

Please do not
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this margin

Particulars of a mortgage or charge

395

Pursuant to section 395 of the Companies Act 1985

CHA 116

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

* insert full name
of company

To the Registrar of Companies

For official use

Company number

211

2968415

Name of company

* Sterling Capitol Properties Limited

Date of creation of the charge

3 April 1997

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

Fixed Legal Charge

Amount secured by the mortgage or charge

Please see attached sheet.

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

Urban Regeneration Agency (Known as English Partnerships)
of 16-18 Old Queen Street, London SW1H 9HP

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

Hammond Suddards
Solicitors
2 Park Lane
LEEDS
LS3 1ES
DX26441 LEEDS

Time critical reference
HRS/CAD/ENG.31-91

For official use
Mortgage Section

1 Post room



Short particulars of all the property mortgaged or charged

Please see attached sheet.

Please do not
write in
this margin

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

Particulars as to commission allowance or discount (note 3)

Signed



Date 07 April 1997

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

Hammond Suddards

† 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.

AMOUNT SECURED BY MORTGAGE OR CHARGE

1. All monies and the discharge of all covenants agreements undertakings obligations and liabilities with actual or contingent now or hereafter (whether before or after any demand) due or owed to the Urban Regeneration Agency known as English Partnerships "the Agency") by the Company when the same are due including (without prejudice to the generality of the foregoing) all sums of money which have been or may from time to time be or become due and payable by the Company to the Agency including (without limitation) any sums which become due or payable by the Company to the Agency whether under the legal charge or an agreement dated 14 March 1997 ("the Principal Agreement") made between (1) Urban Regeneration Agency (known as English Partnerships) and (2) Sterling Capitol Properties Limited and (3) Sterling Capitol PLC
2. Without prejudice to the generality of Clause 2.1 all monies which now or may at any time be or become due under Clauses 7,8,11,12,13,19 and 22 of the Principal Agreement and/or any of the other clauses or provisions contained therein.
3. All costs losses charges and expenses (on a full indemnity basis) incurred or suffered by the Agency in relation to any breach or non-performance by the Company if any covenants obligations or other terms contained or otherwise referred to in the Principal Agreement and/or this deed and all losses and damages that may be suffered sustained or incurred by the Agency arising out of or in connection with any act matters or things done or omitted to be done by the developer including (without prejudice to the generality of the foregoing) all costs losses charges and expenses incurred in connection with any claims or proceedings brought by the Agency against the Company in connection with the enforcement of the Principal Agreement and/or the Legal Charge and/or the validity of the Principal Agreement and/or the Legal Charge and/or any part or parts thereof and/or the exercise of any right remedy or power of the Agency or any other person contained in the Principal Agreement and/or the Legal Charge.

PARTICULARS OF PROPERTY MORTGAGED OR CHARGED

1. First all the freehold property near Selby Road and White Lane, Thorne, Doncaster, South Yorkshire shown edged in red on the plan number 1 annexed to the Legal Charge part of which comprises part of title number SYK362543 and the remainder of which is the land comprised within a transfer made 21 February 1997 between (1) Thorne Town Council and (2) Sterling Capitol Properties Limited ("the 1997 Transfer" being part of the land currently within title number SYK125615) together with the right for the Agency and its successors and assigns to the free and uninterrupted passage and running of surface water drainage through any drains pipes soakaways channels ducts watercourses and other service or conducting media ("Service Media") which now are or may any time during the period of 80 years from the date of the Legal Charge be in and over any part of the land now currently remaining within title number SYK362543 and/or any part of the remaining land comprised within the 1997 transfer and/or any other adjoining or neighbouring land owed by the Company as at the date of the legal charge (hereinafter called "the Retained Land") with power at all reasonable times on giving to the owner or occupier for the time being of the relevant part or parts of the Retained Land reasonable notice (except in emergency when no notice is required) to enter on to so much as is reasonably necessary with Retained Land for the purpose of repairing renewing maintaining inspecting replacing and cleansing the service media and of laying any further service media and apparatus in order to connect to the service media and/or to effect such drainage as mentioned above.
2. Secondly all the freehold land shown edged in brown on plan number 2 annexed to the Legal Charge part of which comprises all the land now within title number SYK362554 and the remainder of which comprises part of the land within title number SYK362543 registered at the Land Registry.

AND THE PROPERTY MORTGAGED OR CHARGED IN EACH CASE INCLUDES ALL ESTATES AND INTERESTS IN THE CHARGED PROPERTY AND ALL BUILDINGS TRADE AND OTHER FIXTURES FIXED PLANT AND MACHINERY FROM TIME TO TIME ON SUCH PROPERTY BELONGING TO THE COMPANY AND ANY PROCEEDS OF SALE OR OTHER REALISATION THEREOF AND INCLUDES EACH AND EVERY PART OR PARTS THEREOF

FILE COPY




CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02968415

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 3rd APRIL 1997 AND CREATED BY STERLING CAPITOL PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO URBAN REGENERATION AGENCY (KNOWN AS ENGLISH PARTNERSHIPS) WHETHER UNDER THE LEGAL CHARGE OR AN AGREEMENT DATED 14 MARCH 1997 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 8th APRIL 1997.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10th APRIL 1997.


J. M. EVANS

for the Registrar of Companies



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

Pos 15
LH
1074