

Title Number : 424038

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 17 MAY 2011 at 12:26:20 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	: 424038
Address of Property	: 8 Pilgrims Lane, London (NW3 1SL)
Price Stated	: £3,600,000
Registered Owner(s)	: MONSURU OLAOYE OLAOLUWA ABIOLA of 8 Pilgrims Lane, London NW3 1SL and of Flat 4L, Block 4, Portman Mansions, Chiltern Street, London W1U 6NS.
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 17 MAY 2011 at 12:26:20. 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.

This copy is not 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

CAMDEN

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Pilgrims Lane, London (NW3 1SL).

2 The land has the benefit of an agreement dated 3rd June 1920 and made between (1) Edwin Lunnon Greaves (the then owner of the northern part of the land in this title) (2) Frederick George Chandler (the then owner of the land on the north east known as 4 Downshire Hill) whereby it is declared and agreed that "the said Frederick George Chandler and persons deriving title under him shall not become entitled to any right of light or air which would restrict or interfere with the free use of the said land or gardens of the said Edwin Lunnon Greaves by him or by persons deriving title under him for building or other purposes."

3 A Transfer of the land in this title dated 29 June 1932 made between (1) Jacqueline Josephine Julie Arnold, Montie Phillip Arnold and Harry Hesford and (2) Arthur William Evans contains the following provision:-

"It is hereby declared that the strip of land coloured brown on the accompanying plan which comprises a gully or drain to the premises coloured red on the said plan and to the garages situated on the remainder of the land comprised in Title No. 289737 and half of a containing wall to the north of such gully is not included in the present Transfer and the Transferors as owners of the said garages acknowledge that they are responsible for the upkeep of the said gully or drain the said wall being a party wall and being kept in repair at the joint cost of the owners for the time being of the land on each side thereof."

NOTE: The land coloured brown is tinted brown on the filed plan, the land coloured red is tinted red on the filed plan and the remainder of the land comprised in Title 289737 is tinted blue on the filed plan.

4 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.

5 In addition to the land so edged and numbered in green so much of the land numbered 1 on the filed plan as lies at and above a level equivalent to a horizontal plans being six feet six inches above the existing level of the upper surface of the floor in the entrance hall of the house known as 8 Pilgrim's Lane immediately adjacent to the front door thereof has been removed from the title and registered under title number LN248108.

6 (28.03.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

7 (22.06.2009) The land has the benefit of the rights contained in a Transfer of the land edged and numbered NGL904903 in green on the title plan dated 10 June 2009 made between (1) Stefan Lacey and Peter Stephen Levy and (2) Uri Fruchtmann.

A: Property Register continued

NOTE: Copy filed under NGL904903.

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 (18.03.2010) PROPRIETOR: MONSURU OLAOYE OLAOLUWA ABIOLA of 8 Pilgrims Lane, London NW3 1SL and of Flat 4L, Block 4, Portman Mansions, Chiltern Street, London W1U 6NS.
- 2 (18.03.2010) The price stated to have been paid on 5 March 2010 was £3,600,000.

C: Charges Register

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

- 1 Such parts of the land as are affected thereby are subject to the following rights contained in a Transfer dated 23 February 1945 of No. 4, Downshire Hill, made between (1) Arthur William Evans (Vendor) and (2) Alexander George Gibson (Purchaser)

"TOGETHER with full and free right and liberty in common with all others having the like right for the Purchaser and his successors in title owner or owners for the time being of the property hereby transferred at all times and for all purposes in connection with the use and occupation of the property hereby transferred but no further or otherwise to pass and repass on foot along and over the private road or way coloured green on the plan hereto annexed at the rear of the adjoining premises of the Vendor known as No. 8 Pilgrim's Lane (Title No. 424038) from the property hereby transferred into Pilgrim's Lane aforesaid AND TOGETHER ALSO with the right for the Purchaser and his successors in title owner or owners for the time being of the property hereby transferred within twelve months from the date hereof to erect and for ever afterwards maintain on the adjoining property of the Vendor known as No. 8 Pilgrim's Lane aforesaid a brick pier 13" (measured along the boundary of the land) by 4" (measured from the said boundary into the adjoining land) supporting the end of the lintel over the doors of the garage of the property hereby transferred such pier to be in the position shown by a green dot on the said plan and thereon marked "Brick Pier" the Purchaser making good any damage now or hereafter caused to the Vendor's wall or hedge by the erection or maintenance of such pier."

NOTE: The private road or way coloured green referred to is hatched blue on the filed plan and the green dot and "Brick Pier" referred to are at the point marked A on the filed plan.

