong Yew care of 2 Tower Street, London WC2H 9NP.
- 100 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.02.03 South Gardens, Elephant Park in respect of a Contract for Lease dated 11 April 2014 made between (1) Lend Lease Residential GC Plc and (2) Ahsan Din.
- 101 (24.02.2015) BENEFICIARY: Ahsan Din care of 2 Tower Street, London WC2H 9NP.
- 102 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.14.07 South Gardens in respect of a Contract for Lease dated 13 April 2014 made between (1) Lend Lease Residential GC plc and (2) Tan Ban Gee and Tan Ying Sheng Garreth.
- 103 (24.02.2015) BENEFICIARY: Tan Ban Gee and Tan Ying Sheng Garreth care of 2 Tower Street, London WC2H 9NP.
- 104 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.07.01 South Gardens in respect of a Contract for Lease dated 12 May 2014 made between (1) Lend Lease Residential GC plc and (2) Tam Lai Ha Regina, Wan Ying Ngan and Ngan Man Chung.
- 105 (24.02.2015) BENEFICIARY: Tam Lai Ha Regina, Wan Ying Ngan and Ngan Man Chung care of 2 Tower Street, London WC2H 9NP.
- 106 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.07.02 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential GC plc and (2) Ma Yen Wai Kelvin.
- 107 (24.02.2015) BENEFICIARY: Ma Yen Wai Kelvin care of 2 Tower Street, London WC2H 9NP.
- 108 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.D.2.08 South Gardens in respect of a Contract for Lease dated 17 April 2014 made between (1) Lend Lease Residential GC plc and (2) Ong Sze Guan and Lee Teng Fong.
- 109 (24.02.2015) BENEFICIARY: Ong Sze Guan and Lee Teng Fong care of 2 Tower Street, London WC2H 9NP.
- 110 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.06.01 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential GC plc and (2) Cheung Kam Shing Terry and (2) Hung Siu Ying Elaine.
- 111 (24.02.2015) BENEFICIARY: Cheung Kam Shing Terry and Hung Siu Ying Elaine care of 2 Tower Street, London WC2H 9NP.
- 112 (24.02.2015) UNILATERAL NOTICE affecting Apartment H06.E.07.03 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential GC plc and (2) Chan Chi Keung Edmond.
- 113 (24.02.2015) BENEFICIARY: Chan Chi Keung Edmond care of 2 Tower Street, London WC2H 9NP.
- 114 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.07.05 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential GC plc and (2) Lee Chiu Yee and Lau Yin Sheung.

## C: Charges Register continued

- 115 (24.02.2015) BENEFICIARY: Lee Chiu Yee and Lau Yin Sheung care of 2 Tower Street, London WC2H 9NP.
- 116 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.E.07.04 South Gardens in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential (CG) plc and (2) Li Pak Kwong, Lam Sai Yee, Ho Po Liu and Lok Man Yee.
- 117 (24.02.2015) BENEFICIARY: Li Pak Kwong, Lam Sai Yee, Ho Po Liu and Lok Man Yee care of 2 Tower Street, London WC2H 9NP.
- 118 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.06.05 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential (CG) plc and (2) Cheuk Siu Bun Alexander and Wong Carolyn Yuk Cheung.
- 119 (24.02.2015) BENEFICIARY: Cheuk Siu Bun Alexander and Wong Carolyn Yuk Cheung care of 2 Tower Street, London WC2H 9NP.
- 120 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.06.02 South Gardens in respect of a Contract for Lease dated 2 June 2014 made between (1) Lend Lease Residential (CG) plc and (2) Total Gain International Limited.
- 121 (24.02.2015) BENEFICIARY: Total Gain International Limited care of 2 Tower Street, London WC2H 9NP.
- 122 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.05.05 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential (CG) plc and (2) Tam Tak Wai and Law Chun Ha.
- 123 (24.02.2015) BENEFICIARY: Tam Tak Wai and Law Chun Ha care of 2 Tower Street, London WC2H 9NP.
- 124 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.05.01 South Gardens in respect of a Contract for Lease dated 2 May 2014 made between (1) Lend Lease Residential (CG) plc and (2) Ng Fung Ha Miranda and Wong Pui Ming.
- 125 (24.02.2015) BENEFICIARY: Ng Fung Ha Miranda and Wong Pui Ming care of 2 Tower Street, London WC2H 9NP.
- 126 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.02.04 South Gardens in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease Residential (CG) plc and (2) Ovares Lopez Jerry Gerardo and Oon Ai Li.
- 127 (24.02.2015) BENEFICIARY: Ovares Lopez Jerry Gerardo and Oon Ai Li care of 2 Tower Street, London WC2H 9NP.
- 128 (24.02.2015) UNILATERAL NOTICE affecting Apartment No. H06.F.02.02 South Gardens in respect of a Contract for Lease dated 8 May 2014 made between (1) Lend Lease residential GC plc and (2) Li Kai Bon Norman and Yeung Ching Yan.
- 129 (24.02.2015) BENEFICIARY: Li Kai Bon Norman and Yeung Ching Yan care of 2 Tower street, London WC2H 9NP.
- 130 (14.12.2015) The parts of the land affected thereby are subject to the rights granted by a lease of a sub-station site edged and numbered 14 in yellow on the title plan dated 4 December 2015 referred to in the schedule of leases hereto.
- NOTE: Copy lease filed under TGL437027 .*
- 131 (14.12.2015) The parts of the land affected thereby are subject to the rights granted by a Lease of a sub-station site edged and numbered 15 in yellow on the title plan dated 4 December 2015 referred to in the schedule of leases hereto.
- NOTE: Copy lease filed under TGL437031 .*
- 132 (30.12.2015) The parts of the land affected thereby are subject to the easements granted by a lease dated 16 December 2015 of an electricity sub-station site tinted pink on the title plan for a term of 99 years

## C: Charges Register continued

from and including 16 December 2015.

*NOTE: Copy filed under TGL438023.*

- 133 (30.12.2015) The parts of the land affected thereby are subject to the easements granted by a lease dated 16 December 2015 of an electricity sub-station site tinted mauve on the title plan for a term of 99 years from and including 16 December 2015.

*NOTE:- Copy filed under TGL438025.*

- 134 (13.01.2016) The land is subject to any rights that are granted by a Deed dated 9 December 2015 made between (1) The Mayor & Burgesses Of The London Borough Of Southwark (2) Land Lease (Elephant & Castle) Limited (3) London Power Networks Plc and (4) DV4 Eadon Co. Limited and affect the registered land.  
The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed under TGL316673.*

- 135 (01.03.2016) The parts of the land affected thereby are subject to the rights granted by a Lease of Plot H2 dated 11 February 2016 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under TGL442460 .*

- 136 (01.03.2016) The parts of the land affected thereby are subject to the rights granted by a Lease of Plot H3 dated 11 February 2016 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under TGL442461 .*

- 137 (16.05.2016) By a Deed dated 13 May 2015 made between (1) Lend Lease (Elephant & Castle) Limited and (2) Lend Lease Residential (CG) Plc the terms of the lease dated 3 February 2015 of the land edged and numbered 13 in yellow on the title plan referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed under TGL418558.*

- 138 (30.09.2016) UNILATERAL NOTICE affecting Plot H03.A.02.02 West Grove in respect of a Contract for Lease dated 11 January 2016 made between (1) Lend Lease Residential GC Plc and (2) Norfaizah Binti Zainal.

- 139 (30.09.2016) BENEFICIARY: Norfaizah Binti Zainal of 2 Tower Street, London WC2H 9NP.

## Schedule of restrictive covenants

- 1 (24.02.2015) The following are details of the covenants contained in the Conveyance dated 14 January 1953 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 itself and its successors in title covenant with the Commissioners that it will perform and observe the stipulations and restrictions set out in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

That the Purchaser 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 tenant 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

## Schedule of restrictive covenants continued

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 St. Mary Newington or adjoining or adjacent Parishes."

- 2 (24.02.2015) The following are details of the covenants contained in the Conveyance dated 23 March 1953 referred to in the Charges Register:-

"AND 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 itself and its successors in title covenants with the Commissioners that the Purchaser will perform and observe the stipulations and restrictions set out in the Second Schedule hereto

### THE SECOND SCHEDULE above referred to

THAT the Purchaser 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 tenant 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 Southwark or adjoining or adjacent Parishes."

The following is a copy of the exceptions and reservations contained in the Conveyance dated 23 March 1953 referred to in the Charges Register:-

EXCEPT AND RESERVED unto the Commissioners

(a) full and free right and liberty without obtaining the consent of or making any 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

(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 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.

## Schedule of notices of leases

- |   |                                                                                                                           |                     |                                                           |           |
|---|---------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------|-----------|
| 1 | 20.08.2014<br>tinted blue                                                                                                 | Transformer Chamber | 15.08.2014<br>99 years from<br>15.08.2014                 | TGL405860 |
|   | NOTE: See entry in the Charges Register relating to the landlord's restrictive covenant and rights granted by this lease. |                     |                                                           |           |
| 2 | 02.03.2015<br>edged and<br>numbered 12 in<br>yellow                                                                       | South Gardens       | 03.02.2015<br>253 years from<br>and including<br>3.2.2015 | TGL418557 |

## Schedule of notices of leases continued

3	02.03.2015	Plot H13	03.02.2015	TGL418558
	Edged and		253 years from	
	Number 13 in		and including	
	yellow		03.02.2015 to	
			and including	
			02.02.2268	

NOTE 1: The lease includes also other land

NOTE 2: See entry in the Charges Register relating to a Deed of variation dated 13 May 2016

4	14.12.2015	electricity sub-station	04.12.2015	TGL437027
	edged and	site	15 years from	
	numbered 14 in		and including	
	yellow		4/12/2015	

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

5	14.12.2015	electricity sub-station	04.12.2015	TGL437031
	edged and	site	15 years from	
	numbered 15 in		and including	
	yellow		4/12/2015	

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

6	01.03.2016	Plot H2	11.02.2016	TGL442460
	edged and		253 years from	
	numbered 16 in		and including	
	yellow (NSE)		11 February	
			2016 to and	
			including 10	
			February 2269	

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

7	01.03.2016	Plot H3	11.02.2016	TGL442461
	Edged and		253 years from	
	numbered 17 in		and including	
	yellow (NSE)		11 February	
			2016 to and	
			including 10	
			February 2269	

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

End of register