

COMPLETION STATEMENT

PURCHASE OF FREEHOLD TO 50c RED LION STREET, LONDON WC1

CLIENT: MS JOCELYN BURTON

COMPLETION DATE: 31ST JULY 1998

Purchase price of property including apportioned rent from 25th to 31st July 1998	125,230.14
Russell Jones & Walker's fees & disbursements regarding purchase and application for possessory title	3,310.53
Less:	
Mortgage advance received from Midland	108,472.00
Deposit and insurance premium monies received on account	12,812.00
Balance required from you to complete:	<u>£7,256.67</u>

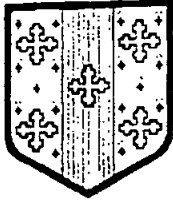
Please let us have a cheque in respect of the monies due allowing three working days for clearance or alternatively telegraphically transfer the balance due to our account on the day before completion.

Our Bank details are:

National Westminster Bank Plc
266 Pentonville Road
LONDON N1

Client Account No 06805361
Sort Code: 60 12 14

BIRKENHEAD



HALDANE



HALSBURY



CAIRNS



SELBORNE



WESTBURY



HM Land Registry

This is to certify

that the charge within is registered at HM Land Registry against the title number stated in the register.

There are also contained in this certificate office copies of the entries in the register and of the official plan and, where so indicated in the register, of documents filed in the Land Registry.

Under section 68 of the Land Registration Act, 1925 and rule 264 of the Land Registration Rules, 1925 this certificate shall be admissible as evidence of the matters contained herein and must be produced to the Chief Land Registrar in the circumstances set out in section 64 of the said Act.

Until such time as the registration of the charge is cancelled the Land Certificate is retained at HM Land Registry pursuant to section 65 of the said Act.



WARNING

All persons are cautioned against altering, adding to or otherwise tampering with either this certificate or any document annexed to it.



HM Land Registry

Edition date : 12 August 1998

Entry No.	A. PROPERTY REGISTER <small>containing the description of the registered land and the estate comprised in the Title</small>	
	CAMDEN 1. (17 April 1948) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 50C Red Lion Street, Holborn, (WC1R 4PF). 2. The land has the benefit of the following rights granted by a Transfer of the land in this title dated 19 March 1965 made between (1) Edward Lovick Graham Burton and Charles Kenneth Quin and (2) Champion John Napier Russell:- "Together with such right of way over the yard and passageway leading to Red Lion Street as has been used by the owners and occupiers of the hereby transferred property in common with others having a like right for upwards of sixty years last past."	

Entry No.	B. PROPRIETORSHIP REGISTER <small>stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof</small>	
	TITLE ABSOLUTE	
	1. (12 August 1998) Proprietor: SARA JOCELYN MARGARITA ELISSA BURTON of 50C Red Lion Street, London WC1R 4PF. 2. (12 August 1998) A Transfer of the land in this title dated 31 July 1998 made between (1) Champion John Napier Russell (Transferor) and (2) Sara Jocelyn Margarita Elissa Burton (Transferee) contains Purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto. 3. (12 August 1998) RESTRICTION: Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 31 July 1998 in favour of Midland Bank PLC referred to in the Charges Register.	

Item No.	SCHEDULE OF PERSONAL COVENANTS	
1.	The following are details of the personal covenants contained in the Transfer dated 31 July 1998 referred to in the Proprietorship Register:- "The Transferee hereby covenants with the Transferor to indemnify the Transferor fully and effectively and keep the Transferor fully and	



HM Land Registry

Item No.	SCHEDULE OF PERSONAL COVENANTS (continued)	
	effectively indemnified in respect of any obligation of the Transferor relating to the Lease dated 7th May 1992 between (1) The Transferor and (2) the Transferee the future breach non-performance or non-observance of which would expose the Transferor to liability notwithstanding the Transfer of the Property to the Transferee." <i>NOTE:-Lease not filed.</i>	

Entry No.	C. CHARGES REGISTER <small>containing charges, incumbrances etc, adversely affecting the land and registered dealings therewith</small>	
1.	(12 August 1998) REGISTERED CHARGE dated 31 July 1998 to secure the moneys including the further advances therein mentioned.	
2.	(12 August 1998) Proprietor: MIDLAND BANK PLC (Co. Regn. No. 14259) 40-41-42 of Mortgage Service Centre, Courtwood House, Silver Street Head, Sheffield S1 2QA.	

***** END OF REGISTER *****

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This certificate was officially examined with the register on 12 August 1998.

