

Hollyhurst,
Mill Lane,
Chiddingfold,
SURREY GU8 4SJ

10 April 2017

Mr Gavin McCloskey,
Pension Practitioner .Com
Daws House
33-35 Daws Lane
London
NW7 4SD

Dear Gavin,

Scheme Loan and Title Transfers

Please find enclosed the final pages of the signed and witnessed, where required, final loan agreement, legal charge and company resolution dated 3rd April 2017. This is the date the sums were remitted from the pension scheme account to the company.

I have also enclosed for your records the title transfers from the Retirement Benefit Scheme.

We understand that you will now carry out the relevant filings with Companies House and HMRC.

We look forward to receiving the loan repayment schedule.

Many thanks for your help in this matter.

Yours sincerely,



Patricia Lancaster

Enc.

26 **COUNTERPARTS**

This Deed may be executed in any number of counterparts and this will have the same effect as if the signatures on the counterparts were on a single copy of this Deed.

27 **LAW**

This Deed shall be governed by English law.

28 **CERTIFICATION**

The Company certifies that the creation of this Security does not contravene any provision of its memorandum and articles of association or any other of its constitutional documents.

IN WITNESS WHEREOF this Deed has been executed as a Deed by the Company by its duly authorised representatives and the Charge Holder and is intended to be and is hereby delivered on the date stated at the beginning of this Deed.

Executed and Delivered as a Deed

for and on behalf of
Landing Properties Limited

by the signatures of:

Director: 

In the presence of: *Patricia Lancaster*
MADELINE JAMES

Signature of Witness: 

Full Name: *MADLINE CATHALINE JAMES*

Address:

Downs Solicitors LLP
The Tanners, 75 Meadrow
Godalming, Surrey GU7 3HS
Tel No. (01483) 861848
DX No. 58308 Godalming 1

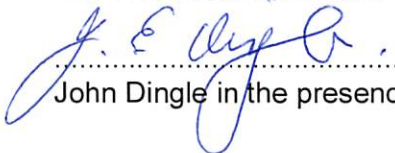
Gavin!

*Signed and
witnessed*

final pages of

Floating Charge

Executed and Delivered as a Deed by

..... (signature)
John Dingle in the presence of:

MADDERINE JAMES

Signature of Witness:



Full Name:

MADDERINE CATHARINE JAMES

Address:

Downs Solicitors LLP
The Tanners, 75 Meadow
Godalming, Surrey GU7 3HS
Tel No. (01483) 861848
DX No. 58308 Godalming 1

Executed and Delivered as a Deed by

..... (signature)
Patricia Lancaster in the presence of:

MADDERINE JAMES

Signature of Witness:



Full Name:

MADDERINE CATHARINE JAMES

Address:

Downs Solicitors LLP
The Tanners, 75 Meadow
Godalming, Surrey GU7 3HS
Tel No. (01483) 861848
DX No. 58308 Godalming 1

Landing Properties Limited (the "Company")

Whose registered office is situate at:
East House 109 South Worple Way, Mortlake, London, SW14 8TN

BOARD RESOLUTION APPROVAL OF BORROWING.

Date: 3 April 2017

WHEREAS, this Board of Directors deems it desirable and in the best interests of this company to borrow the sum of £499,500 from the Trustees of the John Dingle Project Planning Ltd Retirement Benefits Scheme (the "Loan").

NOW, THEREFORE, IT IS RESOLVED, that this Company shall borrow at an interest rate of 1.5% annualised, with equal capital and interest repayments, reserving the right for first capital repayment to be rolled over for 12 months, but not to exceed the anniversary date. The Loan shall be evidenced by a Loan Agreement (the "Loan Agreement") and Legal Charge in the form attached hereto as Exhibit A (the "Note"). RESOLVED FURTHER, that the Directors are hereby authorised, directed and empowered to execute, for and on behalf of this Company and in its name, any and all documents required in connection with the Loan, including but not limited to the Loan Agreement and the Note, substantially in the form attached hereto as Exhibit A, with such changes thereto as the person executing same shall approve, such approval to be conclusively evidenced by the execution and delivery thereof.

RESOLVED, that the officers of this company are, and each acting alone is, hereby authorised to do and perform any and all such acts, including execution of any and all documents and certificates, as such officers shall deem necessary or advisable, to carry out the purposes and intent of the foregoing resolutions.

RESOLVED FURTHER, that any actions taken by such officers prior to the date of the foregoing resolutions adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this company

Director
Signed:

JOHN EDWARD DINGLE.
J. E. Dingle

Director/Secretary
Signed:

Patricia Terera Lancaster
Patricia Lancaster

Gavin:

Signed & date

Board resolution

12.6 *Successors etc*

This letter shall be binding on and inure to the benefit of the Scheme and the Trustees of the Scheme from time to time and the Borrower and their respective successors and permitted assigns and references in this letter to any of them shall be construed accordingly.

12.7 *Governing law*

This letter shall be governed by English law.

12.8 *Third Parties*

A person who is not a party to this letter has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this letter.

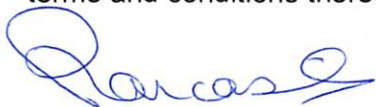
If you are in agreement with the above terms and conditions, please sign and return the enclosed copy of this letter.

Yours faithfully

John Dingle
Trustee



We refer to your letter dated 3 April 2017 (of which the above is a copy) and confirm that the Borrower accepts and agrees to be bound by the terms and conditions thereof.



Director Patricia Lancaster
For and on behalf of Landing Properties Limited
Dated 3 April 2017

Gavin:
Final page
Signed & dated
scheme loan to
Landing Property
as at 3 April 2017

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with the Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: SY693648
2	Property: Land adjacent to Hollyhurst, Mill Lane, Chiddingfold
3	Date:
4	<p>Transferor: Patricia Teresa Lancaster and John Edward Dingle as Trustees of the John Dingle Project Planning Retirement Benefit Scheme</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Transferee for entry in the register: Patricia Teresa Dingle and John Edward Dingle</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register: Hollyhurst Cottage, Mill Lane, Chiddingfold GU8 4SJ</p>
7	The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

8 Consideration

☒ The transferor has received from the transferee for property the following sum (in words and figures):
£7,000 (Seven Thousand Pounds)

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

☐ Insert other receipt as appropriate:

9 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

10 Declaration of trust. The transferee is more than one person and

☒ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

11 Additional provisions

must execute this transfer in the space opposite. If there is more than one transferor, all must execute this transfer. Forms of execution are given in panel 9 to the Land Registration Rules 2003. If the transfer contains any of the transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Remember to date this deed in panel 3.

12

Execution

Executed as a Deed by

John Edward Dingle.....

In the presence of:

Witness name:.....

Address:.....

Occupation:.....

J. E. Dingle

W. J. J. J.

MARZELINE JAMES

Downs Solicitors LLP
The Tanners, 75 Meadrow
Godalming, Surrey GU7 3HS
Tel No: (01483) 861848
DX No. 58308 Godalming 1

Executed as a Deed by

Patricia Teresa Lancaster.....

In the presence of:

Witness name:.....

Address:.....

Occupation:.....

P. T. Lancaster

W. J. J. J.

MARZELINE JAMES

Downs Solicitors LLP
The Tanners, 75 Meadrow
Godalming, Surrey GU7 3HS
Tel No: (01483) 861848
DX No. 58308 Godalming 1

as trustees of the John Dingle Project Planning Retirement
Benefit Scheme

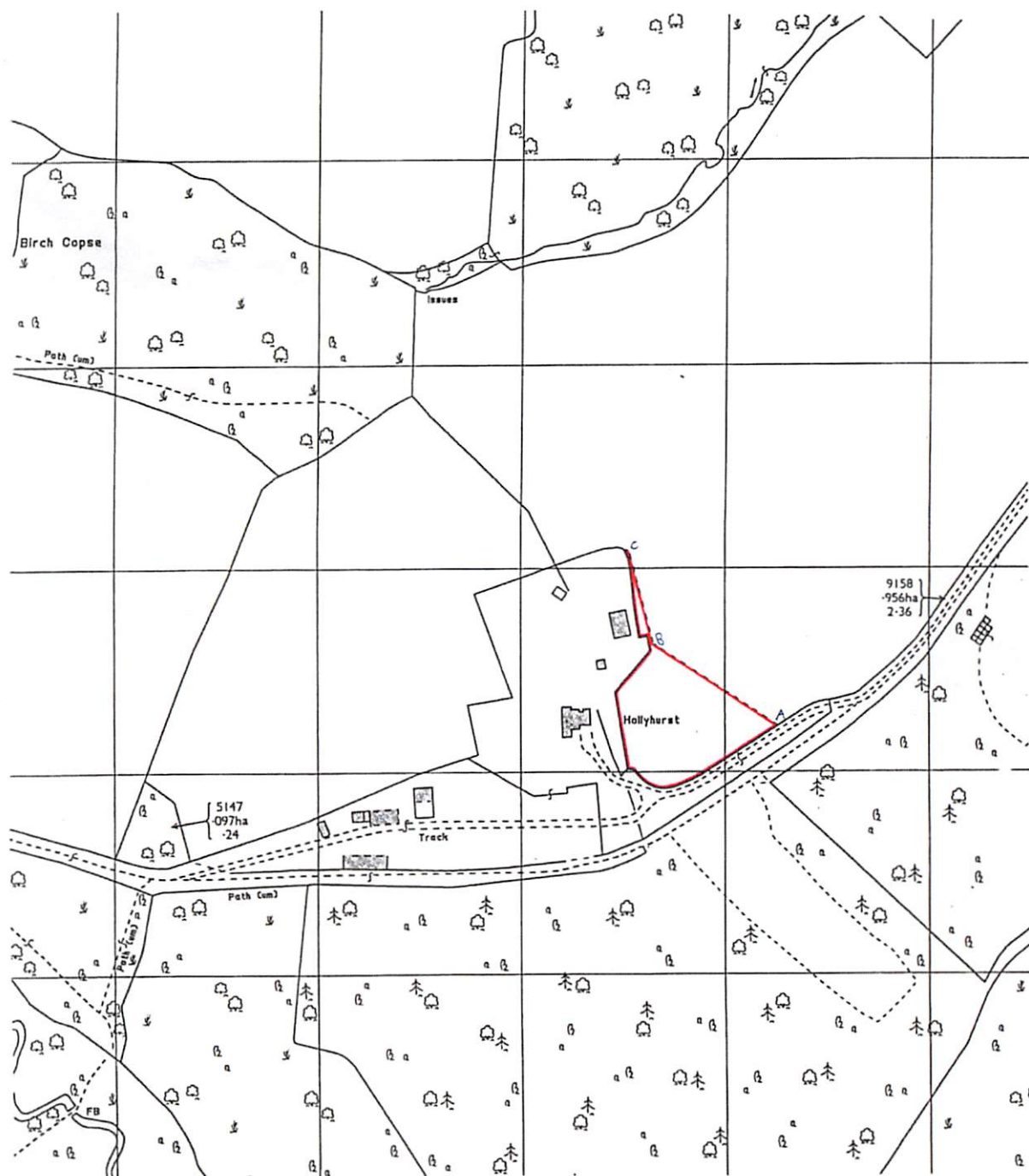
WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

H.M. LAND REGISTRY		TITLE NUMBER	
		SY 693648	
ORDNANCE SURVEY PLAN REFERENCE	SU9434	Scale 1/2500	
COUNTY SURREY		DISTRICT WAVERLEY	
		© Crown Copyright	



DOWN

Registry

Transfer of whole of registered title(s)

TR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with the Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: SY685923
2	Property: Land and buildings at Hollyhurst, Sydenhurst Lane, Chiddingfold
3	Date:
4	<p>Transferor: John Edward Dingle and Patricia Teresa Lancaster as Trustees of the John Dingle Project Planning Retirement Benefit Scheme</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Transferee for entry in the register: Landing Properties Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 9926359</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register: East House 109 South Worple Way Mortlake, London, SW14 8TN</p>
7	The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

8 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):
£460,000.00 (Four Hundred and Sixty Thousand pounds).

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

☐ Insert other receipt as appropriate:

9 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

10 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

11 Additional provisions

must execute this transfer by signing the space opposite. If there is more than one transferor, all must sign. Forms of execution are given in rule 9 to the Land Registration Rules 2003. If the transfer contains the transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Remember to date this deed in panel 3.

12

Execution

Executed as a Deed by
John Edward Dingle.....

In the presence of:

Witness name:.....

Address:.....

Occupation:.....

J. E. Dingle
MCJ

MARCELINE JAMES
Downs Solicitors LLP
The Tanners, 75 Meadrow
Godalming, Surrey GU7 3HS
Tel No. (01483) 861848
DX No. 58308 Godalming 1

Executed as a Deed by
Patricia Teresa Lancaster.....

In the presence of:

Witness name:.....

Address:.....

Occupation:.....

P Lancaster
MCJ

MARCELINE JAMES
Downs Solicitors LLP
The Tanners, 75 Meadrow
Godalming, Surrey GU7 3HS
Tel No. (01483) 861848
DX No. 58308 Godalming 1

as trustees of the John Dingle Project Planning Retirement
Benefit Scheme

WARNING

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H.M. LAND REGISTRY		TITLE NUMBER	
		SY685923	
ORDNANCE SURVEY PLAN REFERENCE	SU9434	Scale 1/2500	
COUNTY SURREY DISTRICT WAVERLEY		© Crown Copyright	

