

M**Particulars of a mortgage
or charge****402****00107513**

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

Registrar of Companies

For official use Company number

Please complete
legibly, preferably
in black type, or
bold block lettering*insert full name
of company

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Name of company

* GRAFFAN PROPERTIES LTD

Date of creation of the charge

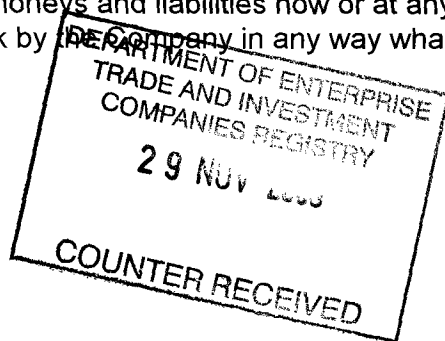
DATED the 23RD November 2005

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

SOLICITORS' UNDERTAKING to deliver the documents of title to Northern 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 moneys and liabilities now or at any time hereafter due owing or incurred to the Bank by the company in any way whatsoever.



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

Northern Bank Limited, Donegall Square West

Belfast

Bankers

Postcode

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

THOMAS McLARNON
NORTHERN BANK LIMITED
P.O. Box 183
DONEGALL SQUARE WEST
BELFAST

For official use

Public office

Mortgage Section

Please do not
write in this margin

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

Short particulars of all the property mortgaged or charged

114 Killinchy Road, Comber, County Down as per map attached over Folio 2260
Co. Down

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

NIL

Signed



Date 29.11.2005

On behalf of ~~[company]~~ [mortgagee/chargee] †

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 the 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.

† delete as appropriate



NI011874

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 TWENTY-THIRD day of NOVEMBER two-thousand and FIVE and created
by

Graffan Properties Limited

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

NORTHERN 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 TWENTY-NINTH day of
NOVEMBER two-thousand and FIVE

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

for the Registrar of
Companies for Northern Ireland