

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) The offer re. 'first refusal' to residents to buy the headlease was withdrawn in Title Number : NGL373333

MAY 2001

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

See page 'Notices by landlord'

Title Absolute = **Thoroughly evil, vampiric, Rachman Andrew David Ladsky**

1. (22 November 1996) PROPRIETOR: **STEEL SERVICES LIMITED** care of Laytons, Carmelite, 50 Victoria Embankment, London, EC4Y 0LS.

(A) !! 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**

Acrepost **Langhaven Hldgs' subsidiary** (A director of Langhaven Holdings and of which, on 21 Nov 96, Laytons identified Steel Services as an 'Associate company of Acrepost')

C: Charges Register

O'Connor and Canso remained on the title until 2004 e.g. they were still on the title in 2002 and 2003

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.

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

C: Charges Register continued

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. A Conveyance affecting the freehold estate in 7 Basil Street dated 14 May 1905 made between (1) Belgravia Estate Limited (2) Alfred Thomas Hailey, John Joseph Deadman and (3) Alfred Thomas Hailey contains stipulations of which the following is a copy:-
 - "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."
4. The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, passage and running of water, soil, gas and electricity, support, shelter and protection, entry and other rights as are granted by those leases.
5. (3 August 2001) REGISTERED CHARGE dated 26 July 2001 to secure the moneys therein mentioned.
6. (3 August 2001) PROPRIETOR: CAVERSHAM HOLDINGS LIMITED (incorporated in Jersey) and CAVERSHAM NOMINEES LIMITED (incorporated in Jersey) both care of Laytons, Carmelite, 50 Victoria Embankment, Blackfriars, London, EC4Y 0LS.

One of the usual offshore jurisdictions!

like Steel Services
