

Title Number : “””””

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REGISTER EXTRACT Title Number : Address of Property : land and buildings on the West side of “” Street, Sheffield Price Stated : Not Available Registered Owner(s) : “”””””(Co. Regn. No. of Sheffield,. Lender(s) : None 1 of 8 This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 AUG 2020 at 13:12:11. This copy does not take account of any application made after that time even if still pending in HM 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 or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this. A: Property Register This register describes the land and estate comprised in the title. SOUTH YORKSHIRE : SHEFFIELD 1 (15.09.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the West side of Cavendish Street, Sheffield. 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 25 May 1990 referred to in the Charges Register:- "The following easements and rights are hereby granted for the benefit of the Purchaser and its successors in title the owners and occupiers for the time being of the Property and each and every part thereof and their respective servants contractors agents and licensees:- 2.1. The right in fee simple for the Purchaser its successors in title and those authorised by it or them in common with the Vendor and others to pass and repass with or without vehicles at all times over and along the land cross hatched on the said plan ("the cross hatched land") for all purposes the Purchaser and its successors in title contributing one half of the proper and reasonable cost of upkeep repair maintenance renewal cleaning and control of the cross hatched land and in the event of any dispute on the cost the same to be determined by an independent surveyor to be agreed upon between the parties or failing such agreement within 14 days by a surveyor appointed by the President for the time being of the Royal Institution of Chartered Surveyors on the application of either party 2.2. A like right to park sixteen private motor cars at all times upon the cross hatched land in such position as the Vendor may from time to time designate 2.3.1. The right to connect Services into the Service Media which are now or shall be laid by the Vendor in or under the cross hatched land PROVIDED THAT (i) this right shall only be exercisable by the Purchaser at any time before 1st October 1991 (ii) in the event of the Purchaser exercising the right the Purchaser shall pay to the Vendor one half of the cost of providing the Service Media 2.3.2. The right to lay Service Media in or under the cross hatched land at any time before 1st October 1991 2.4. The right at any time within the Perpetuity Period to inspect repair renew and maintain (i) the Service Media from the Property to the point where it joins the Vendor's Service Media in or under the cross hatched land and (ii) the Service Media laid by the Purchaser pursuant to Clause 2.3.2 hereof in or under the cross hatched land 2.5. The right to the free and uninterrupted passage of Services through the Service Media which are now laid or shall be laid within the Perpetuity Period in or under the cross hatched land Title number “””” 2 of 8 A: Property Register continued 2.6. The right to enter the cross hatched land with or without workmen plant and machinery for the purpose of exercising the rights granted in sub clauses 2.3, 2.4 and 2.5 having first obtained the approved of the Vendor in writing to all works affecting the cross hatched land (such approval not to be unreasonably withheld and each party paying its own costs in respect thereof) and the Purchaser (except in the case of emergency) having

