

395

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

respect

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COMPANIES HOUSE

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~~REC-2010-01~~ FAX REC'D

Short particulars of all the property mortgaged or charged

The Properties described in the Schedule to the Charge and all buildings, structures and fixtures (including trade fixtures, fixed plant and machinery) now or hereafter to be erected thereon or to form part thereof.

2.1 As a continuing security for the payment and discharge of the Secured Obligations with full title guarantee and without the benefit of Section 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 you charge:

2.1.1 By way of a first legal mortgage with full title guarantee the Properties and by way of specific charge all the income and rights relating thereto from time to time arising or payable to or on behalf of the Mortgagor in relation to the Properties and the proceeds of any sale, lease or other disposition in respect thereof and all deeds and documents from time to time relating thereto and all insurance and compensation monies referred to in Clause 5.4 of the Charge

2.1.2 By way of floating charge with full title guarantee all movable plant, machinery, implements, building materials of all kinds, utensils, furniture and equipment now or from time to time placed on or used in or about the Properties and belonging to the Mortgagor and
SEE CONTINUATION SHEET 1

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this margin

Please complete
legibly, preferably
in black type, or
bold block
lettering

Particulars as to commission allowance or discount (note 3)

Signed *Towers & Hamblins*

Date *5th October 2001*

On behalf of [XXXXXX] [mortgagee/chargee] †

A fee of £10 is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 5)

† delete as
appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF14 3UZ

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Particulars of a mortgage or charge (continued)

Continuation sheet No 1
to Form No 395 and 410 (Scot)

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in black type, or
bold block lettering

Company Number

791823

Name of Company

Wynnstay Properties PLC

~~limited~~

* delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

2.1.3 By way of assignement the Related Documents (being any building contract, sub-contract, appointment of professional advisors and such other contracts or appointments as the Mortgagor may enter into from time to time relating to any building works or building operations carried out at or relating to the Properties) including the personal agreements and covenants (still subsisting and capable of being enforced) by the parties under the Related Documents and by all guarantors and all security held by the Mortgagor from time to time, whether present or future, in respect of the obligations of the parties under the Related Documents (including without limiting the generality of the foregoing, all monies due and owing to the Mortgagor or which may become due and owing to the Mortgagor at any time in the future in connection therewith

2.1.4 By way of assignment all agreements, contracts, deeds, licences, undertakings, guarantees, covenants, warranties, representations and other documents (including all documents entered into now or in the future so as to enable the Mortgagor to perfect their rights under the Charge or any such agreement, contract, deed, licence, undertaking, guarantee, covenant, warranty, representation or other document) entered into by or given to the Mortgagor pursuant to the Related Documents including all:

(a) rights, claims, remedies, awards, or judgments paid or payable to the Mortgagor (including without limitation, all liquidated and ascertained damages payable to the Mortgagor under the above); and

(b) guarantees, warranties, bonds, representations given or made by, and any rights or remedies against, any designer, builder, contractor, professional adviser, sub-contractor, manufacturer, supplier or installer of any fixtures,

in each case, relating to all or any part of the Related Documents and

2.1.5 By way of assignment all rights to which the Mortgagor are now or may hereafter become entitled pursuant to the Related Documents in respect of the proceeds of any order of the Court made pursuant to Section 238(3), 239(3) or 244 of the Insolvency Act 1986

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binding margin.

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bold block lettering

THE SCHEDULE

Unregistered Land

19A High Street and York Road Chambers, and numbers 2, 4, 6 and 8 York Road, York Road, Bognor Regis, West Sussex) being as to part the property more particularly described in a conveyance dated the 30th day of December 1944 made between Anderson Colin Talbot Edwards and Eileen Talbot Grange (1) and Audrey Helen Talbot Edwards (2) and shown coloured pink on the plan drawn thereon and the premises above the level of the ground floor shown by the colour brown on the said plan and as to part being the land comprised and more particularly described in a conveyance dated the 19th day of January 1945 and made between Eileen Talbot Grange and Anderson Colin Talbot Edwards (1) and Walter Langmead (2) and shown coloured pink on the plan drawn thereon and as to a further part being the land comprised and more particularly described in a conveyance dated the 15th day of April 1954 made between William Arthur Wade (1) Wilfred Louis Bennett (2) and Wilfred Louis Bennett and Constance Eva Bennett (3) and shown coloured pink on the plan drawn thereon all which said property is comprised in a transfer of even date herewith and made between York Road (Bognor) Properties Company Limited (1) and the Mortgagor (2)

