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legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

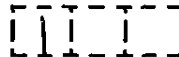
A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



06735018

Name of company

* Lee Yee Limited

Date of creation of the charge

8 December 2008

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

Legal Charge deed dated 8 December 2008 between Lee Yee Ltd (1) and Van Loi Limited (2)

Amount secured by the mortgage or charge

All money and other obligation and liabilities agreed to be paid by the
borrower under a loan agreement date 8 December 2008 between the same parties
or otherwise secured by the charge

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

Van Loi Limited (Company No 3732626) whose registered office is at 6
Raleigh Walk Waterfront 2000, Cardiff

Postcode CF10 4LN

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

Kinsey-Jones Solicitors, 6
Raleigh Walk, Brigantine
Place, Cardiff CF10 4LN
Ref: DJKJ/1/LeeYee/VanLoi

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

WEDNESDAY



A3BUF5JL

A19

10/12/2008

207

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

All that (leasehold) land and property situate at and known as 753b Newport Road Rumney Cardiff CF3 4AJ and demised out of title WA384146 to Lee Yee Limited in a lease dated 8 December 2008 and made between Mrs Thi Nhieu Pham (1) and Lee Yee Limited (2)

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

Particulars as to commission allowance or discount (note 3)

Signed

Thi Nhieu Pham

Date

8/12/08

On behalf of [company] ~~XXXXXXXXXXXX~~ †

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

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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 6735018
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 8
DECEMBER 2008 AND CREATED BY LEE YEE LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO VAN LOI LIMITED UNDER THE TERMS OF THE
AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING
THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1
PART XII OF THE COMPANIES ACT 1985 ON THE 10 DECEMBER
2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 DECEMBER
2008

Piebo



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES