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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

114

02393051

Name of company

* Bildurn (Properties) Limited ("the Company")

Date of creation of the charge

26 May 2006

Description of the instrument (if any) creating or evidencing the charge (note 2)

Deed of Assignment of Guarantee made between (1) the Company and (2) Barclays Bank plc ("the Bank")

Amount secured by the mortgage or charge

All moneys and liabilities from time to time due owing or incurred by the Company to the Bank referred to and more particularly described in the Legal Charge respectively ("Liabilities").

Names and addresses of the mortgagees or persons entitled to the charge

Barclays Bank plc. of 15 Colmore Row, Birmingham

Postcode B3 2WN

Presentor's name address and reference (if any):

Eversheds LLP
115 Colmore Row
Birmingham
B3 3AL

CRELLIJ/923466

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room



A23
COMPANIES HOUSE

734
09/06/2006

Short particulars of all the property mortgaged or charged

1. Pursuant and in accordance with its obligations under the Loan Agreement the Company for the purpose of securing the payment to the Bank of the Liabilities with full title guarantee assigned and agreed to assign by way of charge to the Bank all the Company's right title benefit and interest to and in all money payable to or to the account of the Company under or pursuant to the Guarantee together with all other rights and benefits of the Company pursuant to the Guarantee.

2. Upon the final payment to the Bank in full of the Liabilities the Bank shall at the request and cost of the Company assign back to the Company the things in action assigned to the Bank in Clause 2.1 of the Deed of Assignment and shall pay to the Company such excess of any sums of money received by the Bank as shall remain after repayment to the Bank of the Liabilities.

continued.....

Please do not write in this margin

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Eversheds LLP

Date 06 June 2006

On behalf of ~~XXXXXX~~ [mortgagee/chargee] † Barclays Bank plc

A fee 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 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

Name of company

*insert full name
of Company

* Bildurn (Properties) Limited ("the Company")

Addendum 1/4

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

Addendum 2/4

2. Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

3. Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4. Short particulars of all the property mortgaged or charged (continued)

3. The Company has not (otherwise than pursuant to any other security given by the Company to the Bank) sold assigned charged pledged or otherwise encumbered any part of its right title and interest under the Guarantee and the Company is the sole absolute and unencumbered legal and beneficial owner of the same.

4. The Company shall not agree to any variation of the Guarantee or release any of the other parties to the Guarantee from any of their respective obligations under the Guarantee and shall enforce the same in accordance with its terms.

Definitions:

"Building Contract" means the building contract dated 16 January 2006 made between (1) Bildurn (Properties) Limited and (2) Marriott Construction Limited a division of Kier Regional;

"Guarantee" means the guarantee dated 30 January 2006 made between (1) Bildurn (Properties) Limited (2) Kier Limited and (3) Kier Regional Limited trading as Marriott Construction for the performance of a Building Contract dated 16 January 2006 between (1) Bildurn (Properties) Limited (2) Marriott Construction Limited a division of Kier Regional for the design, construction, completion and maintenance at the Property;

"Legal Charge" means the debenture dated 26 May 2006 made between (1) the Company and (2) the Bank whereby the Company with full title guarantee charged by way of legal mortgage the Property with the payment of the Liabilities and includes any instrument supplemental to or which is expressed to be collateral or entered into pursuant to or in accordance with the terms of that charge;

"Loan Agreement" means the Loan Agreement dated 26 May 2006 between (1) the Company and (2) the Bank and any variation amendment or extension thereof or supplement thereto from time

Company number

02393051

Name of company

*insert full name
of Company

* Bildurn (Properties) Limited ("the Company")

nk and any variation amendment or extension thereof or supplement thereto from time to time
in force;

"Property" means the leasehold property being land at Warser Gate registered under Title
Numbers NT24864, NT104801, NT23184, NT310291 and NT417098.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02393051

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT OF GUARANTEE DATED THE 26th MAY 2006 AND CREATED BY BILDURN (PROPERTIES) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO BARCLAYS BANK PLC UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 9th JUNE 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14th JUNE 2006.

*B
Dawn*



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES