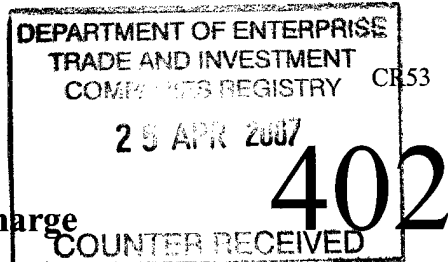




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COMPANIES FORM No. 402



Particulars of a mortgage or charge

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

Please do not
write in
this margin

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

To the Registrar of Companies

For official use

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Company Number

NI041891

* insert full name of
company

Name of Company

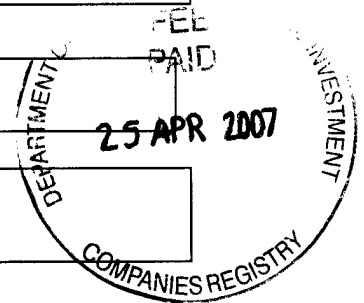
Universal Facades Limited

Date of creation of the charge

18th April 2007

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

Mortgage



Amount secured by the mortgage or charge

All monies which now is or shall for the time being be or become due or owing by the Company to the Bank on any account or accounts or in any manner whether for or on foot of bills of exchange, promissory notes, loans, credits, advances, leasing, guarantees, indemnities, interest, commission, discount, liability in connection with foreign exchange transactions, bank charges (including legal charges occasioned by or incidental to this or any other security held by or offered to the Bank or by or to the enforcement of any such security) or otherwise howsoever and whether the Company shall be liable therefore alone or jointly with

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

The Governor and Company of the Bank of Ireland of Lower Baggot Street, Dublin 2 with an address for service in Northern Ireland of 1 Donegall Square South, Belfast, BT1 5LR.

Presenter's name, address and Reference (if any) C & H Jefferson, 7 Fountain Street, Belfast, BT1 5EA Ref: IS/SJH/B157/926	For Official Use Public Office	Mortgage Section
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Short particulars of all the property mortgaged or charged

The premises comprised in an Indenture of Conveyance dated the 18th day of April 2007 between (1) Dunleath Estates Limited and (2) Universal Facades Limited being the lands shown coloured yellow on the map attached thereto situate at John Street, Downpatrick, County Down.

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)

N/A

Signed C & H Jefferson Date 24/04/2007

On behalf of the mortgagee

* 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, e.g. "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.



NI041891

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 SEVEN and created by

Universal Facades 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 TWENTY-FIFTH day of APRIL two-
thousand and SEVEN

A handwritten signature in black ink, reading "Louise Hunter".

for the Registrar of
Companies for Northern Ireland