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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

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this margin

Pursuant to section 395 of the Companies Act 1985

CHA 116

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

To the Registrar of Companies

For official use

Company number

[] [] [] []

1160C

Name of company

* THE CITY OF LONDON REAL PROPERTY COMPANY LIMITED ("the Company")

Date of creation of the charge

31st January 1997

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

Deed of release and substitution made between Land Securities plc (1)
Ravenseft Properties Limited (2) the Company (3) and Legal and General
Assurance Society Limited (4)

Amount secured by the mortgage or charge

All monies owing under Trust Deeds dated 29th July 1955 made between The
Land Securities Investment Trust Limited (1) and Legal and General
Assurance Society Limited (2) and 28th July 1955 made between Ravenseft
Properties Limited (1) and Legal and General Assurance Society Limited
(2)

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

LEGAL AND GENERAL ASSURANCE SOCIETY LIMITED of Temple Court 11 Queen
Victoria Street London EC4N 4TP

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

Lawrence Graham
190 Strand
London WC2R 1JN

Ref: DPH

Time critical reference

For official use
Mortgage Section

Post room



A11 *A3TVCSX2* 527
COMPANIES HOUSE 04/02/97

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this margin

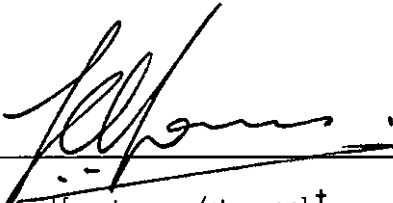
Please complete
legibly, preferably
in black type, or
bold block
lettering

ALL THAT Freehold property situate at and known as 19, 20 and 21 Essex Street London WC2 as the same is registered at H M Land Registry under title number 238590

Particulars as to commission allowance or discount (note 3)

NONE

Signed



Date

31/1/97

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

† 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.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 00001160

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF RELEASE AND SUBSTITUTION DATED THE 31st JANUARY 1997 AND CREATED BY CITY OF LONDON REAL PROPERTY COMPANY LIMITED(THE) FOR SECURING ALL MONIES OWING UNDER TRUST DEEDS DATED 29TH JULY 1955 MADE BETWEEN THE LAND SECURITIES INVESTMENT TRUST LIMITED AND LEGAL AND GENERAL ASSURANCE SOCIETY LIMITED AND 28TH JULY 1955 MADE BETWEEN RAVENSEFT PROPERTIES LIMITED AND LEGAL AND GENERAL ASSURANCE SOCIETY LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 4th FEBRUARY 1997.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6th FEBRUARY 1997.

A. P. GODDARD

for the Registrar of Companies



C O M P A N I E S H O U S E

Post
6/2
gm