

OFFICIAL COPY OF REGISTER ENTRIES

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Issued on 22 February 2006.

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

Land Registry

Title Number : **69051**

Edition Date : 31 January 2006

A: Property Register

This register describes the land and estate comprised in the title.

KENSINGTON AND CHELSEA

1. (29.05.1903) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 and 13 Basil Street, Sloane Street, London (SW3 1AP).

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

2. The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
3. (11.06.1997) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 5 June 1997 made between (1) Ropemaker Properties Limited (2) B P Pension Trustees Limited and (3) Jefferson House Limited.

NOTE: Copy in Certificate.

4. (11.06.1997) The Transfer dated 5 June 1997 referred to above contains a provision as to light or air.



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. (11.06.1997) PROPRIETOR: JEFFERSON HOUSE LIMITED (incorporated in the British Virgin Islands) care of Eversheds LLP Solicitors, Senator House, 85 Queen Victoria Street, London EC4V 4JL and of Akara Building, 24 De Castro Street, Wickhams Cay 1, PO Box 3136 Road Town, Tortola, British Virgin Islands.

C: Charges Register

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

- 1. A Conveyance of the land in this title 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 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. (20.10.2004) 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.

Lease of 'Airspace of Jefferson House' in favour of Steel Services
LR title BGL 51 266

22 Feb 2006
Freehold

Schedule of Notices of Leases

Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
1. <u>31.1.2006</u>	11 and 13 Basil Street	15.12.2005 From 29.9.1979 to 1.10.2202	BGL56642 LAVAGNA Enterprises Ltd (BVI)

NOTE : The lease comprises also other land.

END OF REGISTER

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

