

LAND REGISTRY

County Galway

Folio 16782F (part)

TRANSFER dated the 11 day of January 2008

BETWEEN MCCAMBRIDGES WHOLESALE LIMITED having its registered office at 38 / 39 Shop Street, Galway, in the County of Galway, (hereinafter called "the Vendor") which expression shall include and be deemed to include where the context so admits or requires its successors and assigns of the First Part and PAT WALSH, EDWARD DEACY and JACK NOHILLY c/o Abbeygate House, 34-36 Abbeygate Street, Galway (hereinafter called "the Purchasers") which expression shall be deemed to include where the context so admits or requires their successors, personal representatives and assigns of the Second Part.

1. A. DEFINITIONS:

In these presents and schedules hereto:-

- (i) "the Sold Land" shall mean the plot of ground described in the First Schedule hereto.
- (ii) "the Retained Property" shall mean so much of Folio 16782F that does not comprise the Sold Land.

2. NOW THIS TRANSFER WITNESSETH:-

- (i) the Vendor as registered owner in consideration of the sum of One Million Four Hundred Thousand Euro (EUR1, 400,000.00) (the receipt of which is hereby acknowledged) as beneficial owner hereby transfers the Sold Land to the Purchasers as Tenants in Common in equal shares excepting and reserving unto the Vendor the easements rights and privileges specified in the Second Schedule hereto.
- (ii) The address of the Purchasers in the State for service of notices and their descriptions are:- Pat Walsh, Edward Deacy and Jack Nohilly of Abbeygate House, 34-36 Abbeygate Street, Galway, Developers.

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15/02/08-PDEUR126; 000
*C126 000



- (iii) The Purchasers hereby assent to the registration in the Folio to be opened up in respect of the lands easements rights and privileges specified in the Second Schedule hereto as burdens on the said property.

3. REVENUE CERTIFICATES

- (i) **IT IS HEREBY FURTHER CERTIFIED** for the purpose of Section 29 of the Companies Act, 1990 that the Purchasers are not Directors or persons connected with a Director of the Vendor.
- (ii) **IT IS HEREBY CERTIFIED** that section 29 (conveyance on sale combined with building agreement for dwellinghouse/apartment) of the Stamp Duties Consolidation Act 1999 does not apply to this instrument.

FIRST SCHEDULE

ALL THAT AND THOSE the part of the property comprised in Folio 16782F County Galway and situate at the Ballybane Industrial Estate, Galway being more particularly delineated on map 1 annexed hereto coloured yellow and marked with the letter "M" and which for the avoidance of doubt does not comprise that part of the property comprised in Folio 16782F County Galway and situate at the Ballybane Industrial Estate, Galway being more particularly delineated on the map annexed hereto coloured green and marked with the letter "N".

SECOND SCHEDULE

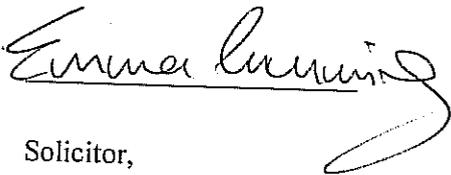
EASEMENTS, RIGHTS AND PRIVILEGES excepted and reserved out of and over the Sold Land and to be for the benefit of and appurtenant to the Retained Property and every part thereof.

1. The free passage and running to and from the Retained Property or any part thereof of water, soil, gas, electricity, radio and television transmissions, telephone signals, oil and heating fuels and other services through all pipes, drains, sewers, mains, ducts, poles and electrical and telephone equipment, cables and wires now in under or over or at any time within 21 years from the date of this Transfer to be in under or over the Sold Land.

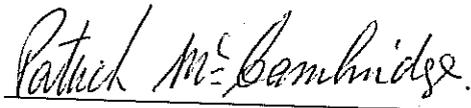
The right to erect, connect up with and to cleanse repair and renew the said pipes drains sewers, mains, ducts, conduits, cables, wires and electrical and telephone equipment within 21 years from the date of this Transfer and to construct in the sold land pipes drains sewers mains ducts conduits cable and wires and to cleanse repair and renew the same AND for the aforementioned purposes to enter upon the sold land with workmen and others and all necessary equipment making good any damage thereby occasioned but not being responsible for any temporary inconvenience or damage caused by such works.

IN WITNESS WHEREOF the Vendor has caused its Common Seal to be affixed hereto and the Purchasers has hereunto set his hand and affixed his seal the day and year first herein written.

PRESENT when the Common Seal of THE VENDOR was affixed hereto:-



Solicitor,
Galway.



Director

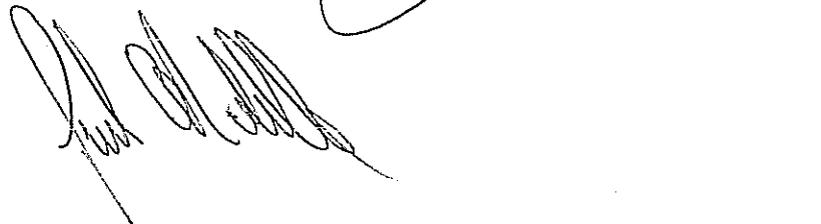
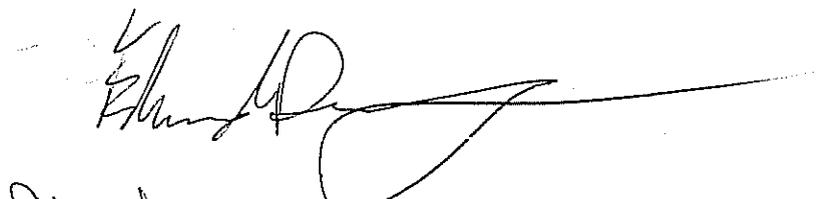
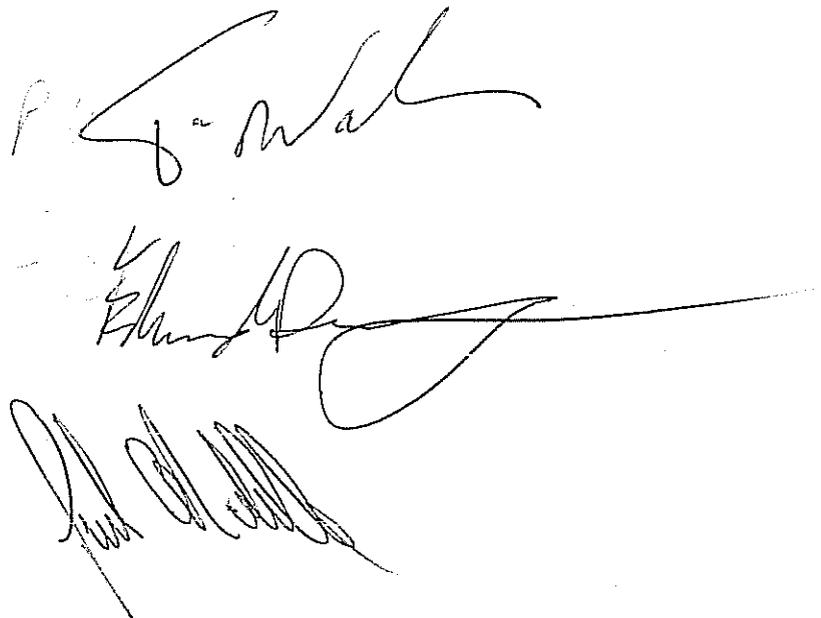


