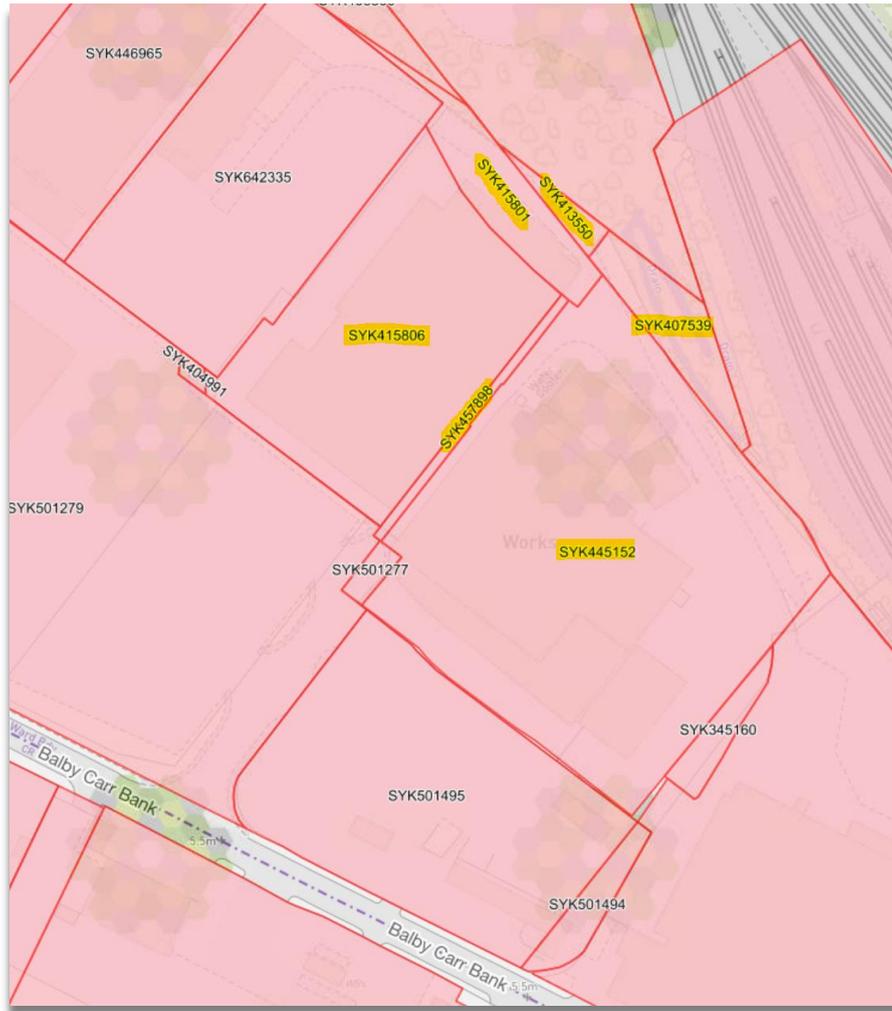


**REPORT ON TITLE – Doncaster**



*Property titles shown highlighted yellow.*

**REFINANCE – SEPARATE REPRESENTATION**

<b>To</b>	Proplend Security Limited ("the <b>Security Trustee</b> ")
<b>From</b>	Harrison Clark Rickerbys Limited (" <b>HCR</b> ")
<b>Borrower</b>	Maridian Limited
<b>Company Number</b>	11989047
<b>Property</b>	FREEHOLD – SYK445152 – land lying to the north of Balby Carr Bank, Balby, Doncaster FREEHOLD – SYK415806 – land lying to the north of Balby Carr Bank, Balby, Doncaster FREEHOLD – SYK457898 – land lying to the North of Balby Carr Bank, Balby, Doncaster FREEHOLD – SYK407539 – Land lying to the north of Balby Carr Bank, Balby, Doncaster FREEHOLD – SYK413550 – land lying to the north of Balby Carr Bank, Balby, Doncaster FREEHOLD – SYK415801 – land lying to the north of Balby Carr Bank, Balby, Doncaster
<b>Is the Borrower the same as the Owner?</b>	Yes
<b>Advance Amount</b>	Gross Loan: £1,876,000 <b>Amount to be released to HCR on completion (18 01 2022): £1,753,359.42</b>
<b>PG REQUIRED</b>	Original signed PG held by HCR for: DIANE MARIA WRIGHT and COLIN DESMOND WRIGHT Original signed ILA certificate held by HCR for DIANE MARIA WRIGHT Copy signed ILA certificate held by HCR for COLIN DESMOND WRIGHT <b>(CERTIFIED COPY / ORIGINAL AWAITED)</b>

**1. TITLE**

a. We certify that the Property is:

<b>Tenure:</b>	Freehold
<b>Title number:</b>	See "Property" definition above
<b>Class of title:</b>	Absolute Title for ALL titles

- 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 **with the exception that there are discrepancies at the entrance of the Property and the far north of the Property as identified circled black**.
- 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. As far as we are aware, no person other than the Borrower has an equitable or overriding interest in the Property save as disclosed in this report.
- g. The Security Trustee will obtain a **First Legal Charge** over the Property (authority on behalf of the Borrower that the permitted interest in respect of the Anthony Noel Village charge can be struck out of schedule 4 to the charge awaited).
- h. The Property has the benefit of the material **Rights Benefitting** referred to in the Schedule as revealed by the title to the Property.
- i. The following indemnity policies will be put on risk on completion:
  - Unknown Restrictive Covenants Right and Easements insurance with an indemnity limit of £2,680,000
  - Mining/Mineral Rights insurance with an indemnity limit of £2,680,000
  - Access insurance with an indemnity limit of £2,680,000

## 2. **SEARCHES:**

We confirm we hold:-

- a. Clear Land Registry Priority Search giving the Security Trustee priority beyond the date of completion (expiry date: 14 February 2022).
- b. The following indemnity policies will be put on risk on completion:
  - "No Search" insurance in lieu of Local Authority and Water Searches with an indemnity limit of £2,680,000.
  - Chancel Repair Liability insurance to cover potential chancel risk with an indemnity limit of £2,680,000.
  - Contaminated land insurance with an indemnity limit of £2,680,000.
  - Lack of FENSA with an indemnity limit of £2,680,000
- c. Clear Bankruptcy Search(es) giving priority beyond the date of completion against the guarantor and the directors of the Borrower (protection ends on 20 January 2022), so **updated searches may be required if completion extends beyond 20 January 2022**.

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 17 June 2021 prepared by Carter Jonas (“**Valuation**”) 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 Plans.
- c. the use as **industrial and commercial** appears to be consistent with the Valuation.

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. See email communication from Carter Jonas dated 22 November 2021 timed 11:38 and 12:08. The valuation was extended on 4 January 2022 (see email communication of the same date timed 16:37) for another month.

### 4. **SECURITY DOCUMENTATION:**

The following security documentation has been properly executed and witnessed (where required) and originals are held by ourselves.

- |                     |                           |
|---------------------|---------------------------|
| a. Legal Mortgage   | To be dated on completion |
| b. Debenture        | To be dated on completion |
| c. Guarantee        | To be dated on completion |
| d. Board Resolution | date TBC                  |

NB: HCR also hold the relevant Independent Legal Advice Certificate(s) in respect of the advice given on the Guarantee(s) (as noted above, copy certificate for CDW held, original awaited).

### 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 await revised irrevocable undertaking from the Borrower’s conveyancer confirming that following completion they will send a completed AP1 in respect of the refinance 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:**

<b>Account Name</b>	Harrison Clark Rickerbys Client Bank Account
<b>Account Number</b>	72348608
<b>Bank</b>	HSBC
<b>Branch</b>	Broad Street, Worcester
<b>Sorting Code No</b>	40-47-17
<b>Completion date</b>	<b>TUESDAY 18 JANUARY 2022</b>

**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:**

Title No.	Lender	Charge Date
SYK445152 SYK415806 SYK457898 SYK407539 SYK413550 SYK415801	Together Commercial Finance Limited	5 December 2019
SYK445152 SYK415806 SYK457898 SYK407539 SYK413550 SYK415801	Anthony Noel Village as the managing trustees of the Noel Village (Steel Founder) Limited Retirement Benefits Scheme	6 December 2019

**(b) Price Paid**

The price stated to have been paid on:

Title No.	Price Paid
SYK445152 SYK415806 SYK457898 SYK407539 SYK413550 SYK415801	5 December 2019 for £1,104,000 VAT doesn't appear to be charged.

**(c) Property Address:**

Please refer to the "Property" on page 1 of this report.

Title Matters affecting SYK445152, SYK415806, SYK457898, SYK407539, SYK413550, SYK415801		
Date	Document	Comments
18 June 1982	Transfer	<p><b><u>SYK407539, SYK413550</u></b></p> <p>The following matters are excepted and reserved from this title pursuant to a Transfer dated 18 June 1982 between (1) British Railways Board and (2) Peglers Limited:</p> <ol style="list-style-type: none"> <li>1. Any coal under the land transferred;</li> <li>2. Any other mines or minerals under the land transferred (unless vested in the National Coal Board);</li> <li>3. Any easement or right of light or air or support or other easement or right which would restrict or interfere with the free use of the British Railways Board;</li> <li>4. The right at any time to erect or suffer to be erected a building or other erection any to alter any building on the adjoining land in such manner as to obstruct or interfere with the right of light or air of any building on the Property;</li> <li>5. The right of support from the land transferred for the adjoining property;</li> <li>6. The right to have maintain repair cleanse use re-construct alter and remove any drains pipes wires cables and works on over or under the land hereby transferred for the benefit of the adjoining land;</li> <li>7. Full right and liberty for British Railways Board (and successors) with or without workmen and equipment at all time to enter the land transferred for the purpose of para 6 above;</li> <li>8. Full right and liberty for British Railways Board (and successors) with or without workmen and equipment at all time to enter the land transferred for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works;</li> <li>9. The right at all times to discharge surface water onto the land transferred from the British Railways Board adjoining land; and</li> <li>10. Full right and liberty for British Railways Board (and successors) with or without workmen and equipment at all time to enter the land transferred for the purpose of maintaining and repairing fences between the points marked E F.</li> </ol> <p>The Borrower's solicitors will put on risk a mines and minerals indemnity policy from the date of completion.</p> <p>SYK407539 – the land was transferred subject to the rights of the British Railways Board and all others entitled or permitted to or using the same to discharge drainage into the watercourse situate at the southern end of the land transferred.</p>
6 June 1928	Transfer	<p><b><u>SYK445152</u></b></p> <p>The Land tinted blue on the title plan has the benefit of the following rights granted by a conveyance dated 6 June 1928 and made between (1) The Doncaster Wire Company Limited and (2) The Darlington Fencing Company Limited:</p> <p>"Together with a right of way as at present enjoyed for the Purchasers their workmen servants and others authorised by them in common with all other persons entitled to use the same over and along the existing cartway from Balby Carr Bank to the South-West corner of the property hereby conveyed TO HOLD the same unto the Purchasers in fee simple.</p> <p>2. PROVIDED always that if and whenever the Doncaster Company shall provide an alternative Cartway from Balby Carr Bank to the property hereby conveyed equally convenient to the Purchasers and shall grant to the Purchasers a similar right of way over such alternative cartway as is herein contained in respect of the said existing cartway the grant hereinbefore contained of the said right of way over the said existing Cart-way shall cease and be extinguished."</p>
6 June 1928	Deed of Grant	<p><b><u>SYK445152</u></b></p> <p><u>The land tinted blue on the title plan has the benefit of the following rights granted by a Deed of Grant dated 6 June 1928 and made between (1) The Doncaster Wire Company Limited and (2) The Darlington Fencing Company Limited:</u></p>

		<p>Firstly a right of way over such part of the said Railway sidings as now exist on the property of the Wire Company edged blue on the said plan (hereinafter referred to as the Wire Company's sidings) for the purpose of conveying and hauling trucks and waggons over and along the same to and from the property edged pink on the said plan or any part thereof.</p> <p>Secondly a right of way over or a right to use in common with the Wire Company and all others from time to time entitled to use the same the sidings on the property of the said Harold Arnold &amp; Son Limited to the line of the said Railway Company</p> <p>Thirdly a right of way over or right to use in common with the Wire Company Harold Arnold &amp; Son Limited and all other persons entitled to use the same the sidings of the said Railways Company connecting with the said sidings of the said Harold Arnold &amp; Son Limited."</p> <p><u>A copy of the said plan is annexed to this report and relates to the access to the Property. We understand that this has now been superseded by the deed of grant dated 24 August 2016.</u></p>
16 February 1942	Conveyance	<p><b><u>SYK445152</u></b></p> <p>The land tinted pink on the title plan is subject to the following rights reserved by a conveyance dated 16 February 1942 and made between (1) The Darlington Fencing Company Limited and (2) British Ropes Limited:</p> <p>"RESERVING NEVERTHELESS to the Darlington Company a full and free right of way (in common with British Ropes and all other persons entitled thereto) at all times and for all purposes with or without vehicles and animals over and along the roadway from Carr Hill shown on the said plan including the portion thereof included in this Conveyance to and from the works of the Darlington Company."</p>
22 September 1999	Transfer	<p><b>SYK407539, SYK413550, SYK415801, SYK415806, SYK457898</b></p> <p>The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 22 September 1999.</p> <p>Rights granted:</p> <ol style="list-style-type: none"> <li>1. A right of support for all buildings erected then or in the future;</li> <li>2. A right (subject to payment of a fair and reasonable proportion of the costs of maintenance) to pass with or without motor vehicles over the Access Road between the Property and the public highway.</li> <li>3. A right (subject to payment of a fair and reasonable proportion of the costs of maintenance of the Service Media) of free and uninterrupted passage and running of utilities to and from the Property (over the Retained Land) through the Service Media.</li> <li>4. A right to enter the Retained Land (save for any buildings on the Retained Land) at all times for the purpose of connecting, maintaining, repairing, renewing, cleansing and inspecting the Service Media or the Property;</li> <li>5. A right to place a sign (first approved by the Transferor) showing the Transferee's name, trade and directions to the Property at such place/location on or adjoining the Access Road and the public highway.</li> </ol> <p>Rights reserved:</p> <ol style="list-style-type: none"> <li>1. The right at any time to build on, alter, add, extend or redevelop any other part of the Retained Land;</li> <li>2. The right of free and uninterrupted passage of water, steam, soil, air, gas, electricity and telephone communications from and to any part of the Retained Land through the Service Media;</li> <li>3. The right of support and protection for the Retained Land and any buildings thereon;</li> <li>4. The right to make connections or install any or all of the Service Media across the Property and to enter the Property at all reasonable times for to make connections into, installing, maintaining, repairing, renewing, cleansing and inspecting the Service media provided that the Transferor shall not install any Service Media beneath any buildings on the Property.</li> </ol> <p>This Transfer contained a provision as to the boundary structures.</p>

		<p>The Transfer contained covenants.</p> <p>Covenants by the Transferee:</p> <ol style="list-style-type: none"> <li>1. <u>To observe and perform all covenants and obligations which may affect the Property;</u></li> <li>2. <u>To indemnify the Transferor against all actions, proceedings, costs, claims and demands by reason of any default by the Transferee in relation to any breach of any covenant affecting the Property;</u></li> <li>3. <u>To use its reasonable endeavours to prevent damage to the Access Road and Service Media;</u></li> <li>4. <u>To contribute to the costs of the Access Road and Service Media;</u></li> <li>5. <u>To erect a metal paling fence within one month of the date of the Transfer between points A B C D and E on the plan;</u></li> <li>6. <u>To maintain in good repair at all times a metal paling fence along the boundaries of the Property between the points marked A to E and X to Y on the plan.</u></li> </ol> <p>Covenants by the Transferor:</p> <ol style="list-style-type: none"> <li>1. <u>To maintain the Access Road and Service Media;</u></li> <li>2. <u>To maintain in good repair the service and foul water drains together with the Service Media which serve the Property and are within the Retained Land;</u></li> <li>3. <u>Not to construct a building over the Service Media;</u></li> <li>4. <u>To use its reasonable endeavours to prevent damage to the Access Road.</u></li> </ol>
<p>21 December 2001</p>	<p>Transfer</p>	<p><b>SYK407539, SYK445152, SYK457898</b></p> <p>The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 21 December 2001.</p> <p>Rights granted:</p> <ol style="list-style-type: none"> <li>1. A right of support for all buildings erected then or in the future;</li> <li>2. A right (subject to payment of a fair and reasonable proportion of the costs of maintenance) to pass with or without motor vehicles over the Access Road between the Property and the public highway.</li> <li>3. A right (subject to payment of a fair and reasonable proportion of the costs of maintenance of the Service Media) of free and uninterrupted passage and running of utilities to and from the Property (over the Retained Land) through the Service Media.</li> <li>4. A right of way (jn common with the Transferor and all others entitled to it) subject to payment of a fair and reasonable proportion of the cost of maintenance at all times to pass and repass with or without motor vehicles over the Blue Land provided that the route may be temporarily terminated in order to facilitate the construction of a new access road;</li> <li>5. A right to enter the Retained Land (save for any buildings on the Retained Land) at all times for the purpose of connecting, maintaining, repairing, renewing, cleansing and inspecting the Service Media or the Property provided that any connections shall not overload the Service Media;</li> <li>6. A right to place a sign (first approved by the Transferor) showing the Transferee's name, trade and directions to the Property at such place/location marked on the plan or such other place on or adjoining the Access Road and the public highway.</li> </ol> <p>Rights reserved:</p> <ol style="list-style-type: none"> <li>1. The right at any time to build on, alter, add, extend or redevelop any other part of the Retained Land or any adjoining property of the Transferor;</li> <li>2. The right of free and uninterrupted passage of water, steam, soil, air, gas, electricity and telephone communications from and to any part of the Retained Land through the Service Media;</li> <li>3. The right of support and protection for the Retained Land and any buildings thereon;</li> <li>4. The right to make connections or install any or all of the Service Media across the Property and to enter the Property at all reasonable times for to make connections into, installing, maintaining, repairing, renewing, cleansing and inspecting the Service media provided that the Transferor shall not install any Service Media beneath any buildings on the Property;</li> <li>5. To enter such part of the Property as is necessary to facilitate the construction of part of the new Access Road on the Blue Land.</li> </ol>

