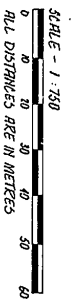


REFERENCE PLAN OF THE E 1/2 AND W 1/2 OF LOT 10 AND LOT 11, BLOCK 62, D.L. 185, PLAN 92.
PURSUANT TO SEC. 100 (1)(b) L.T.A.
B.C.A.S. 926.075



THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES, PRIOR TO CONSTRUCTION OF UTM CO-ORDINATES, MULTIPLY BY A COMBINED SCALE FACTOR OF .9996618.
 DENOTES CONTROL MONUMENT FOUND
 DENOTES LEAD PILE FOUND
 DENOTES STRANDED IRON POST FOUND
 DENOTES LEAD PILE SET
 DENOTES STRANDED IRON POST SET
 INTERSECTS SUEVY AREA NO. 31
 City of Vancouver

OWNER: ENGLISH BAY HOMERS LTD
 INC. NO. 370313
Stephaine

AUTHORIZED SIGNATORY STEPHEN CHUNG WANG
Stephen Chung Wang
 AUTHORIZED SIGNATORY / SCALE WITNESS
 Witness Name Steven Wang
 1806-1111 W. Georgia St. Van B.C.
 Witness Address Arthur
 Witness Occupation

MORTGAGE: 66 12378
 THE MORTGAGEE'S LIFE INSURANCE COMPANY

A.S.K.S.
 AUTHORIZED SIGNATORY Archie Kay
 Witness Name Archie Kay

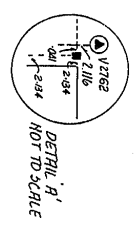
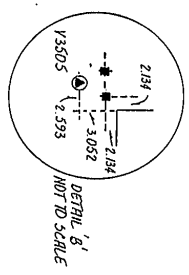
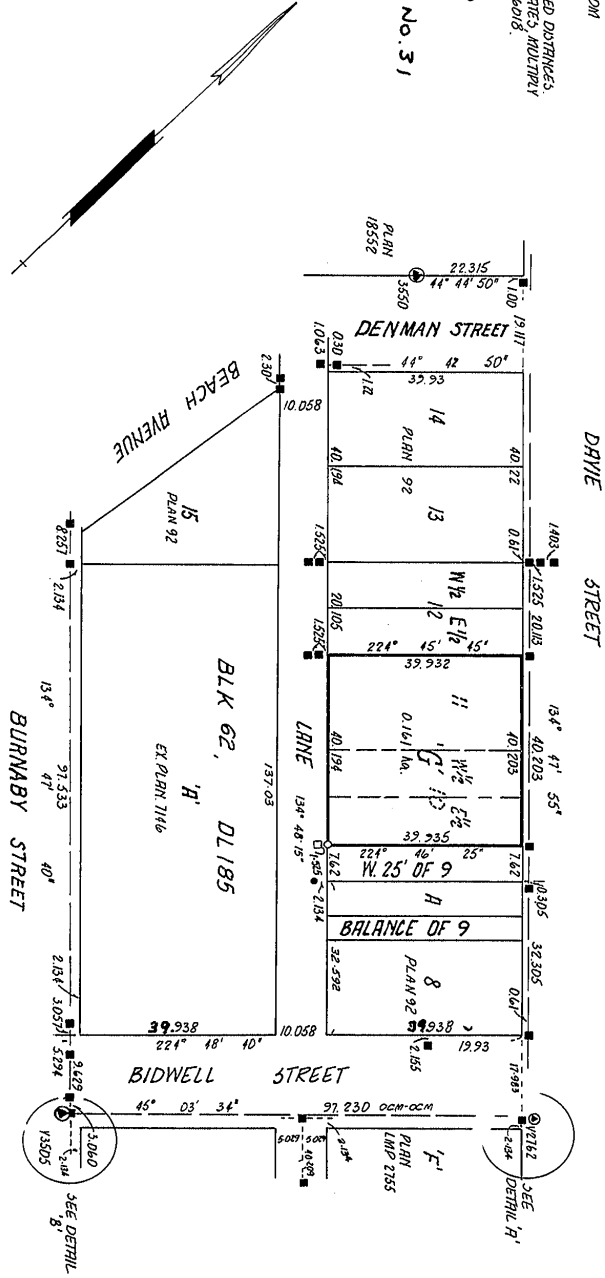
AUTHORIZED SIGNATORY
 Witness Name MARION KIM DUGGAN
 Witness Address 3603 3603 St. East
 Witness Occupation Contractor
 A Notary Public Archie Kay
 Witness Occupation

GEORGE B. MILLER B.C.L.S.
 TEL. 676-2275

09-M7-200

PLAN LMP 20051

DEPOSITED IN THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C. 1994.
 THIS PLAN DRI OF PLAN 92
 ASSISTANT DEPUTY REGISTRAR
[Signature]
 B1400134



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

I, GEORGE B. MILLER, A BRITISH COLUMBIA LAND SURVEYOR OF 5006, BRITISH COLUMBIA, HEREBY CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 30th DAY OF August 1994.

[Signature]
 B.C.L.S.