

**M****Particulars of a  
Mortgage or charge****402**

Please do not  
write in this  
margin

Pursuant to Article 402(1) 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

Name of Company



\* insert full name of  
company

\* CALLENDER STREET TRUSTEES LIMITED as trustees of the Beech Valley Property Unit Trust

Date of creation of the charge

18<sup>th</sup> April 2006

Description of the instrument (if any) creating or evidencing the charge (note2)

Legal Charge

Amount secured by the mortgage or charge

All monies and discharge all obligations and liabilities whether actual or contingent now or hereafter due, owing or incurred to the Bank by the Mortgagor in whatever currency denominated whether on any banking or other account or otherwise in any manner whatsoever (whether alone or jointly) and in whatever style, name or form and whether as principal or surety) including, without limitation, all liabilities in connection with foreign exchange transactions, accepting, endorsing or discounting any notes or bills, or under bonds, guaranteed, indemnities documentary or other credits or any instruments whatsoever from time to time entered into by the Bank for or at the request of the Mortgagor and all amounts which may become payable or for which the Mortgagor may become liable under this Legal Charge and together with interest to date of payment as hereinafter provided, commission, fees and other charges and all legal and other costs, charges and expenses incurred by the Bank or any receiver in relation to the Mortgagor or the Mortgaged Property (as defined in clause 4 of the Legal Charge) on a full indemnity basis and also all losses and damages that may be sustained, suffered or incurred by the Bank arising out of or in connection with any act, matter or thing done or omitted to be done by the Mortgagor and the Bank or any disclaimer of any of the Mortgagor's contracts, agreements or arrangements or any of the mortgagor's contracts, agreements or arrangements or any of the Mortgagor's liabilities or obligations to the Bank, and also interest on the foregoing to the date of payment.

Name and address of the mortgagees or persons entitled to the charge

The Governor and Company of the Bank of Ireland of Bank of Ireland Chambers, 43 High Street, Portadown, County Armagh, Northern Ireland ("the Bank")

Postcode

BT62 1HY

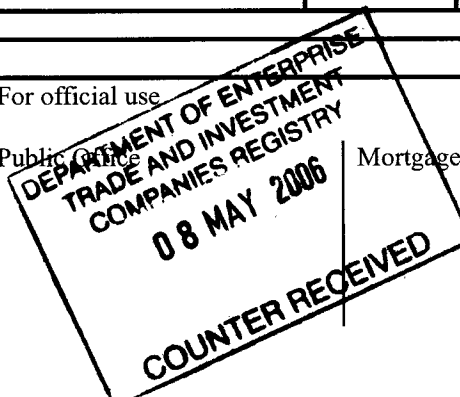
Presentor's name, address and reference  
(if any):

Tughan & Co  
Marlborough House  
30 Victoria Street  
Belfast  
BT1 3GS  
Ref: TMS/RL/6BAN0722

For official use

Public Office

Mortgage Section



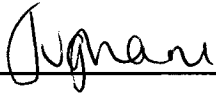
Property at 1 Cambridge Walk, Plungington, Preston, PR1 7TH registered at the HM Land Registry with title number LA523977

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)

Signed



Date

05/05/06

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 onto 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.



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 Mortgage or Charge dated  
the EIGHTEENTH day of APRIL two-thousand and SIX 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

**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 EIGHTH day of MAY two-thousand  
and SIX

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

for the Registrar of  
Companies for Northern Ireland