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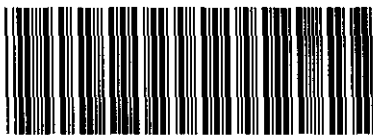
**CERTIFICATE OF INCORPORATION  
OF A PRIVATE LIMITED COMPANY**

Company No. 4284245

The Registrar of Companies for England and Wales hereby certifies that  
1 VICTORIA STREET MANAGEMENT COMPANY LIMITED

is this day incorporated under the Companies Act 1985 as a private  
company and that the company is limited.

Given at Companies House, Cardiff, the 10th September 2001



\*N04284245G\*



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*  
— for the record —

HC007B



Companies House

for the record

12

Declaration on application for registration

Please complete in typescript, or in bold black capitals.

CHFP000

42842 US.

Company Name in full

1 VICTORIA STREET MANAGEMENT COMPANY LIMITED

I, DANIEL JAMES DWYER

of FIELDSTOCK VICARAGE ROAD, BEXLEY KENT, DA5 2AW

do solemnly and sincerely declare that I am a ~~Solicitor engaged in the formation of the company~~ [person named as director or secretary of the company in the statement delivered to the Registrar under section 10 of the Companies Act 1985] and that all the requirements of the Companies Act 1985 in respect of the registration of the above company and of matters precedent and incidental to it have been complied with.

† Please delete as appropriate.

And I make this solemn Declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declarant's signature

[Signature]

Declared at

18 CHURCH STREET, EPSOM, SURREY, KT17 4DD

Day Month Year

On

28 08 2001

Ⓛ Please print name.

before me

JENNIFER ANNE BAILLIE PALMER

Signed

[Signature]

Date

28 AUG 2001

† A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor

Please give the name, address, telephone number and, if available, a DX number and Exchange of the person Companies House should contact if there is any query.

D&D LAW AGENCY SERVICES LIMITED  
312B HIGH STREET, ORPINGTON,  
KENT, BR6 0NG Tel 01689/898952  
DX number 31638 DX exchange ORPINGTON



LD5 \*LUT663UJ\* 0350  
COMPANIES HOUSE 07/09/01

Form revised June 1998

When you have completed and signed the form please send it to the Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF4 3UZ DX 33050 Cardiff  
for companies registered in England and Wales  
or  
Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB  
for companies registered in Scotland DX 235 Edinburgh



Companies House  
for the record

# 10

Please complete in typescript,  
or in bold black capitals.  
CHFP000

### First directors and secretary and intended situation of registered office

Notes on completion appear on final page

Company Name in full

**1 VICTORIA STREET MANAGEMENT  
COMPANY LIMITED**

Proposed Registered Office

**312B HIGH STREET**

(PO Box numbers only, are not acceptable)

**ORPINGTON**

Post town

**KENT**

County / Region

Postcode

**BR6 ONG**

If the memorandum is delivered by an agent for the subscriber(s) of the memorandum mark the box opposite and give the agent's name and address.

Agent's Name

Address



Post town

County / Region

Postcode

Number of continuation sheets attached

Please give the name, address, telephone number and, if available, a DX number and Exchange of the person Companies House should contact if there is any query.

**D & D LAW AGENCY SERVICES LIMITED**

**312B HIGH STREET, ORPINGTON, KENT**

**BR6 ONG**

Tel **01689 898952**

DX number **31638**

DX exchange **ORPINGTON**



LD5 \*LUT673UK\* 0349  
COMPANIES HOUSE 07/09/01

When you have completed and signed the form please send it to the Registrar of Companies at:

**Companies House, Crown Way, Cardiff, CF4 3UZ** DX 33050 Cardiff  
for companies registered in England and Wales  
or

**Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB**  
for companies registered in Scotland

DX 235 Edinburgh

**Company Secretary** (see notes 1-5)

Company name

**1 VICTORIA STREET MANAGEMENT COMPANY LIMITED**

**NAME** \*Style / Title

**MR**

\*Honours etc

\* Voluntary details

Forename(s)

**DANIEL JOHN**

Surname

**DWYER**

Previous forename(s)

Previous surname(s)

**Address**

**6 BRIMSTONE CLOSE**

**Usual residential address**

For a corporation, give the registered or principal office address.

**CHELSEFIELD PARK**

Post town

**CHELSEFIELD**

County / Region

**KENT**

Postcode

**BR6 7ST**

Country

**BRITAIN**

I consent to act as secretary of the company named on page 1

**Consent signature**

**Date**

**28.8.01.**

**Directors** (see notes 1-5)

Please list directors in alphabetical order

**NAME** \*Style / Title

**MR**

\*Honours etc

Forename(s)

**DANIEL JAMES**

Surname

**DWYER**

Previous forename(s)

Previous surname(s)

**Address**

**FIELDSTOCK**

**Usual residential address**

For a corporation, give the registered or principal office address.

**VICARAGE ROAD**

Post town

**BEXLEY**

County / Region

**KENT**

Postcode

**DA5 2AW**

Country

**BRITAIN**

Day Month Year

**Date of birth**

**2 1 0 5 1 9 7 5**

**Nationality**

**BRITISH**

**Business occupation**

**COMPANY REGISTRATION AGENT**

**Other directorships**

**D & D LAW AGENCY SERVICES LIMITED**


I consent to act as director of the company named on page 1

**Consent signature**

**Date**

**28.8.01.**

**Directors** (continued) (see notes 1-5)

<b>NAME</b>	*Style / Title	MR	*Honours etc	
* Voluntary details	Forename(s)	DANIEL JOHN		
	Surname	OLYER		
	Previous forename(s)			
	Previous surname(s)			
	<b>Address</b>	6 BRIMSTONE CLOSE		
<b>Usual residential address</b> For a corporation, give the registered or principal office address.		CHELSFIELD PARK		
	Post town	CHELSFIELD		
	County / Region	KENT	Postcode	BR6 7ST.
	Country			
	Date of birth	Day	Month	Year
	06	04	1941	British
Business occupation	Company Registration Agent			
Other directorships	D & D Law Agency services Limited.			
I consent to act as director of the company named on page 1				
Consent signature				Date
				28.8.01.





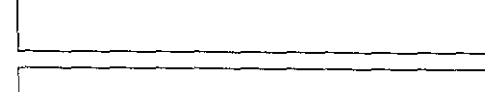
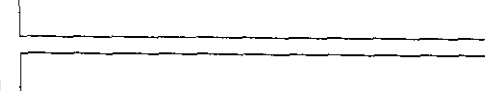
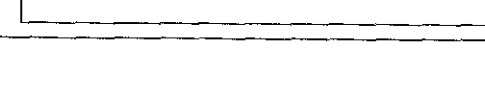
**This section must be signed by**

**Either**

an agent on behalf of all subscribers

Or the subscribers

(i.e. those who signed as members on the memorandum of association).

Signed		Date	
Signed		Date	28.8.01
Signed		Date	28.8.01.
Signed		Date	
Signed		Date	
Signed		Date	
Signed		Date	

## Notes

1. Show for an individual the full forename(s) NOT INITIALS and surname together with any previous forename(s) or surname(s).

If the director or secretary is a corporation or Scottish firm - show the corporate or firm name on the surname line.

Give previous forename(s) or surname(s) except that:

- for a married woman, the name by which she was known before marriage need not be given,
- names not used since the age of 18 or for at least 20 years need not be given.

A peer, or an individual known by a title, may state the title instead of or in addition to the forename(s) and surname and need not give the name by which that person was known before he or she adopted the title or succeeded to it.

Address:

Give the usual residential address.

In the case of a corporation or Scottish firm give the registered or principal office.

Subscribers:

The form must be signed personally either by the subscriber(s) or by a person or persons authorised to sign on behalf of the subscriber(s).

2. Directors known by another description:

- A director includes any person who occupies that position even if called by a different name, for example, governor, member of council.

3. Directors details:

- Show for each individual director the director's date of birth, business occupation and nationality.  
**The date of birth must be given for every individual director.**

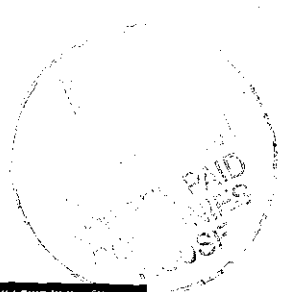
4. Other directorships:

- Give the name of every company of which the person concerned is a director or has been a director at any time in the past 5 years. You may exclude a company which either **is** or **at all times during the past 5 years**, when the person was a director, **was**:
  - dormant,
  - a parent company which wholly owned the company making the return,
  - a wholly owned subsidiary of the company making the return, or
  - another wholly owned subsidiary of the same parent company.

If there is insufficient space on the form for other directorships you may use a separate sheet of paper, which should include the company's number and the full name of the director.

5. Use Form 10 continuation sheets or photocopies of page 2 to provide details of joint secretaries or additional directors.

Wafawaf  
004761



**THE COMPANIES ACTS 1985 AND 1989**

**COMPANY LIMITED BY SHARES**

**MEMORANDUM OF ASSOCIATION**



**-OF-**

**001712**

**1 VICTORIA STREET MANAGEMENT COMPANY LIMITED**

1. The Company's name is "1 VICTORIA STREET MANAGEMENT COMPANY LIMITED".
2. The Company's Registered Office is to be situate in England and Wales.
3. (a) The Company's objects are to acquire the freehold property known as 1 Victoria Street, Craig-y-Don, Llandudno (hereinafter referred to as "the property") and to hold the same as an investment for the benefit of the Lessees of the Flats comprised therein.  
  
(b) To manage the property aforesaid and to collect the rents and income thereof and to supply to the lessees the services undertaken by the Lessor under the Leases of the Flats comprised in the property aforesaid and generally to discharge the duties of the freeholder of the property aforesaid from time to time.  
  
(c) To acquire and deal with or invest in any property real or personal to carry on any trade or business and to erect any buildings and generally to do all acts and things which in the opinion of the Company or the Directors may be conveniently or profitably or usefully acquired or dealt with invested in carried on erected or done by the Company in connection with or as ancillary to any of the above businesses or the general business of the Company.  
  
(d) To do all or any of the following acts or things, viz:- to pay all expenses of and incidental to the formation and registration of the Company; to sell, lease or dispose of any property of the Company; to draw, accept and negotiate negotiable instruments; to borrow money on the security of the undertaking or on all or any of the assets of the Company including uncalled capital; or without security; to invest monies of the Company in such manner as the Directors determine; to promote other Companies; to sell the undertaking of the Company for cash or any other consideration; to distribute among the Members in specie any property of the Company or any proceeds of sale, disposal, or realisation of any property of the Company, but so that no distribution amounting to a reduction of capital be made except with the sanction (if any) for the time being required by law.

(e) To lend and advance money or give credit to such persons firms or companies and on such terms as may seem expedient and in particular to customers and others having dealings with the Company and to give guarantees or become surety for any such persons firms or companies.

(f) To do all such other things as are incidental to or conducive to the attainment of the above objects or any of them or as are calculated to enhance the value and beneficial advantage of the property aforesaid and the Flats comprised therein.

4. The liability of the members is limited.

5. No person shall be admitted to membership of the Company other than the subscribers hereto and the Lessees from time to time of the Flats comprised in the property aforesaid holding under Head Leases derived immediately out of the freehold interest therein. Section 17 of the Companies Act, 1985 shall not apply to this paragraph.

6. The Company's share capital is £100 divided into 100 shares of £1 each. The Shares in the original or any increased capital may be divided into several classes and there may be attached to any such class any preferential deferred or other special rights privileges conditions or restrictions as to dividend capital voting or otherwise.



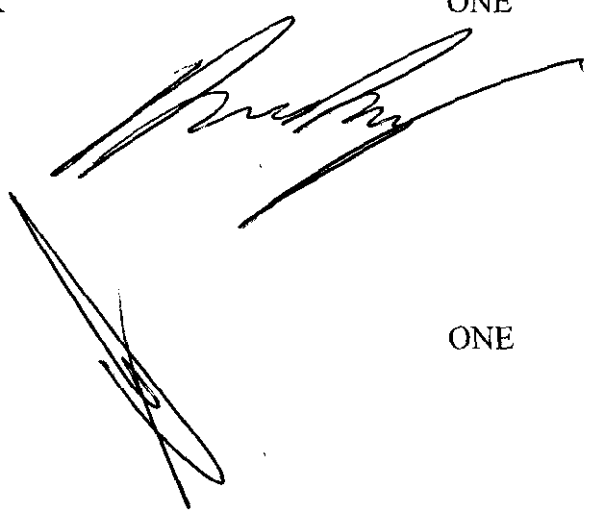
We, the subscribers to this Memorandum of Association, wish to be formed into a Company pursuant to this Memorandum; and we agree to take the number of shares shown opposite our respective names.

NAME AND ADDRESS OF  
SUBSCRIBERS

NUMBER OF SHARES TAKEN  
BY THE SUBSCRIBER

DANIEL JAMES DWYER  
Fieldstock  
Vicarage Road  
Bexley  
Kent  
DA5 2AW

ONE



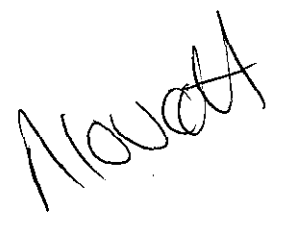
DANIEL JOHN DWYER  
6 Brimstone Close  
Chelsfield Park  
Chelsfield  
Kent  
BR6 7ST

ONE

TOTAL SHARES TAKEN - TWO

Dated the 28<sup>th</sup> day of August 2001.  
WITNESS to the above Signatures

NICOLA LOVETT  
53 Buckhurst Way  
Buckhurst Hill  
Essex  
IG9 6HP



**THE COMPANIES ACTS 1985 AND 1989**

**COMPANY LIMITED BY SHARES**

**ARTICLES OF ASSOCIATION**

**-OF-**

**1 VICTORIA STREET MANAGEMENT COMPANY LIMITED**

**PRELIMINARY**

1. The Company shall be a Private Company within the meaning of the Companies Act, 1985 and the Regulations contained in Table "A" in the Schedule to the Companies (Table A to F) Regulations 1985 (hereinafter called "Table A") shall apply to the Company save in so far as they are excluded or varied hereby.
2. (a) The Clauses of Table A numbered 2, 3, 24, 32, 73 to 80 inclusive, 87, 89, 102 and 108 inclusive and 110 shall not apply and in lieu thereof and in addition to the remaining Clauses of Table A the following shall be the regulations of the Company.
  - (b) In Regulation 4 of Table A the word "provisions" shall be substituted for the word "provision".
  - (c) Regulation 41 of Table A shall apply to this Company as if the word "to" had been inserted between the words "or" and "such".
  - (d) Regulation 115 of Table A shall apply to this Company with the exclusion of the words "unless the contrary is proved".

**SHARES**

3. The Share Capital of the Company is £100 divided into 100 Shares of £1 each.
4. The lien conferred by Clause 8 of Table A shall attach to all shares whether fully paid or not and to all shares registered in the name of any person indebted or under liability to the Company whether he be the sole holder thereof or one of two or more joint holders.
5. The only persons eligible to be members of the Company shall be the subscribers to these Articles and the lessees of Flats contained in the property known as 1 Victoria Street, Craig-y-Don, Llandudno (hereinafter called "the Building") or their Personal Representatives and their Successors in Title.

Save as aforesaid no shares may be allotted or issued except with the previous sanction of a Special Resolution of the Company in General Meeting.

6. Shares shall be transferred and may only be transferred upon or immediately before a change in the ownership of the Flat in respect of which they are held and to the person becoming or about to become upon such change the owner of the Flat.
7. The price to be paid on the transfer of shares shall in default of agreement between the Transferor and the Transferee be the nominal value of such shares.
8. If the holder of a share refuses or neglects to transfer it in accordance with these Articles the Chairman for the time being of the Directors or, failing him, one of the Directors duly nominated by resolution of the Board for that purpose, shall forthwith be deemed to be the duly appointed Attorney of that holder with full power in his name and on his behalf to execute complete and deliver a transfer of the share to the person to whom it should be transferred thereunder and the Company may receive and give a good discharge for the purchase money and enter the name of the Transferee in the Register of Members as the holder by transfer of that share.
9. If more than one person is jointly the owner of a Flat those persons shall jointly hold the corresponding share in the Company but shall have only one vote in right of such share whether as members or Directors which shall be cast by the Holder whose name first appears in the Register of Members.
10. Upon the death or bankruptcy of a member unless his Personal Representatives or Trustee in Bankruptcy shall within 90 days from such event execute a valid transfer or request for registration of the member's share to a permitted holder of the share including if applicable themselves, the Directors shall be empowered to authorise one of their number to execute a transfer to a permitted holder of the said share on behalf of those entitled to the same.
11. In the event of a permitted holder ceasing to be a tenant of a Flat contained in the Building (a) he shall not be entitled to exercise any of the powers of a member of the Company (b) he shall cease to be a Director of the Company and (c) in default of his executing a transfer of his share within one month after such event the Directors may authorise some person to transfer the share to any other person qualified to be the permitted holder thereof.

## SECRETARY

12. The first Secretary of the Company shall be the person named as the first Secretary of the Company in the statement delivered under Section 10 of the Companies Act, 1985.

## DIRECTORS

13. The number of Directors shall not be less than one nor more than seven. The first Director or Directors of the Company shall be the person or persons named as the First Director or Directors of the Company in the statement delivered under Section 10 of the Companies Act, 1985. The qualification for a Director shall be the holding of one share in the Company. The Office of a Director shall be vacated if he shall cease to hold his share qualifications.
14. A person may be appointed a Director notwithstanding that he shall have attained the age of 70 years and no Director shall be liable to vacate office by reason of his attaining that or any other age.
15. The provisions of Table A as to appointment rotation and removal of Director shall not apply. All the members of the Company for the time being shall be eligible to be its Directors provided that a member being a body corporate shall not be a Director but shall appoint a natural person to be a Director and provided also that any one of any two or more joint holders of a share shall be entitled to hold office at any one time and in the case of such holders the first person named in the Register of Members of the Company shall be the Director.
16. Provided that any Director declares his interest in a contract or arrangement or a fresh contract or arrangement or a fresh contract or arrangement of the Company in manner provided by Section 317 of the Companies Act, 1985 such Director may contract with and participate in the profits of any contract or arrangement with the Company as if he were not a Director. A Director shall also be capable of voting in respect of such contract or arrangement where he has previously disclosed his interest to the Company or in respect of his appointment to any office or place of the relevant Company or of the arrangement of the terms thereof and may be counted in the quorum at any meeting of which any such matter is considered. Regulation 94 of Table A shall not apply to this Company.
17. The quorum necessary for the transaction of the business of the Directors shall be one.

### **BORROWING POWERS OF DIRECTORS**

18. The Directors may exercise all the powers of the Company to borrow money whether in excess of the nominal amount of the Share Capital of the Company for the time being issued or not and to mortgage or charge its undertaking and property and uncalled capital or any part thereof and to issue debentures, debenture stock and other securities whether outright or as security for any debt liability or obligation of the Company or of any third party.

### **ALTERNATE DIRECTOR**

19. A Director may by writing appoint any person to be an alternate Director in his place. The person so appointed shall (a) not be required to hold any qualification share (b) shall be entitled to receive notices of and to attend and vote at Meetings of the Board (c) shall vacate his office when the appointor resolves his appointment or the appointor himself ceases for any reason to hold office as a Director. An appointment of an alternate Director under this Clause shall not prejudice the right of the appointor to receive notices of and to attend and vote at meetings of the Board and the power of the alternate Director shall automatically be suspended during such time as the Director appointing him is himself present in person at a Meeting of the Board. Regulations 65 and 66 of Table A shall not apply to this Company.

### **AUDITORS**

20. Auditors shall be appointed and their duties regulated in accordance with the Act.

### **NOTICES**

21. The persons mentioned in Clause 116 of Table A (being the persons on whom the ownership of a share devolves as personal representatives or trustee in bankruptcy of a member) shall not, unless and until they become members of the Company, be entitled to receive notices of meetings of the Company.

NAMES AND ADDRESSES OF SUBSCRIBERS

DANIEL JAMES DWYER  
Fieldstock  
Vicarage Road  
Bexley  
Kent  
DA5 2AW



DANIEL JOHN DWYER  
6 Brimstone Close  
Chelsfield Park  
Chelsfield  
Kent  
BR6 7ST

DATED the 28<sup>th</sup> day of August 2001.  
WITNESS to the above Signatures

NICOLA LOVETT  
53 Buckhurst Way  
Buckhurst Hill  
Essex  
IG9 6HP

