

Title Number : SGL307279

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 5 MAR 2017 at 10:31:35 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	: SGL307279
Address of Property	: 2-16 Amelia Street, London (SE17 3PY)
Price Stated	: £3,400,000
Registered Owner(s)	: FAMILY MOSAIC HOME OWNERSHIP LIMITED (Industrial and Provident Society No. 26804R) of Albion House, 20 Queen Elizabeth Street, London SE1 2RJ.
Lender(s)	: None

Title number SGL307279

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 10:31:35. 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.

SOUTHWARK

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2-16 Amelia Street, London (SE17 3PY).
- 2 A Conveyance of the land tinted brown on the filed plan dated 15 August 1924 made between (1) The London Midland & Scottish Railway Company (the Company) and (2) Philip Henry Galloway (the Purchaser) contains the following provision:-

"PROVIDED ALWAYS and it is hereby declared that if and so long as the Company or their assigns shall so place and construct any buildings or building which may be hereafter erected upon the land immediately opposite to the west front of the premises hereby conveyed so that a lighting well of the dimensions and to the extent indicated by the blue colour on the said plan shall be left along the entire east front of any such building or buildings above the ground floor level it shall be lawful for the Company without obtaining any consent from or making any compensation to the Purchaser his heirs or assigns to deal as the Company may think fit with any other land buildings or premises adjoining or near to or opposite to or facing (whether in front rear or otherwise) the premises hereby conveyed or any part thereof and to erect rebuild or alter or suffer to be erected rebuilt or altered on such other land or premises any buildings whatsoever whether such buildings as so erected rebuilt or altered shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed by the Purchaser or his assigns owners or occupiers of the premises hereby conveyed And further that in the event of the Company requiring to erect any building or buildings immediately adjoining the premises hereby conveyed the Company their successors or assigns shall have full right and liberty without payment of compensation to cut off the footings of the flank and back walls of the buildings erected or the premises hereby conveyed or in the alternative to make use of the said walls on paying to the Purchaser his heirs or assigns such sum as may be agreed or failing agreement may be fixed by Arbitration in manner provided by the Arbitration Act 1889 or any Statutory modification or re-enactment thereof for the time being in force."

NOTE: The land coloured blue referred to is tinted mauve on the filed plan.

- 3 The Transfer dated 16 June 1961 referred to in the Charges Register contains the following provision:-

"It is further agreed and declared that the Transferees and their successors in title shall not by virtue of this Deed acquire or be entitled to any right of easements which would restrict or in any way interfere with the free user for building or any other purpose for any adjoining or neighbouring land of the Transferors."
- 4 The land edged and lettered A in red on the filed plan added to the title on 4 March 1983.
- 5 The land edged and lettered A in red on the filed plan is not affected by the above entries.
- 6 The Transfer dated 15 September 1981 referred to in the Charges Register contains the following provision:-

A: Property Register continued

"THE Transferor and the Transferee HEREBY DECLARE that the carrying on by the Transferor of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Transferor being expressed to convey the land hereby transferred as Beneficial Owner not to be in derogation of their grant."

- 7 (20.10.2015) A Deed dated 12 October 2015 made between (1) Family Mosaic Home Ownership Limited (2) MREF II White Property Limited (3) Safestay (Elephant & Castle) Limited (4) Coutts & Company and (5) Bredbury Limited relates to the release of rights to light and air.

NOTE: Copy filed.

- 8 (08.12.2015) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

- 9 (13.05.2016) A Deed dated 17 September 2015 made between (1) Family Mosaic Home Ownership Limited (2) Sweeney - Consultadoria Economica E Participacoes Unipessoal, LDA and (3) Deutsche Pfandbriefbank AG relates to the release of rights of light or air.

NOTE: Copy filed.

