

Title Number : SY660890

This title is dealt with by Land Registry, Durham (Boldon) 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.

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This extract shows information current on 23 APR 2005 at 07:49:07 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	: SY660890
Address of Property	: Milton Heath House, Westcott Road, Dorking (RH4 3NB)
Price Stated	: Not Available
Registered Owner(s)	: THE MOTIVATION BUSINESS HOLDING COMPANY LIMITED of The Old Power Station, 121 Mortlake High Street, London, SW14 8SN
Lender(s)	: Nationwide Building Society

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 APR 2005 at 07:49:07. 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 : SY660890
A PROPERTY REGISTER

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

SURREY : MOLE VALLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Milton Heath House, Westcott Road, Dorking (RH4 3NB).
- 2 The land edged brown on the filed plan has the benefit of the rights granted by a Deed dated 9 November 1921 made between (1) The Dorking Urban District Council and (2) Cubitt Estates Limited.

-NOTE: Copy filed under SY382143.

- 3 The land tinted pink, tinted blue, tinted blue hatched red, cross-hatched blue and tinted yellow on the filed plan has the benefit of the following rights granted by the Conveyance dated 12 November 1947 referred to in the Charges Register:-

"Together with a right for the Purchaser and his successors in title and his tenants and servants and all persons authorised by him from time to time and at all times hereafter at his and their will and pleasure to form entrances to the property hereby conveyed over and through so much of the strip of land coloured pink on the plan drawn on a Deed of Grant dated the ninth November One thousand nine hundred and Twenty one and made between the Dorking Urban District Council of the one part and Cubitt Estates Limited of the other part as lies to the South West of the land coloured brown on the said plan and at all time hereafter to pass and repass along such entrances but subject to the conditions set out in the said Deed of Grant so far as they affect the property hereby conveyed."

NOTE: The land coloured brown referred to is hatched mauve on the filed plan. The Deed of Grant is that referred to above.

- 4 The land in this title other than that edged brown on the filed plan has the benefit of the following rights granted by a Deed dated 17 July 1969 made between (1) National Employers Life Assurance Company Limited (Grantor) and (2) Steel Brothers and Company Limited (Grantee):-

"IN pursuance of the said agreement and for the consideration aforesaid the Grantor as Beneficial Owner hereby grants unto the Grantee the right for the Grantee and its successors in title the owners or occupiers for the time being of the blue land in common with the Grantor and its successors in title the owners or occupiers for the time being of Milton Court or any part thereof and all other persons authorised by them or otherwise entitled to any rights over the road or way hereinafter described at all times hereafter and for the purpose of entering or leaving the blue land to pass and repass with or without horses carts motor and other vehicles laden or unladen along the road or way known as Milton Court Drive forming part of Milton Court and shown coloured green

on the said plan TO HOLD the same unto the Grantee in fee simple as appurtenant to the blue land.

The Grantee hereby covenants with the Grantor and its successors in title that the Grantee and its successors in title will at their own cost and expense at all times hereafter contribute on demand by the Grantor or its successors in title such proportion according to user of all costs and expenses of keeping the said road or way in good and proper repair and condition and well and sufficiently maintained as shall be agreed by between the Surveyor for the time being of the Grantor or its successors in title and the Surveyor for the time being to the Grantee or its successors in title PROVIDED THAT if the said Surveyors shall be unable to agree then the matter shall be referred to and determined by an independent surveyor acting as an expert and not as an arbitrator to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors and the determination of such surveyor shall be final and binding on the parties hereto.

NOTE 1: The land in this title other than that edged brown on the filed plan, falls wholly within the land edged blue referred to.

NOTE 2: The road or way coloured green referred to is cross hatched yellow on the filed plan.

- 5 The land edged brown on the filed plan has the benefit of the following rights reserved by a Transfer of the adjoining land to the North-West and known as Sondes Fields, Milton Court Lane, dated 25 February 1977 made between (1) Jean Jacques Cartier (Transferor) and (2) Niello Traders Limited (Transferee):-

"EXCEPT AND RESERVING unto the Transferor in fee simple for the benefit of the Transferor's adjoining land edged blue on the said plan ("the blue land") the following rights :-

(i) the right to use for all proper purposes connected with the blue land any sewers drains water courses pipes cables wires or other channels or conductors now laid in under or over the land hereby transferred with power at any time or times to enter thereupon for the purpose of making connections with repairing maintaining inspecting or cleansing the same

(ii) all rights of drainage eavesdropping passage of light air and water and all liberties privileges and advantages now used or enjoyed (whether as easements quasi easements or otherwise and whether or not continuous apparent or reasonably necessary) with the blue land."

NOTE: The land edged blue referred to is the land edged brown on the filed plan.

- 6 The land has the benefit of the following rights excepted and reserved by but is subject to the following rights granted by the Transfer dated 15 August 1986 referred to in the Charges Register:-

"The Transferor hereby grants to the Transferee for the Transferee and its successors in title to the property and every part thereof

(a) The right (in common with the Transferor and all others who have or may hereafter have the like right) at all times and for all purposes connected with all present and future use and enjoyment of the Property and every part thereof to pass and repass to and from the Property and every part thereof with or without vehicles over and along that part of the existing roadway (and any addition to the width thereof constructed within the period of 80 years from the date hereof) between the points marked A and B on the said plan that forms part of the retained land

(b) The right to the free passage and running of water and soil and other services by and through the drains sewers pipes cables and other forms of transmission media now or within 80 years from the date hereof constructed or laid in or under the land shown coloured green on the said plan with the full right and liberty to enter upon such land from time to

time for the purpose of constructing and laying drains sewers pipes cables and other forms of transmission media therein and of connecting to cleansing maintaining and renewing such drains sewers pipes cables and other forms of transmission media or any of them the Transferee and its successors in title making good at their own expense any damage to the said land thereby occasioned

From the transfer hereinbefore made there is excepted and reserved to the Transferor and its successors in title to the retained land and every part thereof

(a) The right (in common with the Transferee and all others who have or may hereafter have the like right) at all times and for all purposes connected with all present and future use of the retained land and every part thereof to pass and repass as a means of access and egress to and from the retained land and every part thereof with or without vehicles over that part of the existing roadway (and any addition to the width thereof constructed within the period of 80 years from the date hereof) between the said points marked A and B on the said plan that is included in the Property including but without prejudice to the generality of the foregoing for the purpose of passing and repassing as aforesaid:-

(i) to and from the parcel of land comprised in the retained land to the north-east of the roadway (hereinafter called "Sondes Place Cottages") and Westcott Road and

(ii) to and from Sondes Place Cottages and the remainder of the retained land known as Milton Heath ("Milton Heath") and

(iii) to and from Milton Heath and Westcott Road

(b) the right to use those sewers drains watercourses pipes cables wires or other channels or conductors now laid in under or over the Property and which at the date hereof actually serve the retained land with power at any time or times to enter upon the Property for the purpose of repairing maintaining inspecting or cleansing the same

(c) a right of way (in common with the Transferee and all others entitled thereto) with or without vehicles at all times and for all purposes connected with all present and future use and enjoyment of the retained land and every part thereof over and along the land shown coloured brown and brown hatched black and blue hatched black on the said plan including but without prejudice to the generality of the foregoing for the purpose of passing and repassing as aforesaid (a) to and from Milton Heath and Sondes Place Cottages and (b) to and from Milton Heath and Westcott Road."

NOTE: Points marked A and B referred to are similarly shown on the filed plan. The land coloured green referred to is hatched yellow on the filed plan. The land coloured brown and brown hatched black is tinted brown on the filed plan. The land coloured blue hatched black is cross-hatched blue on the filed plan.

7 The Transfer dated 24 January 1989 referred to in the Charges Register contains provisions as to light or air and boundary structures.

8 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land tinted blue, edged and numbered 2 in blue, tinted blue hatched red and cross-hatched blue on the filed plan dated 13 February 1989 made between (1) Komori Currency Technology U.K. Limited and (2) Bricom Holdings Limited.

-NOTE: Copy in Certificate. Original filed under SY605899.

9 By the said Transfer dated 13 February 1989 the right of way over the land coloured brown reserved by the Transfer dated 15 August 1986 referred to above was released.

NOTE: The land in this title retains however the benefit of the right of

way over that part of the land tinted brown on the filed plan between the points marked B and E on the plan to the Transfer dated 13 February 1989 as granted by clause 5 of that Transfer.

- 10 (08.11.1994) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 14 October 1994 made between (1) Bricom Holdings Limited (2) The Bricom Group Limited and (3) Securum Property Holdings Limited.

-NOTE: Copy in Certificate. Original filed under SY648436.

- 11 (01.12.1994) The land has the benefit of the rights granted by a Deed dated 14 November 1994 made between (1) Bricom Holdings Limited and (2) Securum Property Holdings Limited.

-NOTE: Copy in Certificate. Copy filed under SY648436..

- 12 (23.02.1995) By a Deed dated 16 February 1995 made between (1) Bricom Holdings Limited (2) The Bricom Group Limited and (3) Securum Property Holdings Limited the rights granted by the Transfer dated 14 October 1994 referred to above were released and varied as therein mentioned.

-NOTE: Copy in Certificate. Copy filed under SY648436.

- 13 (23.05.1995) By a Deed dated 22 May 1995 made between (1) Bricom Holdings Limited (2) The Bricom Group Limited and (3) Securum Property Holdings Limited the covenants in clause 7 of the Transfer dated 14 October 1994 referred to above were varied as therein mentioned.

-NOTE: Copy in Certificate. Copy filed under SY605899.

- 14 (03.06.1996) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 2 May 1996 referred to in the Charges Register.

END OF A REGISTER

TITLE NUMBER : SY660890
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 (03.06.1996) Proprietor: #THE MOTIVATION BUSINESS HOLDING COMPANY LIMITED# (Co Regn No 3184211) of The Old Power Station, 121 Mortlake High Street, London, SW14 8SN.

END OF B REGISTER

TITLE NUMBER : SY660890
C CHARGES REGISTER

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

- 1 A Conveyance of the land tinted pink, tinted blue, tinted blue hatched red, cross-hatched blue and tinted yellow on the filed plan and other land dated 12 November 1947 made between (1) Nelly Harjes Cartier (Vendor) and (2) Edmonds Frank MacTaggart (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted pink, tinted blue, tinted blue hatched red, cross-hatched blue and tinted yellow on the filed plan is subject to the following rights reserved by the Conveyance dated 12 November 1947 referred to above:-

"Except and reserving nevertheless out of the premises unto the Vendor and her successors in title and all other persons authorised by her or them

(i) full right and liberty for her and them and her or their servants and licensees (in common with the Purchaser and all other persons having the like right) to pass and repass from time to time and at all times hereafter and for all purposes either with or without vehicles and animals over and along the road leading from the land retained by the Vendor adjoining the land hereby conveyed to Westcott Road and coloured yellow and brown on the plan hereto but subject to the liability of the Vendor and her successors in title to pay a fair proportion of the expense of maintaining and keeping such road in repair

(ii) the free right of passage and running of water and soil as heretofore used and enjoyed to and from buildings and land retained by the Vendor through the sewers drains channels and pipes running in or under the premises hereby conveyed"

NOTE: The road coloured yellow and brown is hatched blue and hatched mauve respectively on the filed plan.
- 3 The land tinted blue, tinted blue hatched red, cross-hatched blue and tinted yellow on the filed plan is subject to the covenants contained in a Deed of Covenant dated 15 December 1947 made between (1) Edmonds Frank MacTaggart and (2) The Several Persons whose names and addresses are set out in the First Schedule thereto.