H.M. LAND REGISTRY

NGL 648323

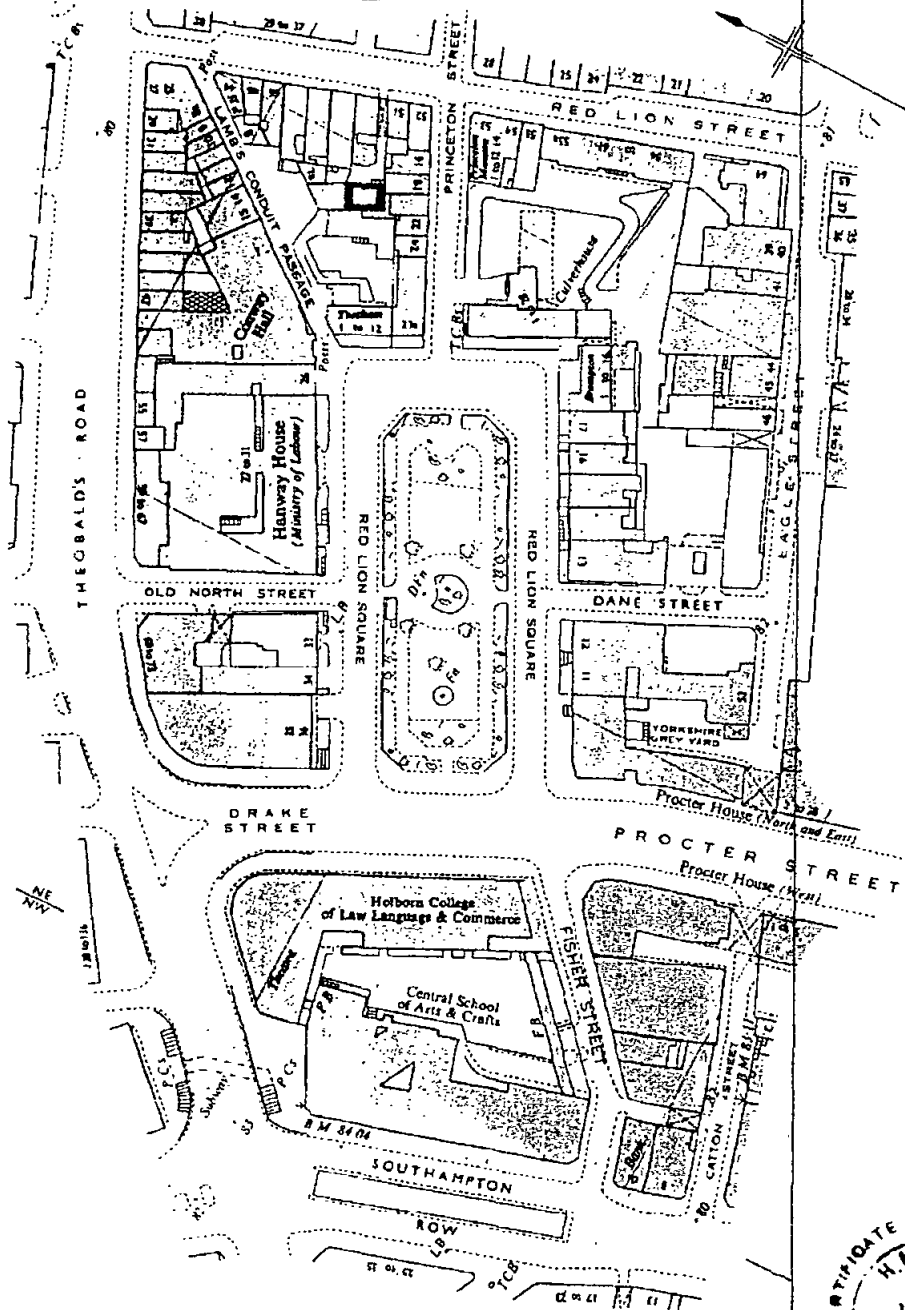
PLANNING SURVEY LN REFERENCE	COUNTY GREATER LONDON	SHEET	NATIONAL GRID TQ 3081	SECTION K
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Scale: 1/1250

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Old Reference LN VII 54 C

BOROUGH OF CAMDEN



CERTIFICATE COPY OF FILED PLAN
 H.M. LAND
 REGISTRY
 KB
 1.20

OFFICE COPY

This office copy shows the entries subsisting on the register on **16 OCTOBER 1997**. This date **must be quoted** as the 'search from date' in any official search application based on this copy.

Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.

Issued on 1 December 1997 by HM Land Registry. This title is administered by the **HARROW** District Land Registry.

Edition date : 11 June 1997

TITLE NUMBER : NGL18130

Entry No.	A. PROPERTY REGISTER <small>containing the description of the registered land and the estate comprised in the Title</small>	
	GREATER LONDON	LONDON BOROUGH CAMDEN
1.	The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Brampton, Culver House and Tresham, Red Lion Square, 53 to 64 Red Lion Street, land in Lamb's Conduit Passage and the sites of 48c, 49a, 47 to 51 Eagle Street, 22 to 28 (even) Dane Street and parts of 15 to 17 Red Lion Square, Holborn.	
2.	The land edged and lettered 'A' in red on the filed plan added to the title on 12 January 1971.	
3.	The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.	

