

FILE COPY



**CERTIFICATE OF INCORPORATION
OF A PRIVATE LIMITED COMPANY**

Company No. 3557177

The Registrar of Companies for England and Wales hereby certifies that
SAXBY TITLE LIMITED

is this day incorporated under the Companies Act 1985 as a private
company and that the company is limited.

Given at Companies House, Cardiff, the 1st May 1998



N03557177M

E. P. Owen
E. P. OWEN

For the Registrar of Companies



C O M P A N I E S H O U S E

HC007B



Please complete in typescript,
or in bold black capitals.

12

Declaration on application for registration

Company Name in full

SAXBY TITLE LIMITED



F012001J

LB

HTC NOMINEES LIMITED

of 5 PRIORY COURT, TUSCAN WAY, CAMBERLEY, SURREY GU15 3YX

† Please delete as appropriate.

do solemnly and sincerely declare that I am a ~~Solicitor engaged in the formation of the company~~ [person named as director or secretary of the company in the statement delivered to the Registrar under section 10 of the Companies Act 1985]† and that all the requirements of the Companies Act 1985 in respect of the registration of the above company and of matters precedent and incidental to it have been complied with.

And I make this solemn Declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declarant's signature *J.P. Grant* For and on behalf of Director
HTC NOMINEES LIMITED

Declared at BRYLAN HOUSE, ~~FLEET~~ STREET, FLEET, HANTS

the TWENTY-FOURTH day of APRIL

One thousand nine hundred and ninety EIGHT

before me ¹ ALBERT JOHN WOOD

Signed

A.J. Wood A.J. WOOD
NOTARY PUBLIC

Date 24/4/98

A Commissioner for Oaths ^{and} Notary Public or Justice of the Peace ^{and} or Solicitor

Please give the name, address, telephone number and, if available, a DX number and Exchange of the person Companies House should contact if there is any query.

NUTCHINSON & CO. TRUST COMPANY LTD.	
PRIORY COURT, TUSCAN WAY	
CAMBERLEY, SURREY GU15 3YX	
Tel	01276 675111
DX number	DX exchange

When you have completed and signed the form please send it to the Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF4 3UZ DX 33050 Cardiff
for companies registered in England and Wales

or

Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB

for companies registered in Scotland

DX 235 Edinburgh



A33 *ACWDP5NC* 24
COMPANIES HOUSE 25/04/98



COMPANIES HOUSE

Please complete in typescript,
or in bold black capitals.

10

Notes on completion appear on final page

First directors and secretary and intended situation of
registered office

Company Name in full

SAXBY TITLE LIMITED



F010001H

Proposed Registered Office

(PO Box numbers only, are not acceptable)

5 PRIORY COURT

TUSCAM WAY

Post town

CAMBERLEY

County / Region

SURREY

Postcode

GU15 3YX

If the memorandum is delivered by an agent
for the subscriber(s) of the memorandum
mark the box opposite and give the agent's
name and address.

☐

Agent's Name

Address

Post town

County / Region

Postcode

Number of continuation sheets attached

Please give the name, address,
telephone number and, if available,
a DX number and Exchange of
the person Companies House should
contact if there is any query.

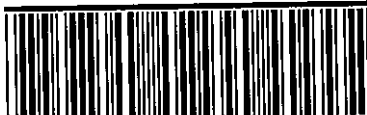
RITCHIE & CO. TRUST COMPANY LTD	
PRIORY COURT, TUSCAM WAY	
CAMBERLEY, SURREY GU15 3YX	
Tel 01276. 675111	
DX number	DX exchange

When you have completed and signed the form please send it to the
Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF4 3UZ DX 33050 Cardiff
for companies registered in England and Wales

or
Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB
for companies registered in Scotland

DX 235 Edinburgh



A33 *ACWD05NB* 23
COMPANIES HOUSE 25/04/98

Company Secretary (see notes 1-5)

Company name			
NAME	*Style / Title	*Honours etc	
* Voluntary details	Forename(s)	HTC SECRETARIAL SERVICES LIMITED	
	Surname		
	Previous forename(s)		
	Previous surname(s)		
Address	5 PRIORY COURT		
Usual residential address	TUSZAM WAY		
For a corporation, give the registered or principal office address.	Post town	CAMBERLEY	
	County / Region	SURREY	Postcode GU15 3YX
	Country	UNITED KINGDOM	

I consent to act as secretary of the company named on page 1

Consent signature

J.P. Green Director
For and on behalf of

Date

24.04.98

Directors (see notes 1-5)

Please list directors in alphabetical order

HTC SECRETARIAL SERVICES LIMITED

NAME	*Style / Title	*Honours etc	
	Forename(s)	HTC SECRETARIAL SERVICES LIMITED	
	Surname		
	Previous forename(s)		
	Previous surname(s)		
Address	5 PRIORY COURT		
Usual residential address	TUSZAM WAY		
For a corporation, give the registered or principal office address.	Post town	CAMBERLEY	
	County / Region	SURREY	Postcode
	Country	UNITED KINGDOM	
	Day	Month	Year
Date of birth	17	12	96
	Nationality		
Business occupation			
Other directorships	SEE LIST ATTACHED		

