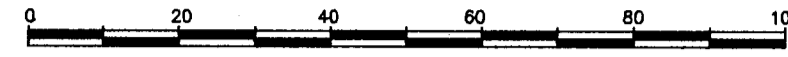


PLAN OF SUBDIVISION OF  
 LOT 34, PLAN PGP36539  
 DISTRICT LOT 2097  
 CARIBOO DISTRICT

SCALE = 1 : 1000 B.C.G.S. 93G.096



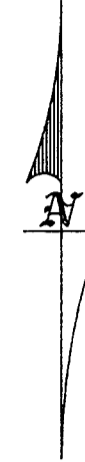
DISTANCES ARE SHOWN IN METRES.

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY COMBINED FACTOR 0.99950762.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 86H1750 AND 86H1778, INTEGRATED SURVEY AREA NUMBER 39.

LEGEND

- STANDARD IRON POST FOUND
- STANDARD IRON POST PLACED
- ⊙ CONTROL MONUMENT

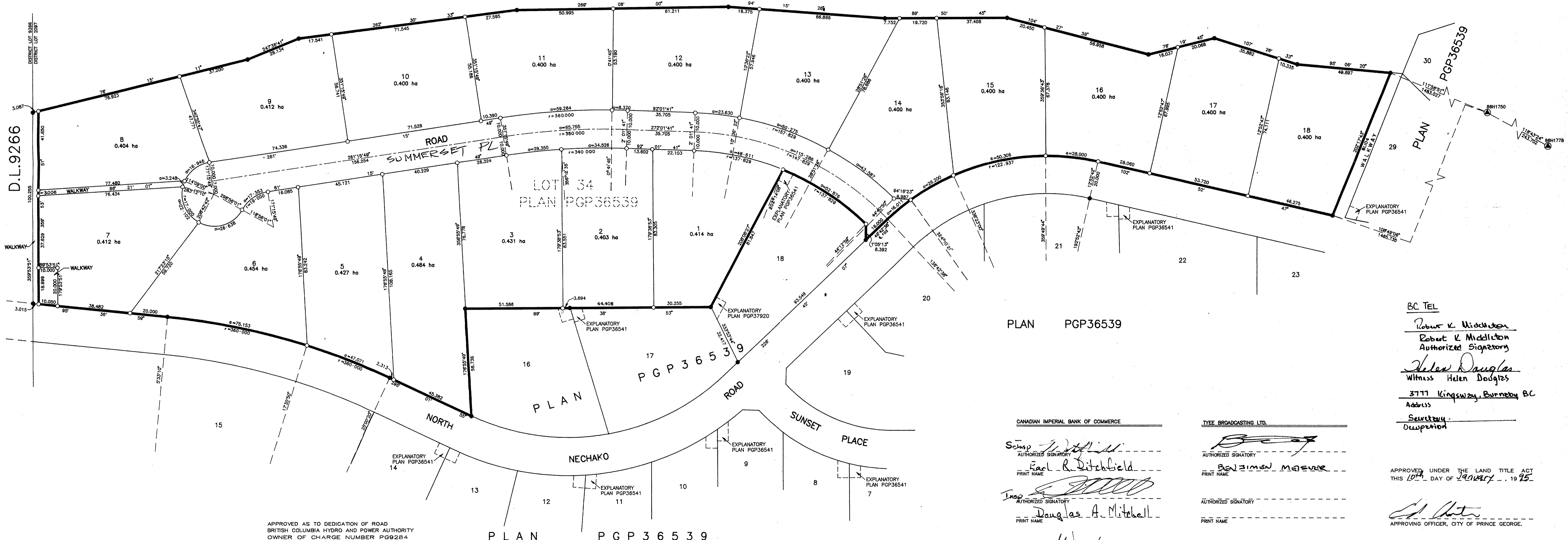


REM. D.L. 2097

PLAN No. PGP 38626

DEPOSITED IN THE LAND TITLE OFFICE  
 AT PRINCE GEORGE, B.C., THIS 09  
 DAY OF Feb 1995

*B.B.*  
 REGISTRAR



I, RONALD L. JOHNS, 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 SURVEY WAS COMPLETED ON THE 7th DAY OF DECEMBER, 1994

*R.L. Johns*  
 R.L. JOHNS, B.C.L.S.

*H. Maeno*  
 Harime Maeno  
 PRINT NAME  
*S. Klemionek*  
 Sarah Klemionek  
 PRINT NAME  
 333 Dunsmuir Street  
 Vancouver, B.C. V6B 5E3  
 Legal Services Clerk  
 OCCUPATION  
 5722

APPROVED AS TO DEDICATION OF ROAD  
 BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 OWNER OF CHARGE NUMBER PG9284  
 BY ITS ATTORNEYS IN FACT. (D.F. PEN 11/24)

PLAN PGP36539

CANADIAN IMPERIAL BANK OF COMMERCE

*Scamp*  
 AUTHORIZED SIGNATORY  
 PRINT NAME  
*Earl R. Ditchfield*  
 PRINT NAME  
*Doug*  
 AUTHORIZED SIGNATORY  
 PRINT NAME  
 Douglas A. Mitchell

TYEE BROADCASTING LTD.

*B. M. M.*  
 AUTHORIZED SIGNATORY  
 PRINT NAME  
 BENJAMIN M. M. M.  
 PRINT NAME  
 AUTHORIZED SIGNATORY  
 PRINT NAME

*A. Wingate*  
 WITNESS (AS TO BOTH SIGNATURES)  
 PRINT NAME  
 Elizabeth A. Wingate  
 ADDRESS  
 6th Floor, 400 Burrard St  
 Vancouver, B.C. V6C 3B6  
 Banker  
 OCCUPATION

*Gary R. Brown*  
 WITNESS (AS TO BOTH SIGNATURES)  
 PRINT NAME  
 GARY R. BROWN, Q.C.  
 ADDRESS  
 1596 11th Avenue  
 Prince George, B.C. V2L 5G7  
 OCCUPATION

BC TEL  
*Robert K. Middleton*  
 Robert K. Middleton  
 Authorized Signatory  
*Helen Douglas*  
 Witness Helen Douglas  
 3771 Kingsway, Burnaby BC  
 Address  
 Secretary  
 Occupation

APPROVED UNDER THE LAND TITLE ACT  
 THIS 10th DAY OF January 1995

*S. H.*  
 APPROVING OFFICER, CITY OF PRINCE GEORGE.

THIS PLAN LIES WITHIN THE FRASER-FORT GEORGE REGIONAL DISTRICT.

R. L. JOHNS LAND SURVEYING LTD.  
 LEGAL AND ENGINEERING SURVEYS  
 240 VICTORIA STREET  
 PRINCE GEORGE, B.C. V2L 2J4  
 PHONE: (604)562-5750  
 FAX: (604)562-5703