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legibly, preferably
in black type, or
bold block lettering

* insert full name
of Company

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

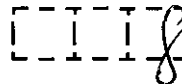
A fee of £10 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



2730065

Name of company

* PROPERTY INVESTMENT PARTNERSHIP LIMITED

Date of creation of the charge

5 APRIL 2000

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

LEGAL CHARGE

Amount secured by the mortgage or charge

All monies due or to become due from the Company to the Chargee on any
account whatsoever

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

The Governor and Company of the Bank of Scotland
c/o Security Documentation Team, Specialist Functions Unit
Support Services, 1st Floor
2 Robertson Avenue Edinburgh

Postcode EH11 1PZ

Presentor's name address and
reference (if any):

Morgan Cole
167 Fleet Street
London
EC4A 2JB

CDD/MPS/BAN131-1

Time critical reference

For official Use
Mortgage Section

Non Part

1st Date

12-04-00



PMO
COMPANIES HOUSE

P1H2C00L

1987

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A33
COMPANIES HOUSE

ALP23PLZ

0594

12/04/00

Leasehold property known as Raised Ground, 1st and 3rd Floor Flat at 15 Kingsgate Road London NW6 1TD fixed charge over all buildings and structures affixed to the Property, fixed charge on any goodwill relating to the Property, fixed charge on all plant and machinery and other items affixed to the Property, the Rental Sums together with the benefit of all rights and remedies, fixed charge over the proceeds of any claim made under the insurance policy relating to the Property, floating charge over all unattached plant machinery and goods on or in or used in connection with the Property or the business undertaken at the Property

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

Particulars as to commission allowance or discount (note 3)

Signed

Margaret Glee

Date 10 April 2000

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

A fee of £10 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 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 CF14 3UZ



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02730065

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 5TH APRIL 2000 AND CREATED BY PROPERTY INVESTMENT PARTNERSHIP LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 12TH APRIL 2000.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21ST APRIL 2000.

for the Registrar of Companies



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



C O M P A N I E S H O U S E