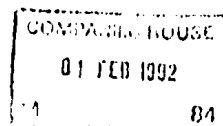


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CARDINAL PROPERTIES LIMITED

ACCOUNTS FOR THE YEAR TO
31ST MARCH 1991

SUGARWHITE, HALLE, DAVIS & CO.,
Chartered Accountants,
250/256, St. Ann's Road,
London, N.15.



CARDINAL PROPERTIES LIMITED

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REPORT OF THE DIRECTORS

The Directors present their report with the accounts of the Company for the Year ended 31st March, 1991.

PRINCIPAL ACTIVITY

The principal activity of the company was purchase, construction and sale of properties.

REVIEW OF BUSINESS

A summary of the results of the period's activities is given in the attached accounts.

DIVIDENDS

The directors do not recommend payment of a dividend.

FIXED ASSETS

All movements in fixed assets are disclosed in the notes to the accounts.

DIRECTORS

The directors in office during the year and their interests in the shares of the Company were as follows:-

Director	Ordinary Shares	
	1991	1990
H. Kane	50	50
R.P. Kane	Nil	Nil


CLOSE COMPANY PROVISION

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

AUDITORS

The Auditors, Messrs. Sugarwhite, Halle, Davis & Co. will be proposed for re-appointment in accordance with Section 384 of the Companies Act, 1985.

By Order of the Board

..........

REPORT OF THE AUDITORS
TO THE MEMBERS OF
CARDINAL PROPERTIES LIMITED

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We have audited the financial statements as set out. Our audit was conducted in accordance with approved Auditing standards having regard to the matters referred to in the following paragraph.

In common with many businesses of similar size and organisation, the Company's system of control is dependent upon the close involvement of the Directors. Where independent confirmation of the completeness of the accounting records was therefore not available, we have accepted assurance from the Directors that all the Company's transactions have been reflected in the records.

Subject to the foregoing, in our opinion the financial statements which have been prepared under the historical cost convention, give a true and fair view of the state of the Company's affairs at 31st March 1991 and of its result for the year then ended and comply with the Companies Act 1985.

Sugarwhite, Halle, Davis & Co.
250/256 St. Ann's Road,
London N.15

.....S.H.A.Co.....
Chartered Accountants

CARDINAL PROPERTIES LIMITED

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BALANCE SHEET

AS AT 31ST MARCH 1991

	Note	1991	1990
CURRENT ASSETS			
Stocks		60,000	60,000
Debtors	1	568	..
		-----	-----
		60,568	60,000
CREDITORS: Amounts Falling Due Within One Year	2	100,163	89,397
		-----	-----
NET CURRENT LIABILITIES		(39,595)	(29,397)
		-----	-----
CAPITAL AND RESERVES			
Called Up Share Capital	3	100	100
Profit and Loss Account			
Balance Brought Forward		(29,497)	(23,277)
Loss for the Year		(10,198)	(6,220)
		-----	-----
		(39,695)	(29,497)
		-----	-----
		(39,595)	(29,397)
		-----	-----

.....) Directors
)

CARDINAL PROPERTIES LIMITED

NOTES TO THE ACCOUNTS

YEAR ENDED 31ST MARCH 1991

1 . DEBTORS:

	1991	1990
Other Debtors	400	-
Prepayments	168	-
	568	-

2 . CREDITORS: Amounts Falling Due
Within One Year

	1991	1990
Bank Loans and Overdrafts	49,779	37,679
Other Creditors	50,031	50,253
Accruals	353	1,265
	100,163	89,197

3 . CALLED UP SHARE CAPITAL:

	1991	1990
Authorised:		
100 Ordinary Shares of Each	100	100
Issued and Fully Paid:		
100 Ordinary Shares of Each	100	100

CARDINAL PROPERTIES LIMITED
 TRADING AND PROFIT AND LOSS ACCOUNT
 PROFIT AND LOSS ACCOUNT
 YEAR ENDED 31ST MARCH 1991

	1991	1990
SALE PROCEEDS	-	199,565
LESS COST OF SALES:		
Opening Stock of Properties	60,000	160,800
Improvements	-	73,075
	-----	-----
	60,000	233,875
Less: Closing Stock of Properties	60,000	60,000
	-----	-----
	-	173,875
	-----	-----
GROSS PROFIT	-	25,690
ADD OTHER OPERATING INCOME:		
Rental Income	400	1,571
	-----	-----
	400	1,571
	-----	-----
	400	27,261
LESS EXPENSES:		
Rent and Rates	827	342
Light and Heat	368	168
Insurance	-	1,217
Telephone	75	83
Consultancy Fees	-	2,000
Legal and Professional Fees	1,167	8,147
Auditors' Remuneration	353	1,265
Sundry Expenses	171	170
Bank Interest & Charges	7,637	20,089
	-----	-----
	10,598	33,481
	-----	-----
NET LOSS	(10,198)	(6,220)
	=====	=====