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CHFP041

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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

395

A fee of £10 (£13 for forms delivered on or after 1 February 2005) 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

5

04987132

Name of company

* FORD LANE ROXTON LIMITED

Date of creation of the charge

7 December 2005

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

LEGAL CHARGE ("the Charge")

Amount secured by the mortgage or charge

All monies, liabilities and obligations due by the Company to the Bank
(as defined below) at any time whether:

a) they arise before or after the Bank have demanded that they are repaid
or carried out; or

b) they are owed or to be carried out immediately or only after a stated
event has occurred; or

c) the Company owe or are to carry them out on the Company's own or
jointly with any other person or as guarantor for any other person.

(the "Secured Liabilities")

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

The Governor and Company of the Bank of Scotland ("the BoS") the Mound,
Edinburgh

Postcode EH11 1YZ

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

McClure Naismith
Pountney Hill House
6 Laurence Pountney Hill
London EC4R 0BL
DX 764 CDE London

Time critical reference

DR jak 9935.495

For official use (02/00)

Mortgage Section

Post room



A05
COMPANIES HOUSE

611
09/12/2005

Short particulars of all the property mortgaged or charged

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

1. By way of legal mortgage the property known as Land adjacent to Brook House, Brook Lane, Flitton, Bedfordshire (the "Property")

2.1 By way of fixed charge all buildings and other structures on, and items fixed to, the Property;

2.2 By way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property;

2.3 By way of fixed charge all plant, machinery and other items affixed to and forming part of the Property on or at any time after the date of this Charge;

2.4 By way of assignment all rents and other sums at any time payable by any tenants or licensees of the Property to the Company together with the benefit of all the Company's rights and remedies relating to them to hold to the Bank absolutely subject to redemption upon repayment of the Secured Liabilities;

Particulars as to commission allowance or discount (note 3)

Signed

McChine Naismith

Date

8.12.05.

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

Notes

†Delete as
appropriate

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 £10 (£13 for forms delivered on or after 1 February 2005) 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 CF4 3UZ.

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Particulars of a mortgage or charge (continued)

Continuation sheet No
to Forms Nos 395 and 410 (Scot)

Company number

04987132

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bold block lettering

*Delete if
inappropriate

Name of company

FORD LANE ROXTON LIMITED

Limited*

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

LEGAL CHARGE

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

Please do not
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Com 395cont-2/4

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

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2.5 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property; and

2.6 by way of floating charge all unattached plant, machinery, chattels and goods now or any time after the date of the Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property.

Please do not write Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)
in this margin

Please complete
legibly, preferably in
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block lettering

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04987132

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 7th DECEMBER 2005 AND CREATED BY FORD LANE ROXTON LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 9th DECEMBER 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12th DECEMBER 2005.

DX. 601



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES