

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 27 February 2006 at 10:13:53. 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 27 February 2006.

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

This is the penthouse apartment that "was not going to be built, because it was not a viable proposition" (!!!)

Land Registry

Title Number : **BGL54458** Penthouse Flat

Edition Date : 8 February 2006 • Lessee of Airspace

of Jefferson House,
BGL 51266, which

on 31 Jan 2006 became
a lessee of LAVAGNA

Enterprises BGL 56642
(and Steel Services, NGL 733 333 also

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. A lessee of LAVAGNA on 31 Jan 2006

KENSINGTON AND CHELSEA

- (10.08.2005) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being Penthouse Flat, Jefferson House, 7-13 Basil Street, London (SW3 1AX).

NOTE 1: As to the part tinted pink on the title plan only the fifth floor is included in the title.

NOTE 2: As to the part tinted blue on the title plan only the fifth floor and roof level are included in the title

- (10.08.2005) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 5 August 2005
Term : 198 years (less 3 days) from 29 September 2004
Parties : (1) Steel Services Limited
(2) Sloan Development Limited

I suggest the name
is also Sloan E
Developments

NOTE: The original Lease dated 6 December 2004 referred to in the above lease was formerly registered under BGL52123

- (10.08.2005) 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.
- (10.08.2005) The Transfer dated 5 June 1997 referred to in the Charges Register contains a provision as to light or air.
- (10.08.2005) The lessor's title is registered.
- Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves,



A: Property Register continued

so far as those easements and rights exist and benefit or affect the registered land.

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. (01.12.2005) **PROPRIETOR:** SIGURDUR GISLI PALMASON of Penthouse Flat, Jefferson House, 7-13 Basil Street, London SW3 1AX.
2. (01.12.2005) The price stated to have been paid on 21 October 2005 for the land in this title and in BGL47667 was £3,900,000.
3. (01.12.2005) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
4. (14.12.2005) **RESTRICTION:** No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 21 October 2005 in favour of Singer & Friedlander (Isle of Man) Limited referred to in the Charges Register.

Put on the market
2 years later for
£6.5 million

CAR PARKING
BAY K53
25 BASIL ST.

C: Charges Register

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

1. (10.08.2005) A Conveyance of the freehold estate in the land edged and numbered 3 in blue on the title plan 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 any thing 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

C: Charges Register continued

27 Feb 2006

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. (10.08.2005) The land edged and numbered 2 in blue on the title plan is subject to the purchaser's covenant a copy of which is set out below contained in a Conveyance of the freehold estate therein and in 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 Pelham Nevill (Purchaser):-

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.
3. (10.08.2005) A Conveyance of the freehold estate in the land edged and numbered 1 in blue on the title plan and other land dated 14 May 1905 made between (1) Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) Alfred Thomas Hailey contains covenants in identical terms to those contained in the Conveyance dated 16 June 1903 referred to above.
4. (10.08.2005) The land is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 5 June 1997 made between (1) Ropemaker Properties Limited and (2) BP Pensions Limited and (3) Jefferson House Limited.

NOTE: Copy filed under 69051.

5. (01.12.2005) **REGISTERED CHARGE** dated 21 October 2005 affecting also title BGL47667.



C: Charges Register continued

6. (01.12.2005) **PROPRIETOR:** SINGER & FRIEDLANDER (ISLE OF MAN)
LIMITED (incorporated in The Isle of Man) of 21 New Street, Bishopsgate,
London EC2M 4HR.
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END OF REGISTER

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