

Title Number : NGL740241

This title is dealt with by Land Registry, Croydon 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 APR 2013 at 15:06:27 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	: NGL740241
Address of Property	: 73 Chester Square
Price Stated	: £2,395,807
Registered Owner(s)	: BAKELAND PROPERTY COMPANY LIMITED (incorporated in British Virgin Islands)(UK Regn. No. British) of Essanestrasse 91, Po Box 341, L1-9492, Eschen, Liechtenstein and care of Collyer-Bristow (DPG), 4 Bedford Row, London WC1R 4DF.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 APR 2013 at 15:06:27. 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. 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.

CITY OF WESTMINSTER

- 1 (29.07.1996) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 73 Chester Square.

NOTE: The airspace above the building is excluded from the title.
- 2 (29.07.1996) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 12 July 1996
Term : 59 years and 167 days from 12 July 1996
Rent : £1300 (subject to review) and additional rent
Parties : (1) Grosvenor Estate Belgravia
(2) Bakeland Property Company Limited
- 3 (29.07.1996) 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 (29.07.1996) The lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (05.05.2006) PROPRIETOR: BAKELAND PROPERTY COMPANY LIMITED (incorporated in British Virgin Islands)(UK Regn. No. British) of Essanestrasse 91, Po Box 341, L1-9492, Eschen, Liechtenstein and care of Collyer-Bristow (DPG), 4 Bedford Row, London WC1R 4DF.
- 2 (05.05.2006) The price stated to have been paid on 29 March 2006 for the land in this title and in NGL688804 was £2,395,807.

C: Charges Register

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

- 1 (29.07.1996) The parts of the land affected thereby are subject to such easements and rights as any transfer of the freehold estate in neighbouring property has had the effect of granting by virtue of section 10(2)(i) of the Leasehold Reform Act 1967.
- 2 (07.12.1992) Lease dated 18 October 1991 to Bakeland Property Company Limited from 18 October 1991 to 25 December 2030.

NOTE: Lessees title registered under NGL688804.

End of register