

Flat
11 Basil Street
LONDON
SW3 1AX
Tel & Fax:

23 May 2001

Dear Noëlle

(A) See attached Land Registry records on Leasehold: Addition of Patrick Mayo'Connor. And CAN to Properties dt 1 June 2001
- And Removal of their name by April 04.
Reason? Found out?
Too much happening at Jefferson House?

Since my last letter to you, we have received new information about the position in Jefferson House.

First, I have been told that the ownership of the landlord's company Steel Services Ltd has been transferred to 'an unknown buyer'. The head lease has been 'sold' along with the company.

It has also come to my attention that writing paper from 'Steel Services', but without either a registered address and no proper signature has also been circulated. This does not conform with the legal requirements and I have asked the Managing Agents to tell me who the new landlord is, what the new registered address of Steel Services is and who its directors are. They have not done so, and, in all the circumstances, I think this can only be viewed as a refusal to reveal this information. We should ask ourselves why this might be and I am pursuing the matter.

The selling of the company to another party, as done by our landlord, is a means by which the obligations of the Landlord and Tenants Act can be avoided and is brought about by bad drafting of the Act.

There will be a meeting of those residents who wished to take up the offer to buy the head lease on Friday 8 June 2001 in London. I will let you know the venue as soon as I have the details. The meeting will be for us only. I would urge you to attend as there are some important issues that we should consider.

In the meantime, thank you again for keeping me informed and I am continuing to do all I can to help us decide on what we do now. If you have any queries, please ring me at any time.

With kind regards and thanks

Meeting: 8th June (sorry = only date all the ones could make!) 6.15pm at the Swedenborg House
Swedenborg Society A Tube: Holborn, then Smiths
Bloomsbury Way. WC1. 7405-7986 walk.

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on **11 June 2001** at 09:30:58.
This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original.

Issued on 11 June 2001.

This title is dealt with by the Birkenhead (Rosebrae) District Land Registry.

HM Land Registry

Title Number : **NGL373333**



Edition Date : 22 November 1996

A: Property Register

*containing the description of the registered land and the estate comprised in the Title.
Unless the contrary is indicated below any subsisting legal easements granted by the under mentioned lease(s) for the benefit of the land in this title are included therein. The registration takes effect subject to any rights excepted and reserved by the said lease(s) so far as such rights are subsisting and affect the land in this title.*

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (8 May 1980) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being 7 to 13 (odd) Basil Street, Chelsea.

NOTE:-As to the part tinted blue on the filed plan only the vaults and cellars are included in the title.

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 31 March 1980
TERM : 73 years from 29 September 1979
RENT : £3000 rising to £12000 and additional rent
PARTIES : 1.The British Petroleum Pension Trust
2.Banwick Investments Limited
3. 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. Lessor's title registered under 69051, 69437 and 101949.



B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Absolute

1. (22 November 1996) PROPRIETOR: STEEL SERVICES LIMITED (Co.No.199568) care of Laytons, Carmelite, 50 Victoria Embankment, London, EC4Y 0LS.

C: Charges Register

containing charges, incumbrances etc. adversely affecting the land

1. A Conveyance of the freehold estate in 11 and 13 Basil Street and other land dated 28 May 1903 made between (1) Belgravia Estate Limited (Company) (2) Alfred Thomas Hailey and John Joseph Deadman and (3) Sir Aubrey Edward Henry Dean Paul (Purchaser) contains the following covenants:-

AND the Purchaser for himself and his assigns hereby covenants with the Company and its assigns with intent to bind all persons in whom the premises hereby conveyed shall for the time being be vested but not so as to be personally liable in damages for any breach of such covenant after the Purchaser shall have parted with the premises hereby conveyed Not at any time to erect or permit to be erected on the premises hereby conveyed or any part thereof any building or buildings exceeding sixty five feet in height And not to use or permit to be used on the same premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or permit or suffer to be done upon the same premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining or adjacent property of the Company or its assigns or any person claiming through or under them And not to use or permit any part of the same premises to be used for any business or trade of any description but for purposes of a private residence or residential flats only.

