

Title Number : DN344613

This title is dealt with by Land Registry, Plymouth 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 22 JAN 2007 at 12:45:22 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	: DN344613
Address of Property	: land and buildings on the west side of Vanpost Hill, Tiverton
Price Stated	: £2,400
Registered Owner(s)	: MARK GERHARD of Flat 4, 11 Queens Avenue, London N10 3PE
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 22 JAN 2007 at 12:45:22. 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.

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TITLE NUMBER : DN344613  
A PROPERTY REGISTER

This register describes the land and estate comprised in the title.  
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DEVON : MID DEVON

- 1 (15.07.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the west side of Vanpost Hill, Tiverton.
- 2 (15.07.1994) The land tinted yellow on the filed plan has the benefit of the following rights granted by a conveyance thereof dated 25 August 1954 made between (1) Herbert James Babbage (Vendor) (2) National Provincial Bank Limited and (3) The Secretary of State for Air (Purchaser):-

"TOGETHER with the right for the Purchaser and his successors in title owners or occupiers for the time being of the property hereby conveyed in common with the Vendor and his successors in title at all times and for all purposes to go pass and repass on foot only over and along the strip of land three feet wide delineated on the said plan and thereon coloured brown."

NOTE:-The land coloured brown is tinted brown on the filed plan.

- 3 (15.07.1994) The land tinted pink on the filed plan has the benefit of the following rights granted by a Conveyance thereof dated 17 August 1959 made between (1) Herbert James Babbage (Vendor) (2) National Provincial Bank Limited (Bank) and (3) The Secretary of State for Air (Purchaser):-

"Together with the right for the Purchaser and his successors in title owners or occupiers for the time being of the property hereby conveyed in common with the Vendor and his successors in title at all times and for all purposes to go pass and repass on foot only over and along the strip of land three feet wide delineate on the said plan and thereon coloured brown."

NOTE:-The land coloured brown is tinted brown on the filed plan.

END OF A REGISTER

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TITLE NUMBER : DN344613  
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  
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- 1 (30.11.2005) PROPRIETOR: %MARK GERHARD% of Flat 4, 11 Queens Avenue, \*London\* N10 3PE.
- 2 (15.07.1994) The Conveyance dated 17 August 1959 referred to in the Property Register contains a Purchaser's personal covenant details of which are set out in the schedule of personal covenants hereto. The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.
- 3 (15.07.1994) A Transfer of the land in this title dated 17 March 1994 made between (1) Secretary of State for Defence (Vendor) and (2) James Anthony Allen (Purchaser) contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto. The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.
- 4 (30.11.2005) The price stated to have been paid on 26 May 2006 was £2,400.
- 5 (30.11.2005) A Transfer of the land in this title dated 26 May 2005 made between (1) Crown Castle Communications Limited and (2) Mark Gerhard contains purchaser's personal covenants.

-NOTE: Copy filed.

- 6 (30.11.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate within ten years from the date of the Transfer dated 26 May 2005 made between (1) Crown Castle Communications Limited ("Transferor") and (2) Mark Gerhard ("the Transfer") is to be completed by registration without a written consent signed on behalf of Crown Castle Communications Limited of Warwick Technology Park, Gallows Hill, Warwick CV34 6TN by its secretary or conveyancer or without a certificate signed by the Transferor's solicitor of Legal Department, Warwick Technology Park, Gallows Hill, Warwick CV34 6TN that the said disposition either:

(i) is not a Trigger Event as defined in clause 12 of the Transfer; or

(ii) is a Trigger Event as so defined but all Overage due and arising out of such Trigger Event pursuant to the provisions of the Transfer has been paid in full and no dispute or matter relating thereto remains outstanding;

and, in both cases,

(i) the person applying for the registration has entered into the Deed of Covenant required by clause 12.8 of the Transfer; and

(ii) the Transferor has received written notification of the intended disposal at its registered office together with a full copy of the deed creating the disposal.

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TITLE NUMBER : DN344613  
SCHEDULE OF PERSONAL COVENANTS  
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1 The following are details of the personal covenants contained in the Conveyance dated 17 August 1959 referred to in the Proprietorship Register:-

"THE Purchaser hereby covenants with the Vendor and his successors in title owner or owners for the time being of the remainder of Ordnance Survey Number 3158 that he will forthwith erect and forever thereafter maintain a concrete post and wire fence of seven strands at nine feet centres on the northern southern and western boundaries of the property hereby conveyed."

