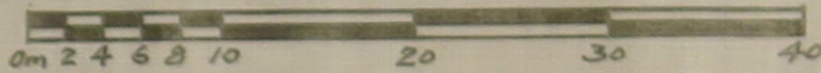


REFERENCE PLAN OF LOTS 26 AND 27 BLOCK 41
 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT
 PLAN 196 PURSUANT TO SECTION 100 (1) (b) LAND TITLE ACT

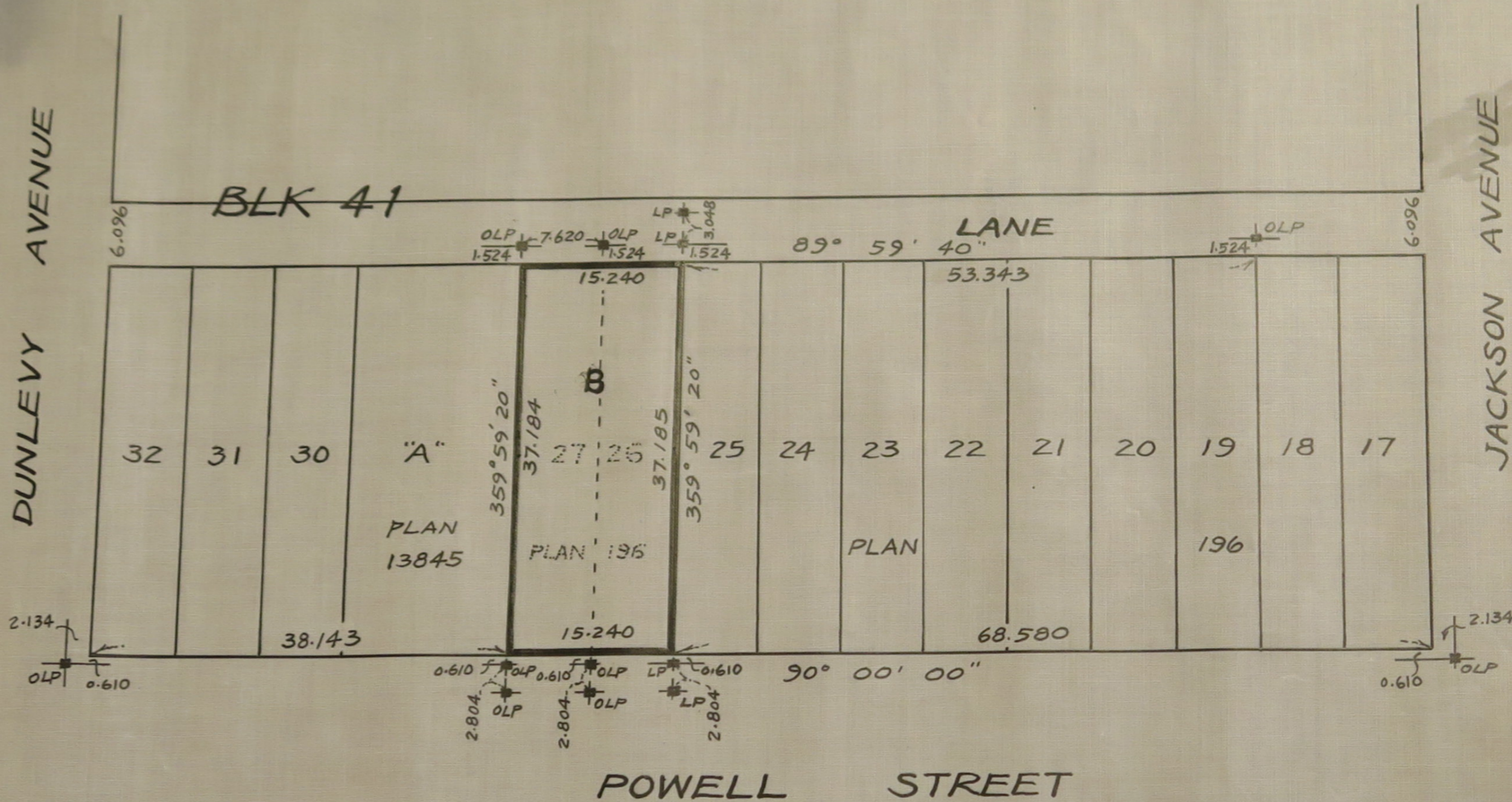
RATIO = 1 : 500



PLAN 18958

Deposited in the Land Title Office
 at Vancouver, B.C., this 21st
 day of September, 1981

W. R. Ridgway
 ASSISTANT DEPUTY Registrar



VAP 18958

Double Happiness Foods Ltd.

Tung Cheung
 PRESIDENT "TUNG CHEUNG"
 Authorized Signatory

Owner: *Lai Yung Cheung*
 Lai Yung Cheung

Witness: *David M. Guy* "DAVID M. GUY"
 Address of 304-190 ALEXANDER STREET
 Witness: VANCOUVER, B.C.
 Occupation of Witness: LAWYER

(as to both signatures) Ken K. Wong & Associates
 Canada & B.C. Land Surveyors
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1R4

LEGEND
 * OLP denotes old lead plug found
 * LP denotes lead plug set

Bearings are astronomic and are referred to Plan 13845
 Distances are in metres unless otherwise noted.

"This plan lies within the Greater Vancouver Regional District."

I, Dick F. Mak, a British Columbia Land Surveyor, of the Municipality of Delta 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 26th day of May, 1981.

Dick F. Mak
 B.C.L.S.