

Title Number : TES18695

This title is dealt with by Land Registry, Durham (Southfield) 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 20 JUN 2006 at 10:50:57 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	: TES18695
Address of Property	: 8 Warren Street, Middlesbrough (TS1 4EZ)
Price Stated	: Not Available
Registered Owner(s)	: ERIMUS HOUSING LIMITED of 4th Floor, Centre North East, 73-75 Albert Road, Middlesbrough TS1 2RU
Lender(s)	: PRUDENTIAL TRUSTEE COMPANY LIMITED

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 JUN 2006 at 10:50:57. 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 : TES18695
A PROPERTY REGISTER

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

MIDDLESBROUGH

- 1 (15.06.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Warren Street, Middlesbrough (TS1 4EZ).
- 2 The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 The Conveyance dated 23 May 1895 referred to above contains the following provision:-

IT WAS THEREBY AGREED AND DECLARED by and between the said Stephen Day and the said Henry Simon that the wall on the Southern side of the said piece or parcel of land firstly thereinbefore described and the walls on the northern and southern sides respectively of the said piece or parcel of land secondly thereinbefore described should be and forever thereafter remain party walls and be maintained as such

NOTE: The southern boundary of the land in this title forms the southern side of the land firstly described referred to.

- 4 (16.02.2005) By Transfers of adjacent or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land has the benefit of and is subject to the easements and other rights prescribed by those Acts
- 5 (16.02.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 15 November 2004 referred to in the Charges Register.

END OF A REGISTER

TITLE NUMBER : TES18695
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 (16.02.2005) PROPRIETOR: #ERIMUS HOUSING LIMITED# (Co. Regn. No. 4619469) of 4th Floor, Centre North East, 73-75 Albert Road, Middlesbrough TS1 2RU.
- 2 (16.02.2005) RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.
- 3 (16.02.2005) RESTRICTION: No disposition by the proprietor of the registered estate or in exercise of the power of sale or leasing in any registered charge (except an exempt disposal as defined by section 81(8) of the Housing Act 1988) is to be registered without the consent of the Secretary of State to that disposition under the provisions of section 133 of that Act.
- 4 (16.02.2005) RESTRICTION: No disposition (except a transfer) of a qualifying dwellinghouse (except to a qualifying person or persons) is to be registered without the consent of the Secretary of State given under section 171D(2) of the Housing Act 1985 as it applies by virtue of the Housing (Preservation of Right to Buy) Regulations 1993.
- 5 (16.02.2005) RESTRICTION: No disposition by the proprietor of the estate is to be registered without the consent of the Housing Corporation when such consent is required under the provisions of section 9 of the Housing Act 1996.
- 6 (06.04.2005) 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 created by the Security Agreement dated 15 November 2004 referred to in the Charges Register.

END OF B REGISTER

TITLE NUMBER : TES18695
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 23 May 1895 made between (1) The Owners of The Middlesbrough Estate Limited (Company) (2) Stephen Day and (3) Henry Simon contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (16.02.2005) A Transfer of the land in this title and other land dated 15 November 2004 made between (1) The Council of the Borough of Middlesbrough and (2) Erimus Housing Limited contains covenants.

-NOTE: Copy filed under CE179733.

3 (16.02.2005) Such dwellinghouses as are listed below are the subject of a preserved right to buy entered on the register on the date shown in favour of qualifying persons within the meaning of Part V of the Housing Act 1985 as it applies by virtue of regulations under section 171C of that Act

Description of Qualifying Dwellinghouse	Date of Entry of Notice
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8 Warren Street	16.2.2005
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4 (06.04.2005) REGISTERED CHARGE contained in a Security Agreement dated 15 November 2004 as rectified by a Deed of Rectification dated 18 March 2005 affecting also other titles.

NOTE: Charge reference CE180305.

5 (06.04.2005) Proprietor: #PRUDENTIAL TRUSTEE COMPANY LIMITED# (Co. Regn. No. 1863305) of Laurence Poutney Hill, London EC4R 0HH.

TITLE NUMBER : TES18695
SCHEDULE OF RESTRICTIVE COVENANTS

1 The following are details of the covenants contained in the Conveyance dated 23 May 1895 referred to in the Charges Register:-

Henry Simon did thereby covenant with the Company in manner following (that was to say)

THAT a block plan of the said premises (if not already submitted) should be submitted by the said Henry Simon to the Streets Committee of the Middlesbrough Corporation for approval as to details in laying out branch sewers and flagging the said Streets called Warren and Walpole Street and paving the said back passages

AND THAT any boundary walls which might be erected by the said Henry Simon should be built entirely on such part of the land as shall not be reserved for a back passage and should not be built either wholly or partly on any adjoining land nor should any window doorway or other opening be placed or made therein except by and with the consent in writing of the owner of such adjoining land under a penalty to the Company their successors or assigns of £5 for every square yard of land so built upon or for each such window doorway or other opening placed therein but payment of such penalty should not give to the person paying the same any right to use the wall door window or other opening for which penalty should have been paid or incurred

AND THAT the said Henry Simon his heirs and assigns owners and occupiers

for the time being of the said premises as should not without the written consent of the Company their successors or assigns use or permit to be used or exercised in or upon the said pieces or parcels of land or any building thereon any trade business or employment which was or might be deemed by the Company their successors or assigns to be a public or private nuisance or for the storage manufacture or sale of ale beer wine spirtuous liquor or spirit nor allow to be erected thereon any wooden or other hoarding for Bill posting.

AND THAT all plans and designs of houses buildings walls fences and palisades to be erected on the said piece or parcel of land should be subject to the approval of the Company their successors or assigns or their Secretary and a copy of tracing cloth of such plans and designs deposited at the office of the Company their successors or assigns before the commencement of any erection and no alterations or additions in the design of such houses buildings erections fences or palisades should at any time be made without the written consent of the Company their successors or assigns and in case any such erections should at any time be constructed on the said premises contrary to the provisions the Company or their Secretary might if they or he thought fit cause the same to be removed altered pulled down or otherwise dealt with as the case might require and the expenses incurred by the Company in so doing should be required by the said Henry Simon his heirs or assigns.

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.