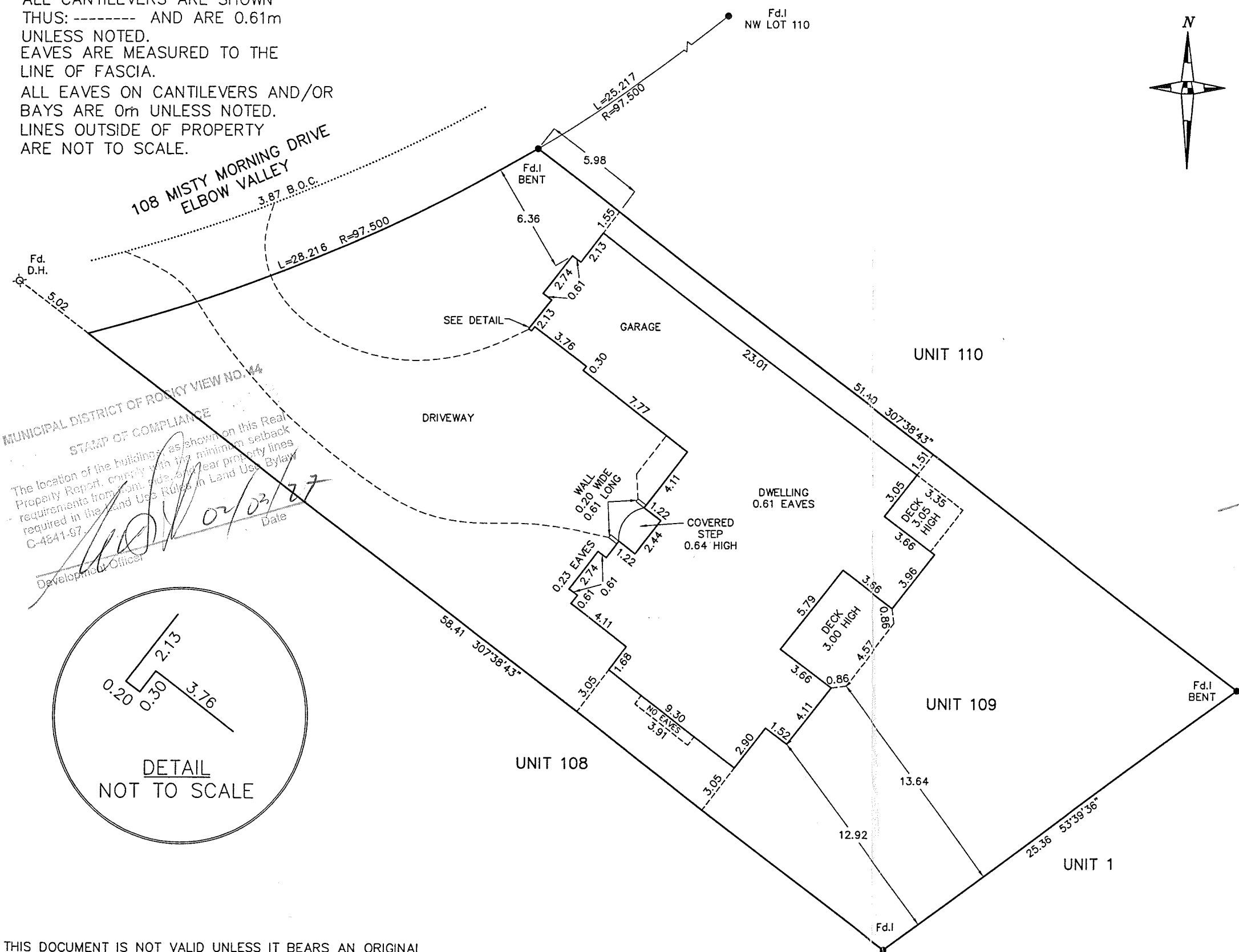
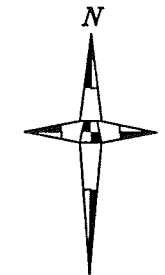


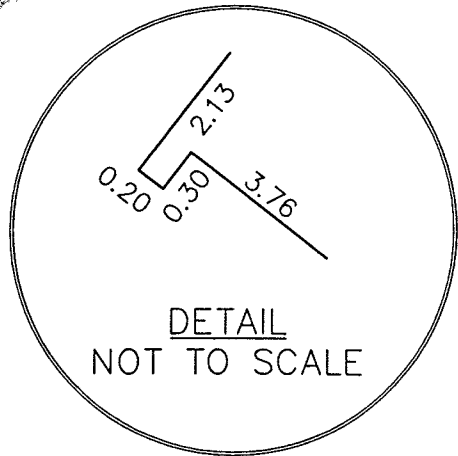
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

NOTE:
 ALL CANTILEVERS ARE SHOWN
 THUS: ----- AND ARE 0.61m
 UNLESS NOTED.
 EAVES ARE MEASURED TO THE
 LINE OF FASCIA.
 ALL EAVES ON CANTILEVERS AND/OR
 BAYS ARE 0m UNLESS NOTED.
 LINES OUTSIDE OF PROPERTY
 ARE NOT TO SCALE.

PLAN 981 3459
 UNIT 109 AND 82 UNDIVIDED ONE TEN THOUSANDTH
 SHARES IN THE COMMON PROPERTY EXCEPTING ALL
 MINES AND MINERALS
 ADDRESS 108 MISTY MORNING DRIVE
 MD OF ROCKY VIEW NO.44, ALBERTA
 CLIENT SUNRIDGE DEVELOPMENT



MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
 STAMP OF COMPLIANCE
 The location of the buildings as shown on this Real
 Property Report, comply with the minimum setback
 requirements from front, side and rear property lines
 required in the Land Use Rules in Land Use Bylaw
 C-4641-97.
 [Signature] 02/03/01
 Date
 Development Officer



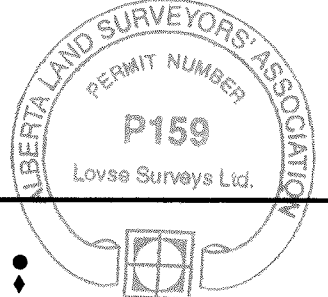
Certification:
 I hereby certify that this Report and Plan was prepared and performed under
 my personal supervision and in accordance with the Manual of Standard
 Practice of the Alberta Land Surveyors' Association and supplements thereto.
 Accordingly within those standards and as of the date of this report,
 I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements
 as defined in part D, Section 7.6 of the Alberta Land Surveyors
 Association's Manual of Standard Practice, registered easements, and
 rights-of-way, affecting the extent of title to the Property;
2. the Improvements are entirely within the boundaries of the Property;
 except NIL
3. no visible encroachments exist on the Property from any improvements
 situated on an adjoining property;
 except NIL
4. no visible encroachments exist on registered easements, or rights-of-way
 affecting the extent of Property;
 except NIL

Purpose: This report and related plan have been prepared for the benefit of the property
 owner, subsequent owners and any of their agents for the purpose of a land conveyance.
 Copying is permitted only for the benefit of these parties. Where applicable, registered
 easements and utility rights-of-way affecting the extent of the property have been shown
 on the attached plan. Unless shown otherwise, property corner markers have not been placed
 during the Survey for this Report. This plan should not be used to establish boundaries due
 to the risk of misinterpretation or measurement error by the user. The information shown on
 this Real Property Report reflects the status of this property as of the date of survey only.
 Users are encouraged to have the Real Property Report updated for future requirements.

Dated at City of Calgary, Alberta
 This 24th day of AUGUST 2001.

Thomas To, ALBERTA LAND SURVEYOR
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LEGEND:
 Found Iron Posts are shown thus: ●
 Found Iron Bars are shown thus: ◆
 All distances are in metres and decimals thereof.
 Distances shown on curve boundaries are Arc distances.
 Fences are shown thus: -o-o-o-o-o-o-o-o-o- and
 are deemed to be on property line if within +/- 0.2m
 The dimensions shown related to perpendicular distances
 from property boundaries to foundation walls.

NOTE:
 Survey completed on AUG. 22nd, 2001
 Title information is based on a title search on AUG. 23rd, 2001
 and subject to:
 981 386 875 CAVEAT RE: DEVELOPMENT AGREEMENT
 981 386 876 AGREEMENT (RE: SEE INSTRUMENT)
 981 388 629 AGREEMENT (SEE INSTRUMENT)
 981 389 552 ENCUMBRANCE
 001 156 174 CAVEAT RE: AGREEMENT CHARGING LAND, ETC.

* NOT WITHSTANDING ITEMS 2&4 OF THE CERTIFICATION, THE DRIVEWAY ENCLOSES
 ONTO THE MUNICIPAL PROPERTY. THE MUNICIPALITY NORMALLY PERMITS
 ENCROACHMENT WITHOUT AN ENCROACHMENT AGREEMENT.

Drawn by: JTM Chk'd: TT Scale: 1:250 METRIC FILE NO: 0010580

▲ **LOVSE SURVEYS LTD.**

▼ 240,251 MIDPARK BLVD. S.E. Phone: 254-2010 Fax: 254-1723
 CALGARY, ALBERTA T2X 1S3 WWW.LOVSESURVEYS.COM

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL
 SIGNATURE (IN BLUE INK) AND A LOVSE SURVEY LTD.
 PERMIT STAMP (IN RED INK).