

s h i p l e y s

c h a r t e r e d a c c o u n t a n t s

Our Ref: JSM/BECK/CG

2430973

14 May 1999

Briary Lodge (Beckenham) Management Co Ltd
215 High Street
Beckenham
Kent BR3 IBN

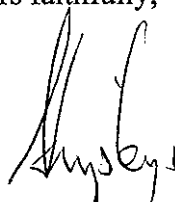
Dear Sir,

We hereby tender our resignation as auditors to the company with effect from the date of this letter.

For the purposes of Section 394(1) Companies Act 1985 we confirm that we are not aware of any circumstances connected with our resignation which we consider should be brought to the notice of the members or creditors of the company.

May we point out that Section 392(3) Companies Act 1985 requires that a copy of this notice must be sent by you within 14 days of receipt to the Registrar of Companies.

Yours faithfully,



SHIPLEYS



10 Orange Street, Haymarket, London WC2H 7DQ

Telephone (0171) 312 0000 Facsimile (0171) 312 0022 E-mail: advice@shipleys.co.uk

Offices also in Godalming and Saffron Walden.

A Member of AGN International Ltd

An association of separate and independent accounting and consulting firms.

Chartered Accountants: John McCuin, Edward Oliver, Ray Magill, Jane Henman, Guy Fisher, Ken Roberts, James Vassiliou, Steven Jeffcott, Shane Moloney, Simon Robinson, Louise Barnes. Other Partners: Gary Haselton, Mike Lockett.

Authorised by the Institute of Chartered Accountants in England and Wales to carry on investment business