Secretary

SIGNED sealed and delivered by the Purchasers in the presence of:-



Solicitor
Galway



Surveyed 1976-1991
 Revised 2005
 Levelled 1976-1992

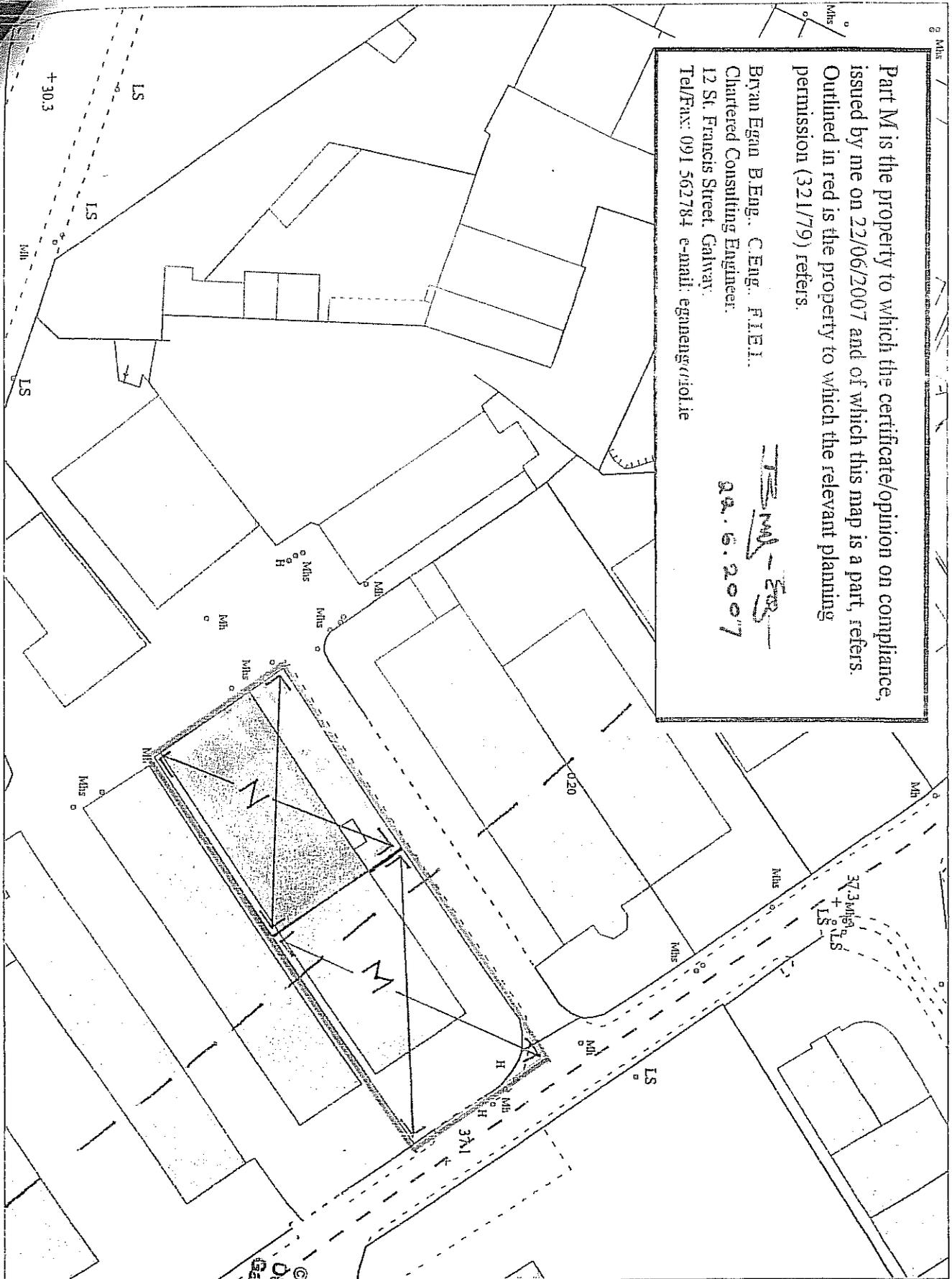
Urban PLACE Map



Part M is the property to which the certificate/opinion on compliance, issued by me on 22/06/2007 and of which this map is a part, refers. Outlined in red is the property to which the relevant planning permission (321/79) refers.

J.E. Egan
 22.6.2007

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IMC CENTRE PLOT CODE
 532205.727238

DESCRIPTION

MAP SHEETS

1:1000
 3346-16 3346-11

BRYAN EGA
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Produced by The Map Store,
 Galway County Council, County Building,
 Prospect Hill, Co. Galway
 On behalf of Ordnance Survey Ireland,
 Phoenix Park, Dublin 8.

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 OS
 Surveyed Agency

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227123

227235

123256

227123

MAP 1

Scale: 1:1,000

0 20 40 60 80 100 Metres

Plot Ref. No. 1168256_3_6