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COMPANIES FORM No. 402

**Particulars of a mortgage
or charge**

CR 53

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 black lettering* insert full name
of company

To the Registrar of Companies

For official use

Company number

14915 551

NI 41115

Name of company

*
CALLENDER STREET TRUSTEES LIMITED

Date of creation of the charge

27th February 2004

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

Deed of Charge ("the Charge")

Amount secured by the mortgage or charge

Please see continuation sheet 1



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

Ulster Bank Limited having its registered office at 11/16 Donegall Square East, Belfast

Postcode

BT1 5UB

Presentor's name, address and
reference (if any):L'Estrange & Brett
Solicitors
Arnott House,
12/16 Bridge Street,
BELFAST, BT1 4JG
SMcG/KB/462/411

For official use

Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

Please do not
write in this
margin

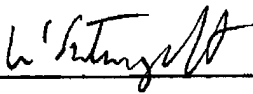
Please complete
legibly, preferably
in black type, or
bold block lettering

See Attached Continuation Sheet

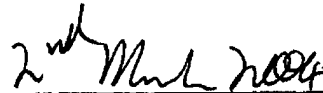
Particulars as to commission, allowance or discount (note 3)

Nil

Signed



Date



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
Co No NI 41115

Continuation sheet 1

Amount secured by the Mortgage or Charge

All present and/or future indebtedness of the Company to Ulster Bank Limited (the "Bank") on any current and/or other account with interest and bank charges and all other liabilities of the Company to the Bank present, future, actual and/or contingent and all costs, charges and expenses howsoever incurred by the Bank in relation to the Charge and such indebtedness and/or other liabilities on a full indemnity basis and for the payment of interest on the foregoing day by day from demand until full discharge such interest to be chargeable at the rate of interest payable or deemed to be payable by the Company (whether before or after judgement) as calculated and compounded in accordance with the practice of the Bank from time to time.

*Callender Street Trustees Limited
Co No NI 41115*

Continuation sheet 2

Short particulars of all the property mortgaged or charged

1. By way of legal charge all that the lands and premises comprised in Folio DN64016L County Down situate at and known as number 2 Enterprise Road, Conlig, Newtownards Road, Bangor, County Down BT19 7TA together with the associated right of way; and
2. By way of fixed security all fixed and moveable plant, machinery and implements, utensils, furniture and equipment which are now or shall at any time hereafter during the continuance of this security become the property of the Company with a discharge on demand of all monies, costs and interests as aforesaid and the expression the Mortgage Property shall be construed accordingly in the Charge.



NI41115

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
TWENTY-SEVENTH day of February Two Thousand and FOUR 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

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 THIRD day of MARCH
Two Thousand and FOUR

F. Brown

for the Registrar of Companies
for Northern Ireland