

B. NATURE OF THE APPLICATION

1. BDC seeks an order for the following relief:
 - (a) appointing BDO Canada Limited/BDO Canada Limitee ("**BDO**") as court-appointed receiver pursuant to Section 243 of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended (the "**BIA**") over certain of the assets, undertakings and property of Sports Villas Resort, Inc. ("**Sports Villas**") and Twin Rivers Golf Inc. ("**Twin Rivers**") as described in more detail in Schedule "A" hereof (the "**Sports Villas Property**" and the "**Twin Rivers Property**");
 - (b) for the Applicant's costs of this Application, on a solicitor-client basis; and
 - (c) for such further and other relief as this Court deems just.

C. MATERIAL FACTS

2. The Applicant, BDC, is a Canadian Federal Crown Corporation wholly owned by the Government of Canada carrying on business in the Province of Newfoundland and Labrador at 215 Water Street, City of St. John's, Newfoundland and Labrador, A1C 5K4.
3. Sports Villas is a body corporate, incorporated under the laws of Newfoundland and Labrador and having its registered office at 702 Water Street, St. John's, Newfoundland and Labrador, A1E 1C7 with their mailing address being P.O. Box 160, Port Blandford, Newfoundland and Labrador, A0C 2G0.
4. Sports Villas is the operator of a hotel and resort business, a chalet development, and is associated with the operations of a golf course located at Twin Rivers, Port Blandford, Newfoundland and Labrador. Sports Villas is the owner of a number of units in the Terra Nova Condominium Corporation, which is a condominium corporation and golf resort consisting of a restaurant, commercial and residential condominium units and hotel units. Sports Villas is also the primary services provider, property manager and primary creditor of the Terra Nova Condominium Corporation, all of which has been financed since August 22, 2003 by BDC. The financing relationship is governed by:
 - (a) a Letter of Offer dated August 22, 2003 in the amount of \$3,800,000.00 between Sports Villas, Twin Rivers and Anthony Holdings Limited as borrowers, Rex Anthony as guarantor, and BDC as lender;

- (b) a further Letter of Offer dated March 5, 2010 in the amount of \$550,000.00 between Sports Villas, Twin Rivers and Anthony Capital Corporation as borrowers and BDC as lender; and
- (c) a Letter of Offer dated August 27, 2012 in the amount of \$550,000.00 executed by Northwest Arm Development Inc. (which amalgamated with Sports Villas and Terra Nova Golf Estates Management Inc. to form Sports Villas on October 31, 2016), Sports Villas, Twin Rivers and Anthony Capital Corporation as borrowers, Rex Campbell Anthony and Terra Nova Golf Estates Management Inc., as guarantors and BDC as lender;

(collectively, the August 2003 Letter of Offer, the March 2010 Letter of Offer and the August 2012 Letter of Offer are herein called the "**Letters of Offer**").

- 5. Twin Rivers is an affiliated corporation set up to hold the leasehold interest in the Twin Rivers golf course. Twin Rivers also owns the golf carts and certain other equipment used to maintain the Twin Rivers nine and eighteen hole golf courses.

D. SECURITY TO BDC

- 6. BDC has, inter alia, the following agreements in support of the Letters of Offer by Sports Villas and Twin Rivers:
 - (a) a General Security Agreement dated September 30, 2003 creating a general security interest in all of Sports Villas present and after-acquired personal property, notice of which was registered at the Personal Property Security Registry for the Province of Newfoundland and Labrador as Registration Number 2916009 on September 19, 2003;
 - (b) a Mortgage granted by Sports Villas to BDC on lands and buildings in the Town of Port Blandford, Newfoundland and Labrador, which Mortgage is dated September 30, 2003, and was registered at Roll 2583, Frame 1089 at the Registry of Deeds for the Province of Newfoundland and Labrador on October 2, 2003;
 - (c) a Mortgage granted by Twin Rivers to BDC on lands leased to Twin Rivers by Parks Canada in Terra Nova National Park, the Electoral District of Terra Nova, which Mortgage is dated September 30, 2003, and was registered at Roll 2583,

Frame 1055 at the Registry of Deeds for the Province of Newfoundland and Labrador on October 2, 2003;

- (d) a Deed of Rectification and Charge granted by Sports Villas to BDC dated May 10, 2004 and registered in the Registry of Deeds for the Province of Newfoundland and Labrador on May 11, 2004 as Registration No. 3793;
- (e) a Mortgage granted by Northwest Arm Development Inc. (now Sports Villas) to BDC on lands in the Town of Port Blandford, Newfoundland and Labrador, which Mortgage is dated September 9, 2012 and was registered in the Registry of Deeds for the Province of Newfoundland and Labrador at Registration No. 552128 on September 20, 2012; and
- (f) a Mortgage granted by Northwest Arm Development Inc. and Sports Villas to BDC on lands in the Town of Port Blandford, Newfoundland and Labrador, which Mortgage is dated May 4, 2010 and was registered at the Registry of Deeds for the Province of Newfoundland and Labrador as Registration No. 391512 on May 17, 2010.

E. DEFAULTS OF SPORTS VILLAS AND TWIN RIVERS

- 7. Sports Villas and Twin Rivers have both defaulted on the Letters of Offer by failing to pay amounts due thereunder as required by the Letters of Offer.
- 8. As of November 7, 2018, the outstanding balances due and owing to BDC by Sports Villas and Twin Rivers, are respectively:
 - (a) \$2,295,729.21 (loan # 002259-04) and \$437,786.08 (loan # 002259-05);
 - (b) \$494,149.76 (loan # 068120-01); and
 - (c) interest and disbursements, which continue to accrue.(taken together, these amounts are the "**Default Amount**").
- 9. Pursuant to the Letters of Offer between Sports Villas, Twin Rivers and BDC, BDC issued demands for repayment of the Default Amount to Sports Villas, Twin Rivers and their guarantors on October 29, 2018. Notwithstanding the issuance of Demands by BDC on October 29, 2018, the Default Amount remains due and owing.

F. STATUS OF OTHER CREDITORS

10. Our searches have identified the following as potential creditors of Sports Villa and/or Twin Rivers:

- (a) Lease agreement dated July 30, 1990 between Her Majesty the Queen in Right of Canada, represented by the Minister of Environment and St. Christopher's Resort Inc., assigned to Twin Rivers by assignment dated March 31, 1993, as amended by a lease agreement dated March 2, 1994 and by an amending agreement dated October 2, 2005; and also a lease agreement dated May 24, 2001 between Her Majesty the Queen in Right of Canada, represented by the Minister of Canadian Heritage for the purposes of Parks Canada Agency and Twin Rivers.
- (b) The Town of Port Blandford in respect of business taxes, real property taxes and water taxes;
- (c) Employees for outstanding eligible wages under the Wage Earner Protection Program Act;
- (d) Canada Revenue Agency in respect of Harmonized Sales Tax Remittances and source deductions;
- (e) Registry of Deeds:

Registration Number:	582184
Document:	Notice of Mortgage
Document Date:	2013-02-25
Registration Date:	2013-02-27
Debtor:	Sports Villa Resort, Inc.
Creditor:	Clarke Inc. Master Trust
Consideration:	\$750,000.00

Registration Number:	768350
Document:	Notice of Mortgage
Document Date:	2016-06-22
Registration Date:	2016-06-22
Debtor:	Sports Villa Resort, Inc.

Creditor: Project Management and Design Limited
Consideration: \$50,000.00
Note: Rectification registered at #771926

(f) Mechanic's Liens Registry

Lien Number: 10804
Document: Notice of Lien
Registration Date: 1993-06-24
Debtor: Sports Villa Resort, Inc.
Creditor: Eastern Ready-Mix Limited
Consideration: \$1018.62
Note: Notice of Action not filed.

(g) Judgment Enforcement Registry:

**Notice of Judgment
Registration Number:** 2018005187
Order Date: 2019-09-19
Expiry Date: 2028-09-18
Debtor: Sports Villas Resort, Inc.
Judgment Creditor: RBC Investor Services Trust, Clarke Inc.
Master Trust, Clarke Inc.
Judgment Amount: \$487,760.96

(h) Personal Property Security Registry:

Registration Number: 13931241
Registration Date: 2016-05-18
Expiry Date: 2021-05-18
Debtor: Sports Villas Resort, Inc.
Secured Party: Bank of Nova Scotia – Atlantic CAU
Serial Numbered Collateral: 1GCNKPEA4DZ375305 - 2013 Chevrolet
Silverado 1500

Registration Number: 11680592, as amended by:
11680725

Registration Date: 2014-01-31

Expiry Date: 2020-01-31

Debtor: Sports Villas Resort, Inc.

Secured Party: Business Investment Corporation

General Collateral Description: All present and after acquired personal property of the Debtor, and all proceeds thereof.

Registration Number: 11807989, as amended by:
13715040

Registration Date: 2014-04-01

Expiry Date: 2020-04-01

Debtor: Sports Villas Resort, Inc., Terra Nova Golf Estates Management Inc.

Secured Party: Blue Chip Leasing Corporation

Collateral Description: One(1) 50001754-5485 IP Paging Unit And All Telephone Equipment Of Every Nature Or Kind Described In Lease Number 34878 Between The Secured Party, As Lessor And The Debtor As Lessee, As Amended From Time To Time, Together With All Attachments, Accessories. Substitutions And All Proceeds In Any Form Derived Directly Or Indirectly From Any Dealing With The Collateral Or Proceeds Thereof.

Registration Number: 11860319

Registration Date: 2014-04-22

Expiry Date: 2024-04-22

Debtor: Twin Rivers Golf Inc.

Secured Party: Royal Bank of Canada

General Collateral Description: Master Lease Dated April 22, 2014 - Together With All Inventory And Equipment Now Or Hereafter Acquired By The Debtor And Financed By The Secured Party.

Registration Number: 12011821

Registration Date: 2014-06-06

Expiry Date: 2020-06-06
Debtor: Twin Rivers Golf Inc.
Secured Party: Royal Bank of Canada
Serial Numbered Collateral: JE1444511268 - 2014 CLUB CAR
PRECEDENT
314000178 - 2014 TORO WORKMAN HDXD
JE1444511270 - 2014 CLUB CAR
PRECEDENT
JE1444511271 - 2014 CLUB CAR
PRECEDENT
JE1444511272 - 2014 CLUB CAR
PRECEDENT
JE1444511273 - 2014 CLUB CAR
PRECEDENT
JE1444511274 - 2014 CC PREC
JE1444511275 - 2014 CC PREC
JE1444511276 - 2014 CC PREC
JE1444511277 - 2014 CC PREC
JE1444511278 - 2014 CC PREC
JE1444511279 - 2014 CC PREC
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JE1444511258 - 2014 CC PREC
JE1444511259 - 2014 CC PREC
JE1444511260 - 2014 CC PREC
JE1444511265 - 2014 CC PREC
JE1444511267 - 2014 CC PREC

Registration Number: 13291158
Registration Date: 2015-09-16
Expiry Date: 2020-09-16

Debtor: Twin Rivers Golf Inc.
Secured Party: Royal Bank of Canada
General Collateral Description: 2016 Club Car Cafe Express Refreshment Vehicle S/N Md1606 620995 Together with all Attachments, Accessories, Accessions, Replacements, Substitutions, Additions And Improvements Thereto, And All Proceeds In Any Form Derived Directly Or Indirectly From Any Dealing With The Collateral Or Proceeds Thereof, And Without Limitation, Money, Cheques, Deposits In Deposit-Taking Institutions, Goods, Accounts Receivable, Rents Or Other Payments Arising From The Lease Of The Collateral, Chattel Paper, Instruments, Intangibles, Documents Of Title, Securities, And Rights Of Insurance Payments Or Any Other Payments As Indemnity Or Compensation For Loss Or Damage To The Collateral Or Proceeds Of The Collateral.

Registration Number: 15197759
Registration Date: 2017-08-03
Expiry Date: 2022-08-03
Debtor: Twin Rivers Golf Inc.
Secured Party: De Lage Landen Financial Services Canada Inc.
General Collateral Description: All personal property of the debtor described herein by vehicle identification number or serial number, as applicable, and such other goods financed by the secured party, wherever situated, consisting of 2016 TORO 648 GREENS AERATOR S/N 400210994 together with all parts and accessories relating thereto, all attachments, accessories and accessions thereto or thereon, all replacements, substitutions, additions and improvements of all or any part of the foregoing and all proceeds in any form derived therefrom. Proceeds: all of the debtor's present and after acquired identifiable or traceable personal property that is derived, directly or indirectly, from any dealing with or disposition of the above-described collateral or proceeds of the above described collateral and in which the debtor acquires an interest, including without

limitation, all insurance and other payments that represent indemnity or compensation for loss or damage to the above described collateral or proceeds of the above described collateral, or a right to such payments, accounts, rents or other payments arising from the lease or rental of the above described collateral or proceeds of the above described collateral, a payment made in total or partial discharge or redemption of chattel paper, investment property, an instrument or an intangible, rights arising out of, or property collected on, or distributed on account of, collateral that is investment property, and goods, documents of title, chattel paper, investment property, instruments, money or intangibles.

Serial Numbered Collateral 400858411 2016 Toro GTC Utility Vehicle
315000138 2015 Toto RM 5410 Mower

Registration Number: **15197767**
Registration Date: 2017-08-03
Expiry Date: 2022-08-03
Debtor: Twin Rivers Golf Inc.
Secured Party: De Lage Landen Financial Services Canada Inc.

General Collateral Description: All personal property of the debtor described herein by vehicle identification number or serial number, as applicable, and such other goods financed by the secured party, wherever situated, consisting of 2016 RYAN MATAWAY OVERSEADER S/N 54487301504 together with all parts and accessories relating thereto, all attachments, accessories and accessions thereto or thereon, all replacements, substitutions, additions and improvements of all or any part of the foregoing and all proceeds in any form derived therefrom. Proceeds: all of the debtor's present and after acquired identifiable or traceable personal property that is derived, directly or indirectly, from any dealing with or disposition of the above-described collateral or proceeds of the above described collateral and in which the debtor acquires an interest, including without limitation, all insurance and other payments that represent indemnity or compensation for

loss or damage to the above described collateral or proceeds of the above described collateral, or a right to such payments, accounts, rents or other payments arising from the lease or rental of the above described collateral or proceeds of the above described collateral, a payment made in total or partial discharge or redemption of chattel paper, investment property, an instrument or an intangible, rights arising out of, or property collected on, or distributed on account of, collateral that is investment property, and goods, documents of title, chattel paper, investment property, instruments, money or intangibles.

Serial Numbered Collateral

6237901880 2016 JACOBSEN GREENS
KING IV MOWER

Registration Number: 15271661
Registration Date: 2017-08-29
Expiry Date: 2022-08-29
Debtor: Twin Rivers Golf Inc.
Secured Party: Royal Bank of Canada
General Collateral: Moneys or amounts that may from time to time be on deposit in the name of the Debtor with or owed to the Debtor by the secured party, Royal Bank Mortgage Corporation, The Royal Trust Company or Royal Trust Corporation of Canada or any two or more of them, and in Debtors rights in those moneys or those amounts, all proceeds of those moneys or those amounts, including, without limitation, goods (including inventory, equipment (equipment includes without limitation, machinery, tools, apparatus, plant, furniture, fixtures, aircraft and vehicles of whatsoever nature and kind) and consumer goods), instruments, intangibles, securities, chattel paper, and documents of title.

Registration Number: 16022675
Registration Date: 2018-06-07
Expiry Date: 2024-06-07
Debtor: Twin Rivers Golf Inc.

Secured Party: DE LAGE LANDEN FINANCIAL SERVICES
CANADA INC.

General Collateral: All personal property of the debtor described herein by vehicle identification number or serial number, as applicable, wherever situated, together with all parts and accessories relating thereto, all attachments, accessories and accessions thereto or thereon, all replacements, substitutions, additions and improvements of all or any part of the foregoing and all proceeds in any form derived therefrom. Proceeds: all of the debtor's present and after acquired identifiable or traceable personal property that is derived, directly or indirectly, from any dealing with or disposition of the above-described collateral or proceeds of the above described collateral and in which the debtor acquires an interest, including without limitation, all insurance and other payments that represent indemnity or compensation for loss or damage to the above described collateral or proceeds of the above described collateral, or a right to such payments, accounts, rents or other payments arising from the lease or rental of the above described collateral or proceeds of the above described collateral, a payment made in total or partial discharge or redemption of chattel paper, investment property, an instrument or an intangible, rights arising out of, or property collected on, or distributed on account of, collateral that is investment property, and goods, documents of title, chattel paper, investment property, instruments, money or intangibles.

Serial Numbered Collateral: SE1846928266 2018 CLUB CAR VILLAGER
6 PASS

G. PROPOSED RECEIVERSHIP PROCEEDINGS

11. BDC now seeks the appointment of BDO as receiver of the Property, pursuant to section 243 of the BIA (a "**Receiver**"). The appointment of BDO as Receiver by this Court is necessary to immediately protect and preserve the Sports Villas Property and the Twin Rivers Property (collectively, the "**Property**"), to more effectively deal with and sell the

Property in a manner that will maximize the value of the Property, and to provide a more efficient forum for creditors of Sports Villas and Twin Rivers to resolve priority issues and any other disputes.

12. Such further and other grounds as counsel may advise.

The following documentary evident will be used at the hearing of the application:

- A. The Affidavit of Robert Haché, Business Specialist with BDC.
- B. Such further and other material as counsel may advise and this Court may permit.

DATED at St. John's, Newfoundland and Labrador, this 1st day of February, 2019.



Neil L. Jacobs, Q.C.
Stewart McKelvey
 Suite 1100, Cabot Place
 100 New Gower Street
 St. John's, NL A1C 6K3
 Solicitors for the Applicant

TO: **Sports Villas Resort, Inc.**
 702 Water Street
 St. John's, NL A1E 1C7
 Respondent

AND TO: **Twin Rivers Golf Inc.**
 c/o Anthony Capital Corporation
 35 Blackmarsh Road
 St. John's, NL A1E 1S4
 Respondent

AND TO: Supreme Court of Newfoundland
 and Labrador General Division
 309 Duckworth Street
 St. John's, NL A1C 5M3

ISSUED at St. John's, Newfoundland and Labrador, this _____, day of _____, 2019.

SCHEDULE A
THE SPORTS VILLAS PROPERTY AND TWIN RIVERS PROPERTY

- (i) All of Sports Villas present and after-acquired personal property;
- (ii) Lands and buildings in the Town of Port Blandford, Newfoundland and Labrador (see descriptions attached at Schedule A(ii));
- (iii) Lands leased to Twin Rivers by Parks Canada in Terra Nova National Park, the Electoral District of Terra Nova, Newfoundland and Labrador (see description attached at Schedule A(iii));
- (iv) Lands acquired by Northwest Arm Development Inc. (now Sports Villas) in the Town of Port Blandford, Newfoundland and Labrador (see descriptions attached at Schedule A(iv)), but excepting therefrom Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 27 and 28, and also excepting therefrom a parcel of land containing an area of 0.1197 hectares as described in Schedule A(iv)-1 hereto.

