

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **22 February 2006** at 10:59:38. **This date must be quoted as the 'search from date' in any official search application based on this copy.**

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 22 February 2006.

This title is dealt with by **Land Registry Birkenhead (Rosebrae) Office.**

Land Registry

Title Number : **NGL554128**

Edition Date : 30 October 2002

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. (16.05.1986) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **5** Jefferson House, 11 Basil Street, London, (SW3 1AX).

NOTE:-Only the basement flat is included in the title.

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 16 April 1986
TERM : from 29 September 1979 to 1 September 2052
RENT : £100 rising to £1200 subject to review and additional rent
PARTIES : 1.Acrepost Limited
2.Robert James Fawcett and Margaret Jane Fawcett
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 lessors 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

*Previously Nicola Cannon Davidson.
at 22 Aug 2002 when Head of Residents
Association left.*

1. (09.09.2002) **PROPRIETOR:** ANDREW DAVID LADSKY of 5 Jefferson House, 11 Basil Street, London SW3 1AX.
2. (09.09.2002) The value stated as at 9 September 2002 was £144,000.
3. (30.10.2002) **RESTRICTION:** Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 14 October 2002 in favour of Governor and Company of the Bank of Scotland referred to in the Charges Register.

C: Charges Register

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

1. A Conveyance of the freehold estate in the land in this title and other land dated 16 June 1903 made between (1) The Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) The Honourable Ralph Relham 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 building or buildings exceeding 65 feet in height
 - 2 Not to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood.
 - 3 Not to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residential flats only.
2. (30.10.2002) **REGISTERED CHARGE** dated 14 October 2002 to secure the moneys including the further advances therein mentioned.

C: Charges Register continued

22 Feb 2006 (F5)

3. (30.10.2002) **PROPRIETOR:** GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND of Residential Mortgages, Ettrick House, 37 South Gyle Crescent, Edinburgh EH12 9DS.

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.



OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on **26 March 2002** at 13:11:06. 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 26 March 2002.

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

HM Land Registry

Title Number : **NGL554128**

Was the flat of
the person who
was running
the Residents
Association.

Edition Date : 22 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.

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (16 May 1986) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **5** Jefferson House, 11 Basil Street, Chelsea, (SW3 1AX).

NOTE:-Only the basement flat is included in the title.

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 16 April 1986
TERM : from 29 September 1979 to 1 September 2052
RENT : £100 rising to £1200 subject to review and additional rent
PARTIES : 1. Acrepost Limited
2. Robert James Fawcett and Margaret Jane Fawcett
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 lessors 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

At 9 Sep 02 - Proprietor Andrew David LADSKY

1. (22 August 2001) **PROPRIETOR:** NICOLA CARAN DAVIDSON of Flat 5, Jefferson House, 11 Basil Street, London SW3 1AX.
2. (22 August 2001) The price stated to have been paid on 23 July 2001 was £144,000.
3. (22 August 2001) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
4. (22 August 2001) **RESTRICTION:** Except under an order of the registrar no disposition by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 23 July 2001 in favour of HSBC Republic Bank (UK) Limited referred to in the Charges Register.

C: Charges Register

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

1. A Conveyance of the freehold estate in the land in this title and other land dated 16 June 1903 made between (1) The Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) The Honourable Ralph Relham 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 building or buildings exceeding 65 feet in height

2 Not to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood.

3 Not to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residential flats only.

2. (22 August 2001) **REGISTERED CHARGE** dated 23 July 2001 to secure the moneys including the further advances therein mentioned.

C: Charges Register continued

3. (22 August 2001) PROPRIETOR: HSBC REPUBLIC BANK (UK) LIMITED (Co. Regn. No. 499482) of 31 Hill Street, London W1J 5LS. ^D
-

END OF REGISTER

NOTE: A date at the beginning of an entry is the date on which the entry was made in the Register.

Same as for flat 21, ex porter's flat, acquired on 1 June 2001 by 31 Hill Street Properties Ltd (incorporated in Gibraltar) - A company that has a 'restriction' in its favour on one of Mr Ladsky's flats: flat 34.



MARTIN RUSSELL JONES

5 Watford Way,
Hendon Central,
London, NW4 3JL



CHARTERED SURVEYORS

Management Department
Telephone: 020 - 8202 3858
Fax: No: 020 - 8202 9513
e.mail: management@m-r-j.co.uk

Ms Y Barlay
Nucleus
298 Old Brompton road
Earl's Court
LONDON SW5 9JF

8 - NOV 2001

Your Ref. YB/HASKC
Our Ref. JH/PMR

1 November 2001

Dear Ms Barlay

Mice Infestation / Rubbish – Jefferson House 11 Basil Street

Thank you for your letter of the 29 October 2001, the contents of which we note.

We would inform you that we have spoken to Robert Lockwood and he has advised us that he is asking the people who are stating that there is a problem with mice to contact us direct in order that we can arrange access.

There is a contract with Rentokil and the only flat that we have had report of mice is Flat 12, and the pest control company will be contacting Mr Leapman in order to arrange for the necessary bait to be laid.

In the circumstances, the flats mentioned to have mice could perhaps arrange to contact us in order that we may discuss with them the evidence and then inform Rentokil accordingly.

With regard to the builders rubbish this, in fact, relates to Flat 5 and is being cleared as the works progress. We would inform you that the actual area where it is stored belongs to that particular flat and is not common part of the building.

We look forward to hearing from you in due course.

Yours sincerely


JOAN HATHAWAY BSc MRICS
for MARTIN RUSSELL JONES

REALLY ?? Even if true, why not take action? e.g. letter of 28 February 2005.

Might be because Andrew Ladsky is Real proprietor of lease for flat 5 & 6 ?? (And through steel services, of areas outside the flats?)

2001/10/30

Flat 5.



MARTIN RUSSELL JONES

5 Watford Way,
Hendon Central,
London, NW4 3JL

CHARTERED SURVEYORS

Management Department
Telephone: 020 - 8202 3858
Fax: No: 020 - 8202 9513
e.mail: management@m-r-j.co.uk

Posted 2nd class on 14 March
Received on 16 March

To all Lessees
Jefferson House
Basil Street
London SW1

Our Ref: JH/MAN

28th February 2005

Dear Lessee

Re: Refurbishment of Jefferson House

Further to our previous correspondence regarding the refurbishment, as you are aware the works are progressing well. The works to the lift should be finished by the end of April and once it is back in service we must inform you that it is only for the carriage of people and all goods of any description must be carried up the staircase at the left or right-hand side of the block. The lift must never be used for building materials, furniture or goods removals or access to the flat by builders.

We would also advise that from 31st March there will no longer be any rubbish collection by the porter at Jefferson House. Rubbish must be taken down to the rubbish room at the end of the basement corridor by the electric meters. If you are unsure of the position of the room please ask the porter to show you. Please ensure that all rubbish is properly wrapped and that no liquids are able to escape and damage the carpet.

If you sublet your flat please ensure that your tenants are advised that rubbish will no longer be collected and that you will be responsible if they breach the rules.

We have had to take this measure on the instructions of the landlord for a number of reasons. Firstly there have been rats and mice in the building partly as the result of rubbish left in the hallways and secondly there have been numerous complaints of smells and the unsightly nature of bags left on the common parts of the building. You will note that there is an absolute restriction in your lease against leaving rubbish on the common parts of the building at any time for however a short a period. Your landlord, Steele Services Ltd have told us that they will strictly enforce with legal proceedings and associated costs, if necessary, the terms of your lease without any further notice particularly as the common parts of the building will be newly refurbished and it is in everyone's interest that it should be maintained for as long as possible in good condition. It is only courteous to your fellow residents that you strictly abide by this regulation.

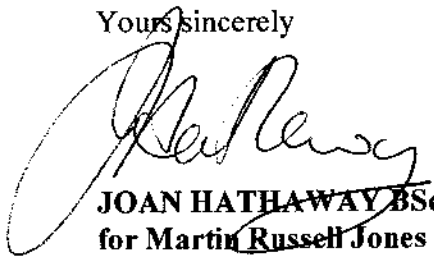
Finally, the entrance lobby is being refurbished and will shortly be completed. Once

Clause 5(5)(b) of my lease: "The Lessee ... to remove each day from the flat all domestic refuse and rubbish ..."

finished it will not be possible for any removals to take place across the new area. The second door to the building must be used when moving in or out of the property. The porter will upon notice make access available through that door. Whilst it will be slightly awkward for some lower ground floor residents it will be appreciated that the new hall must be kept in the best possible condition and free from obstruction as required under the terms of your leases.

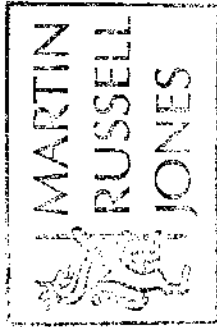
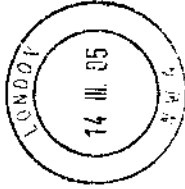
We trust that the above is self-explanatory but if you have any queries please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joan Hathaway', written in a cursive style.

JOAN HATHAWAY BSc MRICS
for **Martin Russell Jones**

POSTAGE PAID
GREAT BRITAIN
0021
FSC215428



Ms N Dit-Rawe
3 Jefferson House
11 Basil Street
London SW3 1AX