

Title Number : MS527473

This title is dealt with by Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 27 SEP 2016 at 13:41:05 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: MS527473
Address of Property	: Bramley Moore Dock, Regent Road, Liverpool
Price Stated	: £800,000
Registered Owner(s)	: PEEL LAND AND PROPERTY (PORTS) LIMITED (Co. Regn. No. 5892787) of Peel Dome, The Trafford Centre, Manchester M17 8PL.
Lender(s)	: Lloyds Bank PLC

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 SEP 2016 at 13:41:05. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

MERSEYSIDE : LIVERPOOL

- 1 (03.03.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bramley Moore Dock, Regent Road, Liverpool.
- 2 (12.10.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 1 September 2006 referred to in the Charges Register.
- 3 (12.10.2006) The Transfer dated 1 September 2006 referred to in the Charges Register contains a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (12.10.2006) PROPRIETOR: PEEL LAND AND PROPERTY (PORTS) LIMITED (Co. Regn. No. 5892787) of Peel Dome, The Trafford Centre, Manchester M17 8PL.
- 2 (12.10.2006) The price stated to have been paid on 1 September 2006 was £800,000.
- 3 (12.10.2006) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.
- 4 (12.10.2006) RESTRICTION: No disposition of the registered estate other than by way of charge by the proprietor of the registered estate is to be registered without a certificate signed on behalf of The Mersey Docks and Harbour Company of Maritime Centre port of Liverpool L21 1LA or its conveyancer that the provisions of sub clause 13.9.4 of the Transfer dated 1 September 2006 as varied by the Deed of release dated 9 October 2006 have been complied with.
- 5 (16.10.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 19 September 2013 in favour of Lloyds Bank PLC referred to in the Charges Register or their conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

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- 1 (03.03.2000) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 2 (12.10.2006) A Transfer of the land in this title dated 1 September 2006 made between (1) The Mersey Docks and Harbour Company and (2) Peel Land and Property (Ports) Limited contains restrictive covenants.

NOTE 1: Copy filed.

By a Deed dated 9 October 2006 made between (1) The Mersey Docks and Harbour Company and (2) Peel Land and Property (Ports) Limited the said covenants were expressed to be varied.

NOTE 2: Copy filed.

- 3 (14.09.2009) The parts of the land affected thereby are subject to the easements granted by the leases set out in the schedule of leases of easements hereto.

NOTE: The heading of the schedule should be read as if it said 'Schedule of notices of leasehold easements'

- 4 (16.10.2013) REGISTERED CHARGE dated 19 September 2013 affecting also other titles.

NOTE: Charge reference MAN215294.

- 5 (16.10.2013) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Registrations, Secured Assets, Barnett Way, Gloucester GL4 3RL.

- 6 (16.10.2013) The proprietor of the Charge dated 19 September 2013 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

- 7 (30.12.2015) By a Deed dated 17 December 2015 made between (1) The Mersey Docks And Harbour Company Limited and (2) Peel Land And Property (Ports) Limited the terms of the lease dated 27 January 2006 of land on the west side of Regent Road referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under MS280139.

- 8 (14.06.2016) By a Deed dated 20 October 2006 made between (1) Peel Land And Property (Ports) Limited and (2) The Mersey Docks And Harbour Company the covenants contained in clause 13.9.4 in the Transfer dated 1 September 2006 referred to above were expressed to be released and further covenants imposed.

NOTE:-Copy filed.

Schedule of leases of easements

- 1 Benefiting land : Edged and numbered 2 in blue
Title Number of
benefiting land : NOT REGISTERED
Date of lease : 8 September 2009
Term of lease : From 16 May 2009 to 15 May 2011
Registration date: 14.09.2009
NOTE: The lease comprises also other land

Schedule of notices of leases

- 1 02.06.2006 Land on the west side of 27.01.2006 MS522086
Edged and Regent Road 250 years from
numbered 1 in 27.1.2006
blue

NOTE 1: The Lease comprises also other land

NOTE 2: See entry in the Charges Register relating to a Deed of variation dated 17 December 2015

- 2 12.05.2014 land at Bramley Moore Dock 13.02.2013 MS611721
edged and a term of

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Schedule of notices of leases continued

numbered 3 in
blue

years
beginning on,
and including
1/7/2014 and
ending on, and
including
30/6/2019

NOTE: This is a reversionary Lease.

End of register