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COMPANIES FORM No. 402

Particulars of a mortgage or charge



402



402(1) of the Companies (Northern Ireland) Order 1986

Please do
write in the
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



N.I. 57087

* Insert full
name of
Company**Peninsula Property Developments Ltd**

Date of creation of the charge

6th October 2006

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

Solicitors' Undertaking to deliver the documents of title to Ulster Bank Limited and meanwhile to hold the said documents in trust for the Bank thereby creating an equitable charge in favour of the Bank.

Amount secured by the mortgage or charge

All monies now due or hereafter to become due by the Company to Ulster Bank Limited on any account whatsoever and all present and future actual and contingent liabilities of the Company to said Bank with interest commission and charges.

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

ULSTER BANK LIMITED having its registered office at 11-16, Donegall Square East, Belfast

Presentor's name, address and
reference (if any): PMCB/HC/1046/3411/2

John 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

The Company's property at 55 Frances Street, Newtownards comprised in Folio DN 45955L County Down shown edged green on the attached map.

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 McKee & Son Date 13/10/06

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.

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NI057087

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that a Solicitors' Undertaking dated
the SIXTH day of OCTOBER two-thousand and SIX and created by

Peninsula Property Developments Ltd

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 THIRTEENTH day of OCTOBER two-
thousand and SIX

A handwritten signature in black ink that reads "Louise Hunter".

for the Registrar of
Companies for Northern Ireland