

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 27 February 2006 at 10:15:04. **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.**

Land Registry

Title Number : **BGL56642**

Edition Date : **31 January 2006**

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.

Superior
KENSINGTON AND CHELSEA

1. (31.01.2006) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Jefferson House, 7-13 Basil Street, London (SW3 1AX).

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

2. (31.01.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : **15 December 2005**
Term : From 29 September 1979 to 1 October 2202
Parties : (1) Jefferson House Limited
(2) Lavagna Enterprises Limited
3. (31.01.2006) 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. (31.01.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title dated 5 June 1997 made between (1) Ropemaker Properties Limited (2) BP Pensions Limited and (3) Jefferson House Limited.

NOTE: Copy filed under 69051.

5. (31.01.2006) The Transfer dated 5 June 1997 referred to above contains a provision as to light or air.



A: Property Register continued

6. (31.01.2006) The lessor's 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

1. (31.01.2006) **PROPRIETOR: LAVAGNA ENTERPRISES LIMITED** (a company incorporated in the **British Virgin Islands**) of Omar Hodge Building, Wickhams Cay, Tortola, Road Town, British Virgin Islands.
 2. (31.01.2006) The price, other than rents, stated to have been paid on the grant of the lease was **£875,000.**
 3. (31.01.2006) **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 15 December 2005 in favour of HSBC Private 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. (31.01.2006) 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

27 Feb 2006

C: Charges Register continued

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. (31.01.2006) 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 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. (31.01.2006) 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. (31.01.2006) 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.
 5. (31.01.2006) **REGISTERED CHARGE** dated 15 December 2005.
 6. (31.01.2006) **PROPRIETOR: HSBC PRIVATE BANK (UK) LIMITED** (Co. Regn. No. 499482) of 78 St. James's Street, London SW1A 1JB.



Schedule of Notices of Leases

	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
1.	31.1.2006	7-13 Basil Street	31.3.1980 73 years from 29.9.1979	NGL373333 Steel Services
NOTE : The lease dated 31 March 1980 referred to above has been determined as to the air space abutting and above the level of the surface of the roof of Jefferson House				
2.	31.1.2006	The air space abutting and above the level of the surface of the roof	13.9.2004 From 29.9.1979 to 29.9.2202	BGL51266

• Lease of Airspace granted to Steel Services on 22 Sep 2003

END OF REGISTER When it was a 'lessee'

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

M Jefferson House Ltd.

• Registration on 22 Oct 2004
Parties Jefferson Hk Ltd & Steel Services
£110,000.

• Amendment at 10 Aug 2005
When BGL 54458
penthouse flat, became
A lessee of 'Airspace
of Jefferson House'.