Entry No.	B. PROPRIETORSHIP REGISTER <small>stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof</small>	
	TITLE ABSOLUTE	
1.	Proprietor: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN of Town Hall, Euston Road, London, NW1 2RU.	
2.	(28 January 1982) CAUTION affecting 16 Bramptons (Fourth Floor Flat) in favour of Henry Thirtell Watts and Mildred Watts, both of 16 Brampton, Red Lion Square, London, WC1.	

Entry No.	C. CHARGES REGISTER <small>containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith</small>	
1.	A Transfer of the land tinted pink on the filed plan dated 1 May 1929 made between (1) The Co-operative Permanent Building Society and (2) Clarence Hooper and others contains restrictive covenants. <i>NOTE: Copy filed.</i>	
2.	A Deed of Licence dated 22 October 1959 and made between (1) The Mayor Aldermen and Councillors of the Metropolitan Borough of Holborn and (2) Mullen and Lumsden Limited relates to grants of rights of way for the benefit of adjoining land over the part tinted blue on the filed plan and other land. <i>NOTE:- Copy filed under LN123830.</i>	

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Issued on 1 December 1997 by HM Land Registry. This title is administered by the **HARROW** District Land Registry.

TITLE NUMBER : NGL18130

Entry No.	C. CHARGES REGISTER (continued)
3.	The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of rights of way, passage and running of water soil gas and electricity, support and protection, user of passenger lift (if any) common gardens forecourts roadways pathways (if any), rights to place domestic waste in the place so designated and other rights as are granted by those leases.
4.	The Leases specified in the Schedule of Leases hereto which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed in Paragraph 2 of Schedule 2 of that Act.
5.	The land is subject for a term of 99 years from 20 June 1984 to the rights granted by a Deed of Grant dated 20 June 1984, made between (1) Mayor and Burgesses of The London Borough of Camden and (2) Trustees of The Bedford Charity.
	<i>NOTE:-Copy in Certificate.</i>
6.	The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed in Paragraph 2 of Schedule 6 of that Act.

SCHEDULE OF NOTICES OF LEASES				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
1.	25.9.1967	The Crown Public House, Dane Street	23.11.1966 99 years from 23.11.1966	NGL29531
2.	27.9.1982	7 Beaconsfield (Third Floor Flat)	26.7.1982 125 years from 26.7.1982	NGL434033
3.	1.11.1982	8 Hyltons (Second Floor Flat)	27.9.1982 125 years from 27.9.1982	NGL437318

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TITLE NUMBER : NGL18130

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
4.	25.9.1985	5 Beaconsfield (Second Floor Flat)	2.9.1985 125 years from 26.7.1985	NGL535752
5.	25.8.1987	12 Brampton (Third Floor Flat)	13.7.1987 125 years from 13.7.1987	NGL597243
6.	21.12.1988	13 Beaconsfield (Sixth Floor Flat)	15.8.1988 125 years from 26.7.1982	NGL624709
7.	14.6.1989	22 Culver House (Fourth Floor Flat)	2.5.1989 125 years from 2.5.1989	NGL639369
8.	14.6.1989	6 Culver House (First Floor Flat)	24.4.1989 125 years from 24.4.1989	NGL639372
9.	7.9.1989	8 Beckley (Second Floor Flat)	5.6.1989 125 years from 5.6.1989	NGL644005
10.	12.10.1989	7 Brampton (Second Floor Flat)	8.5.1989 125 years from 13.7.1987	NGL646010
11.	22.12.1989	21 Beckley (Third Floor Flat)	11.12.1989 125 years from 5.6.1989	NGL649373
12.	14.3.1990	7 Hyltons, 59A Red Lion Street (Second Floor Flat)	26.2.1990 125 years from 27.9.1987	NGL652345

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TITLE NUMBER : NGL18130

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
13.	26.3.1990	15 Culver House (Second Floor Flat)	12.2.1990 125 years from 24.4.1989	NGL652657
14.	23.4.1990	10 Beaconsfield House (Fourth Floor Flat)	2.4.1990 125 years from 26.7.1982	NGL653592
15.	30.5.1990	13 Culver House (First Floor Flat)	9.4.1990 125 years from 24.4.1989	NGL654933
16.	21.6.1990	17 Culver House (Third Floor Flat)	30.4.1990 125 years from 24.4.1989	NGL666357
17.	24.9.1990	3 Brampton (Ground Floor Flat)	27.8.1990 125 years from 13.7.1987	NGL671712
18.	3.1.1991	1 Hyltons (First Floor Flat)	26.11.1990 125 years from 27.9.1982	NGL676357
19.	11.2.1991	11 Tresham House (Fifth Floor Flat)	3.12.1990 125 years from 3.12.1990	NGL678240
20.	4.3.1991	16 Culver House (Third Floor Flat)	21.1.1991 125 years from 24.4.1989	NGL679113
21.	22.4.1991	14 Beckley House (Second Floor Flat)	4.3.1991 125 years from 5.6.1989	NGL681119

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TITLE NUMBER : NGL18130

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
22.	9.4.1992	9 Brampton (Second Floor Flat)	31.3.1992 125 years from 13.7.1987	NGL694865
23.	21.8.1992	1 Tresham (Ground Floor Flat)	17.8.1992 125 years from 3.12.1990	NGL699053
24.	24.8.1992	3 Tresham (First Floor Flat)	27.7.1992 125 years from 3.12.1990	NGL699142
25.	24.9.1992	3 Beaconsfield (First Floor Flat)	10.8.1992 125 years from 26.7.1992	NGL700366
26.	7.10.1992	1 Brampton (Ground Floor Flat)	21.9.1992 125 years from 13.7.1987	NGL700744
27.	1.10.1993	11 Culver House (Second Floor Flat)	20.9.1993 125 years from 24.4.1989	NGL710844
28.	11.2.1994	23 Culver House (Fourth Floor Flat)	7.2.1994 125 years from 24.4.1989	NGL715006
29.	27.6.1994	11 Brampton (Third Floor Flat)	30.5.1994 125 years from 13.7.1987	NGL718895
30.	7.7.1994	34 Beckley (Fifth Floor Flat)	20.6.1994 125 years from 5.6.1989	NGL719207

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TITLE NUMBER : NGL18130

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
31.	22.5.1995	21 Culver House (Fourth Floor Flat)	27.3.1995 125 years from 7.2.1994	NGL728202
32.	23.11.1995	4 Brampton (First Floor Flat)	13.11.1995 125 years from 13.7.1987	NGL733085
33.	29.4.1996	2 Culverhouse (Ground Floor Flat)	15.4.1996 125 years from 24.4.1989	NGL737399
34.	8.8.1996	28 Culverhouse (Fifth Floor Flat)	24.6.1996 125 years from 29.4.1989	NGL740576
35.	11.6.1997	14 Brampton (Fourth Floor Flat)	31.3.1997 125 years from 13.7.1987	NGL750329

***** END OF REGISTER *****

NOTE : A date at the beginning of an entry is the date on which the entry was made in the Register.

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This office copy shows the entries subsisting on the register on 28 NOVEMBER 1997. This date must be quoted as the 'search from date' in any official search application based on this copy.
Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.
Issued on 1 December 1997 by HM Land Registry. This title is administered by the HARROW District Land Registry.

Edition date : 18 August 1995

TITLE NUMBER : LN108802

Entry No.	A. PROPERTY REGISTER containing the description of the registered land and the estate comprised in the Title	
	GREATER LONDON	LONDON BOROUGH CAMDEN
1.	(30 July 1953) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 50 Red Lion Street.	
2.	(18 May 1989) Notice entered in pursuance of Rule 254 of the Land Registration Rules 1925 that the registered proprietor claims that the land in this title has the benefit of a right of way over the passageway at the side and the yard at the rear.	

Entry No.	B. PROPRIETORSHIP REGISTER stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof	
	TITLE ABSOLUTE	
1.	(11 June 1993) Proprietor: SAE YOUNG PARK of 24 Ruden Way, Epsom Downs, Surrey KT17 3LN.	
2.	(11 June 1993) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land or made in exercise of the power of sale in any Charge subsequent to that dated 28 May 1993 in favour of Cho Hung Bank referred to in the Charges Register is to be registered without the consent of the proprietor for the time being of the said Charge.	
3.	(18 August 1995) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 17 August 1995 in favour of Korea First Bank referred to in the Charges Register.	

Entry No.	C. CHARGES REGISTER containing charges, incumbrances etc, adversely affecting the land and registered dealings therewith	
1.	(11 June 1993) REGISTERED CHARGE dated 28 May 1993 to secure the moneys including the further advances therein mentioned.	
2.	(11 June 1993) Proprietor: CHO HUNG BANK of Plantation House, 31-35 Fenchurch Street, London EC3M 3DX.	
3.	(18 August 1995) REGISTERED CHARGE dated 17 August 1995 to secure the moneys including the further advances therein mentioned.	

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TITLE NUMBER : LN108802

Entry No.	C. CHARGES REGISTER (continued)
4.	(18 August 1995) Proprietor: KOREA FIRST BANK, London Branch of 80 Cannon Street, London EC4N 6HH.

***** END OF REGISTER *****

NOTE : A date at the beginning of an entry is the date on which the entry was made in the Register.