

Title Number : 397255

This title is dealt with by Land Registry, Birkenhead 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 25 APR 2012 at 16:12:01 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	: 397255
Address of Property	: West London Bowling Club Ground, Highlever Road, Kensington
Price Stated	: Not Available
Registered Owner(s)	: WEST LONDON BOWLING CLUB COMPANY LIMITED of 112A, Highlever Road, North Kensington, London, W10.
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 25 APR 2012 at 16:12:01. 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.

KENSINGTON AND CHELSEA

- 1 (18.11.1930) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being West London Bowling Club Ground, Highlever Road, Kensington.
- 2 The land has the benefit of the right of way and is subject to the reservations mentioned in a Conveyance thereof dated the 7 November 1930 and made between (1) William Herbert St. Quintin (Vendor) (2) Albert Edward Pearsall and Charles Henry Bates (Purchasers) and (3) West London Bowling Club Company Limited (Company) whereby the same was expressed to be conveyed.

"Together also with a right of way (in common with all other persons entitled thereto) from Highlever Road and the Triangle to the said piece of land over the passage shown on the said plan and coloured red and Together also with all ways watercourses easements and appurtenants to the said premises belonging Except and reserving to the vendor and all persons claiming under him the free passage and running of water and soil through all drains and channels within or under the said piece of land and premises".

NOTE:-The passage coloured red on the Conveyance plan is the passage connecting the north western corner of the land with Highlever Road.

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 (18.11.1930) Proprietor: WEST LONDON BOWLING CLUB COMPANY LIMITED of 112A, Highlever Road, North Kensington, London, W10.
- 2 (18.11.1930) RESTRICTION:-Except under an Order of the Registrar no charge is to be registered unless made in accordance with the provisions of the Memorandum and Articles of Association of West London Bowling Club Company Limited.

C: Charges Register

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

- 1 The land is subject to the following covenant contained in the Conveyance of the 7 November 1930 mentioned in the Property Register, so far as the same runs therewith or is capable of being legally annexed thereto namely:-

"THE Company with intent and so as to bind (so far as practicable)

C: Charges Register continued

the property hereby conveyed into whosoever hands the same may come but not so as to be liable for any breach of covenant committed after it shall have parted with all interest in the property in respect of which such breach shall occur hereby covenants with the vendor that the Company its successors and assigns will at all times hereafter observe and perform the stipulations and restrictions in relation to the property hereby conveyed which are set out in the Third Schedule hereto.

THE THIRD SCHEDULE above referred to

1. NOT at any time hereafter to erect any building whatever upon the said piece of land other than a pavilion or other building suitable for and to be used in connection with the said piece of land for the purposes hereinafter mentioned.

2. NOT at any time hereafter to use the said piece of land or permit the same to be used otherwise than as a Bowling Ground or as a Recreation Ground to be used in such manner as not to cause any nuisance or annoyance to the occupiers of the houses abutting on the said piece of land and not to use any buildings erected on the said piece of land or allow the same to be used for any other purpose than as a pavilion in connection with the said Bowling Ground or Recreation Ground.

3. At all times hereafter to pay or contribute a reasonable or proper share of the expenses of maintaining and keeping in repair the said passage way coloured red on the said plan annexed hereto leading from Highlever Road to the said piece of ground".

End of register