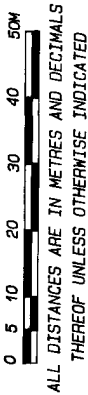


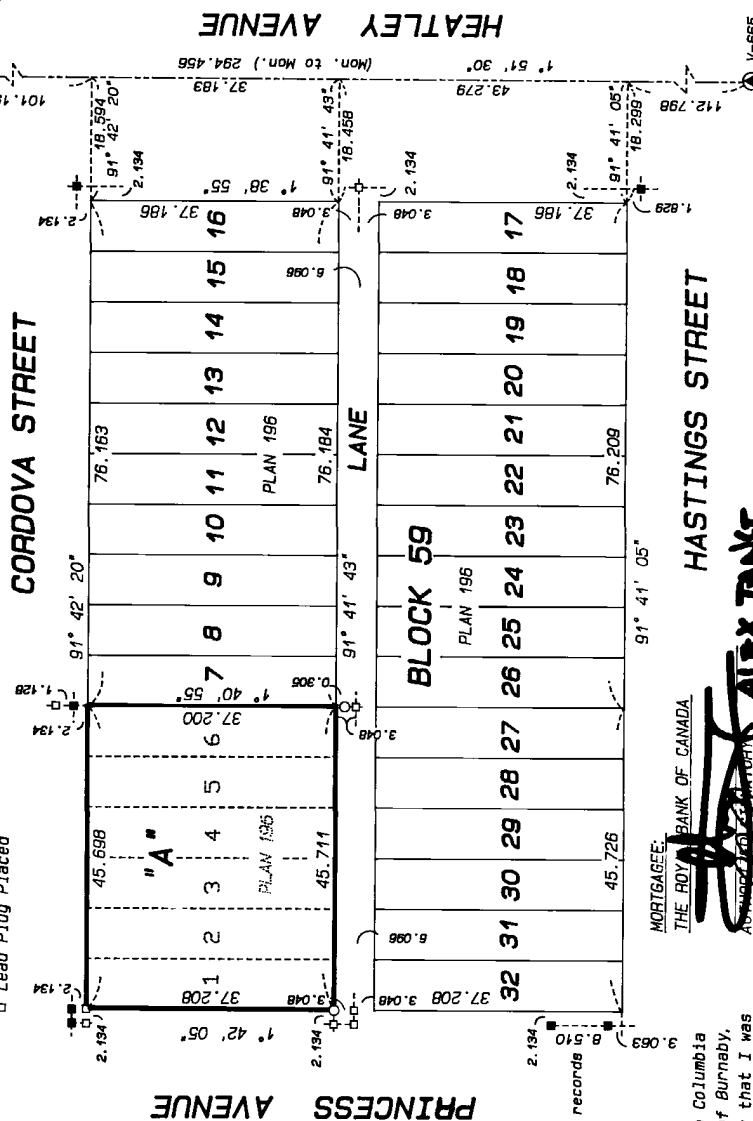
**REFERENCE PLAN OF LOTS 1 TO 6 INCLUSIVE, ALL OF BLOCK 59
DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 196
PURSUANT TO SECTION 100(1) (b) LAND TITLE ACT**

B.C.G.S. 926.025

SCALE: 1:750



- LEGEND:**
- Control Monument Found
 - Standard Iron Post Placed
 - Lead Plug Found
 - Lead Plug Placed



I, Edmund T. Wong, a British Columbia Land Surveyor, of the City of Burnaby, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 12th day of July, 1995.

Edmund T. Wong
B.C.L.S.

FILE: SZ-3262

PLAN LMP 24681

Deposited in the Land Title office at New Westminster, B.C. this 9 day of August, 1995.

[Signature]
Asst. Deputy Registrar

Ref: B5235244A

UNION GOSPEL HOUSING SOCIETY

[Signature]
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

[Signature]
Witness as to both signatures HARRY ERICSSON
Address of 600-1185 W. GEORGIA ST.
Witness: VANCOUVER BC V6E 4E6

Occupation of LEGAL ASSISTANT

MORTGAGEE:
THE NATIONAL LIFE ASSURANCE COMPANY OF CANADA

[Signature]
AUTHORIZED SIGNATORY RENE TARDIEAU

AUTHORIZED SIGNATORY ROBERT HULL

[Signature]
Witness as to both signatures
EMIL J. VETTER
Address of 522 UNIVERSITY AVE
Witness: TORONTO, ONT M5G 1Y7

Occupation of BANK TELLER BANCORP

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
951195 FB622 P106-107 R-915

Grid bearings are derived from observations between control monuments V-1425 and V-665.
Integrated Survey Area No. 31 City of Vancouver.
This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9996012.

MORTGAGEE:
THE ROYAL BANK OF CANADA

[Signature]
AUTHORIZED SIGNATORY
Witness as to both signatures J. MACKIE
Address of 400 Main St.
Witness: Vancouver, B.C.
Occupation of Attorney
[Signature]

This plan lies within the Greater Vancouver Regional District.