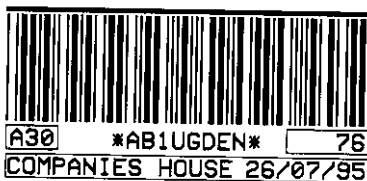


REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 1994
FOR
BLACK LION MEWS MANAGEMENT LIMITED



BLACK LION MEWS MANAGEMENT LIMITED

REPORT OF THE DIRECTORS **FOR THE YEAR ENDED 31 DECEMBER 1994**

The directors present their report with the financial statements of the company for the year ended 31 December 1994.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of ownership and management of the common roadway on behalf of the occupants of adjacent property.

REVIEW OF BUSINESS

The results for the year and financial position of the company are as shown in the annexed financial statements.

Management costs are recoverable from the freeholders of residential properties, and the lessees of commercial property and the company operates at neither profit nor loss and therefore has no recognised gains nor losses and no movement in shareholders funds.

DIRECTORS

The directors during the year under review were:

R E THOMAS
A STREETON

The beneficial interests of the directors holding office on 31 December 1994 in the issued share capital of the company were as follows:

	31.12.94	1.1.94
Shares £1 shares		
A STREETON	1	1

The issued shares in the company were originally allotted to the developers of the adjacent properties and transferred to the freeholders of residential properties on sale. At 31 December 1994 seven shares were held by freeholders and one by the developers. R E Thomas is beneficially interested in the whole of the issued capital of the holding company of the developers.

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 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 judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper 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 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

The auditors, Porter Gee & Co., will be proposed for re-appointment in accordance with Section 385A of the Companies Act 1985.

BLACK LION MEWS MANAGEMENT LIMITED

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 1994

In preparing this report, the directors have taken advantage of special exemptions applicable to small companies conferred by Part II of Schedule 8 to the Companies Act 1985.

ON BEHALF OF THE BOARD:

Secretary *N Worthington*

N WORTHINGTON

Dated: *22 July 95*

BLACK LION MEWS MANAGEMENT LIMITED

REPORT OF THE AUDITORS TO THE SHAREHOLDERS OF
BLACK LION MEWS MANAGEMENT LIMITED

We have audited the financial statements on pages five to eight which have been prepared under the historical cost convention and the accounting policies set out on page seven.

Respective responsibilities of directors and auditors

As described on page two the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

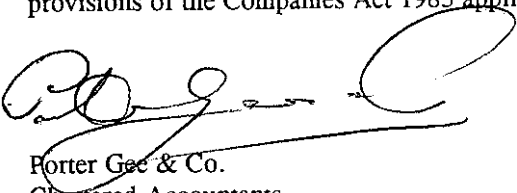
Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 1994 and of its profit for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



Porter Gee & Co.
Chartered Accountants
Registered Auditor
Walmar House
288 - 292 Regent Street
London
W1R 5HF

Dated: 22 July 1995

BLACK LION MEWS MANAGEMENT LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 1994

		1994	1993
	Notes	£	£
TURNOVER	2	65	408
GROSS PROFIT		65	408
Administrative expenses		65	408
OPERATING PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	3	-	-
Tax on profit on ordinary activities		-	-
PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		-	-
RETAINED PROFIT CARRIED FORWARD		-	-

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current and previous years.

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses for the current year or previous year.

BLACK LION MEWS MANAGEMENT LIMITED

BALANCE SHEET
31 DECEMBER 1994

		<u>1994</u>	<u>1993</u>
	Notes	£	£
CURRENT ASSETS:			
Cash at bank		263	493
CREDITORS: Amounts falling due within one year	4	255	485
NET CURRENT ASSETS:		8	8
TOTAL ASSETS LESS CURRENT LIABILITIES:		£8	£8
CAPITAL AND RESERVES:			
Called up share capital	5	8	8
Shareholders' funds	6	£8	£8

In preparing these financial statements, the directors have taken advantage of special exemptions applicable to small companies conferred by Part I of Schedule 8 to the Companies Act 1985. The directors have done so on the grounds that, in their opinion, the company is entitled to the benefit of those exemptions because it meets the qualifying conditions for small companies as stated in Section 247 of the Companies Act 1985.

ON BEHALF OF THE BOARD:



- DIRECTOR **A. STREETON**

Approved by the Board on 22 July 1995

BLACK LION MEWS MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 1994

1. **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historical cost convention.

Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

Turnover and Activities

The company owns and manages on behalf of the occupants of the adjacent properties the common roadway used by those occupants, recovers its management costs from those occupants and operates at neither profit nor loss.

2. **TURNOVER**

Turnover represents management contributions to recover costs in respect of the year.

3. **OPERATING PROFIT**

The operating profit is stated after charging:

	1994	1993
	£	£
Auditors' remuneration	47	47
	==	==

4. **CREDITORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	1994	1993
	£	£
Contributions in advance	44	109
Accrued expenses	211	376
	==	==
	255	485
	==	==

5. **CALLED UP SHARE CAPITAL**

Authorised:				
Number:	Class:	Nominal	1994	1993
		value:	£	£
1,000	Shares	£1	1,000	1,000
			==	==
Allotted, issued and fully paid:				
Number:	Class:	Nominal	1994	1993
		value:	£	£
8	Shares	£1	8	8
			==	==

BLACK LION MEWS MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 1994

6. **RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	1994 £	1993 £
Profit for the financial year	-	-
Opening shareholders' funds	8	8
CLOSING SHAREHOLDERS' FUNDS	8	8
Equity interests	8	8