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CHFP041

Please do not
write in
this marginPlease complete
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

5

2528311

Name of company

Carpenter's Road Properties Limited

Date of creation of the charge

17 April 2009

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

Deed of Charge - Warranties

Amount secured by the mortgage or charge

All of the Company's rights, claims, title, benefit and interest is under and to the collateral warranties relating to 66 South Lambeth Road London ("the Warranties") including without limitation:

- (a) the right to demand and receive all monies payable to or for the benefit of the Company under or arising from the Warranties;
- (b) all remedies provided for in the Warranties or available at law or in equity;
- (c) the right of the Company to compel performance of the Warranties; and
- (d) all rights, titles and interest in respect of the proceeds of enforcement of the Warranties.

See fax for Details

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

National Westminster Bank plc
135 Bishopsgate, London

Postcode EC2M 3UR

Presenter's name, address and
reference (if any):Osborne Clarke, Apex Plaza
Forbury Road
Reading RG1 1AX
DX
Ref: SAZ/0941292

Time critical reference

For official use
Mortgage SectionPMO 715/09 409
COMPANIES HOUSEA15 AY5LD9EY* 5
28/04/2009
COMPANIES HOUSE

COM395/1

Short particulars of all the property mortgaged or charged

All claims, rights, title, benefit and interest/s under and to the following documents:

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write in
this margin

(1) Deed of collateral Warranty dated 22 December 2008 and made between (1) Oakmont Construction Limited (2) Carpenters Road Properties Limited and (3) Lancaster Investments Limited relating to a deed of appointment dated 6 September 2007;

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

(2) Deed of Collateral Warranty dated 22 December 2008 and made between (1) KGA Building Services Limited and (2) Carpenters Road Properties Limited relating to a sub-contract dated 1 February 2008;

(3) Deed of Collateral Warranty dated 22 December 2008 and made between (1) Malcolm Hollis LLP (2) Carpenters Road Properties Limited and (3) Lancaster Investments Limited relating to a deed of appointment dated 17 September 2007;

(4) Deed of Collateral Warranty dated 22 December 2008 and made between (1) KGA Building Services Limited (2) Carpenters Road Properties Limited and (3) Oakmont Construction Limited relating to a deed of appointment dated 06 September 2007.

+95

Particulars as to commission allowance or discount (note 3)

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

Signed O'Shane Clesne

Date 23/09/2009

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

† 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 are to be made payable to **Companies House**.
6. The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ.

fax

Osborne
Clarke

Apex Plaza, Portbury Road, Reading, RG1 1AX Tel +44 (0) 118 925 2000
Direct tel +44 (0) 118 925 2042 Direct fax +44 (0) 118 925 2043

From Sarah Appleyard

Date 7 May 2009

Your ref

Our ref SAZ/0941292/O7178653/DJM

Page 1 of 2

To	Organisation	Fax Number
Martin Belt	Companies House	029 2038 0827

Charge in respect of Carpenters Road Properties Limited

Dear Martin

Further to our recent telephone conversation, I confirm that I authorise you to amend Form M395 in respect of the Charge over the Warranties relating to 66 South Lambeth Road, London. Please amend the box on the first page relating to the amount secured by the mortgage or charge to the following:

1. All moneys, debts and liabilities from time to time due, owing or incurred by the Company to National Westminster Bank plc ("**the Bank**") on any current or other account whatsoever or otherwise in any manner whatsoever in each case:
 - (a) whether present or future;
 - (b) whether alone or jointly with any other person;
 - (c) whether actual or contingent;
 - (d) whether as principal or as surety;
 - (e) in whatsoever name, firm or style;
 - (f) in whatsoever currency denominated; or
 - (g) otherwise;

including, without limitation, all liabilities in connection with foreign exchange transactions, accepting, endorsing or discounting notes or bills, under bonds, guarantees, indemnities, documentary or other credits or any instruments from time to time entered into by the Bank for or at the request of the Borrower together with interest to the date of payment at such rates and upon such terms as may from time to time be agreed and all commission, fees, costs and other charges (including, without

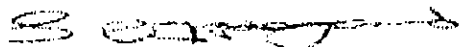
If part of this transmission has failed, please telephone the above number.

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limitation, legal fees) on a full indemnity basis.

If you have any queries please do not hesitate to contact me on the details above.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Appleyard', with a long horizontal stroke extending to the right.

Sarah Appleyard
Solicitor



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 2528311
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF CHARGE - WARRANTIES
DATED 17 APRIL 2009 AND CREATED BY CARPENTER'S ROAD
PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO
BECOME DUE FROM THE COMPANY TO NATIONAL
WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER
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 7 MAY 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7 MAY 2009

PO
JJ



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES