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COMPANIES FORM No. 410(Scot)

Particulars of a charge created by a company registered in Scotland

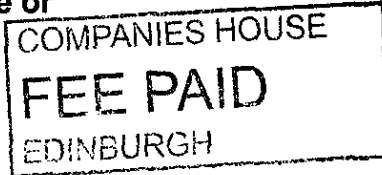
410

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

CHFP025

Please do not
write in this
margin

Pursuant to section 410 of the Companies Act 1985



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

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

For official use

Company number

1112

SC285432

Name of company

* WINSFORD CROSS DEVELOPMENTS LIMITED ("the Company")

* insert full name
of company

Date of creation of the charge (note 1)

30 November 2005

Description of the instrument (if any) creating or evidencing the charge (note 1)

FLOATING CHARGE

Amount secured by the charge

All or any monies and liabilities which shall from time to time (and whether on or at any time after demand) be due, owed or incurred in whatsoever manner to the Bank by the Company, whether actually or contingently solely or jointly and whether as principal or surety and whether or not the Bank shall have been an original party to the relevant transaction, and including interest, discount, commission and other lawful charges or expenses which the Bank may in the course of its business charge or incur in respect of any of these matters or for keeping the Company's account, and so that interest shall be computed and compounded according to the usual Bank rates and practice as well after as before any demand made or decree obtained under or in relation to this charge.

Names and addresses of the persons entitled to the charge

ANGLO IRISH BANK CORPORATION PLC, 14/18 GREAT VICTORIA STREET, BELFAST, BT2 7BA ("the Bank")

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

Miller Samuel LLP
RWF House
5 Renfield Street
GLASGOW
G2 5EZ

0141 221 1919
EC/MS/EVE/1/28

For official use (10/03)
Charges Section

Post room



Short particulars of all the property charged.

Please do not
write in
this margin

The whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Company.

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

Statement, in the case of a floating charge, as to any restrictions on power to grant further securities and any ranking provision (note 2)

The Company shall be prohibited from granting or creating subsequent to the date of this floating charge any fixed security or any other floating charge have priority over or ranking pari passu with this floating charge other than in favour of the Bank

Particulars as to commission, allowance or discount paid (see section 413(3))

N/A

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

Signed 

Date 13 December 2005

On behalf of [company] [chargee] †

Notes

† delete as
appropriate

1. A description of the instrument e.g. "Standard Security" "Floating Charge" etc, should be given. For the date of creation of a charge see section 410(5) of the Act. (Examples - date of signing of an Instrument of Charge; date of recording/registration of a Standard Security; date of intimation of an Assignment.)

2. In the case of a floating charge a statement should be given of (1) the restrictions, if any, on the power of the company to grant further securities ranking in priority to, or pari passu with the floating charge; and/or (2) the provisions, if any, regulating the order in which the floating charge shall rank with any other subsisting or future floating charges or fixed securities over the property which is the subject of the floating charge or any part of it.

3. A certified copy of the instrument, if any, creating or evidencing the charge, together with this form with the prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of the creation of the charge. In the case of a charge created out of the United Kingdom comprising property situated outside the U.K., within 21 days after the date on which the copy of the instrument creating it could, in due course of post, and if despatched with due diligence, have been received in the U.K. Certified copies of any other documents relevant to the charge should also be delivered.

4. A certified copy must be signed by or on behalf of the person giving the certification and where this is a body corporate it must be signed by an officer of that body.

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, 37 Castle Terrace, Edinburgh EH1 2EB
DX 235 Edinburgh or LP - 4 Edinburgh 2

FILE COPY



**CERTIFICATE OF THE REGISTRATION
OF A CHARGE**

Company number 285432

I hereby certify that a charge created by

WINSFORD CROSS DEVELOPMENTS LIMITED

on 30 NOVEMBER 2005

for securing ALL SUMS DUE, OR TO BECOME DUE

in favour of ANGLO IRISH BANK CORPORATION PLC

was delivered pursuant to section 410 of the Companies Act, 1985,
on 14 DECEMBER 2005 given at Companies House, Edinburgh
16 DECEMBER 2005



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

