

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.





Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA895626

Edition date / Dyddiad yr
argraffiad 03.12.2009

- This official copy shows the entries on the register of title on 16 FEB 2010 at 17:38:57.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Feb 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 16 Feb 2010 am 17:38:58.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 16 Feb 2010.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl gweler gwefan y Gofrestrfa Tir www.cofrestrfatir.gov.uk neu Gyfarwyddyd Cyhoeddus *1-Cyfarwyddyd i'r wybodaeth rydym yn ei chadw a sut y gallwch ei chael*.
- Gweinyddir t teitl hwn gan Gofrestrfa Tir Swyddfa Cymru.

A: Property Register / Cofrestr eiddo

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl. Ac eithrio yr hyn a nodir isod, mae'r teitl yn cynnwys unrhyw hawddfrentiau cyfreithiol a roddir gan y brydles gofrestredig ond mae'r ddarostyngedig i unrhyw hawliau a gedwir ganddi, i'r graddau y mae'r hawddfrentiau a'r hawliau hynny'n bodoli ac o fudd i'r tir cofrestredig neu'n effeithio arno.

CARDIFF/CAERDYDD

1 (10.12.1998) The Leasehold land shown edged with red on the plan of the

A: Property Register continued / Parhad o'r gofrestr eiddo

above Title filed at the Registry and being 141 Seager Drive, Cardiff (CF11 7FE).

- 2 (10.12.1998) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 November 1998
Term : 999 years from 1 January 1990
Rent : £20 subject to review and maintenance rent
Parties : (1) Ferry Quay Developments Limited
(2) O.M. Limited
(3) Rita Jenkins
- 3 (10.12.1998) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (10.12.1998) Lessors title registered under WA399499.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (03.12.2009) PROPRIETOR: MARCUS STEAD of 141 Seager Drive, Cardiff, Cardiff CF11 7FE.
- 2 (10.12.1998) RESTRICTION: Except under an order of the registrar no Transfer Dealing or Assent is to be registered unless a Certificate is given by the Secretary of O.M. Limited of P.O. Box No. 63, 668 Hitchin Road, Luton, Beds, LU2 7XL, that notice of such Transfer Dealing or Assent has been given to the said O.M. Limited.
- 3 (03.12.2009) The price stated to have been paid on 11 September 2009 was £99,000.
- 4 (03.12.2009) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register / Cofrestr Arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (10.12.1998) A Conveyance of the freehold estate in the land in this title and other land dated 28 October 1949 made between (1) The Plymouth Estates Limited (Plymouth Estates) (2) Mountstuart Dry Docks Limited and (3) The British Transport Commission (the Transport Commission) contains the following covenants:-

"THE Transport Commission hereby COVENANTS with Plymouth Estates and all persons claiming under it as purchasers of any part or parts of the unsold portions of the Plymouth Estate in the County of Glamorgan to observe and perform the stipulations and provisions contained in the Fourth Schedule hereto to the intent that the burden of this covenant may run with and bind the property hereby conveyed and every part

C: Charges Register continued / Parhad o'r gofrestr arwystlon

thereof and to the intent that the benefit thereof may be annexed to and devolve with each and every part of the said unsold portions of the Plymouth Estate

THE FOURTH SCHEDULE

Particulars of Stipulations and Provisions to be observed and performed by the Commission

(1) The Commission shall not use the property hereby conveyed for carrying on any noisome or offensive trade business or occupation or do or suffer thereon anything which may grow to the annoyance nuisance or damage of the inhabitants of neighbouring lands."

- 2 (10.12.1998) A Transfer of the freehold estate in the land in this title and other land dated 30 November 1987 made between (1) Ferry Estates Limited and (2) Avatar Limited contains the following covenants:-

"The Transferees hereby covenants with the Transferors so as to benefit the land edged blue on the plan bound up within or any part or parts thereof and so far as to bind the land hereby transferred into whosoever hands the same may come

Not to carry on or permit to be carried on or permit to be carried on on any part of the Property any trade or business other than the professional use of dwellings to be built on the Property by Doctors, Dentists, Architects or Solicitors or properties for retail use such retail use not to exceed a total of 5,000 square feet overall and shall not include the sale of wines spirits beers or any other alcoholic beverages PROVIDED ALWAYS that the construction of a marina, in, on, over or under the property or the use of the Property or any part thereof for leisure purposes either in connection with the use of the marina or independently shall be permitted and shall not be in breach of the aforesaid restrictive covenants."

NOTE: The land edged blue referred to lies to the east of the land in this title.

End of register / Diwedd y gofrestr