



00369386

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COMPANIES FORM No. 402

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

NI41115

Name of company

* insert full name of
company

* CALLENDER STREET TRUSTEES LIMITED ("the Company")

Date of creation of the charge

31 July 2007

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 due as at 4 April 2007 and that may become due to the Bank (as defined below) by the Company as Trustee for the Queen Street Property Unit Trust constituted by Trust Deed dated 8 December 2006 whether solely or jointly with any other person or persons, corporation, firm or other body and whether as principal or surety.

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

HSBC Bank plc (Company Number 14259) having its Registered Office at 8 Canada Square, London and its successors and assignees ("the Bank")
E14 5HQ Postcode

Presentor's name, address and
Reference (if any):

Shepherd and
Wedderburn LLP
Saltire Court
20 Castle Terrace
Edinburgh EH1 2ET

For official use
Public Office

Mortgage Section

DEPARTMENT OF ENTERPRISE
TRADE & INVESTMENT
COMPANIES REGISTRY

10 AUG 2007

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Short particulars of all the property mortgaged or charged

See Paper Apart

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

*Author on behalf of
Shepherd and Wedderburn LLP*

Date

9/8/07

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.

Callender Street Trustees Limited

Company Number NI41115

This is the Paper Apart referred to in the foregoing Form 402

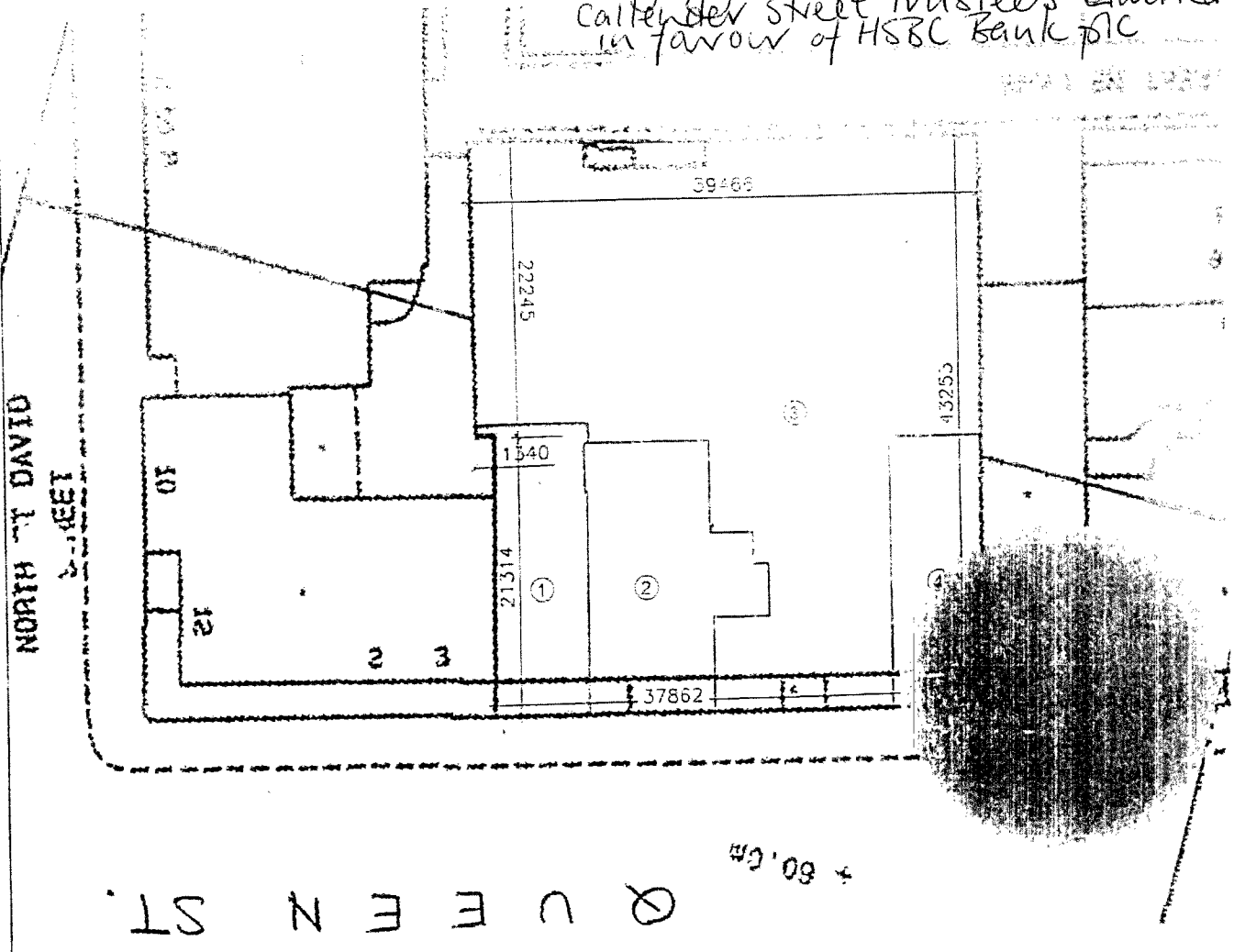
Short particulars of all the property mortgaged or charged

