



# The Property Registration Authority An tÚdarás Clárúcháin Maoine

## Land Registry Sealed and Certified Copy Folio (& Filed Plan)

SHEEHAN & CO LLP SOLICITORS  
DX 168  
DUBLIN

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**Folio Number:** DN143295L  
**Application Number:** P2021LR061387G  
**Your Reference:** SOR/GLE103/0001

**RECEIVED**

**14 JUN 2021**

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.

### Schedule



#### Notes:

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

# Land Registry

County Dublin

Folio 143295L

## Register of Ownership of Leasehold Interest

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Purple as plan(s) C1KEV on the Registry Map, situate in the Townland of COOLMINE, known as UNIT 3 COOLPORT, PORTERS ROAD, COOLMINE INDUSTRIAL ESTATE, in the Barony of CASTLEKNOCK, in the Electoral Division of BLANCHARDSTOWN-COOLMINE. The leasehold interest was created by Sub-Lease dated 22-JUN-1998 from JAMES G. BURNS LIMITED to GLENMOUNT PROPERTY COMPANY LIMITED for the term of 244 years and 153 days from the 01-JUN-1998 at the rent as specified in the lease. .</p> <p>This Sub-Lease is registered as a burden on folio(s) DN83509L, entry no. 8.</p> <p>The Registration does not extend to the mines and minerals</p> <p>Note: This Lease is registered as a burden on the lessor's folio(s) referred to above and ranks in the priority set down by Section 74 of the Registration of Title Act 1964 as amended. As between this lease burden and prior charges registered on the lessor's folio, (if any), the provisions of Section 62(10) of the aforementioned Act apply. Altered, Date 18-OCT-16 Inst No D2016LR143121E</p>	<p>From Instrument D1999DN003749N</p>

Land Registry

County Dublin

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2

The property shown coloured Purple as plan(s) C1KEY on the Registry Map, situate in the Townland of COOLMINE, known as UNIT 3 COOLPORT, PORTERS ROAD, COOLMINE INDUSTRIAL ESTATE, in the Barony of CASTLEKNOCK, in the Electoral Division of BLANCHARDSTOWN-COOLMINE. The leasehold interest was created by Sub-Lease dated 22-JUN-1998 from JAMES G. BURNS LIMITED to GLENMOUNT PROPERTY COMPANY LIMITED for the term of 244 years and 153 days from the 01-JUN-1998 at the rent as specified in the lease. .  
This Sub-Lease is registered as a burden on folio(s) DN83509L, entry no. 8.

The Registration does not extend to the mines and minerals

Note: This Lease is registered as a burden on the lessor's folio(s) referred to above and ranks in the priority set down by Section 74 of the Registration of Title Act 1964 as amended. As between this lease burden and prior charges registered on the lessor's folio, (if any), the provisions of Section 62(10) of the aforementioned Act apply.  
Altered, Date 18-OCT-16 Inst No D2016LR143121E

From Instrument  
D1999DN003749N

# Land Registry

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## Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

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Part 2 - Ownership

Title ABSOLUTE

No.	
1	17-MAY-2011 GLENMOUNT PROPERTY COMPANY LIMITED of Coolmine Industrial Estate, Blanchardstown, County Dublin is full owner. D1999DN003749N

## Land Registry

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## Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	17-MAY-2011 D1999DN003749N	Charge for present and future advances repayable with interest. **(Maximum Duty €634.87 paid)** ALLIED IRISH BANKS plc is owner of this charge.  Note: This charge is also registered as a burden on folios DN143296L, DN142831L, and DN142832L  Note: The ownership of this charge has been transferred. See Entry No.3
2	18-OCT-2016 D2016LR143121E	Charge for present and future advances repayable with interest. ALLIED IRISH BANKS plc is owner of this charge.  Note: This charge is also registered as a burden on folios DN142832L, DN143296L, and DN142831L.  Note: The Certificate as to registration required by Section 409 of the Companies Act, 2014 has not been produced.  Note: The ownership of this charge has been transferred. See Entry No.4
3	20-APR-2020 D2020LR053791P	EVERYDAY FINANCE DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.1
4	20-APR-2020 D2020LR053791P	EVERYDAY FINANCE DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.2

706700 mE, 738560 mN

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



Folio: DN143295L

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

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COOLMINE

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

