

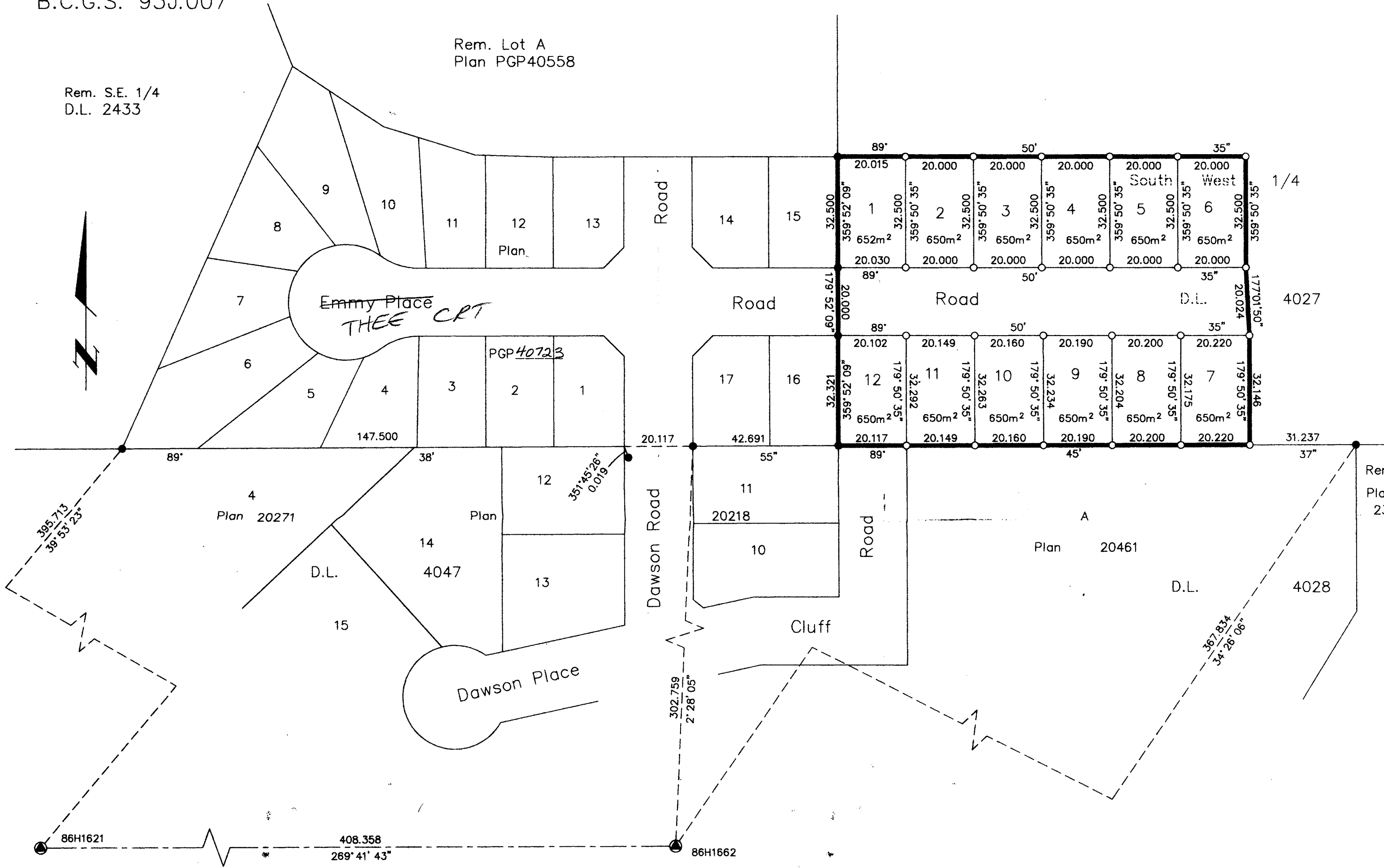
PLAN OF SUBDIVISION OF
PART SOUTH WEST 1/4 OF
DISTRICT LOT 4027,
CARIBOO DISTRICT.
B.C.G.S. 93J.007

PLAN NO. PGP 40722

Deposited in the Land Title Office at Prince
George this 26 day of Nov 1996

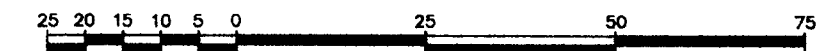
BB

REGISTRAR



Rem 1
Plan
23398

Scale: 1 : 1000 (Distances are in metres)



LEGEND

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊙ Control Monument Found

Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.99948779

Grid bearings are derived from observations between control monuments 86H1621 and 86H1662, integrated survey area number 39, City of Prince George, B.C.

Owner: Spruce City Holdings Ltd.
Inc. #101992

[Signature]
Authorized Signatory
STANLEY AKSENECHUK
Print Name

Authorized Signatory
Print Name

Witness to both
Print Name
GARY R. BROWN, Q.C.
Barrister & Solicitor
Address 1598 6th Avenue
Prince George, B.C. V2L 5G7
Postal Code

Occupation

Owner: Mortgage PH45372
Cluculz Enterprises Ltd. Inc. #375312

[Signature]
Authorized Signatory
CHERYL MARTIN
Print Name

Authorized Signatory
Print Name

Witness to both
Print Name
GARY R. BROWN, Q.C.
Barrister & Solicitor
Address 1598 6th Avenue
Prince George, B.C. V2L 5G7
Postal Code

Occupation

Owner: Mortgage PK26305
Business Development Bank of Canada

[Signature]
Authorized Signatory
EDWARD MURRAY, A.U.P. CREDIT
Print Name

Authorized Signatory
Print Name

Witness to both
Print Name
KAREN BOWE
Address 700, 601 W. HASTINGS ST.
VANCOUVER, B.C. V6B 5G9
Postal Code

Occupation

I, Gordon Kilbride, 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 28th day of October, 1996.

[Signature]
Gordon Kilbride, B.C.L.S.
LTO Client No. 010909

Approved under the Land Title Act this 22nd day of November, 1996

[Signature]
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: (604) 562-1196 Fax: 562-3656

F.B.- RA D.L.- 4027 FILE No. 960339S4