2 The following are details of the personal covenants contained in the Conveyance dated 17 March 1994 referred to in the Proprietorship Register:-

"THE Purchaser hereby covenants with the Vendor as follows:

(a) that he the Purchaser will make no claim for injury (including injury resulting in death) or loss of or damage to any property against the Crown or any officer agent servant workman or contractor employed by the Crown in respect of or arising out of or in any way connected with the state or condition of the said property or the existence or presence of any work or thing on in under or over the said property and whether in respect of any negligence on the part of the Crown or any persons for whom the Crown is responsible breach of statutory duty or other duty or otherwise and that the Crown shall be under no liability in respect of any such injury loss or damage

(b) that he the Purchaser will indemnify the Crown and any servant or agent of the Crown against all liabilities claims actions proceedings demands costs charges and expenses which may be incurred by or made against the Crown or any servant or agent of the Crown in respect of any injury (including injury resulting in death) or loss of or damage to any property by reason of or arising out of or in any way connected with the state or condition of the said property or any act works or operations of any kind whatsoever on in under or over the said property or in the vicinity of the said property and whether in respect of any negligence on the part of the Crown or any other person for whom the Crown is responsible breach of statutory duty or otherwise and this indemnity shall extend to indemnify the Crown against all payments made by the Crown of sums paid to its servants or agents (whether or not they are paid in pursuance of a legally enforceable obligation) for the purpose of indemnifying them against any such liabilities claims actions proceedings demands costs charges or expenses as aforesaid."

END OF REGISTER

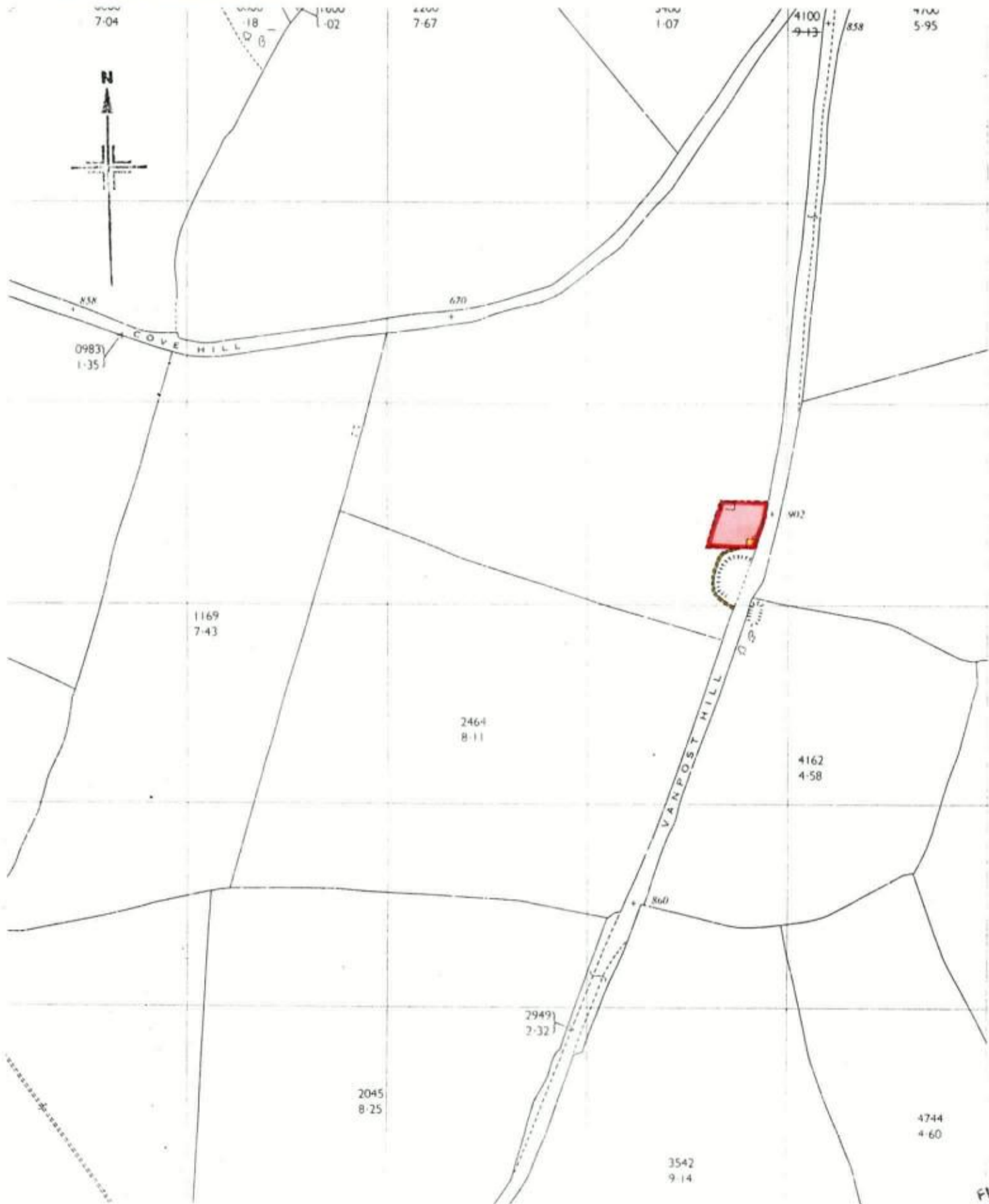
NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.

<b>H.M. LAND REGISTRY</b>		TITLE NUMBER
		<b>DN344613</b>
ORDNANCE SURVEY PLAN REFERENCE	SS 9718	Scale 1/2500
COUNTY DEVON	DISTRICT MID. DEVON	© Crown copyright 19

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.



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