I consent to act as director of the company named on page 1

Consent signature

J.P. Green Director
For and on behalf of

Date

24.04.98

HTC SECRETARIAL SERVICES LIMITED

Current Appointments Enquiry

HTC Nominees Limited

Company	Director	Secretary	Signing Authority	Professional Advisor	Professional Officer
A.U.B. Limited	Yes				
Atalaya Properties Limited	Yes				
Atar Limited	Yes				
Atlas Title Limited	Yes				
Bali Beach Club Title Limited	Yes				
Balmoral Property Developments (Halifax) Limited	Yes				
Barnsdale Country Club Title Limited	Yes				
Barrington's Title Limited	Yes				
Batam View Properties Title Limited	Yes				
Bedugul Lake View Title Limited	Yes				
Bellasol Properties Limited	Yes				
BFW Marketing Limited	Yes				
Blue Horizon Holiday Club Title Limited	Yes				
Bretley Title Limited	Yes				
Canaltine Title Limited	Yes				
Caribbean Islands Club Tobago Title Limited	Yes				
Castle View Title Limited	Yes				
Chateau de Maulmont Title Limited	Yes				
Chaweng Title Limited	Yes				
City Properties (No. 2) Limited	Yes				
Clearwater Properties Limited	Yes				
Club Maritimo Properties Limited	Yes				
Club Nirvana Limited	Yes				
CSV Title CA Limited	Yes				
CSV Title CC Limited	Yes				
CSV Title CG Limited	Yes				
CSV Title CLM Limited	Yes				
CSV Title CMR3 Limited	Yes				
CSV Title CPC Limited	Yes				
CSV Title GC Limited	Yes				
CSV Title HCTC Limited	Yes				
CSV Title LDC Limited	Yes				
CSV Title Limited	Yes				
CSV Title Oasis Limited	Yes				
CSV Title PA Limited	Yes				
CSV Title TP Limited	Yes				
CSV Title VBC Limited	Yes				
El Chaparil Properties Limited	Yes				
Emden Limited	Yes				
Esmeralda Beach Club Properties Limited	Yes				
European Security Limited	Yes				
Fabulous Limited	Yes				
Factum Limited	Yes				
Golf Apartments at Richmond Park Title Limited	Yes				
Greater Limited	Yes				

Current Appointments Enquiry

HTC Nominees Limited

Company	Director	Secretary	Signing Authority	Professional Advisor	Professional Officer
Greenhurst Limited	Yes				
Halter Limited	Yes				
Harland Leisure Limited	Yes				
Hever Country Hotel Title Limited	Yes				
HTC Secretarial Services Limited		Yes			
Hutchinson & Co. Leisure Properties (India) Limited	Yes				
Imperial Park Country Club Properties Limited	Yes				
Interex Properties Limited	Yes				
Izit Limited	Yes				
Jagger Limited	Yes				
Jomtien Beach Paradise Title Limited	Yes				
La Cartuja Properties Limited	Yes				
Lagos de Cesar Properties Limited	Yes				
Laguna de Boracay Properties Limited	Yes				
Lawman Limited	Yes				
Lawson Developments Limited	Yes				
LDB Property Limited	Yes				
Llethr House Vacation Club Properties Limited	Yes				
Luxury Properties Limited	Yes				
Maximus Limited	Yes				
Meadway Developments Limited	Yes				
Multiclub Mondial Title Limited	Yes				
Multiple Travel Club Title Limited	Yes				
Oasis Club Properties Limited	Yes				
Oasis Title Limited	Yes				
Odessa Properties Limited	Yes				
Onshore Limited	Yes				
Opentop Limited	Yes				
Parque Albatros Properties Limited	Yes				
Passage House Properties Limited	Yes				
Pent Limited	Yes				
Pentine Limited	Yes				
Pueblo Canario Property Limited	Yes				
Pueblo Canario Title Limited	Yes				
Quinta da Lagoa Estates Limited	Yes				
Ragnall Properties Limited	Yes				
Roseland Property Limited	Yes				
Route Limited	Yes				
Seasons Title Limited	Yes				
Serena Beach Title Limited	Yes				
Shakespeare Classic Title Limited	Yes				
Spurvale Limited	Yes				
Stratford Court Cruisers Title Limited	Yes				
Stratford Court Title Limited	Yes				
Sunray Leisure Limited	Yes				

Current Appointments Enquiry

HTC Nominees Limited

Company	Director	Secretary	Signing Authority	Professional Advisor	Professional Officer
Sunscape Limited	Yes				
Topclass Leisure Limited	Yes				
Topcrown Leisure Limited	Yes				
Trenythorpe Manor Title Limited	Yes				
Universal Vacation Club Title Limited	Yes				
Veca Limited	Yes				
Ventura Properties Limited	Yes				
Vista Natalia Title Limited	Yes				
Worldcrown Limited	Yes				

Current Appointments Enquiry

HTC Secretarial Services Limited

Company	Director	Secretary	Signing Authority	Professional Advisor	Professional Officer
A.U.B. Limited	Yes	Yes			
Atalaya Properties Limited	Yes	Yes			
Atar Limited	Yes	Yes			
Atlas Title Limited	Yes	Yes			
Balcon Del Mar Properties Limited		Yes			
Bali Beach Club Title Limited	Yes	Yes			
Balmoral Property Developments (Halifax) Limited	Yes	Yes			
Barnsdale Country Club Title Limited	Yes	Yes			
Barrington's Title Limited	Yes	Yes			
Batam View Properties Title Limited	Yes	Yes			
Bedugul Lake View Title Limited	Yes	Yes			
Bellasol Properties Limited	Yes	Yes			
BFW Marketing Limited		Yes			
Blue Horizon Holiday Club Title Limited	Yes	Yes			
Bretley Title Limited	Yes	Yes			
Canaltine Title Limited	Yes	Yes			
Caribbean Islands Club Tobago Title Limited	Yes	Yes			
Castle View Title Limited	Yes	Yes			
Chateau de Maulmont Title Limited	Yes	Yes			
Chaweng Title Limited	Yes	Yes			
Chayofa Properties (No. 2) Limited		Yes			
Chayofa Properties Limited		Yes			
City Properties (No. 2) Limited		Yes			
Clearwater Properties Limited	Yes	Yes			
Club Maritimo Properties Limited	Yes	Yes			
Club Nirvana Limited	Yes	Yes			
CSV Title CA Limited	Yes	Yes			
CSV Title CC Limited	Yes	Yes			
CSV Title CG Limited	Yes	Yes			
CSV Title CLM Limited	Yes	Yes			
CSV Title CMR3 Limited	Yes	Yes			
CSV Title CPC Limited	Yes	Yes			
CSV Title GC Limited	Yes	Yes			
CSV Title HCTC Limited	Yes	Yes			
CSV Title LDC Limited	Yes	Yes			
CSV Title Limited	Yes	Yes			
CSV Title Oasis Limited	Yes	Yes			
CSV Title PA Limited	Yes	Yes			
CSV Title TP Limited	Yes	Yes			
CSV Title VBC Limited	Yes	Yes			
EI Chaparil Properties Limited	Yes	Yes			
Emden Limited	Yes	Yes			
Esmeralda Beach Club Properties Limited	Yes	Yes			
European Security Limited	Yes	Yes			
Fabulous Limited	Yes	Yes			
Factum Limited	Yes	Yes			

Current Appointments Enquiry

HTC Secretarial Services Limited

Company	Director	Secretary	Signining Authority	Professional Advisor	Professional Officer
Golf Apartments at Richmond Park Title Limited	Yes	Yes			
Greater Limited	Yes	Yes			
Greenhurst Limited	Yes	Yes			
Halter Limited	Yes	Yes			
Harland Leisure Limited	Yes	Yes			
Hever Country Hotel Title Limited	Yes	Yes			
HTC Nominees Limited		Yes			
Hutchinson & Co. Leisure Properties (India) Limited	Yes	Yes			
Imperial Park Country Club Properties Limited	Yes	Yes			
Interex Properties Limited	Yes	Yes			
Izit Limited	Yes	Yes			
Jagger Limited	Yes	Yes			
Jomtien Beach Paradise Title Limited	Yes	Yes			
La Cartuja Properties Limited	Yes	Yes			
Lagos de Cesar Properties Limited	Yes	Yes			
Laguna de Boracay Properties Limited	Yes	Yes			
Lawman Limited	Yes	Yes			
Lawson Developments Limited	Yes	Yes			
LDB Property Limited	Yes	Yes			
Llethr House Vacation Club Properties Limited	Yes	Yes			
Luxury Properties Limited	Yes	Yes			
Maximus Limited	Yes	Yes			
Meadway Developments Limited	Yes	Yes			
Multiclub Mondial Title Limited	Yes	Yes			
Multiple Travel Club Title Limited	Yes	Yes			
Oasis Club Properties Limited	Yes	Yes			
Oasis Title Limited	Yes	Yes			
Odessa Properties Limited	Yes	Yes			
Onshore Limited	Yes	Yes			
Opentop Limited	Yes	Yes			
Parque Albatros Properties Limited	Yes	Yes			
Passage House Properties Limited	Yes	Yes			
Pent Limited	Yes	Yes			
Pentine Limited	Yes	Yes			
Pueblo Canario Property Limited	Yes	Yes			
Pueblo Canario Title Limited	Yes	Yes			
Quinta da Lagoa Estates Limited	Yes	Yes			
Ragnall Properties Limited	Yes	Yes			
Roseland Property Limited	Yes	Yes			
Route Limited	Yes	Yes			
Seasons Title Limited	Yes	Yes			
Serena Beach Title Limited	Yes	Yes			
Shakespeare Classic Title Limited	Yes	Yes			
Spurvale Limited	Yes	Yes			

Current Appointments Enquiry

HTC Secretarial Services Limited

Company	Director	Secretary	Signing Authority	Professional Advisor	Professional Officer
Stratford Court Cruisers Title Limited	Yes	Yes			
Stratford Court Title Limited	Yes	Yes			
Sunray Leisure Limited	Yes	Yes			
Sunscape Limited	Yes	Yes			
Topclass Leisure Limited	Yes	Yes			
Topcrown Leisure Limited	Yes	Yes			
Torrenueva Park Properties Limited		Yes			
Trenythorpe Manor Title Limited	Yes	Yes			
Universal Vacation Club Title Limited	Yes	Yes			
Veca Limited	Yes	Yes			
Ventura Properties Limited	Yes	Yes			
Vista Natalia Title Limited	Yes	Yes			
Worldcrown Limited	Yes	Yes			

Directors (continued) (see notes 1-5)

NAME	*Style / Title			*Honours etc	
* Voluntary details	Forename(s)	HTC NOMINEES LIMITED			
	Surname				
	Previous forename(s)				
	Previous surname(s)				
Address	5 PRIORY COURT				
Usual residential address For a corporation, give the registered or principal office address.	TUSCAN WAY				
	Post town	CAMBERLEY			
	County / Region	SURREY	Postcode	GU15 3YX	
	Country	UNITED KINGDOM			
	Day	Month	Year		
Date of birth	20	12	96	Nationality	
Business occupation					
Other directorships	SEE LIST ATTACHED				
I consent to act as director of the company named on page 1					
Consent signature	For and on behalf of HTC NOMINEES LIMITED		Director	Date	24.04.98

This section must be signed by					
Either					
an agent on behalf of all subscribers	Signed		Date		
Or the subscribers	Signed	For and on behalf of HTC NOMINEES LIMITED	Director	Date	24.04.98
(i.e those who signed as members on the memorandum of association).	Signed	For and on behalf of HTC SECRETARIAL SERVICES LIMITED	Director	Date	24.04.98
	Signed		Date		
	Signed		Date		
	Signed		Date		
	Signed		Date		

Notes

1. Show for an individual the full forename(s) NOT INITIALS and surname together with any previous forename(s) or surname(s).

If the director or secretary is a corporation or Scottish firm - show the corporate or firm name on the surname line.

Give previous forename(s) or surname(s) except that:

- for a married woman, the name by which she was known before marriage need not be given,
- names not used since the age of 18 or for at least 20 years need not be given.

A peer, or an individual known by a title, may state the title instead of or in addition to the forename(s) and surname and need not give the name by which that person was known before he or she adopted the title or succeeded to it.

Address:

Give the usual residential address.

In the case of a corporation or Scottish firm give the registered or principal office.

Subscribers:

The form must be signed personally either by the subscriber(s) or by a person or persons authorised to sign on behalf of the subscriber(s).

2. Directors known by another description:

- A director includes any person who occupies that position even if called by a different name, for example, governor, member of council.

3. Directors details:

- Show for each individual director the director's date of birth, business occupation and nationality.

The date of birth must be given for every individual director.

4. Other directorships:

- Give the name of every company of which the person concerned is a director or has been a director at any time in the past 5 years. You may exclude a company which either **is** or at **all times during the past 5 years**, when the person was a director, **was**:

- dormant,
- a parent company which wholly owned the company making the return,
- a wholly owned subsidiary of the company making the return, or
- another wholly owned subsidiary of the same parent company.

If there is insufficient space on the form for other directorships you may use a separate sheet of paper, which should include the company's number and the full name of the director.

5. Use Form 10 continuation sheets or photocopies of page 2 to provide details of joint secretaries or additional directors.

100/10

3557177

0449938



COMPANIES ACT 1985
PRIVATE COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION OF

Saxby Title Limited

- 1) The Company's name is SAXBY TITLE LIMITED
- 2) The Company's registered office is to be situated in England and Wales
- 3) The Company's objects are:-
 - (a) (i) The object of the Company is to carry on business as a general commercial company.
 - (ii) Without prejudice to the generality of the objects and powers of the Company derived from Section 3A of the Companies Act 1985 the Company has the following objects:-
 - (iii) To carry on any other trade or business whatever which can in the opinion of the Board of Directors be advantageously carried on in connection with or ancillary to any of the businesses of the Company.
- (b) To purchase or by any other means acquire and take options over any property whatever and any rights or privileges of any kind over or in respect of any property.
- (c) To apply for, register, purchase or by other means acquire and protect, prolong and renew, whether in the United Kingdom or elsewhere any patents, patent rights, brevets d'invention, licences, secret processes, trade marks, designs, protections and concessions and to disclaim, alter, modify, use and turn to account and to manufacture under or grant licences or privileges in respect of the same, and to expend money in experimenting upon, testing and improving any patents, inventions or rights which the Company may acquire or propose to acquire.
- (d) To acquire or undertake the whole or any part of the business, goodwill and assets of any person, firm, or company carrying on or proposing to carry on any of the businesses which the Company is authorised to carry on and as part of the consideration for such acquisition to undertake all or any of the liabilities of such person, firm or company, or to acquire an interest in, amalgamate with, or enter into partnership or into any arrangement for sharing profits, or for co-operation, or for mutual assistance with any such person, firm or company, or for subsidising or otherwise assisting any such person, firm or company, and to give or accept, by way of consideration for any of the acts or things aforesaid or property acquired, and shares debentures, debenture stock or securities that may be agreed upon, and to hold and retain, or sell, mortgage and deal with any shares, debentures, debenture stock or securities so received.

- (e) To improve, manage, construct, repair, develop, exchange, let on lease or otherwise, mortgage, charge, sell, dispose of, turn to account, grant licences, options, rights and privileges in respect of, or otherwise deal with all or any part of the property and rights of the Company.
- (f) To invest and deal with the moneys of the Company not immediately required in such a manner as may from time to time be determined and to hold or otherwise deal with any investments made.
- (g) To lend and advance money or give credit on any terms and with or without security to any person firm or company (including without prejudice to the generality of the foregoing any holding company, subsidiary or fellow subsidiary of, or any other company associated in any way with, the Company), to enter into guarantees, contracts of indemnity and surety ships of all kinds, to receive money on deposit or loan upon any terms, and to secure or guarantee in any manner and upon any terms the payment of any sum of money or the performance of any obligation by any person, firm or company (including with prejudice to the generality of the foregoing of any such holding company, subsidiary, fellow subsidiary or associated company as aforesaid).
- (h) To borrow and raise money in any manner and to secure the repayment of any money borrowed, raised or owing by mortgage, charge, standard security, lien or other security upon the whole or any part of the Company's property or assets (whether present or future), including its uncalled capital, and also by similar mortgage, charge, standard security, lien or security to secure and guarantee the performance by the Company of any obligation or liability it may undertake or which may become binding on it.
- (i) To draw, make, accept, endorse, discount, negotiate, execute and issue cheques, bills of exchange, promissory notes, bills of lading, warrants, debentures, and other negotiable or transferable instruments.
- (j) To apply for, promote, and obtain any Act of Parliament, order, or licence of the Department of Trade or other authority for enabling the Company to carry any of its objects into effect, or for effecting any modification of the Company's constitution, or for any other purpose which may seem calculated directly or indirectly to promote the Company's interest and to oppose any proceedings or applications which may seem calculated directly or indirectly to prejudice the Company's interest.
- (k) To enter into any arrangements with any government or authority (supreme, municipal, local or otherwise) that may seem conducive to the attainment of the Company's objects or any of them, and to obtain from any such government or authority any charters, decrees rights, privileges or concessions which the Company may think desirable and to carry out, exercise and comply with any such charters, decrees, rights, privileges, and concessions.
- (l) To subscribe for, take, purchase or otherwise acquire, hold, sell, deal with and dispose of, place and underwrite shares, stocks, debentures, debenture stocks, bonds, obligations or securities issued or guaranteed by any other company constituted or carrying on business in any part of the world, and debenture stocks, bonds, obligations or securities issued or guaranteed by any government or authority, municipal, local or otherwise, in any part of the world.

- (m) To control, manage, finance, subsidise, co-ordinate or otherwise assist any company or companies in which the Company has a direct or indirect financial interest, to provide secretarial, administrative, technical, commercial and other services and facilities of all kinds for any such company or companies and to make payments by way of subvention or otherwise and any other arrangements which may seem desirable with respect to any business or operations of or generally with respect to any such company or companies.
- (n) To promote any other company for the purpose of acquiring the whole or any part of the business or property or undertaking or any of the liabilities of the Company, or of undertaking any business or operations which may appear likely to assist or benefit the Company or to enhance the value of any property or business of the Company, and to place or guarantee the placing of, underwrite, subscribe for, or otherwise acquire all or any part of the shares or securities of any such company as aforesaid.
- (o) To sell or otherwise dispose of the whole or any part of the business or property of the Company, either together or in portions, for such consideration as the Company may think fit, and in particular for shares, debentures, or securities of any company purchasing the same.
- (p) To act as agents or brokers and as trustees for any person, firm or company, and to undertake and perform sub-contracts.
- (q) To remunerate any person, firm or company rendering services to the Company either by cash payment or by the allotment to him or them of shares or other securities of the Company credited as paid up in full or in part or otherwise as may be thought expedient.
- (r) To distribute among the Members of the Company in kind any property of the Company or whatever nature.
- (s) To pay all or any expenses incurred in connection with the promotion, formation and incorporation of the Company, or to contract with any person, firm or company to pay the same, and to pay commissions to brokers and others for underwriting, placing, selling or guaranteeing the subscription or other securities of the Company.
- (t) To support and subscribe to any charitable or public object and to support and subscribe to any institution, society, or club which may be for the benefit of the Company or its Directors or employees, or may be connected with any town or place where the Company carries on business; to give or award pensions, annuities, gratuities and superannuation or other allowances or benefits or charitable aid and generally to provide advantages, facilities and services for any persons who are or have been Directors or, or who are or have been employed by, or who are serving or have served the Company, or any company which is a subsidiary of the Company or the holding company of the Company or a fellow subsidiary of the Company or the predecessors in business of the Company or of any such subsidiary, holding or fellow subsidiary company and to the wives, widows, children and other relatives and dependants of such persons; to make payments towards insurance including insurance for any Director, officer or Auditor against any liability as is referred to in Section 310(1) of the Act; and to set up, establish, support and maintain superannuation and other funds or schemes (whether contributory or non-contributory) for the benefit of any of such persons and of their wives widows, children and other relatives and dependants; and to set up, establish, support and maintain profit sharing or share purchase schemes for the benefit of any of the employees of the Company or of any such subsidiary, holding or fellow subsidiary company and to lend money to any such employees or to trustees on their behalf to enable any such purchase schemes to be established or maintained.

- (u) Subject to and in accordance with a due compliance with the provisions of Sections 155 to 158 (inclusive) of the Act (if and so far as such provisions shall be applicable), to give, whether directly or indirectly, and kind of financial assistance (as defined in Section 152(1)(a) of the Act) for any such purpose as is specified in Section 151 (I) and/or Section 151(2) of the Act.
- (v) To procure the Company to be registered or recognised in any part of the world.
- (w) To do all or any of the things or matters aforesaid in any part of the world and either as principals, agents, contractors or otherwise, and by or through agents, brokers, sub-contractors, or otherwise and either alone or in conjunction with others.
- (x) To do all such other things as may be deemed incidental or conducive to the attainment of the Company's objects or any of them.


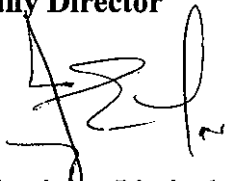
AND so that:-

- (i) None of the objects set forth in any sub-clause of this Clause shall be restrictively construed but the widest interpretation shall be given to each such object and none of such objects shall be, except where the context expressly so requires, be in any way Limited or restricted by reference to or inference from any other object or objects set forth in such sub-clause, or by reference to or inference from the terms of any other sub-clause of this clause, or by reference to or inference from the name of the Company.
- (ii) None of the sub-clauses of this Clause and none of the object therein specified shall be deemed subsidiary or ancillary to any of the objects specified in any other such sub-clause, and the Company shall have as full a power to exercise each and every one of the objects specified in each sub-clause of this Clause as though each such sub-clause contained the objects of a separate Company.
- (iii) The word "Company" in this Clause, except where used in reference to the Company, shall be deemed to include any partnership or other body of persons, whether incorporated or unincorporated and whether domiciled in the United Kingdom or elsewhere.
- (iv) In this Clause the expression "The Act" means the Companies Act 1985, but so that any reference in this Clause to any provision of the Act shall be deemed to include a reference to any statutory modification or re-enactment of that provision for the time being in force.

4. The liability of the Members is limited.

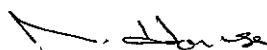
5. The Company's share capital is £100 divided into 100 Ordinary £1 shares.

We, the subscribers to this Memorandum of Association, which to be formed into a Company pursuant to this Memorandum and we agree to take the number of shares shown opposite our respective names.

Names and addresses of Subscribers	Number of Shares taken by each Subscriber
 HTC Secretarial Services Limited 5 Priory Court Tuscam Way Camberley Surrey GU15 3YX	
Company Director  HTC Nominees Limited 5 Priory Court Tuscam Way Camberley Surrey GU15 3YX	ONE
Company Director	NINE

Dated this 24th April 1998

Witness to the above Signatures:-



Marlyn House
7 Oldbury Close
Frimley
Camberley
Surrey GU16 5XT

Company Secretarial Assistant

THE COMPANIES ACT 1985 to 1989

PRIVATE COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION OF

SAXBY TITLE LIMITED

PRELIMINARY

- 1 (a) The Regulations contained in Table A in the Schedule to the Companies (Tables A to F) Regulations 1985 (A1 1985 No. 805) as amended by the Companies (Tables A to F) (Amendment) Regulations 1985 (S1 1985 No. 1052) (such table being hereinafter called "Table A") shall apply to the Company save in so far as they are excluded or varied hereby and such Regulations (save as so excluded or varied) and the Articles hereinafter contained shall be the regulations of the Company.
- (b) In these Articles the expression "The Act" means the Companies Act 1985, but so that any reference in these Articles to any provisions of the Act shall be deemed to include a reference to any statutory modification or re-enactment of that provision for the time being in force.