Schedule A(ii)

SCHEDULE "A"

PARCEL "A"

ALL THAT piece or parcel of land situate and being in the **Town of Port Blandford**, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the eastern limit of the **TRANS CANADA HIGHWAY** (90 metres wide), the said point having coordinates **N 5 361 761.50 metres** and **E 215 337.01 metres** of the **Three Degree Modified Transverse Mercator Projection (NAD-83)** for the Province of Newfoundland;

THENCE along the southern limit of **T'Railways Provincial Park Right-of-Way** (30.48 metres wide) south sixty-two degrees twenty minutes twenty-five seconds east (**S 62-20-25 E**) two hundred and twenty-nine decimal six nine (**229.69**) metres;

THENCE along the southwestern limit of **T'Railways Provincial Park Right-of-Way** (30.48 metres wide) along the arc of a curve having a radius of two hundred and seventy-nine decimal five six (**279.56**) metres to a point, the said point being distant three hundred and two decimal eight one (**302.81**) metres as measured on a bearing of south twenty-nine degrees thirty-two minutes fifty-five seconds east (**S 29-32-55 E**) from the last mentioned point;

THENCE along the western limit of **T'Railways Provincial Park Right-of-Way** (30.48 metres wide) south three degrees fifteen minutes west (**S 3-15 W**) fifty-seven decimal five three (**57.53**) metres;

THENCE along the southwestern limit of **T'Railways Provincial Park Right-of-Way** (30.48 metres wide) along the arc of a curve having a radius of one hundred and ninety-four decimal two four (**194.24**) metres to a point, the said point being distant two hundred and sixty-eight decimal three five (**268.35**) metres as measured on a

THENCE along the southern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) south eighty-four degrees zero eight minutes east (S 84-08 E) thirty-three decimal two seven (33.27) metres;

THENCE along the southwestern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) along the arc of a curve having a radius of three hundred and eighty-eight decimal one eight (388.18) metres to a point, the said point being distant two hundred and seven decimal seven eight (207.78) metres as measured on a bearing of south sixty-seven degrees fifty-seven minutes fifty-five seconds east (S 67-57-55 E) from the last mentioned point;

THENCE along the southwestern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) south fifty-one degrees forty-seven minutes twenty-five seconds east (S 51-47-25 E) two hundred and eighty-seven decimal eight one (287.81) metres;

THENCE by Estate of the Late Francis Stares (volume 23 - folio 507) north eighty-eight degrees thirty-six minutes forty seconds west (N 88-36-40 W) four hundred and ten decimal three nine (410.39) metres;

THENCE along the northern limit of the TRANS CANADA HIGHWAY (90 metres wide) along the arc of a curve having a radius of eight hundred and eight decimal three four (808.34) metres to a point, the said point being distant three hundred and eighty-six decimal one five (386.15) metres as measured on a bearing of north fifty-eight degrees twenty-eight minutes thirty-five seconds west (N 58-28-35 W) from the last mentioned point;

THENCE along the said eastern limit of the TRANS CANADA HIGHWAY along the arc of a curve having a radius of eight hundred and twenty-seven decimal zero nine (827.09) metres to a point, the said point being distant seven hundred and nineteen decimal zero eight (719.08) metres as measured on a bearing of north nineteen degrees zero nine minutes forty-five seconds west (N 19-09-45 W) from the last mentioned point, more or less to the point of beginning and containing an area of 26.8690 hectares

RESERVING NEVERTHELESS out of the above described piece or parcel of land a Reservation (15 metres wide) on both sides of waters of Spanicle Brook as shown on the plan hereto attached.

The above described piece or parcel of land is subject to a Power Line Easement (7.62 metres wide) extending through the subject property as shown on the plan hereto attached.

All bearings refer to the above mentioned Projection.

PARCEL "B"

ALSO ALL THAT other piece or parcel of land situate and being in the Town of Port Blandford, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point at the intersection of the northeastern limit of T'RAILWAYS PROVINCIAL PARK RIGHT-OF-WAY (60.96 metres wide) and the MAIN ROAD through PORT BLANDFORD (20 metres wide), the said point having coordinates N 5 360 743.54 metres and E 216 564.88 metres of the Three Degree Modified Transverse Mercator Projection (NAD-83) for the Province of Newfoundland;

THENCE along the said northeastern limit of T'Railways Provincial Park Right-of-Way north fifty-seven degrees thirty-five minutes ten seconds west (N 57-35-10 W) one hundred and twelve decimal six seven (112.67) metres, north fifty-two degrees thirty minutes zero five seconds west (N 52-30-05 W) one hundred and six decimal three zero (106.30) metres;

THENCE along the northern limit of T'RAILWAYS PROVINCIAL PARK RIGHT-OF-WAY north eighty-eight degrees thirty-six minutes forty seconds west (N 88-36-40 W) twenty-two decimal one two (22.12) metres;

THENCE along the northeastern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) north fifty-one degrees forty-seven minutes twenty-five seconds west (N 51-47-25 W) three hundred and twenty-eight decimal two three (328.23) metres;

THENCE along the northeastern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) along the arc of a curve having a radius of four hundred and eighteen decimal six six (418.66) metres to a point, the said point being distant two hundred and twenty-four decimal seven six (224.76) metres as measured on a bearing of north sixty-seven degrees fifty-seven minutes fifty-five seconds west (N 67-57-55 W) from the last mentioned point;

THENCE along the northern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) north eighty-four degrees zero eight minutes west (N 84-08 W) thirty-three decimal two seven (33.27) metres;

THENCE along the northeastern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) along the arc of a curve having a radius of one hundred and sixty-three decimal seven six (163.76) metres to a point, the said point being distant two hundred and twenty-six decimal two four (226.24) metres as measured on a bearing of north forty degrees twenty-six minutes fifty-five seconds west (N 40-26-55 W) from the last mentioned point;

THENCE along the eastern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) north three degrees fifteen minutes east (N 3-15 E) fifty-seven decimal five three (57.53) metres;

THENCE along the northeastern limit of T'Railways Provincial Park Right-of-Way (30.48 metres wide) along the arc of a curve having a radius of two hundred and ninety-six decimal two one (296.21) metres to a point, the said point being distant two hundred and eighty-five decimal zero seven (285.07) metres as measured on a bearing of north twenty-four degrees zero seven minutes thirty-five seconds west

THENCE by Crown Land north zero degrees fifty-four minutes zero five seconds east (N 0-54-05 E) two hundred and thirty-one decimal two two (231.22) metres;

THENCE along the southern limit of a RESERVED ROAD (20.12 metres wide) south eighty-nine degrees twenty-three minutes fifteen seconds east (S 89-23-15 E) sixty-five decimal zero five (65.05) metres;

THENCE along the shoreline of the waters of SALMON RIVER to a point, the said point being distant eighty-eight decimal seven six (88.76) metres as measured on a bearing of south forty-three degrees forty minutes twenty seconds east (S 43-40-20 E) from the last mentioned point;

THENCE by property of PARKS CANADA (Terra Nova National Park - Twin Rivers Golf Course) south one degree fifty-six minutes zero five seconds west (S 1-56-05 W) one hundred and thirty-nine decimal four nine (139.49) metres, south eighty-eight degrees zero three minutes fifty-five seconds east (S 88-03-55 E) one hundred and seventy decimal three six (170.36) metres, north twenty-one degrees fifteen minutes zero five seconds east (N 21-15-05 E) seventy-six decimal six nine (76.69) metres;

THENCE along the southern limit of a Reservation (10 metres wide) of the waters of SALMON RIVER south seventy degrees zero two minutes twenty seconds east (S 70-02-20 E) one hundred and sixty-seven decimal six two (167.62) metres;

THENCE along the eastern limit of a Reservation of the waters of SALMON RIVER to a point, the said point being distant eleven decimal four five (11.45) metres as measured on a bearing of north forty-six degrees zero zero minutes zero zero seconds east (N 46-00-00 E) from the last mentioned point;

THENCE along the shoreline of the waters of SALMON RIVER to a point, the said point being distant one hundred and forty decimal three nine (140.39) metres as measured on a bearing of south forty degrees fifty minutes twenty seconds east

THENCE along the shoreline of the waters of NORTHWEST ARM to a point, the said point being distant one hundred and seven decimal eight three (107.83) metres as measured on a bearing of south fifteen degrees zero six minutes ten seconds east (S 15-06-10 E) from the last mentioned point;

THENCE along the shoreline of the waters of NORTHWEST ARM to a point, the said point being distant three hundred and thirty-nine decimal two seven (339.27) metres as measured on a bearing of south twenty-two degrees fifty-seven minutes twenty-five seconds east (S 22-57-25 E) from the last mentioned point;

THENCE by property of Northwest Arm Development Limited south twenty degrees ten minutes zero five seconds east (S 20-10-05 E) sixty-seven decimal four eight (67.48) metres, south eighty-six degrees nineteen minutes thirty seconds west (S 86-19-30 W) ten decimal seven two (10.72) metres, south thirty-two degrees thirty-three minutes forty seconds west (S 32-33-40 W) forty-six decimal two nine (46.29) metres;

THENCE across the MAIN ACCESS ROAD to Twin Rivers Golf Course south twenty-four degrees twenty-eight minutes twenty seconds west (S 24-28-20 W) twenty decimal one nine (20.19) metres;

THENCE by property of Northwest Arm Development Limited south thirty-three degrees fifty-six minutes fifteen seconds west (S 33-56-15 W) forty-six decimal zero five (46.05) metres;

THENCE by property of Northwest Arm Development Limited along the arc of a curve having a radius of ninety-three decimal six one (93.61) metres to a point, the said point being distant forty-nine decimal two four (49.24) metres as measured on a bearing of south forty-two degrees fourteen minutes zero zero seconds east (S 42-14-00 E) from the last mentioned point;

THENCE by property of Northwest Arm Development Limited along the arc of a curve having a radius of two hundred and fourteen decimal two one (214.21) metres to a point, the said point being distant one hundred and sixty-nine decimal two nine (169.29) metres as measured on a bearing of south forty-two degrees zero five minutes thirty-five seconds east (S 42-05-35 E) from the last mentioned point;

THENCE by property of Northwest Arm Development Limited south sixty-eight degrees twenty-five minutes zero zero seconds east (S 68-25-00 E) ninety-nine decimal two five (99.25) metres, north twenty-one degrees twenty-eight minutes twenty-five seconds east (N 21-28-25 E) forty-two decimal four two (42.42) metres;

THENCE along the southern limit the MAIN ACCESS ROAD to Twin Rivers Golf Course south sixty-nine degrees zero one minute zero zero seconds east (S 69-01-00 E) thirty-nine decimal zero three (39.03) metres, south thirty degrees thirty-one minutes zero zero seconds east (S 30-31-00 E) sixteen decimal three five (16.35) metres;

THENCE along the western limit of the MAIN ROAD through PORT BLANDFORD along the arc of a curve having a radius of forty decimal zero zero (40.00) metres to a point, the said point being distant twenty-six decimal one six (26.16) metres as measured on a bearing of south forty-two degrees thirty minutes zero zero seconds west (S 42-30-00 W) from the last mentioned point;

THENCE along the western limit of the MAIN ROAD through PORT BLANDFORD south eighteen degrees fifty-six minutes zero zero seconds west (S 18-56-00 W) twenty-four decimal three nine (24.39) metres, south nine degrees twenty-two minutes zero zero seconds west (S 9-22-00 W) thirty-seven decimal six zero (37.60) metres, more or less to the point of beginning, more or less to the point of beginning and containing an area of 30.5140 hectares and being more particularly delineated and shown on the plan hereto attached.

The above described piece or parcel of land is subject to an ACCESS EASEMENT (7.62 metres wide) extending from the western boundary of Northwest Arm Development Limited where the MAIN ACCESS ROAD to Twin Rivers Golf Course crosses the eastern boundary of the above described PARCEL "B" to the western extension of the boundaries of the above described PARCEL "C" and PARCEL "D" as shown on the plan hereto attached.

RESERVING NEVERTHELESS out of the above described PARCEL "B" that piece or parcel of land described as PARCEL "C":

ALL THAT piece or parcel of land situate and being in the Town of Port Blandford, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the northern limit of an ACCESS EASEMENT (7.62 metres wide), the said point having coordinates N 5 361 435.35 metres and E 215 988.93 metres of the Three Degree Modified Transverse Mercator Projection (NAD-83) for the Province of Newfoundland;

THENCE by property of Sports Villas Resort INC. north sixteen degrees twenty-one minutes ten seconds east (N 16-21-10 E) thirty-three decimal four six (33.46) metres, north eight degrees thirty-eight minutes fifty seconds west (N 8-38-50 W) fifty-nine decimal zero six (59.06) metres, south sixty-five degrees twenty minutes forty seconds east (S 65-20-40 E) nineteen decimal two two (19.22) metres;

THENCE by property of Sports Villas Resort INC. along the arc of a curve having a radius of one hundred and sixty-eight decimal nine four (168.94) metres to a point, the said point being distant one hundred and seventeen decimal seven seven (117.77) metres as measured on a bearing of south seventy degrees thirty-seven minutes fifty-five seconds east (S 70-37-55 E) from the last mentioned point;

THENCE by property of Sports Villas Resort INC. along the arc of a curve having a radius of twenty-nine decimal six five (29.65) metres to a point, the said point being distant twenty-four decimal zero two (24.02) metres as measured on a bearing of south sixtv-six dearees thirtv-one minutes ten seconds east (S 66-31-10 E) from the last

THENCE by property of Sports Villas Resort INC. south one degree twenty-nine minutes zero five seconds west (S 1-29-05 W) one hundred and sixty-nine decimal nine three (169.93) metres;

THENCE along the northern limit of a Reservation (15 metres wide) of the waters of Spanicle Brook to a point, the said point being distant ninety decimal seven zero (90.70) metres as measured on a bearing of north eighty-six degrees ten minutes zero zero seconds west (N 86-10-00 W) from the last mentioned point;

THENCE along the northeastern limit of an ACCESS EASEMENT (7.62 metres wide) along the arc of a curve having a radius of ninety-nine decimal zero seven (99.07) metres to a point, the said point being distant one hundred and forty-one decimal six four (141.64) metres as measured on a bearing of north twenty-three degrees twenty-two minutes forty seconds west (N 23-22-40 W) from the last mentioned point, more or less to the point of beginning and containing an area of 2.1891 hectares and being more particularly delineated and shown on the plan hereto attached.

All bearing refer to the above mentioned Projection.

RESERVING NEVERTHELESS out of the above described PARCEL "B" that piece or parcel of land described as PARCEL "D":

ALL THAT piece or parcel of land situate and being in the Town of Port Blandford, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the southern limit of an ACCESS EASEMENT (7.62 metres wide), the said point having coordinates N 5 361 428.01 metres and E 215 986.78 metres of the Three Degree Modified Transverse Mercator Projection (NAD-83) for the Province of Newfoundland;

THENCE along the southwestern limit of an ACCESS EASEMENT (7.62 metres wide) along the arc of a curve having a radius of ninety-one decimal four five (91.45) metres to a point, the said point being distant one hundred and nineteen decimal five five (119.55) metres as measured on a bearing of south twenty-seven

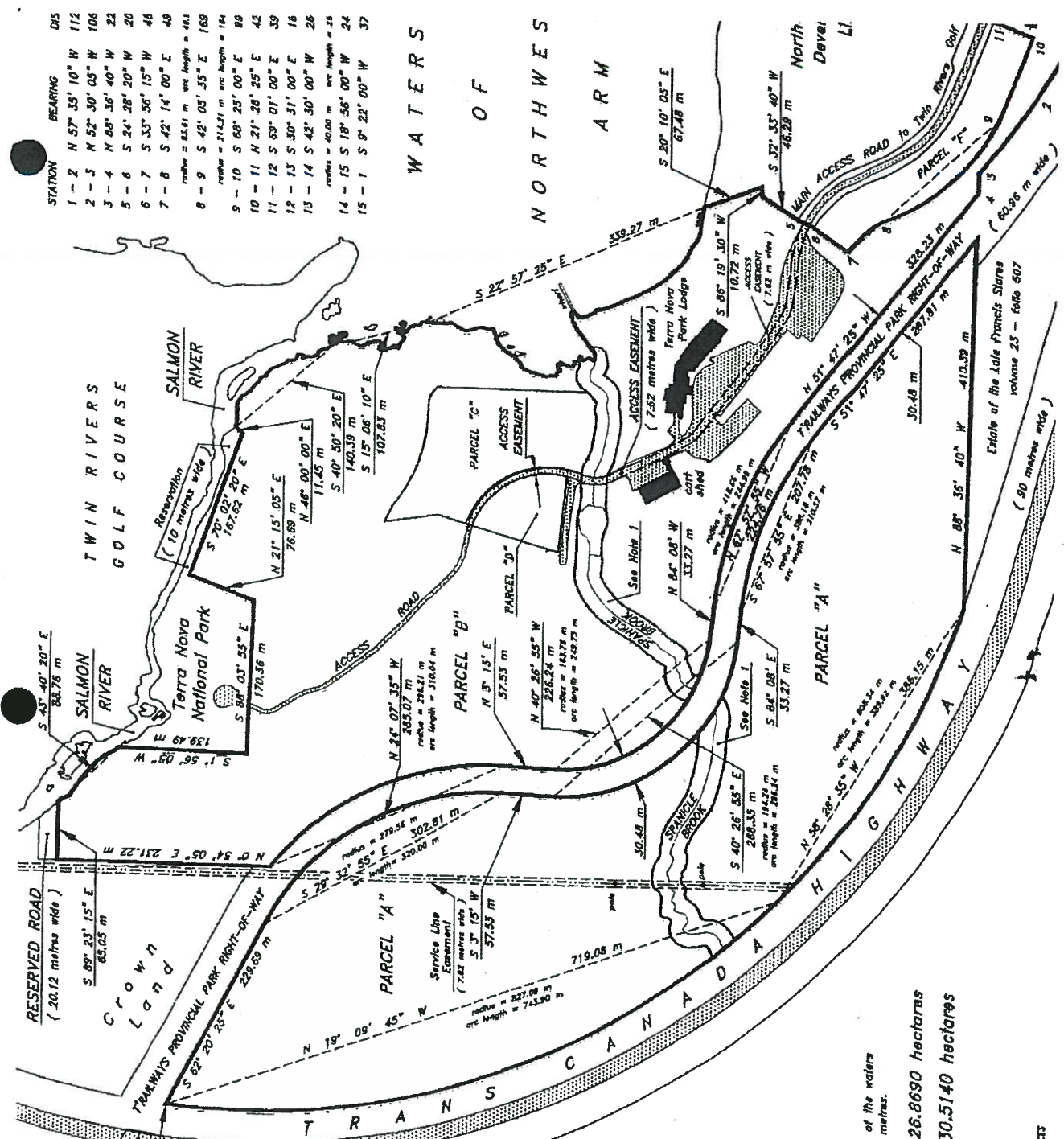
THENCE along the northern limit of an ACCESS ROAD north eighty-four degrees zero three minutes fifty-five seconds west (N 84-03-55 W) eighty-four decimal six eight (84.68) metres;

THENCE by property of Sports Villas Resort INC. north sixteen degrees twenty-one minutes ten seconds east (N 16-21-10 E) one hundred and one decimal zero seven (101.07) metres, more or less to the point of beginning and containing an area of 0.6029 hectares and being more particularly delineated and shown on the plan hereto attached.

All bearings refer to the above mentioned Projection.

STATION	BEARING	DIST
1 - 2	N 57° 35' 10" W	112
2 - 3	N 52° 30' 05" W	106
3 - 4	N 68° 35' 40" W	22
5 - 6	S 24° 28' 20" W	20
6 - 7	S 53° 56' 15" W	46
7 - 8	S 42° 14' 00" E	49
8 - 9	S 42° 05' 55" E	168
9 - 10	S 68° 25' 00" E	89
10 - 11	N 21° 20' 25" E	42
11 - 12	S 69° 01' 00" E	39
12 - 13	S 30° 31' 00" E	16
13 - 14	S 42° 30' 00" W	26
14 - 15	S 18° 56' 00" W	24
15 - 1	S 9° 25' 00" W	37

W A T E R S
O F
N O R T H W E S T
A R M



TWIN RIVERS
GOLF COURSE

SALMON RIVER

RESERVED ROAD
(20.12 metres wide)

Terra Nova National Park

ACCESS ROAD

PARCEL "A"

PARCEL "B"

PARCEL "C"

PARCEL "D"

ACCESS EASEMENT

TRAILWAYS PROVINCIAL PARK RIGHT-OF-WAY

N 5 381 761.50
E 215 337.01

CONTROL MONUMENTS
(MID-43)
634 042 N 5 362 672.897
E 216 426.748
634 043 N 5 362 648.183
E 216 203.616

NOTE 1: Reservation on either side of the waters of SPANICLE BROOK is 15 metres.

