

**UPS34 ~ Ownership of Tod Head Lighthouse Station ~ HM Land Registry Title: KNC6706**

Welcome to the safer and more efficient way of joining a syndicate. **ONLY ONE PAIR OF FORMS TO SIGN.**

*(Members can still utilise the "older" 12+ page paper based system if desired).*

UPS-HQ incorporated as Unique Property Syndicates Ltd., Endeavour House, 1 James Street, Arbroath, Angus, United Kingdom, DD11 1JP., have prepared this *Master Detail & Signature Form* so that it provides the safest and most efficient method of joining a specific unique property syndicate. Crucially it details the Land Registry title number; how much of that title you will own, and references the exit-route time-frame/trigger. This will help make each project (and paperwork) as Covid-safe and efficient as possible.

=> This property venture is titled UPS34 and has the formal ownership vehicle:

Unique Property Bulletin Ltd., (SC413700). Registered and main office:-

Endeavour House, 1 James Street, Arbroath, Angus, U.K., DD11 1JP.

Tel: 01241 852127. Text: 0757 2768 796. Email: russ@uniquepropertybulletin.org

=> UPS34 is the PURCHASE & OWNERSHIP of BUILDING Land Registry Title Number: KNC6706.

=> Payments inbound & outbound are now by BACS/electronic banking to avoid Covid-tainted cash.

Account Name: Unique Property Bulletin Ltd.

Account Sort Code: 83-25-16. Account Number: 00629390. BACS or cheques can be processed.

=> All forms of share ownership documentation & building ownership plus this MASTER agreement are now laminated in a heat sealed plastic coating. This ensures all members are able to wipe the valuable financial instruments documents with disinfectant to protect against Covid19.

*This may seem over-engineered, but there are several UPS members with serious underlying health issues and we do not intend taking any risks with their well-being. If you doubt how EASY it is to catch Covid19, spend a short while studying an experience in Germany of this deadly virus. A person with no symptoms touched/passed a salt-shaker and that infected 16 people to trigger a deadly viral outbreak.*

**THIS TWO PAGE FORM IS ALL YOU NEED TO SEND TO UPS-HQ.** If you wish to participate in purchase/owning/selling UPS34 then you and the director/s of UPS34 should sign where appropriate on page 2 of this form. But ONLY after you have read, understood and agreed with:-

- 1]. Irrevocable Mandate.
- 2]. Membership Agreement (MAPU Form).
- 3]. Sophisticated Investor Form.
- 4]. Angels' Share Form.

You do NOT need to post the 12+ pages of the above forms (though we can help if you prefer paper forms).

Neither do you have other hassles that used to be part of this UPS property purchase/resale process:-

- 5]. No further requirement for members to meet Notary Public (Money Laundering Regs).

The face-to-face interview requirement has been removed: [www.uniquepropertysyndicate.co.uk/kyo-streamlined/](http://www.uniquepropertysyndicate.co.uk/kyo-streamlined/)

- 6]. The KYC paperwork red-tape can be extinguished.

KYC: "Know Your Client" paperwork has been removed: [www.uniquepropertysyndicate.co.uk/kyo-streamlined/](http://www.uniquepropertysyndicate.co.uk/kyo-streamlined/)

All you need to do is read documents "1" to "4" as listed above: then, if you are happy and content to join and agree to the UPS property dub rules, sign and post this two-page *Master Detail & Signature Form* to:-

**Russ McLean, UPS-HQ, Endeavour House, 1 James Street, Arbroath, Angus, U.K., DD11 1JP.**

You do NOT need to post anything else. Just this two-page form. You can print off the 12+ pages if desired: safely at your end via PDF links from the UPS website. The 12+ pages can be read and studied any time on the UPS website electronically. They will remain permanently on the UPS site. Or/and you can request paper copies of the 12+ forms. But especially with Covid19 we are keeping physical paperwork transmission to an absolute minimum. The director/s of UPS34 will countersign this 2-page document, laminate it for your safety against Covid19 and UPS-HQ will return this completed form to you at your preferred postal address.

Continued overleaf...