

FILE COPY



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

Company No. 4970952

The Registrar of Companies for England and Wales hereby certifies that
PRINTERS CROFT 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 20th November 2003



N04970952N



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House
— for the record —



Companies House

— for the record —

12

Please complete in typescript,
or in bold black capitals.

CHFP000

Declaration on application for registration

Company Name in full

PRINTERS CRAFT LIMITED

I,

JANETTE MICHELE MILLER

of

SCPTRE HOUSE, SCPTRE WAY, BAMBER BRIDGE.

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 Miller

Declared at

SCPTRE HOUSE, SCPTRE WAY, BAMBER BRIDGE

Day Month Year

On

07 11 20 03

† Please print name.

before me ^①

ANNABEL MARY CARTER

Signed

Annabel Carter

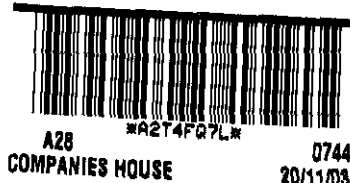
Date

7/11/03

† A Commissioner for Oaths or Notary Public or Justice of the Peace 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.

MICHELE MILLER
ELITE WRIGHT GROUP LIMITED
SCPTRE HOUSE
SCPTRE WAY BAMBER BRIDGE
PRESTON PR5 6AW^{Tel} 01772 694614
DX number 714225 DX exchange BAMBER BRIDGE 3.



Form revised June 1998

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



Companies House

— for the record —

10

Please complete in typescript,
or in bold black capitals.

CHFP000

Notes on completion appear on final page

First directors and secretary and intended situation of
registered office

4970952

Company Name in full

PRINTERS CROFT LIMITED

Proposed Registered Office

(PO Box numbers only, are not acceptable)

SCPTRE HOUSE

SCPTRE WAY BAMBER BRIDGE

Post town

PRESTON

County / Region

LANCASHIRE

Postcode

PR5 6AW

If the memorandum is delivered by an agent
or 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,
DX number and Exchange of
the person Companies House should
contact if there is any query.

MRS JM MILLER c/o ERIC WRIGHT GROUP LTD

SCPTRE HOUSE SCPTRE WAY

BAMBER BRIDGE Tel 01772 694614

DX number 714205 DX exchange BAMBER BRIDGE 3.



A28
COMPANIES HOUSE

0745
20/11/03

Form revised July 1998

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or

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

for companies registered in Scotland

DX 235 Edinburgh

Company Secretary (see notes 1-5)

Company name

PRINTERS CROFT LIMITED

NAME

*Style / Title

MRS

*Honours etc

Voluntary details

Forename(s)

JANETTE MICHELE

Surname

MILLER

Previous forename(s)

Previous surname(s)

Address

CHANTERS FARM

usual residential address

or a corporation, give the
registered or principal office
address.

CHANTERS AVENUE ATHERTON

Post town

MANCHESTER

County / Region

Postcode

M46 9GF

Country

ENGLAND

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

Consent signature

J. Miller

Date

07/11/03

Directors (see notes 1-5)

Please list directors in alphabetical order

NAME

*Style / Title

MR

*Honours etc

Forename(s)

JAMES FRANCIS

Surname

CARTER

Previous forename(s)

Previous surname(s)

Address

PEAR TREE COTTAGE

usual residential address

or a corporation, give the
registered or principal office
address.

PEAR TREE LANE EUXTON

Post town

CHORLEY

County / Region

LANCASHIRE

Postcode

PR7 6DU

Country

ENGLAND

Day Month Year

Date of birth

01/06/1955

Nationality

BRITISH

Business occupation

CHARTERED SURVEYOR

Other directorships

ATTACHED

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

Consent signature

James Francis Carter

Date

7/11/03

Directors (continued) (see notes 1-5)

| | | | | | |
|---|---|---|--------------------------------------|--------------------------------------|---|
| NAME | *Style / Title | <input type="text" value="MR"/> | | *Honours etc | <input type="text"/> |
| * Voluntary details | Forename(s) | <input type="text" value="MICHAEL EDWARD"/> | | | |
| | Surname | <input type="text" value="COLLIER"/> | | | |
| | Previous forename(s) | <input type="text"/> | | | |
| | Previous surname(s) | <input type="text"/> | | | |
| | Address | <input type="text" value="CHANTERS FARM"/> | | | |
| Usual residential address | | <input type="text" value="CHANTERS AVENUE ATHERTON"/> | | | |
| For a corporation, give the registered or principal office address. | Post town | <input type="text" value="MANCHESTER"/> | | | |
| | County / Region | <input type="text"/> | Postcode | <input type="text" value="M46 9EF"/> | |
| | Country | <input type="text" value="ENGLAND"/> | | | |
| | Date of birth | <input type="text" value="28"/> | <input type="text" value="11"/> | <input type="text" value="1954"/> | Nationality <input type="text" value="BRITISH"/> |
| | Business occupation | <input type="text" value="SOLICITOR"/> | | | |
| | Other directorships | <input type="text" value="ATTACHED"/> | | | |
| | | <input type="text"/> | | | |
| | I consent to act as director of the company named on page 1 | | | | |
| Consent signature | <input type="text" value="M. S. Coll"/> | Date | <input type="text" value="7/11/03"/> | | |

This section must be signed by
Either

an agent on behalf of all subscribers

Signed

Date

Or the subscribers

(i.e those who signed as members on the memorandum of association).

Signed

Date

Signed

Date

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.

267403r

THE COMPANIES ACTS 1985 AND 1989
PRIVATE COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION OF
PRINTERS CROFT LIMITED



1. The Company's name is PRINTERS CROFT LIMITED
2. The Company's registered office is in England and Wales.
3. The Company's objects are:
 - (a)
 - (i) To manage and administer such leasehold property or properties known as "Printers Croft", Kendal and any other land, buildings and real property (hereinafter called "the Estate"), either on its own account or as trustee, nominee or agent of any other company or person.
 - (ii) To acquire and deal with and take options over any property, real or personal, including the Estate, and any rights or privileges of any kind over or in respect of any property and to improve, develop, sell, lease, accept, surrender or dispose of or otherwise deal with all or any part of such property and any and all rights of the company therein or thereto.
 - (iii) To collect all rents, charges and other income and to pay any rates, taxes, charges, duties, levies, assessments or other outgoings of whatsoever nature charged, assessed, or imposed on or in respect of the Estate or any part thereof.
 - (iv) To provide services of every description in relation to the Estate and to maintain, repair, renew, redecorate, repaint, clean, construct, alter and add to the Estate and to arrange for the supply to it of services and amenities and the maintenance of the same and the cultivation, maintenance, landscaping and planting of any land, gardens and grounds comprised in the Estate and to enter into contracts with builders, tenants, contractors and other and to employ appropriate staff and managing or other agents whatsoever in relation thereto.
 - (v) To insure the Estate or any other property of the Company or in which it has an interest against damage or destruction and such other risks as may be considered necessary, appropriate or desirable and

to insure the Company against public liability and any other risks which it may consider prudent or desirable to insure against.

- (vi) To establish and maintain capital reserves, management funds and any form of sinking fund in order to pay or contribute towards all fees, costs and other expenses incurred in the implementation of the Company's objects and to require the Members of the Company to contribute towards such reserves or funds at such times, in such amounts and in such manner as the Company may think fit and to invest and deal in and with such moneys not immediately required in such manner as may from time to time be determined.
- (b) 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.
- (c) To improve, manage, construct, repair, develop, exchange, let on lease or otherwise, mortgage, charge, sell, dispose of, turn to account, grant licenses, options, rights and privileges in respect of, or otherwise deal with all or any part of the property and rights of the Company.
- (d) To invest and deal with the moneys of the Company not immediately required in such manner as may from time to time be determined and to hold or otherwise deal with any investments made.
- (e) To acquire an interest in the whole or part of or make any form of arrangement with any other company and to incorporate any subsidiary and to carry on its business through any subsidiary company.
- (f) To lend and advance money or give credit on any terms and with or without security to any person, firm or company, to enter into guarantees, contracts of indemnity and suretyships 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.
- (g) 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 capital, and also by a 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.
- (h) 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.

- (i) To enter into any arrangements with any government or authority (surpreme, 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.
- (j) 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 subscriptions of any shares or other securities of the Company.
- (k) 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 of or who are or have been employed by or who are serving or have served the 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; 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.
- (l) 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, any kind of financial assistance (as defined in Section 152(1)(a) of the Act) for any such purpose as is specified in Section 151(1) and/or Section 151(2) of the Act.
- (m) To distribute among the Members of the Company in kind any property of the Company of whatever nature.
- (n) 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.
- (o) 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:

- (1) 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 the such objects shall, except where the context expressly so requires, be in any way limited or restricted to or in 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.

- (2) None of the sub-clauses of this Clause and none of the objects 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 sub sub-clause contained the objects of a separate Company.
- (3) 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.
- (4) In this Clause the expression of "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 Company's shareholders is limited.
- 5. The share capital of the Company is £1,000. This is divided into 1000 shares of £1.00 each.

We, the subscriber to this memorandum of association, wish to be formed into a company pursuant to this memorandum; and we agree to take the number of shares shown opposite our name below.

Names, addresses and description
of subscriber

Number of shares
taken by the
subscriber

Signature

Maple Grove Developments Limited
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Two

Two

Director

JF Carter

Secretary

JM Miller

Witness to the above Signature:

AM Carter

Annabel Mary Carter

ANNABEL MARY CARTER
SCEPTRE HOUSE
SCEPTRE WAY
BAMBER BRIDGE
PRESTON
SOLICITOR

Y Dated this 7 day of NOVEMBER. 2003

THE COMPANIES ACTS 1985 AND 1989

PRIVATE COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION OF

PRINTERS CROFT LIMITED

1. PRELIMINARY

1.1 The Regulations contained in Table A in the Schedule to the Companies (Tables A to F) Regulations 1985 (SI 1985 No. 805) as amended by the Companies (Tables A to F) (Amendment) Regulations 1985 (SI 1985 No. 1052) (such Table being hereinafter called "Table A") shall apply to the Company save insofar 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.

1.2 In these Articles:

"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;

"the Estate" means such leasehold property or properties known as "Printers Croft", Kendal and any other land, buildings, real property or premises (hereinafter called "the Estate") for the time being also owned and/or managed or administered by the Company

"unit" means any industrial, commercial unit comprised in the Estate;

"unitholder" means the person or persons who hold the long leasehold interest of a unit and so that whenever two or more persons are for the time being unitholders of a unit they shall for all purposes of these Articles be deemed to constitute one unitholder.

2. ALLOTMENT OF SHARES

2.1 The subscribers to the Memorandum of Association of the Company shall be duly registered as Members of the Company in respect of the shares for which they have subscribed. A subscriber may transfer any shares subscribed by him to a person nominated by him in writing to succeed him as a Member and any such person so nominated (other than a unitholder) shall have the same power to transfer the share as if he had himself been a

subscriber. Personal representatives of a deceased subscriber or of any successor so nominated by him shall have the same rights of transfer.

- 2.2 Save as aforesaid, no share shall be allotted or transferred to any person who is not a unitholder. A unitholder shall not be entitled to dispose of his shareholding in the Company while holding, whether alone or jointly with others, a legal estate in any unit.
- 2.3 In accordance with Section 91(1) of the Act Section 89(1) and 90(1) to (6)(inclusive) of the Act shall not apply to the Company.
- 2.4 Subject as provided in paragraph 2.2 above the Directors are generally and 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 Ordinary Resolution of the Company in General Meeting.

3. TRANSFER OF SHARES

- 3.1 If any member of the Company who is a unitholder parts with all interest in the unit or units held by him, or his interest therein for any reason ceases and determines, he or, in the event of his death, his legal personal representative or representatives, or in the event of his bankruptcy, his trustee in bankruptcy shall transfer his shareholding in the Company to the person or persons who become the unitholder of his unit or units.
- 3.2 Each subscriber to the Memorandum of Association and any person becoming a Member as a result of a nomination under Article 2.1 shall, if not himself a unitholder offer his shareholding in the Company to the Company as soon as unitholders for all the units have become Members. The Company shall:
 - 3.2.1 subject to the provisions of the Act, purchase such shareholding in which case the Member concerned shall execute all such documents (including any contract required under Section 164 of the Act) and do all such acts and things as may be necessary in order to enable the Company to comply with the Act and effect such purchase; or
 - 3.2.2 direct the Member concerned to transfer his shareholding to some other unitholder or unitholders in which case the Member concerned shall execute a share transfer in respect of his shareholding as appropriate and deliver the same to the Company PROVIDED that the sanction of a Special Resolution shall be required for any such

transfer where the proposed transferee or transferees already holds one share of the Company in respect of each of their units.

3.3 The price to be paid on the transfer of every share under this Article shall, unless (in the case of a transfer made pursuant to paragraph 3.1 above) the transferor and the transferee otherwise agree, be its nominal value.

3.4 If the holder of a share (or his legal personal representative or representatives or trustee in bankruptcy) refuses or neglects to transfer it or offer it for purchase in accordance with this Article, one of the Directors, duly nominated for that purpose by a Resolution of the Board, shall be the attorney of such holder, with full power on his behalf and in his name to execute, complete and deliver a transfer of his share to the person or persons to whom the same ought to be transferred hereunder or (as the case may be) any documentation as is referred to in paragraph 3.2 above and the Company may give a good discharge for the purchase money and (in the case of a transfer) enter the name of that transferee of the said share in the Register of Members as the holder thereof.

4. If a Member shall die or be adjudged bankrupt, his legal personal representative or representatives of the trustees in his bankruptcy shall be entitled to be registered as a Member of the Company, provided he or they shall for the time being be a unitholder.

5. The Directors shall refuse to register any transfer of share made in contravention of all the foregoing provisions of these Articles, but otherwise shall have no power to refuse to register a transfer, and Clause 24 in Table A shall not apply to the Company.

6. SHARES

6.1 The lien conferred by clause 8 in Table A shall attach also to 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 or two or more joint holders for all moneys presently payable by him or his estate to the Company. Clause 8 in Table A shall be modified accordingly.

7. 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".

8. GENERAL MEETINGS AND RESOLUTIONS

8.1 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 and to every legal personal representative or trustee in bankruptcy of a Member, where the Member, but for his death or bankruptcy, would be entitled to receive notice of the meeting.

9. If a 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.

9.1 Clause 41 in Table A shall not apply to the Company.

10. APPOINTMENT OF DIRECTORS

10.1 Clause 64 in Table A shall not apply to the Company.

10.2 The maximum number and minimum number respectively of the 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 minimum number of Directors shall be two.

10.3 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.

10.4 Save for the persons who are deemed to have been appointed as the first Directors of the Company on incorporation pursuant to Section 13(5) of the Act, no person who is not a Member of the Company or in the case of a Member being a corporation the duly authorised representative of such corporation, shall in any circumstances be eligible to hold office as a Director. Clause 44 in Table A shall not apply to the Company.

10.5 No Member shall be appointed a Director at any General Meeting unless either:-

10.5.1 he is recommended by the Directors; or

10.5.2 not less than fourteen or more than thirty five clear days before the date appointed for the General Meeting, notice signed by a Member qualified to vote at the General Meeting has been given to the Company of the intention to propose that Member for appointment, together with notice signed by that Member of his willingness to be appointed.

10.6 Subject to paragraph 10.5 above, the Company may by Ordinary Resolution in General Meeting appoint any Member who is willing to act to be a Director, either to fill a vacancy or as an additional Director.

10.7 The Director may appoint a Member 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 10.2 above as the maximum number of Directors and for the time being in force.

11. BORROWING POWERS

- 11.1 The Directors may exercise all the powers of the Company to borrow money without limit as to amount and upon such terms and in such 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 debentures, debenture stock, and other securities whether outright or as security for any debt, liability or obligation of the company or of any third party.

12. ALTERNATE DIRECTORS

- 12.1 No person who is not a Member of the Company shall be capable of being appointed an alternate Director. Clause 65 in Table A shall be modified accordingly.
- 12.2 An alternate 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 appointee 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.
- 12.3 A Director, or any other Member approved by resolution of the Directors and willing to act, 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 of 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.

13. DISQUALIFICATION OF DIRECTORS

- 13.1 The office of a Director shall be vacated if he ceases to be a Member of the Company, and Clause 81 in Table A shall be modified accordingly.

14. GRATUITIES AND PENSIONS

- 14.1 The Directors may exercise the powers of the Company conferred by Clause 3(j) 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 such powers.
- 14.2 Clause 87 in Table A shall not apply to the Company.

15. PROCEEDINGS OF DIRECTORS

- 15.1 A Director may vote, at any meeting of the Directors or on 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 his vote shall be counted; and in relation to 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.

15.2 Clauses 94 to 97 (inclusive) in Table A shall not apply to the Company.

16. THE SEAL

16.1 If the Company has a seal it shall only be used with the authority of the Directors 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 only apply if the Company has a seal. Clause 101 of Table A shall not apply to the Company.

17. INDEMNITY

17.1 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, in which judgment is given in his favour or in which he is acquitted 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.

17.2 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 310(1) of the Act.

17.3 Clause 118 in Table A shall not apply to the Company.

18. RULES OR BYELAWS

18.1 The Directors may from time to time make such Rules or Byelaws as they may deem necessary or expedient or convenient for the proper conduct and management of the Company and for the purpose of prescribing the classes of and conditions of membership, and in particular but without prejudice to the generality of the foregoing, they shall by such Rules or Byelaws regulate:

18.1.1 the admission and classification of Members of the Company, and the rights and privileges of such Members, and the conditions of membership and the terms on which the Members may resign or have their membership terminated and the entrance fees, subscriptions and other fees, charges, contributions or payments to be made by Members;

- 18.1.2 the conduct of Members of the Company in relation to one another, and to the Company and to the Company's servants or agents;
- 18.1.3 the setting aside of the whole or any part or parts of the Estate at any particular time or times or for a particular purpose or purposes;
- 18.1.4 the procedure at General Meetings and Meetings of the Directors and committees of the Directors of the Company insofar as such procedure is not regulated by these Articles;
- 18.1.5 and, generally, all such matters as are commonly the subject matter of Company Rules or rules or regulations appropriate to property of a similar nature and type as the Estate.

The Company in General Meeting shall have power to alter or repeal the Rules or Byelaws and to make additions thereto and the Directors shall adopt such means as they deem sufficient to bring to the notice of Members of the Company all such Rules or Byelaws, which, so long as they shall be in force, shall be binding on all Members of the Company. Provided, nevertheless, that no Rule or Byelaw shall be inconsistent with, or shall affect or repeal anything contained in, the Memorandum or Articles of Association of the Company.

We, the subscriber to this memorandum of association, wish to be formed into a company pursuant to this memorandum; and we agree to take the number of shares shown opposite our name below.

| Names, addresses and description of subscriber | Number of shares taken by the subscriber | Signature |
|---|--|-----------|
|---|--|-----------|

Maple Grove Developments Limited
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Two

Two

Director

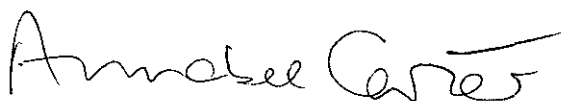
JF Carter

Secretary

JM Miller

Witness to the above Signature:

AM Carter



ANNABEL MARY CARTER
SCEPTRE HOUSE
SCEPTRE WAY
BAMBER BRIDGE
PRESTON
SOLICITOR

X
Dated this 7 day of NOVEMBER 2003