Title Number : EGL147315

This title is dealt with by Land Registry, Telford 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 3 MAR 2013 at 18:53:53 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	: EGL147315
Address of Property	: 53 Ashford Road, Newham
Price Stated	: Not Available
Registered Owner(s)	: NATHAN SENG KEE LEE of 53 Ashford Road, London , E6.
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 3 MAR 2013 at 18:53:53. 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.

NEWHAM

1 (24.10.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 53 Ashford Road, Newham.

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 (24.10.1984) PROPRIETOR: NATHAN SENG KEE LEE of 53 Ashford Road, London , E6.

C: Charges Register

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

1 A Conveyance of the land in this title and other land dated 9 July 1903 made between (1) John Henry Bethell (Vendor) and (2) Alfred John Bradley (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 9 July 1903 referred to in the Charges Register:-

Subject to the stipulations specified in First Schedule thereto.

COVENANT by Purchaser to observe perform and comply with said stipulations

THE FIRST SCHEDULE thereinbefore referred to

STIPULATIONS

1. FENCES. The Purchaser is to make within two months from date hereof and afterwards to maintain a good and sufficient close boarded fence or wall not exceeding 6 feet high and not less than 4 feet high on the sides of the land now conveyed marked T within the boundary and he is also to fence in the frontage with a suitable wall or fence of the same dimensions.

2. BUILDING LINES. Nothing is to be erected within 5 feet of any road except fences and those not more than 6 feet high and each house shall front towards Ashford Road.

Schedule of restrictive covenants continued

3. DESCRIPTION OF BUILDINGS. Dwellinghouses only may be erected on the land now conveyed and no house or erection thereon shall be used otherwise than for a private dwellinghouse. No trade business or manufacture shall be carried on thereon. No outbuildings or stables shall be erected and no hospital or asylum whether public or private shall be erected or carried on thereon.

4. VALUE OF BUILDINGS. No house shall be erected on the land now conveyed of less value than £200. The value of the house is the amount of its nett first cost in materials and labour of construction only estimated at the lowest current prices.

5. PROHIBITIONS. In particular the trade or business of an innkeeper seller of wine spirits or beer to be consumed either on or off the premises or a club where such liquors are consumed shall not be carried on upon the land now conveyed unless the same shall be expressly licensed by the Vendor for this purpose. No noxious or offensive trade or manufacture shall be carried on and no hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any booths shows swings or roundabouts shall be erected made placed or used or be allowed to remain on the said land nor shall it be used for the storage of building materials goods or rubbish and the Vendor or the owner or Owners of any of the land to which these stipulations shall relate may remove and dispose of any such erection or thing and for that puprose may enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

6. NO gravel sand or earth or other minerals shall be excavated or removed from the land now conveyed without the written consent of the Vendor (except such as shall be required and used in the erection of buildings on the land which the excavation takes place).

7. IN order to preserve the roads on the Vendors estate from increased wear and tear and to prevent the use thereof for the development of other estates no part of the land now conveyed shall at any time be formed or used as a way or portion of a way of any description from any other estate to any way already or hereafter to be made or laid out by the Vendor on the land to which these stipulations relate without his consent in writing first obtained.

8. The Vendor reserves the right to alter modify or waive by Deed at any time or times hereafter at his discretion any of the above stipulations or any part thereof as to the land thereby conveyed or any part thereof.

LASTLY for the purposes of these stipulations the expression The Vendor shall be deemed to include beside the Vendor himself his legal personal representatives for the time being or any other person to whom the benefit of the above mentioned stipulations may be expressly assigned by him or them.

NOTE: The 'T' marks referred to in clause 1 affects the southern boundary of the land in this title.

End of register