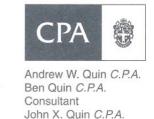


Level 6 409 St Kilda Road, Melbourne 3004 Tel: (03) 9867 6044 Fax (03) 9866 3913 quinmail@quinandbourke.com.au www.quinandbourke.com.au



8th September 2006

INDEPENDENT AUDIT REPORT TO BARCOLIN PTY LTD

We have audited the Community Benefit Statement for the year ended 30th June 2006 of Barcolin Pty Ltd in relation to the approved venue the Angel Tavern of 641 Dandenong Road, Malvern.

In our opinion the Community Benefit Statement presents fairly, in accordance with applicable Accounting Standards in Australia, and, consistent with my understanding of Sections 3.6.9(2)(a) and (b) of the Gambling Regulation Act 2003 ("the Act") Barcolin Pty Ltd's compliance with the Act, in relation to the Angel Tavern, for the financial year ended 30th June 2006.

Andrew W Quin

Partner

Quin & Bourke

Level 6

409 St Kilda Road

MELBOURNE VIC 3004