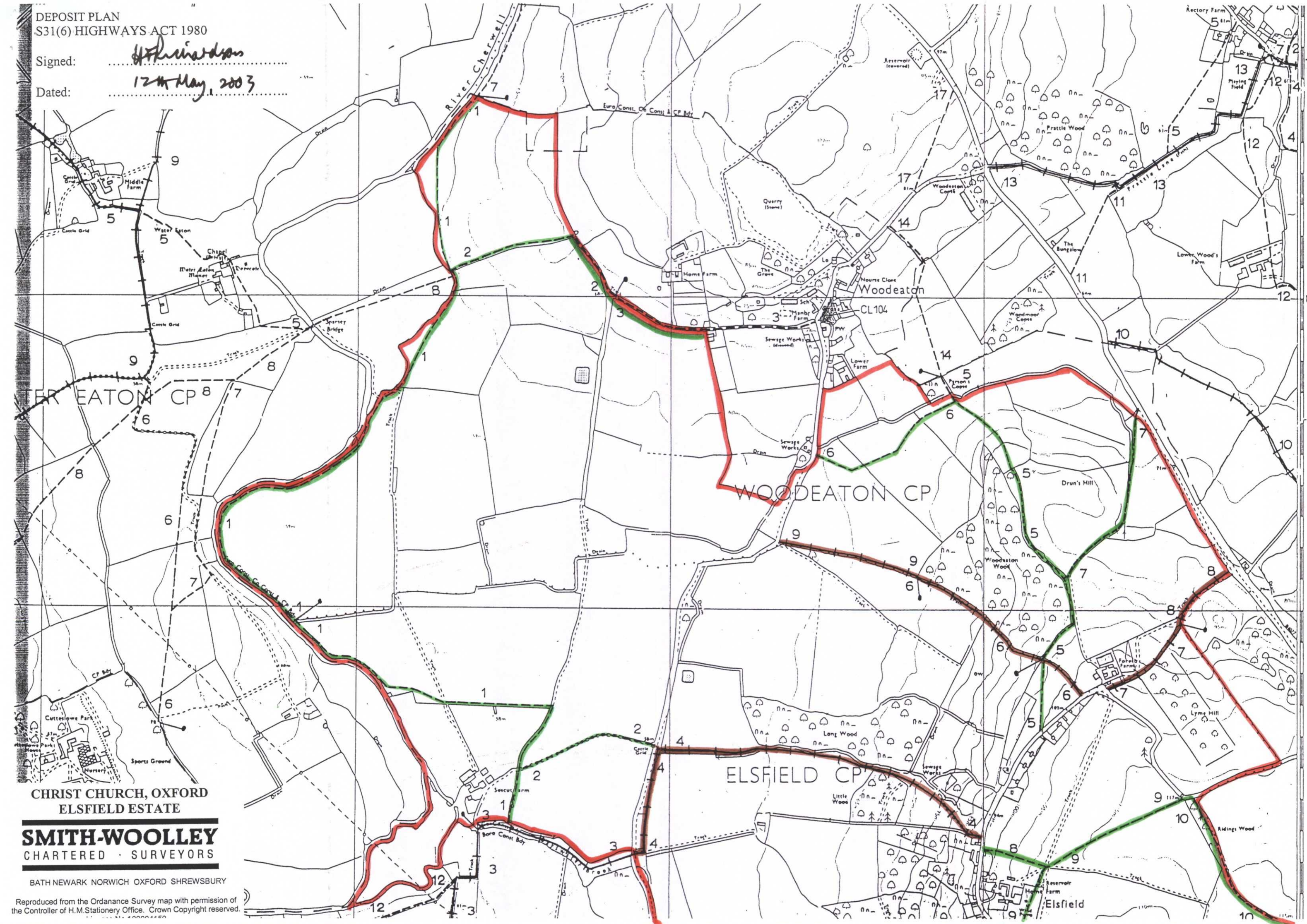


Signed:

Dated:

12th May, 2003



CHRIST CHURCH, OXFORD
ELSFIELD ESTATE

SMITH-WOOLLEY
CHARTERED • SURVEYORS

BATH NEWARK NORWICH OXFORD SHREWSBURY