



00263859

M

COMPANIES FORM No. 402

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT

30 NOV 2006

POST RECEIVED
COMPANIES REGISTRY

CR53

402

Particulars of a mortgage or charge

Pursuant to Article 402(1) of the Companies (Northern Ireland) Order 1986

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering

To the Registrar of Companies

For official use

Company Number

NI033711

Name of company

* insert full name of
company

* Magell Limited (the "Company")

Date of creation of the charge

17 November 2006

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

Standard Security

Amount secured by the mortgage or charge

All sums of principal, interest and charges which are now and which may at any time hereafter become due to the Bank by the Company whether solely or jointly with any other person, corporation, firm or other body.

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

Ulster Bank Limited (the "Bank")

11-16 Donegall Square East,

Belfast

Postcode BT1 5UB

Presentor's name, address and
Reference (if any):BIGGART BAILLIE, SOLICITORS
310 ST VINCENT STREET
GLASGOW G2 5QR
PG/G10/18631.3For official use
Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

ALL and WHOLE the subjects known as and forming One hundred and Sixty five to One hundred and Seventy five High Street, Kirkcaldy, being the whole subjects registered in the Land Register of Scotland under Title Number FFE15478.

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)

None

Signed

Biggart Baillie

Date

27 NOVEMBER 2006

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 (Article 402). 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 (Article 405). 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 (Article 405), 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 Article 405(4) applies (property situate in Great Britain) and Form No.405 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 Box 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 are insufficient the particulars must be entered on the prescribed continuation sheet.



NI033711

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

Pursuant to Article 409(3) of the
Companies (Northern Ireland) Order 1986

I HEREBY CERTIFY that a Standard Security dated
the SEVENTEENTH day of NOVEMBER two-thousand and SIX and created by

MAGELL LIMITED

for securing all moneys now due, or hereafter to become due,
or from time to time accruing due from the Company to

ULSTER BANK LIMITED

on any account whatsoever, was this day REGISTERED pursuant to
Part XIII of the Companies (Northern Ireland) Order 1986.

Given under my hand at Belfast, this the THIRTIETH day of NOVEMBER two-
thousand and SIX

A handwritten signature in black ink, reading "Louise Hunter".

for the Registrar of
Companies for Northern Ireland