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CHFP041

Please do not
write in
this marginPlease complete
legibly, preferably
in black type or
bold block
lettering* Insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

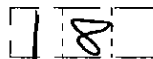
A fee of £13 is payable to Companies House in respect of
each register entry for a mortgage or charge.

002643/308

Pursuant to section 395 of the Companies Act 1985

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

For official use Company number



06882752

Name of company

*Pastgrade Limited (the "Chargor")

Date of creation of the charge

18 September 2009

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

Legal Charge (the "Charge")

Amount secured by the mortgage or charge

All monies and liabilities now or at any time in the future due,
occurring or incurred by the Chargor to the Bank in any manner and on any
account whatsoever, whether actual or contingent and whether as principal
or surety, together with all interest, charges, costs and expenses (the
"Secured Obligations").

The Chargor shall pay interest (as well after as before any judgment) at
the rate or rates applicable under the agreements or arrangements giving
rise to the relevant liabilities or, if no such rate or rates are
specified, at the rate of three per cent per annum above the Bank's base
rate. Interest shall be compounded in the event of it not being
punctually paid in accordance with the usual practice of the Bank but
without prejudice to the rights of the Bank

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

Investec Bank plc a company incorporated in England & Wales (company
number: 00489604) whose registered office is at 2 Gresham Street, London
(the "Bank")

Postcode EC2V 7QP

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

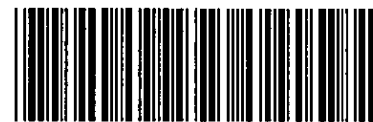
DUNDAS & WILSON LLP,
Northwest Wing
Bush House, Aldwych
London
WC2B 4EZ

Time critical reference

For official use (02/2006)
Mortgage Section

Post room

WEDNESDAY



AWYOCDIZ

A40

23/09/2009

42

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Please see attached continuation Sheets 1 and 2 for particulars.

Please do not
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this margin


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

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

Particulars as to commission allowance or discount (note 3)

N/A

Signed



Date 21 September 2009

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

† 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 are to be made payable to **Companies House**.
6. The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ.

Particulars of a mortgage or charge

Company Number: 06882752

Name of Company: Pastgrade Limited

Short Particulars of all the Property Mortgaged or Charged

The Chargor charges to the Bank with full title guarantee and as a continuing security for the Secured Liabilities:

1. by way of legal mortgage the leasehold property known as 804 Bath House, 5 Arboretum Place, Barking, IG11 7FS as the same is described in a lease dated 18 September 2009 and made between Redrow Regeneration (Barking) Limited (1) Barking Central Management Company (No. 2) Limited (2) Pastgrade Limited (3) (the "Property")
2. by way of fixed charge all plant, machinery, implements, utensils, furniture and equipment now or from time to time at the Property; and
3. by way of fixed charge the goodwill of any business carried on by the Chargor at the Property.

The Legal Charge contains a provision that if the title to the Property is registered at the Land Registry the Chargor applies to the Chief Land Registrar to enter upon the register of title to the Property a restriction that no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of this Legal Charge.



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 6882752
CHARGE NO. 18

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 18
SEPTEMBER 2009 AND CREATED BY PASTGRADE LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO INVESTEC BANK PLC 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 23
SEPTEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 25 SEPTEMBER
2009

D. Selb.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES