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Official copy of register of title

Title number K632247

Edition date 14.11.2011

- This official copy shows the entries on the register of title on 17 DEC 2012 at 09:45:34.
- 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 17 Dec 2012.
- 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, Nottingham Office.

A: Property Register

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

KENT : SHEPWAY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Caesars Way, Folkestone.
- 2 A Conveyance of the land tinted pink and other land dated 11 October 1934 made between (1) Stokes Bros. Limited and (2) The Right Honourable William Seventh Earl of Radnor is expressed to convey the same subject to and with the benefit of an Agreement and subject to rights.

NOTE: Copy filed under K146519.

- 3 The land tinted pink on the filed plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 30 November 1961 referred to in the Charges Register.
- 4 The Conveyance dated 30 November 1961 referred to above contains provisions as to light or air and boundary structures.
- 5 The land has the benefit of the following rights granted by the Transfer dated 1 May 1987 referred to in the Charges Register:-

"FOR the benefit of the land hereby transferred comprising part of the Title above mentioned and also for the benefit of the remainder of the land hereby transferred Lambs hereby grant to the Transferee the right specified in the Second Schedule hereto SUBJECT to the right of the Council to interrupt such rights granted when carrying out works necessary for the construction of a highway between the points marked 'X' and 'Y' on plan number 2 attached hereto.

THE SECOND SCHEDULE before referred to

(a) Full right and liberty at all times hereafter and for all purposes with or without vehicles to go pass and repass over and along the proposed highway between the points marked 'X' and 'Y' on plan number 2 attached hereto

A: Property Register continued

(b) The right within eighty years from the date hereof (which dated shall be the perpetuity period applicable hereunder) to lay and thereafter maintain drains sewers mains cables pipes wires conduits and services (hereinafter called "the conducting media") between the said points marked 'X' and 'Y' on plan number 2 attached hereto together with all necessary ancillary rights of entry with or without workmen for the purpose of exercising this right

(c) The right to the free passage and running of water soil electricity gas telecommunications and services through any conducting media to be laid under over through or along the property between the said points marked 'X' and 'Y'

(d) The right with or without workmen to enter upon the property between the said points marked 'X' and 'Y' for the purpose of laying maintaining repairing renewing and cleansing the conducting media doing as little damage as possible and making good all damage caused in the exercise of this right."

NOTE: The points marked X and Y referred to are marked A and B respectively on the filed plan.

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 (07.10.2009) PROPRIETOR: RAINSTORM (FOLKESTONE 1) LIMITED (Co. Regn. No. 6977370) of International House, Yarmouth Place, London W1J 7BU.
- 2 (07.10.2009) The price stated to have been paid on 17 September 2009 was £677,000.
- 3 (07.10.2009) The Transfer to the proprietor contains a covenant to observe and perform the matters referred to in the Register and of indemnity in respect thereof.
- 4 (07.10.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 September 2009 in favour of Ravensbourne Holding S.a. r.l. referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan and other land dated 30 November 1961 made between (1) The Right Honourable William (Seventh) Earl of Radnor and (2) F.W. Maul & Son Limited contains restrictive covenants.

NOTE: Copy filed under K146519

- 2 A Transfer of the land in this title dated 1 May 1987 made between (1) W.T. Lamb Holdings Limited (2) The District Council of Shepway and (3) Silver Spring Mineral Water Company Limited (Transferee) contains the following covenants:-

"PURSUANT to Section 52 of the Town and Country Planning Act 1971 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and Section 111 of the Local Government Act 1972 and all other powers enabling and for the benefit and protection of the Transferors' retained land or any part or parts thereof and so as to bind so far as may be the property hereby transferred (save the portion coloured blue on plan number 1 attached hereto) into whosoever hands the same may come (but not so as to render the Transferee personally liable for any breach after it shall have parted with all of its interest therein) the

C: Charges Register continued

Transferee hereby covenants with the Transferors and all persons deriving title under them that it will at all times hereafter observe and perform the restrictions and stipulations contained in the Third Schedule hereto.

THE THIRD SCHEDULE before referred to

(a) To use the property hereby transferred for industrial purposes and no other use whatsoever

(b) To use and occupy the property hereby transferred as a single commercial unit."

NOTE: The land coloured blue referred to is tinted pink and tinted blue on the filed plan.

- 3 The land is subject to the following rights reserved by the Transfer dated 1 May 1987 referred to above:-

"THERE is excepted and reserved to Lambs for the benefit of their adjoining land and the owners and occupiers for the time being thereof to the passage and running of clean surface water through the ditch the approximate position whereof is shown with a brown line on plan number 1 attached hereto and the right to enter upon the property hereby transferred for the purpose of cleaning the said ditch."

NOTE: The brown line referred to is between the points lettered C and D on the filed plan.

- 4 (07.10.2009) REGISTERED CHARGE dated 17 September 2009.

- 5 (07.10.2009) Proprietor: Ravensbourne Holding S.a. r.l. (incorporated in Luxembourg) of 46A, avenue J.-F. Kennedy, L-1855, Luxembourg.

- 6 (08.04.2010) By a Deed dated 11 March 2010 made between (1) W. T. Lamb Holdings Limited (2) W. T. Lamb Properties Limited and (3) Rainstorm (Folkestone 3) Limited the covenants contained in the Conveyance dated 1 May 1987 referred to above were expressed to be released.

NOTE: Copy filed.

- 7 (14.11.2011) A Deed dated 25 October 2011 made between (1) The Right Honourable William Ninth Earl Of Radnor, The Honourable Peter John Pleydell-Bouverie and Susan Anne Laing and (2) Rainstorm Holding SARL relates to the grant and release of various matters as therein mentioned.

NOTE:-Copy filed under K965344.

End of register