		<p>The Transfer contains restrictive covenants.</p> <p>Covenants by the Transferee:</p> <ol style="list-style-type: none"> <li><u>To observe and perform all covenants and obligations which may affect the Property;</u></li> <li><u>To indemnify the Transferor against all actions, proceedings, costs, claims and demands by reason of any default by the Transferee in relation to any breach of any covenant affecting the Property;</u></li> <li><u>To use its reasonable endeavours to prevent damage to the Access Road and Service Media;</u></li> <li><u>To contribute to the costs of the Access Road and Service Media;</u></li> <li><u>At the joint cost of the Transferee and Transferor to erect a metal paling fence within one month of the date of the Transfer between points A B and C on the plan and to maintain in good repair;</u></li> </ol> <p>Covenants by the Transferor:</p> <ol style="list-style-type: none"> <li><u>To maintain the Access Road and Service Media;</u></li> <li><u>To maintain in good repair the service and foul water drains together with the Service Media which serve the Property and are within the Retained Land;</u></li> <li><u>Not to construct a building over the Service Media;</u></li> <li><u>To use its reasonable endeavours to prevent damage to the Access Road.</u></li> </ol> <p>This Transfer contained a provision as to the boundary structures.</p>
21 December 2001	Agreement	<p><b>SYK407539, SYK413550, SYK415801, SYK445152, SYK457898</b></p> <p>An agreement dated 21 December 2001 and made between Bridon PLC and The Trustees of The Noel Village (Steel Founder) Limited Retirement Benefits Scheme SSAS relates to rights in respect of the electricity supply. The Property has the benefit of the electricity supply, subject to the payment of the charges and the obligations, as set out in the agreement. The Borrower's solicitor has confirmed there have been no disputes.</p>
29 January 2001	Agreement	<p><b>SYK415801, SYK415806</b></p> <p>An agreement dated 29 January 2001 and made between (1) Fisher-Karpark Limited and (2) The Trustees of The Noel Village (Steel Founder) Limited Retirement Benefits Scheme SSAS relates to the supply of electricity. The Property has the benefit of the electricity supply, subject to the payment of the charges and the obligations, as set out in the agreement. The Borrower's solicitor has confirmed there have been no disputes.</p>
7 May 1999	Transfer	<p><b>SYK413550</b></p> <p>The transfer contains purchasers' personal covenants and the Borrower has covenanted to observe and perform the covenants and provided an indemnity in respect of the same.</p> <p>Personal Covenants:</p> <p><b>Schedule of personal covenants</b></p> <p>1 "The Transferee covenants with the Transferor to forthwith erect six feet high security fencing of a design to be approved by the Transferor between the points X and Y shown on the plan"</p> <p>NOTE: The points X and Y referred to affect the northern boundary of the land in this title.</p>
24 August 2016	Transfer	<p><b>SYK415801</b></p> <p>The Land has the benefit of any legal easements reserved by a Transfer of land edged and numbered SYK642335 in green on the title plan and other land dated 24 August 2016 made between (1) Anthony Noel Village and Steven Anthony Collier and (2) Anderson Commercial (Newhouse) Limited but is subject to any rights that are granted by the said deed and affect this land.</p> <p>Rights reserved for the benefit of the Property:</p> <ol style="list-style-type: none"> <li>The right to use any part of the Retained Land (Property) as the Transferor thinks fit, or to build on or develop any part of the Retained Land, provided that any such use or works do not interfere with, or obstruct, the exercise of the Rights granted to the Transferee;</li> </ol>

		<ol style="list-style-type: none"> <li>2. The right to use and connect into any Service Media at the Property which serves the Retained Land;</li> <li>3. Subject to compliance with the conditions for entry (as set out in the transfer), the right to enter the Property with or without agents, professional advisers, workmen and equipment so far as is reasonably necessary to, inspect or carry out works to any part of the Retained Land, and to inspect, repair maintain, install, re-route, or replace any Service Media serving the Retained Land.</li> <li>4. The right of support and protection to the Retained Land.</li> </ol>
5 December 2019	Transfer	<p><b>SYK407539, SYK413550, SYK415801, SYK415806, SYK445152 and SYK457898</b></p> <p>The transfer dated 5 December 2019 and made between (1) Anthony Noel Village and Steven Anthony Collier and (2) Maridian Limited contain purchaser's personal covenants.</p> <p>The Transferee covenants with the Transferor that the Transferee will observe and perform the covenants and conditions contained or referred to in the property, proprietor and charges registers of SYK415801, SYK415806, SYK457898, SYK445152, SYK413550 and SYK407539.</p>
		<p><b>SYK457898</b></p> <p>This land is subject to such restrictive covenants and easements as may have been imposed before 4 March 1999 and are still subsisting and capable of being enforced.</p>
24 August 2016	Deed of Grant	<p><b>SYK407539, SYK413550, SYK415801, SYK415806, SYK445152 and SYK457898</b></p> <p>A deed of grant dated 24<sup>th</sup> August 2016 grants a right of access to the land from the public highway. This deed has not been registered at HM Land Registry and we have been supplied with no evidence that a deed of covenant was entered into by the Borrower on the purchase of the Property (as required under the deed). The Borrower's solicitor has confirmed there have been no disputes and no contributions have been demanded or made. An access indemnity policy is being sought to cover the defect.</p>

## 2. Occupational Interests

Please refer to the Lease Schedule

## 3. Searches

Date	Search	Material Matters Revealed
N/A	Local	No Search Indemnity will be put on risk on completion by the Solicitor acting for the Borrower.
N/A	Water	No Search Indemnity will be put on risk on completion by the Solicitor acting for the Borrower.
17.5.2019	Environmental	<p><b><u>Contaminated Land:</u></b> The Borrower's solicitor has confirmed: <i>the property is industrial units on a long standing old site adjacent to the railway .it was it is believed originally used as part of the railway shedding etc. The premises have been used for lighter industrial use in recent times. The ground we are informed is concreted over and there is little risk of any further issues.</i> The Borrowers solicitor has confirmed a "ContaminatedLand" Indemnity Policy will be put on risk on completion.</p> <p><b><u>Flood Risk:</u></b> The Borrower's solicitor has confirmed: <i>Our clients are not aware of flooding affecting the property and insurance has and can be obtained at no additional cost</i></p> <p><b><u>Ground Stability:</u></b> The Borrower's property insurance includes subsidence cover.</p> <p><b><u>Energy:</u></b> Oil and gas wells; wind and solar farms; power stations and energy infrastructure are identified in close proximity to the Property.</p> <p><b><u>Transportation:</u></b> Active and historical railways are in the vicinity of the Property.</p>
	SIMR	
	Chancel	Chancel Indemnity will be put on risk on completion by the Solicitor acting for the Borrower.
	Coal	No Search Indemnity will be put on risk on completion by the Solicitor acting for the Borrower.
	Company	<p><b>Name:</b> MARIDIAN LIMITED</p> <p><b>Active:</b> Yes</p> <p><b>Directors:</b> Diane Maria Wright</p> <p><b>Secretary:</b> None</p> <p><b>Shareholders:</b> Diane Maria Wright</p> <p><b>PSC:</b> Diane Maria Wright</p> <p><b>Purpose:</b> 68209 - Other letting and operating of own or leased real estate</p> <p><b>Charges:</b> See above</p>
	Winding up	17 January 2022 : Clear 18 January 2022 : TBC

