



BRITISH COLUMBIA
LAND TITLE ACT

STATE OF TITLE CERTIFICATE

MUIR SINCLARE

YOUR FILE NUMBER: 16563

PICK UP: VICTORIA
BY: VICTRO

LAND TITLE OFFICE, VICTORIA, BRITISH COLUMBIA

CERTIFICATE NO: STVI0178364

TITLE NO: EL51870

VI

THIS IS TO CERTIFY THAT AT 15:12 ON 03 FEBRUARY, 1999,
THE STATE OF THE TITLE TO THE LAND DESCRIBED HEREIN IS AS STATED AND IS SUBJECT
TO THE NOTATIONS APPEARING BELOW. THIS CERTIFICATE IS TO BE READ SUBJECT TO THE
PROVISIONS OF SECTION 23(2) OF THE LAND TITLE ACT (R.S.B.C. 1996 CHAPTER 250)
AND SECTIONS 50 AND 55-58 OF THE LAND ACT (R.S.B.C. 1996 CHAPTER 245).

[Handwritten signature]



APPLICATION FOR REGISTRATION RECEIVED ON: 01 MAY, 1997
ENTERED: 07 MAY, 1997

REGISTERED OWNER IN FEE SIMPLE:

DAVID EDGAR LOVE, REALTOR
CHRISTINE MARY LOVE, HAIR STYLIST
1102B 1ST STREET
COURTENAY, BC
V9N 1A9
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF COURTENAY

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 000-342-416
STRATA LOT 8, DISTRICT LOT 96, COMOX DISTRICT, STRATA PLAN 215, TOGETHER WITH
AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF
THE STRATA LOT AS SHOWN ON FORM 1.

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EXCEPTIONS AND RESERVATIONS

M76300
REGISTERED OWNER OF CHARGE
ESQUIMALT AND NANAIMO
RAILWAY COMPANY
M76300

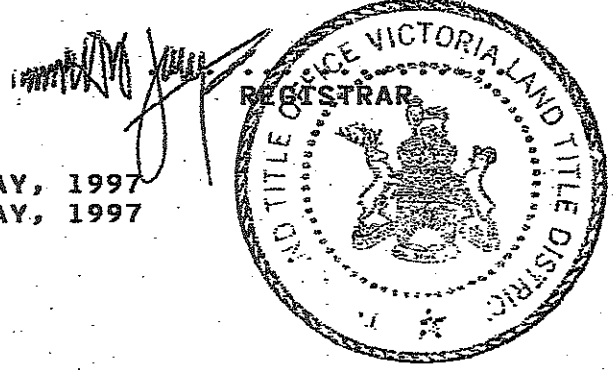
This is Exhibit "A" referred to in
the affidavit of Robert Bush
sworn before me at Courtenay
in the Province of British Columbia
this day of February, 1999

LAND TITLE OFFICE, VICTORIA, BRITISH COLUMBIA

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This is Exhibit "A" referred to in
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sworn before me at Courtenay
in the Province of British Columbia
this day of February, 1999

REMARKS: A.F.B. 9.693.7434A SECTION 172(3)
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

LAND USE CONTRACT
D49388 1975-04-25
REGISTERED OWNER OF CHARGE
CORPORATION OF THE CITY OF COURTENAY
D49388
REMARKS: MUNICIPAL ACT SECTION 702A

MORTGAGE
EL51871 1997-05-01 13:18
REGISTERED OWNER OF CHARGE
CANADIAN WESTERN BANK



BRITISH COLUMBIA
LAND TITLE ACT

STATE OF TITLE CERTIFICATE

EL51871

ASSIGNMENT OF RENTS

EL51872 1997-05-01 13:18
REGISTERED OWNER OF CHARGE
CANADIAN WESTERN BANK
EL51872

MORTGAGE

EM48298 1998-05-26 10:00
REGISTERED OWNER OF CHARGE
WENDY ANNE PRENTY
EM48298

CERTIFICATE OF PENDING LITIGATION

EN8788 1999-02-02 10:32
REGISTERED OWNER OF CHARGE
CANADIAN WESTERN BANK
EN8788

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE