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COURTLANDS AMENITY MANAGEMENT LIMITED
BALANCE SHEET AS AT 30TH APRIL 1999

	PERIOD	YEAR TO DATE
FIXED ASSETS	0.00	0.00
CURRENT ASSETS	0.00	0.00
TOTAL	0.00	0.00
CURRENT ASSETS LESS LIABILITIES:	0.00	0.00
NET ASSETS:	0.00	0.00
CAPITAL & RESERVES		
P&L ACCOUNT	0.00	0.00
	0.00	0.00

The Share Capital of the Company is 70 Shares of £1.00 each, of which two are in issue.

1. For the year ended 31st March 1999 the Company was entitled to the exemption under sub-section (1) of section 249A of the Companies Act 1985.
2. No notice from members requiring an audit, has been deposited under section 249B(2) of the Companies Act 1985, and
3. The Directors acknowledge their responsibility for :
 - a) ensuring the Company keeps accounting records which comply with section 221, and;
 - b) preparing accounts which give a true and fair view of the statement 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 the requirements of the Companies Act relating to accounts, so far as applicable to the Company
 - (c) preparing the accounts in accordance with the special provisions in Part VII of the Companies Act 1985 relating to small companies.

SIGNED BY DIRECTOR:  DATED: 7th January 2000

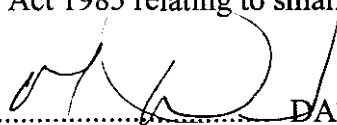


The full Company name is: COURTLANDS AMENITY MANAGEMENT LIMITED

As at: 30th April 1999

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3. The Directors acknowledge their responsibility for :
 - a) ensuring the Company keeps accounting records which comply with section 221, and;
 - b) preparing accounts which give a true and fair view of the statement 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 the requirements of the Companies Act relating to accounts, so far as applicable to the Company
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SIGNED BY DIRECTOR:



DATED:

7th January 2000