Area of PARCEL "A" = 26.8690 hectares
Area of PARCEL "B" = 30.5140 hectares

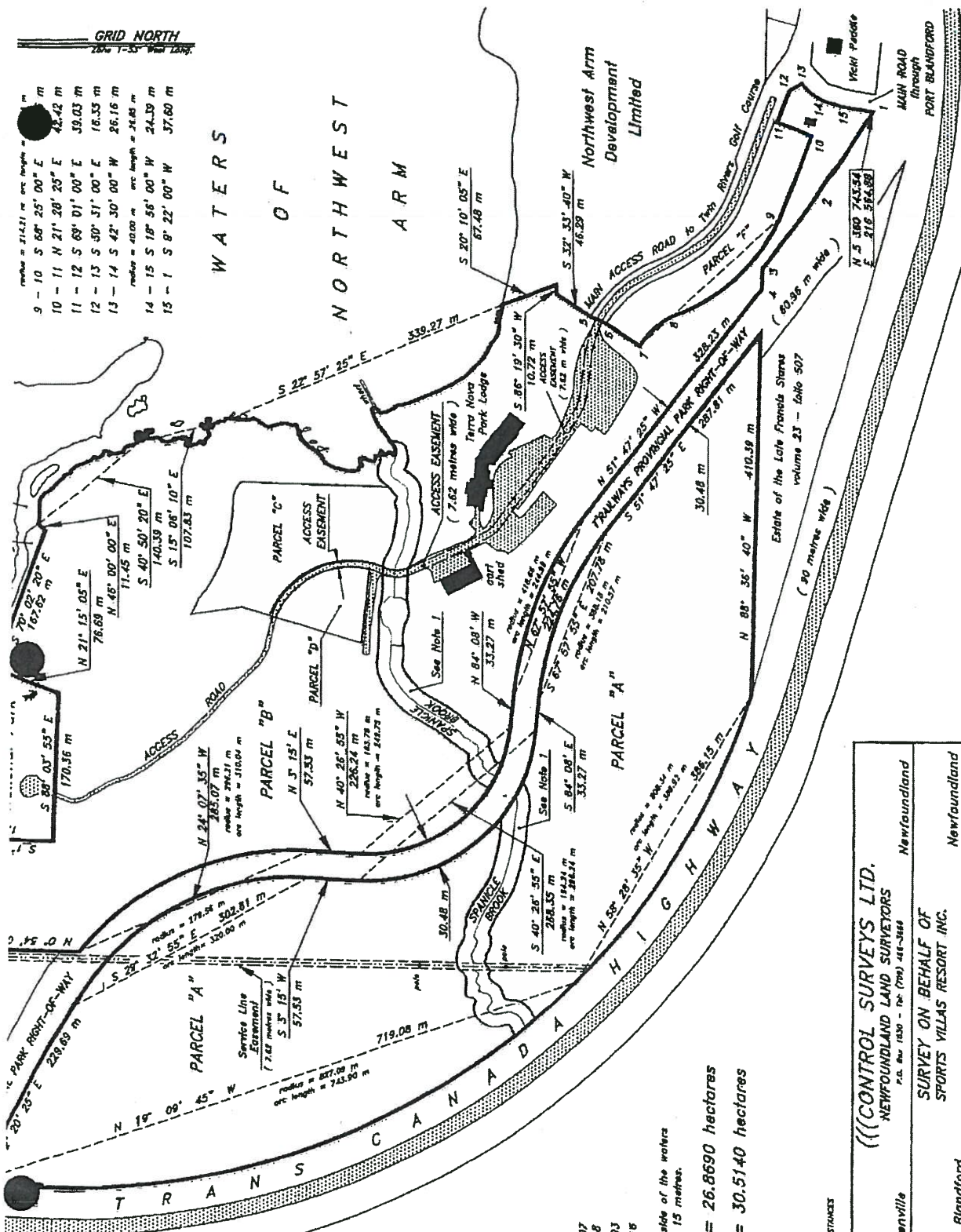
NOTE: ONE CLIPPED IRON BAR
ONE IRON BAR
NO SCALE FACTOR USED
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

GRID NORTH
126° 1' 35" West Long.

9 - 10	S 68° 25' 00" E	42.42 m
10 - 11	N 21° 20' 25" E	39.03 m
11 - 12	S 69° 01' 00" E	16.35 m
12 - 13	S 30° 31' 00" E	26.16 m
13 - 14	S 42° 30' 00" W	24.39 m
14 - 15	S 18° 56' 00" W	37.60 m
15 - 1	S 8° 22' 00" W	37.60 m

WATERS

NORTHWEST ARM



- MONUMENTS**
(9-43)
1 S 162 672.807
216 478.748
1 S 362 646.193
216 203.616

Mon on either side of the waters
VIGLE BROOK is 15 metres.

Parcel "A" = 26.8690 hectares
Parcel "B" = 30.5140 hectares

NO. 24
1
216

REGULATED GROUND DISTANCES

Clareville	NEWFOUNDLAND LAND SURVEYORS	Newfoundland
Port Blandford	SURVEY ON BEHALF OF SPORTS VILLAS RESORT INC.	Newfoundland
SCALE: 1 : 4000	JOB No.: 2003-244	
DATE: Revised September 29, 2003	SURVEY BY: J.D.B.	



**SPORTS VILLAS RESORT INC ,
Port Blandford NL**

SCHEDULE A

ALL THAT piece or parcel of land situate and being in the **TOWN** of **PORT BLANDFORD**, in the Electoral District of Terra Nova and bounded as follows

THAT IS TO SAY Beginning at a point on the northwestern limit of MAIN ROAD through PORT BLANDFORD (20 metres wide), the said point having coordinates N 5 360 823 00 metres and E 216 596 59 metres of the Three Degree Modified Transverse Mercator Projection (NAD 83) for the Province of Newfoundland,

THENCE by property of Sports Villas Resort Inc north thirty degrees thirty-two minutes forty seconds west (N 30 32-40 W) sixteen decimal three five (16 35) metres, north sixty-eight degrees fifty-nine minutes forty seconds west (N 68 59 40 W) thirty-eight decimal nine four (38 94) metres

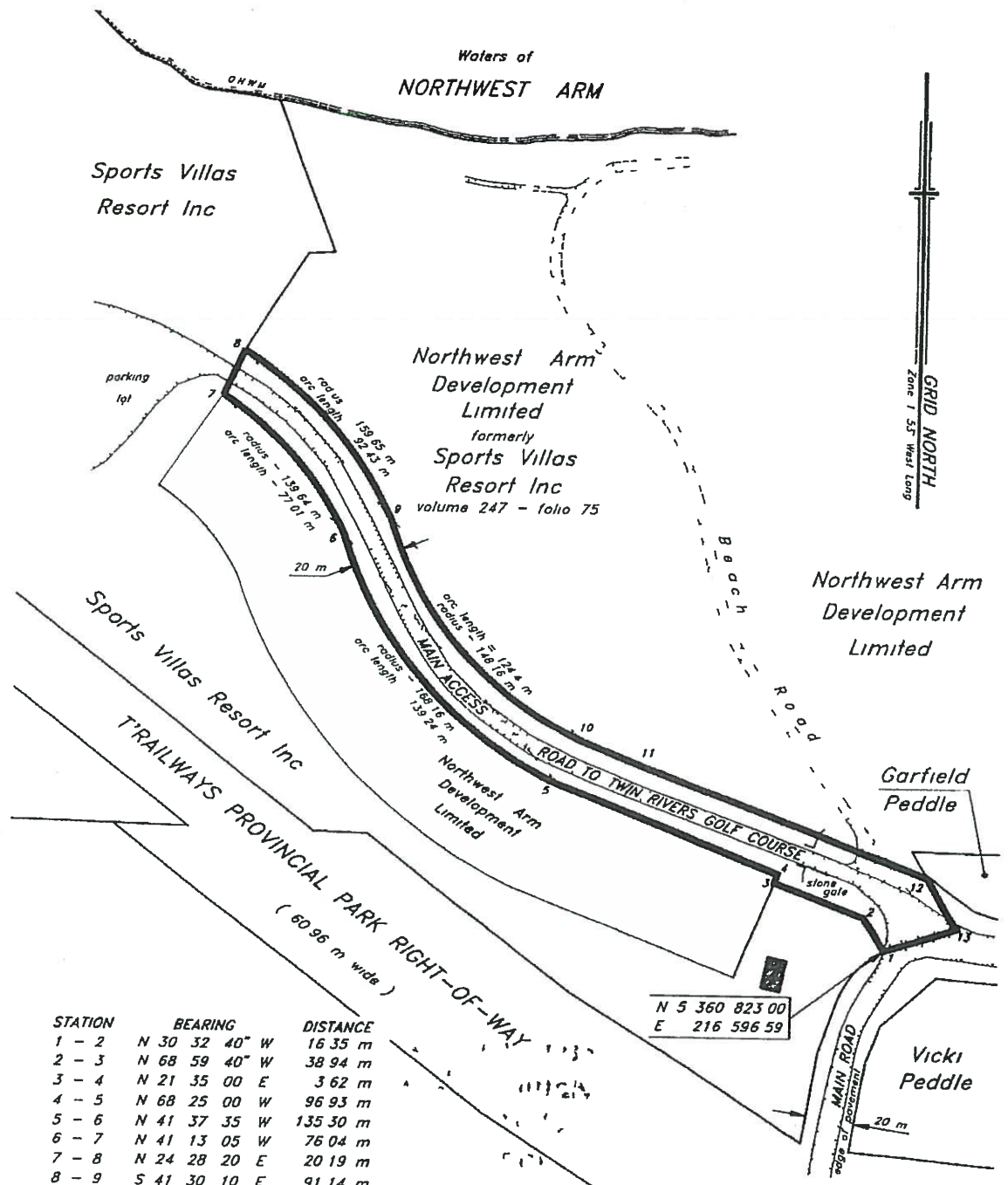
THENCE by property of Northwest Arm Development Limited north twenty one degrees thirty five minutes zero zero seconds east (N 21 35-00 E) three decimal six two (3 62) metres north sixty eight degrees fifty nine minutes forty seconds west (N 68 25 00 W) ninety six decimal nine three (96 93) metres, along the arc of a curve having a radius of one hundred and sixty-eight decimal one six (168 16) metres to a point, the said point being distant one hundred and thirty-five decimal three zero (135 30) metres as measured on a bearing of north forty-one degrees thirty-seven minutes thirty-five seconds west (N 41-37-35 W) from the last mentioned point, along the arc of a curve having a radius of one hundred and thirty nine decimal six four (139 64) metres to a point the said point being distant seventy six decimal zero four (76 04) metres as measured on a bearing of north forty-one degrees thirteen minutes zero five seconds west (N 41-13-05 W) from the last mentioned point,

THENCE by property of Sports Villas Resort Inc north twenty-four degrees twenty-eight minutes twenty seconds east (N 24-28 20 E) twenty decimal one nine (20 19) metres

THENCE along the southwestern boundary of property of Northwest Arm Development Limited formerly Sports Villas Resort Inc (volume 247 - folio 75) along the arc of a curve having a radius of one hundred and fifty-nine decimal sixty-five (159 65) metres to a point the said point being distant ninety-one decimal one four (91 14) metres as measured on a bearing of south forty one degrees thirty minutes ten seconds east (S 41-30-10 E) from the last mentioned point, along the arc of a curve having a radius of one hundred and forty-eight decimal one six (148 16) metres to a point, the said point being distant one hundred and twenty decimal seven eight (120 78) metres as measured on a bearing of south forty one degrees thirty minutes fifty five seconds east (S 41-30-55 E) from the last mentioned point, south sixty eight degrees twenty five minutes zero zero seconds east (S 68 25 00 E) twenty-nine decimal five six (29 56) metres south sixty-nine degrees zero one minute zero five seconds east (S 69-01 05 E) one hundred and twenty two decimal zero nine (122 09) metres,

THENCE along the limit of MAIN ROAD through PORT BLANDFORD (20 metres wide) south thirty degrees thirty-one minutes zero five seconds east (S 30 31 05 E) twenty-four decimal six eight (24 68) metres, south seventy-two degrees thirty four minutes fifty seconds west (S 72 34 50 W) thirty decimal eight zero (30 80) metres, more or less to the point of beginning and containing an area of 0 8054 hectares

All bearings refer to the above mentioned Projection



STATION	BEARING	DISTANCE
1 - 2	N 30 32 40" W	16 35 m
2 - 3	N 68 59 40" W	38 94 m
3 - 4	N 21 35 00 E	3 62 m
4 - 5	N 68 25 00 W	96 93 m
5 - 6	N 41 37 35 W	135 30 m
6 - 7	N 41 13 05 W	76 04 m
7 - 8	N 24 28 20 E	20 19 m
8 - 9	S 41 30 10 E	91 14 m
9 - 10	S 41 30 55 E	120 78 m
10 - 11	S 68 25 00 E	29 56 m
11 - 12	S 69 01 05" E	122 09 m
12 - 13	S 30 31 05" E	24 68 m
13 - 1	S 72 34 50 W	30 80 m

NOTE ○ CIB CAPPED IRON BAR
 ○ IB IRON BAR
 fd FOUND

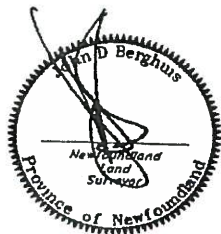
- NO SCALE FACTOR USED
 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

N 5 360 823 00
 E 216 596 59

Area = 0 8054 hectares

CONTROL MONUMENTS
 (NAD-83)

634 042 N 5 362 672 807
 E 216 478 748
 634 043 N 5 362 646 193
 E 216 203 616



(((CONTROL SURVEYS LTD NEWFOUNDLAND LAND SURVEYORS 373C MEMORIAL DRIVE 5A 1R9 Tel (709) 468 3666	
Clareville	Newfoundland
LEGAL SURVEY ON BEHALF OF SPORTS VILLAS RESORT INC	
Port Blandford	Newfoundland
SCALE 1 2000	JOB No 2004-121
DATE Revised April 7, 2004	SURVEY BY J D B

Schedule A(iii)

SCHEDULE "A"

ALL THOSE parcels designated A-1 and A-2 according to a plan of survey by Clinton G. Hawco, N.L.S., said plan is recorded in the Canada Lands Surveys Records at Ottawa under Number 73182 and containing together about 100.39 hectares.

The lands in the District of Terra Nova, in the Province of Newfoundland, described in Schedules A-1990, A1-1990, B-1990, B1-1990, C-1990 and C1-1990, attached hereto, being all those parcels of land designated B, C, and D on a Plan of Survey filed in the Registry of Crown Lands at St. John's, Newfoundland, under number SP-226, a copy of which is recorded in the Canada lands Surveys Records at Ottawa under Number 73543, containing in total an area of about 4.53 hectares.

Together with the further right for the Lessee and the patrons of the golf course facilities, in common with others, to use the underground passageway situated, lying and being within Parcel A-3, for access to and egress from Parcels A-1 and A-2, as said Parcels are shown on a plan on record number 73182 in the Canada Lands Surveys Records at Ottawa.

SCHEDULE A-1990

All that piece or parcel of land situate, lying and being on the southeasterly side of the Trans Canada Highway (reserved 60.96 metres wide), near Terra Nova National Park, in the Electoral District of Terra Nova, in the Province of Newfoundland, Canada, and being more particularly described as follows:

Beginning at concrete monument being Monument No. N.P. 67 set on the aforementioned southeasterly limit of the Trans Canada Highway and marking the boundary of the Terra Nova National Park, Thence running along the southeasterly limit of the Trans Canada Highway S 25° 12' 00" W, a distance of 15.00 metres to a point;

Thence following the sinuosities of Salmon River in a general southeasterly direction for a distance of 477 metres, more or less, to a point;

Thence running by Crown Land N 17° 11' 03" E, a distance of 22.04 metres to a concrete monument;

Thence running by the boundary of the Terra Nova National Park (Twin Rivers Golf Course) N 66° 09' 56" W, a distance of 75.01 metres to a point;

Thence running N 48° 02' 19" W, a distance of 176.79 metres to a point;

Thence running N 19° 40' 20" W, a distance of 79.09 metres to a point;

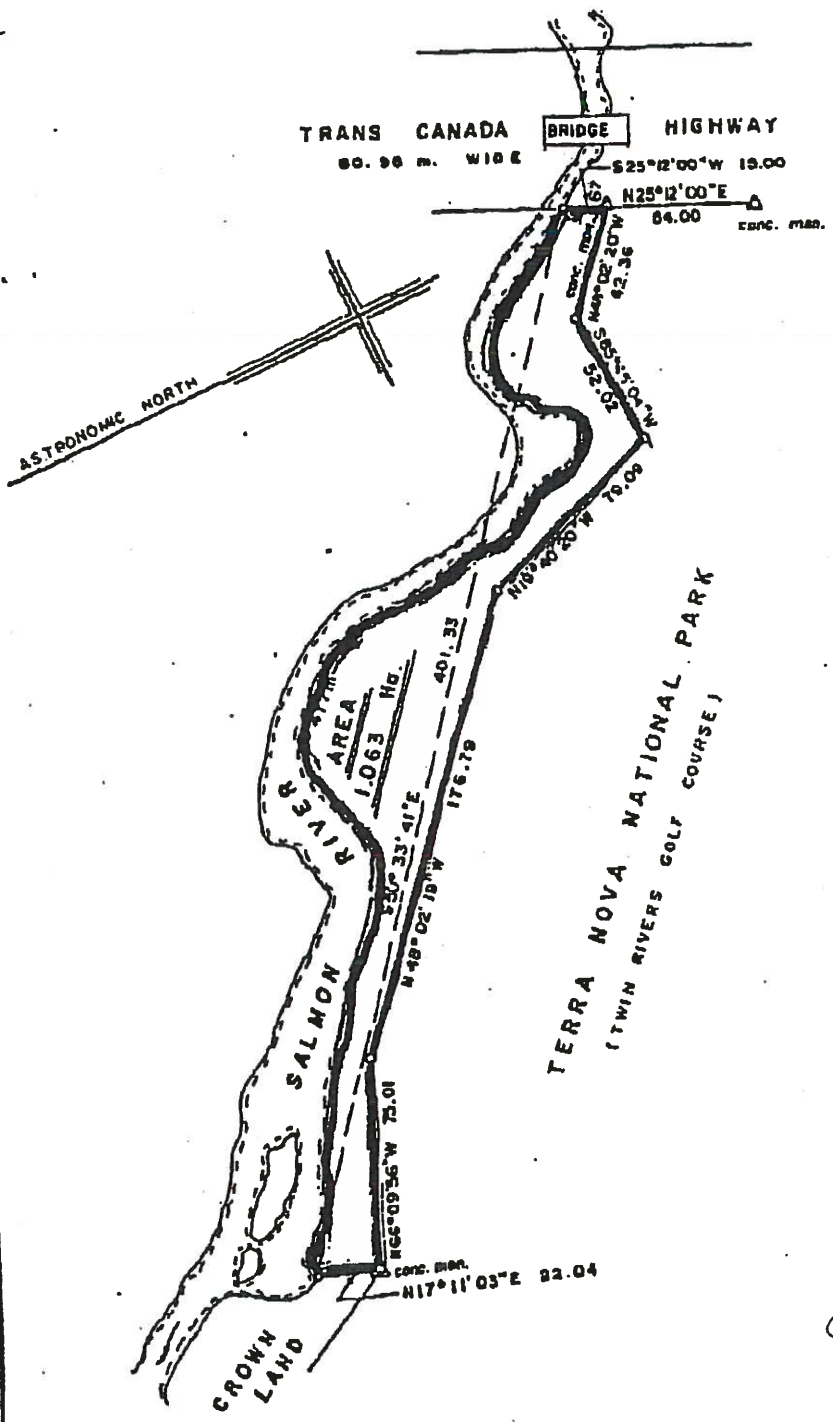
Thence running S 85° 43' 04" W, a distance of 52.02 metres to a point;

Thence running N 48° 02' 20" W, a distance of 42.36 metres to the concrete monument No. N.P. 67 at the principal point of beginning.

The above described piece or parcel of land contains an area of 1.063 hectares, more or less, and is more particularly shown outlined in red on the survey plan hereto attached.

All bearings being referred to Astronomic North.

Handwritten signature and initials, possibly 'J. A. P.' and 'B. J.', located in the bottom right corner of the page.



Handwritten signature and initials



Chislett, Hawco, King, Byrne & Associates Ltd.
 NEWFOUNDLAND LAND SURVEYORS CANADA LANDS SURVEYORS
 ST. JOHN'S & MANUEL'S - NEWFOUNDLAND

CLIENT - LOCATION:
LAND REQUIRED FOR GOLF COURSE EXTENSION
TERRA NOVA NATIONAL PARK NFLD.

Scale 1:2000 Date OCT. 1989

Surveyed By A K B. RM Job No.

SCHEDULE B-1990

All that piece or parcel of land situate, lying and being on the northerly side of Salmon River, near Terra Nova National Park, in the Electoral District of Terra Nova, in the Province of Newfoundland, Canada, and being more particularly described as follows:

BEGINNING at a concrete monument set to the north of the aforementioned Salmon River, said point having reference from Monument No. N.P.80 marking the boundary of the Terra Nova National Park as follows S 56° 50' 56" W, a distance of 980.622 metres to the principal point of beginning;

THENCE running S 45° 00' 00" W, a distance of 20.00 metres to a point on the northerly side of Salmon River;

THENCE following the sinuosities of the said Salmon River in a general westerly direction for a distance of 590 metres, more or less, to a point;

THENCE running by Crown Land N 17° 11' 03" E, a distance of 22.04 metres to a point;

THENCE running by the boundary of the Terra Nova National Park (Twin Rivers Golf Course) S 32° 01' 17" E, a distance of 84.60 metres to a point;

THENCE running S 81° 31' 06" E, a distance of 148.64 metres to a point;

THENCE running S 69° 45' 32" E, a distance of 168.04 metres to a point;

THENCE running N 83° 23' 08" E, a distance of 43.05 metres to a point;

THENCE running S 53° 09' 10" E, a distance of 39.12 metres to a point;

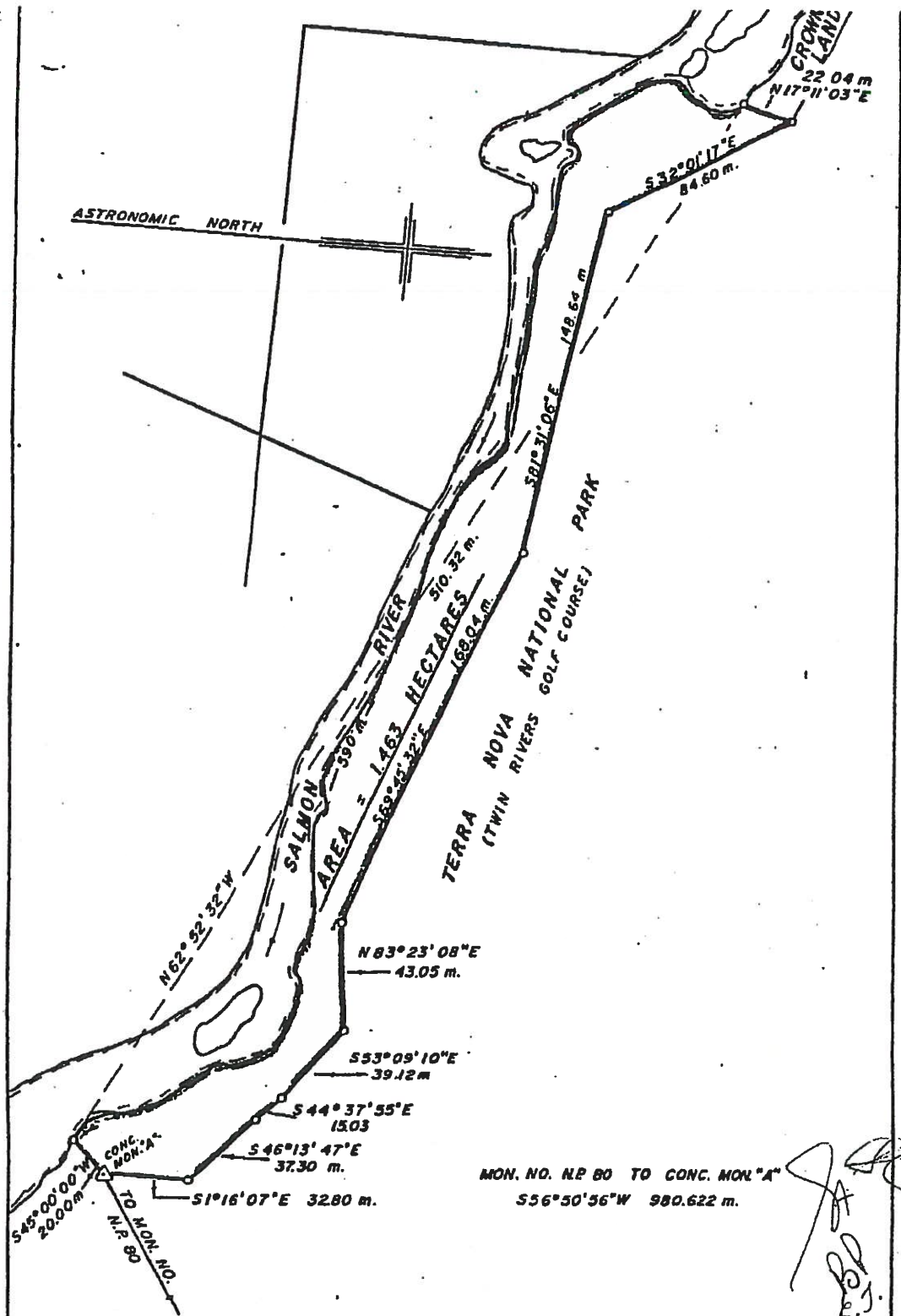
THENCE running S 44° 37' 55" E, a distance of 15.03 metres to a point;

THENCE running S 46° 13' 47" E, a distance of 37.30 metres to a point;



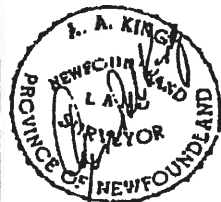
THENCE running S 1° 16' 07" E, a distance of 32.80 metres to the concrete monument set at the principal point of beginning. The above described piece or parcel of land contains an area of 1.463 hectares, more or less, and is more particularly shown outlined in red on the survey plan No. 8048-A hereto attached. All bearings being referred to Astronomic North.

[Handwritten signature]
1.3.



MON. NO. NP 80 TO CONC. MON. "A"
 S56°50'56"W 980.622 m.

[Handwritten signature]



Chislett, Hawco, King, Byrne & Associates Ltd.
 NEWFOUNDLAND LAND SURVEYORS CANADA LANDS SURVEYORS
 ST. JOHN'S & MANUELS - NEWFOUNDLAND

CLIENT - LOCATION
LAND REQUIRED FOR GOLF COURSE EXTENSION
TERRA NOVA NATIONAL PARK NFLD.

Scale 1:2000 Date SEPT. 1989

SCHEDULE C-1990

All that piece or parcel of land situate, lying and being on the southerly side of Salmon River, near Terra Nova National Park, in the Electoral District of Terra Nova, in the Province of Newfoundland, Canada, and being more particularly described as follows:

BEGINNING at a found iron pin set on the aforementioned southerly side of Salmon River, said point having co-ordinates of North 5,361,539.06 metres and East 215,858.72 metres of the Transverse Mercator Projection for the Province of Newfoundland, Canada; THENCE running by land of H.M. in right of Newfoundland S 21° 14' 59" W, a distance of 80.11 metres to a found iron pin; THENCE running by land now or formerly of Richard Rhodes (registered in Volume 60 Folio 25 in the Registry of Crown Grants) N 88° 03' 57" W, a distance of 170.36 metres to an iron pin; THENCE running by land now or formerly of Charlotte Rhodes (registered in Volume 60 Folio 27 in the Registry of Crown Grants) N 1° 56' 03" E, a distance of 139.59 metres to an iron pin placed on the southerly side of Salmon River; THENCE following the sinuosities of Salmon River in a general southerly and thence easterly direction for a distance of 230 metres, more or less, to the found iron pin at the principal Point of Beginning.

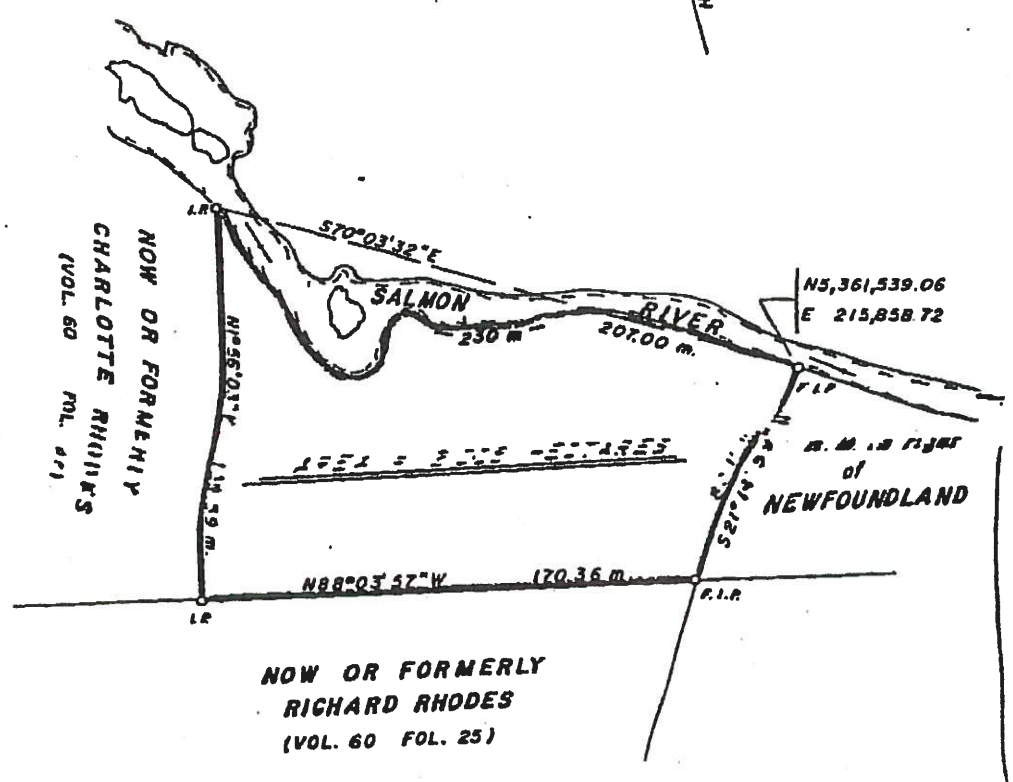
The above described piece or parcel of land contains an area of 2.005 hectares and is more particularly shown outlined in red on the survey plan No. 8048-A hereto attached.

All bearings being referred to Grid North.

JA
P.P.
F.T.

SCHEDULE C1-1990

GRID NORTH



BEARINGS FROM SURVEY PLAN 84001 PREPARED FEB. 1985

JA
BP



Chislett, Hawco, King, Byrne & Associates Ltd.
 NEWFOUNDLAND LAND SURVEYORS CANADA LANDS SURVEYORS
 ST. JOHN'S & MANUELS - NEWFOUNDLAND

CLIENT - LOCATION
LAND REQUIRED FOR GOLF COURSE EXTENSION
TERRA NOVA NATIONAL PARK NFLD.

Schedule A(iv)

PHASE I – TERRA NOVA GOLF ESTATES



M. R. DUFFETT & ASSOCIATES LTD.
NEWFOUNDLAND LAND SURVEYORS

2 Aspen Place
St. John's, NF., Canada
A1A 4S1
Bus : (709) 739-5555
Fax : (709) 739-5575

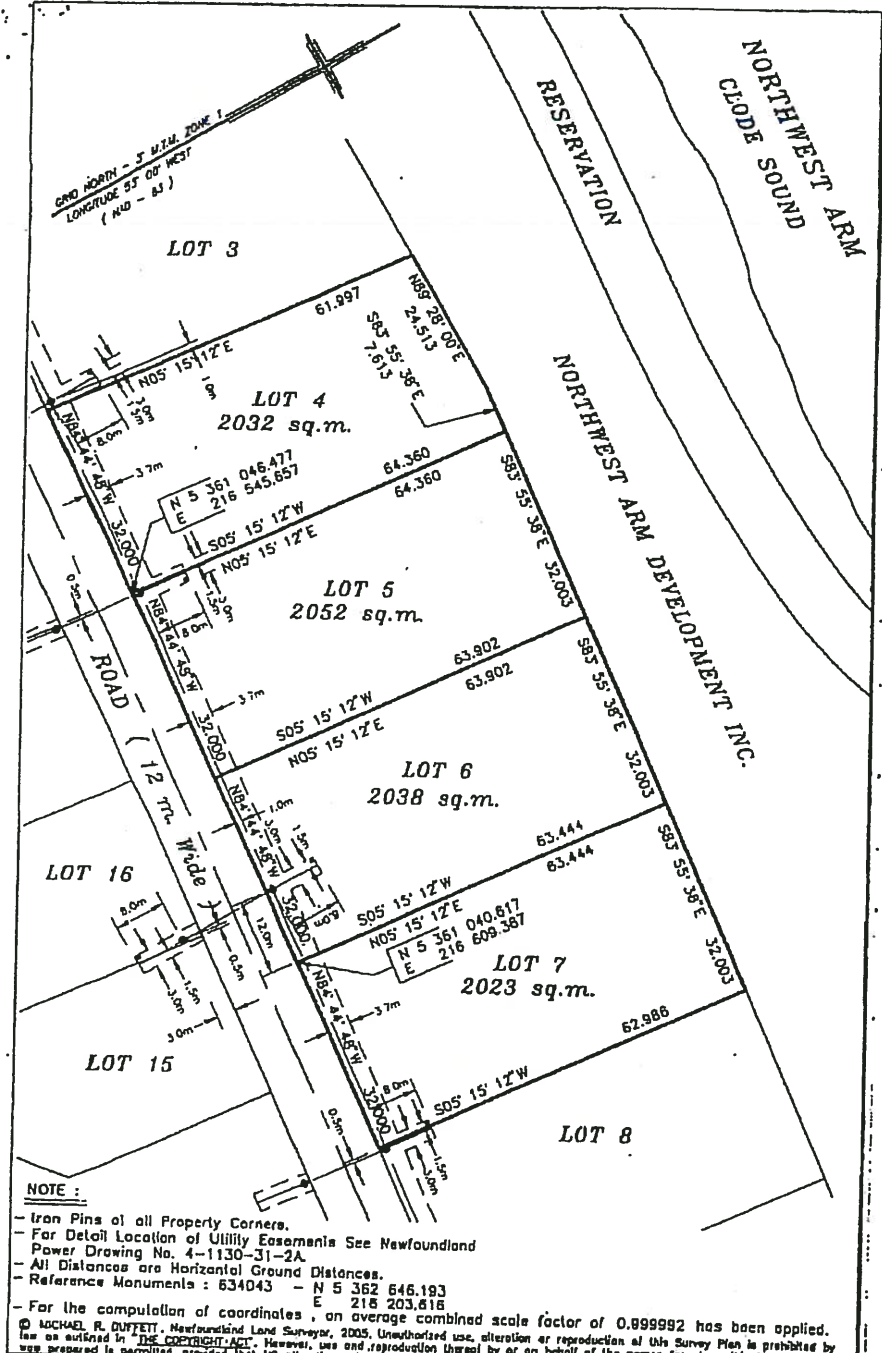


DESCRIPTION
LOT NO. 4
TERRA NOVA GOLF ESTATES - PHASE I
PORT BLANDFORD, NL.

All that piece or parcel of land situate and being on the north side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said north side of a Road (12 metres wide), said point having co-ordinates of N 5 36 046.477 metres and E 216 545.657 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running along the said north side of a Road (12 metres wide) north eighty-four degrees forty-four minutes forty-eight seconds west thirty-two decimal zero zero zero (32.000) metres; thence turning and running by Lot 3 north zero five degrees fifteen minutes twelve seconds east sixty-one decimal nine nine seven (61.997) metres; thence turning and running by land of Northwest Arm Development Inc. north eighty-nine degrees twenty-eight minutes zero zero seconds east twenty-four decimal five one three (24.513) metres; thence south eighty-three degrees fifty-five minutes thirty-eight seconds east seven decimal six one three (7.613) metres; thence turning and running by Lot 5 south zero five degrees fifteen minutes twelve seconds west sixty-four decimal three six zero (64.360) metres, more or less to the point of beginning and containing an area of two thousand thirty-two (2032) Square Metres. Which land is more particularly shown on Plan No. 6107-5 hereto attached. All bearings being referred to the above projection.

The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1(30-31-2A).





NOTE :

- Iron Pins of all Property Corners.
 - For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A.
 - All Distances are Horizontal Ground Distances.
 - Reference Monuments : 634043 - N 5 362 646.193
E 216 203.618
 - For the computation of coordinates, an average combined scale factor of 0.999992 has been applied.
- © MICHAEL R. DUFFETT, Newfoundland Land Surveyor, 2005. Unauthorized use, alteration or reproduction of this Survey Plan is prohibited by law as outlined in "THE COPYRIGHT ACT". However, use and reproduction thereof by or on behalf of the person for whom this Survey Plan was prepared is permitted, provided that NO alterations whatsoever are made thereto.



M. R. DUFFETT & ASSOCIATES LIMITED
Newfoundland Land Surveyors
St. John's, Newfoundland

Bus : (709) 739-5555 Fax : (709) 739-5575

Property Survey LOTS 4, 5, 6 & 7
TERRA NOVA GOLF ESTATES - PHASE 1
CLODE SOUND PORT BLANDFORD, N.L.

SCALE : 1 : 750	JOB No. : 6107-5
DATE : July 15, 2005	SURVEY : M.D. & D.C.



M. R. DUFFETT & ASSOCIATES LTD.
NEWFOUNDLAND LAND SURVEYORS

2 Aspen Place
St. John's, NF., Canada
A1A 4S1
Bus : (709) 739-5555
Fax : (709) 739-5575

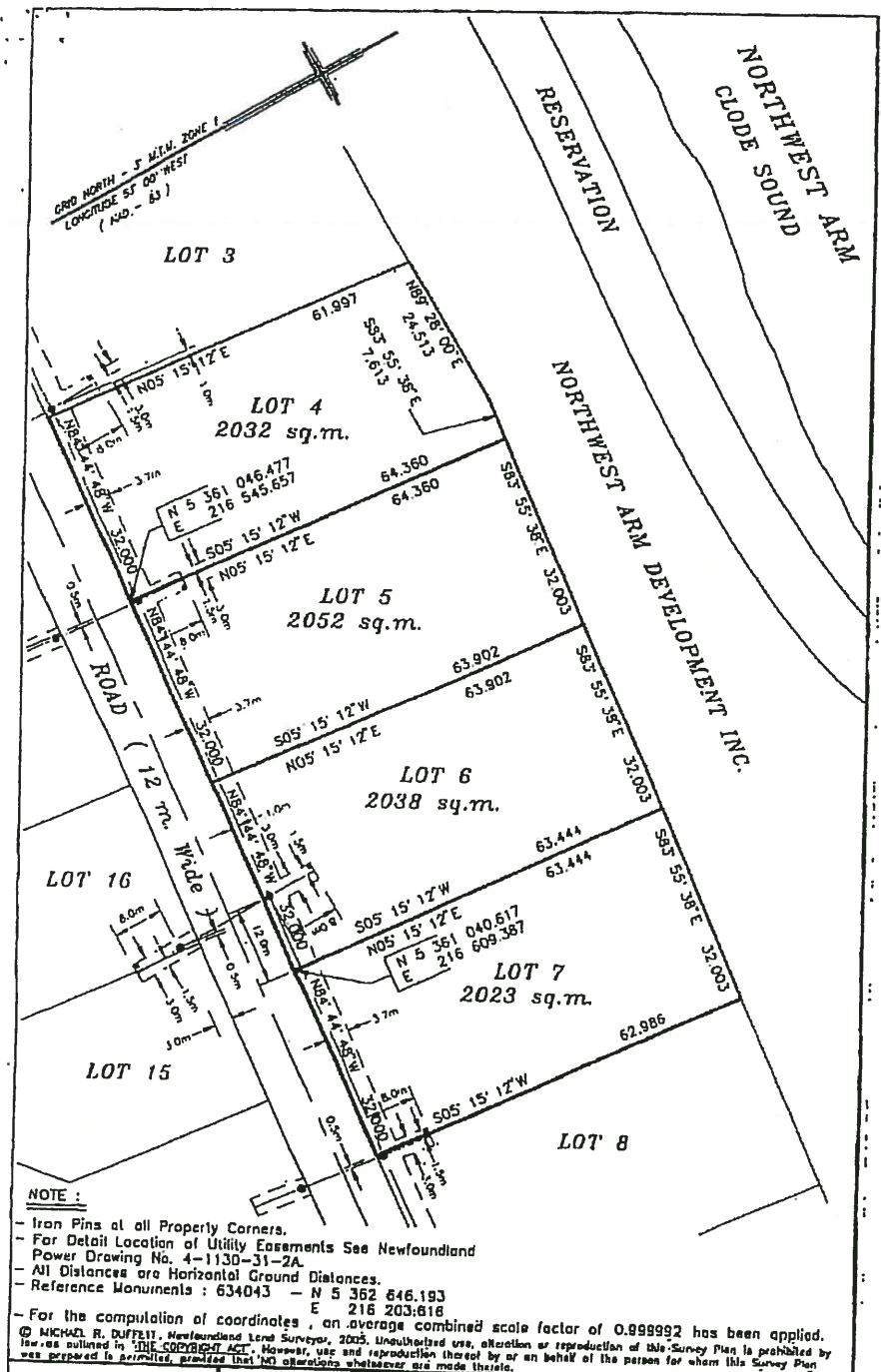


DESCRIPTION
LOT NO. 5
TERRA NOVA GOLF ESTATES - PHASE I
PORT BLANDFORD, NL.

All that piece or parcel of land situate and being on the north side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said north side of a Road (12 metres wide), said point having co-ordinates of N 5 361 046.477 metres and E 216 545.657 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running by Lot 4 north zero-five degrees fifteen minutes twelve seconds east sixty-four decimal three.six zero (64.360) metres, thence turning and running by land of Northwest Ann Development Inc. south eighty-three degrees fifty-five minutes thirty-eight seconds east thirty-two decimal zero zero three (32.003) metres; thence turning and running by Lot 6 south zero five degrees fifteen minutes twelve seconds west sixty-three decimal nine zero two (63.902) metres to the aforementioned north side of a Road (12 metres wide); thence turning and running along the said north side of a Road (12 metres wide) north eighty-four degrees forty-four minutes forty-eight seconds west thirty-two decimal zero zero zero (32.000) metres, more or less to the point of beginning and containing an area of two thousand fifty-two (2052) Square Metres. Which land is more particularly shown on Plan No. 6107-5 hereto attached All bearings being referred to the above projection.

