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in black type or
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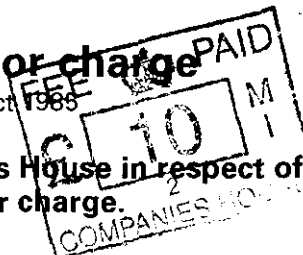
* Insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

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

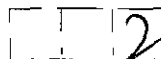


395

54779/16

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

For official use Company number



4684109

TAKEN FROM STEM

Name of company

* PROPERTY SMART UK LIMITED

Date of creation of the charge

29.06.2004

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

LEGAL CHARGE TO SKIPTON BUILDING SOCIETY

Amount secured by the mortgage or charge

£108,000.00

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

SKIPTON BUILDING SOCIETY

THE BAILEY, SKIPTON, NORTH YORKSHIRE

Postcode

BD23 1DN

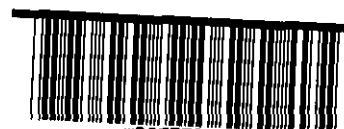
Presentor's name, address and
reference (if any):

Philip J Hammond & Sons
47 Friar Lane
Leicester LE1 5QX
Leicester 1 - 10820

Time critical reference

For official use
Mortgage section

NON
PART



PMQ
COMPANIES HOUSE
A31
COMPANIES HOUSE
A53
COMPANIES HOUSE

0498
117124
08/07/04
0023
01/07/04

Short particulars of all the property mortgaged or charged

LOFT 21
THE WEXLER BUILDING
CARVER STREET
BIRMINGHAM
AND CAR PARKING SPACE AT THE AMAZON BUILDING CARVER STREET BIRMINGHAM

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legibly, preferably
in black type or
bold block
lettering

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

Particulars as to commission allowance or discount (note 3)

Signed

Date 30.06.2004

On behalf of [company] [~~mortgagee/chargee~~]*

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 CF4 3UZ.

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FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04684109

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 29th JUNE 2004 AND CREATED BY PROPERTY SMART UK LTD FOR SECURING £108,000.00 DUE FROM THE COMPANY TO SKIPTON BUILDING SOCIETY WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 1st JULY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13th JULY 2004.

Angela



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES