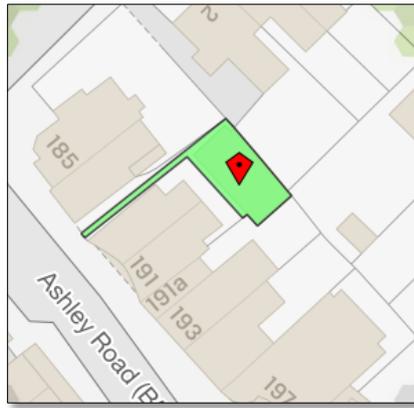


REPORT ON TITLE



NB: The image extracted is for illustrative purposes only.

REFINANCE – SEPARATE REPRESENTATION

**** LINKED WITH : Unit C – Aldow Enterprise Park ****

To	Proplend Security Limited ("the Security Trustee ")
From	Enact Conveyancing Limited
Borrower	Rammon Group (Properties) Limited
Company Number	03206201
Property	The Studio, 189-191 Ashley Road, Hale, Altrincham, WA15 9SQ
Is the Borrower the same as the Owner?	Yes
Advance Amount	Gross Loan: £595,000 Amount to be released to enact on completion: £553,791.25
PG REQUIRED	Original signed PG and ILA certificates held by enact for: <ul style="list-style-type: none"> ▪ David Weisberg – Original o/s ▪ Philip Weisberg

1. TITLE

a. We certify that the Property is:

Tenure:	Freehold
Title number:	Title Number – GM79512 (parts edged <i>green</i> below have been removed from the title)
Class of title:	Absolute Title

- a. We certify that the Title to the Property is good and marketable and can be accepted by you as security.
- b. We annex hereto a copy of the plan to the title for the Property (“the **Title Plan**”) showing the Property **edged red**. The Title Plan accords with the plan attached to the Valuation.
- c. The Property is registered in the name of the Borrower
- d. We confirm that the only material **Restrictive Covenants** which affect the Property are set out in the attached Schedule.
- e. We confirm that the only material **Adverse Interests/Rights** affecting the Property are referred to in the Schedule.
- f. No person other than the Borrower has an equitable or overriding interest in the Property save as disclosed in their report.
- g. The Security Trustee will obtain a **First Legal Charge** over the Property.
- h. The Property has the benefit of the material **Rights Benefitting** referred to in the Schedule as revealed by the title to the Property.

2. SEARCHES:

We confirm we hold:-

- a. Clear Land Registry Priority Search giving the Security Trustee priority beyond the date of completion.
- b. “No Search” Indemnity Policy will be instigated on completion in lieu of Local Authority and Water Searches.
- c. Clear Bankruptcy Search(es) giving priority beyond the date of completion against the guarantor and the directors of the Borrower.

All other appropriate searches have been carried out and, save as referred to below, reveal no entries adverse to the Security Trustee's security.

3. VALUATION:

We have read the Valuation Survey Report dated 19th August 2019 prepared by Matthews Goodman (“**Valuation**”) (including an addendum by the valuer regarding the EPC's on the 15th October 2019) and confirm that:-

- a. there are no discrepancies between the Valuation, the title documentation and the results of our searches save as highlighted in this Report.
- b. we are satisfied that the Security Trustee will obtain a legal mortgage over the whole of the land shown edged red on the Title Plan.
- c. we are unable to confirm the use as confirmed in the Valuation as **Use Class B1 – Office** given that 2(b) will be implemented on completion.
- d. a copy of this Report has been sent to the valuer for confirmation that the contents do not have an adverse impact on the Valuation.

4. SECURITY DOCUMENTATION:

The following security documentation has been properly executed and witnessed (where required) and certified copies are held by ourselves. The originals are held by the Borrower's conveyancer save for the Guarantee and Board Resolution which enact will hold.

- a. Legal Mortgage To be dated on completion
- b. Debenture N/A
- c. Guarantee x2 To be dated on completion - £297,500
- d. Board Resolution dated TBC

NB: enact also hold the relevant Independent Legal Advice Certificate(s) in respect of the advice given on the Guarante(e)s

5. COMPLETION ARRANGEMENTS

We now request you to pay to us the Advance Amount and undertake that if you pay to us the said sum we shall use the same only to forward funds to the Borrower's conveyancer.

As agreed, we shall deduct our fees and disbursements from the Advance Amount before forwarding the balance to the Borrower's conveyancer to complete the refinance.

We hold an irrevocable undertaking from the Borrower's conveyancer confirming that following completion they will send a completed AP1 in respect of the Purchase of the Property and registration of the Security Trustee's Legal Mortgage, any necessary supporting documentation, and any title documents that are received from the Borrower's conveyancer will be sent to you as required following completion of registration.

Our banking details are:

Account Name	enact Conveyancing Limited
Account Number	57131910
Bank	National Westminster Bank plc
Branch	Leeds City Centre
Sorting Code No	60 60 05
Completion date	1.11.2019

SCHEDULE

RESTRICTIVE COVENANTS/ ADVERSE INTERESTS/RIGHTS

The Borrower has confirmed in replies that in respect of the covenants, rights & use impacting the Property they are not aware of any breach.

1. **Title Matters**

(a) **Charges to be redeemed by the Sellers solicitor:**

LENDER: CAMBRIDGE & COUNTIES BANK LIMITED
CHARGE DATE: 24 AUGUST 2015
REGISTERED ON: 9 AUGUST 2015

NEED SIGHT OF RED FIG AND LETTER OF NON-CRYSTALISATION

(b) Price Paid

The price stated to have been paid on 27th April 2007 for the land in title number GM79512 was £132,500 + VAT.

(c) Property Address:

Property description – GM79512

(12.08.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Studio, 189-191 Ashley Road, Hale, Altrincham (WA15 9SQ).

The Borrowers solicitor will update the Property description under title number GM79512 at the Land Registry on completion. The address should reflect “**The Mews, 189b Ashley Road, Hale, Altrincham (WA15 9SQ)**”

Title Matters affecting GM79512																	
Date	Document	Comments															
28.4.1882	Deed	The following deeds contain historical rentcharges. The Borrowers solicitor will instigate an indemnity policy on completion to protect against enforcement and re-entry into the premises of such charges. Our Index Map Search result has not revealed any additional titles.															
22.5.1912	Deed																
16.3.1921	Deed																
4.2.2003	Transfer of Part	<ol style="list-style-type: none">1. The land edged red no longer forms part of the title.2. The Property reserves a right over the land hatched blue on the plan in order to gain access too and from Ashley Road.3. The Property benefits from the right of free and uninterrupted running of services under the land edged red and right to enter onto the land to maintain and repair/replace/renew any conduits.4. The schedule of leases mentioned below appears to relate to the land edged red above. <div data-bbox="1141 936 1481 1263" data-label="Image"></div> <div data-bbox="481 1335 1248 1626" data-label="Table"><table border="1"><thead><tr><th colspan="3">The Schedule</th></tr><tr><th>Date</th><th>Document</th><th>Parties</th></tr></thead><tbody><tr><td>03.04.1992</td><td>Lease</td><td>Stephen Katz, Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Michael Montgomery (2)</td></tr><tr><td>25.09.1992</td><td>Lease</td><td>Stephen Katz, Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Hambro Countrywide Estate Agents (2)</td></tr><tr><td>17.11.2000</td><td>Lease</td><td>Stephen Katz, Hilary Esther Katz, Stuart Ivor Klein, Lorraine Bernice Klein and EBS Pensioneer Trustees Limited (1) Countrywide Estate Agents (2)</td></tr></tbody></table></div>	The Schedule			Date	Document	Parties	03.04.1992	Lease	Stephen Katz, Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Michael Montgomery (2)	25.09.1992	Lease	Stephen Katz, Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Hambro Countrywide Estate Agents (2)	17.11.2000	Lease	Stephen Katz, Hilary Esther Katz, Stuart Ivor Klein, Lorraine Bernice Klein and EBS Pensioneer Trustees Limited (1) Countrywide Estate Agents (2)
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17.11.2000	Lease	Stephen Katz, Hilary Esther Katz, Stuart Ivor Klein, Lorraine Bernice Klein and EBS Pensioneer Trustees Limited (1) Countrywide Estate Agents (2)															
28.10.2002	Transfer	The schedule of leases mentioned below appears to relate to the land edged red above.															

		<p style="text-align: center;">Schedule of Leases</p> <ol style="list-style-type: none"> Lease dated 3 April 1992 between Stephen Katz Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Michael Montgomery (2) relating to 191 Ashley Road Hale Lease dated 25 September 1992 between Stephen Katz Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Hambro Countrywide Estate Agents (2) relating to the ground floor and basement of 189 Ashley Road, Hale Lease dated 17 November 2000 between Stephen Katz Hilary Esther Katz Stuart Ivor Klein Lorraine Bernice Klein and EBS Pensioneer Trustees Limited (1) Countrywide Estate Agents (2) relating to the first and second floors 189-191 Ashley Road Hale Lease dated 31 May 2002 between Stephen Katz Stuart Ivor Klein and EBS Pensioneer Trustees Limited (1) Michael John Peckett (2) relating to the Studio at the rear of 189-191 Ashley Road Hale
8.7.1959	Conveyance	<p>The Property has the benefit of a right over and along the passage between 189 and 187 Ashley Road.</p> 

2. Occupational Interests

OWNER OCCUPIED

3. Searches

Date	Search	Material Matters Revealed								
N/A	Local	No Search Indemnity will be implemented on completion by the Solicitor acting for the Borrower.								
N/A	Water	No Search Indemnity will be implemented on completion by the Solicitor acting for the Borrower.								
15.7.2019	Environmental	<p><u>Contaminated Land:</u> PASSED</p> <p><u>Flood Risk:</u> IDENTIFIED - REFER TO VALUER</p> <p><u>Ground Stability:</u> NOT SEARCHED</p> <p><u>Radon:</u> NONE IDENTIFIED</p> <p><u>Energy:</u> IDENTIFIED - REFER TO VALUER</p> <p><u>Environmental Constraints:</u> NONE IDENTIFIED</p> <p><u>Transportation:</u> NOT SEARCHED</p>								
1.10.2019	SIMR	<p style="text-align: center;">Result</p> <p style="text-align: center;">The index map has been searched in respect of the Property with the following result:</p> <table border="1"> <thead> <tr> <th>Plan reference</th> <th>Title No.</th> <th>Registered Estate or Caution</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Not Applicable</td> <td>GM79512</td> <td>Freehold</td> <td></td> </tr> </tbody> </table>	Plan reference	Title No.	Registered Estate or Caution	Notes	Not Applicable	GM79512	Freehold	
Plan reference	Title No.	Registered Estate or Caution	Notes							
Not Applicable	GM79512	Freehold								
30.9.2019	Chancel	<p>We have determined that the property is located in a historical parish or tithe district containing a record of Chancel Liability</p> <p>The Borrower will instigate an indemnity policy to protect against any future liability.</p>								

30.9.2019	Coal	 Professional opinion According to the official mining information records held by the Coal Authority at the time of this search, there were no areas of concern relating to coal mining.
	Company	Name: Rammon Group (Properties) Limited Active: Yes Directors: Ryan Michael WEISBERG - Director David WEISBERG - Director Philip WEISBERG - Director Secretary: None Shareholders: David WEISBERG Philip WEISBERG PSC: David WEISBERG Purpose: (SIC – 68209) – Other letting and operating of own or leased real estate Charges: See attached
	Company	Rammon Group (Properties) Limited (03206201)
Expires: 19.11.2019 20.11.2019	Bankruptcy	Clear – against x3 directors
Expires: 12.12.2019	Priority	Title Number: GM79512 - In favour of Proplend Security Limited - Clear
	Lender Exchange Check	The Borrowers solicitors are not registered with Lender Exchange. We will call the offices to verify the details over the phone.
	SRA Check	Clear
	Source of Funds	The Borrowers solicitor has confirmed in correspondence: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Mr Supree is releasing Froxmer Street but will be taking additional security over another of my client's properties Montague House and providing a further draw down of c.£400,000. Part of which will be used against the C&C redemption. </div>
	Official Copies	Dated 23.8.2019

OTHER

4. Buildings Insurance

Insured	Rammon Group (Properties) Ltd
Insurer	AXA Insurance UK PLC
Property	The Mews, 189b Hale Road, Hale, Altrincham, WA15 9QS
Sum Insured	£535,262 (declared value £396,490)
Reinstatement Figure – Valuation	£300,000
Policy No	BN PPP 6840322
Expiry	30.6.2020
Use	Occupied Office

Terrorism	Yes
36 Months Rent	Owner Occupied.
PSL Interest noted	Yes
Day one basis	Yes
Copy Policy sent to PSL	Yes

5. **Fire Risk Assessment /Asbestos Report/Access Audit/Energy Performance Certificate**

Date	Report	Contents
6.8.2015	EPC	
Not Available	Fire Risk Assessment	The Borrower has undertaken with Proplend to obtain a report within 1 month and carry out any recommendations with 3 months thereafter.
Not Available	Asbestos Report	The Borrower has undertaken with Proplend to obtain a report within 1 month and carry out any recommendations with 3 months thereafter.
Not Available	Access Audit	The Borrower has undertaken with Proplend to obtain a report within 1 month and carry out any recommendations with 3 months thereafter.

6. **Identification Documents**

Name	List A ID	Date/Expiry	List B	Date/Expiry
David WEISBERG	Passport	10.02.2027	Bank Statement	29.08.2019
Philip WEISBERG	Passport	19.02.2029	Utility Bill	01.09.2019
Ryan Michael WEISBERG	Awaiting sight			

7. **Valuation – Material Matters**

Date	19.08.2019
Market Value	£325,000 – Owner Occupied
Reinstatement	£300,000
Property	The Mews, 189b Ashley Road, Hale, WA15 9SQ
Use	B1 – Office Use
Tenure	Freehold

Planning

Date	Application Number	Decision	Description
18 Jul 2014	82573/FULL/2014	Approve with Conditions	Erection of a detached two storey building for B1 office use.

We are not aware of any breaches of planning permission or enforcements actions and this Valuation has assumed that all works have been completed in accordance with their planning permission and the Bank's legal advisors should confirm this.

The property is not listed nor is it located in a conservation area.

No Search Indemnity is being implemented on completion.

OCCUPATIONAL LEASE SCHEDULE

NONE

Polices to be put into place on completion

Chancel
Rent Charges
No Search Indemnity

TITLE PLAN



VALUATION PLAN



Signed by:	Richard James Black
Signature Name:	<i>Richard James Black</i>
Position:	Commercial Lawyer
Authorised to sign for and on behalf of:	enact Conveyancing Limited
Date:	31.10.2019