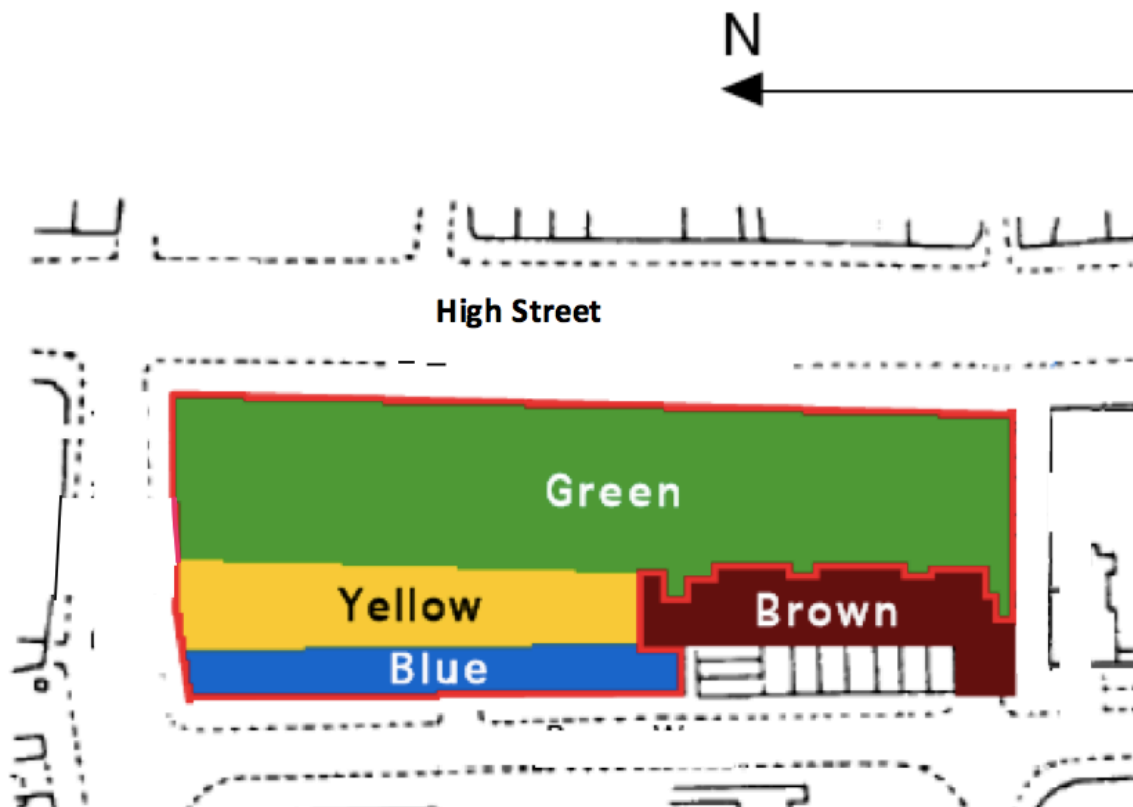


Particulars of claim (extract)

The property and the parties

1. The development known as The Molesey Estate is shown edged red below and consists of:
 - 12 shops (forming the ground floor of the green area) whose postal addresses run from 1 to 24 High Street, East Molesey, Surrey.
 - 24 flats above them with postal addresses 1 to 24 Back Lane.
 - Staircases and walkways forming part of the building and serving the flats.
 - A service yard. The blue area is used for parking (except for a small square of grass at the southern end); the yellow area is for access to and from the shops and the parking spaces. The brown area is similar to the yellow area but is not let to the plaintiff and also provides access to garages on its western boundary.



2. (A) By a headlease whose details are given below the plaintiff company:
 - (1) Is the tenant of the area edged red; and
 - (2) Has a right “(in common with Oliver Showlem Ltd and all others having

the like right) to pass and repass through at all times with or without vehicles over and along [the brown area] for the purposes of ingress to and egress from the properties [in the green area]”.

Details of headlease	
Date:	1. February 1975
Term:	99 years from 1.2.75
Original landlord:	Percival Rundle
Original tenant:	Eric Zisserrman
Land Registry title no:	S 123456

(B) By an underlease whose details are given below (and which devolved by operation of law to the defendant when Oliver Showlem Ltd was liquidated) the defendant:

- (1) Is the plaintiff's tenant of:
 - (a) The 24 flats on the first floor of the green area (including the walkways and staircases); and
 - (b) The blue area.
- (2) Has a right of way over the brown and yellow areas (for itself, its tenants, and visitors) for access to the flats.