

**These are the notes referred to on the following official copy**

Title Number MS604724

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Land Registry  
Transfer of part of registered title(s)



TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: MS278421
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: 106 Rodney Street Birkenhead CH41 2SB</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: Hatched red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: 24 July 2013
5	<p>Transferor: The Riverside Group Limited (Industrial and Provident Society Registration No. 30938R and Registered Provider No. L4552) which is an exempt charity</p> <p><b>For UK incorporated companies/LLPs</b> Registered number of company or limited liability partnership including any prefix:</p> <p><b>For overseas companies</b> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee for entry in the register: Michael John Traynor</p> <p><b>For UK incorporated companies/LLPs</b> Registered number of company or limited liability partnership including any prefix:</p> <p><b>For overseas companies</b> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

<b>7</b>	<b>Transferee's intended address(es) for service for entry in the register:</b> Priory Cottage Upton Road Prenton Wirral CH43 7QF
<b>8</b>	<b>The transferor transfers the property to the transferee</b>
<b>9</b>	<b>Consideration</b> <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): FORTY FIVE THOUSAND POUNDS (£45,000) <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
<b>10</b>	<b>The transferor transfers with</b> <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
<b>11</b>	<b>Declaration of trust. The transferee is more than one person and</b> <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
<b>12</b>	<b>Additional provisions</b> <b>Definitions</b> 12.1.1 "the Retained Land" means such part of the land now or formerly comprised in the above Title Number as is not hereby transferred. 12.1.2 "the Property" means the property hereby transferred  <b>Rights granted for the benefit of the property</b>

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

### Rights reserved for the benefit of other land

12.2 There are reserved out of the Property for the benefit of each and every part of the Retained Land the following rights:

12.2.1 A right for the Transferor at any time to deal with or to build or permit to be built any building or structures and to alter any building or other structures now standing or to be built on the Retained Land in such a manner as to obstruct or interfere with the passage and access of light and air to any building which is or may be built on the Property so that all privileges of light and air now or in the future enjoyed over the Retained Land by the

Property shall be deemed to be enjoyed by the licence or consent of the Transferor and not as of a right

12.2.2 A right for the Transferor and the owners and occupiers of the Retained Land or any part or parts thereof and those authorised by them at all reasonable times upon giving not less than seven days prior written notice (except in the case of emergency when no notice shall be required) to enter with or without scaffolding and other equipment upon so much as shall be

necessary of the Property for the purposes of:

12.2.2.1 inspecting and where necessary executing repairs alterations painting decoration of or other works to the Retained Land which cannot otherwise be conveniently effected

12.2.2.2 repairing cleansing emptying or maintaining any sewers watercourses drains gutters waterpipes electric wires telephone cables or gas pipes in on or under the Property the person or persons exercising such rights doing as little damage as reasonably possible to the Property and making good in so far as reasonably possible any damage thereby occasioned without delay but without payment of compensation for any loss of profit or

temporary annoyance nuisance damages noise vibration or inconvenience caused to the Transferee

Include words of covenant.

### Restrictive covenants by the transferee

Include words of covenant.

### Positive covenants by the transferee

12.3 The Transferee covenants with the Transferor that within one year from the date of this Transfer the Transferee must carry out and complete works to the Property to improve it to at least decent home standard

Include words of covenant.

## Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

### Other

#### 12.4 Agreements and Declarations

IT IS HEREBY AGREED AND DECLARED as follows:-

12.4.1 The walls and fences separating the Property from the Retained Land and all pipes eaves gutters sewers drains and other structures and things used in common with the Retained Land shall be party walls fences pipes eaves gutters sewers drains structures and things

12.4.2 As between the Property and the Retained Land all rights and privileges of support way water drainage and all other easements quasi or apparent easements rights and privileges as the same were immediately prior to the Transfer used exercised or enjoyed by the one property or the owner or occupier thereof over the other property whilst in one ownership shall (except as hereinbefore mentioned) continue to be maintained exercisable used or enjoyed in the like manner and to the like extent hereafter

12.5 The land and premises transferred are held by The Riverside Group Limited an exempt charity

12.6 The Transferor certifies that the provisions of section 172 of the Housing and Regeneration Act 2008 have been complied with, in disposing the Property.

