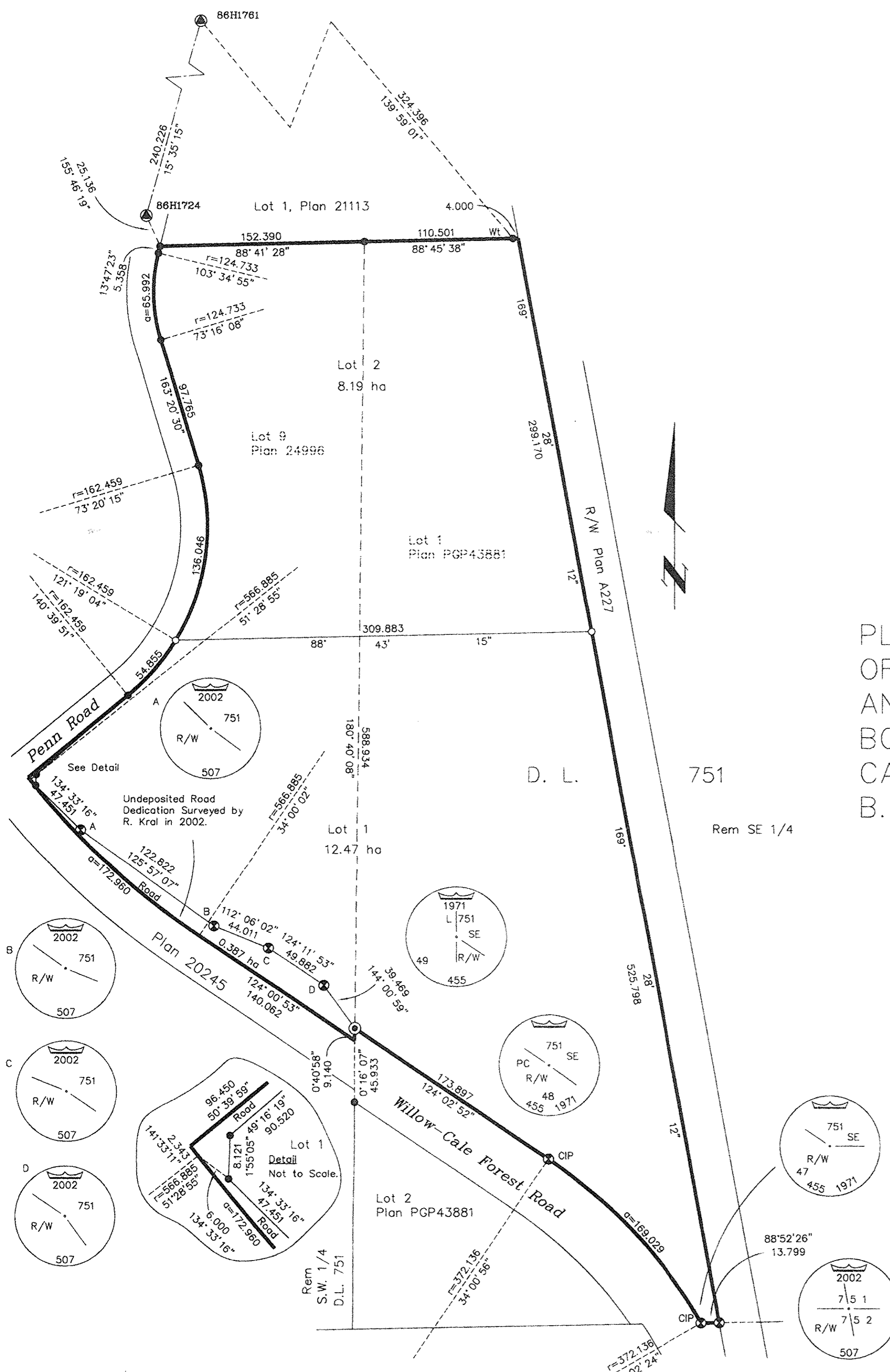


Deposited in the Land Title Office at New Westminster this 28th day of August 2006.

REGISTRAR BA417314

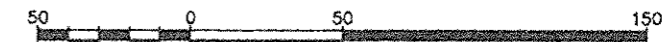
JUN 29 2006

LAND SERVICES



PLAN OF SUBDIVISION
 OF LOT 9, PLAN 24996
 AND LOT 1, PLAN PGP43881,
 BOTH OF DISTRICT LOT 751,
 CARIBOO DISTRICT.
 B.C.G.S. 93G.087

Scale: 1 : 2500 (Distances are in metres)



LEGEND

- ⊙ Standard Concrete Post Found
- ⊗ Standard Capped Post Found
- Standard Iron Post Found
- Standard Iron Post Placed
- ⊕ Control Monument Found

Grid bearings are derived from observations between control monuments 86H1724 and 86H1761, integrated survey area number 39, City of Prince George, B.C. NAD83(CSRS)

Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.9995137

I, Dale Keown, a British Columbia Land Surveyor, of Prince George, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 30th day of May, 2005. The plan was completed and checked, and the checklist filed under #32278 on the 6th day of June, 2005.

Dale Keown
 Dale Keown, B.C.L.S.

Owner: Lot 1, D.L. 751, Cariboo District, Plan PGP43881.
 Pacific Bioenergy Corporation
 Inc. No. 0731252

S. Folk
 Authorized Signatory
 Scott Folk
 Print Name

Authorized Signatory
 Print Name

Kelly Evans
 Witness to both
 Kelly Evans
 Print Name
 #1508-999 West Hastings St.
 Address
 Vancouver, BC V6C 2W2
 Postal Code
 Office Manager
 Occupation

Owner: Lot 1, D.L. 751, Cariboo District, Plan PGP43881.
 Mortgage - Mercantile Pacific Capital Corporation
 Incorporation No. 560926

Bruno Kristensen
 Authorized Signatory
 Bruno Kristensen
 Print Name

Authorized Signatory
 Print Name

Kelly Evans
 Witness to both
 Kelly Evans
 Print Name
 #1508-999 West Hastings St.
 Address
 Vancouver, BC V6C 2W2
 Postal Code
 Office Manager
 Occupation

Owner: City of Prince George
 Lot 9, Plan 24996

Jan Wells
 Authorized Signatory
 Jan Wells
 Print Name

Authorized Signatory
 Print Name

Brenda Sieben
 Witness to both
 Brenda Sieben
 Print Name
 1100 Patricia Boulevard
 Address
 Prince George, BC V2L 3V9
 Property Administrator
 Postal Code
 Occupation

Approved under the Land Title Act this 15th day of July, 2006.

Alfred
 Approving Officer
 City of Prince George

This plan lies within the Fraser-Fort George Regional District.

KILBRIDE LAND SURVEYING LTD. British Columbia Land Surveyors Prince George, B.C. Ph: (250) 562-1196 Fax: 562-3656		
F.B.- XB53	D.L.- 751	File No. - 050174