



Registration of a Charge

Company name: **SUNDIAL DUNDAS (CORSTORPHINE) LIMITED**

Company number: **SC556511**



X7YLRDK

Received for Electronic Filing: **04/02/2019**

Details of Charge

Date of creation: **31/01/2019**

Charge code: **SC55 6511 0001**

Persons entitled: **THE ROYAL ZOOLOGICAL SOCIETY OF SCOTLAND**

Brief description: **THE FORMER CORSTORPHINE HOTEL, CORSTORPHINE ROAD,
EDINBURGH BEING THE SUBJECTS MORE PARTICULARLY DESCRIBED
IN THE INSTRUMENT ANNEXED**

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by: **ANDREW RONALD, SOLICITOR, HARPER MACLEOD LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 556511

Charge code: SC55 6511 0001

The Registrar of Companies for Scotland hereby certifies that a charge dated 31st January 2019 and created by SUNDIAL DUNDAS (CORSTORPHINE) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th February 2019 .

Given at Companies House, Edinburgh on 4th February 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Standard Security

by

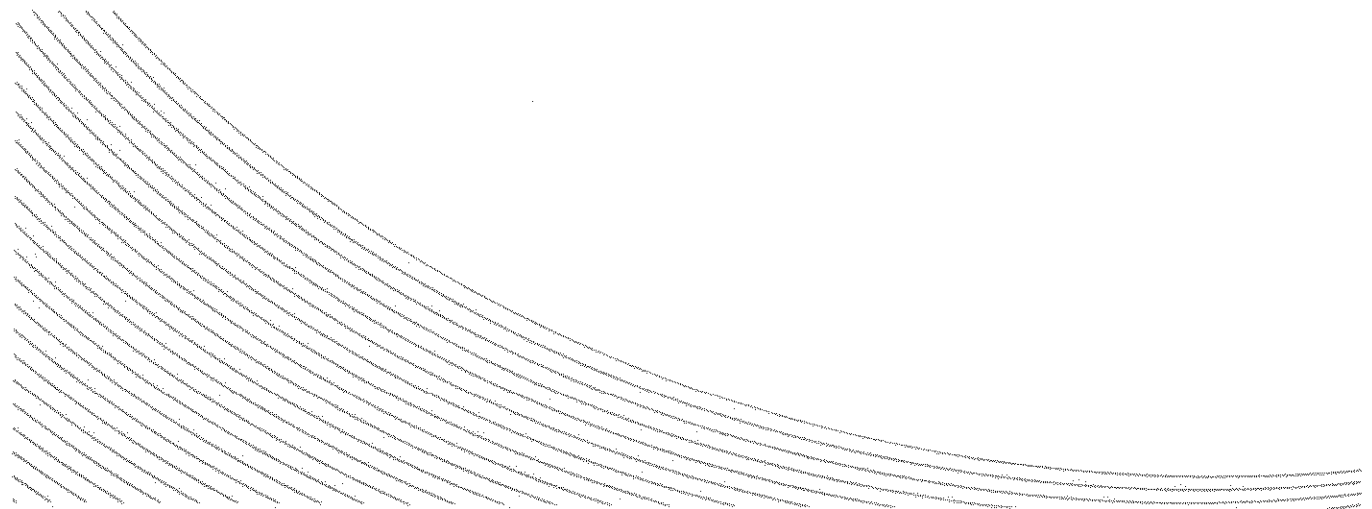
Sundial Dundas (Corstorphine) Limited

in favour of

The Royal Zoological Society of Scotland

Subjects: The former Corstorphine Hospital, Corstorphine Road, Edinburgh

Ref: 482369/PFE/LS
FAS: 3889



We, **Sundial Dundas (Corstorphine) Limited** incorporated under the Companies Acts in Scotland (Registered Number SC556511) and having our Registered Office at Alderstone House, Macmillan Road, Livingston EH54 7AW ("**Developer**") hereby in security of the undertaking provided by us to **The Royal Zoological Society of Scotland** an unincorporated association established by Royal Charter in 1913 and registered as a Registered Charity with the Office of the Scottish Charity Regulator (Registered Number SC004064) and having its principal office at Edinburgh Zoo, 134 Corstorphine Road, Edinburgh, EH12 6TS ("**RZSS**") in Clause 8 of the Cooperation Agreement among RZSS, the Developer and the Scottish Ministers dated 19 September 2018 (the "Cooperation Agreement") and any variation or alteration thereof from time to time in force do hereby grant a Standard Security in favour of RZSS over ALL and WHOLE that area of ground shown edged red on the plan annexed and executed as relative hereto (the "**Plan**") which area of ground forms part and portion of (First) ALL and WHOLE that piece of ground extending to Five acres Imperial Measure or thereby formerly part of that field of the Estate of Corstorphine commonly called East Bank and forming part of the farm of Meadow House sometime let to John Dickson, situated the said ground in the south east corner of the said field and measuring One hundred and eighty one yards two feet up the east side and One hundred and thirty three yards one foot along Corstorphine Road, Edinburgh, all lying within the Parish of Corstorphine and County formerly of Edinburgh, now of Midlothian, described in the Disposition by the Trustees of the said John Dickson in favour of The Royal Infirmary of Edinburgh dated 12 and recorded in the Division of the General Register of Sasines for the County of Edinburgh (now Midlothian) on 18 both days in May, 1875 and (Second) ALL and WHOLE that plot or area of ground extending to Seventy three decimal or One hundredth parts of an acre or thereby lying to the east of Kaimes Road, Edinburgh, and to the west of the building sometime occupied as Corstorphine Hospital Nurse's Home, Edinburgh, being the subjects described in, disposed by and shown delineated in red on the plan annexed and subscribed as relative to Disposition by William Malcolm McNie and another in favour of the Secretary of State for Scotland dated 30 December 1989 and recorded in the said Division of the General Register of Sasines 19 February 1990; TOGETHER WITH (One) the whole buildings and erections on it known as and forming the Former Corstorphine Hospital and Murray Park (Two) the heritable fixtures and fittings therein and thereon (Three) the parts and pertinents thereof (the "**Subjects**") which Subjects are currently undergoing registration in the Land Register of Scotland under Title Number MID202807; The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being or from time to time shall apply but subject to the following amendments:-

1. standard conditions 1, 2, 4(c) and 5 shall not apply;
2. standard condition 6 will not apply in the case of any lease of any utility infrastructure, sub-station or gas governor required in connection with the development of the Subjects, and in all other cases the creditor's consent shall not be unreasonably withheld or delayed;
3. standard condition 7 (3) shall not apply;
4. standard condition 12 shall not apply;

And we grant warrantice; And we consent to the registration hereof for execution: IN WITNESS WHEREOF these presents typewritten on this and the preceding page together with the Plan are executed as follows:

Subscribed for and on behalf of Sundial Dundas
(Corstorphine) Limited

by

[Redacted Signature]

~~*Authorised Signatory/Director/Company Secretary~~

JOHN CAMPBELL

Full Name of Signatory (Please Print)

at

LIVINGSTON

on

14 DECEMBER 2018

before

[Redacted Signature]

Witness (Signature)

MICHAEL FRAZER ANDREWS

Witness Name (Please Print)

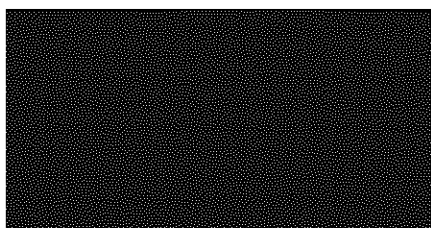
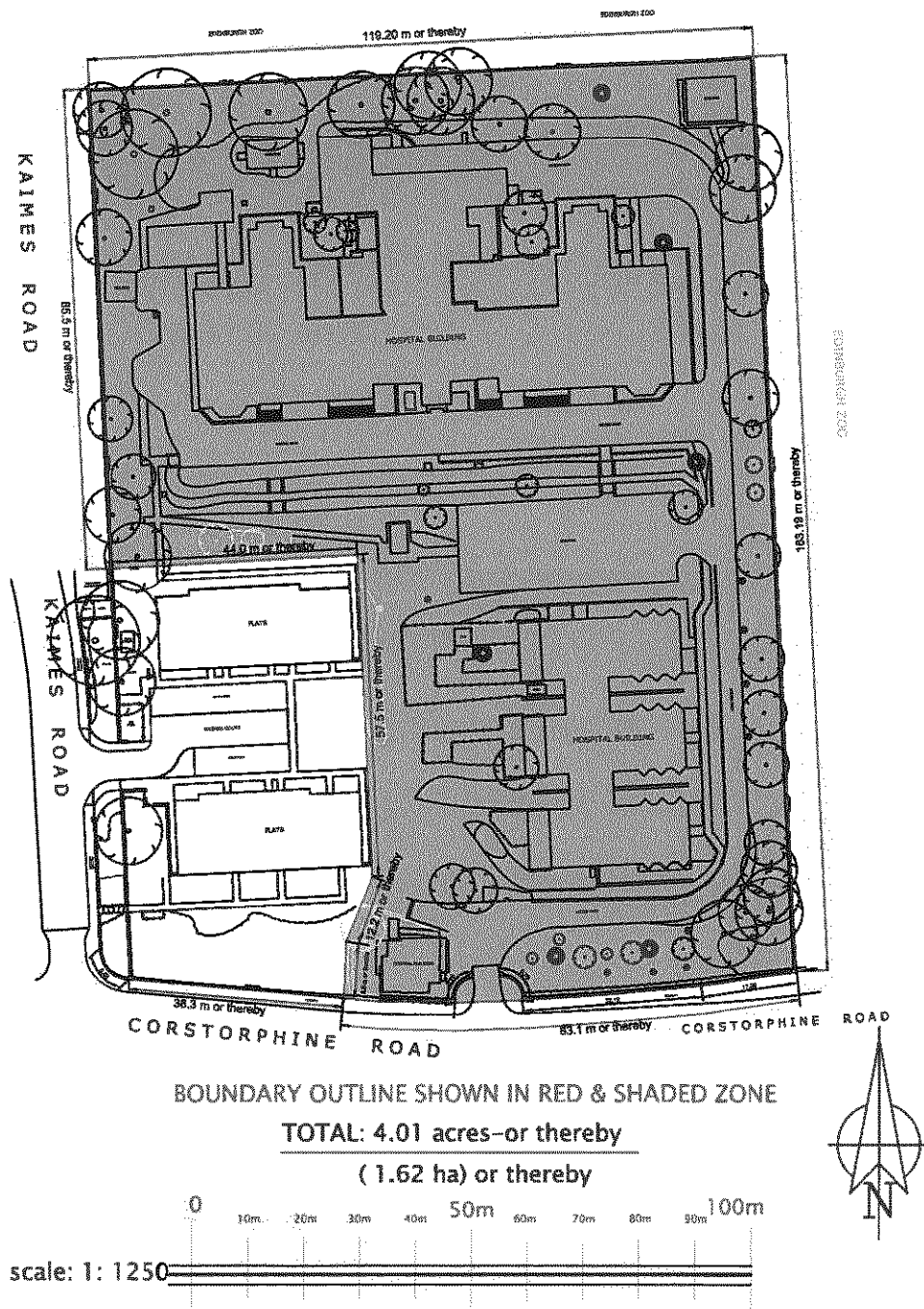
ALDERSTONE HOUSE, MACMILLAN

Witness Address

ROAD, LIVINGSTON, EH54 7AW

*Please delete as applicable

This is the Plan referred to in the foregoing standard security by
Sundial Dundas (Corstorphine) Limited in favour of the Royal
Zoological Society of Scotland



DEED PLAN- Date 20/4/2017
scale- 1 : 1250 (sheet size A4)
CORSTORPHINE HOSPITAL
136 Corstorphine Road
EH12 6TT

NHS
Lothian