given at least fourteen days notice in writing of the commencement of such works to the Vendor the Purchaser making good all damage thereby occasioned as soon as reasonably practicable at its own expense and to the reasonable satisfaction of the Vendor 2.7 For the purpose of sub-clauses 2.3, 2.4 and 2.5 the following words and expressions shall have the following meanings:- "Perpetuity Period" shall mean a period of 80 years from the date hereof "Services" shall mean such gas, electricity, water, soil telephone, television cable and all other services and drains (both foul and surface water) as shall be reasonably required for residential and/or office purposes upon the property "Service Media" shall mean the installations for the passage of Services 3. There are hereby excepted and reserved for the benefit of the Vendor and its successors in title the owners and occupiers for the time being of remaining land comprised in Title "*****" ("the retained land") and each and every part thereof and their respective servants contractors agents and licensees all easements quasi-easements liberties privileges rights and advantages now or heretofore occupied or enjoyed by the retained land over or in respect of the Property and which would be implied by statute or by reason of severance in favour of a Purchaser of the retained land if the same had been transferred to such Purchaser and the Property had been retained by the Vendor." NOTE 1: The retained land referred to adjoins the Southern boundary of the land and in this title NOTE 2: The cross hatched land referred to has been tinted brown on the filed plan. 3 (23.02.1993) By a Deed of Variation dated 15 February 1993 made between (1) The "*****" (Vendor) and (2) "*****" Limited (Purchaser) the Transfer dated 25 May 1990 referred to above was varied as follows:- "1. In this Deed of Variation the expressions used herein shall have the same meaning as contained in the Transfer unless the context otherwise requires 2. The Vendor and the Purchaser hereby agree that the Transfer shall be varied as follows:- 2.1 In clause 2.1 2.1.1 the words in line 6 "one half" shall be deleted and the words "a fair proportion according to user" inserted 2.1.2 the word at the end of line 7 "and" and the remaining words in clause 2.1 shall be deleted and the following shall be inserted: "AND IT IS HEREBY AGREED that:" 2.1.1 'a fair proportion according to user' shall be calculated having regard to the numbers and types of vehicles which pass and repass over and along the cross hatched land in order to use the Property and the retained land (as defined by clause 3 hereof) and/or park on the designated parking spaces (as defined by clause 2.2 hereof) 2.1.2 In the event of any dispute arising between the parties on this Title number "*****" 3 of 8 A: Property Register continued clause 2.1 the same shall be determined by an independent surveyor to be agreed upon by the parties or failing such agreement within 14 days by a surveyor appointed by the President for the time being of the Royal Institution of Chartered Surveyors on the application of either party" 2.2 Clause 2.2 shall be deleted and the following provision inserted: "An exclusive right to park private motor cars upon that part of the cross hatched land as is shown coloured in green on drawing No. "*****" ("the said drawing") attached hereto ("the designated parking spaces") 2.3 Clause 5.5 shall be deleted and the following provision inserted: Not at any time to park or permit or allow to be parked upon the cross hatched land any vehicle (other than upon the designated parking spaces) and not at any time to block or permit or allow the cross hatched land to be locked or in any way obstructed save that this shall not prevent the Purchaser from erecting and thereafter maintaining removable bollards of a type first approved by the Vendor (such approval not to be unreasonably withheld or delayed) along the eastern edge or boundary of the car parking space shown numbered 9 on the said drawing 2.4 In clause 5.6 the words in line 11 "one half" shall be deleted and the words "a fair proportion according to user" shall be inserted 3. The land comprised in title number "*****" is held by or in trust for a charity by the Vendor and the Vendor is not an exempt charity and the restrictions on disposition imposed by Section 32 of the Charities Act 1992 apply to the land (subject to sub-section (9) of that Section) and the Vendor certifies that the Vendor has power to effect the disposition and that it has complied with the provisions of Section 32 of the Charities Act 1992 so far as applicable to it 4. Save as varied herein the provisions of the Transfer shall remain in full force and effect." NOTE: Copy Deed plan filed. 4 (21.05.1993) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. 5 (21.05.1993) 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 edged and numbered "*****" in green on the filed plan dated 26 February 1993 made between (1) "*****" (Transferor) and (2) "*****" Housing Association Limited (Transferee):-

"TOGETHER WITH the rights and easements contained in the First Schedule hereto but SUBJECT TO and EXCEPT AND RESERVING as contained in the Second Schedule hereto THE FIRST SCHEDULE (Rights Granted) 1. Full and free right for the Transferee and the persons deriving title under it and any licensee of the Transferee or its successor as aforesaid (in common with the Transferor and all other persons entitled to the like right) to 1.1 use at all times and for all purposes the footpaths shown coloured in blue on the Plan subject to paying on demand a due proportion of the cost of maintaining the same 1.2 a right to the free passage and running of water sewerage soil electricity gas and other services through all conducting media now or to be laid or constructed on any other part of the Development or (but only in so far as the Transferor has power to grant the same) on any adjoining or neighbouring land together with the right to enter on the Title number "*****" 4 of 8 A: Property Register continued same for the purpose of inspecting cleansing repairing or renewing the said conducting media the persons exercising such rights doing no unnecessary damage and making good any damage thereby caused and paying on demand a due proportion of the cost of maintaining such conducting media intended to be used in common 2. All necessary rights over any adjoining land in the Development in respect of eaves gutters rainwater pipes and other structures which overhang or protrude into any such adjoining land (hereinafter together referred to as "the Projections") 3. The right to enter upon any adjoining land after giving reasonable notice (except in the case of emergency) for the purpose of inspecting repairing maintaining and renewing the Projections and any part of any structure erected on the Property or any party structure or thing used or enjoyed in common with such neighbouring land which cannot otherwise reasonably be inspected repaired maintained and renewed the person exercising such right causing as little damage as possible and forthwith making good all such damage at his own expense THE SECOND SCHEDULE (Rights excepted and reserved) The right for the Transferor and its successors in title to any part or parts of the Development or of other adjoining or neighbouring land now or formerly owned by the Transferor and any appropriate authority and all others having the like rights and their respective tenants servants visitors and licensees 1. to make connection with the drains sewers water mains electric cables gas mains and other services ("the Service Installations") laid or to be laid in and under the Property 2. to enter at all reasonable times during the day (except in the case of emergency) upon the Property upon giving at least 14 days prior written notice for the purposes of erecting repairing maintaining renewing and replacing any building or erection on the Development the person so entering making good all damage thereby occasioned and causing as little inconvenience as possible 3. to use and enjoy the free passage and running of water soil gas electricity in under or over the Property along and through the Service Installations which now serve or may at any time hereafter serve the Development or any part thereof subject to the person using or enjoying the same paying a due proportion of the cost of their cleaning repair maintenance replacement and renewal 4. to enter upon any part of the Property in order to dig up lay make connect into inspect clean test repair replace renew or remove any existing or future Service Installations provided that the person so entering shall: (a) give at least 14 days prior written notice to the Transferee of its intention to exercise this right (except in the case of emergency) and (b) make good any damage resulting from his exercising this right 5. to enter on to the Property for the purpose of planting maintaining preserving removing and replacing any trees shrubs bushes or other plants thereon which may be required to be planted maintained preserved removed or replaced by the local or any other authority as a condition of obtaining planning or any other consent required in connection with the development of the Development or any part thereof provided that nothing in this clause shall impose any liability to plant maintain preserve remove or replace any plant on the Property It is hereby provided that where applicable the easements granted and reserved hereby shall be ascertained and the exercise thereof shall commence before the expiration of eighty years from the 31st December 1992". Title number "*****" 5 of 8 A: Property Register continued NOTE: Original Transfer filed under "*****", 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 (07.08.1990) PROPRIETOR: " (Co. Regn. No. ") of 2 R Road, Sheffield, S ". 2 The Transfer to the proprietor contains a covenant to observe and perform the covenants in the Conveyance dated 16 July 1861 referred to in the Charges Register and of indemnity in respect thereof. C: Charges Register This register contains any charges and other matters that affect the land. 1 A Conveyance of the land in this title and other land dated 16 July 1861 made between (1) " and others (2) " (3) " and (4) The Honourable " contains covenants details of which are set out in the schedule of restrictive covenants hereto. 2 A Transfer of the land in this title dated 25 May 1990 made between (1) The " (Vendor) and (2) " (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto. 3 (21.05.1993) 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. NOTE: Each lease is referenced by edging and numbering in yellow on the filed plan unless otherwise stated in the schedule of leases. 4 (05.01.2017) By a Deed dated 20 December 2016 made between (1) " and (2) Places For People Homes Limited the terms of the lease dated 26 February 1993 of Land on the east side of Victoria Street referred to in the schedule of leases hereto were varied. NOTE: Copy Deed filed under ". Schedule of restrictive covenants 1 The following are details of the covenants contained in the Conveyance dated 16 July 1861 referred to in the Charges Register:- " doth hereby for herself her heirs executors administrators and assigns covenant with the said " and " their heirs and assigns and (as a separate and distinct Covenant) with the said " his heirs and assigns That she the said " her heirs or assigns will not at any time hereafter without the consent in writing of the said " and " (as such Trustees as aforesaid their heirs or assigns) and of the said " his heirs or assigns erect or permit to be erected on the said hereditaments hereby granted or intended so to be (inclusive of the said hereditaments intended to be hereby granted by the said ") or on any part thereof any Steam Engine or Steel or other Furnace or carry on or permit to be carried on in any Dwellinghouse or other building now standing or being or which may at any time hereafter be erected or built on the same hereditaments or on any part thereof any of the trades or Businesses mentioned in the Title number " 6 of 8 Schedule of restrictive covenants continued Covenant of the said " and " hereinbefore mentioned." NOTE: The trades or businesses referred to are a soap boiler, sugar baker distiller, dyers, glass maker, maker of bricks for sale, melting tallow Chandler casting iron or other founder and slaughter man for the killing of cattle. 2 The following are details of the covenants contained in the Transfer dated 25 May 1990 referred to in the Charges Register:- "The Purchaser so as to bind the Property into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the retained land or any part or parts thereof hereby covenants with the Vendor that the Purchaser and those deriving title under it will at all times hereafter observe and perform the restrictions and stipulations following 5.1 At any time before 1st October 1991 at its own expense and in a proper and workmanlike manner to the reasonable satisfaction of the Surveyor for the time being of the Vendor to erect and make and for ever thereafter maintain and keep in good repair a retaining wall along such part of the southern boundary of the Property with the retained land as shall be appropriate to take account of the site conditions but so as to allow access and egress between the cross hatched land and the Property 5.2 Not at any time hereafter to erect or build any building upon the Property until the designs elevations and plans thereof shall have been approved in writing by the Vendor or its successors in title such respective approvals not to be unreasonably withheld and each party paying its own costs in respect thereof and to comply with the requirements of the Local Planning Authority to ensure that the Property is used for housing purposes and offices in the same ratio as that permitted by the local planning authority as detailed by the planning consent 89/1662p dated 17 July 1989 or any other ratio as may be permitted after the date hereof by the Local Planning Authority and every such building shall be built in accordance with such designs elevations and plans and no such building shall be altered after erection without the previous consent in writing of the Vendor as aforesaid 5.3 Not to

