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**TITLE SUMMARY – DEVELOPMENT SITE AT CITY BLOCK 9,
NORTH QUAYS, DUBLIN 1 (THE “PROPERTY”)**

Your Ref: TOM\tom\08207-0166

Date: 20 January 2021

Overview

Waterside Block 9 Developments Limited (the “**Owner**”) acquired the Property by way of deed of assurance dated 17 October 2018 and made between (1) Crossman Northwall Limited (in statutory receivership) (2) Crossman Properties Limited (in statutory receivership) (3) National Asset Property Management DAC (4) David Carson and (5) the Owner.

The map attached at Appendix 1 hereto (the “**Composite Map**”) shows the Property outlined in blue and the various title lots contained within it. As noted below, the title comprises (i) unregistered title with a complex mix of freehold and long leasehold and (ii) a registered long leasehold title.

Title lots

The Property is comprised of **6 individual title lots** as shown on the Composite Map, being:

- Lot 1 Tile Style Site:** It is unregistered freehold and leasehold title. The leasehold title is comprised of (1) the residue of the term of 900 years from 25 March 1791 granted by part of Lease dated 22 March 1791 and made between (i) Dorothea Sophie Hamilton Kirwan and (ii) Michael Dodd (“**1791 Lease**”) and (2) the residue of the term of 900 years from 1 January 1861 granted by part of Lease dated 25 May 1861 and made between (i) Mary Martin (ii) James Martin and Richard Martin (“**1861 Lease**”). Lot 1 is shown coloured **pale green, orange** and **green** on the Composite Map;
- Lot 2 Part of 90A North Wall Quay:** It is unregistered freehold and leasehold title. The leasehold title is comprised of (1) the residue of term of 150 years from 1 April 1969 granted by Lease dated 10 December 1969 and made between (i) New Ireland Assurance Company Limited and Ronald Lyons Estates (Ireland) Limited (ii) Ronald Lyons Estates (Ireland) Limited. (“**1969 Lease**”) and (2) the residue of the term of 900 years from 1 January 1861 granted by part of the 1861 Lease. Lot 2 is shown coloured **beige** on the Composite Map;
- Lot 3 The Sliver Site:** It is registered leasehold title comprised in part of Folio DN75718L, now Folio DN167328L. The leasehold title is comprised of the residue of term of 900 years from 1 January 1861 granted by part of the 1861 Lease. Lot 3 is further held subject to and with the benefit of a lease dated 24 February 2009 between (1) Railway Procurement Agency and (2) Wintertide Limited for a term of 500 years from 1 January 2008. Lot 3 shown coloured **pink** on the Composite Map;
- Lot 4 The Crosswall Site:** It is unregistered freehold and leasehold title. The leasehold title is comprised of the residue of term of 900 years from 25 March 1791 granted by part of the 1791 Lease and the residue of the term of 900 years from 1 January 1861 granted by part of the 1861 Lease. Lot 4 is shown coloured **red** on the Composite Map;
- Lot 5 Maritime House:** It is unregistered freehold and leasehold title. The leasehold title is comprised of the residue of term of 900 years from 25 March 1791 granted by part of the 1791 Lease. Lot 5 is shown coloured **tan** on the Composite Map;

Lot 6 Hales Freight Site: It is unregistered freehold and leasehold title. The leasehold title is comprised of the residue of term of 900 years from 25 March 1791 granted by part of 1791 Lease and the residue of the term of 900 years from 1 January 1861 granted by part of 1861 Lease. Lot 6 is shown coloured **blue** on the Composite Map.

New link road

The Property is burdened by an order of Dublin City Council relating to the taking in charge of a new road linking Sherriff Street Upper and North Wall Quay, as shown on the map attached at Appendix 2 (the "**DCC Order**"). The new road is known as North Wall Avenue.

Identity

As the Property is made up of 6 constituent Lots, 5 of which are unregistered titles, a detailed declaration of identity ("**DOI**") was prepared by the Owner's Architect, Paul O'Brien of Henry J Lyons on 11 October 2018. The DOI confirms the declarant has inspected the Property and also has inspected the maps attached to and the descriptions contained in the relevant title documents.

The DOI further confirms the following:

- (i) All the titles fit together and that there are no gaps between the title lots or any gap between the constituent parts of each title lot; and
- (ii) the Property directly abuts a public road/pavement along its southern (at North Wall Quay, Dublin 1), western (at Castleforbes Road, Dublin 1), eastern (at North Wall Avenue, Dublin 1) and northern (at Mayor Street Upper, Dublin 1) boundaries.

Registration of title

The title to the Property is pending first registration in the Land Registry under the following 3 dealing numbers:

- D2019LR053908W
- D2019LR053941X
- D2019LR053918Y

We trust this high level title summary is sufficient.

End of note.

Eversheds Sutherland

Disclaimer: This note is prepared on a strictly non-reliance basis, to assist the Owner with any relevant planning applications. It is not a legal statement or interpretation of the title and it is strictly a matter for any third party to carry out its own independent due diligence to satisfy itself on all matters deemed relevant or material. Eversheds Sutherland do not owe or assume any duty, liability or responsibility whatsoever to any third party who has access to this document (or any part of it) or for any information or opinion contained in it, or any omission from it. Eversheds Sutherland do not make any representation or warranty whatsoever to any party as to the fairness, accuracy or completeness of the information or opinions contained in this document. Eversheds Sutherland shall not be liable to any party for any loss howsoever arising directly or indirectly for any use of or reliance on this document or otherwise in connection with it. In consideration of Eversheds Sutherland agreeing to make this document available to third parties, all parties with access to it are deemed to acknowledge and agree to the foregoing

ANNEXURE 1
(Composite Map)



Lands in ownership of the Applicant on Major Street (This area is not included in any calculations)

Parcel Boundaries as per the Supplied Title Document Copies (Maps and / or Descriptions) Reproduced and Reconciled with OSI (Current & Historical)

Detail Shown Grey Digitally Reproduced from Portlan of OSI Digital Mapping
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LAND SURVEYS
22 Major Avenue, Dun Enghann, Co. Dubh.
Ph: 206212 Fax: 235535 www.eversheds.com

For as: **City Block 9**
North Wall Quay

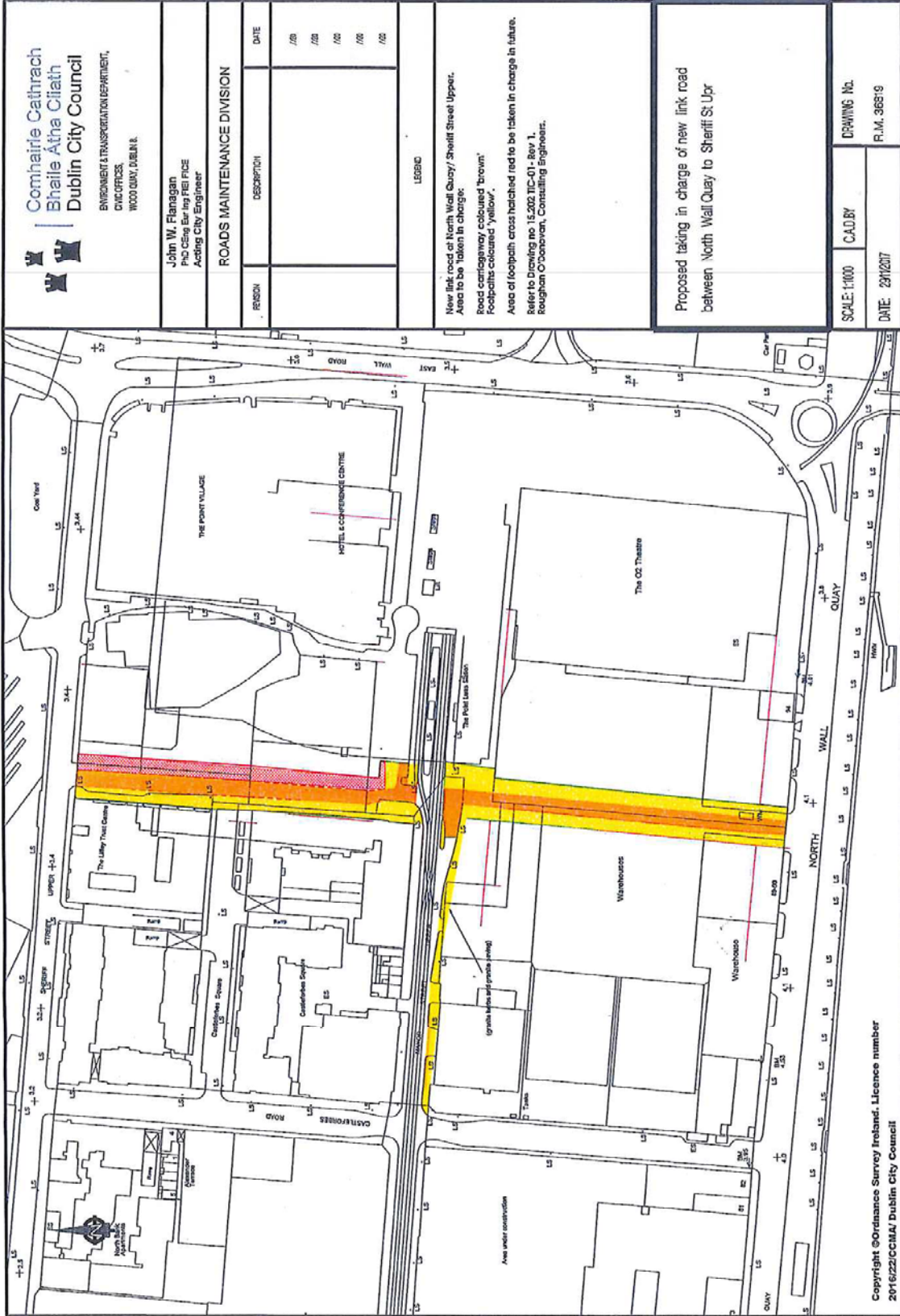
Date: **Deloitte**

Scale: 1:1000 (A3)
Created: 17th Oct
Revised: 14.12.2020
Doc: E19831-Map02

EVERSHEDS SUTHERLAND



ANNEXURE 2
(Composite Map)



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council
ENVIRONMENT & TRANSPORTATION DEPARTMENT,
CIVIC OFFICES,
WOOD QUAY, DUBLIN 8.

John W. Flanagan
PHD CEing Eng FRI FICE
Acting City Engineer

ROADS MAINTENANCE DIVISION

REVISION	DESCRIPTION	DATE
		/08
		/08
		/02
		/08
		/02

LEGEND

New link road of North Wall Quay / Sheriff Street Upper.
Area to be taken in charge.
Road carriageway coloured 'brown'.
Footpaths coloured 'yellow'.
Area of footpath across hatched red to be taken in charge in future.
Refer to Drawing no 15.202 TIC-01 - Rev 1.
Roughan O'Donovan, Consulting Engineers.

Proposed taking in charge of new link road
between North Wall Quay to Sheriff St Upr

SCALE: 1:1000	CAD: BY	DRAWING No.
DATE: 29/12/07		R.M. 36818

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