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COMPANIES FORM No. 395

Particulars of a mortgage or charge

202028/13

395

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

[] [] [] [] [] [] [] [] [] []

5254469

Name of company

* LOCKS COURT DEVELOPMENT COMPANY LIMITED

Date of creation of the charge

25 MARCH 2008

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

LEGAL CHARGE

Amount secured by the mortgage or charge

All monies, obligations and liabilities whatsoever whether for principal, interest or otherwise in whatever currency which may now or at any time in the future be due owing or incurred by Locks Court Development Company Limited ("the Borrower") to Barclays Bank Plc ("the Lender") (including without limitation under the terms of the facility letter addressed by the Lender to the Borrower dated 15 May 2007 and accepted by the Borrower as varied, amended, extended, novated, or replaced from time to time and the legal charge and any instrument supplemental to or which is expressed to be collateral or entered into pursuant to or in accordance with the terms of the legal charge) whether present or future, actual or contingent and whether incurred alone, severally or jointly with another as principal, guarantor, surety or otherwise and in whatever name or style and whether on any current or other account or in any other manner whatsoever and including but without limitation all

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

BARCLAYS BANK PLC
1 CHURCHILL WAY
CANARY WHARF, LONDON

Presentor's name address and reference (if any)

CAPITAL LAW LLP
1 CASPIAN POINT
CASPIAN WAY
CARDIFF

CF10 4DQ

Time critical reference

For official Use (06/2005)
Mortgage Section

Now
PART



PGC0E00V* 111
PMO 29/3/08
COMPANIES HOUSE
A36 *A3BE0Y00* 182
07/04/2008
COMPANIES HOUSE

A42 *A9GH7YF0* 331
29/03/2008
COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

- Company's*
- 1 All the benefit of the Borrower's interest in the building contract dated 25 March 2008 and made between the Borrower (1) and Carter Lauren Construction Limited (2) relating to the construction on the Property of 15 apartments in 3 blocks in the form of the JCT form of Building Contract with Contractor's Design 1998 and any amendments made to it including without limitations all schedules and appendices to such contract and as such contract is from time to time varied, amended, extended, novated or replaced ("Contract"), and
- 2 All rights, titles, benefits and interests of the Borrower whatsoever present and future whether proprietary, contractual or otherwise arising out of or connected with or relating to the Contract including without limitation all claims for damages in respect of any breach of the Contract, and any bond or guarantee provided under or pursuant to the Contract

Please do not write in this margin

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

+ 95

Particulars as to commission allowance or discount (note 3)

Signed

Capital Law LLP

Date 27/03/2008

On behalf of [company] ~~XXXXXXXXXXXX~~ CAPITAL LAW LLP

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

Notes

† 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
- 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

Name of company

*insert full name
of Company

* LOCKS COURT DEVELOPMENT COMPANY LIMITED

Addendum 1/4

1 Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

interest, commission, fees, legal and other costs, charges and expenses which the Lender or any administrative receiver, receiver and/or manager and any substitute for any such person and whether appointed under the legal charge or pursuant to any statute or otherwise may properly charge or incur in relation to the Borrower or the legal charge and the preparation, negotiation and creation of this Charge and/or in relation to Locks Court, Porthcawl, Bridgend (former numbers 7 8 and 9 Locks Common Road) and any part or parts of it and including all rights attached or appurtenant to it and all buildings, fixtures, fittings, plant and machinery from time to time situate on it ("Property") and/or breach of any provision of and the protection realisation or enforcement of the legal charge in each case on a full indemnity basis

Addendum 3/4

3 Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4 Short particulars of all the property mortgaged or charged (continued)



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 5254469
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 25
MARCH 2008 AND CREATED BY LOCKS COURT
DEVELOPMENT COMPANY LIMITED FOR SECURING ALL
MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO
BARCLAYS BANK PLC 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 29 MARCH
2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 APRIL 2008



Companies House
— for the record —

DX T



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES