

Title Number : TGL364056

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 30 MAR 2016 at 21:44:53 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	: TGL364056
Address of Property	: Oriwu Spot Public House, Wanley Road, London (SE5 8AT)
Price Stated	: £170,000
Registered Owner(s)	: LEAF LANE LLP (LLP Regn. No. OC364754) of 11a High Street, Cobham KT11 3DH.
Lender(s)	: National Westminster Bank PLC

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 MAR 2016 at 21:44:53. 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 (18.11.1952) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Oriwu Spot Public House, Wanley Road, London (SE5 8AT).
- 2 (27.06.2007) The land has the benefit of the rights reserved by a Transfer of land on the south-east side of the land in this title dated 15 December 2006 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Curtis Gulliver Brown and Krishnaveni Brown.
NOTE:-Copy filed under SGL328259.
- 3 (15.06.2012) 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 16 April 2012 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Leaf Lane Llp.
NOTE: Copy filed.
- 4 (15.06.2012) The Transfer dated 16 April 2012 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 5 (02.04.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (15.06.2012) PROPRIETOR: LEAF LANE LLP (LLP Regn. No. OC364754) of 11a High Street, Cobham KT11 3DH.
- 2 (15.06.2012) The price stated to have been paid on 16 April 2012 was £170,000.
- 3 (15.06.2012) ENTRY CANCELLED on 2 April 2014.
- 4 (14.08.2013) 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 6 August 2013 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

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- 1 (14.08.2013) REGISTERED CHARGE dated 6 August 2013.
- 2 (14.08.2013) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.
- 3 (10.10.2013) UNILATERAL NOTICE in respect of an Agreement for Lease of Apartment 20, 67 Greendale dated 6 September 2013 made between (1) Leaf Lane LLP and (2) Patrick Vent.
NOTE: Copy filed.
- 4 (10.10.2013) BENEFICIARY: Patrick Vent care of Fisher Jones Greenwood LLP, 98 Pier Avenue, Clacton-on-Sea CO15 1NJ.
- 5 (02.04.2014) 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.
- 6 (16.04.2015) UNILATERAL NOTICE affecting Flat 17, 67 Greendale in respect of an equitable charge made between (1) Philip Clive Addison and (2) Bank of Scotland PLC.
- 7 (16.04.2015) BENEFICIARY: Bank of Scotland Plc Co. Regn. No SC327000 of Trinity Road, Halifax HX1 2RG and care of Optima Legal Services Ltd, Hepworth House, Claypit Lane, Leeds LS2 8AE.

Schedule of notices of leases

- | | | | | |
|---|------------|--|--|-----------|
| 1 | 02.04.2014 | Apartment 9, 67 Green Dale
Edged and (First Floor)
numbered 1 in
blue (part of) | 28.03.2014
125 years from
25.12.2013 | TGL396697 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony. | | |
| 2 | 07.04.2014 | Apartment 20, 67 Green Dale
Edged and (third floor)
numbered 1 in
blue (part of) | 28.03.2014
125 years from
25.12.2013 | TGL396943 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony | | |
| 3 | 07.04.2014 | Apartment 6, 67 Green Dale
Edged and (First Floor)
numbered 1 in
blue (part of) | 28.03.2014
125 years from
25.12.2013 | TGL397013 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony | | |
| 4 | 10.04.2014 | Apartment 18 67 Green Dale
Edged and (Third Floor)
numbered 1 in
blue (part of) | 03.04.2014
125 years from
25.12.2013 | TGL397189 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony | | |
| 5 | 15.04.2014 | Apartment 7, 67 Green Dale
Edged and (First Floor)
numbered 1 in
blue (part of) | 27.03.2014
125 years from
25.12.2013 | TGL397460 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony | | |
| 6 | 22.04.2014 | Apartment 14, 67 Green Dale
Edged and (Second Floor)
numbered 1 in
blue (part of) | 28.03.2014
125 years from
25.12.2013 | TGL397656 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony | | |
| 7 | 29.04.2014 | Apartment 8, 67 Green Dale
Edged and (First Floor)
numbered 1 in
blue | 02.04.2014
125 years from
25.12.2013 | TGL398096 |
| | | NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony | | |

Schedule of notices of leases continued

8	30.04.2014 Edged and numbered 1 in blue (part of)	Apartment 16, 67 Green Dale (Second Floor)	17.04.2014 125 years from 25.12.2013	TGL398178
	NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony			
9	06.05.2014 Edged and numbered 1 in blue (part of)	Apartment 13, 67 Green Dale (Second Floor)	28.03.2014 125 years from 25.12.2013	TGL398409
	NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony			
10	16.05.2014 Edged and numbered 1 in blue (part of)	Apartment 12, 67 Green Dale (Second Floor)	10.04.2014 125 years from 25.12.2013	TGL399236
	NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony			
11	27.05.2014 Edged and numbered 1 in blue (part of) : Edged and numbered 3 in blue	Apartment 1, 67 Green Dale (Ground Floor)	09.05.2014 125 years from 25.12.2013	TGL399898
12	27.05.2014 Edged and numbered 1 in blue (part of): Edged and numbered 2 in blue	Apartment 2, 67 Green Dale (Ground Floor)	09.05.2014 125 years from 25.12.2013	TGL399900
13	27.05.2014 Edged and numbered 1 in blue (part of): Edged and numbered 4 in blue	Apartment 4, 67 Green Dale (Ground Floor)	09.05.2014 125 years from 25.12.2013	TGL399905
14	27.05.2014 Edged and numbered 1 in blue (part of)	Apartment 5, 67 Green Dale (Ground Floor)	09.05.2014 125 years from 25.12.2013	TGL399906
15	27.05.2014 Edged and numbered 1 in blue (part of): Edged and numbered 5 in blue	Apartment 3, 67 Green Dale (Ground Floor)	09.05.2014 125 years from 25.12.2013	TGL399907
16	05.06.2014 Edged and numbered 1 in blue (part of)	Apartment 15, 67 Green Dale (Second Floor)	28.03.2014 125 years from 25.12.2013	TGL400784
	NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony			
17	18.06.2014 Edged and numbered 1 in blue (part of)	Apartment 10, 67 Green Dale (First Floor)	28.03.2014 125 years from 25.12.2013	TGL402525
	NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony			
18	01.07.2014 Edged and numbered 1 in	Apartment 19, 67 Green Dale (Third Floor)	28.03.2014 125 years from 25.12.2013	TGL402230

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Schedule of notices of leases continued

blue (part of)

NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony

19	18.09.2014	Apartment 11, 67 Green Dale	28.03.2014	TGL407971
	Edged and	(First Floor)	125 years from	
	numbered 1 in		25.12.2013	

blue (part of)

NOTE: This lease grants the exclusive use of the airspace above the adjoining balcony

End of register