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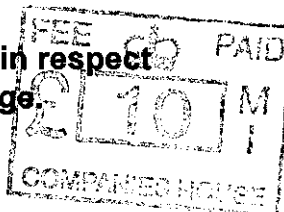
COMPANIES FORM No. 395

149190/30

Particulars of a mortgage or charge

395

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

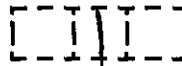


Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



4702170

Name of company

* Ludgate 299 Limited ("the Company")

Date of creation of the charge

13 August 2003

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

MORTGAGE DEED ("the Deed")

Amount secured by the mortgage or charge

The whole of the monies owed to the Society from time to time on the security of the Deed ("the Advance").

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

Cheshire Building Society ("the Society")
of Chief Office, Castle Street, Macclesfield, Cheshire

Postcode SK11 6AH

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

Cobbetts
Ship Canal House
King Street
Manchester
M2 4WB

Ref:FMA/C203.596/corp951255

Time critical reference

For official Use
Mortgage Section

Post room



A04
COMPANIES HOUSE

AXT2GN03

0860
21/08/03

Short particulars of all the property mortgaged or charged

The Company with full title guarantee charges the following property ("the Property") by way of legal mortgage with payment of all monies payable by the Company to the Society: Freehold property known as 5, 7, 9, and 11 Castle Street, Carlisle, Cumbria (now known as Rufus House, Castle Street, Carlisle CA3 8TF) registered at HM Land Registry with title number CU48 and the leasehold property on the south west side of Fisher Street, Carlisle registered at HM Land Registry with title number CU521.

NB - The Company thereby applies to the Registrar of Companies for the registration of the following restriction -
"Except under an Order of the Registrar, no disposition or dealing by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated [] in favour of the Cheshire Building Society."

NB - The Company may not without the express prior written consent of the Society create any mortgage charge pledge lien encumbrance or security interest whatsoever over the whole or any part of the Property.

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)

Nil

Signed

Date

20th August 2003.

On behalf of ~~XXXXXX~~ [mortgagee/chargee] the Society

A fee of £10 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 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 CF14 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04702170

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A MORTGAGE DEED DATED THE 13th AUGUST 2003 AND CREATED BY LUDGATE 299 LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO CHESHIRE BUILDING SOCIETY 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 21st AUGUST 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27th AUGUST 2003.

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Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES