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COMPANIES FORM No. 402

CR 53

Particulars of a mortgage or charge



402

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

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write in this
margin

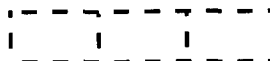
To the Registrar of Companies

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

For official use

Company number

Name of Company



NI058873

* Insert full
name of
Company**BURNS PROPERTY DEVELOPMENT LTD (the Chargeant)**DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
COMPANIES REGISTRY

11 APR 2007

Date of creation of the charge

21 March 2007

COUNTER RECEIVED

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

Charge

Amount secured by the mortgage or charge

The Chargeant shall on demand pay to the Bank the balance which now is or shall for the time being be or become due or owing by the Chargeant to the Bank on any account or accounts or in any manner whether for or on foot of bills of exchange, promissory notes, loans, credits, advances, leasing, guarantees, indemnities, interest, commission, discount, liability in connection with foreign exchange transactions, Bank charges (including legal charges occasioned by or incidental to this or any other security held by or offered to the Bank or by or to the enforcement of any such security) or otherwise howsoever and whether the Chargeant shall be liable therefor alone or jointly with any other person or persons as principal or surety together with interest as hereinafter provided.

The Governor and Company of the Bank of Ireland of Lower Baggot Street, Dublin 2 and with an address for service in Northern Ireland at 1 Donegall Square South, Belfast ("the Bank")

Presentor's name, address and
reference (if any): GS/1672/0042/8John McKee & Son,
Solicitors,
Hampden House,
55, Royal Avenue,
Belfast, BT1 1FD.

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For official use

Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

See attached continuation sheet

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)

Nil

Signed John McKeen & Son Date 5/4/07
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.

CONTINUATION SHEET 1

The Chargeant being the registered owner of the Charged Premises hereby as Beneficial Owner charges the said Charged Premises being ALL THAT the land comprised in Folio AN92016 County Antrim being the property situate at and known as 5 Runkerry Gardens, Larne BT40 2JL in favour of the Bank with payment of all monies including interest as aforesaid and hereby assents to the registration of the charge as a burden on the Charged Premises described in the Schedule hereto.

Note: Negative Pledge

The Chargeant covenanted and it shall and will not create a second or subsequent Charge of the Charged Premises without the prior consent in writing of the Bank.



NI058873

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that a Mortgage or Charge dated
the TWENTY-FIRST day of MARCH two-thousand and SEVEN and created by

Burns Property Development Ltd

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

THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND

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 ELEVENTH day of APRIL two-thousand
and SEVEN

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

for the Registrar of
Companies for Northern Ireland