M

CHFP041

Please do not write in this margin

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

* Insert full name of company

COMPANIES FORM No. 395 009412/10

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

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

FEE PAID £10 1 COMPANIES HOUSE

395

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

For official use | Company number

LSIG | 3233014

Name of company

* CAT DEVELOPMENTS LIMITED

Date of creation of the charge

30TH JANUARY 2004

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

LEGAL CHARGE

Amount secured by the mortgage or charge

All moneys, obligations and liabilities now or in the future due, owing or incurred to Nationwide when the same become due for payment or discharge whether by acceleration or otherwise. The moneys, obligations or liabilities may be:

* express or implied
* present, future or contingent
* joint or several
* incurred as principal or under a guarantee or indemnity
* originally owing to Nationwide or purchased or otherwise acquired by it
* denominated in sterling or in any other currency
* incurred on any banking or other account or in any other manner whatsoever

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

NATIONWIDE BUILDING SOCIETY. NATIONWIDE HOUSE. PIPERS WAY. SWINDON

Postcode SN38 1NW

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

EMW law KV
Eleanor House
Queenswood Office Park
NN4 7JJ
DX 719013 NORTHAMPTON 14

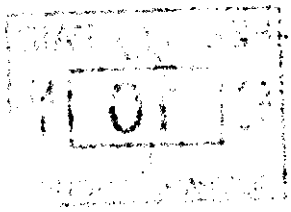
Time critical reference

For official use
Mortgage section

AKK0SSK2 A08 0565
COMPANIES HOUSE 18/02/04

Short particulars of all the property mortgaged or charged

Please see attached Schedule



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)

Not applicable

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

Signed Emw Law **Date** 11/2/04

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. 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.

Oyez 7 Spa Road, London SE16 3QQ. 1999 Edition 2.99

Companies M395

SCHEDULE OF PROPERTY CHARGED – LEGAL CHARGE

Company Name: CAT DEVELOPMENTS LIMITED

Company Number: 3233014

Property charged pursuant to a Legal Charge in favour of Nationwide dated 30TH JANUARY 2004

The Company with full tile guarantee charges to Nationwide:

1. By way of legal mortgage the freehold/~~leasehold~~ property known as 145 CANTERBURY ROAD MARGATE KENT CT9 5BD
(Title Number(s) K 555059)
(the "**Property**") and all buildings, assets of whatsoever nature, apart from land and buildings ("**Fixtures**") (including trade Fixtures) and fixed plant and machinery from timer to time on such property together with all estates, rights, title, options, easements and privileges appurtenant to, or benefiting, the same including all beneficial interests and Rights of the Company in the Property and in any proceeds of sale or disposal of any part of the Property.

2. By way of fixed charge the benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties relating to the Property and all other asset and rights of the Company charged by the Legal Charge.

3. By way of fixed charge any shares held by the Company in any company from time to time which has any rights in or connected to the Property.

4. By way of an assignment the goodwill of the business carried on by the Company at the Property.

5. By way of an assignment all monies from time to time payable to the Company under or pursuant to all present and future contracts or policies of insurance effected by the Company or to which the company is entitled (including the refund of any premiums).

A. The above assets (the "**Charged Property**") are charged or, as appropriate, assigned as a continuing security.

B. The Legal Charge secures further advances.

C. The Legal Charge contains restrictions upon dealing in any way with the Property, (including developing, altering, leasing, assigning, underletting, subletting, disposing, charging or surrendering any interest in the Property) together with a prohibition on creating or purporting to create or permit to subsist any mortgage, debenture, charge (whether fixed or floating), ledge, lien, hypothecation, standard security, assignment by way of security or other security interest or arrangements of any kind having the effect of conferring security of any kind over the whole or part of the Charged Property.

D. The Legal Charge contains a further assurance clause.

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03233014

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 30th JANUARY 2004 AND CREATED BY CAT DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONWIDE BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 13th FEBRUARY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17th FEBRUARY 2004.

DRG

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

Companies House
— for the record —

HC026B