NOTE:-A Memorandum is endorsed on the above-mentioned Conveyance that by a Deed dated 18 December 1903 (Sic) made between (1) Alfred Thomas Hailey and John Joseph Deadman (2) Harrods Stores Limited and (3) Belgravia Estate Limited covenants were entered into limiting to sixty five feet the height of the buildings to be erected on (inter alia) the land comprised in the said Conveyance but neither the original nor a certified copy or examined abstract of the Deed referred to has been produced.

2. A Conveyance of the freehold estate in 9 Basil Street dated 16 June 1903 made between (1) The Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) The Honourable Ralph Pelham Nevill (Purchaser) contains the following covenants:-

And the Purchaser with intent to bind all persons in whom the said piece of land shall for the time being be vested but so as not to be personally liable under this covenant after he has parted with the same hereby covenants with the Company their successors and assigns that he the Purchaser his heirs and assigns will henceforth observe and perform the stipulations contained in the first part of the Schedule hereto affecting the said land.

THE SCHEDULE above referred to

1. Not at any time to erect or permit to be erected on the said land any

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on 10 October 2001 at 11:34:25. This date **must be quoted as the 'search from date'** in any official search application based on this copy.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original.

Issued on 10 October 2001.

This title is dealt with by the Birkenhead (Rosebrae) District Land Registry.

HM Land Registry

Title Number : NGL373333



Edition Date : 3 August 2001

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.

KENSINGTON AND CHELSEA

1. (8 May 1980) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 to 13 (odd) Basil Street, Chelsea.

NOTE:-As to the part tinted blue on the filed plan only the vaults and cellars are included in the title.

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 31 March 1980
TERM : 73 years from 29 September 1979
RENT : £3000 rising to £12000 and additional rent
PARTIES : 1.The British Petroleum Pension Trust
2.Banwick Investments Limited
3. 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. The lessor's titles are registered.

(A) Offer to buy headlease was withdrawn
from Residents in May 2001 Title Number : NGL373333

B: Proprietorship Register = breach of our statutory rights
This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

1. (22 November 1996) PROPRIETOR: STEEL SERVICES LIMITED care of Laytons, Carmelite, 50 Victoria Embankment, London, EC4Y 0LS.
2. (1 June 2001) RESTRICTION: Except under an order of the registrar no disposition is to be registered or noted unless a certificate by a solicitor is furnished confirming that such a disposition is permitted pursuant to clause 6.7 of an Agreement dated 26 July 2001 made between (1) Steel Services Limited (2) Canso Properties Limited and (3) Patrick May O'Connor.

(A) !!!
~~Patrick May O'Connor~~ A director of Langhaven Holdings
previous headlessor to Steel Services !!!

C: Charges Register

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

1. A Conveyance of the freehold estate in 11 and 13 Basil Street and other land dated 28 May 1903 made between (1) Belgravia Estate Limited (Company) (2) Alfred Thomas Hailey and John Joseph Deadman and (3) Sir Aubrey Edward Henry Dean Paul (Purchaser) contains the following covenants:-

AND the Purchaser for himself and his assigns hereby covenants with the Company and its assigns with intent to bind all persons in whom the premises hereby conveyed shall for the time being be vested but not so as to be personally liable in damages for any breach of such covenant after the Purchaser shall have parted with the premises hereby conveyed Not at any time to erect or permit to be erected on the premises hereby conveyed or any part thereof any building or buildings exceeding sixty five feet in height And not to use or permit to be used on the same premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or permit or suffer to be done upon the same premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining or adjacent property of the Company or its assigns or any person claiming through or under them And not to use or permit any part of the same premises to be used for any business or trade of any description but for purposes of a private residence or residential flats only.

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