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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.

719761/39
395

CHFP025

Please do not write in this margin

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

*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

3111

06216457

Name of company

* MULLER AUSTIN CONWY LIMITED

Date of creation of the charge

29 October 2008

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

2
LEGAL CHARGE

Amount secured by the mortgage or charge

4
7
10
All monies, obligations and liabilities whatsoever whether principal interest or otherwise in whatever currency which may now or at any time in the future be due owing or incurred by the Company to the Lender under the terms of the Facility Agreement (as defined in the charge) or the Charge whether present or future actual or contingent and whether alone severally or jointly 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 Expenses and so that interest shall be computed and compounded on the terms agreed between the parties or if not agreed according to the usual practise of the Lender as well after as before any demand or judgment (All definitions used are as defined in the Legal Charge)

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

Ethel Austin Properties Holdings Limited, (registered number 02303544), North House, 17 North John Street, Liverpool,

Postcode L2 5EA

Presentor's name address and reference (if any)
Hill Dickinson LLP
No 1 St Paul's Square
Liverpool

L3 9SJ

(Ref KH/40861)

Time critical reference

For official Use (06/2005)
Mortgage Section

FRIDAY



A52

AKE5M4MP

07/11/2008

164

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

- (a) a legal charge over the properties known as land at Billington Garage, Llanwrst Road, Conwy and registered at HM Land Registry with title number WA535582 to be executed by the company in favour of EAPH to secure the company's indebtedness to EAIP (the "Charge"),
- (b) by way of assignment the Rental Income and the benefit to the Company of all other rights and claims to which the Company is now or may in the future become entitled in relation to the Property including but not limited to all rights and claims of the Company against all persons who now are or have been or may become lessees, sub-lessees, licensees or occupiers of the Property and all guarantors and sureties for the obligations of such persons,
- (c) by way of assignment,
- (i) the benefit of all guarantees warranties and representations given or made by and any rights or remedies against all or any professional advisers now or at any time engaged by the Company in relation to the Charged Property and the manufacturers suppliers or installers of all plant machinery fixtures fittings and other items now or from time to time in the buildings erected or to be erected on the Charged Property and any other person firm or company now or from time to time under the contract with or under a duty to the Company and the benefit of all sums recovered in any proceedings against all or any of such persons,
- (ii) the benefit of all Agreements for Lease all proceeds of any claim award or judgment arising out of any Agreement for Lease and all sums paid or payable to the Company under or in respect of any Agreement for Lease,
- (iii) all right title and interest of the Company in and to all payments made under any and all present and future insurance policies in respect of the Charged property,
- (d) see 395 continuation form

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)

Not applicable

Signed

H I Dickinson LLP

Date

05.11.08

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

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

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 must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is **Companies House, Crown Way, Cardiff CF14 3UZ**.

† delete as
appropriate

CHFP025

**Particulars of a mortgage or charge
(continued)**

Please do not
write in this
binding margin

Continuation sheet No 1
to Form No 395 and 410 (Scot)

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

Company Number

06216457

Name of Company

MULLER AUSTIN CONWY LIMITED

Limited*

* delete if
inappropriate

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

(d) by way of assignment all its rights under any agreement or arrangement entered into now or in the future by the Company with any person for the purpose of or in connection with the fixing capping or hedging of the rate of interest payable by the Company in respect of any borrowing or indebtedness and any right or option to enter into any such agreement or arrangement, and
(e) the Company charges to the Lender with Full Title Guarantee and as continuing security for the payment and discharge of the Secured Liabilities by way of floating charge the undertaking and all other property assets and rights of the Company not effectively charged above both present and future

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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 6216457
CHARGE NO. 3**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 29
OCTOBER 2008 AND CREATED BY MULLER AUSTIN CONWY
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO ETHEL AUSTIN PROPERTIES
HOLDINGS LIMITED 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 NOVEMBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 NOVEMBER
2008



P. Vee

