



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

NI 049547

* insert full name of
company

Name of Company

EdenOak Property Developments Ltd

Date of creation of the charge

31st August 2007

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

Mortgage/Charge Deed

Amount secured by the mortgage or charge

See continuation sheet 1.

DEPARTMENT OF ENTERPRISE
TRADE & INVESTMENT
COMPANIES REGISTRY

10 SEP 2007

COUNTER RECEIVED

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

AIB Group (UK) Plc
4 Queens Square, Belfast, BT1 3DJPresenter's name, address
and Reference (if any)Donard King & Co
Solicitors
1 Lanyon Quay, Belfast
BT1 3GP
CO'D.BT.BK.24For Official Use
Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

Please see continuation sheets 2, 3 and 4

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 Donard King & Co. Date 10th September 2007

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, 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.

CONTINUATION SHEET 1

Amount secured by the mortgage or charge:

- (a) All sums of money which have been or are now or may hereafter at any time or from time to time be advanced to the Company by the Bank.
- (b) All other indebtedness and/or liabilities whatsoever of the Company to the Bank present, future, actual and/or contingent and whether on any banking or other account or otherwise in any manner whatsoever including such indebtedness and/or liabilities due under the term hereof (whether alone or jointly or severally with any person and in whatever style, name or form and whether as principal or surety)
- (c) On a full indemnity basis all costs and expenses incurred by the Bank and/or any Receiver (including any Receiver's remuneration) in relation to this Mortgage/Charge and/or any such advances indebtedness and/or liabilities on a full indemnity basis (such costs, charges and expenses shall for the avoidance of doubt include all amounts which the Bank may require from time to time to compensate it for its internal management and administrative costs and expenses incurred in connection with the enforcement of the Mortgage/Charge and the recovery of the liabilities secured by it)
- (d) The amount of any acceptance or other credits and any cheques, notes or bills from time to time given or assumed by the Bank and all commission discount and banking charges; and
- (e) Interest and charges upon or relating to all such advances, indebtedness, liabilities, unpaid interest, costs and expenses, acceptance credits, cheques, notes, bills, commission, discount and banking charges until demand at the Agreed Rate of Interest (as defined in the Mortgage/Charge) or in default of any Agreed Rate of Interest at the Specified Rate of Interest (as defined in the Mortgage/Charge) and from and after demand until full discharge (as well after as before judgment) at the Specified Rate of Interest or the Agreed Rate of Interest (whichever is higher) and such interest shall be compounded quarterly in the event of it not being punctually paid but without prejudice to the right of the Bank to require payment of such interest.

CONTINUATION SHEET 2

Short particulars of all property mortgaged or charged:

1. Lot 1 (333- 337 Albertbridge Road, Belfast, County Antrim)
The premises comprised in a Lease dated 26th October 1920 and made between John F. McKenna (1) and Wallace Orchard (2) held for the term of 10,000 years from 26th October 1920 subject to the yearly rent of £36.75 and more particularly described in a Deed of Assignment and Conveyance dated 29th August 1980 and made between Stanley Abernethy Jordan (1) and John McKinney Curl (2) which said premises are now known as 333 – 339 Albertbridge Road, Belfast, County Antrim.
2. Lot 2 (Part of wall 331 Albertbridge Road, Belfast, County Antrim)
The premises comprised in a Conveyance dated 18th October 1920 made between James Barlett (1) Flora Barlett and Margaret Jane McVeigh (2) and Wallace Orchard (3) held with other premises under Fee Farm Grant dated 10th November 1895 made between Daniel O'Hagan (1) and Hugh Barlett (2) and more particularly described in a Deed of Assignment and Conveyance dated 29th August 1980 and made between Stanley Abernethy Jordan (1) and John McKinney Curl (2) which said premises are now known as 333 – 339 Albertbridge Road, Belfast, County Antrim.
3. Lot 3 (339 – 345 Albertbridge Road, Belfast, County Antrim)
So much of the premises comprised in a Fee Farm Grant dated 9th August 1894 and made between Margaret McTear, Frances Mary McTear and James King Kerr (1) and Henry Miskimmin (2) as was not comprised in a Deed of Conveyance dated 18th October 1920 made between Elizabeth Jane Greenfield (1) Samuel Greenfield and William Greenfield (2) and Wallace Orchard (3) held forever subject to the yearly rent of £14.00 and subject also to but with the benefit of Lease dated 19th February 1891 (in respect of 341 – 345 Albertbridge Road, Belfast) made between Stanley Abernethy Jordan (1) and O.K. Welding Alloys Limited (2) for the term of 10,000 years from 1st February 1981 reserving the yearly rent of £45.00 and more particularly described in a Deed of Conveyance dated 28th April 1983 and made between Stanley Abernethy Jordan (1) and John McKinney Curl (2).
4. Lot 4 (Part of wall of 339 Albertbridge Road, Belfast, County Antrim)
The premises comprised in a Deed of Conveyance dated 18th October 1920 made between Elizabeth Jane Greenfield (1) Samuel Greenfield and William Greenfield (2) and Wallace Orchard (3) held forever with other premises under the said Fee Farm Grant dated 9th August 1894 and more particularly described in a Deed of Assignment and Conveyance dated 29th August 1980 and made between Stanley Abernethy Jordan (1) and John McKinney Curl (2) which said premises are now known as 333 – 339 Albertbridge Road, Belfast, County Antrim.
5. Lot 5 (50 – 58 Skipton Street, Belfast) (even numbers only inclusive)
All that property situate at and known as 50 – 58 Skipton Street, Belfast, County Antrim (even numbers only inclusive) as is so much of the premises comprised in a Fee Farm Grant dated 13th October 1966 made between George McTear (1) and John Conn (2) as was comprised in a Deed of Conveyance dated 30th December 1896 made between The Department of the Environment for Northern Ireland (1) and John McKinney Curl (2) and was not comprised in a Deed of Conveyance dated 18th April 1988 made between John McKinney Curl (1) and Cecil John Maurice Berry (2) held in fee simple subject to but indemnified against payment of the yearly rent of £58.33 reserved by the said Grant.

CONTINUATION SHEET 3

Short particulars of all property mortgaged or charged:

6. Lot 6 (Lands to the rear of 333 – 337 Albertbridge Road, Belfast)
All that freehold property known as portion of lands to the rear of 333 – 337 Albertbridge Road, Belfast, County Antrim as the same is registered at the Land Registry under Folio number AN150658 County Antrim.

6. Lot 7 (Strip of ground in front of 333-337 Albertbridge Road, Belfast, County Antrim) The land in front of 333-337 Albertbridge Road, Belfast as comprised In a Deed of Conveyance and Assignment dated 31st August 2007 and made between John McKinney Curl of the one part and the Mortgagor of the other part.

The above premises listed at numbers 1 to 7 above are more particularly described in a Deed of Conveyance and Assignment dated 31st August 2007 and made between John McKinney Curl of the one part and the Mortgagor of the other part and comprise lands situate at and known as lands at 333 – 337 Albertbridge Road, Belfast, County Antrim, 339 Albertbridge Road, Belfast , County Antrim and 50 – 58 Skipton Street, (even numbers only inclusive) Belfast, County Antrim.

CONTINUATION SHEET 4

Short particulars of all property mortgaged or charged:

The Mortgage/Charge also contains the following covenants:

1. The Company will not commence, undertake or carry out (nor allow to be commenced, undertaken or carried out) any development within the meaning of the Planning Orders on the Mortgaged Property or any part thereof without the relevant or necessary planning permission prescribed in the Planning Orders having been first obtained.
2. The Company will not sell, transfer, assign, lease, share or part possession with, declare a trust of, grant any right or rights over or otherwise dispose of the Mortgaged Property without the prior consent of the Bank.
3. The Company shall not vary, alter, amend the terms of any lease, licence or any other deed or document of whatever sort which affects the Mortgaged Property (whether superior or inferior to the interest of the Company) without the prior consent of the Bank.
4. The Company shall not grant or give any licence or consent to assign transfer sublet or otherwise dispose of any lease of the Mortgaged Property or any part thereof without the written consent of the Bank.
5. The Company shall not change the use or uses to which the Mortgaged Property is now put nor to apply for any consent or authorisation which is required in connection with such change of use without the Bank's prior consent.



NI049547

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

EDENOAK PROPERTY DEVELOPMENTS LTD

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

AIB GROUP (UK) 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 SEPTEMBER two-
thousand and SEVEN

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

for the Registrar of
Companies for Northern Ireland