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 (05.11.2013) PROPRIETOR: FAMILY MOSAIC HOME OWNERSHIP LIMITED (Industrial and Provident Society No. 26804R) of Albion House, 20 Queen Elizabeth Street, London SE1 2RJ.
- 2 (05.11.2013) The price stated to have been paid on 4 October 2013 was £3,400,000.
- 3 (05.11.2013) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by a conveyancer that the provisions of the schedule of a Transfer dated 4 October 2013 made between Mayor's Office for Policing and Crime (1) and Family Mosaic Home Ownership Limited (2) have been complied with or that they do not apply to the disposition.
- 4 (05.11.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate by the registered proprietor signed by their secretary or by two trustees if a charitable trust or by their conveyancer that the provisions of section 172 of the Housing and Regeneration Act 2008 have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 The land tinted pink on the filed plan is subject to the provisions of an Agreement dated 8 August 1914 made between (1) The Midland Railway Company and (2) The London County Council and to the provisions of a Resolution of The London County Council dated 28 July 1914 and of a further resolution dated 26 January 1920 which extended the time fixed in the previous resolution.

NOTE: Copies filed under 304263.

C: Charges Register continued

- 2 The land tinted blue on the filed plan is subject to the following rights reserved by a Conveyance of the land tinted blue on the filed plan and other land dated 28 April 1933 made between (1) The London Midland and Scottish Railway Company (Vendors) and (2) Noakes & Company Limited (Purchasers):-
- "Excepting and Reserving unto the Vendors the right for the drainage from the Vendors adjoining cottage in the rear of the property hereby conveyed to pass under such property hereby conveyed or into the drains thereof as it does at present."
- 3 A Transfer of the land tinted yellow on the filed plan dated 15 September 1959 made between (1) Charrington and Company Limited (Transferors) and (2) Commercial Properties Limited (Transferees) contains the following covenants:-
- "THE Transferees hereby covenant with the Transferors that the Transferees and its successors in title will not use the land hereby transferred or any part thereof or any buildings erected thereon for the sale of intoxicating liquors whether by wholesale or retail for consumption on or off the premises or for use as a Club where such intoxicating liquors are sold consumed or distributed and further that nothing shall be done or permitted or suffered to be done on the said land hereby transferred which may prejudice or jeopardise or injuriously affect the trade or business carried on upon the said "Tankard" Public House or the granting or renewal of the Licences from time to time held in connection therewith."
- 4 The land tinted yellow on the filed plan is subject to the following rights reserved by the Transfer dated 15 September 1959 referred to above:-
- "EXCEPT AND RESERVED unto the Vendors all rights of light and air or other easements now enjoyed by them or their tenants in respect of the neighbouring or adjoining premises."
- 5 A Transfer of the land tinted blue on the filed plan and other land dated 16 June 1961 made between (1) Noakes & Company Limited (Transferors) and (2) Commercial Properties Limited (Transferees) contains the following covenants:-
- "The Transferees hereby covenant for themselves or their successors in title with the Transferors for the benefit of the remainder to the intent that such covenant shall bind all persons in whom the property or any part thereof shall for the time being be vested of land comprised in the above title or the part thereof for the time being remaining unsold as follows:-
- Not to use or permit to be used the land hereby transferred or any part thereof or any buildings erected thereon or hereafter erected thereon:-
- (a) for the sale of intoxicating liquors for consumption on or off the premises or
- (b) as a Beer and Wine House, Public House, Off Licence, Inn, Hotel or Registered Club of any description
- (c) for the sale of teas coffees and other beverages minerals soda waters and soft drinks either on or off the premises
- (d) not to carry on or permit or suffer to be carried on upon the said land or any building thereon any noxious noisome or offensive trade or business whatsoever or of any business carried on by the Transferors or their successors or any of the Subsidiary Companies of their licensee or tenant of the said Public House known as "The Queens Head" Public House Walworth aforesaid or do or suffer to be done upon any part of the said land or premises any act or thing which may prove to be a nuisance annoyance or damage to the Transferors on the Licences or Tenant of the said "Queens Head" Public House or to the owner or occupier of any neighbouring or adjoining property."
- 6 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.

C: Charges Register continued

- 7 The land edged and lettered A in red on the filed plan is not affected by the above entries.
- 8 A Transfer of the land edged and lettered A in red on the filed plan dated 15 September 1981 made between (1) British Railways Board and (2) W A Blackburn (Southern) Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 9 The land edged and lettered A in red on the filed plan is subject to the following rights reserved by the Transfer dated 15 September 1981 referred to above:-

"Except and Reserved:-

(1) For the benefit of the Transferor's adjoining land ("the retained land") on the western boundary of the land hereby transferred (being land in which the Lessee and the Underlessee have subsisting legal estates) any easement or right of light or air or other easement or right which would restrict or interfere with the free use by the Transferor or any person deriving title under them (including the Lessee and the Underlessee) for building or any other purpose of the retained land or any adjoining or neighbouring land of the Transferor (whether intended to be retained or to be sold by them)

(2) for the benefit of the retained land and any adjoining or neighbouring land of the Transferor and the owner or owners and occupiers for the time being thereof:-

(i) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the land hereby transferred and any access of light and air of the retained land of the Transferor shall be deemed to be enjoyed by the licence or consent of the Transferor and not as of right

(ii) the right of support from the land hereby transferred for the retained land

(iii) the right to have maintained repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the land hereby transferred now used for the benefit of the retained land and the adjoining property of the Transferor

(iv) the full right and liberty for the Transferor and their successors in title with or without workmen at all reasonable times to enter upon the land hereby transferred for the purpose of exercising the right reserved by sub-clause (iii) the Transferor or the person or persons so entering making good any damage occasioned to the land hereby transferred and any buildings for the time being thereon by the exercise of this right of entry."

- 10 (08.12.2015) The parts of the land thereby affected are subject to the rights granted by a lease of a transformer chamber dated 27 November 2015 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under TGL436522.

- 11 (08.12.2015) The parts of the land thereby affected are subject to the rights granted by a lease of a transformer chamber dated 27 November 2015 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under TGL436522.

- 12 (20.10.2016) The land is subject to any rights that are granted by a Deed dated 30 September 2016 made between (1) Family Mosaic Home Ownership Limited and (2) ESP Electricity Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

C: Charges Register continued

NOTE: Copy filed.

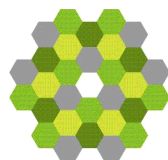
Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 15 September 1981 referred to in the Charges Register:-
- "FOR the benefit and protection of the adjoining or neighbouring property of the Transferor remaining subject to the interests of the Lessee and the Underlessee and with intent to bind so far as legally may be itself and its successors in title owners for the time being of the land hereby transferred or any part thereof in whosoever hands the same may come the Transferee covenants with the Transferor and as a separate covenant with the Lessee and the Underlessee as follows:-
- (a) Not at any time to erect or add to any building or structures or to execute any works on any part of the land hereby transferred without previously submitting detailed plans and sections thereof in duplicate to the Transferor the Lessee and the Underlessee and obtaining their respective approvals thereto (which approvals shall not be unreasonably withheld or delayed) without complying with such reasonable conditions as to foundations nor height or otherwise as the Transferor the Lessee and the Underlessee shall properly deem it necessary to impose and any such work shall if commenced be completed as expeditiously as possible with the minimum of disturbance to the occupiers of the retained land
- (b) Forthwith to erect and at all times thereafter to maintain to the satisfaction of the Transferor the Lessee and the Underlessee a wall of a height and specification to be approved by the Transferor's Engineer and the respective Surveyors of the Lessee along the boundary between the land hereby transferred and the adjoining land that is to say the western boundary of the land hereby transferred
- (c) To pay to the Transferor the Lessee and the Underlessee on demand the reasonable fees and expenses of the Transferor's Engineer and the Transferor's Surveyor and the respective Surveyors of the Lessee and the Underlessee for examining plans and any other documents for which the Transferor's and the Lessee's and Underlessee's approval is required or is requested by the Transferee pursuant to the two sub-clauses above and the reasonable costs of superintending (so far as the Transferor's Engineer and the Transferor's Surveyor or either of them and the respective Surveyors of the Lessee and Underlessee considers necessary) the execution of any works pursuant to sub-clause (a) above and/or the erection of the wall pursuant to sub-clause (b)
- (d) To indemnify the Transferor the Lessee and the Underlessee against all actions costs claims demands damage expense and liability howsoever arising out of or in connection with the carrying out of any works on the land hereby transferred."

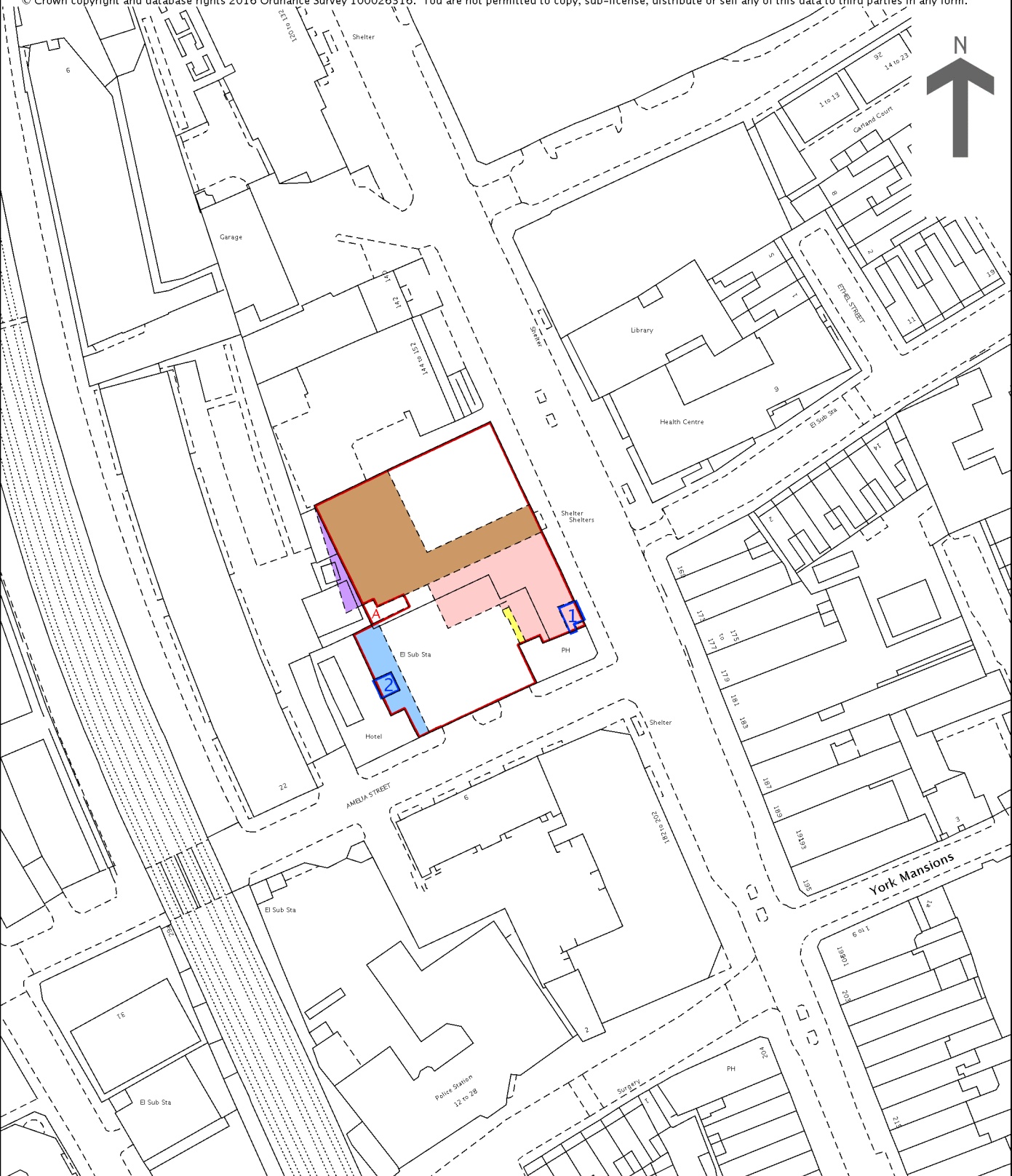
Schedule of notices of leases

- | | | | | |
|---|--|------------------------------------|---|-----------|
| 1 | 09.11.1982
Edged and
numbered 1 in
blue | Electricity Transformer
Chamber | 29.10.1981
99 years from
25.12.1979 | TGL277321 |
| 2 | 08.12.2015
Edged and
numbered 2 in
blue | Transformer chamber | 27.11.2015
99 years from
27.11.2015 | TGL436522 |
- NOTE 1: See entry in the Charges Register relating to the restrictive covenant and rights granted by this lease.
- NOTE 2: The lease contains an option to renew upon the terms therein mentioned.

End of register



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