

Title Number : TGL379117

This title is dealt with by Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 22 FEB 2016 at 16:28:30 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL379117
Address of Property	: Land on the south-east side of Coopers Road, London
Price Stated	: £1,090,000
Registered Owner(s)	: PEABODY ENTERPRISES LIMITED (Co. Regn. No. 4190129) of 45 Westminster Bridge Road, London SE1 7JB.
Lender(s)	: None

Title number TGL379117

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 FEB 2016 at 16:28:30. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

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

SOUTHWARK

- 1 (26.04.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south-east side of Coopers Road, London.
- 2 The land tinted blue on the title plan has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land tinted pink on the title plan and other land dated 1 February 1995 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Hexagon Housing Association Limited:-

"The Property is transferred together with the rights set out in the first Schedule for the benefit of the Property and every part of the same but there are excepted and reserved to the Vendors and their successors in title for the benefit of the Retained Land the rights set out in the Second Schedule.

THE FIRST SCHEDULE

Rights Granted

1. The right of support from the Retained Land.
2. The right at any time after giving reasonable prior written notice and by arrangement with the Vendors to enter the Retained Land with or without appliances or equipment to facilitate repair of the Property or any part thereof PROVIDED THAT the Purchaser shall exercise this right only in the event that the execution of such works from the Property shall not be reasonably practicable and in any event as little damage or disruption as possible to the Vendors and to the Retained Land and to tenants of the Vendors and/or occupiers of the Retained Land shall be caused in the exercise of such right and the Purchaser shall upon completion of such repair forthwith make good all damage done by such entry and the commission of such repair to be reasonable satisfaction of the Vendors
3. During the period of two years commencing on the date hereof the right to enter on and develop the land edged green on the said plan in accordance with the architects plans annexed hereto and specifications annexed hereto or such other plans or specifications as may be agreed with the Vendors subject to no additional cost to the Purchaser such agreement not to be unreasonably withheld by the Vendors

THE SECOND SCHEDULE

Rights Reserved

1. The right of support for the Retained Land from the Property.
2. The right at any time to build or alter add to extend or redevelop any of the Retained Land provided that such building alteration addition to extension or building shall not materially affect or diminish the light or air which may now or at any time hereafter be

A: Property Register continued

enjoyed by or in respect of the Property or any buildings for the time being thereon.

3. The right at all times with or without vehicles for the purpose of car parking and retrieval to pass and repass to and from Rolls Road aforesaid over and through the Property by the most convenient route from time to time and from the six Architects plans and described in the Architects specifications submitted in connection with the Purchaser's application for Planning Consent as the same are to be reserved for the use of the Vendors and their tenants and licencees as the case may be.

4. The right for the Vendors their tenants and licencees to use for the parking of not more than 6 private motor vehicles the six car parking spaces referred to in paragraph 2 of this Schedule.

It is agreed and declared:-

(i) Neither the Purchaser nor the Vendors shall acquire any right of light or air which would prejudice the free use and enjoyment of the adjoining neighbouring land of the Vendors ("the Retained Land") or the Property for residential purposes and that any enjoyment of light or air enjoyed by either the Purchaser or the Vendors from or over the Retained Land or the Property as appropriate shall be deemed to be enjoyed by the consent of the other."

3 The Transfer dated 1 February 1995 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that no easement in the nature of a right of way or right of access shall accrue to the Property by virtue of the rule generally known as the rule in Wheeldon-v-Burrows nor by virtue of Section 62 of the Law of Property Act 1925."

4 (21.05.2013) 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 dated 27 March 2013 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Peabody Enterprises Limited.

NOTE: Copy filed.

5 (21.05.2013) The Transfer dated 27 March 2013 referred to above contains a provision as to light or air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

6 (12.02.2015) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

7 (12.02.2015) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered TGL417560 in green on the title plan dated 4 February 2015 made between (1) Peabody Enterprises Limited and (2) Hexagon Housing Association Limited.

NOTE:-Copy filed under TGL417560.

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 (21.05.2013) PROPRIETOR: PEABODY ENTERPRISES LIMITED (Co. Regn. No. 4190129) of 45 Westminster Bridge Road, London SE1 7JB.

2 (21.05.2013) The price stated to have been paid on 27 March 2013 was £1,090,000.

B: Proprietorship Register continued

- 3 (21.05.2013) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by the London Borough of Southwark or its solicitors or by the solicitors for the applicant that the provisions of paragraphs 2.2(a), 2.3.1 and 2.3.2 of Schedule 3 of an Agreement dated 1 October 2012 as varied by the Supplemental Agreement dated 27 March 2013 made between the (1) Mayor and Burgesses of the London Borough of Southwark and (2) Peabody Enterprises Limited have been complied with or that they do not apply to the disposition..

C: Charges Register

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

- 1 (04.02.2009) An Agreement dated 13 March 2008 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) The Governors Of The Peabody Trust pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title.

NOTE: Copy filed under TGL202306.

- 2 (17.09.2014) UNILATERAL NOTICE affecting Flat 39 (Plot 45) in respect of a Contract dated 12 September 2014 made between (1) Peabody Enterprises Limited and (2) George Demetrashvili.
- 3 (17.09.2014) BENEFICIARY: George Demetrashvili care of JD Law LLP, Fourth Floor, Thavies Inn House, 3-4 Holborn Circus, London EC1N 2HA.
- 4 (30.03.2015) 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 (01.05.2015) The land is subject to any rights that are granted by a Deed dated 17 November 2014 made between (1) Peabody Enterprises Limited (2) The Governors Of The Peabody Trust and (3) London Power Networks Plc and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under TGL268876.

Schedule of notices of leases

- | | | | | |
|---|---|--|--|-----------|
| 1 | 30.03.2015
Edged and
numbered 1 in
blue : Edged
and numbered 2
in blue (Part
of)
NOTE: The lease includes also other land. | 1 to 17 (inclusive) : 20 to
37 (inclusive) : 42 to 47
(inclusive) Monmouth Court | 24.03.2015
125 years from
and including
24 March 2015 | TGL420392 |
| 2 | 12.05.2015
Edged and
numbered 2 in
blue (Part of) | 19 Monmouth Court (Fourth
Floor Flat) | 05.05.2015
125 years
(less 3 days)
from 24/3/2015 | TGL422858 |
| 3 | 12.05.2015
Edged and
numbered 2 in
blue (part of) | 40 Monmouth Court (Fourth
floor flat) | 05.05.2015
125 years
(less 3 days)
from 24/3/2015 | TGL422905 |
| 4 | 12.05.2015
Edged and
numbered 2 in
blue (part of) | 18 Monmouth Court (Fourth
Floor Flat) | 05.05.2015
125 years less
3 days from
24/3/2015 | TGL422915 |
| 5 | 15.05.2015 | 39 Monmouth Court (Fourth | 09.04.2015 | TGL423138 |

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Schedule of notices of leases continued

	Edged and numbered 2 in blue (part of)	Floor Flat)	125 years less 3 days from 24/3/2015	
6	20.05.2015 Edged and numbered 2 in blue (part of)	38 Monmouth Court (Third Floor Flat)	29.04.2015 125 years less 3 days from 24/3/2015	TGL423453
7	14.09.2015 Edged and numbered 2 in blue (part of)	41 Monmouth Court (Fourth Floor Flat)	15.05.2015 125 years less 3 days from 24/3/2015	TGL430602

End of register