

## STATUTORY DECLARATION

Relating to the use of Basement and Ground Floor, 31 Neal Street, London, WC2H 9PR

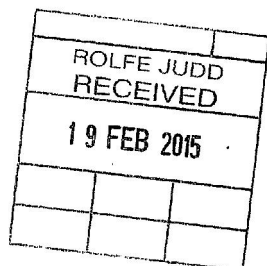
I Tom Welton of Fox Covert, Keepers Lane, Hyde Heath, Amersham, Buckinghamshire, HP6 5RJ, do solemnly and sincerely declare as follows:

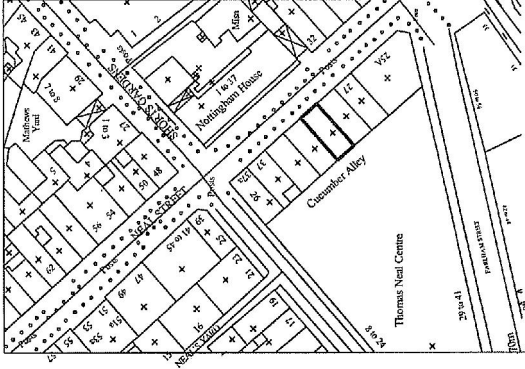
1. I am the Executive Director of Shaftesbury Plc. (the "Company") and have been in continual employment with the Company since being appointed on 01 October 1997. During this time I have been involved with the executive management of all properties acquired by the Company and its subsidiary company Shaftesbury Covent Garden Limited.
2. I confirm Shaftesbury Plc owns the freehold interest of 31 Neal Street, London, WC2H 9PR (the "Property"). This declaration relates solely to the basement and ground floor of the Property (as indicated on the attached plans).
3. The Company acquired the property in February 2008, but has also owned the adjacent Thomas Neal's Centre immediately behind the subject property since April 2008.
4. Given the above in my capacity of Executive Director, I have extensive knowledge of the Property dating back the last 10 years. I am well qualified and able to describe and comment upon the nature of use carried out within the Property.
5. I am able to confirm that since April 1999 the Property has been in continuous use as a restaurant; as designated under Use Class A3 of the Town and Country Planning Act (Use Classes) Order 1987 (as amended).

AND I MAKE THIS DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED AT 38A Monmouth Street, WC2H 9EP  
BY Tom Welton SIGNED. [Redacted]  
DAY OF 19 May 2015  
BEFORE ME [Redacted] SIGNED. [Redacted]  
SOLICITOR / COMMISSIONER FOR OATHS

Thomas and Thomas Partners LLP  
38a Monmouth Street  
London, WC2H 9EP





Basement & Ground Floor Plans  
As Existing

31 Neal Street, London WC2H

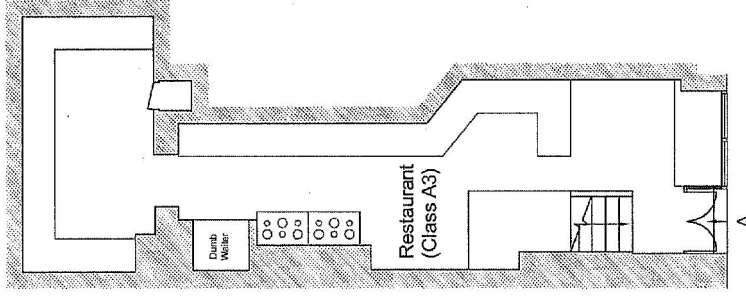
Certificate of Lawfulness  
Date: Feb' 2015  
Scale: 1:100 @ A4

Shaffesbury Covent Garden Ltd  
21915-Col

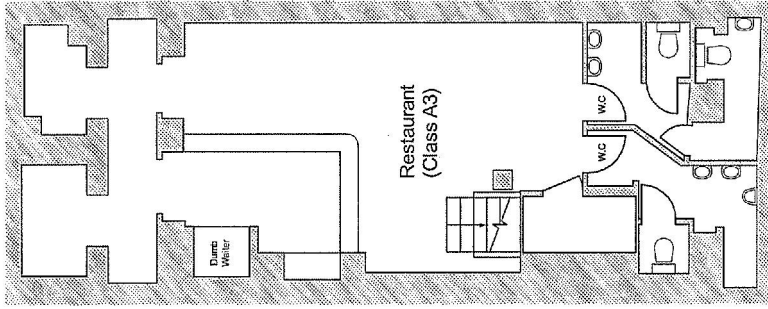


1 SANDWICH STREET  
LONDON WC1H 9PF

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Ground Floor  
Area: 39.2m<sup>2</sup>



Basement Floor Plan  
Area: 55.5m<sup>2</sup>

