

These are the notes referred to on the following official copy

Title Number AV231837

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

1. Stamp Duty

- ☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- ☐ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £
- ☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred

AV231837

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

AV64029

4. Property transferred

Car parking area at the rear of 110/112 East Street Bedminster Bristol

The Property is defined:

- ☒ on the attached plan and shown
hatched blue
- ☐ on the Transferor's title plan and shown

5. Date

3rd March 2006

6.

GALLIARD DEVELOPMENTS LIMITED (Co.Regn.No.3053059)

7. Transferee for entry on the register

FESTIVAL LEISURE LIMITED (Co.Regn.No.2002955)

8. Transferee's intended address(es) for service (including postcode) for entry on the register

108 East Street Bedminster Bristol BS3 4EY

9. The Transferor transfers the Property to the Transferee

10. Consideration

☐ The Transferor has received from the Transferee for the Property the sum of

☒ This transfer is made in consideration of the contemporaneous transfer to the Transferor by the Transferee of the land edged red on the attached plan

☐ The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with

☒ full title guarantee ☐ limited title guarantee

12. Declaration of trust

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property

13. Additional provisions

Definitions

"the Maintenance Charge" means 50% of the expenditure incurred by the Transferor in maintaining the land hatched green and the land coloured green on the attached plan to include installing security gates lighting and any other security installations as they reasonably consider necessary

"The Transferor's Land" means the land comprised in title number AV231837 (excluding the land hereby transferred) and the land edged red on the attached plan.

"The Transferee's Land " means the land comprised in title number AV64029 and the land hereby transferred

Rights granted for the benefit of the Property

The right is hereby granted for the benefit of the Transferee's Land:

1. To pass and repass at all times with and without vehicles over the area of land hatched green on the attached plan for the purposes of access and egress only from the car parking spaces hatched blue on the attached plan and the remainder of the land comprised in title number AV64029.

2. To use the area coloured green on the attached plan for the purpose of parking motor vehicles.

~~Rights reserved for the benefit of other land~~

Rights for the benefit of the Property

The use of the land hatched green and coloured green on the attached plan is subject to the payment of the Transferee of the Maintenance Charge.

The Transferor may temporarily close the area of land hatched green and coloured green on the plan for the purpose of:

(i) inspecting, altering, repairing, renewing, replacing, cleaning or maintaining the land hatched green and coloured green on the plan attached

(ii) any reasonable purpose in connection with the development of the land comprised in title number AV231837 Provided Always that not less than 3 days notice will be given to the Transferee of works to be carried out and the Transferor will use its reasonable endeavours to minimise such closure or restriction.

The rights to use the land hatched green and coloured green on the plan attached may be suspended if the Transferee:

(i) fails or delays to pay the Maintenance Charge

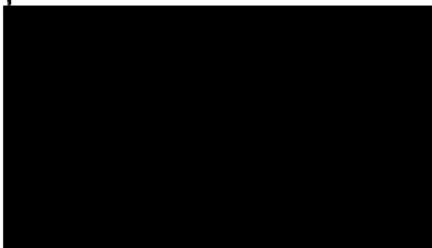
(ii) there is a material breach by the Transferee of any obligation contained herein or uses or permits to be used the land hatched green and coloured green on the plan attached for any purpose than that permitted by this Transfer or causes any obstruction of the land hatched green or permits any vehicles to be parked thereon.

~~Restrictive covenants by the Transferee~~

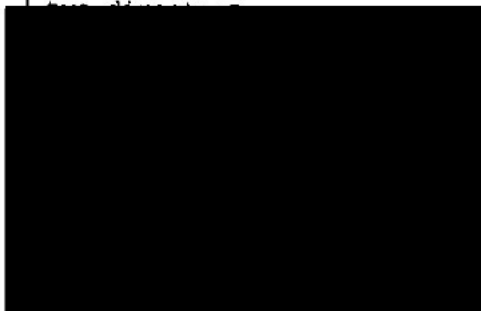
Restrictive covenants by the Transferor

14. Execution

SIGNED as a DEED by the said
GALLIARD DEVELOPMENTS LIMITED
acting by two directors:



SIGNED as a DEED by the said
FESTIVAL LEISURE LIMITED acting by



1. Continued from Form TP1

Title number(s) AV231837 and AV64029

2.

Panel 13 continued

Additional Provisions

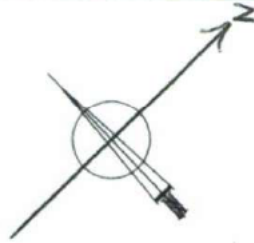
The Transferee hereby covenants with the Transferor on behalf of itself and its successors in title for the benefit of the Transferor and the Transferor's Land to pay to the Transferor on demand the Maintenance Charge.

Unless otherwise agreed the Transferee will not be liable after it shall have parted with its interest in the land comprised in title number AV64029 other than in respect of any breach which has occurred prior to such date and the Transferee covenants with the Transferor not to transfer any part of the land comprised in title number AV64029 without procuring that its transferee shall enter into a Deed of Covenant with the Transferor to observe and perform the obligations contained in this Transfer.

Continuation sheet **1** of **1**

NOTE:
All dimensions must be checked on
site and not scaled from this
drawing.

REVISIONS	
Index	Description



BROOKS
CHARTERED SURVEYORS
2 Prince Street, Room 404, 1st Fl.
Tel: 01225 332229
Fax: 01225 445086
www.brookschartered.co.uk

client: GALLIARDS DEVELOPMENTS LTD
project: AT 110-112 EAST ST
BEDMINSTER BRISTOL

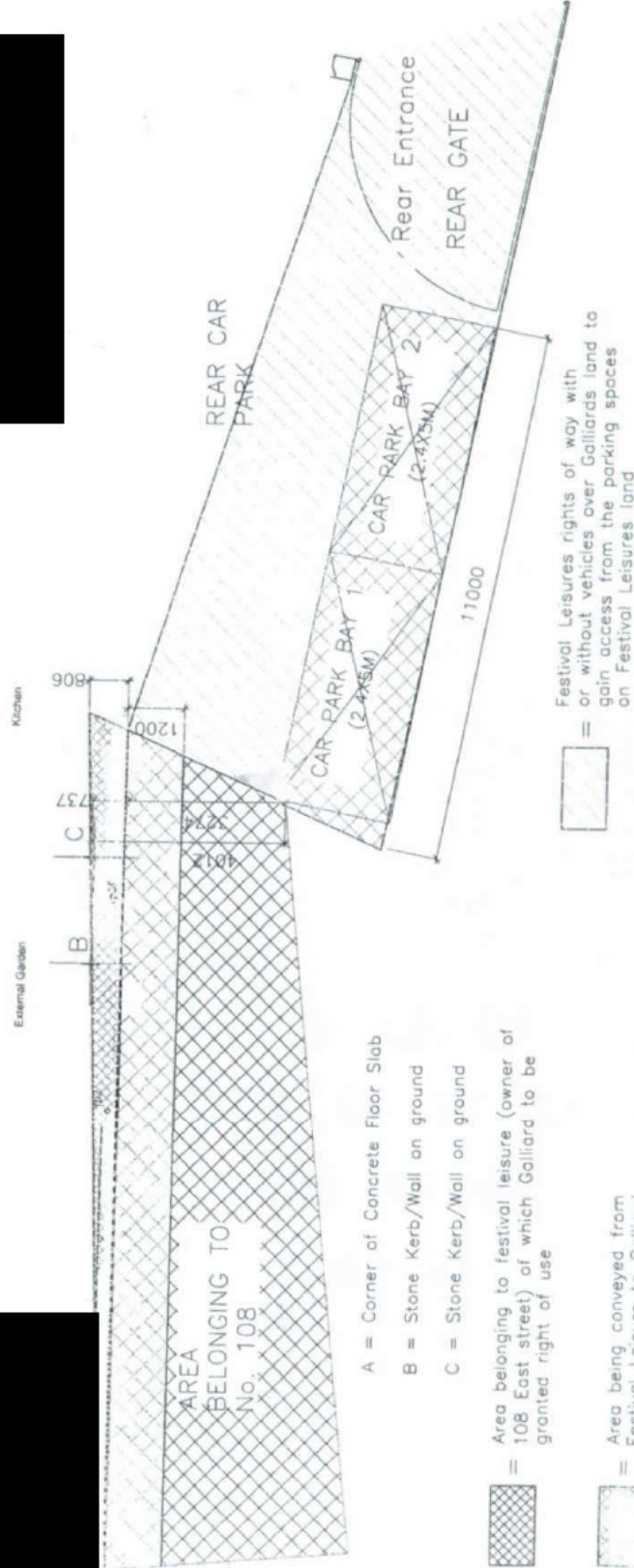
drawing: TRANSFER OF LAND/
BOUNDRIES
BETWEEN 110 & 108
EAST STREET

scale: 1/100
date: 01/11/2005
drawn: TC

drawing no: 3805-05-18
revision:



PROPOSED EXTENSION



- A = Corner of Concrete Floor Slab
- B = Stone Kerb/Wall on ground
- C = Stone Kerb/Wall on ground

- [Hatched Box] = Area belonging to festival leisure (owner of 108 East street) of which Galliard to be granted right of use
- [Box with diagonal lines] = Area being conveyed from Festival Leisure to Galliard
- [Box with horizontal lines] = Fire escape easement of which Galliard to be granted right of use over Festival Leisures land.
- [Box with vertical lines] = Area being conveyed from Galliard to Festival Leisure

- [Box with diagonal lines] = Festival Leisures rights of way with or without vehicles over Galliards land to gain access from the parking spaces on Festival Leisures land
- [Box with horizontal lines] = Festival Leisures rights to use part of parking space