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.

Pursuant to section 395 of the Companies Act 1985

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

Name of company

"STEVE HOPEWELL HOLDINGS LIMITED"

Date of creation of the charge

15 SEPTEMBER 2006

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

LEGAL CHARGE

Amount secured by the mortgage or charge

All monies and liabilities which now are or shall at any time hereafter be due owing or incurred by Steve Hopewell Holdings Limited ("the Company") to Toyota Financial Services (UK) Plc ("TFS") on any account or in any manner whatsoever whether actually or contingently and whether solely or jointly with any other person, firm or company and whether due from the Company as guarantor, indemnifier or principal debtor including but without limitation any costs, charges and expenses owed to, or incurred directly or indirectly by TFS in relation to any of the foregoing or any security for the foregoing, including costs incurred in respect of action taken by TFS with respect to a stranger to this security, or any document or agreement providing for security for all or any part of the secured liabilities and whether granted by the Company or any other person, and all costs in relation to the enforcement of any such security all such costs, charges and expenses to be calculated and paid on a full and unlimited indemnity basis; and all interest, commissions, fees and bank and discount charges payable in respect of any of the aforementioned liabilities.

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

TOYOTA FINANCIAL SERVICES (UK) PLC, Great Burgh, Burgh Heath, Epsom, Surrey

Postcode KT19 5UZ

Presenter's name, address and reference (if any):

Marrons
1 Meridian South,
Meridian Business Park,
Leicester LE19 1WY
Leicester Meridian - 710910

For official use (02/2006)

Mortgage Section

Post room

A34 COMPANIES HOUSE
29/09/2006

Time critical reference

S:\Steve Hopewell Holdings Limited 2905\2905 Steve Hopewell Holdings Limited\2905-8-7 Mortgage of Lay New
Short particulars of all the property mortgaged or charged

1. By way of Legal Charge

Llay New Road, Bradley, Wrexham, Clwyd LL11 4BA ("the Property")

2. By way of Assignment

2.1 The benefit of all contracts, deeds, undertakings, agreements, rights, warranties, securities, covenants, guarantees, bonds and indemnities of any nature now or at any time enjoyed or held by the Company relating to the Property (including but without limitation any deposit or other sum paid by way of security or paid under any contract for the sale of the Property or under any option contract relating to the Property (again whether or not such deposit is forfeited) all compensation paid in relation to the Property) and all VAT payable on the same;

2.2 The benefit of all licences, patents, copyrights, design rights and other rights in intellectual property;

2.3 The benefit of all insurance policies and contracts with insurance relating to the Property and all monies payable under any such policies and contracts and all VAT payable on the same;

(see continuation sheet)

Particulars as to commission allowance or discount (note 3)

Signed

Date 28.09.2006

On behalf of [company] [mortgagee/chargeree]

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:

(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 are to be made payable to Companies House.

6. The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ


Companies M395
S:\Steve Hopewell Holdings Limited 29052905 Steve Hopewell Holdings Limited 2305-8-7 Mortgage of Llay New
Particulars of a mortgage or charge
(continued)

Company number
04569871

Name of company
STEVE HOPEWELL HOLDINGS LIMITED

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)
LEGAL CHARGE
Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)
2.4 The benefit of all rentals, rents, service charges and licence fees (if any) payable under or in respect of any lease, underlease, tenancy or agreement for lease affecting the Property and all VAT payable on the same, and all personal covenants given by any tenant or occupier of the Property or guarantor of such tenant or occupier to the Company.

3. By way of fixed charge

3.1 The Company's rights now hereafter to recover any VAT on any supplies made to it relating to the Property and any sums so recovered; and

3.2 All monies now or at any time deposited in accounts that may be opened for the receipt of rent payable in respect of other property

4. By way of floating charge

4.1 The Company undertaking and all its other property, assets and rights whatsoever (and wheresoever situate) now or at any time belonging to the Company including its goodwill relating to such property, assets and rights and uncalled capital, together with all property, assets and rights not effectively charged by way of legal charge, fixed charge or assignment.
CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04569871

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 15th SEPTEMBER 2006 AND CREATED BY STEVE HOPEWELL HOLDINGS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO TOYOTA FINANCIAL SERVICES (UK) PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 29th SEPTEMBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3rd OCTOBER 2006.