

Date: 13 June 2007

STATUTORY DECLARATION

ALEXANDER KONSTANTIN HAUSSMANN
and LARS HAUSSMANN

Relating to land at The Denbies Wine
Estate, Bradley Lane, Dorking, Surrey

WE HEREBY CERTIFY THIS
TO BE A TRUE COPY OF
THE ORIGINAL DOCUMENT

THOMAS EGGAR LLP

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Ref: CCN/0408/KMT/45035944

www.thomaseggar.com

DATED

13 June 2007

We, Alexander Konstantin Haussmann and Lars Haussmann care of Thomas Eggar,
Belmont House, Station Way, Crawley, West Sussex, RH10 1JA

DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:-

- A. We are the owners of The Denbies Wine Estate, Bradley Lane, Dorking, RH5 6AA, title number SY541880 and Bradley Lane, Dorking, title number SY619697 and the land on the north side of Ranmore Common, Ranmore Common, Dorking, title number SY493552, ("the Property") being the land shown for identification purposes only edged red on the map attached hereto ("the Map") excluding the land shown for identification purposes only edged in brown on the Map.
- B. We hereby admit only in respect of the Property pursuant to Section 31(6) of the Highways Act 1980 that:-
- i) the highways ("public rights of way") referred to in the Schedule hereto and shown for identification purposes only coloured purple on the Map are public footpaths;
 - ii) the public rights of way referred to in the Schedule hereto and shown for identification purposes only coloured green on the Map are public bridleways;
 - iii) the public rights of way referred to in the Schedule hereto and shown for identification purposes only coloured orange on the Map have been dedicated as public footpaths and are known as part of the North Downs Way; and
 - iv) the public rights of way referred to in the Schedule hereto and shown for identification purposes only coloured pink on the Map are public roads.
- C. There are no other public rights of way of any sort whatsoever over the Property and we do not recognise any other public rights of way on the Property whatsoever.

AND we make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

SCHEDULE RELATING TO THE PROPERTY

1. Part of the North Downs Way (Footpath 586) running from Denbies Lodge to the north east of the Property at London Road (the A24) opposite Grove Lodge.
2. Bridleway 104 running northwards from its junction with Ranmore Common Road opposite the School and passing on the east side of the Rectory to the boundary of the Property north of the Rectory.
3. Bridleway 106 running northeastwards from its junction with Ranmore Common Road to its junction with Bridleway 30 near Ashcombe Wood.
4. Bridleway 30 running northeastwards from its junction with Bridleway 106 near Ashcombe Wood to the boundary of the Property at a public road
5. Bridleway 34 running westwards from its junction with Bradley Lane and Footpath 32 to its junction with Bridleway 106A and Footpath 35.
6. Bridleway 106A running southeastwards from its junction with Bridleway 106 near Ashcombe Wood across its junction with the North Downs Way to its junction with Bridleway 34 and Footpath 35.
7. Bridleway 107 running northeastwards from its junction with Ranmore Common Road at Denbies Lodge then running southwards past the eastern side of Denbies Lodge past its junction with the North Downs Way and leading southeastwards to its junction with Ranmore Road at the southern boundary of the Property.
8. Footpath 528 running northeastwards from its junction with Ranmore Common Road at Denbies Lodge to its junction with Bridleway 106A north of Ashcombe Cottage.
9. Footpath 32 running southwards through the Property from the boundary of the Property near its junction with the North Downs Way at Westhumble across to its junction with Bradley Lane and Bridleway 34 and running in a southwesterly direction to its junction with Footpath 35.

10. Footpath 35 running northwest from the southern boundary of the Property near Yew Tree Road leading across its junction with Bridleway 34 and Bridleway 106A and across its junction with the North Downs Way to the northern boundary of the Property.
11. Footpath 35 a further part of Footpath 35 running westwards just inside the northern boundary of the Property south of Chapel Lane to its junction with Footpath 105 at the Parish Boundary south of Chapel Lane.
12. Footpath 105 running eastwards just inside the northern boundary of the Property south of Chapel Lane to its junction with Footpath 35 at the Parish Boundary south of Chapel Lane.
13. Footpath 64 running westwards from the eastern boundary of the Property at London Road (the A24) across the railway line and leading to Calvert Road.
14. Road being part of Ranmore Common Road leading northeastwards from its junction with Ranmore Road in the south west of the Property at Ranmore Common past its junction with Footpath 528 and the North Downs Way and leading northeastwards just inside the western boundary of the Property to the boundary of the Property at Keepers Cottage (formerly known as "Old Dean Cottage").
15. Road being part of Bradley Lane leading westwards from its junction with London Road (the A24) under the railway line to its junction with Footpath 32 and Bridleway 34.

DECLARED by the said
ALEXANDER KONSTANTIN HAUSSMANN

This 13 day of June 2007

Before me

.....
Commissioner for Oaths/Solicitor

Official Certification

Seen for authentication of the reverse side signature, acknowledged in our presence by

Mr. Alexander Konstantin Haussmann, born 14.04.1928, Swiss citizen of Herrliberg ZH, according to his information residing at Schlattstrasse 3, 8704 Herrliberg, Switzerland who has identified himself by passport.

Zurich 8, 13.06.2007/ec

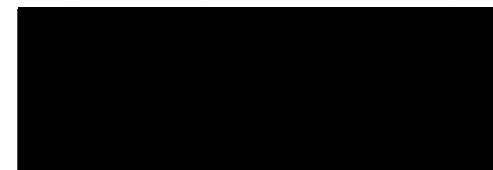
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NOTARIAT RIESBACH-ZÜRICH

Max Rieser, Notary public

DECLARED by the said
LARS HAUSSMANN



This 13 day of June 2007

Before me

.....
Commissioner for Oaths/Solicitor

Official Certification

Seen for authentication of the above signature, acknowledged in our presence by

Mr. Lars Haussmann, born 22.04.1969, Swiss citizen of Herrliberg ZH, according to his information residing at Langackerstrasse 162, 8704 Herrliberg, Switzerland, who is personally known to us.

Zurich 8, 13.06.2007/ec

B No. 10885
Fee: Fr. 20.--



NOTARIAT RIESBACH-ZÜRICH

Max Rieser, Notary public