	<b>Bankruptcy</b>	Clear for Diane Wright, Diane Maria Wright and Colin Desmond Wright (entries for 'Colin Wright' have been certified by the Borrower's solicitor as not relating to Colin Desmond Wright)
	<b>Priority</b>	Clear
	<b>Lawyer checker</b>	Frequent
	<b>SRA Check</b>	Clear
	<b>Source of Funds</b>	N/A
	<b>Official Copies</b>	SYK415801 dated 10 November 2021 Remainder dated 20 October 2021

### OTHER

#### 1. Buildings Insurance

##### Velos House

<b>Insured</b>	Maridian Ltd
<b>Insurer</b>	Accelerant Insurance Europe SA
<b>Property</b>	Wright Business Park
<b>Sum Insured</b>	£9,900,000
<b>Reinstatement Figure – Valuation</b>	£9,900,000
<b>Policy No</b>	A218951C
<b>Expiry</b>	22 June 2022
<b>Use</b>	Sheet Metal Work for Unit 1
<b>Terrorism</b>	Standalone policy with Geo Specialty UMR: FTE2100122 Reference: G21UK4940 £9,900,000
<b>36 Months Rent</b>	Yes, £873,000 annually
<b>PSL Interest noted</b>	Yes
<b>Day one</b>	Yes
<b>Copy Policy sent to PSL</b>	Yes

#### 2. Fire Risk Assessment /Asbestos Report/Energy Performance Certificate

Date	Report	Contents
Valid until: 08 10 2031 08 10 2031 08 10 2031 07 10 2031 06 10 2031	EPCs	Units and rating: Unit 11a: C Unit 11b: D Units 1, 5 & 6: C Unit 3: D Unit 4: D Unit 2: C Unit 13: C Unit 10c: C Unit 10a & 10b: C Unit 7, 8, 9a&9b: D The Offices: E
Not Available	Fire Risk Assessment	The Borrower confirms these are carried out by the Tenants and copies have not been supplied. However the commercial leases contain general compliance with laws clauses, passing responsibility for the compliance with

		all laws relating to the use and occupation of the Property.
May 2004	Asbestos Report	Valuation report reveals broken asbestos sheeting. Asbestos management plan not supplied. The Borrower confirms this is managed by Mr Wright via his building company and any works are dealt with as and when required on a need to do basis.

### 3. Identification Documents

Name	List A ID	Date/Expiry	List B	Date/Expiry
Diane Maria Wright	Passport	04 05 2024	Utility Bill	28 08 2021
Colin Desmond Wright	Passport	26 01 2024	Utility Bill	28 08 2021

### 4. Valuation – Material Matters

<b>Date</b>	<b>17 06 2021</b>
<b>Market Value</b>	<b>£2,680,000</b>
<b>Reinstatement</b>	<b>£9,900,000</b>
<b>Use</b>	<b>Industrial &amp; Offices</b>
<b>Tenure</b>	<b>Freehold</b>
<b>Recommendations</b>	<p>The valuer commented:</p> <ul style="list-style-type: none"> <li>- Review of leases: see Occupational Lease Schedule below</li> <li>- EPCs: see above</li> <li>- Access rights: there is a deed of grant but this has not been registered and the Borrower does not appear to have complied with the requirement to enter into a deed of covenant on the Purchase of the Property. An access indemnity policy is being sought to cover the defect.</li> <li>- Relationship between Borrower and tenants: <ul style="list-style-type: none"> <li>o Simplex (shareholder: Diane Wright, persons with significant control: Colin Wright and Diane Wright)</li> <li>o Wright Engineering (shareholder: Diane Wright, persons with significant control: Colin Wright and Diane Wright)</li> <li>o Wright Removals and Storage (shareholder: Diane Wright, persons with significant control: Colin Wright and Diane Wright)</li> </ul> </li> </ul> <p>the Borrower's solicitor has confirmed <i>Mr wright owns wright engineering and simplex as part of his businesses but no other connections. all wright companies who occupy pay the rent</i></p>
<b>Other</b>	<p>The valuer has flagged:</p> <ul style="list-style-type: none"> <li>- Broken asbestos sheeting – see section 2 above</li> <li>- Windows at Building 14 having been replaced but Borrower has confirmed no windows have been replaced however indemnity insurance is being supplied to cover any potential risk.</li> <li>- Landlord pays for all services and charges individual tenants but Borrower's solicitor has confirmed none collected by agreement until 1 January 2022 as an incentive to obtain full lettings.</li> </ul>