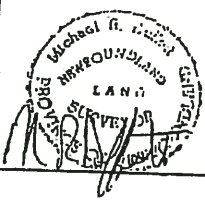
The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.





NOTE :

- Iron Pins at all Property Corners.
 - For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A.
 - All Distances are Horizontal Ground Distances.
 - Reference Monuments : 634043 - N 5 362 646.193
E 216 203:616
 - For the compilation of coordinates , an average combined scale factor of 0.999992 has been applied.
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Newfoundland Land Surveyors
St. John's, Newfoundland

Bus : (709) 739-5555 Fax : (709) 739-5575

Property Survey LOTS 4, 5, 6 & 7
TERRA NOVA GOLF ESTATES - PHASE 1
CLODE SOUND PORT BLANDFORD, NL.

SCALE : 1 : 750	JOB No. : 6107-S
DATE : July 15, 2005	SURVEY : M.D. & D.C.



M. R. DUFFETT & ASSOCIATES LTD.
NEWFOUNDLAND LAND SURVEYORS

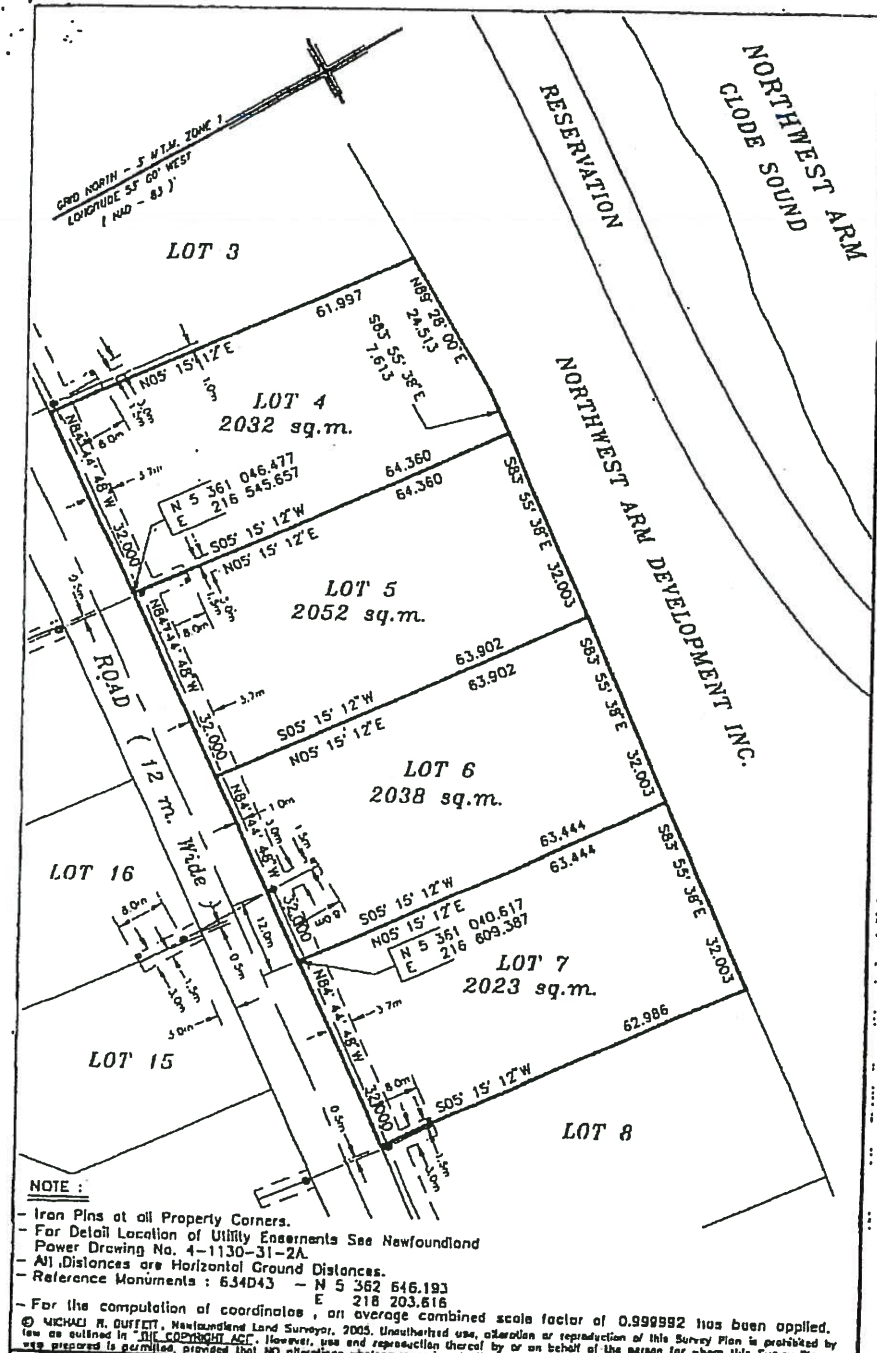
2 Aspen Place
St. John's, NF, Canada
A1A 4S1
Bus (709) 739-5555
Fax (709) 739-5575



DESCRIPTION
LOT NO. 6
TERRA NOVA GOLF ESTATES - PHASE 1
PORT BLANDFORD, NL.

All that piece or parcel of land situate, and being, on the north side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say, beginning at a point on the said north side of a Road (12 metres wide), said point having co-ordinates of N 5 361 040.617 metres and E 216 609.387 metres of the Modified Three-Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running along the said north side of a Road (12 metres wide) north eighty-four degrees forty-four minutes forty-eight seconds west thirty-two decimal zero zero zero (32.000) metres; thence turning and running by Lot 5 north zero five degrees fifteen minutes twelve seconds east sixty-three decimal nine zero two (63.902) metres; thence turning and running by land of Northwest Arm Development Inc. south eighty-three degrees fifty-five minutes thirty-eight seconds east thirty-two decimal zero zero three (32.003) metres; thence turning and running by Lot 7 south zero five degrees fifteen minutes twelve seconds west sixty-three decimal four four four (63.444) metres, more or less to the point of beginning and containing an area of two thousand thirty-eight (2038) Square Metres Which land is more particularly shown on Plan No 6107-05 hereto attached. All bearings being referred to the above projection. The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.





NOTE :

- Iron Pins at all Property Corners.
 - For Detail Location of Utility Encasements See Newfoundland Power Drawing No. 4-1130-31-2A.
 - All Distances are Horizontal Ground Distances.
 - Reference Monuments : 634D43 - N 5 362 546.193
E 218 203.616
 - For the computation of coordinates , an average combined scale factor of 0.999992 has been applied.
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Michael R. Duffett
PROV. SURVEYOR
NEWFOUNDLAND
LAND SURVEYORS
ASSOCIATION

<p>M. R. DUFFETT & ASSOCIATES LIMITED Newfoundland Land Surveyors St. John's, Newfoundland</p>	
<p>Bus : (709) 739-5555 Fax : (709) 739-5575</p>	
<p>Property Survey LOTS 4, 5, 6 & 7 TERRA NOVA GOLF ESTATES - PHASE 1 CLOOD SOUND PORT BLANDFORD, N.L.</p>	
SCALE : 1 : 750	JOB No. : 6107-5
DATE : July 15, 2005	SURVEY : M.D. & D.C.



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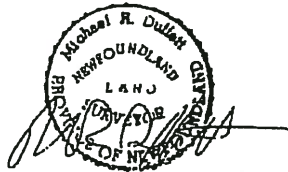
2 Aspen Place
St. John's, NF., Canada
A1A 4S1
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Fax : (709) 739-5575

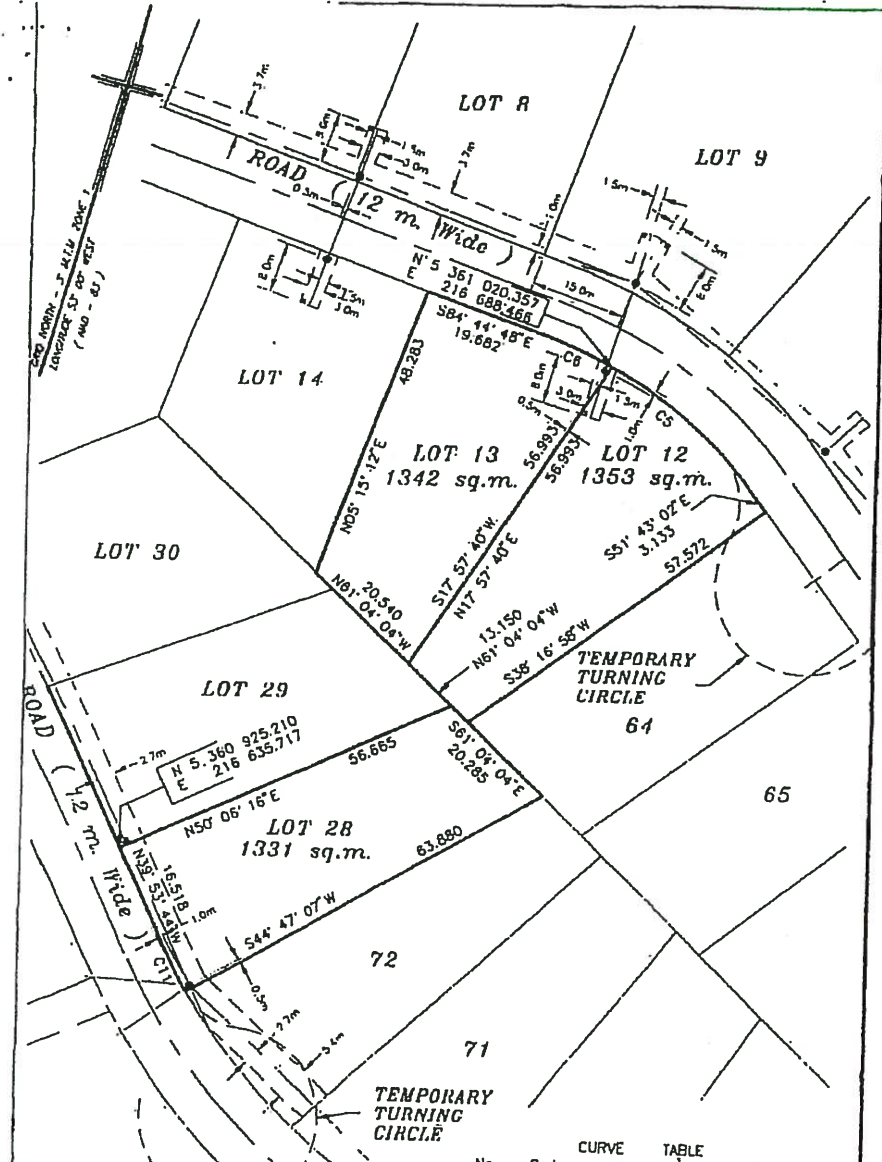


DESCRIPTION
LOT NO. 13
TERRA NOVA GOLF ESTATES - PHASE I
PORT BLANDFORD, N.L.

All that piece or parcel of land situate and being on the south side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said south side of a Road (12 metres wide), said point having co-ordinates of N 5 361 020.357 metres and E 216 688.466 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running by Lot 12 south seventeen degrees fifty-seven minutes forty seconds west fifty-six decimal nine nine three (56.993) metres; thence turning and running by Lot 29 and by Lot 30 north sixty-one degrees zero four minutes zero four seconds west twenty decimal five four zero (20.540) metres; thence turning and running by Lot 14 north zero five degrees fifteen minutes twelve seconds east forty-eight decimal two eight three (48.283) metres to the aforementioned south side of a Road (12 metres wide), thence turning and running along the said south side of a Road (12 metres wide) south eighty-four degrees forty-four minutes forty-eight seconds east nineteen decimal six eight two (19.682) metres; thence along the arc of a curve of radius seventy-three decimal two five zero (73.250) metres, a distance of eleven decimal seven one six (11.716) metres (chord bearing and distance south eighty degrees zero nine minutes fifty-two seconds east eleven decimal seven zero four (11.704) metres), more or less to the point of beginning and containing an area of one thousand three hundred forty-two (1342) Square Metres. Which land is more particularly shown on Plan No. 6107-4 hereto attached. All bearings being referred to the above projection.

The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A



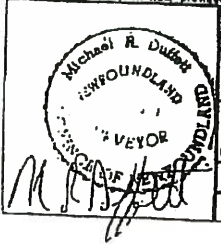


NOTE :

- Iron Pins at all Property Corners.
- For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A.
- All Distances are Horizontal Ground Distances.
- Reference Monuments : 634043 - N 5 362 646.193
E 216 203.616

- For the computation of coordinates, an average combined scale factor of 0.999892 has been applied.
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CURVE TABLE				
No.	Radius	Arc	Chord	Chord Bearing
C5	73.250	30.510	30.280	S63°38'58"E
C6	73.250	11.718	11.704	S80°09'52"E
C11	89.750	8.332	8.329	N42°33'19"W



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 Newfoundland Land Surveyors
 St. John's, Newfoundland

Buy : (709) 739-5555 Fax : (709) 739-5575

Property Survey **LOTS 12, 13 & 28**
TERRA NOVA GOLF ESTATES - PHASE 1
CLODE SOUND **PORT BLANDFORD, NL.**

SCALE : 1 : 750	JOB No. : 6107-4
DATE : July 15, 2005	SURVEY : M.D. & D.C.



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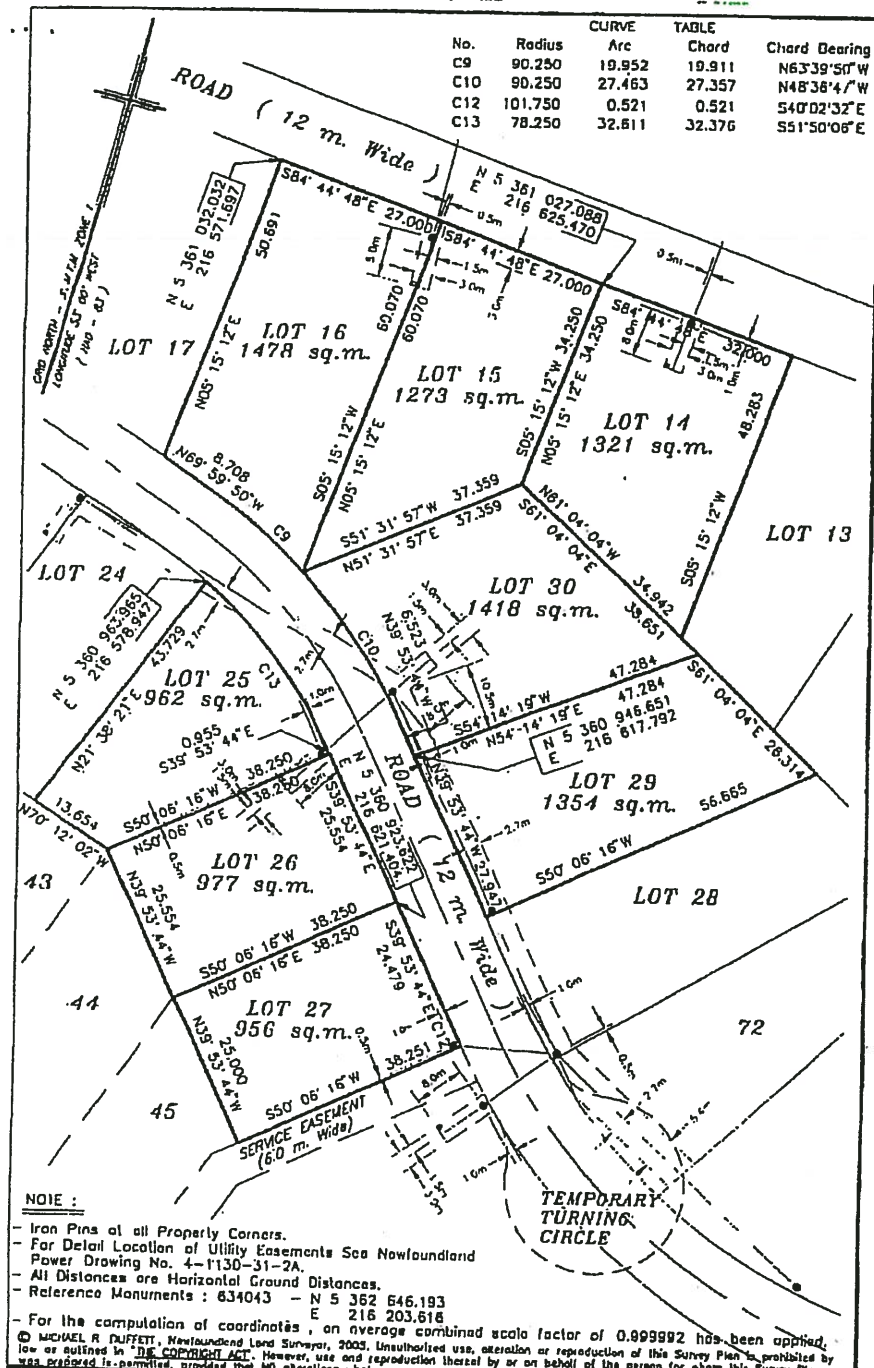
DESCRIPTION
LOT NO. 15
TERRA NOVA GOLF ESTATES - PHASE 1
PORT BLANDFORD, NL.

All that piece or parcel of land situate and being on the south-side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say, beginning at a point on the said south side of a Road (12 metres wide), said point having co-ordinates of N 5 361 027.088 metres and E 216 625.470 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running by Lot 14 south zero five degrees fifteen minutes twelve seconds west thirty-four decimal two five zero (34.250) metres; thence turning and running by Lot 30 south fifty-one degrees thirty-one minutes fifty-seven seconds west thirty-seven decimal three five nine (37.359) metres; thence turning and running by Lot 16 north zero five degrees fifteen minutes twelve seconds east sixty decimal zero seven zero (60.070) metres to the aforementioned south side of a Road (12 metres wide); thence turning and running along the said south side of a Road (12 metres wide) south eighty-four degrees forty-four minutes forty-eight seconds east twenty-seven decimal zero zero zero (27.000) metres, more or less to the point of beginning and containing an area of one thousand two hundred seventy-three (1273) Square Metres. Which land is more particularly shown on Plan No. 6107-3 hereto attached. All bearings being referred to the above projection.

The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.

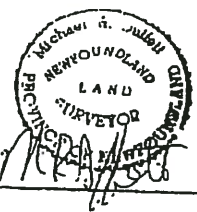


No.	Radius	Arc	Chord	Chord Bearing
C9	90.250	19.952	19.911	N63°39'50"W
C10	90.250	27.463	27.357	N48°36'47"W
C12	101.750	0.521	0.521	S40°02'32"E
C13	78.250	32.811	32.376	S51°50'08"E



NOTE :

- Iron Pins at all Property Corners.
 - For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A.
 - All Distances are Horizontal Ground Distances.
 - Reference Monuments : 634043 - N 5 362 646.193
E 216 203.618
 - For the computation of coordinates, an average combined scale factor of 0.999992 has been applied.
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 St. John's, Newfoundland

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Property Survey LOTS 14,15,16,25,26,27,29 & 30
 TERRA NOVA GOLF ESTATES - PHASE 1
 CLODE SOUND PORT BLANDFORD, NL.

SCALE : 1 : 750	JOB No. : 6107-3
DATE : July 15, 2005	SURVEY : M.D. & D.C.



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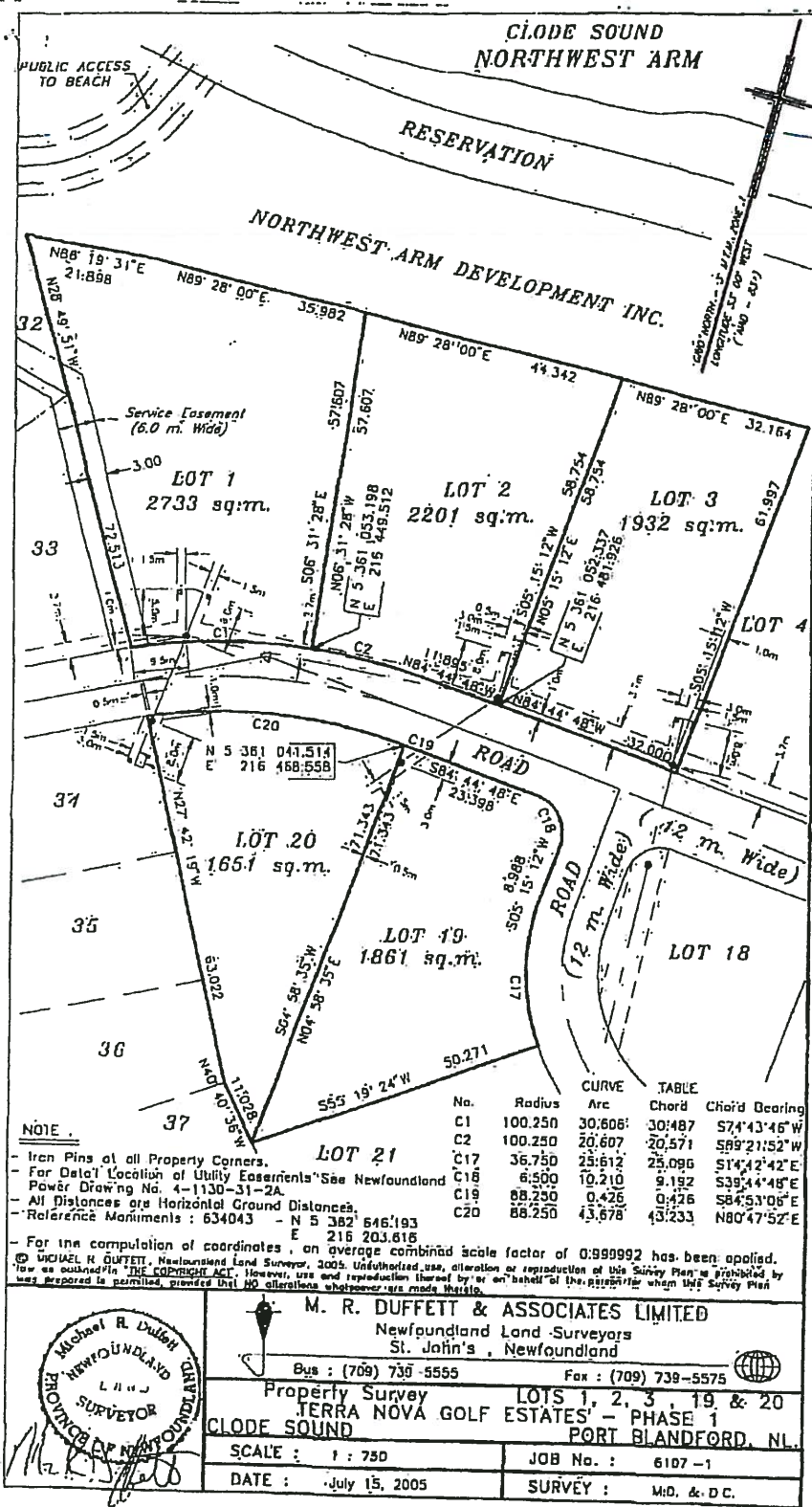


DESCRIPTION
LOT NO. 19
TERRA NOVA GOLF ESTATES - PHASE I
PORT BLANDFORD, NL.

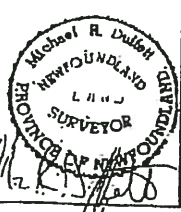
All that piece or parcel of land situate and being on the south side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows, that is to say; beginning at a point on the said south side of a Road (12 metres wide), said point having co-ordinates of N 5 361 041.514 metres and E 216 468.558 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running along the said south side of a Road (12 metres wide), along the arc of a curve of radius eighty-eight decimal two five zero (88.250) metres, a distance of zero decimal four two six (0.426) metres (chord bearing and distance south eighty-four degrees fifty-three minutes zero six seconds east zero decimal four two six (0.426) metres); thence south eighty-four degrees forty-four minutes forty-eight seconds east twenty-three decimal three nine eight (23.398) metres; thence running along the west side of a Road (12 metres wide), along the arc of a curve of radius six decimal five zero zero (6.500) metres, a distance of ten decimal two one zero (10.210) metres (chord bearing and distance south thirty-nine degrees forty-four minutes forty-eight seconds east nine decimal one nine, two (9.192) metres); thence south zero five degrees fifteen minutes twelve seconds west eight decimal nine eight eight (8.988) metres; thence along the arc of a curve of radius thirty-six decimal seven five zero (36.750) metres, a distance of twenty-five decimal six one two (25.612) metres (chord bearing and distance south fourteen degrees forty-two minutes forty-two seconds east twenty-five decimal zero nine six (25.096) metres); thence turning and running by Lot 21 south fifty-five degrees nineteen minutes twenty-four seconds west fifty decimal two seven one (50.271) metres; thence turning and running by Lot 20 north zero four degrees fifty-eight minutes thirty-five seconds east seventy-one decimal three four three (71.343) metres, more or less to the point of beginning and containing an area of one thousand eight hundred sixty-one (1861) Square Metres. Which land is more particularly shown on Plan No. 6107-1 hereto attached. All bearings being referred to the above projection.

The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.





No.	Radius	Arc	Chord	Chord Bearing
C1	100.250	30.606	30.487	S74°43'46"W
C2	100.250	20.607	20.571	S89°21'52"W
C17	36.750	25.612	25.096	S14°42'42"E
C18	6.500	10.210	9.192	S39°44'48"E
C19	88.250	0.426	0.426	S84°53'06"E
C20	88.250	43.678	43.233	N80°47'52"E





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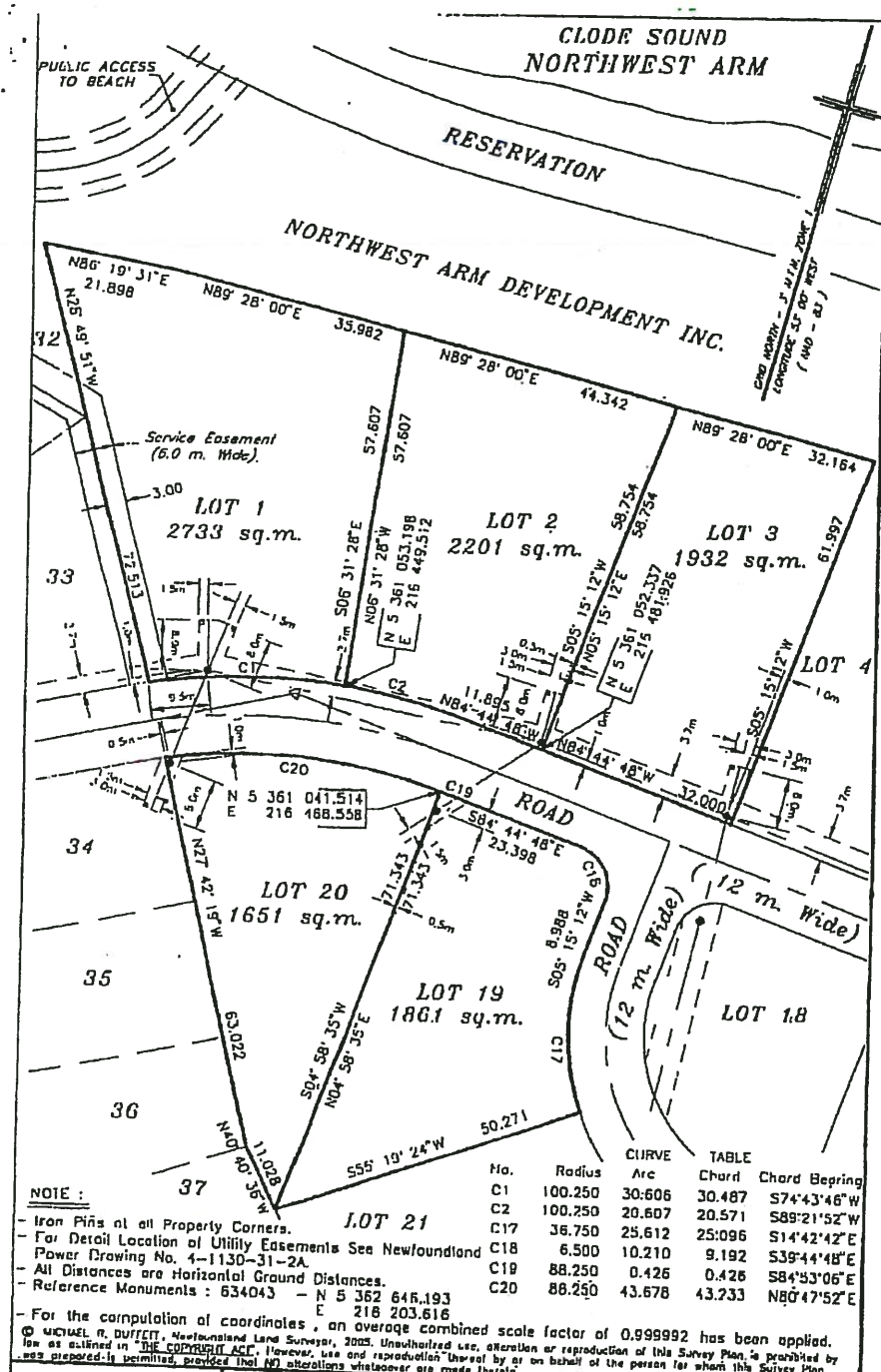


DESCRIPTION
LOT NO. 20
TERRA NOVA GOLF ESTATES - PHASE I
PORT BLANDFORD, NL.

All that piece or parcel of land situate and being on the south side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said south side of a Road (12 metres wide), said point having co-ordinates of N 5 361 041.514 metres and E 216 468.558 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running by Lot 19 south zero four degrees fifty-eight minutes thirty-five seconds west seventy-one decimal three four three (71.343) metres; thence turning and running by Lot 37 north forty degrees forty minutes thirty-six seconds west eleven decimal zero two eight (11.028) metres; thence turning and running by Lot 36, Lot 35 and by Lot 34 north twenty-seven degrees forty-two minutes nineteen seconds west sixty-three decimal zero two two (63.022) metres to the aforementioned south side of a Road (12 metres wide); thence turning and running along the said south side of a Road (12 metres wide), along the arc of a curve of radius eighty-eight decimal two five zero (88.250) metres, a distance of forty-three decimal six seven eight (43.678) metres (chord bearing and distance north eighty degrees forty-seven minutes fifty-two seconds east forty-three decimal two three three (43.233) metres), more or less to the point of beginning and containing an area of one thousand six hundred fifty-one (1651) Square Metres. Which land is more particularly shown on Plan No. 6107-1 hereto attached. All bearings being referred to the above projection.

The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.





NOTE :

- Iron Pins at all Property Corners.
- For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A.
- All Distances are Horizontal Ground Distances.
- Reference Monuments : 634043 - N 5 362 646.193 E 218 203.616
- For the computation of coordinates , an average combined scale factor of 0.999992 has been applied.

No.	Radius	Arc	Chord	Chord Bearing
C1	100.250	30.606	30.487	S74°43'46"W
C2	100.250	20.607	20.571	S89°21'52"W
C17	36.750	25.612	25.096	S14°42'42"E
C18	6.500	10.210	9.192	S39°44'48"E
C19	88.250	0.426	0.426	S84°53'06"E
C20	88.250	43.678	43.233	N80°47'52"E

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	Bus : (709) 739-5555 Fax : (709) 739-5575	
Property Survey LOTS 1, 2, 3, 19 & 20 TERRA NOVA GOLF ESTATES - PHASE 1 CLODE SOUND PORT BLANDFORD, NL.		
SCALE : 1 : 750	JOB No. : 6107-1	
DATE : July 15, 2005	SURVEY : M.D. & D.C.	



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NEWFOUNDLAND LAND SURVEYORS

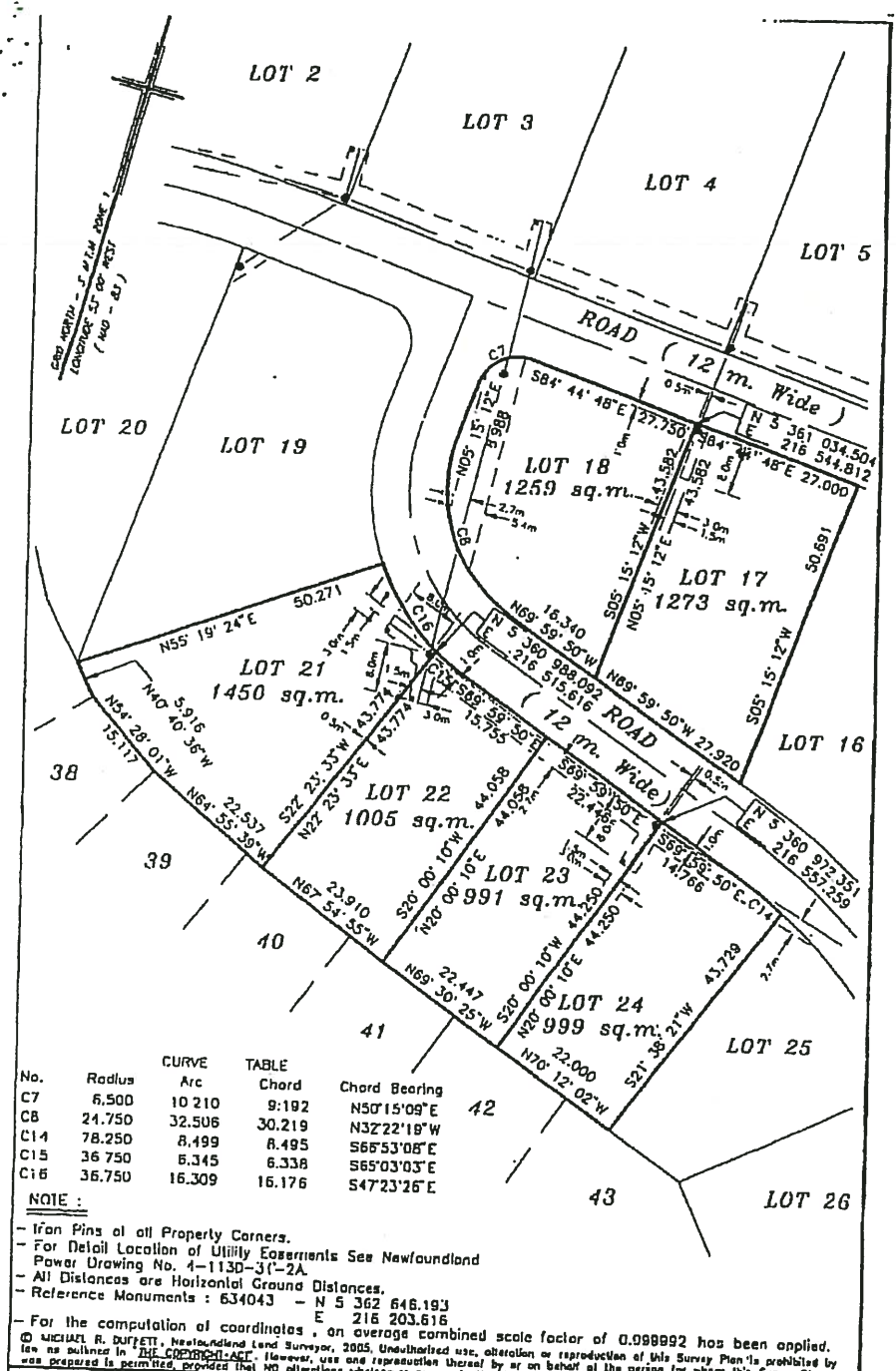
2 Aspen Place
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 A1A 4S1
 Bus : (709) 739-5555
 Fax : (709) 739-5575



DESCRIPTION
LOT NO. 21
TERRA NOVA GOLF ESTATES - PHASE I
PORT BLANDFORD, NL

All that piece or parcel of land situate and being on the south side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said south side of a Road (12 metres wide), said point having co-ordinates of N 5 360 988.092 metres and E 216 515.616 metres of the Modified Three-Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada; thence running by Lot 22 south twenty-two degrees twenty-three minutes thirty-three seconds west forty-three decimal seven seven four (43.774) metres; thence turning and running by Lot 40 and by Lot 39 north sixty-four degrees fifty-five minutes thirty-nine seconds west twenty-two decimal five three seven (22.537) metres; thence turning and running by Lot 38 north fifty-four degrees twenty-eight minutes zero one seconds west fifteen decimal one one seven (15.117) metres; thence turning and running by Lot 37 north forty degrees forty minutes thirty-six seconds west five decimal nine one six (5.916) metres; thence turning and running by Lot 19 north fifty-five degrees nineteen minutes twenty-four seconds east fifty decimal two seven one (50.271) metres to the aforementioned south side of a Road (12 metres wide); thence turning and running along the said south side of a Road (12 metres wide) along the arc of a curve of radius thirty-six decimal seven five zero (36.750) metres, a distance of sixteen decimal three zero nine (16.309) metres (chord bearing and distance south forty-seven degrees twenty-three minutes twenty-six seconds east sixteen decimal one seven six (16.176) metres), more or less to the point of beginning, and containing an area of one thousand four hundred fifty (1450) Square Metres. Which land is more particularly shown on Plan No. 6107-2 hereto attached. All bearings being referred to the above projection. The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A





No.	Radius	CURVE	TABLE	Chord	Chord Bearing
C7	6.500	10.210	9.192	N50°15'09"E	
C8	24.750	32.506	30.219	N32°22'18"W	
C14	78.250	8.499	8.495	S65°53'08"E	
C15	36.750	6.345	6.338	S65°03'03"E	
C16	36.750	16.309	16.176	S47°23'26"E	

NOTE :

- Iron Pins at all Property Corners.
- For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-113D-31-2A.
- All Distances are Horizontal Ground Distances.
- Reference Monuments : 634043 - N 5 362 646.193
E 216 203.616
- For the computation of coordinates, an average combined scale factor of 0.998992 has been applied.

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 Newfoundland Land Surveyors
 St. John's, Newfoundland

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Property Survey **LOTS 17, 18, 21, 22, 23 & 24**
TERRA NOVA GOLF ESTATES - PHASE 1
CLODE SOUND PORT BLANDFORD, N.L.

SCALE : 1 : 750	JOB No. : 6107-2
DATE : July 15, 2005	SURVEY : M.D. & D.C.



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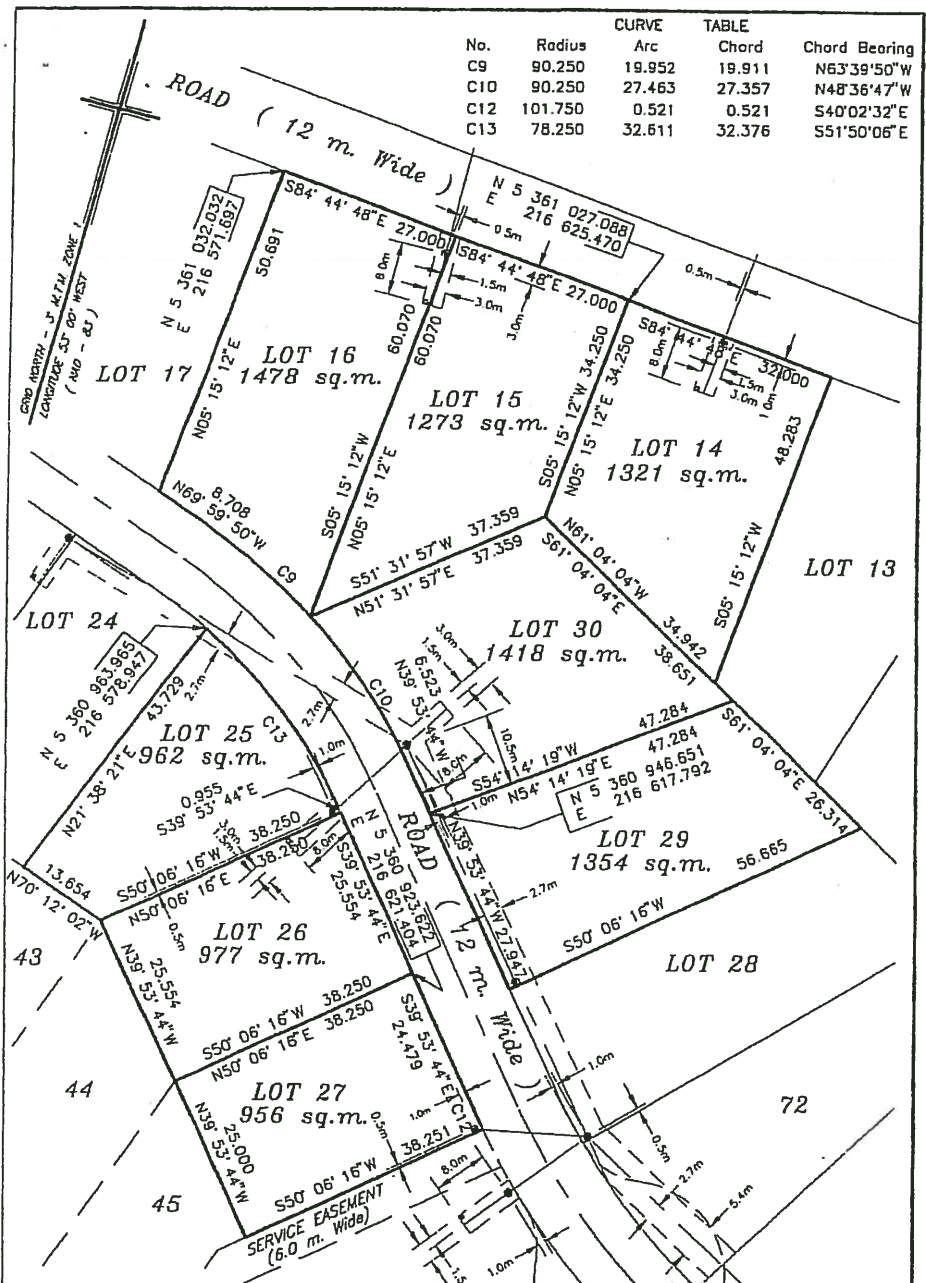


DESCRIPTION
LOT NO. 26
TERRA NOVA GOLF ESTATES - PHASE 1
PORT BLANDFORD, NL.

All that piece or parcel of land situate and being on the west side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said west side of a Road (12 metres wide), said point having co-ordinates of N 5 360 923.622 metres and E 216 621.404 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence turning and running by Lot 27 south fifty degrees zero six minutes sixteen seconds west thirty-eight decimal two five zero (38.250) metres; thence turning and running by Lot 44 north thirty-nine degrees fifty-three minutes forty-four seconds west twenty-five decimal five five four (25.554) metres; thence turning and running by Lot 25 north fifty degrees zero six minutes sixteen seconds east thirty-eight decimal two five zero (38.250) metres to the aforementioned west side of a Road (12 metres wide); thence turning and running along the said west side of a Road (12 metres wide) south thirty-nine degrees fifty-three minutes forty-four seconds east twenty-five decimal five five four (25.554) metres, more or less to the point of beginning and containing an area of nine hundred seventy-seven (977) Square Metres. Which land is more particularly shown on Plan No. 6107-3 hereto attached. All bearings being referred to the above projection.

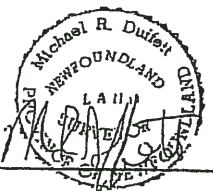
The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.





NOTE :

- Iron Pins at all Property Corners.
 - For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A.
 - All Distances are Horizontal Ground Distances.
 - Reference Monuments : 634043 - N 5 362 646.193
E 216 203.616
 - For the computation of coordinates, an average combined scale factor of 0.999992 has been applied.
- © MICHAEL R. DUFFETT, Newfoundland Land Surveyor, 2005. Unauthorized use, alteration or reproduction of this Survey Plan is prohibited by law as outlined in THE COPYRIGHT ACT. However, use and reproduction thereof by or on behalf of the person for whom this Survey Plan was prepared is permitted, provided that NO alterations whatsoever are made thereto.



M. R. DUFFETT & ASSOCIATES LIMITED
 Newfoundland Land Surveyors
 St. John's, Newfoundland

Bus : (709) 739-5555 Fax : (709) 739-5575

Property Survey LOTS 14,15,16,25,26,27,29 & 30
 TERRA NOVA GOLF ESTATES - PHASE 1
 CLODE SOUND PORT BLANDFORD, N.L.

SCALE : 1 : 750	JOB No. : 6107-3
DATE : July 15, 2005	SURVEY : M.D. & D.C.



M. R. DUFFETT & ASSOCIATES LTD.
 NEWFOUNDLAND LAND SURVEYORS

2 Aspen Place
 St. John's, NF, Canada
 A1A 4S1
 Bus: (709) 739-5555
 Fax: (709) 739-5575



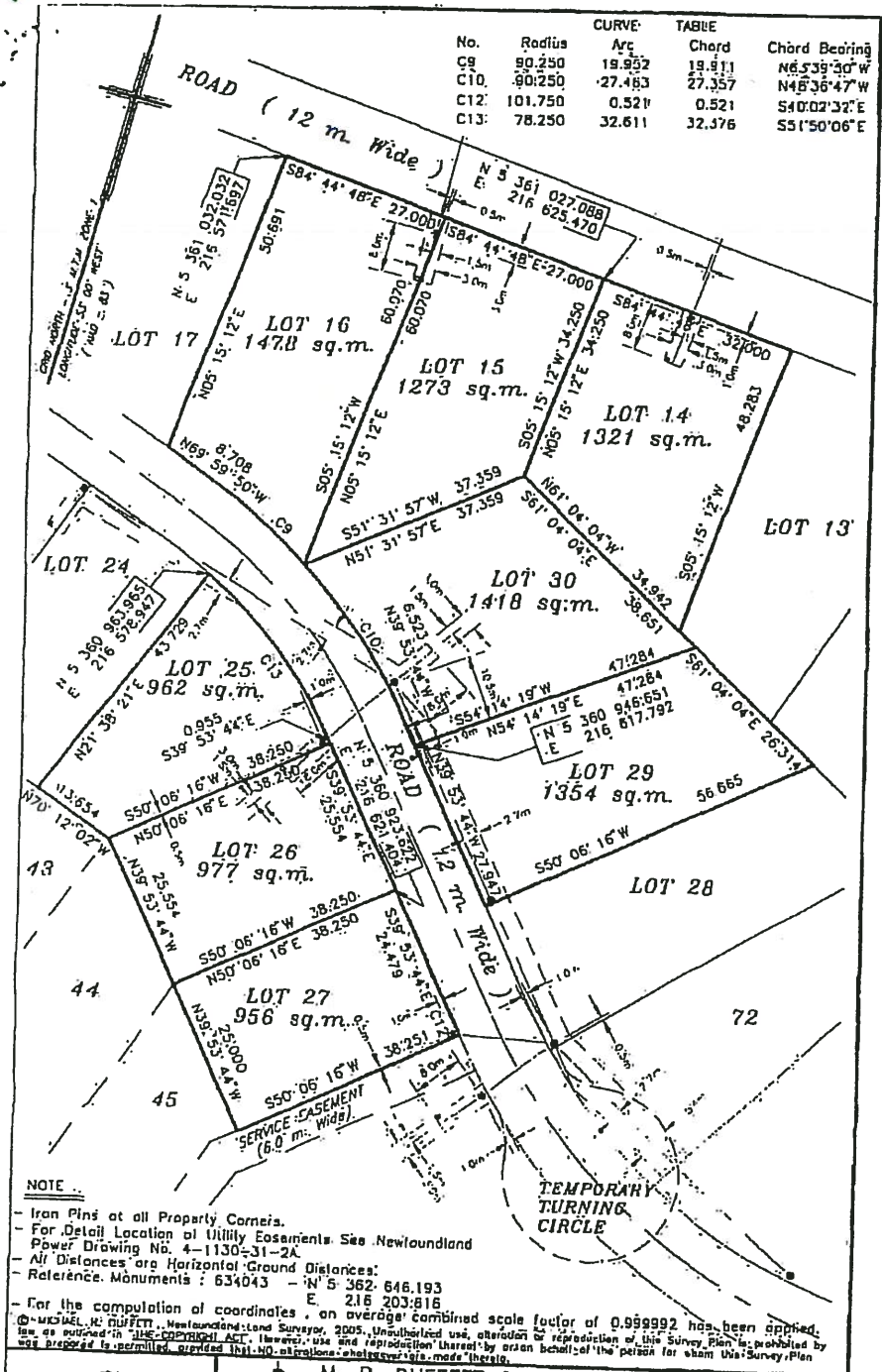
DESCRIPTION
LOT NO. 29
TERRA NOVA GOLF ESTATES - PHASE I.
PORT BLANDFORD, NL.

All that piece or parcel of land, situated and being on the east side of Road a (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say, beginning at a point on the said east side of a Road, said point having co-ordinates of N 5 36 0 946.651 metres and E 21 6 617.792 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada; thence running by Lot 30 north-fifty-four degrees fourteen minutes nineteen seconds east forty-seven decimal two eight four (47.284) metres; thence turning and running by Lot 13 and by Lot 12 south-sixty-one, degrees zero four minutes zero four seconds east twenty-six decimal three one four (26.314) metres; thence turning and running by Lot 28 south-fifty degrees zero, six minutes sixteen seconds west fifty-six decimal six six five (56.665) metres to the aforementioned east side of a Road (12 metres wide); thence turning and running along the said east side of a Road (12 metres wide) north thirty-nine degrees-fifty-three minutes forty-four seconds west twenty-seven decimal nine-four seven (27.947) metres, more or less to the point of beginning and containing an area of one thousand three hundred fifty-four (1354) Square Metres. Which land is more particularly shown on Plan No. 6107-3 hereto-attached. All bearings being referred to the above projection.

The above piece or parcel of land is subject to a utility easement, as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.



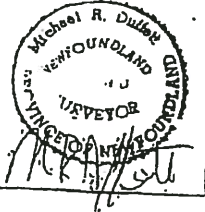
No.	Radius	Curve	Table	Chord Bearing
C9	90.250	19.952	19.911	N65°39'30"W
C10	90.250	27.463	27.357	N48°36'47"W
C12	101.750	0.521	0.521	S40°02'32"E
C13	78.250	32.611	32.376	S51°50'06"E



NOTE

- Iron Pins at all Property Corners.
- For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1130-31-2A
- All Distances are Horizontal Ground Distances.
- Reference Monuments : 634043 - N 5 362 646.193
E 216 203.815
- For the computation of coordinates, an average combined scale factor of 0.999992 has been applied.

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M. R. DUFFETT & ASSOCIATES LIMITED
 Newfoundland Land Surveyors
 St. John's, Newfoundland

Bus : (709) 739-5555 Fax : (709) 739-5575

Property Survey: LOTS 14, 15, 16, 25, 26, 27, 29 & 30
 TERRA NOVA GOLF ESTATES - PHASE 1
 GLODE SOUND, PORT BLANFORD, NL

SCALE : 1 : 750 JOB No. : 6107-3
 DATE : July 15, 2005 SURVEY : M.D. & D.C.



M. R. DUFFETT & ASSOCIATES LTD.
NEWFOUNDLAND LAND SURVEYORS

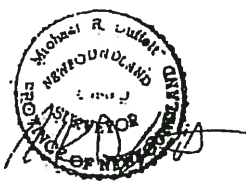
2 Aspen Place
 St. John's, NF., Canada
 A1A 4S1
 Bus : (709) 739-5555
 Fax : (709) 739-5575



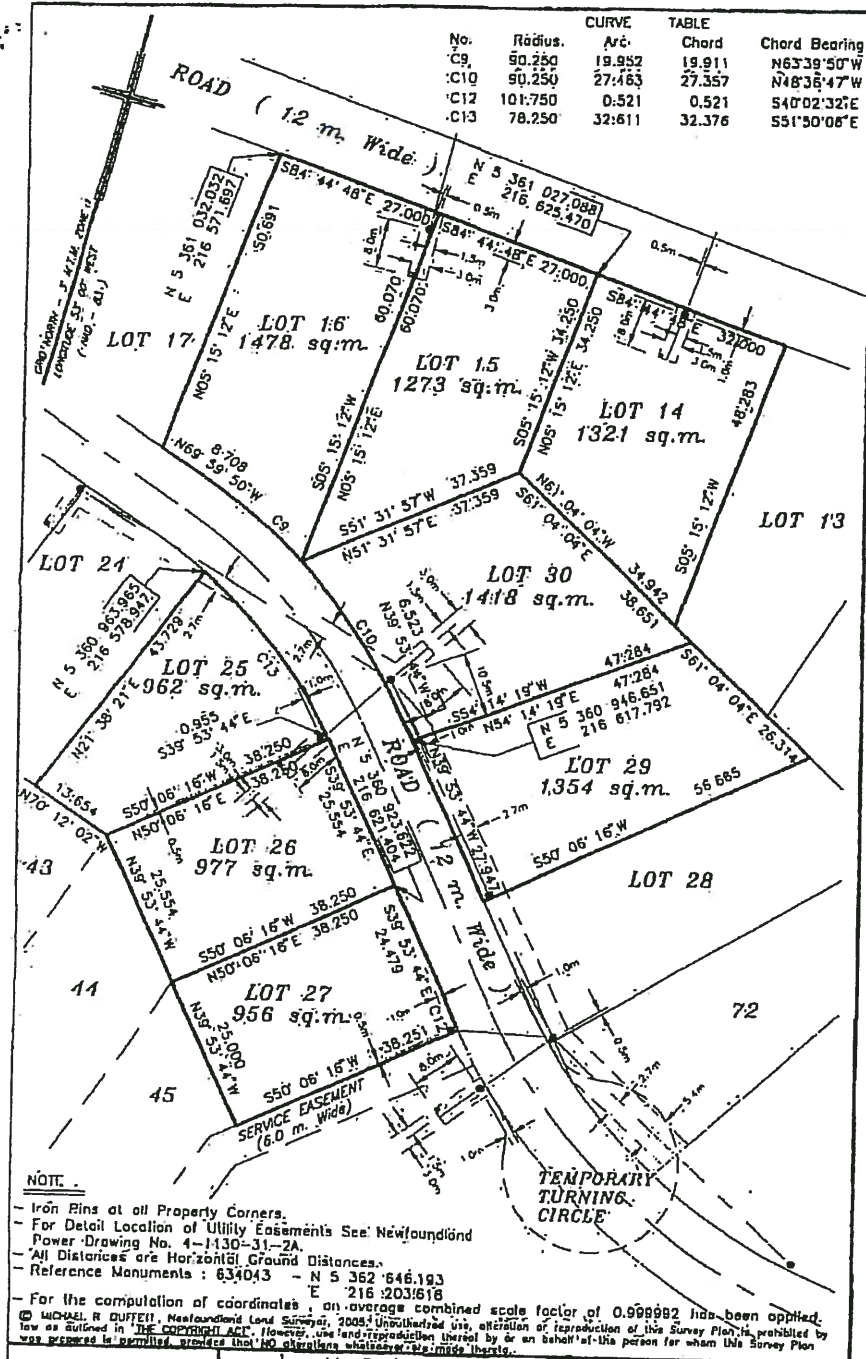
DESCRIPTION
LÔT NO. 30
TERRA NOVA GOLF ESTATES - PHASE 1
PORT BLANDFORD, NL.

All that piece or parcel of land situate and being on the east side of a Road (12 metres wide), in the Town of Port Blandford, in the electoral district of Terra Nova, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said east side of a Road (12 metres wide), said point having co-ordinates of N 5 360 946.651 metres and E 216 617.792 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running along the said east side of a Road (12 metres wide) north thirty-nine degrees fifty-three minutes forty-four seconds west six decimal five two three (6 523) metres; thence along the arc of a curve of radius ninety decimal two five zero (90 250) metres, a distance of twenty-seven decimal four six three (27.463) metres (chord bearing and distance north forty-eight degrees thirty-six minutes forty-seven seconds west twenty-seven decimal three five seven (27.357) metres); thence turning and running by Lot 15 north fifty-one degrees thirty-one minutes fifty-seven seconds east thirty-seven decimal three five nine (37.359) metres; thence turning and running by Lot 14 and by Lot 15 south sixty-one degrees zero four minutes zero four seconds east thirty-eight decimal six five one (38.651) metres; thence turning and running by Lot 29 south fifty-four degrees fourteen minutes nineteen seconds west forty-seven decimal two eight four (47.284) metres, more or less to the point of beginning and containing an area of one thousand four hundred eighteen (1418) Square-Metres. Which land is more particularly shown on Plan No. 6107-3, hereto attached. All bearings being referred to the above-projection.

The above piece or parcel of land is subject to a utility easement as shown on the attached plan and being more particularly described on Newfoundland Power Drawing 4-1130-31-2A.



No.	Radius	Curve	Table	Chord	Chord Bearing
C9	80.250	19.952	19.911	N63°39'50"W	
C10	80.250	27.463	27.357	N48°36'47"W	
C12	101.750	0.521	0.521	S40°02'32"E	
C13	78.250	32.611	32.376	S51°50'06"E	



NOTE.

- Iron Pins at all Property Corners.
- For Detail Location of Utility Easements See Newfoundland Power Drawing No. 4-1430-31-2A.
- All Distances are Horizontal Ground Distances.
- Reference Monuments : 634043 - N S 362 646.193
E 216 203.616
- For the computation of coordinates, an average combined scale factor of 0.999982 has been applied.

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Michael R. Duffett
NEWFOUNDLAND
SURVEYOR
L.L.S.U.

M. R. DUFFETT & ASSOCIATES LIMITED
Newfoundland Land Surveyors
St. John's, Newfoundland

Bue : (709) 739-5555 Fax : (709) 739-5575

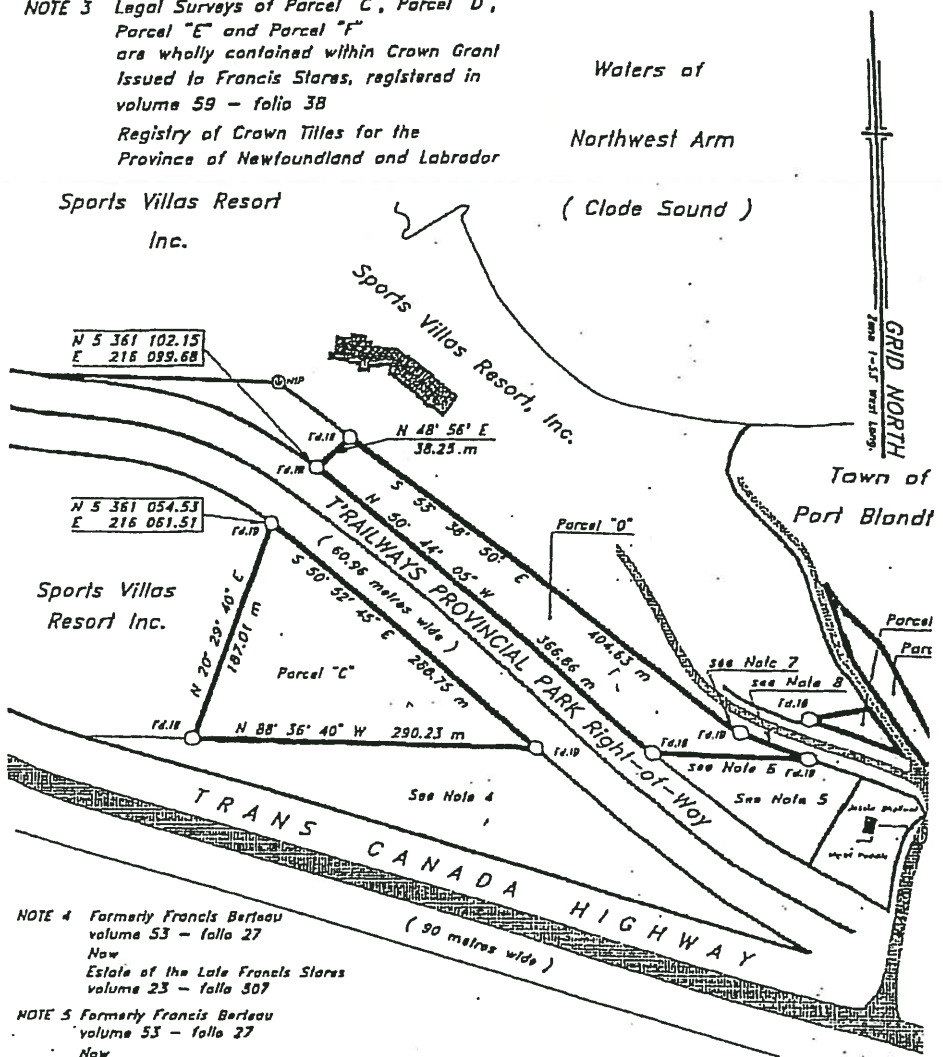
Property Survey **LOTS 14, 15, 16, 25, 26, 27, 29 & 30**
TERRA NOVA GOLF ESTATES - PHASE 1
CLODE SOUND PORT BLANDFORD, NL

SCALE : 1 : 750	JOB No. : 8107 -3
DATE : July 15, 2005	SURVEY : M.D. & D.C.

PHASE II – TERRA NOVA GOLF ESTATES

Being Lots 31-58 in the attached lot layout and areas, and contained within the lands described in the attached descriptions.

NOTE 3 Legal Surveys of Parcel "C", Parcel "D", Parcel "E" and Parcel "F" are wholly contained within Crown Grant issued to Francis Stores, registered in volume 59 - folio 3B Registry of Crown Titles for the Province of Newfoundland and Labrador



NOTE 4 Formerly Francis Berleau volume 53 - folio 27 Now Estate of the Late Francis Stores volume 23 - folio 507

NOTE 5 Formerly Francis Berleau volume 53 - folio 27 Now Estate of the Late Francis Stores volume 23 - folio 507, claimed by Jessie Dhallwal and Vicki Paddle

NOTE 6 N 88° 36' 40" W 125.45 m
NOTE 7 N 77° 00' E 1.73 m
NOTE 8 S 68° 30' 40" E 56.98 m

Area of Parcel "C" = 2.5645 hectares
Area of Parcel "D" = 1.9475 hectares

NOTE CIR CAPPED WOOD BAR
 IRON BAR
Fd. FOUND
- HD SCALE FACTOR USED
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

CONTROL MONUMENT:
(MAD-83)
634 042 N 5 362 67;
E 216 47;
634 043 N 5 362 64;
E 216 20;



(((CONTROL SURVEYS LTD.
NEWFOUNDLAND LAND SURVEYORS
P.O. box 1630 - Tel (709) 466-3666
Clareville Newfound
SURVEY ON BEHALF OF
SPORTS VILLAS RESORT INC.
Port Blandford Newfound
SCALE: 1 : 4000 JOB No.: 99-202
DATE: September 8, 1999 SURVEY BY: J.D.B.

TOWN OF PORT BLANDFORD,
Port Blandford, NF

ALL THAT piece or parcel of land situate and being in the Town of Port Blandford, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the eastern limit of BEACH ROAD, the said point having coordinates N 5 360 864.32 metres and E 216 609.88 metres of the Three Degree Modified Transverse Mercator Projection (NAD-83) for the Province of Newfoundland;

THENCE by property of Sports Villas Resort Inc. north nineteen degrees zero zero minutes west (N 19-00 W) twenty-seven decimal zero four (27.04) metres, north twenty-nine degrees twenty-one minutes thirty seconds west (N 29-21-30 W) eighty-two decimal six two (82.62) metres, north forty-five degrees twenty minutes west (N 45-20 W) thirty-two decimal nine five (32.95) metres, north thirty-one degrees zero six minutes west (N 31-06 W) twenty-seven decimal six two (27.62) metres;

THENCE along the said eastern limit of BEACH ROAD north fifteen degrees forty-one minutes west (N 15-41 W) eighteen decimal three nine (18.39) metres;

THENCE by property of H.M. in Right of Newfoundland north thirty-seven degrees fifteen minutes fifty-five seconds east (N 37-15-55 E) seventy-six decimal eight nine (76.89) metres, north seventy-seven degrees forty-nine minutes twenty-five seconds east (N 77-49-25 E) seventy-two decimal one zero (72.10) metres, south twenty degrees fifty-nine minutes thirty seconds east (S 20-59-30 E) one hundred and forty-one decimal two eight (141.28) metres;

THENCE by property granted by the Crown to Francis Stares and registered in volume 59 - folio 38 in the Registry of Crown Grants for the Province of Newfoundland south twenty-two degrees eighteen minutes east (S 22-18 E) twenty-six decimal zero seven (26.07) metres;

THENCE by property granted by the Crown to Francis Stares and registered in volume 59 - folio 38 in the Registry of Crown Grants for the Province of Newfoundland south sixteen degrees eighteen minutes fifty seconds west (S 16-18-50 W) eighty-seven decimal five seven (87.57) metres;

THENCE by property claimed by Garfield Peddle north eighty-eight degrees thirty-one minutes fifteen seconds west (N 88-31-15 W) sixty decimal nine eight (60.98) metres, more or less, to the point of beginning and containing an area of 2.6147 hectares.

All bearings refer to the above mentioned Projection.

N.B. i.w.

NOTE "A" : Property claimed by
Garfield Peddle
registered in Registry of Deeds
roll 838 frame 19

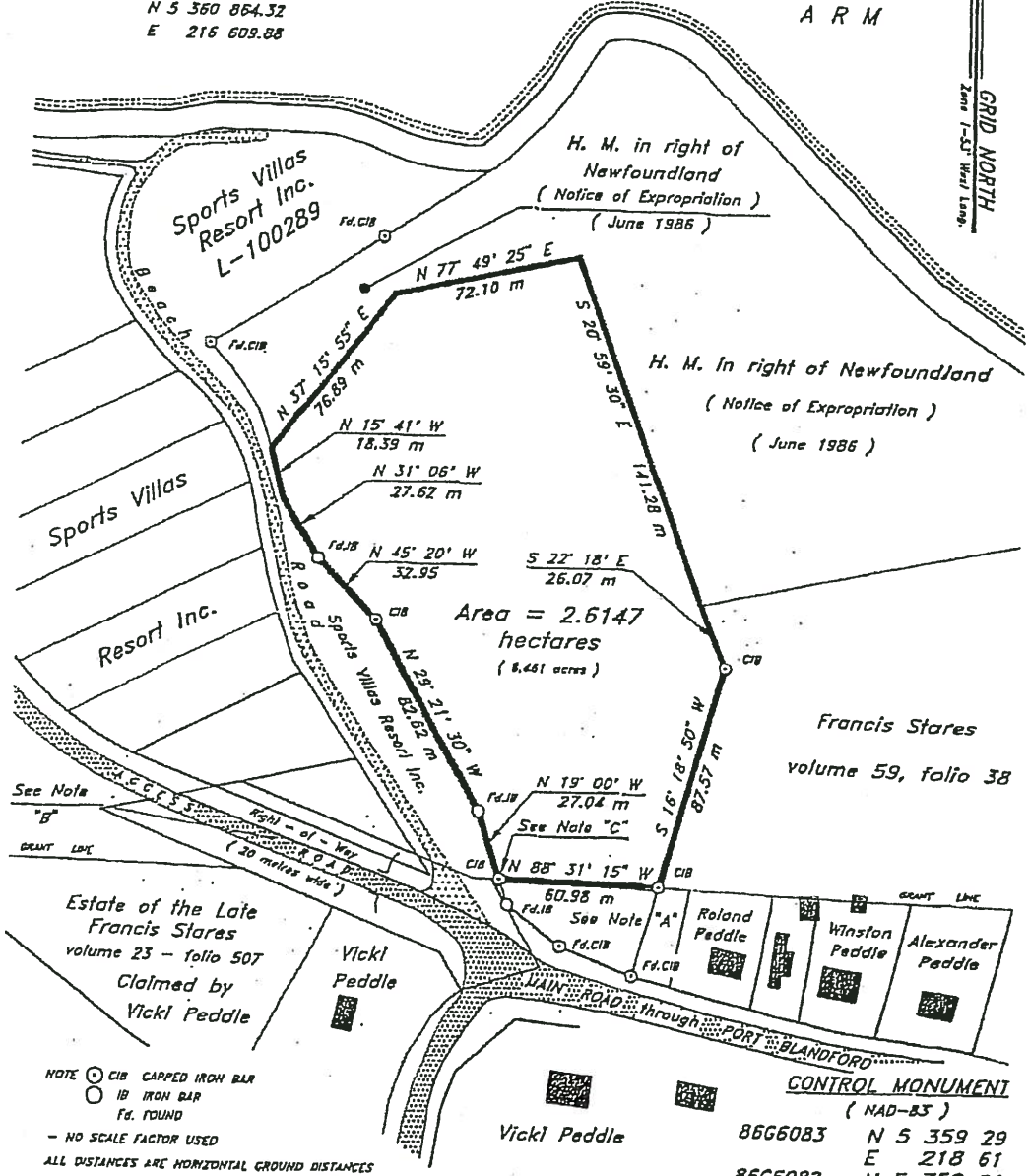
NOTE "B" : Right-of-Way granted to the
Estate of the Late Francis Stares

R.P.
V.B.
O.F.

WATERS OF NORTHWEST

NOTE "C" : Begin Coordinates are as follows
N 5 360 864.32
E 216 609.88

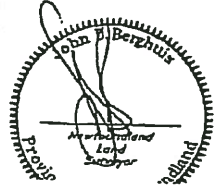
ARM



NOTE ○ CIB CAPPED IRON BAR
○ IB IRON BAR
Fg. FOUND
- NO SCALE FACTOR USED
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

CONTROL MONUMENT
(MAD-83)

Vicki Peddle	86G6083	N 5 359 29
		E 218 61
	86G6082	N 5 359 01.
		E 218 661



CONTROL SURVEYS LTD.
NEWFOUNDLAND LAND SURVEYORS
P.O. Box 1830 - Tel (709) 466-3666

Clareville Newfoun

SURVEY ON BEHALF OF
TOWN OF PORT BLANDFORD

Port Blandford Newfoun

Jessie Dhallival and Vicki Peddle,
Fort Blandford, NF

ALL THAT piece or parcel of land situate and being in the Town of Fort Blandford, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the southern limit of the Road to Terra Nova Park Lodge (property of Sports Villas Resort Inc.), the said point having coordinates N 5 360 53.07 metres and E 216 546.63 metres of the Three Degree Modified Transverse Mercator Projection (NAD-83) for the Province of Newfoundland;

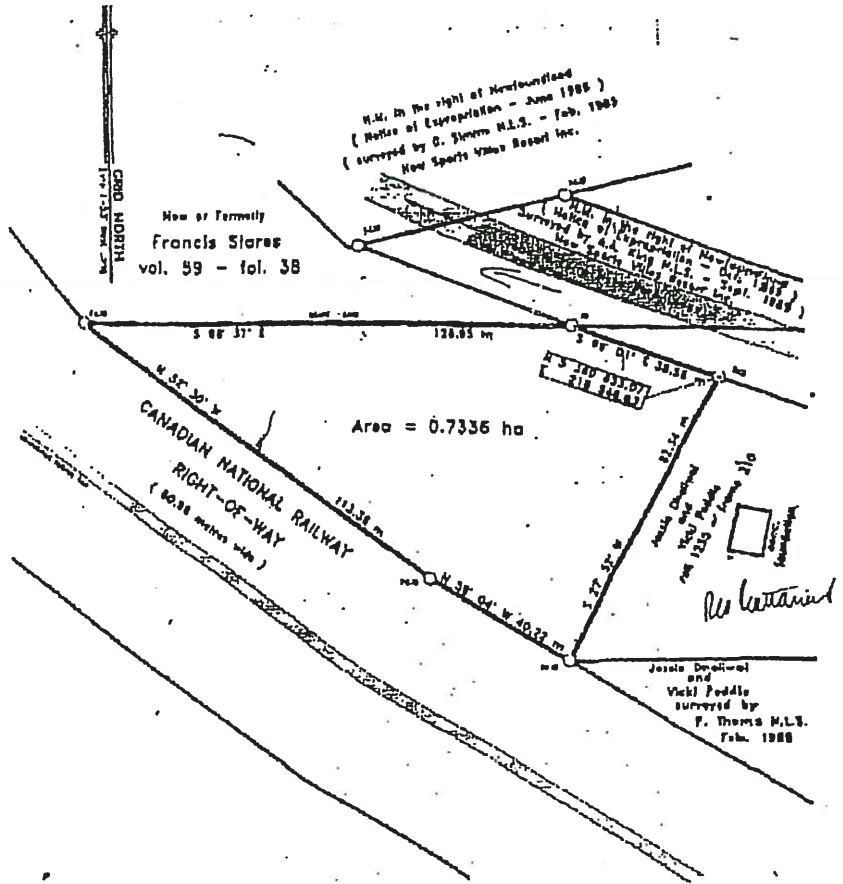
THENCE by property of Jessie Dhallival and Vicki Peddle south twenty-seven degrees fifty-two minutes west (S 27-52 W) eighty-two decimal three four (82.34) metres;

THENCE along the northern limit of Canadian National Railway Right-of-Way north fifty-nine degrees zero four minutes west (N 59-04 W) forty-decimal two two (40.22) metres, north fifty-two degrees thirty minutes east (N 52-30 W) one hundred and thirteen decimal three six (113.36) metres;

THENCE along the southern boundary of a grant issued by the Crown to Francis Stares and registered in volume 59, folio 28 in the Registry of Crown Grants for the Province of Newfoundland south eighty-eight degrees thirty-seven minutes east (S 88-37 E) one hundred and twenty-six decimal nine five (126.95) metres;

THENCE by property of Sports Villas Resort Inc. (road to Terra Nova Park Lodge) south sixty-nine degrees zero one minute east (S 69-01 E) thirty-eight decimal five six (38.56) metres, south thirty degrees thirty-one minutes east (S 30-31 E) sixteen decimal three five (16.35) metres, more or less to the point of beginning and containing an area of 0.7336 hectares.

All bearings refer to the above mentioned Projection.



NOTE: THIS SURVEY IS WHOLLY UNBOUND
 REFERENCE BEING TO FRANCIS STOKES
 METRIC MEASUREMENTS 33 1960 77
 NOTE: THIS SURVEY IS WHOLLY CONTAINED WITHIN THE BOUNDARY OF THE 1929 - FRAME 210
 ALL DISTANCES ARE GIVEN IN METERS - ALL SCALE FACTORS USED
 (C) OR (D) SURVEYED BY GAGNON
 (E) 1988

CONTROL MONUMENTS

(HAD 83)	
8806083	H S 358 212.078
	C 218 014.983
8806092	H S 358 013.734
	C 218 011.332

(((CONTROL SURVEYS LTD. 1
 NEWFOUNDLAND LAND SURVEYORS
 CLARENVILLE NEWFOUNDLAND
 SURVEY ON BEHALF OF
 JESSIE DHALIWAL and VICKI PRDDIE
 Port Hlandford Newfoundland
 SCALE: 1 : 760 JOB No. 84-174
 DATE: November 18, 1994 SURVEY BY: J.D.P.

**NORTHWEST ARM DEVELOPMENT INC.
Port Blandford, NL**

SCHEDULE "A" (iv)-1

ALL THAT piece or parcel of land situate and being in the **Town of PORT BLANDFORD**, in the Electoral District of Terra Nova abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the southern limit of a Reservation (10 metres wide) of the Waters of Clode Sound, the said point having coordinates N 5 361 136.05 and E 216 440.04 metres of the Three Degree Modified Transverse Mercator Projection (NAD-83) for the Province of Newfoundland;

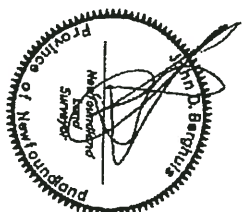
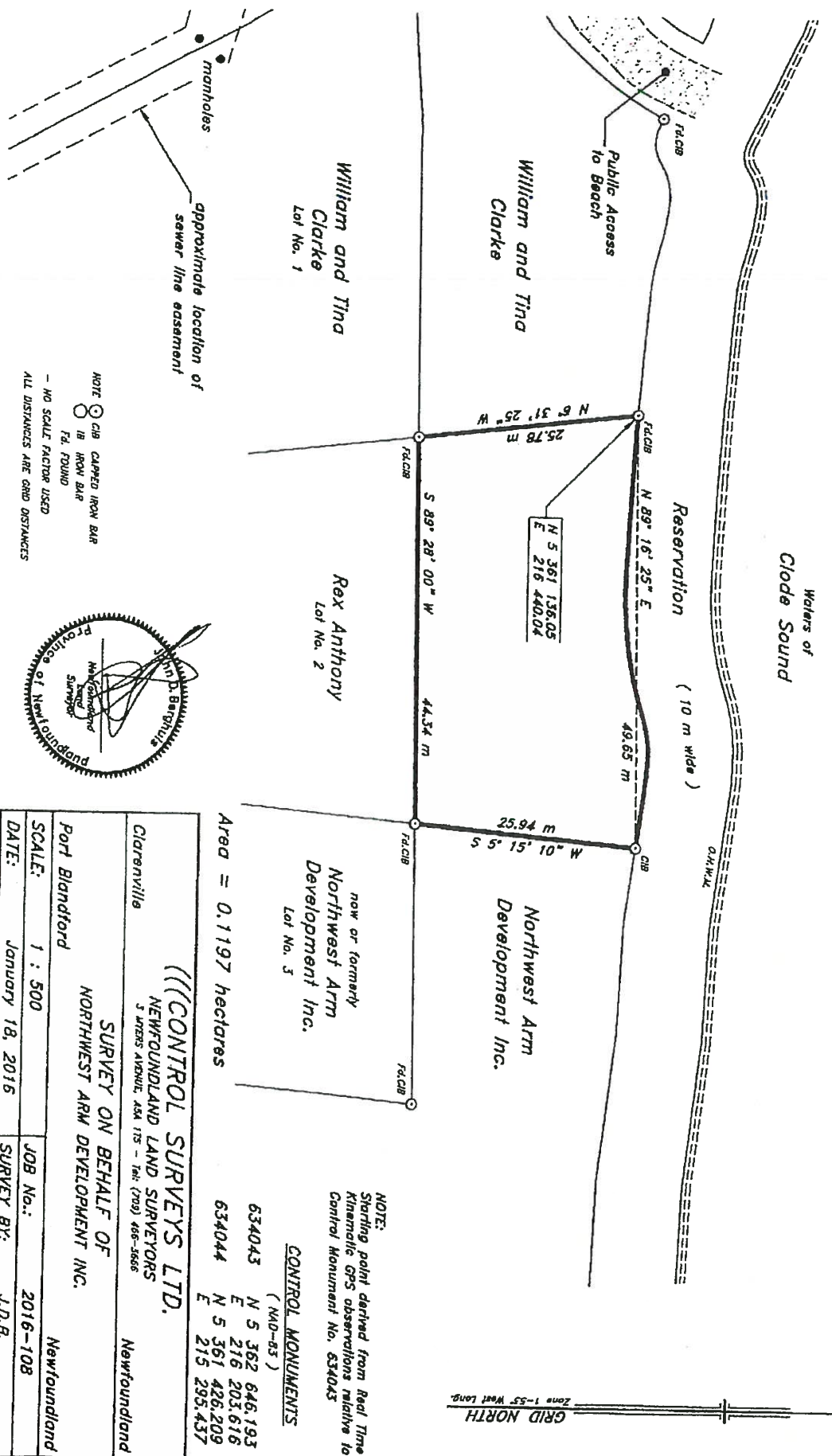
THENCE along the southern limit of a Reservation (10 metres wide) of the Waters of Clode Sound to a point, the said point being distant forty-nine decimal six five (49.65) metres as measured on a bearing of north eighty-nine degrees sixteen minutes twenty-five seconds east (N 89-16-25 E) from the last mentioned point;

THENCE by property of Northwest Arm Development Inc. south five degrees fifteen minutes ten seconds west (S 5-15-10 W) twenty-five decimal nine four (25.94) metres;

THENCE by property of Rex Anthony (Lot No. 2) south eighty-nine degrees twenty-eight minutes zero zero seconds west (S 89-28-00 W) forty-four decimal three four (44.34) metres;

THENCE by property of William and Tina Clarke north six degrees thirty-one minutes twenty-five seconds west (N 6-31-25 W) twenty-five decimal seven eight (25.78) metres, more or less, more or less to the point of beginning and containing an area of 0.1197 hectares.

All bearings refer to the above mentioned Projection.



(((CONTROL SURVEYS LTD.))) NEWFOUNDLAND LAND SURVEYORS 3 JAMES AVENUE, 454 175 - 7th Fl. (209) 466-5666	
Clarenville	Newfoundland
SURVEY ON BEHALF OF NORTHWEST ARM DEVELOPMENT INC.	
Port Blandford	Newfoundland
SCALE: 1 : 500	JOB No.: 2016-108
DATE: January 18, 2016	SURVEY BY: J.D.B.

SCHEDULE B

FORM OF RECEIVER'S CERTIFICATE

SCHEDULE "B"
RECEIVER'S CERTIFICATE

CERTIFICATE NO.

AMOUNT \$ ____

THIS IS TO CERTIFY that [RECEIVER'S NAME], the receiver (the "Receiver") of the assets, undertakings and properties [DEBTOR'S NAME] acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "Property") appointed by Order of the Court of _____ (the "Court") dated the _____ day of _____, 20 (the "Order") made in an action having Court file number _____, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.

The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property (as defined in the Order), in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at _____, _____.

Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property (as defined in the Order) as authorized by the Order and as authorized by any further or other order of the Court.

The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the day of _____ , 20 .

[RECEIVER'S NAME], solely in its
capacity as Receiver of the Property, and
not in its personal capacity

Per: _____

Name:

Title: