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COMPANIES FORM No. 12

**Statutory Declaration of compliance
with requirements on application
for registration of a company****12**Please do not
write in
this margin

Pursuant to section 12(3) of the Companies Act 1985

Please complete
legibly, preferably
in black type, or
bold block lettering

To the Registrar of Companies

For official use

For official use 2110068

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2110068

Name of company

* Insert full
name of Company

24 RUSSELL STREET, READING LIMITED

I, HOWARD THOMAS

of 70/74 City Road, London EC1Y 2PC.

I declare as
appropriate

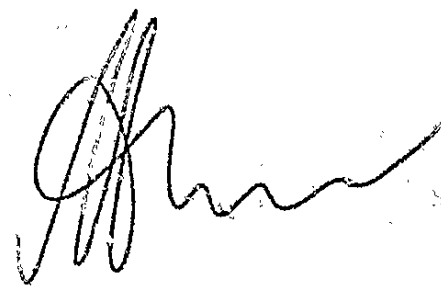
do solemnly and sincerely declare that I am a ~~(sole director or secretary of the company)~~
(person named as director or secretary of the company in the statement delivered to the registrar
under section 10(2)) and that all the requirements of the above Act in respect of the registration of the
above company and of matters precedent and incidental to it have been complied with,
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the
provisions of the Statutory Declarations Act 1835

Declared at 11 Breems Buildings,
in the City of London
EC4

Declarant to sign below

the 25th day of February
One thousand nine hundred and EIGHTY-SEVEN
before me *A. V. [Signature]*

A Commissioner for Oaths or Notary Public or Justice of
the Peace or Solicitor having the powers conferred on a
Commissioner for Oaths.

Presenter's name address and
reference (if any):

For official Use

New Companies Section

Post room

Oyez

The Solicitors Law Stationery Society plc Oyez House 27 Cross Street London EC2 5TS

440 84 4

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The Companies Act 1985
COMPANY LIMITED BY SHARES

2110355

MEMORANDUM OF ASSOCIATION

of

24 RUSSELL STREET, READING LIMITED



1. The Company's name is "24 RUSSELL STREET, READING LIMITED"
2. The Company's registered office is to be situated in England and Wales.
3. The Company's objects are:-

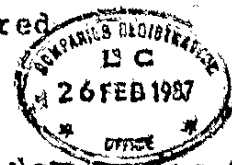
(A) (i) To acquire manage administer and deal in land and other property of any tenure for the use and benefit of the Lessees for the time being of the flats known as 24 Russell Street, Reading.

(ii) To maintain, upkeep and manage this land and property for the benefit of the owners.

(iii) The income and property of the Company whencesover derived, shall be applied solely towards the promotion of the objects of the Company as set forth in this Memorandum of Association and no portion thereof shall be paid or transferred directly or indirectly by way of dividend, bonus or otherwise by way of profit to Members of the Company; provided that nothing herein shall prevent the payment in good faith of reasonable remuneration, commission or bonus to any Director, Officer or servant of the Company or to any member of the Company in return for any services actually rendered to the Company.

(B) To carry on any other trade or business whatsoever which can, in the opinion of the Board of Directors, be advantageously carried on by the Company in connection with or as ancillary to any of the above businesses or the general business of the Company, or further any of its objects.

(C) To purchase, take on lease or in exchange, hire or otherwise acquire and hold for any estate or interest any lands, buildings, easements, rights, privileges, concessions, patents, patent rights, licences, secret processes, machinery, plant, stock, trade, and any real or personal property of any kind or such consideration and on such terms as may be considered expedient.



NOT 588016

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(D) To erect, construct, lay down, enlarge, alter and maintain any roads, railways, tramways, sidings, bridges, reservoirs, shops, stores, factories, buildings, works, plant and machinery necessary or convenient for the Company's business, and to contribute to or subsidise the erection, construction and maintenance of any of the above.

(E) To borrow or raise or secure the payment of money for the purposes of or in connection with the Company's business, and for the purposes of or in connection with the borrowing or raising of money by the Company to become a member of any building society.

(F) To mortgage and charge the undertaking and all or any of the real and personal property and assets, present or future, and all or any of the uncalled capital for the time being of the Company, and to issue at par or at a premium or discount, and for such consideration and with and subject to such rights, powers, privileges and conditions as may be thought fit, debentures or debenture stock, either permanent or redeemable or repayable, and collaterally or further to secure any securities of the Company by a trust deed or other assurance.

(G) To issue and deposit any securities which the Company has power to issue by way of mortgage to secure any sum less than the nominal amount of such securities, and also by way of security for the performance of any contracts or obligations of the Company or of its customers or other persons or corporations having dealings with the Company, or in whose businesses or undertakings the Company is interested, whether directly or indirectly.

(H) To receive money on deposit or loan upon such terms as the Company may approve, and to guarantee the obligations and contracts of any person or corporation.

(I) To make advances to customers and others with or without security, and upon such terms as the Company may approve, and generally to act as bankers for any person or corporation.

(J) To grant pensions, allowances, gratuities and bonuses to officers, ex-officers, employees or ex-employees of the Company or its predecessors in business or the dependants or connections of such persons, to establish and maintain or concur in establishing and maintaining trusts, funds or schemes (whether contributory or non-contributory) with a view to providing pensions or other benefits for any such person as aforesaid, their dependants or connections, and to support or subscribe to any charitable funds or institutions, the support of which may, in the opinion

of the Directors, be calculated directly or indirectly to benefit the Company or its employees, and to institute and maintain any club or other establishment or profit-sharing scheme calculated to advance the interests of the Company or its officers or employees.

(K) To draw, make, accept, endorse, negotiate, discount and execute promissory notes, bills of exchange and other negotiable instruments.

(L) To invest and deal with the moneys of the Company not immediately required for the purposes of its business in or upon such investments or securities and in such manner as may from time to time be determined.

(M) To pay for any property or rights acquired by the Company, either in cash or fully or partly paid-up shares, with or without preferred or deferred or special rights or restrictions in respect of dividend, repayment of capital, voting or otherwise, or by any securities which the Company has power to issue, or partly in one mode and partly in another, and generally on such terms as the Company may determine.

(N) To accept payment for any property or rights sold or otherwise disposed of or dealt with by the Company, either in cash, by instalments or otherwise, or in fully or partly paid-up shares of any Company or corporation, with or without deferred or preferred or special rights or restrictions in respect of dividend, repayment of capital, voting or otherwise, or in debentures or mortgage debentures or debenture stock, mortgages or other securities of any company or corporation, or partly in one mode and partly in another, and generally on such terms as the Company may determine, and to hold, dispose of or otherwise deal with any shares, stock or securities so acquired.

(O) To enter into any partnership or joint-purse arrangement or arrangement for sharing profits, union of interests or co-operation with any company, firm or person carrying on or proposing to carry on any business within the objects of this Company, and to acquire and hold, sell, deal with or dispose of shares, stock or securities of any such company, and to guarantee the contracts or liabilities of, or the payment of the dividends, interest or capital of any shares, stock or securities of and to subsidise or otherwise assist any such company.

(P) To establish or promote or concur in establishing or promoting any other company whose objects shall include the acquisition and taking over of all or any of the assets and liabilities of this Company or the promotion of which shall be in any manner calculated to

advance directly or indirectly the objects or interests of this Company, and to acquire and hold or dispose of shares, stock or securities of and guarantee the payment of the dividends, interest or capital of any shares, stock or securities issued by or any other obligations of any such company.

(Q) To purchase or otherwise acquire and undertake all or any part of the business, property, assets, liabilities and transactions of any person, firm or company carrying on any business which this Company is authorised to carry on.

(R) To sell, improve, manage, develop, turn to account, exchange, let on rent, royalty, share of profits, or otherwise, grant licences, easements and other rights in or over, and in any other manner deal with or dispose of the undertaking and all or any of the property and assets for the time being of the Company for such consideration as the Company may think fit.

(S) To amalgamate with any other company whose objects are or include objects similar to those of this Company, whether by sale or purchase (for fully or partly paid-up shares or otherwise) of the undertaking, subject to the liabilities of this or any such other company as aforesaid, with or without winding up, or by sale or purchase (for fully or partly paid-up shares or otherwise) of all or a controlling interest in the shares or stock of this or any such other company as aforesaid, or by partnership, or any arrangement of the nature of partnership, or in any other manner.

(T) To distribute among the members in specie any property of the Company, or any proceeds of sale or disposal of any property of the Company, but so that no distribution amounting to a reduction of capital be made except with the sanction (if any) for the time being required by law.

(U) To do all or any of the above things in any part of the world, and either as principals, agents, trustees, contractors or otherwise, and either alone or in conjunction with others and either by or through agents, trustees, sub-contractors or otherwise.

(V) To do all such other things as are incidental or conducive to the above objects or any of them.

And it is hereby declared that in the construction of this clause the word "company" except where used in reference to the Company shall be deemed to include any person or partnership or other body of persons, whether incorporated or not incorporated, and whether domiciled in Great Britain or elsewhere, and that the objects specified in the different

paragraphs of this clause shall, except where otherwise expressed therein, be in nowise limited by reference to any other paragraph or the name of the Company, but may be carried out in as full and ample a manner and shall be construed in as wide a sense as if each of the said paragraphs defined the objects of a separate, distinct and independent company.

4. The liability of the members is limited.

5. The Company's share capital is £100, divided into 100 shares of £1 each. The shares in the original or any increased capital may be divided into several classes, and there may be attached thereto respectively any preferential, deferred or other special rights, privileges, conditions or restrictions as to dividend, capital, voting or otherwise.

WE, the Subscribers to this Memorandum of Association, wish to
to be formed into a Company pursuant to this Memorandum; and
we agree to take the number of shares shown opposite our
respective names.

NAMES AND ADDRESSES OF SUBSCRIBERS	Number of Shares taken by each Subscriber
--	---

W. TESTER,
70/74, City Road,
London, EC1Y 2DQ.

ONE

C. MILFORD-COTTAM,
70/74, City Road,
London, EC1Y 2DQ.

ONE

Dated this 25th day of February, 1967

Witness to the above Signatures:-

W.R. PAYNE,
70/74, City Road,
London, EC1Y 2DQ.

The Companies Act 1985
COMPANY LIMITED BY SHARES

2110968

ARTICLES OF ASSOCIATION
of

24 RUSSELL STREET, READING LIMITED

PRELIMINARY

1. (a) Subject as hereinafter provided, the regulations contained in Table A in The Companies (Tables A to F) Regulations 1985 (hereinafter referred to as "Table A") shall apply to the Company.
- (b) Regulations 8, 64, 76, 77, 94, 95, 96, 97, and 113 of Table A shall not apply to the Company.
- (c) In these Articles "the Act" means the Companies Act 1985 and every statutory modification and re-enactment thereof for the time being in force.

2. The company is a private company and accordingly no invitation of offer shall be made to the public (whether for cash or otherwise) to subscribe for any shares in or debentures of the company, nor shall the Company allot or agree to allot (whether for cash or otherwise) any shares in or debentures of the Company with a view to all or any of these shares or debentures being offered for sale to the public.

SHARES

3. The initial share capital of the Company is £100 divided into 100 shares of £1 each.
4. Each share shall confer the right to receive notice of and attend and to address any meetings of the Company and the right to vote in respect of each share held.
5. Each share may only be issued to the subscribers to the Memorandum and Articles of Association or a person who is a lessee and not more than one share may be issued to the lessee or lessees in respect of any one flat.

LIEN

6. The Company shall have a first and paramount lien on every share (whether or not it is a fully paid share) for all moneys (whether presently payable or not) called or payable at

a fixed time in respect of that share and the Company shall also have a first and paramount lien on all shares (whether fully paid or not) standing registered in the name of any member whether solely or one of two or more joint holders for all moneys presently payable by him or his estate to the Company; but the directors may at any time declare any share to be wholly or in part exempt from the provisions of this Article. The Company's lien (if any) on a share shall extend to all dividends payable thereon.

TRANSFER OF SHARES

7. (a) No member or other person becoming entitled to a share or shares in consequence of the death or bankruptcy or a member shall be entitled to transfer any share:-

(i) to any person not being a Lessee of any of the flats or

(ii) In any such manner as would procure to any Lessee of the flats more than one share in respect of each flat of which he is the Lessee.

(iii) At any price in excess of the nominal value.

(b) The Directors may in their absolute and uncontrolled discretion and without assigning any reason therefor, refuse to register any proposed transfer of a share unless they are satisfied that the foregoing conditions of this Article are being complied with in regard thereto.

(c) Where a member has ceased for any reason to be a Lessee the Directors may give notice to the member requiring him to transfer his share in the Company within the next succeeding period of twenty-eight days and if such notice shall not be complied with, the Directors may at any time thereafter, by resolution, authorise such person to transfer such share for a consideration not exceeding its nominal value to the then Lessee of the flat who shall be registered as the holder of the share and his title to the said share shall not be affected by any irregularity or invalidity in the proceedings in reference to the disposal of the share.

8. Save as otherwise provided in these Articles, the Directors may, in their absolute discretion and without assigning any reason therefor, decline to register any transfer of any share, whether or not it is a fully paid share. The first sentence of regulation 24 of Table A shall not apply to the Company.

MEETINGS

9. In accordance with Section 372 (3) of the Act in every notice calling a general meeting of the Company there shall appear with reasonable prominence a statement that a member entitled to attend and vote is entitled to appoint a proxy to

attend and vote instead of him and that a proxy need not be a member of the Company. Regulation 38 of Table A shall be modified accordingly and the second sentence of regulation 59 of Table A shall not apply to the Company.

10. In regulation 41 of Table A there shall be added at the end: "If at any adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting the meeting shall be dissolved".

DIRECTORS

11. The Lessee of each flat shall be entitled to be appointed as a Director but where two or more persons are the Lessees of one flat only one of such Lessees shall be entitled to be appointed as a Director.

12. If and so long as there shall be one Director only he shall be entitled to exercise all the powers and shall carry out all the duties assigned to Directors and the provisions of these Articles and the regulations of Table A shall be construed accordingly.

13. No person other than a Director retiring by rotation shall be elected a Director at any general meeting unless -

- (i) he is recommended by the Directors; or
- (ii) not less than fourteen nor more than thirty five clear days before the date of the meeting, a notice in writing signed by all members qualified to vote at the meeting has been given to the Company of the intention to propose that person for election, together with a notice in writing signed by that person of his willingness to be elected.

14. A Director shall not be required to hold any share qualification but shall nevertheless be entitled to receive notice of and to attend at all general meetings of the Company and at all separate general meetings of the holders of any class of shares in the capital of the Company

15. The Company shall not be subject to Section 293 of the Act. Any person may be appointed or elected as a Director, whatever may be his age, and no Director shall be required to vacate his office by reason of his attaining or having attained the age of seventy years or any other age.

BORROWING POWERS

16. The Directors may exercise all the powers of the Company to borrow money, and to mortgage or charge its undertaking, property and uncalled capital, or any part thereof, and, subject (in the case of any security convertible into shares) to Section 80 of the Act and Article 3 hereof, to issue

debentures, debenture stock, and other securities whether outright or as security for any debt, liability or obligation of the Company or of any third party.

POWERS AND DUTIES OF DIRECTORS

17. The Director may appoint a Committee of Management which shall consist of a Chairman, a Secretary and a Treasurer.

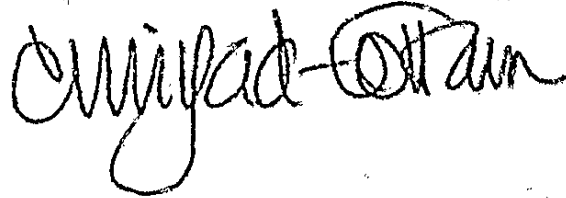
18. A Director may vote in respect of any contract or proposed contract or arrangement in which he is interested, whether directly or indirectly, or upon any matter arising therefrom and he may be counted in the quorum present at any meeting at which any such contract, arrangement or matter is proposed or considered, and if he shall so vote his vote shall be counted.

NAMES AND ADDRESSES OF SUBSCRIBERS

W. TESTER,
70/74, City Road,
London, EC1Y 2DQ.



C. MILFORD-COTTAM,
70/74, City Road,
London, EC1Y 2DQ.



Dated this 25th day of February, 1987

Witness to the above Signatures:-


W.R. PAYNE,
70/74, City Road,
London, EC1Y 2DQ.

