

Appendix 1



Official copy of register of title

Title number LN99289

Edition date 16.06.1995

- This official copy shows the entries on the register of title on 11 JAN 2018 at 16:27:51.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Jan 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

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- 1 (17.06.1933) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 30 Denning Road, Hampstead.

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 (21.05.1987) Proprietor: ISABELLE MARY HERSOV of 30 Denning Road, London NW3.

C: Charges Register

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

- 1 A Conveyance dated 2 March 1887 made between (1) The British Land Company Limited and (2) John Thomas contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 March 1887 referred to in the Charges Register:-

"The Vendors (as to so much of the land to which the said stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself and his assigns do respectively covenant and grant with and to each other and as to the Purchaser also with and to the owners or owner of any other land to which the benefit of the said stipulations is attached that the Covenantors and all persons claiming under them respectively will henceforth observe perform and comply with the said stipulations so far as the same relate either to the rights or to the duties of the

Schedule of restrictive covenants continued

Purchaser or persons claiming under him in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during their his or her joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed.

The said Stipulations

Stipulations relating to Lots 1 to 231 inclusive.

1. Fences. Each purchaser is forthwith to make and afterwards to maintain the boundary fences next the roads and on the sides of his lot marked T within the boundary.

2. Building Lines. Nothing is to be erected within ten feet of any road except fences and those not more than six feet high but this stipulation does not apply to Lots 1 and 206.

3. Value of Buildings. No house or public building is to be erected of less value than Five hundred pounds. The value of a building is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.

4. Trades &c prohibited. No building shall be erected or used as a shop workshop warehouse or factory nor shall any trade or manufacture be carried on nor any operative machinery be fixed or placed upon any lot except lots 1, 106 and 206. The trade of an Innkeeper Victualler or Retailer of Wine Spirits or Beer is not to be carried on upon any lot except lot 106.

5. Mutual covenants. Each Conveyance shall contain covenants by the Vendors and the purchasers to observe the above stipulations with a proviso limiting the personal liability to the period of ownership. The covenant of the purchasers (in respect of the land conveyed) shall be with the Vendors and the other Owners of land in the same group and the covenant of the Vendors (in respect of so much of the land to which these stipulations relate as is included in the same group as the land conveyed) and remains vested in them shall be with the purchasers. For the purpose of this stipulation lots 1 to 41, 48 to 50 and 83 to 89 are one group, lots 42 to 47, 51 to 82 and 90 to 125 are another group and lots 126 to 231 are another group.

NOTE 1:-T marks referred to in paragraph 1, no boundary of the land in this title is so marked.

NOTE 2:-The land in this title formed part of lots 142, 143 and 144.

End of register