commence any work upon the Property or any part thereof until a landscape scheme for the Property has been submitted to and approved by the Local Planning Authority and to implement the scheme to the satisfaction of the Local Planning Authority by the end of the first planting season following the completion of the said buildings and thereafter to maintain and cultivate the same and to replace and renew any trees shrubs and plants that may from time to time die or become diseased to the satisfaction of the Local Planning Authority

5.4 Not to use the Property or any building erected thereon or on any part thereof for the purpose other than for residential and/or offices use

5.5 Not at any time to park or permit or allow to be parked upon the cross hatched land any vehicle (other than upon a designated parking space) and not at any time to block or permit or allow the cross hatched land to be blocked or in any way obstructed

5.6 To pay one-half of the proper and reasonable cost of constructing and making up the cross hatched land including for the making up and consolidating of any bad ground to the following specification:- 225mm deep D.O.T. type 1 granular sub base laid in layers 115mm maximum thickness compressed by 10 tonne roller 75mm deep roadbase of dense bitumen macadam 40mm nominal size 50mm deep base course of dense bitumen macadam 28mm nominal size 25mm deep wearing course of dense macadam 10mm nominal size and providing all ancillary equipment for the control of vehicles upon the cross hatched land and thereafter to contribute and pay to the Vendor one half of the proper and reasonable cost of upkeep repair

Title number " " 7 of 8 Schedule of restrictive covenants continued maintenance renewal cleansing and control of the cross hatched land such cost to be determined in accordance with the provisions in Clause 2.1

5.7 Not at any time after 1st October 1991 or such later date as the Vendor may notify to the Purchaser to use the roadway on the cross hatched land for access to the Property for any purpose connected with the development of the Property save for purposes connected with landscaping the Property provided that the Purchaser shall indemnify the Vendor against loss or damage caused by such activity."

Schedule of notices of leases

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1 21.05.1993	Land on the East side of 26.02.1993 " " Victoria Street	800 years from 31.12.1992	NOTE: See entry in the Charges Register relating to a Deed of variation dated 20 December 2016.
2 05.01.2017	Land on the east side of 20.12.2016 " " Victoria Street	From and including 20.12.2016 expiring on 30.12.2792	End of register

Title number " " 8 of 8