-NOTE: Copy filed under SY382143.
- 4 An Agreement under seal dated 24 February 1948 made between (1) The Dorking Urban District Council and (2) Edmonds Frank MacTaggart contains restrictive covenants affecting the land tinted blue, tinted blue hatched red, cross-hatched blue and tinted yellow on the filed plan which have been modified by a Deed of the same date (endorsed on the said Agreement) under the seal of the Dorking Urban District Council.

-NOTE: Copy filed under SY382143.
- 5 Lease of the land edged and numbered 1 in blue on the filed plan dated 17 May 1971 in favour of the South Eastern Electricity Board for 99 years from 17 May 1971.

NOTE 1: The lease grants rights of way and rights relating to the transmission of electricity and ancillary rights.

-NOTE 2: Copy Lease filed under SY382143.
- 6 The parts of the land affected thereby are subject to the rights granted

by and the Agreement contained in a Transfer of the land tinted mauve on the filed plan dated 11 April 1978 made between (1) Niello Traders Limited and (2) Steel Brothers & Company Limited.

-NOTE: Copy in Certificate. Original filed under SY463049.

7 A Transfer of land adjoining part of the eastern boundary of the land tinted pink on the filed plan dated 15 August 1986 made between (1) Steel Brothers Holdings PLC (Transferor) and (2) Komori Currency Technology UK Limited (Transferee) contains covenants by the Transferor details of which are set out in the schedule of restrictive covenants hereto.

8 The land edged and numbered in blue on the filed plan is subject to the rights reserved by a Transfer thereof dated 24 January 1989 made between (1) Niello Traders Limited and (2) Komori Currency Technology U.K Limited.

-NOTE: Copy in Certificate. Original filed under SY605899.

9 (03.06.1996) A Transfer of the land in this title dated 2 May 1996 made between (1) Securum Property Holdings Limited and (2) The Motivation Business Holding Company Limited contains restrictive covenants.

-NOTE: Copy in Certificate.

10 (03.06.1996) REGISTERED CHARGE dated 2 May 1996 to secure the moneys including the further advances therein mentioned.
NOTE: The proprietor of this charge is obliged to make further advances in accordance with the mortgage terms and conditions.

11 (03.06.1996) Proprietor: >NATIONWIDE BUILDING SOCIETY> of Nationwide House, Pipers Way, Swindon L SN38 1NW.

12 (12.06.1997) The land is subject to the rights granted by a Deed dated 31 March 1997 made between (1) Securum Property Holdings Limited (2) The Motivation Business Holdings Company Limited and (3) Anthony Bruce McKay.

-NOTE: Copy in Certificate.

TITLE NUMBER : SY660890
SCHEDULE OF RESTRICTIVE COVENANTS

1 The following are details of the covenants contained in the Conveyance dated 12 November 1947 referred to in the Charges Register:-

"FOR the benefit of the adjoining or neighbouring property of the Vendor and each and every part thereof and so as to bind (so far as practicable) the property hereby conveyed into whosoever hands the same may come the Purchaser hereby covenants with the Vendor that the Purchaser and the persons deriving title under him will observe and perform the restrictions and stipulations contained in the First Schedule hereto provided nevertheless that the Purchaser or other the owners for the time being of the premises hereby conveyed shall as regards any of the said covenants be liable only in respect of breaches which occur while he or they shall respectively be owner or owners of the land or of the part thereof in respect of which any breach occurs

THE FIRST SCHEDULE above referred to

Particulars of Restrictions and Stipulations

1. NOT at any time without the permission of the Vendor or her successors in title to fell any of the trees on the land coloured purple on the plan hereto or in the area between the Eastern boundary of the land coloured pink on the said plan between the points marked "X" and "Y" and a line drawn 20 feet to the west thereof and running parallel thereto

2. TO erect within twelve months from the date hereof or so soon thereafter as shall be reasonably practicable having regard to the necessity for obtaining licenses and the availability of materials and forever after to maintain along the Northern boundary of the land coloured purple on the plan hereto a substantial post and rail fence of 5 feet in height"

NOTE: So much of the land coloured purple as falls within this title is tinted blue hatched red and cross-hatched blue on the filed plan. So much of the land coloured pink as falls within this title is tinted pink on the filed plan. The points X and Y have been reproduced on the filed plan.

2 The following are details of the covenants contained in the Transfer dated 15 August 1986 referred to in the Charges Register:-

The Transferor with intent and so as to bind the retained land and every part thereof into whosoever hands the same may come and to benefit and protect the Property and every part thereof hereby for itself and its successors in title covenants with the Transferee and its successors in title

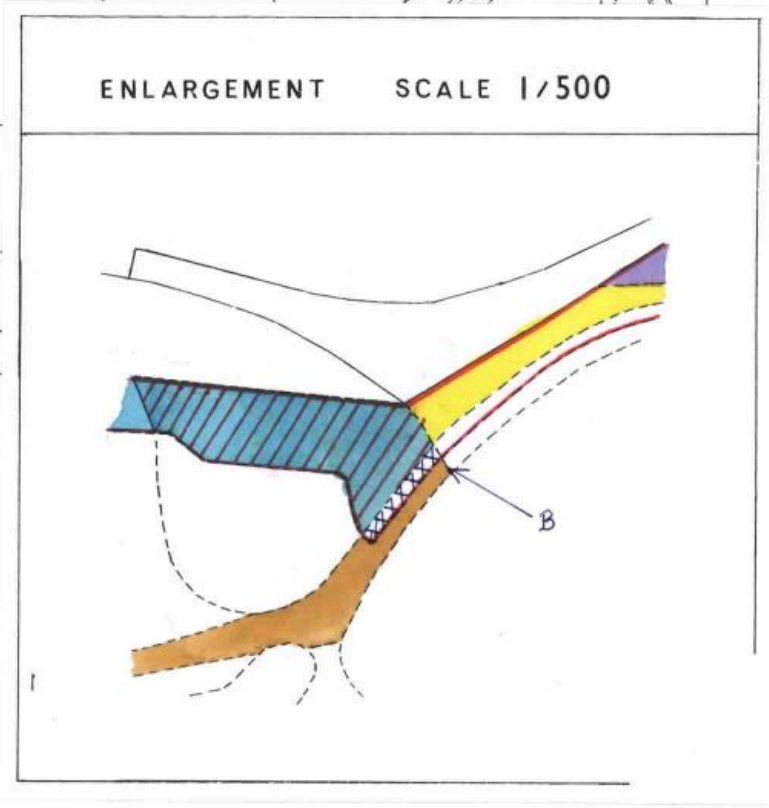
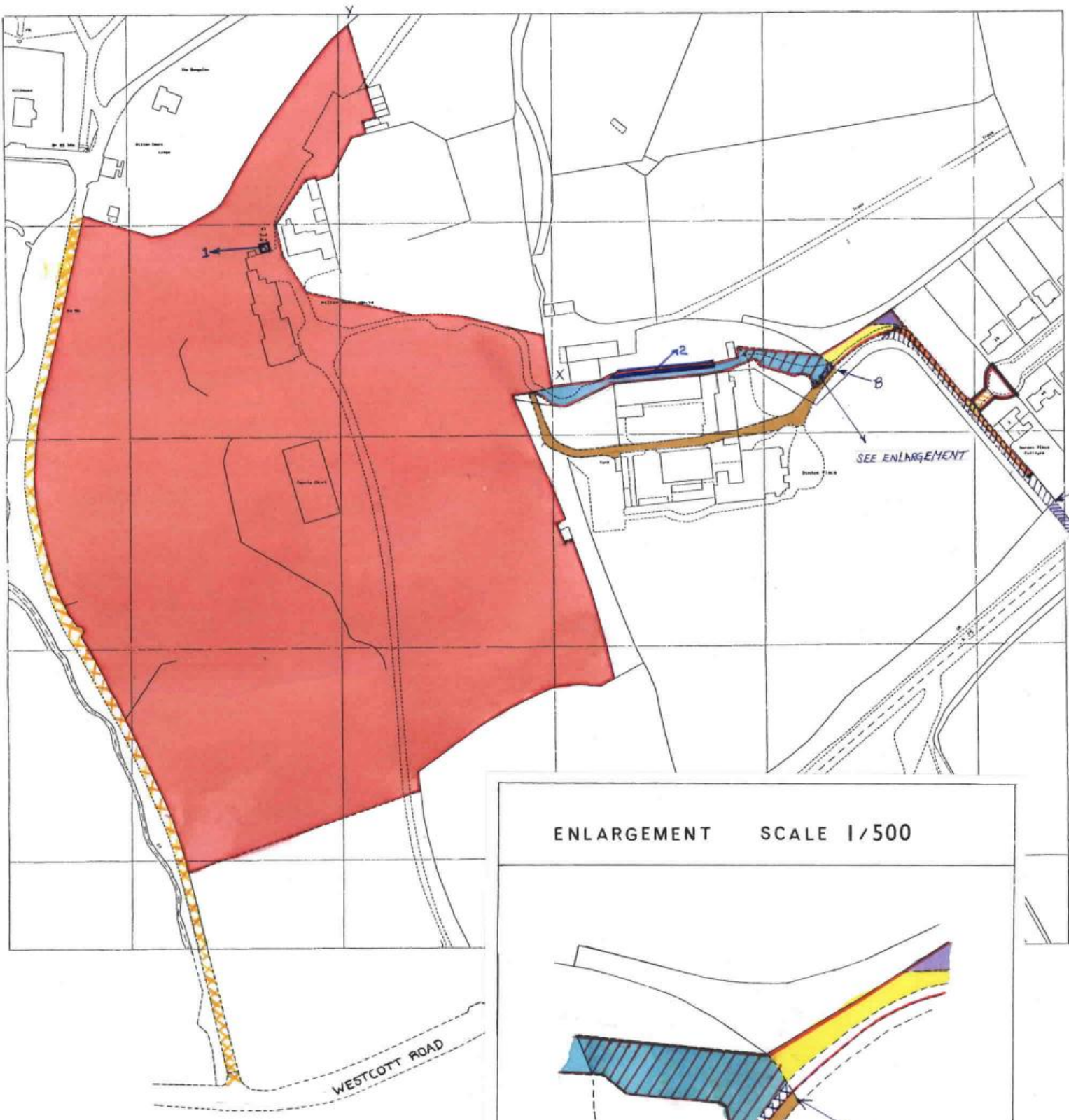
(a) not at any time while condition 15 to the said planning permission dated 18th July 1983 reference MO/82/0626 granted by Mole Valley District Council and/or Condition 11 to the planning permission dated 21st May 1986 reference MO/86/0233 also granted by Mole Valley District Council is or are still subsisting to use or permit to be used the vehicular access to Sondes Place Drive referred to in such conditions without the prior permission in writing of the Planning Authority (except as mentioned in such conditions) and (ii) not at any time while condition 16 to the said planning permission dated 18 July 1983 reference MO/82/0626 is still subsisting to use or permit to be used the existing access from Milton Heath House to Westcott Road referred to in condition 16 (except as therein mentioned) and except as aforesaid to keep the same closed at all times.

END OF REGISTER

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

H.M. LAND REGISTRY		TITLE NUMBER
		SY660890
ORDNANCE SURVEY PLAN REFERENCE	TQ 1549 SW	Scale 1/2500
COUNTY SURREY	DISTRICT MOLE VALLEY	© Crown copyright

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



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