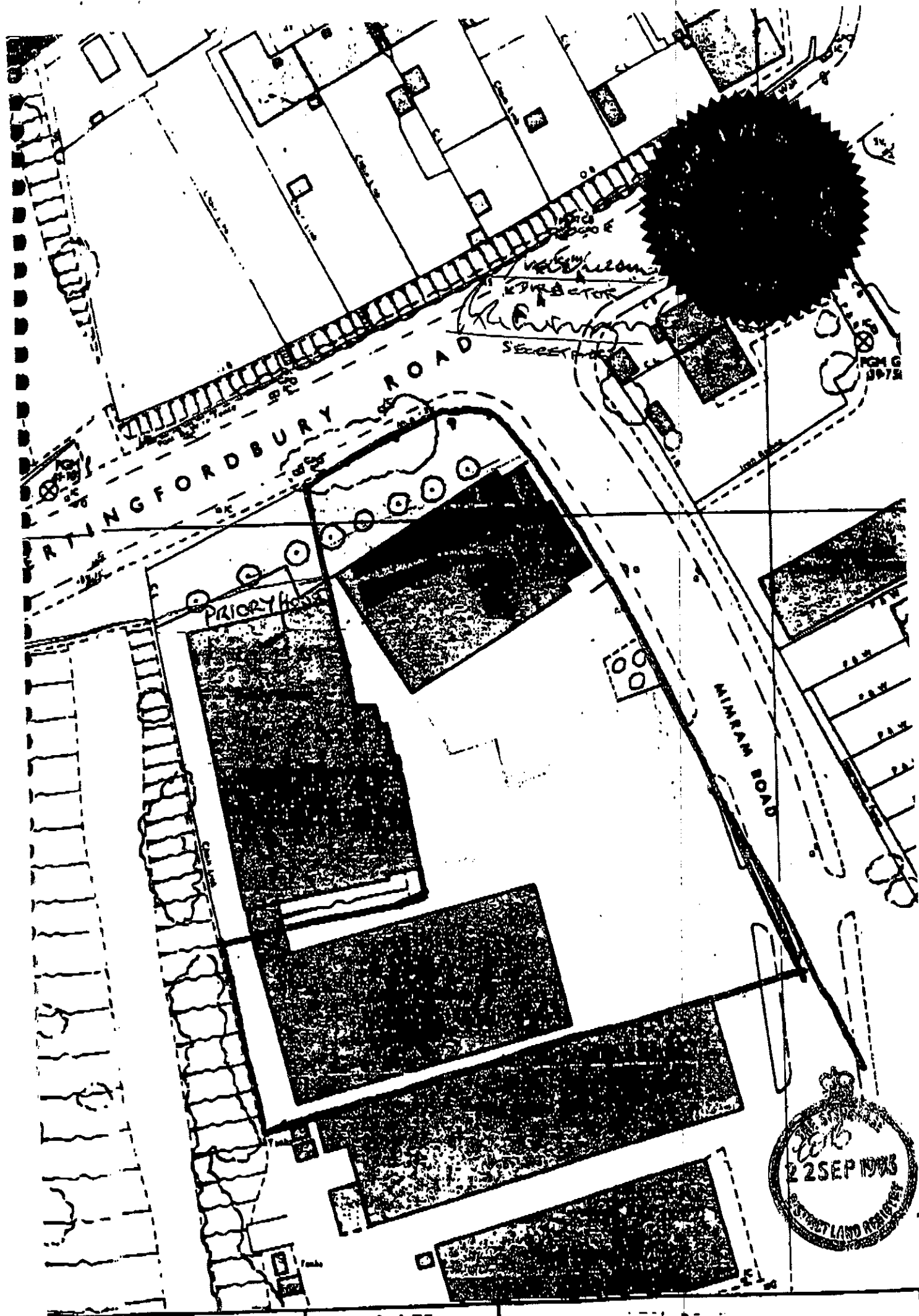
The freehold land known as 13 and 14 Short Wyre Street, Colchester in the County of Essex as more particularly described in or referred to in a Conveyance dated 20th February 1976 made between The Land and House Properties Corporation Limited of the one part and the Mortgagor of the other part

The freehold land known as 15, 16, 17 and 18 Short Wyre Street, Colchester in the County of Essex as the same is more particularly described in and for the purpose of identification only shown coloured pink and green on the plan annexed to a Conveyance dated 22nd February 1973 and made between Baughans (Colchester) Limited of the one part and The House and Land Syndicate Limited of the other part

The freehold land known as plots 6 and 7, The Court Trading Estate, Diss, Norfolk as the same is more particularly described in a conveyance dated the 2nd day of July 1974 and made between Huntbridge Limited (1) and the Mortgagor (2) and shown edged red on the plan annexed thereto

The freehold land known as 151 Hertingfordbury Road and Unit 3 Mimram Road as the same is for the purpose of identification only shown edged red on the plan annexed hereto

The freehold land known as St Neots Industrial Estate, 97-99 Huntingdon Street, St Neots, Cambridgeshire being the land comprised as to part in a conveyance dated the 1st January 1971 and made between the Council of the Urban District of St Neots (1) and Monroys Limited (2)



and shown in part edged red and in part coloured blue on the plan annexed thereto and as to the remaining part comprised and more particularly described in a conveyance dated the 26th July 1972 and made between Land and Properties (E.C.C.) Limited (1) and Hemel Hempstead Properties Co. (Apsley) Limited (2) and shown edged red on the plan annexed thereto

Registered Land

District/London Borough: : Hampshire - Rushmoor

Title Number : HP312318

Class of Title : Freehold title absolute

Property : Unit 3 Eastern Road, Aldershot, Hampshire GU12 4TB

District/London Borough: : West Sussex - Arun District

Title Number : SX67357

Class of Title : Freehold title absolute

Property : 10 York Road, Bognor Regis, West Sussex

District/London Borough: : Hampshire - Portsmouth

Title Number : HP411699

Class of Title : Freehold title absolute

Property : Land on the south side of Knowsley Road, Cosham
known as Wynnstay House, 121 High Street, Cosham,
Hampshire

District/London Borough: : Surrey - Mole Valley

Title Number : SY514385

Class of Title : Freehold title absolute

Property : 207 to 223 High Street, Dorking, Surrey

District/London Borough: : Surrey - Epsom and Ewell
Title Number : SY264593
Class of Title : Freehold title absolute
Property : Kilmuir House, 1 Depot Road, Epsom, Surrey

District/London Borough: : Hampshire - Gosport
Title Number : HP283274
Class of Title : Freehold title absolute
Property : 53 and 54 High Street, Gosport, Hampshire

District/London Borough: : East Sussex - Wealden
Title Number : ESX88080
Class of Title : Freehold title absolute
Property : Land on the south west side of Newham Way, Heathfield

District/London Borough: : East Sussex - Wealden
Title Number : ESX68216
Class of Title : Freehold title absolute
Property : Land lying to the south west of Station Road, Heathfield

District/London Borough: : East Sussex - Wealden
 Title Number : ESX79618
 Class of Title : Freehold title absolute
 Property : Land on the south west side of Station Road, Heathfield

District/London Borough: : West Sussex -
 Title Number : WSX116366
 Class of Title : Freehold title absolute
 Property : Rico's (formerly The Crusty Loaf), North Street,
 Midhurst, West Sussex

District/London Borough: : South Yorkshire - Sheffield
 Title Number : SYK244931
 Class of Title : Freehold title absolute
 Property : Wynnstay House, 148 Bradfield Road, Owlerton,
 Sheffield

District/London Borough: : Southampton
 Title Number : HP468105
 Class of Title : Freehold title absolute
 Property : 64/66 Shirley High Street, Shirley, Southampton

District/London Borough: : Twickenham - London Borough of Richmond upon Thames

Title Number : SGL346523

Class of Title : Freehold title absolute

Property : 9 to 23 (odd) Third Cross Road, Twickenham

District/London Borough: : East Sussex - Wealden

Title Number : ESX66212

Class of Title : Freehold title absolute

Property : Plot 24 Bellbrook Estate, Bell Lane, Uckfield

District/London Borough: : Norfolk--Norwich

Title Number : NK39555

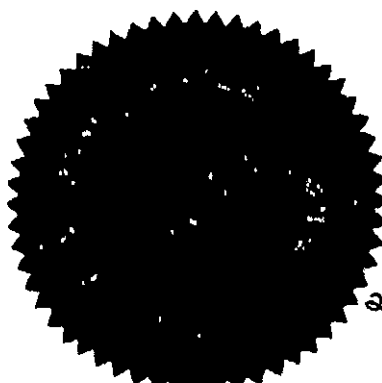
Class of Title : Freehold title absolute

Property : 11, 12, 13, 14, 15, and 16 Marriot Close, Norwich

THE COMMON SEAL of WYNNSTAY
PROPERTIES PUBLIC LIMITED COMPANY
was hereunto affixed in the presence of:-

Director *[Signature]*

Director/Secretary *[Signature]*



SIGNED per pro N M ROTHSCHILD & SONS LIMITED by:-

[Signature] *[Signature]*
Authorised signatory Authorised signatory



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 00022473

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 27th SEPTEMBER 2001 AND CREATED BY WYNNSTAY PROPERTIES PUBLIC LIMITED COMPANY FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO N M ROTHSCHILD & SONS LIMITED UNDER THE TERMS OF THE FACILITY LETTER AND/OR IN CONNECTION WITH THE FACILITY THEREBY GRANTED AND/OR UNDER THIS CHARGE AND ALL OTHER MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO N M ROTHSCHILD & SONS LIMITED ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 12th OCTOBER 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16th OCTOBER 2001.

P. Reah



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES