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COMPANIES FORM No. 395 *140129/13* Particulars of a mortgage or charge

395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

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)

FEE PAID	
For official use	Company number
9	COMPANIES HOUSE 05134924

Name of company

* CHESTER DEVELOPMENTS LIMITED

Date of creation of the charge

Legal Charge

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

26 April 2007

Amount secured by the mortgage or charge

Chester Developments Limited ("the Mortgagor") hereby covenants on demand to pay to The Governor and Company of the Bank of Ireland ("the Bank") all monies and discharge all obligations and liabilities whether actual or contingent now or hereafter due, owing or incurred to the Bank by the Mortgagor in whatever currency denominated whether on any banking or other account or otherwise in any manner whatsoever (whether alone or jointly and in whatever style, name or form and whether as principal or surety) including without limitation, all liabilities in connection with foreign exchange transactions, accepting, endorsing or discounting any notes or bills or under bonds, guarantees, indemnities, documentary or other credits or any instruments whatsoever from time to time entered into by the Bank for or at the request of the Mortgagor and all amounts which may become payable or for which the Mortgagor may become liable under this Legal Charge and together with interest at the date of payment as hereinafter provided, commission, fees and other charges and all legal and other costs, charges and expenses incurred by the Bank or any receiver in relation to

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

The Governor and Company of the Bank of Ireland, 36 Queen Street, London

Postcode EC4R 1HJ

Presenter's name address and reference (if any)

Bermans
Solicitors
DX 14365
Manchester

44/lml/CHE/35/1

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

M

FRIDAY



A50

27/04/2007
COMPANIES HOUSE

531

Short particulars of all the property mortgaged or charged

1 The Mortgagor hereby charges and mortgages with full title guarantee as a continuing security with payment to the Bank of all monies hereby agreed to be paid (including any expenses and charges arising out of or in connection with the acts or matters referred to in clause 11 hereof) and with the discharge of all obligations and liabilities hereinbefore mentioned -

Firstly, all the freehold and leasehold property described in the First Schedule hereto (being the land on the west side of Slack Road, Blackley, Greater Manchester as the same is contained in Title Number GM937535 and registered at HM Land Registry) and all buildings, structures, fixtures (including trade fixtures) and fixed plant, machinery and equipment from time to time thereon

Secondly, all the right, title and interest of the Mortgagor to and in any proceeds of any present or future insurances of the Property firstly described

Thirdly (unless otherwise specifically agreed by the Bank in writing), any present and future goodwill attaching to the Property firstly described by reason of the carrying on thereat of the business (if any) of the Mortgagor

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)

[Redacted box]

Signed



Date 26 April 2007

On behalf of ~~XXXXXX~~ (mortgagee/~~XXXXXX~~) †

A fee 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 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**

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

CHFP025

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

05134924

Name of Company

CHESTER DEVELOPMENTS LIMITED

Limited*

* delete if
inappropriate

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

[Empty box for description of the instrument]

the Mortgagor or the Mortgaged Property (as defined in clause 4 hereof) on a full indemnity basis and also all losses and damages that may be sustained, suffered or incurred by the Bank arising out of or in connection with any act, matter or thing done or omitted to be done by the Mortgagor under this Legal Charge or any document, arrangement or agreement between the Mortgagor and the Bank and any disclaimer of any of the Mortgagor's contracts, agreements or arrangements or any of the Mortgagor's liabilities or obligations to the Bank and also interest on the foregoing to the date of payment

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

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

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or a predecessor of the Mortgagor in that business

Fourthly (if the Mortgagor is a company), all moveable plant, machinery, implements, utensils, furniture and equipment now or from time to time placed on or used in or about the Mortgaged Property

The Charge hereby created shall as regards the property firstly secondly and thirdly described to be a first fixed charge (and as regards all those parts of the property firstly described shall constitute a charge by way of legal mortgage thereon) and as to the property fourthly described and to the extent any property assets or rights are not or have ceased to be effectively mortgaged or charged by way of first fixed charge shall be a floating charge (which shall crystallise on a demand being made in accordance with clause 2)

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

FILE COPY



**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

COMPANY No 05134924

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 26th APRIL 2007 AND CREATED BY CHESTER DEVELOPMENTS LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND 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 27th APRIL 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1st MAY 2007



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES