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Applications are pending in Land Registry, which have not been completed against this title.



Official copy of register of title

Title number MS228942

Edition date 05.04.2016

- This official copy shows the entries on the register of title on 09 MAY 2016 at 10:19:43.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 03 Jun 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Birkenhead Office.

A: Property Register

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

MERSEYSIDE : LIVERPOOL

- 1 (24.09.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Moorfields, Liverpool (L2 2BS).

NOTE: As to the land tinted blue on the title plan the existing railway tunnel passing beneath together with three metres of the subsoil surrounding the said tunnel measured from the outer casting thereof and the subsoil beneath such tunnel and surrounding subsoil are excluded from the title.

- 2 Agreement dated 28 November 1940 relates to rights of light affecting the land tinted pink on the title plan. By a Deed dated 26 January 1982 made between (1) Liverpool City Council (2) The British Land Company PLC and (3) Clarendon Property Company Limited and said Agreement was expressed to be modified as therein mentioned.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 28 March 1980 referred to in the Charges Register.
- 4 The Transfer dated 28 March 1980 referred to in the Charges Register contains a provision as to user of adjoining land.
- 5 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 19 September 1985 referred to in the Charges Register:-

"There are included in this Transfer for the benefit of the Property and each and every part thereof the rights set out in the Second Schedule BUT there are excepted and reserved thereout the exceptions and reservations set out in part one of the Third Schedule hereto

THE SECOND SCHEDULE

The Rights hereby granted

(A) The free right of access at all times with or without vehicles for all tenantly purposes in common with all others similarly entitled over and along the access road shown coloured brown on the said plan until such time as it is adopted and dedicated for public use by the relevant Authority

A: Property Register continued

(B) A right of way at all times and for all purposes in common with all others similarly entitled over and along the footpaths shown coloured green on the plan annexed hereto until such time as it is adopted and dedicated for public use by the relevant Authority

(C) The right to free and uninterrupted passage of water steam soil air gas electricity telephone and telex communications and all other services from and to any part of any adjoining or neighbouring property now or hereafter belonging to the Council through the pipes sewers conduits cables wires ducts channels and drains which are now or may within a period of eighty years from the date hereof be in upon or under such adjoining or neighbouring property

THE THIRD SCHEDULE

Part One

Exceptions and Reservations

(a) Unto the Council its lessees and assigns the full and free right to erect build rebuild and/or alter as it may think fit at any time and from time to time any buildings or bays or projections to buildings on any land adjoining the property hereby transferred ("the Property" and/or on the opposite sides of the adjoining streets and access way

(B) the free and uninterrupted passage and running of water steam soil air gas and electricity telephone and telex communications and all other services from other buildings and land adjoining or near to the Property in and through the pipes sewers conduits cables wires ducts and drains commonly used for those purposes which are now or may within eighty years from the date hereof be upon in or under the Property the Council making good as soon as practicable all damage occasioned in enjoyment or arising out of such right and indemnifying the Purchaer and its tenants and sub-tenants against all loss thereby occasioned"

6 The Transfer dated 19 September 1985 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that this Transfer shall not operate to grant by way of implication or otherwise any estate right interest easement or quasi-easement over or in respect of any adjoining or neighbouring lands belonging to or to belong to the Council except as expressly granted by this Transfer"

7 (11.10.1996) The number 17 in blue on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

8 (18.06.2001) The land edged and numbered 1,2,3 and 4 in blue on the title plan are no longer of any significance and should be ignored since the entries in the register which gave rise to the references have been cancelled.

9 (26.04.2012) The numbers 11, 12, 16, 23 and 30 on the title plan are no longer of any significance and should be ignored since the entries in the register which gave rise to the references have been cancelled.

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 (31.03.2014) PROPRIETOR: MILER SERVICES LIMITED (incorporated in Isle of Man) of 14 Albert Street, Douglas, Isle Of Man, IM1 2QA.

2 (31.03.2014) The price stated to have been paid on 21 March 2014 was £3,000,000.

3 (31.03.2014) A Transfer dated 21 March 2014 made between (1) MCR

B: Proprietorship Register continued

Estates Limited and (2) Miler Services Limited contains purchaser's personal covenants.

NOTE: Copy filed.

- 4 (31.03.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (19.12.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 November 2014 in favour of Shanghai Commercial Bank Limited referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to the rights reserved by a Deed dated 28 March 1980 made between (1) British Railways Board and (2) Liverpool City Council.

NOTE: Copy filed under MS120516.

- 2 A Transfer of the land tinted brown and tinted blue on the title plan dated 28 March 1980 made between (1) British Railways Board and (2) The Liverpool City Council contains restrictive covenants.