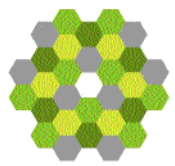
- 2 The parts of the land affected thereby are subject to the following rights granted by a Transfer of the land edged and numbered LN248108 in green on the filed plan dated 13 January 1965 made between (1) Max Lacey (Transferor) and (2) Ingeborgstua Properties Limited (Transferee):-

"TOGETHER with the right for the Transferee at all reasonable times and by prior appointment to enter upon the land remaining in title number 424038 for the purpose of repairing or maintaining such parts of any building or fences which may at any time within twenty one years after the date hereof be erected on the land hereby transferred but only to the extent that such repairs and maintenance cannot be effected without such entry the Transferee making good any damage caused to the said remaining land by the

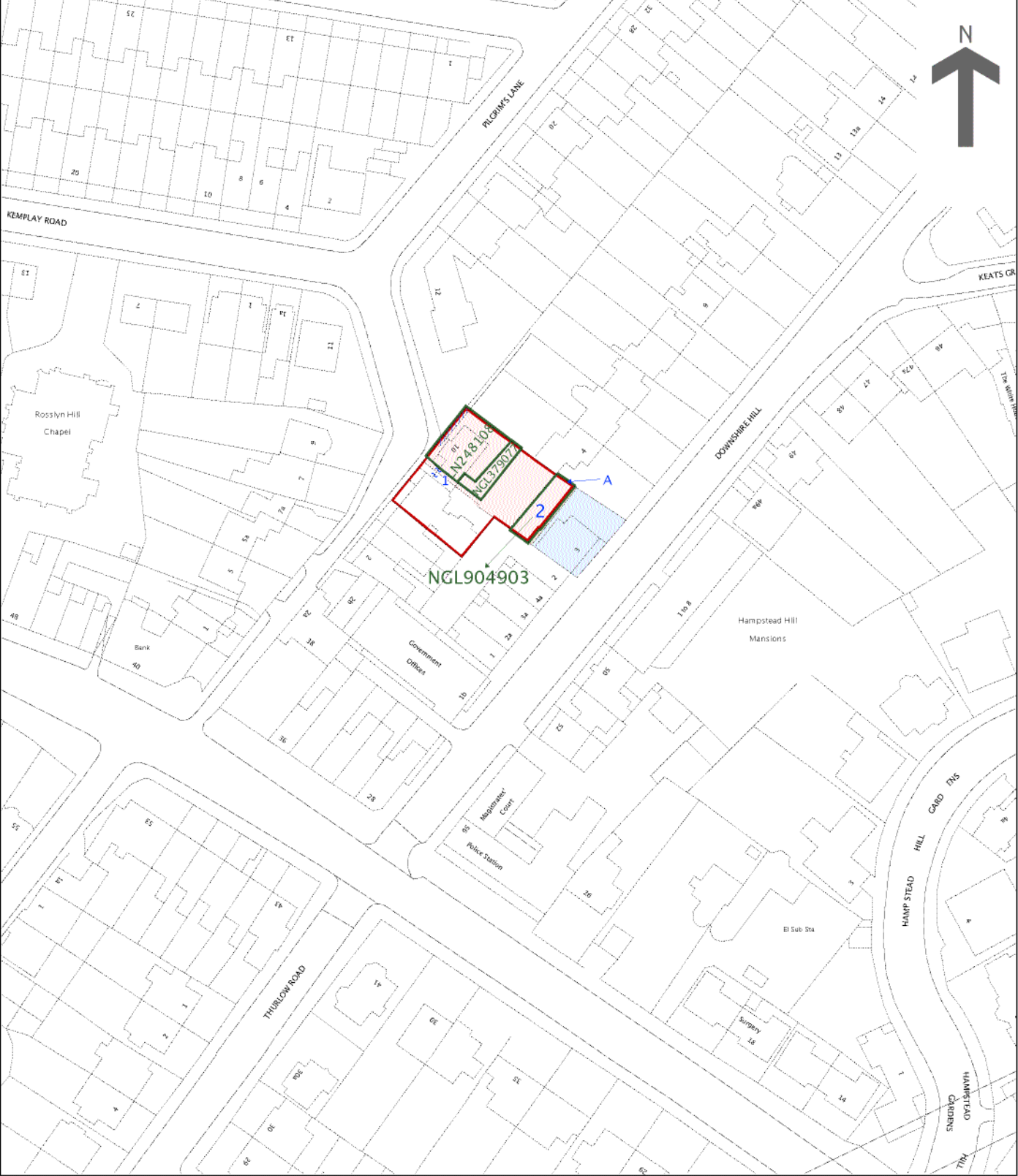
C: Charges Register continued

exercise of this right being part of the land comprised in the title above mentioned."

End of register



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 17 MAY 2011 at 12:26:20. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

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