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COMPANIES FORM No. 395

395

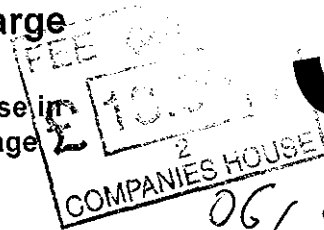
Particulars of a mortgage or charge

CHFP021

Please do not
write in
this margin

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



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

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

For official use

Company number

6		
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4669559

Name of company

* insert full name
of Company

* J-Wharf Limited

Date of creation of the charge

23 September 2005

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

Legal Charge

Amount secured by the mortgage or charge

All moneys, obligations and liabilities whatsoever whether for principal, interest or otherwise which may now or at any time in the future be due, owing or incurred by the Company to the Principality Building Society ("the Society") whether present or future, actual or contingent and whether alone, severally or jointly as principal, guarantor, surety or otherwise and in whatever name or style on any account or in any manner whatsoever.

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

Principality Building Society

Principality Buildings

Queen Street, Cardiff

Postcode

CF10 1UA

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

Morgan Cole, Solicitors
Bradley Court, Park Place,
Cardiff. CF10 3DP
RES/PRI202933.67/lc.1

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

Please do not
write in
this margin

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

1. By way of Legal Mortgage the property known as J-Shed, Plot B2, Port Tawe, Swansea as more particularly described in a lease dated 23 September 2005 between the Company and the WDA and shown edged red on the plan attached to the lease together with all buildings and fixtures from time to time on such property ("the Mortgaged Property"). The expression "the Mortgaged Property" shall also include where appropriate the property and assets referred to in points 2 and 3 below.

2. By way of a fixed equitable charge the goodwill of any business now or from time to time carried on or from the Mortgaged Property or any part thereof by the Company.

3. By way of floating charge all movable plant, machinery, implements, utensils, furniture and equipment and other chattel assets now or from time to time placed on or about the Mortgaged Property by the Company.

4. The Company undertakes to the Society that at no time during the substance of the security constituted by the Legal Charge will the Company, otherwise than:

4.1 in favour of the Society; or

cont

Particulars as to commission allowance or discount (note 3)

Nil

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

Signed

Morgan Cole

Date 3/10/05

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

†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 are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

4.2 with the prior written consent of the Society and in accordance with and subject to any conditions which the Society may attach to such consent;

create, grant, extend or permit to subsist any mortgage, debenture, charge or any other security interest on or over the Mortgaged Property or any part thereof. This prohibition shall apply not only to mortgages, other fixed securities and floating charges which rank or purport to rank in point of security in priority to the Legal Charge but also to any mortgages, securities or charges which rank or purport to rank pari passu with or subsequent to the Legal Charge.

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

PRI.202933.67 2005 09 29 cm md - form 395 - lc.1 cont

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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04669559

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 23rd SEPTEMBER 2005 AND CREATED BY J-WHARF LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO PRINCIPALITY BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 4th OCTOBER 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6th OCTOBER 2005.

P JLS



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —