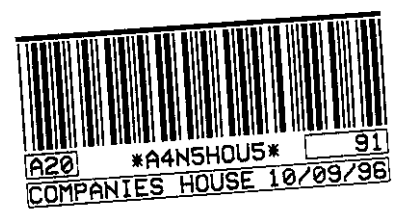


Company Registration No: 2926873

BRIARVIEW COURT LIMITED

Report and Financial statements
for the year ended
31 December 1995



BRIARVIEW COURT LIMITED**Report and Financial Statements 1995****Contents**

	Page
Officers and professional advisers	2
Directors' report	3
Statement of directors' responsibilities	4
Balance sheet	5
Notes to the accounts	6

BRIARVIEW COURT LIMITED

Report and Financial Statements 1995

Officers and Professional Advisers

Directors:

M Ford
R Taylor
J H Douglas
E Miller

Secretary:

E Miller

Registered Office:

Flat 5
Briarview Court
Handsworth Avenue
Highams Park
London E4 9PQ

BRIARVIEW COURT LIMITED

Directors' Report

The directors present their report and the financial statements for the year ended 31 December 1995.

Principal Activities

The company's purpose is to retain the freehold interest in the property Briarview Court. The company acts solely as a holding company for this interest. The day to day running of the property is delegated to the Briarview Court Association in which each leaseholder has a vote. The company is not a profit making concern.

Subsequent Events and Future Developments

At present the issued share capital is held by two of the directors as nominees for the Briarview Court Association. In the future the twelve residents of the property will each be issued with one ordinary share in the company in accordance with the Articles of Association.

Transfers to Reserves

The company did not trade in the year of these financial statements and accordingly no profit and loss account has been prepared.

Directors and their Interests

The present directors are shown on page 1.

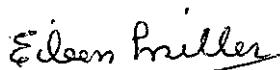
M Ford
R Taylor
J H Douglas
E Miller

The directors have no beneficial interests in the shares of the company.

Auditors

Under current legislation the company does not require an audit. This is explained on the balance sheet on page 6.

Approved by the Board of Directors
and signed on behalf of the Board



E Miller
Director
6 September 1996

BRIARVIEW COURT LIMITED

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 at the end of the financial year and of the profit or loss of the company for that period. In preparing those 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 a going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate 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. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for prevention and detection of fraud and other irregularities.

BRIARVIEW COURT LIMITED

Balance Sheet 31 December 1995

	<u>Note</u>	<u>1995</u> £	<u>1994</u> £
Fixed Assets			
Freehold land and buildings	5	<u>3450</u>	<u>3450</u>
Current Assets			
Other debtors	6	2	2
Creditors: Amounts falling due within one year			
Amounts owed to Briarview Court Association		<u>3450</u>	<u>3450</u>
Net Current Liabilities		<u>3448</u>	<u>3448</u>
Total Assets less Current Liabilities		<u>2</u>	<u>2</u>
Capital and Reserves			
Called up share capital	7	<u>2</u>	<u>2</u>
Total Shareholders' Funds - all equity		<u>2</u>	<u>2</u>

These financial statements were approved by the Board of Directors on 6 September 1996.

These annual accounts have not been audited because the company is entitled to the exemption provided by section 249A (1) of the Companies Act 1985 and no notice under section 249B (2) has been deposited at the company's registered office requiring the company to obtain an audit of the accounts.

The directors acknowledge their responsibilities for keeping accounting records that comply with section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for 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 section 226 of the Companies Act 1985, and which otherwise comply with the requirements of that Act relating to accounts so far as applicable to the company.

Signed on behalf of the Board of Directors

Eileen Miller

E Miller
Director
6 September 1996

BRIARVIEW COURT LIMITED

Notes to the Accounts

1 Accounting Policies

The financial statements are prepared in accordance with applicable accounting standards. The particular accounting policies adopted are described below:

Accounting convention

The financial statements are prepared under the historical cost convention.

Going concern

The financial statements are prepared on a going concern basis.

2 Information regarding Directors and Employees

The company has no employees and the directors did not receive any remuneration during the year.

3 Profit and Loss Account

The company did not trade during the year and consequently no profit and loss account is included. There are no recognised gains or losses in the year.

4 Briarview Court Association

The Briarview Court Association maintains the freehold property and covers the company's incidental expenses.

5 Tangible Fixed Assets

This represents the cost of the freehold for Briarview Court.

6 Other Debtors

Other debtors represents the debt from the Briarview Court Association in respect of the issued share capital.

7 Called Up Share Capital

	<u>1995</u> £	<u>1994</u> £
Authorised		
Ordinary shares of £1 each	12	12
Allotted and fully paid		
Ordinary shares of £1 each	2	2

The company was incorporated on 9 May 1994 with an initial £2 in shares issued to the original subscribers. There are no movements in shareholders funds other than this.