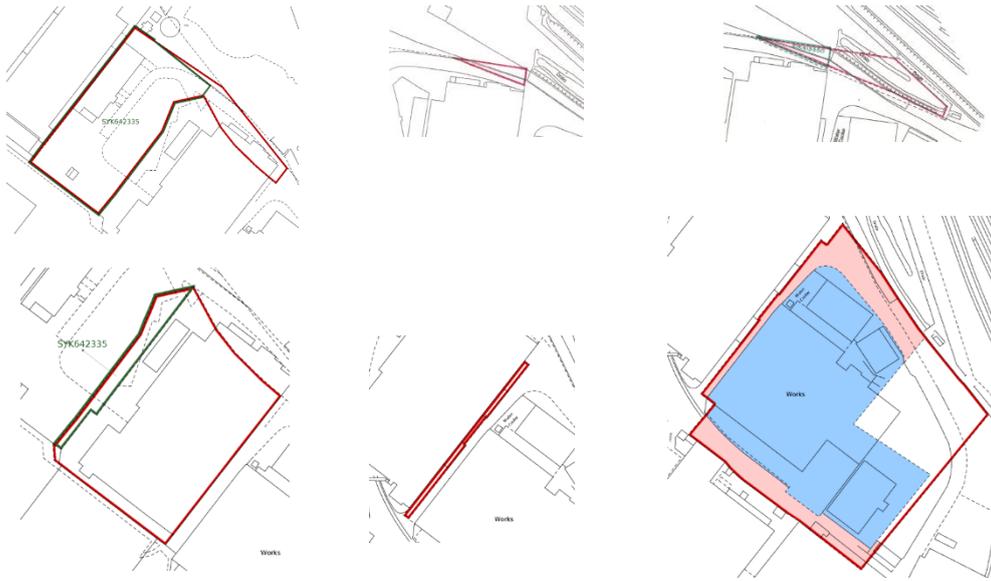
**OCCUPATIONAL LEASE SCHEDULE**

<b>Premises</b>	<b>Unit 1, 5, 13 (temporarily ) and Area 1 with temporary parking around unit 13</b>	<b>Unit 7, 8, 9a and Area 4</b>	<b>Unit 11b</b>	<b>Unit 11a and Area 9</b>	<b>Area 2</b>	<b>Unit 10a and 10b</b>	<b>Unit 4</b>	<b>Unit 13</b>	<b>Unit 3</b>	<b>Unit 2</b>	<b>Unit 10c</b>
<b>Date</b>	18 12 2019	01 03 2020	18 12 2019	18 12 2019	18 12 2019	01 09 2020	18 12 2019	01 03 2021	01 03 2021	01 08 2020	01 05 2021
<b>Parties</b>	Maridian Limited and Doncaster Steel Fabrications Limited	Maridian Limited and Equalityre Limited	Maridian Limited and Compass Vehicle Solutions	Maridian Limited and ET Development s Limited	Maridian Limited and Selami Himallari (trading as Best Hand Car Wash)	Maridian Limited and Simplex Supplies Limited	Maridian Limited and Wright Engineering Limited	Maridian Limited and Wright Removals and Storage Limited	Maridian Limited and D & H Fabrications Limited	Maridian Limited and Norton Cast Products Limited	Maridian Limited and Kitchen Factory Workshop
<b>Current tenant</b>	Doncaster Steel Fabrications Limited	Equalityre Limited	Compass Vehicle Solutions	ET Development s Limited	Selami Himallari (trading as Best Hand Car Wash)	Simplex Supplies Limited	Wright Engineering Limited	Wright Removals and Storage Limited	D & H Fabrications Limited	Norton Cast Products Limited	Kitchen Factory Workshop
<b>Current guarantor</b>	N/A										
<b>Term, commencement date and expiry date</b>	10 years from and including the date of the lease								5 years	5 years (with break at year 3)	3 years
<b>Is the Letting Document anew tenancy for the purposes of the LTCA 1995?</b>	Yes										
<b>Excluded Tenancy</b>	No										
<b>Current rent and rent payment dates</b>	£50,000 per annum payable on the 1 <sup>st</sup> day of the calendar	£89,600 per annum payable on 1 <sup>st</sup> day of calendar	£9,600 per annum payable on 1 <sup>st</sup> day of calendar	£7,800 per annum payable on 1 <sup>st</sup> day of calendar	£9,600 per annum payable on 1 <sup>st</sup> day of calendar	£18,500 per annum payable on 1 <sup>st</sup> day of calendar	£14,000 per annum payable on 1 <sup>st</sup> day of calendar	£14,000 per annum payable on 1 <sup>st</sup> day of calendar	£13,200 per annum payable on 1 <sup>st</sup> day of calendar	£50,724.16 per annum payable on 1 <sup>st</sup> day of calendar	£12,000 per annum payable on 1 <sup>st</sup> day of calendar

