

STATUTORY DECLARATION OF COMPLIANCE

Re: River Park Limited

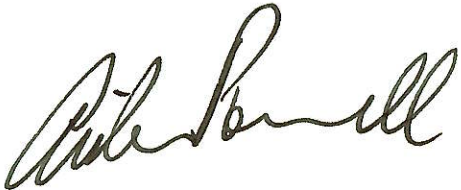
**Premises: 2, The Gables, Old Waterford Road, Clonmel,
Co. Tipperary.**

I, Aidan Powell, Architect of Aidan Powell & Associates, 27 Lower Mount Pleasant Avenue, Dublin 6, aged 21 years and upwards do solemnly and sincerely DECLARE and say as follows:-

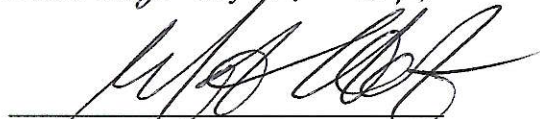
1. I am qualified to make this Declaration by virtue of being a properly qualified Architect.
2. I visited the office of the Planning Authority and there inspected the plans, layout plan, specifications and other drawings and documents which were represented by the Planning Authority as those on foot of which the Permission/Approval mentioned at paragraph 3 hereunder was granted.
3. I have inspected the premises and in my opinion the premises is erected in substantial compliance with the Planning Permission ref. PDA2/126/96 dated the 23rd of January 1997 and the position of the premises is in substantial compliance with the layout plan mentioned at paragraph 2 above.
4. The general conditions on the Planning Permission relating to this premises (excluding any conditions for payment of financial contributions or the giving of Security for satisfactory completion) have been substantially complied with in so far as is reasonably possible at this stage of the development.
5. If the premises has not been built and/or laid out exactly in accordance with the Planning Permission the differences are unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed though the above mentioned approval.
6. It should be noted that I did not supervise the erection of this development in the course of its construction. Thus the inspection was a superficial one only and could take no account of work covered up. The comparison of the site layout with the layout plan was visual only.
7. In respect of developments completed after the 1st of November 1976, each development was completed prior to the expiration of the permission referred to at recital 4.
8. A Commencement Notice was served as required under the terms of the Building Control Act on the 4th of November 1996.
9. I am of the opinion that the design of the premises is in substantial compliance with the Building Regulations. 8 .
10. I am of the opinion that Fire Safety Certificate ref.9-1-406 relates to the premises and was obtained in accordance with the provisions of the Building Control Act and the Building Regulations.
11. I am of the opinion from a visual inspection of the premises that the construction of the premises is in substantial compliance with the Building Regulations. I did not provide professional services in connection with the construction of the premises.
12. This Declaration is not a report on the condition or structure of the premises and is issued solely for the purpose of providing evidence for title purposes with Planning Permission and the Building Regulations.

13. I make this Declaration conscientiously believing the same to be true and by virtue of the provisions on the Statutory Declarations Act, 1938 and for the benefit of the Purchasers/and their Mortgagees.

SWORN before me by
Aidan Powell, Architect
who is personally known to me
at Clonmel in the County of Tipperary



Dated this 21st day of Nov 1997



COMMISSIONER FOR OATHS

NOTIFICATION OF A GRANT OF A PERMISSION

CLONMEL CORPORATION

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Ref. No. In Register P.D.A.2/126/96

TO: Aidan Powell & Associates,
27/28 Lower Mount Pleasant Avenue,
Rathmines,
Dublin 6.

Application by or on behalf of: Riverpark Ltd., Ballypatrick, Clonmel.

on 22nd October, 1996.

for permission for: revisions to elevations and one additional apartment to previously approved four storey retail and residential development (P.D.A. 2/54/96) at Larry O' Keeffe's premises, Gashouse Bridge, Clonmel.

at Gashouse Bridge, Clonmel.

A permission has been granted for the development described above subject to the following conditions:
No's. 1-9


SEE ATTACHED

Outline Permission is subject to further approval being obtained prior to the commencement of any part of the development.

Dated this 23rd day of January, 1997.

TOWN HALL,
CLONMEL.

Signed


Town Clerk.

P.D.A. 2/126/96 -

1. The proposed development as previously permitted under P.D.A. 2/54/96 and the proposed revisions to elevations with the one additional apartment shall be carried out in accordance with the applicant's submitted drawings received on 22nd October, 1996. These submitted drawings shall supersede the drawings submitted under P.D.A. 2/54/96.

2. Before any development work is commenced on the site, the applicant shall lodge with Clonmel Corporation a cash deposit in the sum of £25,000 or Bond of an Insurance Company in a form acceptable to Clonmel Corporation in the sum of £25,000 or such other security as may be acceptable to Clonmel Corporation to secure the completion of the development.

3. Before development is commenced, the developer shall pay to Clonmel Corporation a sum of £13,000 updated at the time of payment in accordance with the changes in the Wholesale Price Index Building and Construction (Capital Goods) published by the Central Statistics Office, as a contribution towards expenditure proposed to be incurred on the provision of improved sewerage service facilitating the proposed development. The following stipulations will apply to this contribution:

(a) Where works for the provision of the above mentioned facilities are not commenced within seven years from the date of payment of the above mentioned sum, the said sum of £13,000 will be repaid to the developer by Clonmel Corporation.

(B) Where works for the provision of the above mentioned facilities are carried out in part only within a period of seven years from the date of payment of the above mentioned sum a proportionate amount of the said sum will be repaid to the developer by Clonmel Corporation.

(C) Interest on the above mentioned sum or any part thereof unexpended will be payable by the Corporation at current bank deposit rate for as long as the sum or any part thereof remain unexpended.

(D) The amount of the contribution while remaining unpaid shall be increased in accordance with the Bank Deposit Rate of Interest with effect from a date three months after the date of the grant of Permission.

4. Before development is commenced, the developer shall pay to Clonmel Corporation a sum of £15,750 updated at the time of payment in accordance with the changes in the Wholesale Price Index Building and Construction (Capital Goods) published by the Central Statistics Office, as a contribution towards expenditure proposed to be incurred on the provision of improved car parking spaces facilitating the proposed development. The following stipulations will apply to this contribution:

- (a) Where works for the provision of the above mentioned facilities are not commenced within seven years from the date of payment of the above mentioned sum, the said sum of £15,750 will be repaid to the developer by Clonmel Corporation.
- (B) Where works for the provision of the above mentioned facilities are carried out in part only within a period of seven years from the date of payment of the above mentioned sum a proportionate amount of the said sum will be repaid to the developer by Clonmel Corporation.
- (C) Interest on the above mentioned sum or any part thereof unexpended will be payable by the Corporation at current bank deposit rate for as long as the sum or any part thereof remain unexpended.
- (D) The amount of the contribution while remaining unpaid shall be increased in accordance with the Bank Deposit Rate of Interest with effect from a date three months after the date of the grant of Permission.

5. Before development is commenced, the developer shall pay to Clonmel Corporation a sum of £10,400 updated at the time of payment in accordance with the changes in the Wholesale Price Index Building and Construction (Capital Goods) published by the Central Statistics Office, as a contribution towards expenditure proposed to be incurred on the provision of improved water services facilitating the proposed development. The following stipulations will apply to this contribution:

- (a) Where works for the provision of the above mentioned facilities are not commenced within seven years from the date of payment of the above mentioned sum, the said sum of £10,400 will be repaid to the developer by Clonmel Corporation.
- (B) Where works for the provision of the above mentioned facilities are carried out in part only within a period of seven years from the date of payment of the above mentioned sum a proportionate amount of the said sum will be repaid to the developer by Clonmel Corporation.
- (C) Interest on the above mentioned sum or any part thereof unexpended will be payable by the Corporation at current bank deposit rate for as long as the sum or any part thereof remain unexpended.
- (D) The amount of the contribution while remaining unpaid shall be increased in accordance with the Bank Deposit Rate of Interest with effect from a date three months after the date of the grant of Permission.

P.D.A. 2/126/96 contd.

6. Before development is commenced, the developer shall pay to Clonmel Corporation a sum of £10,000 updated at the time of payment in accordance with the changes in the Wholesale Price Index Building and Construction (Capital Goods) published by the Central Statistics Office, as a contribution towards expenditure proposed to be incurred on the provision of improved amenity services facilitating the proposed development. The following stipulations will apply to this contribution:

(a) Where works for the provision of the above mentioned facilities are not commenced within seven years from the date of payment of the above mentioned sum, the said sum of £10,000 will be repaid to the developer by Clonmel Corporation.

(B) Where works for the provision of the above mentioned facilities are carried out in part only within a period of seven years from the date of payment of the above mentioned sum a proportionate amount of the said sum will be repaid to the developer by Clonmel Corporation.

(C) Interest on the above mentioned sum or any part thereof unexpended will be payable by the Corporation at current bank deposit rate for as long as the sum or any part thereof remain unexpended.

(D) The amount of the contribution while remaining unpaid shall be increased in accordance with the Bank Deposit Rate of Interest with effect from a date three months after the date of the grant of Permission.

7. Security shutters, if required, for the building shall be located behind the window display and shall be of the lattice see-through type and shall be coloured similar to the shop front.

8. Except for the signs indicated on lodged plans other signs or advertisements shall not be erected or displayed so as to be visible from the public areas without prior grant of permission.

9. The developer shall provide for each premises, and each apartment a Water Services Control Unit (W.S.C.) round type, as per Clonmel Corporation's Specification.

Signed:


Town Clerk.

TIPPERARY S.R. COUNTY COUNCIL

BUILDING CONTROL ACT, 1990

FIRE SAFETY CERTIFICATE

Reference Number in Registrar: 9-1-406


Name of Building Control Authority: Tipperary S.R. County Council

To: River Park Ltd.,
Ballypatrick,
Clonmel,
Co. Tipperary.


Application for a Fire Safety Certificate (Ref. No. 9-1-406) for provision of retail unit at ground floor level and 25 no. apartments at first to fourth floor level at Gas House Bridge, Clonmel, Co. Tipperary.

Tipperary (S.R.) County Council hereby certify that the building to which the application relates, will, if constructed in accordance with the plans, documents and information submitted, comply with the requirements of Part B of the First Schedule to the Building Regulations, 1991. In considering the application, no assessment has been made as to whether the building will comply with the other requirements of the First Schedule to the Building Regulations, 1991. This certificate is granted subject to the following conditions:-

No Conditions.

 Dated this 2nd day of May 1997.

Signed: _____


County Secretary.

Temporary SA County Council
County Hall, Clonmel, Ireland.

Telephone 052-25399
Fax 052-24355/23228



Comhairle Chontae Chláir An Ara na Toss
Aras an Chontae, Clonmel, Co. Tipperary

Telephone 052-25399
Fax 052-24355/23228

RECEIVED
04 NOV 1996
HOUSING

COMMENCEMENT NOTICE

NOTICE OF COMMENCEMENT UNDER PART II OF THE BUILDING CONTROL REGULATIONS, 1991

1. COMMENCEMENT DATE of works or the making of material change of use..... 11-11-96

2. LOCATION - particulars of the location of the building to which the notice relates and the use or intended use of the building
Commercial / Retail Outlet + 22 No Apartments
at Old Gasworks Site Old Waterford Rd.
CLONMEL

3. DESCRIPTION of proposed works or of material change of use
Retail + Apartments

4. OWNER (of the building or works to which the notice relates)
Name: RIVER PARK LTD
Address: BALLYPATRICK CLONMEL Co. TIPPERARY
Tel. No. 052-33136
Fax No. 33136

5. BUILDER (person who is to carry out works to which the notice relates)
Name: DAN CASEY BUILDER LTD.
Address: BALLYPATRICK, CLONMEL Co. TIPPERARY
Tel. No. 33136
Fax No. 33136

6. DESIGNER - person or persons from whom such plans, documents and information as may be necessary to show that the building or works will comply with the requirements of the Building Regulations may be obtained
Name: AIDEN POWELL & ASSOCIATES, ARCHITECTS
Address: KANALAGH DUBLIN
FRANK FOX & ASSOCIATES ENGINEERS
Tel. No.
Fax No.

7. FOUNDATIONS & DRAINAGE - person or persons from whom notification may be obtained of (i) the pouring of any foundations, or (ii) the covering up of any drainage system
Name: DAN CASEY
Address: BALLYPATRICK, CLONMEL Co. TIPPERARY
Tel. No. 33136
Fax No. 33136

8. Planning Permission No. P.V.A.2/54/96 Fire Safety Certificate No. NOT RECEIVED

Signature of Owner (or his agent).....

Date: 11-11-1996

(This notice is to be submitted not less than seven days and not more than twenty-one days before commencement of the works or the material change of use).