

The parcel of land tinted blue on the plan attached marked "A" ("Blue Land") is the subject of a dispute with the registered proprietor. The Seller has made an application to the Land Registry for rectification of the registered title to exclude the Blue Land from the register of title and therefore to form part of the Seller's title. An objection has been made by the registered proprietor to prevent rectification of title over the Blue Land and, having considered the evidence, the Land Registry has confirmed that both parties are required to embark on a process which could lead before a hearing before an adjudicator to the Land Registry or proceedings in Court. The Seller has decided to continue with the application. If successful, the Seller may consider commencing negotiations to sell the Blue Land to the Buyer for an additional consideration. The transfer of the Property must be taken without the benefit of the Blue Land as, notwithstanding any positive outcome in favour of the Seller with the Land Registry, the Seller reserves the right not to commence negotiation with or proceed and/or agree any transfer of the Blue Land and/or part of it to the Seller.