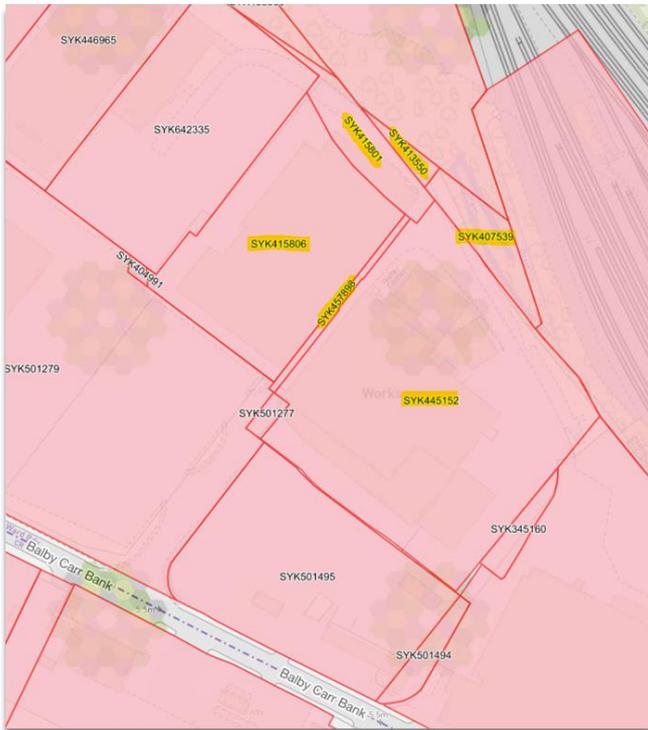
	month	month	month	month	month	month	month	month	month	month	month
<b>Rent review dates and date of last review</b>	18 12 2022 and 18 12 2025	01 03 2023 and 01 03 2026	18 12 2022 and 18 12 2025	18 12 2022 and 18 12 2025	18 12 2022 and 18 12 2025	01 09 2023 and 01 09 2026	18 12 2022 and 18 12 2025	01 03 2024 and 01 03 2027	01 03 2024 and 01 03 2027	01 08 2023	N/A
<b>Rent review</b>	RPI										N/A
<b>Forfeiture</b> (a) Rent unpaid 21 days after due. (b) Breach of condition. (c) Tenant / guarantor insolvency.	(a) 14 days ( <i>whether demanded or not</i> ) (b) Yes (c) Yes										
<b>Use and any restrictions on use</b>	Steel fabrication with ancillary storage and offices and shot blasting in the area shown on the lease plan within Use Class B2	Storage within Use Class B2	Motor vehicle repair and MOT test centre	B2	B2 Carwash and valet services only restricting number of vehicles to 15 at any one time	Storage within Use Class B2	Steel fabrication within Use Class B2	Storage within Use Class B2	Steel fabrication within Use Class B2	Storage within Use Class B2	Storage within Use Class B2
<b>Repair and decoration</b>	Tenant shall <b>keep</b> the Property in the same condition at outset as evidenced by photographic record but photographic record not supplied. The Borrower's solicitor has confirmed ' <i>no photographic evidence was taken at the time of the grants of the leases despite reference to them in the schedule of condition of the leases</i> '.										
<b>Insurance</b>	Landlord responsibility										
<b>Alterations</b> (a) External/structural: (b) Internal, non-structural alteration:	(a) No external or structural alterations permitted (b) Permitted with landlord consent										
<b>Alienation</b>	<p><b><u>Assignment</u></b>  <b>Whole:</b> Subject to landlord consent  <b>Part:</b> Prohibited</p> <p><b><u>Underletting</u></b>  <b>Whole:</b> Permitted subject to conditions and landlord consent:  <b>Part:</b> Prohibited</p> <p><b><u>Group Company Sharing</u></b>  Within same group.</p>										

	<p><b>Charging</b>  <b>Whole:</b> Subject to landlord consent  <b>Part:</b> Prohibited</p>										
<b>Service charge</b>	5% of rent towards Service Charge 2.14% of rent as Insurance Rent										5% of rent towards Service Charge
<b>Tenant Rights</b>	Set out in clause 3 of the Lease										
<b>Landlord Rights</b>	Set out in clause 4 of the Lease										
<b>Lease registrable? (i.e. granted for more than 7 yrs)</b>	Yes but the Tenants has not yet registered the lease. Although more of an issue for the Tenants, Occupational Tenant Notices between Proplend and the Tenants have been supplied, to allow Proplend to recover rents direct from the tenants in the event of default.								No	No	No
<b>Lease executed?</b>	Yes										

## TITLE PLANS



## MAPSEARCH PLAN



## VALUATION PLAN



<b>Signed by:</b>	
<b>Signature Name:</b>	CLARE DAY
<b>Position:</b>	PARTNER
<b>Authorised to sign for and on behalf of:</b>	HARRISON CLARK RICKERBYS
<b>Date:</b>	18 01 2022