ALL and WHOLE (FIRST) ALL and WHOLE the first, second and third floors above ground level of the property known as 3 Queen Street, Edinburgh (as the extent of the subjects at first, second and third floor level is shown outlined in red on Plan 1 annexed to this Form 402) which subjects form part and portion of the subjects registered in the Land Register of Scotland under Title Number MID33265 and (SECOND) ALL and WHOLE the basement, ground floor level and three storeys above ground floor level known as 4 Queen Street, aforesaid, and part of the property known as 5 Queen Street, aforesaid and the garage pertaining thereto being the subjects registered in the Land Register of Scotland under Title Number MID33268; TOGETHER WITH all requisite rights of servitude and wayleave to use all existing sewers, drains, water supply pipes and gas pipes, electric, telephone and television mains cables, common television aerials, satellite receivers, lamp standards, telegraph poles and other transmitters, connections, apparatus and service media in, over or through ALL and WHOLE the ground and basement level of the property known as 3 Queen Street, Edinburgh which subjects form part and portion of the subjects registered in the Land Register of Scotland under Title Number MID33265 (as the extent of the ground level thereof is shown outlined in red on Plan 1 annexed to this Form 402 and the extent of the basement level thereof is shown outlined in red on Plan 2 annexed to this Form 402) as are currently exercised by the subjects herein described with all necessary rights of access thereto for the purpose of inspection, repairing, replacing, improvement, maintenance, cleansing, emptying, renewing and removing the same.

*Author on behalf of
Shepherd and Wedderburn
9/8/07.*

THIS DRAWING NOT TO BE SCALED. FIGURED DIMENSIONS ONLY TO BE TAKEN. SHOULD ANY DISCREPANCIES BE FOUND WITH THIS DRAWING, PLEASE REPORT TO THIS OFFICE.
 COPYRIGHT OF THIS DRAWING IS OWNED BY PINK ARCHITECTS

This is Plan 1 referred to in the foregoing Standard Security by Callender Street Trustees Limited in favour of HSBC Bank plc



0 5 10 15 20 25
 Scale in metres



OT KBurtur Sir
 CST JA Sir Director

This is Plan 1 referred to in the foregoing Form 402

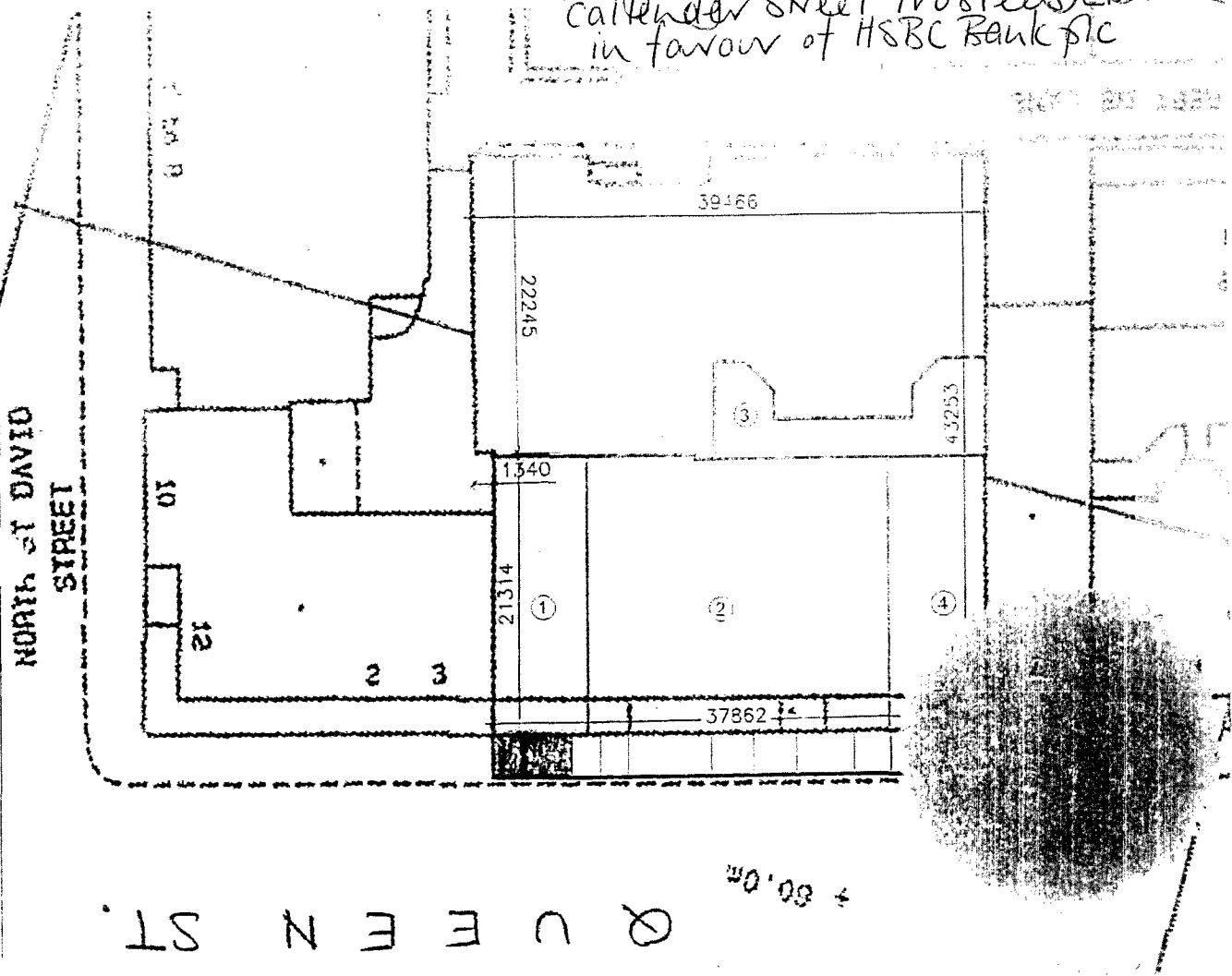
Author on behalf of
 Shepherd and Waddell LLP

PLAN 1

918707

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 COPYRIGHT OF THIS DRAWING IS OWNED BY PJP ARCHITECTS

This is Plan 2 referred to in the
 foregoing Standard Security by
 Callender Street Trustees Limited
 in favour of HSBC Bank plc



0 5 10 15 20 25
 Scale in metres

CS CBUTUR Di
 CS John Di Bee

This is Plan 2 referred to in
 the foregoing Form 402

PLAN 2

Author on behalf of
 Shepherd and Wedderburn LLP
 9/8/07

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COMPANIES FORM No 405
**Certificate of registration in Great
Britain of a charge comprising property
situate there**

405

Please do not
write in
this margin

Pursuant to Article 405(4) of the Companies (Northern Ireland) Order 1986.

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

To the Registrar of Companies

For official use

Company number

NI41115

Name of company

CALLENDER STREET TRUSTEES LIMITED ("the Company")

* insert full name
of company

I Anthea Adamson Duncan

of Saltire Court, 20 Castle Terrace, Edinburgh EH1 2ET

^ give date and
parties to charge

certify that the charge^ being a Standard Security by the Company in favour of
HSBC Bank plc

of which a true copy is annexed to this form was presented for registration on
31 July 20 07 in Great Britain.

Signed

Anthea

Date

9/8/07

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

Shepherd and
Wedderburn LLP
Saltire Court
20 Castle Terrace
Edinburgh EH1 2ET

For official use

Public Office

Mortgage Section

DEPARTMENT OF ENTERPRISE
TRADE & INVESTMENT
COMPANIES REGISTRY

10 AUG 2007

COUNTER RECEIVED



NI041115

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 THIRTY-FIRST day of JULY two-thousand and SEVEN and created by

Callender Street Trustees Limited

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

HSBC Bank plc

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 TENTH day of AUGUST two-thousand
and SEVEN

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

for the Registrar of
Companies for Northern Ireland