The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Land Registry

Official copy of register of title

Title number EX163877

Edition date 01.08.2011

- This official copy shows the entries on the register of title on 23 SEP 2011 at 15:44:06.
- 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 23 Sep 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry, Peterborough Office.

A: Property Register

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

SOUTHEND-ON-SEA

1 (14.08.1973) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 and 4A Genesta Road, Westcliff-on-Sea.

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 30 September 1905 referred to in the Charges Register:-

"And with the benefit of and subject to or right of combined drainage by a drain at the rear of and common to the said messuage and the other three messuages next to the west of Valkyrie Road into the public sewer in that road And a right of way over the passage coloured brown on the said plan to and from Genesta Road".

NOTE: The passage coloured brown referred to above is tinted brown on the title plan.

3 (03.02.2006) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (01.08.2011) PROPRIETOR: ROSS BURNS of Flat 5, Hamilton Grange, Crowstone Avenue, Westcliff-on-Sea, Essex SS0 8JT.

2 (01.08.2011) The price stated to have been paid on 13 July 2011 was £100,000.

C: Charges Register

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

1 A Conveyance of the land in this title dated 30 September 1905 made between (1) James Colbert Ingram (Vendor) (2) William John Ardlay and (3) George Chessher (Purchaser) 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 30 September 1905 referred to in the Changes Register.

"The Purchaser with intent to bind all persons in whom the said plot shall be for the time being be vested but so that every owner shall be personally liable under this covenant only during the period of his actual ownership hereby covenants with the Vendor and also as a separate covenant with the owners for the time being of the other portions of the said Southern Section that the Purchaser his heirs and assigns will observe and perform the said stipulations set out in the First Schedule hereto so far as the same apply to the plot hereby conveyed."

"THE FIRST SCHEDULE

STIPULATIONS

1. The Purchaser shall at his own expense within one month from the completion of his purchase erect and for ever afterwards maintain good and sufficient fences on the sides of the land marked T within the boundary.

2. No bricks or tiles shall be made nor any clay burnt on the land and no excavation shall be made so as to deprive any adjoining property of lateral support. No temporary hut or caravan shall be allowed to stand on the land.

3. No building or erection (other than a wall or fence not exceeding four feet six inches in height or bay windows or architectural features) shall be set upon the land nearer to the road in front thereof than the building line shown upon the plan.

4. No house shall be erected on the land of less value than £350 or of £600 per pair in prime cost of materials and labour of construction only estimated at lowest current prices. Not more than one house shall be erected on any plot.

5. No builing on the land shall be erected for or used as a shop of any description. No part of the land shall be occupied used or dealt with in any way to the prejudice or injury of or so as to be a nuisance or annoyance to adjoining or neighbouring property.

6. The Purchaser shall pay his proportion rateably to the frontage of the land of the expense of repairing the footpath and road adjoining the land until the same shall be taken over by the Corporation.

NOTE 1: T marks referred to in clause 1 affect the North Eastern and South Eastern boundaries of the land in this title

NOTE 2: No building line was shown on the plan supplied on first registration.

End of register