ALLOTMENT OF SHARES

- 2 (a) Shares which are comprised in the authorised share capital with which the Company is incorporated shall be under the control of the Directors who may (subject to Section 80 of the Act and to paragraph (d) below) allot, grant options over or otherwise dispose of the same, to such persons, on such terms and in such manner as they think fit.
- (b) All shares which are not comprised in the authorised share capital with which the Company is incorporated and which the Directors propose to issue shall first be offered to the Members in proportion as nearly as may be to the number of the existing shares held by them respectively unless the Company in General Meeting shall by Special Resolution otherwise direct. The offer shall be made by notice specifying the number of shares offered, and limiting a period (not being less than fourteen days) within which the offer, if not accepted, will be deemed to be declined. After the expiration of that period, those shares so seemed to be declined shall be offered in the proportion aforesaid to the persons who have, within the said period, accepted all the shares offered to them; such further offer shall be made in like terms in the same manner and Limited by a like period as the original offer. Any share not accepted pursuant to such offer or further offer as aforesaid or not capable of being offered as aforesaid except by way of fractions and any shares released from the provisions of this Article by any such Special Resolution as aforesaid shall be under the control of the Directors, who may allot, grant options over or otherwise dispose of the same to such persons, on such terms, and in such a manner as the think fit, provided that, in the case of shares not accepted as aforesaid, such shares shall not be disposed of on terms which are more favourable to the subscribers therefore than the terms on which they were offered to the Members. The foregoing provisions of this paragraph (b) shall have effect subject to Section 80 of the Act.

(c) In accordance with Section 91 (1) of the Act Sections 89 (1) and 9-(1) to (6) (inclusive) of the Act shall not apply to the Company.

(d) The Directors are generally unconditionally authorised for the purposes of Section 80 of the Act, to exercise any power of the Company to allot and grant rights to subscribe for or convert securities into shares of the Company up to the amount of the authorised share capital with which the Company is incorporated at any time or times during the period of five years from the date of incorporation and the Directors may, after that period, allot any shares or grant any such rights under this authority in pursuance of an offer or agreement so to do made by the Company within that period. The authority hereby given may at any time (subject to the said Section 80) be renewed, revoked or varied by the Ordinary Resolution of the Company in General Meeting.

SHARES

- 3 The lien conferred by Clause 8 in Table A shall attach also in fully paid-up shares, and the Company shall also have a first and paramount lien on all shares, whether fully paid or not, standing registered in the name of any person indebted or under liability to the Company, whether he shall be the sole registered holder thereof or shall be one of two or more joint holders, for all moneys presently payable by him or his estate to the Company, Clause 8 in the Table A shall be modified accordingly.
- 4 The liability of any Member in default in respect of a call shall be increased by the addition at the end of the first sentence of Clause 18 in Table A of the words "and all expenses that may have been incurred by the Company by reason of such non-payment".

GENERAL MEETINGS AND RESOLUTIONS

- 5 (a) Every notice convening a General Meeting shall comply with the provisions of Section 372(3) of the Act as to giving information to Members in regard to their right to appoint proxies; and notices of and other communications relating to any General Meeting which any Member is entitled to receive shall be sent to the Directors and to the Auditors for the time being of the Company.
- (b) No business shall be transacted at any General Meeting unless a quorum is present. Subject to paragraph (c) below two persons entitled to vote upon the business to be transacted, each being a Member or a proxy for a Member or a duly authorised representative of a corporation, shall be a quorum.
- (c) If and for so long as the company has only one Member, that Member present in person or by proxy or if that Member is a corporation by a duly authorised representative shall be a quorum.
- (d) If quorum is not present within half an hour from the time appointed for a General Meeting the General Meeting shall stand adjourned to the same day in the next week at the same time and place or to such other day and at such other time and place as the Directors may determine; and if at the adjourned General Meeting a quorum is not present within half an hour from the time appointed therefore such adjourned General Meeting shall be dissolved.
- (e) Clauses 40 and 41 in Table A shall not apply to the Company.

6 (a) If and for so long as the Company has only one Member and that Member takes any decision which is required to be taken in General Meeting or by means of a written resolution, that decision shall be as valid and effectual as if agreed by the Company in General Meeting save that this paragraph shall not apply to resolutions passed pursuant to Section 303 and 391 of the Act.

(b) Any decision taken by a sole Member pursuant to paragraph (a) above shall be recorded in writing and delivered by that Member to the Company for entry in the Company's Minute Book.

APPOINTMENT OF DIRECTORS

7 (a) Clause 64 in Table A shall not apply to the Company.

(b) The maximum number and minimum number respectively of Directors may be determined from time to time by Ordinary Resolution in General Meeting of the Company. Subject to and in default of any such determination there shall be no maximum number of Directors and the minimum number of Directors shall be one. Whenever the minimum number of the Directors shall be one, a sole Director shall have authority to exercise all the powers and discretions by Table A and by these Articles expressed to be vested in the Directors generally, and Clause 89 in Table A shall be modified accordingly.

(c) The Directors shall not be required to retire by rotation and Clauses 73 to 80 (inclusive) in Table A shall not apply to the Company.

(d) No person shall be appointed a Director at any General Meeting unless either:-

(i) he is recommended by the Directors:- or

(ii) not less than fourteen nor more than thirty five clear days before the date appointed for the General Meeting, notice signed by a Member qualifies to vote at the General Meeting has been given to the Company of the intentions to propose that person for appointment, together with notice signed by that person of his willingness to be appointed.

(e) Subject to paragraph (d) above, the Company may by Ordinary Resolution in General Meeting appoint any person who is willing to act to be a Director, either to fill a vacancy or as an additional Director.

(f) The Directors may appoint a person who is willing to act to be a Director, either to fill a vacancy or as an additional Director, provided that the appointment does not cause the number of Directors to exceed any number determined in accordance with paragraph (b) above as the maximum number of Directors and for the time being in force.

(g) In any case where as the result of the death of a sole Member of the Company the Company has no Members and no Directors the personal representatives of such deceased Member shall have the right by notice in writing to appoint a person to be a Director of the Company and such appointment shall be effective as if made by the Company in General Meeting pursuant to paragraph (e) of this Article.

BORROWING POWERS

- 8 The Directors may exercise all the powers of the Company to borrow money without limit as to the amount and upon such terms and in such a manner as they think fit, and subject (in the case of any security convertible into shares) to Section 80 of the Act to grant any mortgage, charge or standard security over its undertaking, property and uncalled capital, or any part thereof, and to issue debenture, debenture stock, and other securities whether outright or as security for any debt, liability or obligation of the Company or of any third party.

ALTERNATE DIRECTORS

- 9 (a) An alternative Director shall not be entitled as such to receive any remuneration from the Company, save that he may be paid by the Company such part (if any) of the remuneration otherwise payable to his appointor as such appointor may by notice in writing to the Company from time to time direct, and the first sentence of Clause 66 in Table A shall be modified accordingly.
- (b) A Director, or any such person as is mentioned in Clause 65 in Table, may act as an alternate Director to represent more than one Director, and an alternate Director shall be entitled at any meeting of the Directors or of any committee of the Directors to one vote for every Director whom he represents in addition to his own vote (if any) as a Director, but he shall count as only one for the purpose of determining whether a quorum is present.

GRATUITIES AND PENSIONS

- 10 (a) The Directors may exercise the powers of the company conferred by Clause 3(t) of the Memorandum of Association of the Company and shall be entitled to retain any benefits received by them or any of them by reason of the exercise of any such powers.
- (b) Clause 87 in Table A shall not apply to the company.

PROCEEDINGS OF DIRECTORS

- 11 (a) A Director may vote, at any meeting for the Directors or of any committee of the Directors, on any resolution, notwithstanding that it in any way concerns or relates to a matter in which he has, directly or indirectly, any kind of interest whatsoever, and if he shall vote on any such resolution as aforesaid he shall (whether or not he shall vote on the same) be taken into account in calculating the quorum present at the meeting.
- (b) Clauses 94 to 97 (inclusive) in Table A shall not apply to the Company.

THE SEAL

- 12 (a) If the Company has a seal it shall only be used with the authority of the Directors or of a committee of Directors. The Directors may determine who shall sign any instrument to which the seal is affixed and unless otherwise so determined it shall be signed by a Director and by the Secretary or second Director. The obligation under Clause 6 of Table A relating to the sealing of share certificates shall apply only if the Company has a seal. Clause 101 of Table A shall not apply to the Company.

(b) The Company may exercise the powers conferred by Section 39 of the Act with regard to having an official seal for use abroad, and such powers shall be vested in the Directors.

INDEMNITY

13 (a) Every Director or other officer or Auditor of the Company shall be indemnified out of the assets of the Company against all losses or liabilities which he may sustain or incur in or about the execution of the duties of his office or otherwise in relation thereto, including any liability incurred by him in defending any proceedings, whether civil or criminal, or in connection with any application under Section 144 or Section 727 of the Act in which relief is granted to him by the Court, and no Director or other officer shall be liable for any loss, damage or misfortune which may happen to or be incurred by the Company in the execution of the duties of his office or in relation thereto. But this Article shall only have effect in so far as its provisions are not avoided by Section 310 of the Act

(b) The Directors shall have power to purchase and maintain for any Director, officer or Auditor of the Company insurance against any such liability as is referred to in Section 210 (1) of this Act.

(c) Clause 118 in Table A shall not apply to the Company.

TRANSFER OF SHARES

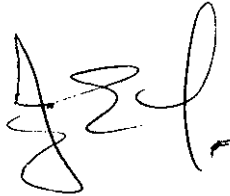
14 The Directors may in their absolute discretion and without assigning any reason therefore, decline to register the transfer of a share whether or not it is a fully paid share and the first sentence of Clause 24 in Table A shall not apply to the Company.

Names and addresses of Subscribers



HTC Secretarial Services Limited
5 Priory Court
Camberley
Surrey GU15 3YX

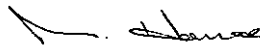
Company Director



HTC Nominees Limited
5 Priory Court
Tuscam Way
Camberley
Surrey GU15 3YX

Company Director

Dated this 24TH April 1998



Witness to the above Signatures:-

Marlyn House
7 Oldbury Close
Frimley
Camberley
Surrey GU16 5XT

Company Secretarial Assistant