

I Steven Nelson of 4 Bell View, Newmains do solemnly and sincerely declare as follows:

1. I first visited Harefield Oil Terminal in 2013 in my capacity as a Property Manager for Certas Energy UK Ltd ('Certas Energy').
2. Since then, I have been employed by Certas Energy in a similar role managing their full property portfolio across Britain, including the Harefield site throughout the period in respect of all property matters including management of tenants.
3. In that capacity I would estimate that I visited Harefield Oil Terminal at least once per year for the period from 2013 to current day. I am therefore very familiar with the property and its uses over that period.
4. It is my understanding that Harefield Oil Terminal was established before the second world war for fuel storage as part of the war effort. Following the end of the war, the site was used by the national fuel industry and then in the early 1980s transferred to private operation.
5. From the 1980s onwards, a variety of smaller businesses have established around the oil terminal.
6. I have reviewed Plan 22-020 SK-30-11-23/01 F which shows the area of Harefield Oil Terminal that has been occupied as an Oil Terminal (Area B) or for general storage and distribution uses (Areas A and C-J) since at least September 2013.
7. Generally Harefield Oil Terminal, as shown on Plan 22-020 SK-30-11-23/01 F, has been used as follows since at least September 2013:
 - A Entrance road, car parking (used by various tenants and visitors)
 - B Certas oil terminal, storage and distribution
 - C Used by RCS Group (storage of vehicles and plant and machinery)
 - D Used by LTC storage of vehicles, plant and machinery and scaffolding
 - E Used by LTC for offices (in association with D)
 - F Buildings let for offices with storage to Tower Associates
 - G Used by RCS Group (storage of vehicles and plant and machinery)
 - H Buildings used by RCS Group (offices in conjunction with C and G)
 - I Used by Refuels (for the storage of fuel)
 - J Used by GBN (for open storage with adjacent plot)
8. Harvil Road Properties Ltd let the site to Certas Energy (Areas A-I) and GBN Services Limited (Area J).

9. Certas Energy uses Area B for the storage and distribution of fuel. This involves storage of fuel on site and distribution either by Certas Energy vehicles loading the fuel and taking it to customers, or by customers visiting the site. There is a large area of hardstanding, fuel pumps, vehicle parking and overground and underground fuel tanks.

10. Certas Energy sub leases Areas C-I to a number of sub-tenants:

- a. RCS Group (Areas C, G and H) provides vehicle hire and ground preparation services to the construction industry. It has used the site for the storage of vehicles, plant and machinery for around 15 years.
- b. LTC (Areas D and E) is a scaffolding company that has used the site for the storage and distribution of scaffolding, plant and machinery since before 2013.
- c. Tower Associates (Area F) is a firm of architects and has used the site as an office for around 20 years.
- d. Refuels (Area I) is a company that stores and distributes fuel and has used the site since before 2013.

11. Area A is used by the various tenants, their employees and visitors for access, circulation and car parking.

12. Accordingly all the shaded land on 22-020 SK-30-11-23/01 F has been in continuous use for storage and distribution, or associated uses, since at least 2013.

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

Declared by the above named

Steven Nelson

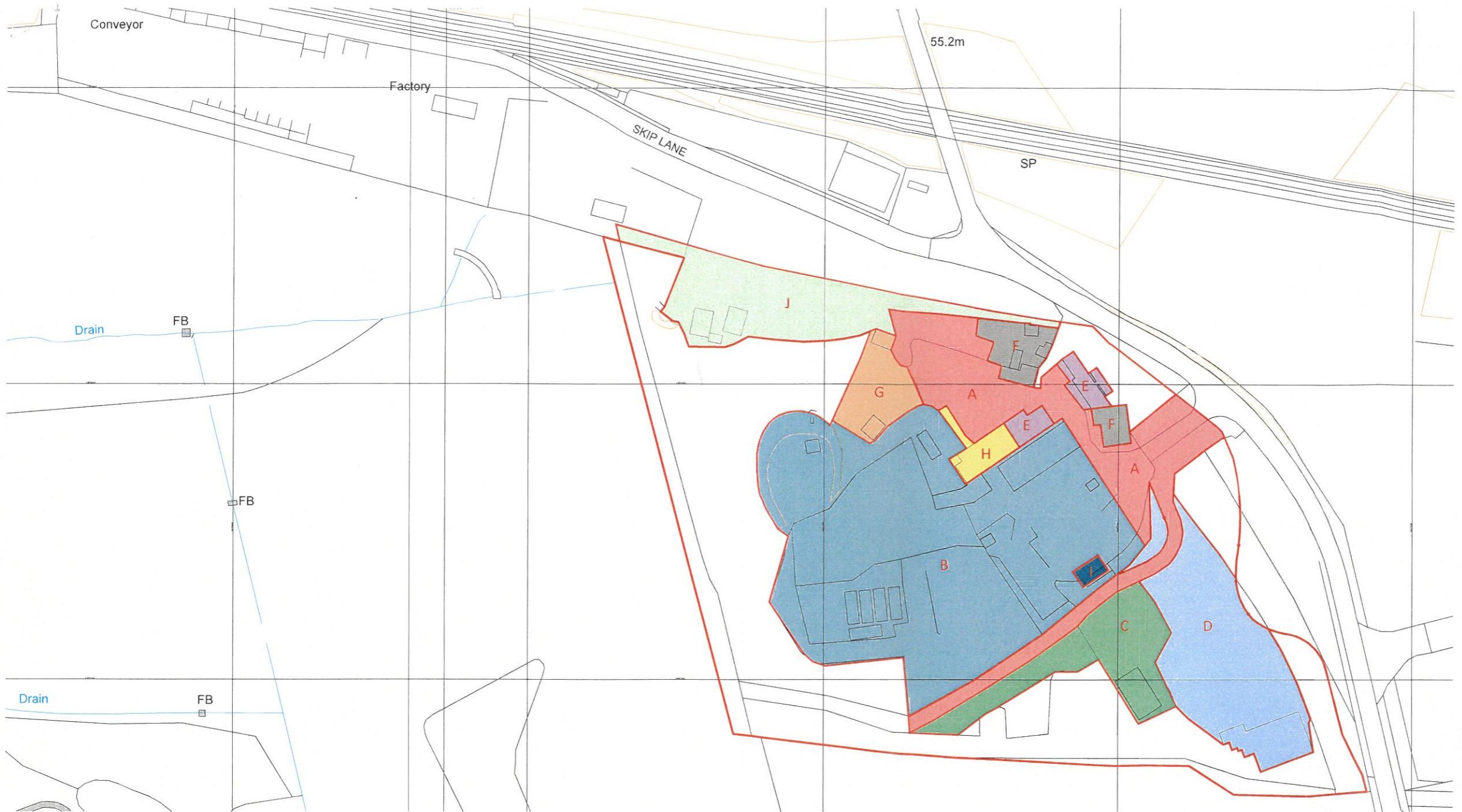


Declared at Glasgow

This 6th day of March 2024

Before me, Paul Ewing, Addleshaw Goddard LLP





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THIS IS A PRELIMINARY FEASIBILITY STUDY ONLY AND IS INTENDED TO BROADLY ASSESS THE VIABILITY OF THE SCHEME.

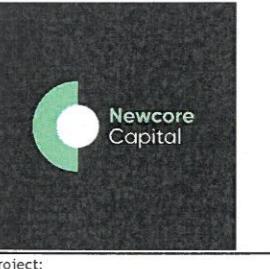
THE LAYOUT IS BASED ON VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED AND AS SUCH ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL, BUILDING AND OTHER RELEVANT SURVEYS.

IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.

WHILST EVERY EFFORT IS MADE TO ENSURE THAT ALL PROPOSALS MEET CURRENT BUILDING REGULATIONS, RELEVANT LEGISLATION AND OTHER GOOD BUILDING PRACTICE, THEY ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISONS WITH RELEVANT LOCAL AUTHORITIES AND OTHER DUE DILIGENCE.

WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY. WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.



Revision: Date: By:
Client:


Project:
HAREFIELD OIL TERMINAL
HARVIL ROAD
ICKENHAM UB9 6JL

Drawing Title:
LAND LET PLAN

 DFC ARCHITECTURE

CHARTERED ARCHITECTS & DEVELOPMENT CONSULTANTS
DFC ARCHITECTURE LTD
ST PAUL'S PLACE
40 ST PAUL'S SQUARE
BIRMINGHAM B3 1FQ

TELEPHONE: 0121 314 2452

Scale @ A3: Date: Design: Draft:
1:1500 NOV 2023 DFC JC

Drawing Status:
PRELIMINARY

Job No: Drawing No: Revision:
22-020 SK-04-03-24/01 F

A ENTRANCE ROAD, CAR PARKING AND CIRCULATION (USED BY TENANTS AND VISITORS AS APPROPRIATE)

B CERTAS OIL TERMINAL, STORAGE AND DISTRIBUTION

C USED BY RCS (STORAGE OF VEHICLES AND PLANT AND MACHINERY)

D USED BY LTC STORAGE OF VEHICLES, PLANT AND MACHINERY AND SCAFFOLDING

E USED BY LTC FOR OFFICES (IN ASSOCIATION WITH D)

F BUILDINGS LET FOR OFFICES WITH STORAGE TO TOWER ASSOCIATES

G USED BY RCS (STORAGE OF VEHICLES AND PLANT AND MACHINERY)

H BUILDINGS USED BY RCS (OFFICES IN CONJUNCTION WITH C AND G)

I USED BY REFUELS (STORAGE OF FUELS)

J USED BY GBN (FOR OPEN STORAGE WITH ADJACENT PLOT)

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1:500

Chris Miller

Paul