NOTE: Copy filed under MS120516.

- 3 A Transfer of the land in this title dated 19 September 1985 made between (1) Liverpool City Council and (2) Clarendon Property Company Limited contains the following covenants:-

"The Purchaser HEREBY COVENANTS with the Council to the intent that the burden of this covenant may run with and bind the Property and every part thereof and to the intent that the benefit thereof may be annexed to and run with such part or parts of the Council's neighbouring land and estate as shall for the time being remain unsold by the Council or other the owners or owners for the time being thereof claiming under the Council otherwise than by a Conveyance or Conveyances on sale or shall from time to time have been sold by the Council or any person or persons claiming under it as aforesaid with the express benefit of this covenant to observe the stipulations following namely:

Not at any time to use or permit the Property or any part thereof to be used as a licensed betting office taxi hire office private numbers cinema club or sex shop"

- 4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of passage of water soil electricity gas and other matter or service rights of way rights of user of toilets rights in respect of emergency escape rights in respect of a name board and rights in respect of parking spaces and other rights as are granted by these lease. In addition to the said rights certain leases grant the exclusive right to use specified car parking spaces as more particularly described in the schedule of leases.
- 5 (19.12.2014) REGISTERED CHARGE dated 28 November 2014.
- 6 (19.12.2014) Proprietor: SHANGHAI COMMERCIAL BANK LIMITED (incorporated in Hong Kong) of 65 Cornhill, London EC3V 3NB.
- 7 (16.03.2015) UNILATERAL NOTICE affecting plot 427 (fourth floor) in respect of a contract for sale dated 13 February 2015 made between (1) Miler Services Limited (2) Rong Feng and XI Zhang and (3) G-Suits Holdings Limited.

NOTE: Copy filed.

- 8 (16.03.2015) BENEFICIARY: Rong Feng and XI Zhang of Care of Lee & Kan

C: Charges Register continued

Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

- 9 (16.03.2015) UNILATERAL NOTICE affecting Unit 212 (second floor) in respect of a contract for sale dated 16 December 2014 made between (1) Miler Services Limited and (2) Tong Yuen King Jenny and Kwok Wai Fung.

NOTE: Copy filed.

- 10 (16.03.2015) BENEFICIARY: Tong Yuen King Jenny and Kwok Wai Fung of care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

- 11 (16.03.2015) UNILATERAL NOTICE affecting Unit 221 (second floor) in respect of a contract for sale dated 18 February 2015 made between (1) Miler Services Limited and (2) Sio Peng Lam.

NOTE: Copy filed.

- 12 (16.03.2015) BENEFICIARY: Sio Peng Lam of Care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

- 13 (16.03.2015) UNILATERAL NOTICE affecting Unit 224 (second floor) in respect of a contract for sale dated 3 March 2015 made between (1) Miler Services Limited and (2) Kin Leung Dick Wong and Mei Po Bo Bo Kwok.

NOTE: Copy filed.

- 14 (16.03.2015) BENEFICIARY: Kin Leung Dick Wong and Mei Po Bo Bo Kwok of Care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

- 15 (24.04.2015) UNILATERAL NOTICE affecting Unit 403 (second floor) in respect of a contract for sale dated 21 April 2015 made between (1) Miler Services Limited (2) Ma Wen-Hsing and (3) G-Suite Holdings Limited.

NOTE: Copy filed.

- 16 (24.04.2015) BENEFICIARY: Ma Wen-Hsing of care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

- 17 (01.06.2015) Agreement for sale affecting Units 301 to 306, 308-316 and 319 to 321 dated 1 June 2015 in favour of Wickshaw Limited.

NOTE:-Copy filed.

- 18 (27.07.2015) UNILATERAL NOTICE affecting Units 307, 317, 318, 322-334 in respect of a Sale and Purchase Agreement dated 22 July 2015 made between (1) Miler Services Limited and (2) Westhirst Limited.

NOTE: Copy filed.

- 19 (27.07.2015) BENEFICIARY: Westhirst Limited care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

- 20 (31.07.2015) UNILATERAL NOTICE affecting Unit 202, Floor 2, 2 Moorfields in respect of a Sale and Purchase Agreement dated 28 July 2015 made between (1) Miler Services Limited and (2) Michelle Tang.

NOTE: Copy filed.

- 21 (31.07.2015) BENEFICIARY: Michelle Tang care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London, W1F 0TA.

- 22 (31.07.2015) UNILATERAL NOTICE affecting Unit 201, Floor 2, 2 Moorfields in respect of a Sale and Purchase Agreement dated 28 July 2015 made between (1) Miler Services Limited (2) Michelle Tang and (3) G-Suite Holdings Limited.

NOTE: Copy filed.

- 23 (31.07.2015) BENEFICIARY: Michelle Tang care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London, W1F 0TA.

- 24 (31.07.2015) UNILATERAL NOTICE affecting Unit 203, Floor 2, 2

C: Charges Register continued

Moorfields in respect of a Sale and Purchase Agreement dated 28 July 2015 made between (1) Miler Services Limited and (2) Fu Ming Tang.

NOTE: Copy filed.

25 (31.07.2015) BENEFICIARY: Fu Ming Tang care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London, W1F 0TA.

26 (31.07.2015) UNILATERAL NOTICE affecting Unit 204, Floor 2, 2 Moorfields in respect of a Sale and Purchase Agreement dated 28 July 2015 made between (1) Miler Services Limited and (2) Michelle Tang.

NOTE: Copy filed.

27 (31.07.2015) BENEFICIARY: Michelle Tang care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London, W1F 0TA.

28 (31.07.2015) UNILATERAL NOTICE affecting Unit 205, Floor 2, 2 Moorfields in respect of a Sale and Purchase Agreement dated 28 July 2015 made between (1) Miler Services Limited and (2) Michelle Tang.

NOTE: Copy filed.

29 (31.07.2015) BENEFICIARY: Michelle Tang care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London, W1F 0TA.

30 (04.08.2015) UNILATERAL NOTICE affecting Unit 207, Floor 2 in respect of a Sale & Purchase Agreement dated 31 July 2015 made between (1) Miler Services Limited (2) Fu Ming Tang (3) G-Suite Holdings Limited.

NOTE: Copy filed.

31 (04.08.2015) BENEFICIARY: Fu Ming Tang of C/O Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

32 (05.08.2015) UNILATERAL NOTICE affecting Unit 206, Floor 2 in respect of a Sale & Purchase Agreement dated 4 August 2015 made between (1) Miler Services Limited and (2) FU Ming Tang.

NOTE: Copy filed.

33 (05.08.2015) BENEFICIARY: Fu Ming Tang care of Lee & Khan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

34 (13.08.2015) UNILATERAL NOTICE affecting unit 209, Floor 2, 2 Moorfields in respect of a Sale & Purchase Agreement dated 10 August 2015 made between (1) Miler Services Limited (2) Fu Ming Tang and (3) G-Suite Holdings Limited.

NOTE: Copy filed.

35 (13.08.2015) BENEFICIARY: FU MING TANG care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

36 (13.08.2015) UNILATERAL NOTICE affecting Unit 405 (fourth floor) in respect of a Sale and Purchase Agreement dated 10 August 2015 made between (1) Miler Services Limited and (2) Ma Wen-Hsing.

NOTE: Copy filed.

37 (13.08.2015) BENEFICIARY: Ma Wen-Hsing care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London, W1F 0TA.

38 (16.10.2015) UNILATERAL NOTICE affecting Unit 208, 2F, 2 Moorfields, Liverpool in respect of a Contract for Sale dated 14 October 2015 made between (1) Miler Services Limited and (2) Hing Lan Betty Chan, Kin Ming Leung (also known as Kin Ming Kenneth Leung), Kai Wei Kenric Leung and Kai Jia Gavin Leung.

NOTE: Copy filed.

39 (16.10.2015) BENEFICIARY: Hing Lan Betty Chan, Kin Ming Leung (Also Known As Kin Ming Kenneth Leung), Kai Wei Kenric Leung and Kai Jia Gavin Leung care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

C: Charges Register continued

40 (08.02.2016) UNILATERAL NOTICE affecting Floor 4, Units 428 - 433 in respect of 6 Sale & Purchase Agreements dated 13 November 2014 made between (1) Miler Services Limited (2) Li Yuen Qing and (3) G-Suite Holdings Limited.

NOTE:-Copies filed.

41 (08.02.2016) BENEFICIARY: Li Yuen Qing care of Lee & Kan Solicitors, 2F National House, 60-66 Wardour Street, London W1F 0TA.

Schedule of notices of leases

1	15.01.1990 29	2 Moorfields (Ground floor)	31.10.1989 25 years from 25.6.1989	MS298413
	NOTE: This lease grants the exclusive rights of use of the car parking space numbered 28 on the title plan			
2	26.01.2005 25 & 27	Unit 6,2 Moorfields,Liverpool(ground and mezzanine floor levels)	16.12.2004 15 years from 16.12.2004	MS501759
3	06.01.2015	2 Moorfields (ground floor)	07.10.2014 10 years from and including 07.10.2014 ending on and including 06.10.2024	MS618570

End of register