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COMPANIES FORM No. 402

Particulars of a mortgage or charge

402

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

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R00001

Name of company

* insert full name of
company

* A&D THORNTON LTD

Date of creation of the charge

15TH SEPTEMBER 2005

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

MORTGAGE DEED

Amount secured by the mortgage or charge

ALL MONIES OBLIGATIONS LIABILITIES WHICH NOW ARE OR AT ANY TIME
HEREAFTER MAY BE OR BECOME DUE OWING OR INCURRED BY THE
COMPANY TO THE BANK

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

BANK OF SCOTLAND (IRELAND) LIMITED 10-15 DONEGALL SQUARE NORTH
BELFAST BT1 5GB

Postcode

Presentor's name, address and
Reference (if any):For official use
Public Office

Mortgage Section

ROSETTA HUGHES (SOLICITOR)
S. C. CONNOLLY & CO.
BANK BUILDING
39 HILL STREET, NEWRY
CO. DOWN, BT34 1AG
TEL: 028 3026 5311 FAX: 028 3026 2096

Short particulars of all the property mortgaged or charged

Please do not
write in this
margin

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

LAND AT MALCOLM ROAD LURGAN COMPRISED IN AND INDENTURE OF
ASSIGNMENT AND CONVEYANCE DATED 15TH DECEMBER 1977 AND MADE
BETWEEN IRISLINN PROPERTY TRUST LTD AND THOMAS S MC CRUDDEN OF
THE ONE PART AND A&D THORNTON LTD OF THE OTHER PART

Particulars as to commission, allowance or discount (note 3)

N/A

Signed

Se Connolly JCo

Date

18/9/05

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.



R000001

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 FIFTEENTH day of SEPTEMBER two-thousand and FIVE and created by

A&D THORNTON LIMITED

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

BANK OF SCOTLAND (IRELAND) 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 NINETEENTH day of SEPTEMBER
two-thousand and FIVE

A handwritten signature in black ink, appearing to read 'R. Dickman'.

for the Registrar of
Companies for Northern Ireland