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LAND REGISTRY

COUNTY DUBLIN

FOLIO 141177F

9935 AND 10679

I, **Alan Costello** Director of Alan Costello Builders Limited of 370-372 Clontarf Road, Clontarf, Dublin 3 aged 21 years and upwards do solemnly and sincerely declare as follows:-

1. The Property to which this Declaration relates to Apartment 1 to 24 and Retail Units 1 and 2, Aldborough Court, 1-4 North Strand, Dublin 1 being the property more particularly described in Folios 141177F, 9935 and 10679 of the Register County Dublin.
2. I refer to the Indenture of Lease dated the 2nd day of October 1843 between William Parsons Hoey and John Hughes and further Indenture of Lease dated the 2nd day of October 1843 between Lanelot Fisher and John Hughes and a further Indenture of Lease dated the 2nd day of October 1843 between Anthony Lyster and John Hughes and Lease dated 27 day of July 1879 between Elizabeth Mary Davey and Another and John Hughes (hereinafter called "the Leases").
3. I say that no demand for payment of the yearly Rent has been made to Alan Costello Builders Limited and that no notices have been served on Alan Costello Builders Limited in respect thereof.
4. I say there has been no breaches, non-observance or non-performance of the covenants and conditions contained in the said Leases and that no notices have been served on Alan Costello Builders Limited with respect to any alleged breach, non-observance or non-performance of any such covenants or conditions.

5. I say that I am unaware of any onerous covenants in the Leases or of any breach of covenants thereof. No notices have been served on Alan Costello Builders Limited with respect to any alleged breach, non-observance or non-performance of any such covenants or conditions.
6. I make this Statutory Declaration conscientiously believing it to be true by virtue of the Statutory Declarations Act 1938 and for the satisfaction of the various purchasers and mortgagees who have purchased/charged the lands acquired by Alan Costello Builders Limited and comprised in the above mentioned Folio.

DECLARED before me by the said

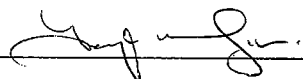
ALAN COSTELLO this 28th

day of November 2005

at 5 Upper Fitzwilliam Street

in the County of City of Dublin

and I know ~~the Deponent~~ Sean Twomey who identified the Deponent to me.



COMMISSIONER FOR OATHS
PRACTISING SOLICITOR

A.C.


LAND REGISTRY

COUNTY DUBLIN

FOLIO 141177F

9935 AND 10679

*DECLARATION
OF
ALAN COSTELLO*

We hereby certify that the within
has been compared with and is a
true copy of the original.

Dated the *20th* day of *December* *2005*

Signed *Eugene F. Collins*

EUGENE F. COLLINS

Solicitors,
Temple Chambers
3 Burlington Road, Dublin 4.

EFC

EUGENE F. COLLINS

SOLICITORS

Temple Chambers

3 Burlington Road

Dublin 4.