

Title Number : MS523511

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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 10 JUN 2013 at 20:42:50 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	: MS523511
Address of Property	: Finch Farm, Finch Lane, Halewood, Liverpool (L26 3UE)
Price Stated	: £12,925,000
Registered Owner(s)	: LIVERPOOL COUNTY COUNCIL of Municipal Buildings, Dale Street, Liverpool L2 2DH.
Lender(s)	: None

Title number MS523511

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 JUN 2013 at 20:42:50. 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.

This copy is not 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

MERSEYSIDE : KNOWSLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Finch Farm, Finch Lane, Halewood, Liverpool (L26 3UE).
- 2 The mines and minerals springs of oil and oil shale with power of working the same under this and other land as mentioned in a Conveyance dated 6 September 1919 are excepted from the registration.

NOTE: Copy filed under Z63Z.

- 3 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land lying west of the land in this title dated 8 July 1983 made between (1) Merseyside County Council and (2) Sidney Pemberton:-

"TOGETHER (so far as the Vendor can grant the same) with a right of passage and running of water and effluent to the septic tank situate on the adjoining land through the drains leading thereto and therefrom and the right to enter upon the said adjoining land for the sole purpose of cleansing and maintaining the said drains and septic tank making good any damage which might be occasioned by the exercise of such right and contributing when requested a proportion applicable to the use thereof of the cost of maintaining and keeping the said septic tank and drains belonging thereto in good repair and condition AND TOGETHER with the benefit of all easements rights and privileges presently appertaining or reputed to belonging thereto but Except and reserved unto the Transferor and its successors in title of:

(a) the full and free right to erect build re-build and/or alter as it may think fit at any time and from time to time any buildings bays or projections to buildings on any land adjoining the land hereby transferred and/or on the opposite sides of the adjoining roads street and passages

(b) the free passage and running of water and soil from any other buildings and land adjoining or near to the land hereby transferred in or under the same within the period of eighty years from the date hereof

(c) all easements and rights quasi-easements and quasi-rights over the land hereby transferred"

NOTE: The drains leading to and from the septic tank referred to are shown by broken lines on the filed plan.

- 4 (22.02.1999) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land lying to the northeast of the land in this title dated 2 February 1999 made between (1) Cheshire County Council (Transferor) and (2) Kenneth Roy Critchley and Dorothy Critchley (Transferee):-

"The property is transferred with the benefit of the following rights:-

The free and uninterrupted passage and running of water sewage soil gas electricity telephone and any other services through the pipes sewers watercourses drains and electricity cables and wires or other

A: Property Register continued

conducting media ("conducting media") now laid or to be hereafter laid in on under or over any retained or adjoining land of the Transferor ("the retained land")

(ii) The right to maintain conducting media in on under or over the retained land including the right for the Transferee upon giving reasonable prior notice (except in the case of an emergency) to enter upon so much of the retained land as is necessary for the purpose of inspecting cleaning repairing maintaining or renewing the conducting media and also for the purpose of inspecting repairing and maintaining the Property subject to the Transferee making good to the reasonable satisfaction of the Transferor any damage occasioned to the retained land in the exercise thereof

There is excepted and reserved unto the Transferor and its successors in title the following rights for the benefit of the retained land:-

(i) The free and uninterrupted passage and running of water sewage soil gas electricity telephone and any other services through any of the conducting media now laid or to be thereafter laid in on under or over the Property

(ii) The right to maintain conducting media in on under or over the Property including the right for the Transferor upon giving reasonable prior notice (except in the case of an emergency) to enter upon so much of the property as is necessary for the purpose of inspecting cleaning repairing maintaining or renewing the conducting media and also for the purpose of inspecting repairing and maintaining the sellers adjoining or retained property subject to the Transferor making good to the reasonable satisfaction of the Transferee any damage occasioned to the Property in the exercise thereof"

5 (25.07.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 May 2005 referred to in the Charges Register.

6 (25.07.2005) The Transfer dated 31 May 2005 referred to in the Charges Register contains provisions as to light or air and boundary structures.

7 (06.07.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 30 May 2006 made between (1) The Everton Football Club Company Limited and (2) New Blue Properties Limited.

NOTE: Copy filed.

8 (06.07.2006) The Transfer dated 30 May 2006 referred to above contains a provision as to light or air.

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 (24.05.2013) PROPRIETOR: LIVERPOOL COUNTY COUNCIL of Municipal Buildings, Dale Street, Liverpool L2 2DH.

2 (06.07.2006) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed on behalf of the said proprietor by their conveyancer that the provisions of clause 13.2.2.1 of the Transfer dated 30 May 2006 made between (1) The Everton Football Club Company Limited and (2) New Blue Properties Limited have been complied with.

3 (24.05.2013) The price stated to have been paid on 10 May 2013 was £12,925,000.

B: Proprietorship Register continued

- 4 (24.05.2013) A Transfer dated 10 May 2013 made between (1) Finch Farm Limited and (2) Liverpool County Council contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

- 1 (25.07.2005) A Transfer which included the land tinted pink and tinted blue on the title plan dated 31 May 2005 made between (1) Cheshire County Council and (2) The Everton Football Club Company Limited contains restrictive covenants.

NOTE: Copy filed under MS509664.

- 2 (25.07.2005) The land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 17 October 2005 and are still subsisting and capable of being enforced.

- 3 (18.02.2008) The land is subject to the lease set out in the schedule of leases hereto.

- 4 (18.02.2008) The lease dated 3 October 2007 of Finch Farm referred to in the schedule of leases hereto contains an option to purchase the reversionary estate upon the terms therein mentioned.

- 5 (24.10.2008) The land is subject to the rights by a Deed dated 10 October 2008 made between (1) Rom Capital (Academy) Limited (2) David Fairhurst and (3) The Everton Football Club Company Limited .

NOTE: Copy filed under MS186485.

- 6 (27.03.2009) The land is subject to the rights granted by a Deed dated 10 March 2009 made between (1) ROM Capital (Academy) Limited (2) Kenneth Powell and (3) The Everton Football Club Limited.

NOTE: Copy filed LA307695.

Schedule of notices of leases

1	18.02.2008	Finch Farm	03.10.2007 fifty years from 26 July 2007	MS549367
---	------------	------------	---	----------

End of register