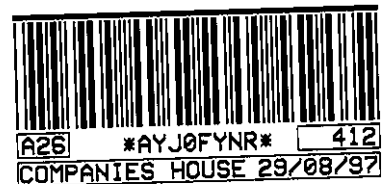


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LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST OCTOBER 1996



LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

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FOR THE YEAR ENDED 31ST OCTOBER 1996

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LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

DIRECTOR'S REPORT

31ST OCTOBER 1996

DIRECTOR K. W. Trenkel

SECRETARY L. Baker

REGISTERED OFFICE St. Bartholomew House
92 Fleet Street, London EC4Y 1DH

ACCOUNTANT Martina Eyre Accountancy and Bookkeeping Services

The director submits her report and the financial statements of the company for the year ended 31st October 1996.

REVIEW OF THE BUSINESS

The company has continued its principal activity of property management. No significant changes in this activity are envisaged during the coming year.

The company is a non profit making organisation trading with its members.

DIVIDEND

The director does not recommend the payment of a dividend.

FIXED ASSETS

Full disclosure of all matters relating to fixed assets is set out in the notes to the financial statements.

DIRECTOR'S INTERESTS

The interests of the director in the issued share capital of the company were as follows:

	Ordinary shares of £1 each	
	1996	1995
K. W. Trenkel	1	1

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

DIRECTOR'S REPORT (Continued)

31ST OCTOBER 1996

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements the directors are required to:

- * select suitable accounting policies and then apply them consistently;

- * make judgements and estimates that are reasonable and prudent;

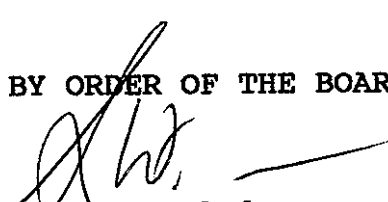
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CLOSE COMPANY

The company is a close company as defined by the Income and Corporation Taxes Act 1988.

BY ORDER OF THE BOARD



K. W. Trenkel

DIRECTOR

27th August 1997

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST OCTOBER 1996

	Notes	1996 £	1995 £
TURNOVER		4,369	4,391
Administrative expenses		4,370	4,319
		-----	-----
OPERATING (LOSS)/PROFIT		(1)	72
Interest receivable	2	1	10
		-----	-----
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		-	82
Tax on profit on ordinary activities	3	-	82
		-----	-----
RETAINED PROFIT FOR THE FINANCIAL YEAR		-	-
		=====	=====

None of the company's activities was acquired or discontinued during the above two financial years.

The company has no recognised gains or losses other than those dealt with in the profit and loss account.

The notes on page 7 to 9 form part of these financial statements.

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

BALANCE SHEET (US DOLLARS)

AS AT 31ST OCTOBER 1996

	Notes	1996 £	1995 £
FIXED ASSETS			
Tangible assets	4	3,000	3,000
CURRENT ASSETS			
Debtors	5	2,064	2,065
Cash at bank and in hand		332	283
		-----	-----
		2,396	2,348
CREDITORS: Amounts falling due within one year	6	5,388	5,340
		-----	-----
NET CURRENT LIABILITIES		(2,992)	(2,992)
		-----	-----
TOTAL ASSETS LESS CURRENT LIABILITIES		8	8
		=====	=====
CAPITAL AND RESERVES:			
Called up share capital	7	8	8
		-----	-----
		8	8
		=====	=====

The statements required to be made by the company director and the signature required by the Companies Act 1985 are given on the following page.

The notes on page 7 to 9 form part of these financial statements.

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

BALANCE SHEET AS AT 31ST OCTOBER 1996 (Continued)

The director confirms that the company is entitled to exemption from the requirement for an audit of these financial statements and that no members holding 10% or more of the shares have requested an audit under sections 249A(1) and 249B(2) respectively of the Companies Act 1985, and acknowledges her responsibility for:-

i) Ensuring that the company keeps accounting records which comply with the requirements of section 221 of the Companies Act 1985 and;

ii) Preparing financial statements which give a true and fair view of the state of affairs of the company as at 31st October 1996 and of its profit or loss for the financial year then ended in accordance with the requirements of section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to accounts so far as applicable to the company.



K. W. Trenkel

These accounts were approved by the board on 27th August 1997

Company number: 02759524

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

31ST OCTOBER 1996

1. ACCOUNTING POLICIES

- a) Basis of accounting
The financial statements are prepared under the historical cost convention and have been prepared in accordance with applicable accounting and financial reporting standards.
- b) Turnover
The company operates on a no profit or loss basis. Turnover therefore represents the cash received or receivable to cover the administration expenses.
- c) Deferred taxation
Deferred taxation is provided where there is a reasonable probability of the amount becoming payable in the foreseeable future.

2. INTEREST RECEIVABLE

	1996 £	1995 £
Bank and other interest receivable	1	10
	-----	-----
	1	10
	=====	=====

3. TAX ON PROFIT ON ORDINARY ACTIVITIES

	1996 £	1995 £
Tax deducted from bank interest received during the year	-	2
	-----	-----
	-	2
Tax deducted from bank interest received during previous years and not previously charged:		
During period ended 31st October 1994	-	3
During period ended 31st October 1993	-	77
	-----	-----
	-	82
	=====	=====

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (Continued)

31ST OCTOBER 1996

4. TANGIBLE ASSETS

	Land and Buildings	
	£	
Cost		
At 31st October 1996 and 1995		3,000
		=====
Net book value		
At 31st October 1996 and 1995		3,000
		=====
	1996	1995
	£	£
Analysis of net book value of land and buildings:		
Freehold	3,000	3,000
	=====	=====

5. DEBTORS

	1996	1995
	£	£
Other debtors	977	523
Prepayments and accrued income	1,087	1,542
	-----	-----
	2,064	2,065
	=====	=====

6. CREDITORS: AMOUNTS FALLING DUE
WITHIN ONE YEAR

	1996	1995
	£	£
Other creditors	4,903	4,903
Accruals and deferred income	485	437
	-----	-----
	5,388	5,340
	=====	=====

LINDSAY ASKEW MANSIONS ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (Continued)

31ST OCTOBER 1996

7. CALLED UP SHARE CAPITAL

	1996 £	1995 £
<u>Authorised</u>		
Ordinary shares of £1 each	100	100
	=====	=====
<u>Allotted issued and fully paid</u>		
Ordinary shares of £1 each	8	8
	=====	=====

8. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	1996 £	1995 £
New share capital subscribed	-	-
	-----	-----
Net addition to shareholders' funds	-	-
Shareholders' funds 31st October 1995	8	8
	-----	-----
Shareholders' funds 31st October 1996	8	8
	=====	=====
Represented by:		
Equity interests	8	8
	=====	=====