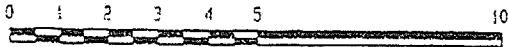


SKETCH PLAN OF COMMERCIAL LEASE AREA OF PART OF THE GROUND FLOOR OF A BUILDING SITUATE ON LOT 262, SUBURBAN LOT 40, ESQUIMALT DISTRICT, PLAN 2854

SCALE - 1 : 125



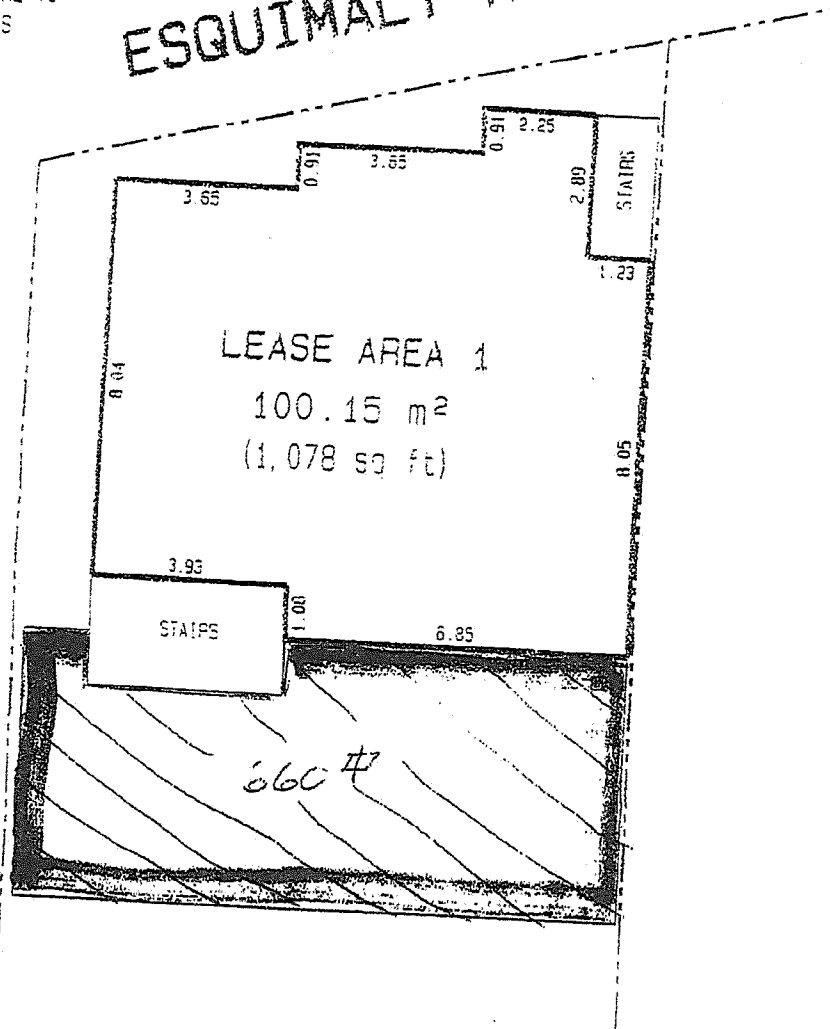
All distances are in metres & decimals thereof.

LEASE MEASUREMENTS ARE TO CENTRE-LINES OF WALLS

ESQUIMALT ROAD



COMERFORD STREET



LEASE AREA 1
100.15 m²
(1,078 sq ft)

FILE: 7139-19
POWELL & ASSOCIATES
B.C. LAND SURVEYORS
940 View Street
Victoria, BC V8V 3L5
PHONE (250) 382-8855

PARKING

CERTIFIED CORRECT

This 2nd day of June, 1996.

Alan M Powell

SCHEDULE "A"

Alan M Powell, BCLS