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COMPANIES FORM No. 10

10**Statement of first directors
and secretary and intended
situation of registered office**Please do not
write in
this margin

Pursuant to section 10 of the Companies Act 1985

Please complete
legibly, preferably
in black type, or
bold block lettering*Insert full name
of company

To the Registrar of Companies

2110968

For official use

Name of company

24 RUSSELL STREET READING LIMITED

The intended situation of the registered office of the company on incorporation is as stated below

CRAIG HOUSE

CRAIG AVENUE

READING

BERKSHIRE

Postcode RG3 2PJ

If the memorandum is delivered by an agent for the subscribers of the
memorandum please mark 'X' in the box opposite and insert
the agent's name and address below

Oyez Services		
Company Director		
24 Russell Street, Reading, RG3 2PJ		
Postcode		

Number of continuation sheets attached (see note 1)

Presenter's name, address and
reference (if any):

For official use

General Section

Post room

The name(s) and particulars of the person who is, or the persons who are, to be the first director or directors of the company (note 2) are as follows:

Please do not write in this margin

Name (note 3)		Business occupation	
PETER WILLIAM ADAMSON		PROJECT CONSULTANT	
Previous name(s) (note 3) NONE		Nationality	
Address (note 4) 174 UPPER WOODCOTE ROAD, READING, BERKSHIRE		BRITISH	
Postcode RG4 7JR		Date of birth (where applicable) (note 6) N/A	
Other directorships			
MARMOSET LIMITED			
TIMODEL LIMITED			
22 RUSSELL STREET READING LIMITED			
ADAMSON DESIGN ASSOCIATES & CO.			
I consent to act as director of the company named on page 1			
Signature <i>X Peter Adamson</i>		Date 25.2.87	

Enter particulars of other directorships held or previously held (see note 6) If this space is insufficient use a continuation sheet

Name (note 3)		Business occupation	
SHIRLEY ANN ADAMSON		COMPANY DIRECTOR	
Previous name(s) (note 3)		Nationality	
Address (note 4) 174 UPPER WOODCOTE ROAD, READING, BERKSHIRE		BRITISH	
Postcode RG4 7JR		Date of birth (where applicable) (note 6) N/A	
Other directorships			
TIMODEL LIMITED			
ADAMSON DESIGN ASSOCIATES & CO.			
I consent to act as director of the company named on page 1			
Signature <i>X SAA S A Adamson</i>		Date 25.2.87	

Name (note 3)		Business occupation	
Previous name(s) (note 3)		Nationality	
Address (note 4)		Date of birth (where applicable) (note 6)	
Postcode			
Other directorships			
I consent to act as director of the company named on page 1			
Signature		Date	

The name(s) and particulars of the person who is, or the persons who are, to be the first secretary or joint secretaries, of the company are as follows

Please do not write in this margin

Please complete legibly, preferably in black type, or bold black lettering

Name (notes 3 & 7)	
HOWARD THOMAS	
Previous name(s) (note 3)	
Address (notes 4 & 7)	
70/74 CITY ROAD,	
LONDON EC1Y 2DQ.	
Postcode	
I consent to act as secretary of the company named on page 1	
Signature	Date 25/2/87

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Name (notes 3 & 7)	
Previous name(s) (note 3)	
Address (notes 4 & 7)	
Postcode	
I consent to act as secretary of the company named on page 1	
Signature	Date

Delete if the form is signed by the subscribers.

Signature of agent on behalf of subscribers	Date 25.2.87
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Delete if the form is signed by an agent on behalf of the subscribers.

All the subscribers must sign either personally or by a person or persons authorised to sign for them.

Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date
Signed	Date

FILE COPY



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

No. 2110968

I hereby certify that

24 RUSSELL STREET, READING LIMITED

is this day incorporated under the Companies Act 1985 as a
private company and that the Company is limited.

Given under my hand at the Companies Registration Office,
Cardiff the

16TH MARCH 1987

A handwritten signature in dark ink, appearing to read 'D. M. Wilkie'.

D. M. WILKIE

an authorised officer

COMPANY NUMBER 2110968

24 RUSSELL STREET READING LIMITED

SPECIAL RESOLUTION pursuant to section 252 of the Companies Act 1985

At a general meeting of the company held on
the following Special Resolution was passed:

That in accordance with section 252 of the
Companies Act 1985 the company shall be
exempt from the obligation to appoint
auditors as otherwise required by section
384 of that Act.

Signed Director/Secretary

Date 10th August

COMPANIES HOUSE
22 AUG 1989
M 30