12.7 The Transferee hereby covenants with the Transferor on behalf of itself and on behalf of the Transferee's successors in title by way of indemnity but only so far as the covenants and provisions referred to in the Charges Register of the title above mentioned are still subsisting and capable of taking effect and affect the property hereby transferred that they will at all times hereafter duly perform and observe the said covenants and provisions and will keep the Transferor and their personal representatives effectually indemnified against all actions, costs proceedings, claims and demands whatsoever in respect thereof

12.8 The covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to costs arising from the Transferee's failure to make proper searches or to raise requisitions on title or on the results of the Transferee's searches

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

Signed as a deed by:

Name: ..... *James Hill*

Signature: ..... *[Signature]*

and

Name: ..... *MRS S KATHAN*

Signature: ..... *[Signature]*

As attorneys (appointed under a power of attorney) for  
**THE RIVERSIDE GROUP LIMITED**

in the presence of:-

Witness signature: ..... *[Signature]*

Name: ..... *DAVID WOOD*

Address: ..... *2 ESTUARY BUNGALOW  
SPEKE*

Occupation: ..... *PROPERTY RATIONALISATION  
ADMINISTRATOR*

SIGNED AS A DEED  
by the Transferee  
MICHAEL JOHN TRAYNOR  
in the presence of:-

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

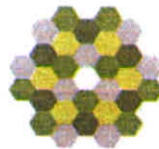
Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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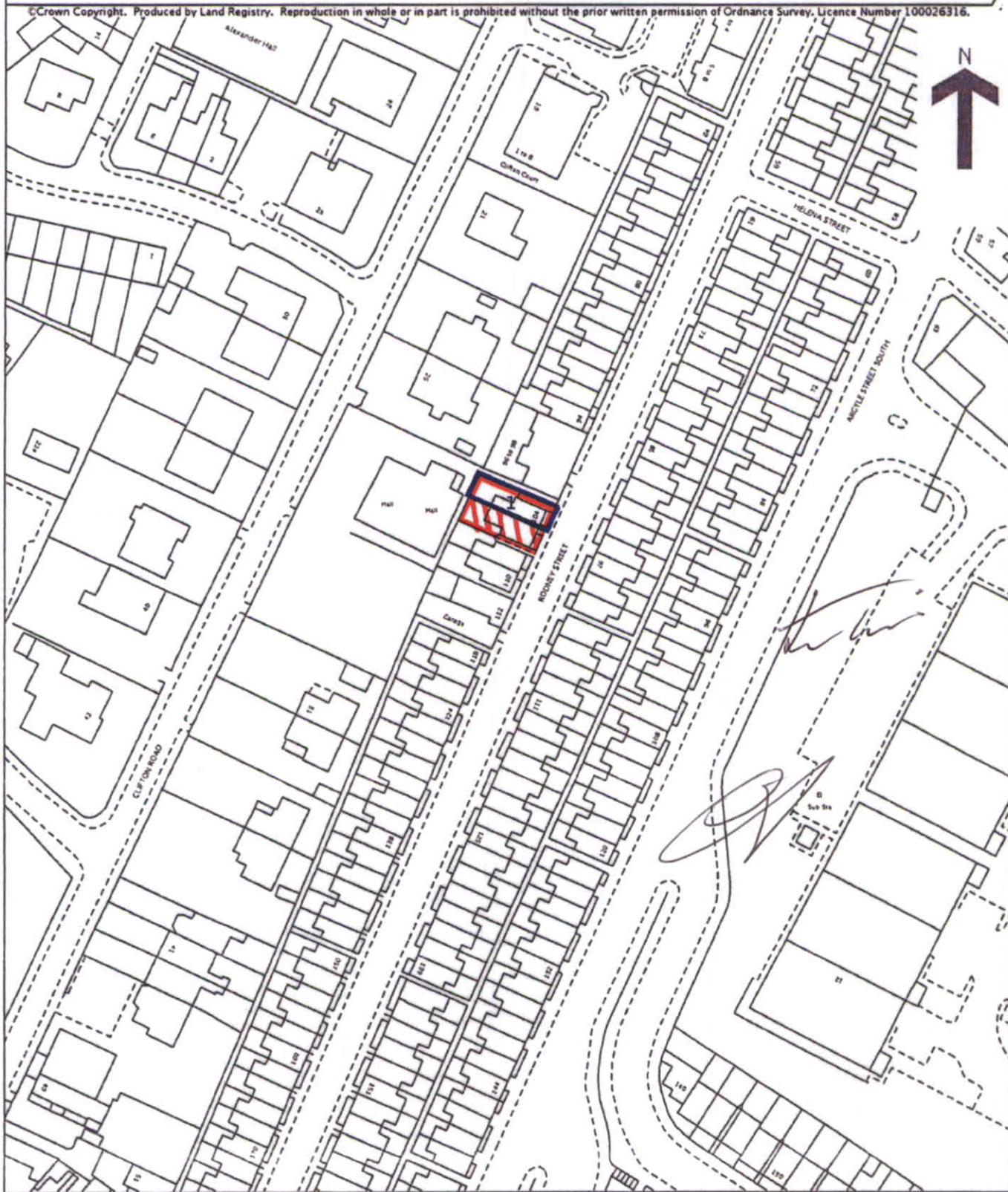


Land Registry  
Official copy of  
title plan

Title number **MS278421**  
Ordnance Survey map reference **SJ3288SW**  
Scale **1:1250**  
Administrative area **Merseyside : Wirral**



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