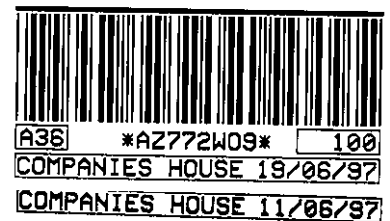


MALLARD TEAL LTD.

FINANCIAL ACCOUNTS
FOR THE YEAR ENDED
31ST MARCH 1997

TOWERS + GORNALL
CHARTERED CERTIFIED ACCOUNTANTS
GARSTANG, PRESTON



Mallard Teal Ltd.
Financial Accounts
For The Year Ended 31st March 1997

CONTENTS

Pages	1	Company Details
	2	Report of the Directors
	3	Report of the Accountants
	4	Profit and Loss Account
	5	Balance Sheet
	7	Notes to the Accounts

The following does not form part of the statutory financial statements:

8	Detailed Profit and Loss Account
---	----------------------------------

Mallard Teal Ltd.

Directors Report
For The Year Ended 31st March 1997

The directors present their report and the financial statements of the company for the year ended 31st March 1997.

Principal activities

The principal activities of the company during the period was to hold the lease of residential property at Thermdale Close, Garstang.

The directors consider the state of the company to be satisfactory.

The actual maintenance of the properties is carried out by a residents committee which acts independent of the company.

Directors

The Directors who served during the year and their beneficial interests in the company's issued ordinary share capital were:

	Number of shares:	
	31st March 1997	1st April 1996
John Wilson	1	1
Edward & Betty Webster	1	1

This report, which has been prepared taking advantage of special exemptions applicable to small companies, was approved by the board on 29th May 1997.

Signed



Edward Webster, Secretary

Mallard Teal Ltd.

Accountants Report
For The Year Ended 31st March 1997

To the shareholders of Mallard Teal Ltd.

The company's directors are responsible for the preparation of the financial statements and, as described on the Balance Sheet, they believe that the company is exempt from an audit.

In accordance with instructions given to us, we have prepared, on the basis of the information contained in the company's accounting records and provided by the company's directors, and without carrying out an audit, the accounts for the year ended 31st March 1997 set out on pages 4 to 7.

Sower, Gornall
Towers + Gornall

Chartered Certified Accountants

29th May 1997

Abacus House
Garstang
Preston
Tel. 01995 600600

Directors' Statement

1. Exemption From Audit

The directors are satisfied that the company was entitled to exemption under subsection (1) of section 249A of the Companies Act 1985 and that no member or members have requested an audit pursuant to subsection (2) of section 249B in relation to the accounts for the financial year.

2. Directors' Responsibilities

The directors acknowledge their responsibilities for:

- i. ensuring that the company keeps accounting records which comply with section 221; and
- ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 226, and which otherwise comply with requirements of the Act relating to accounts, so far as applicable to the company.

Small Company

In preparing these accounts, advantage has been taken of the exemptions conferred by part 1 of Schedule 8 to the Companies Act 1985 on the grounds that, in the directors' opinion, the company is entitled to the benefit of those exemptions on the basis that it qualifies as a small company under section 247.

Signed on behalf of the Board



Director

29th May 1997