

Hawco King Renouf Ltd.

Surveys & Engineering Consultants

ENGINEERS - SURVEYORS - HYDROGRAPHERS

March 2006
Job No. 06-098

DESCRIPTION

Old Broad Cove Road

Portugal Cove-St. Phillip's, NL

ALL that piece or parcel of land situate and being on the southeastern side of Old Broad Cove Road at Portugal Cove-St. Phillip's, Newfoundland & Labrador, in the electoral district of Conception Bay East-Bell Island, and being bounded and abutted as follows, that is to say:

BEGINNING at a point on the southeastern side of Old Broad Cove Road at Portugal Cove-St. Phillip's, said point having coordinates of North 5 272 441.810 metres and East 315 881.120 metres in the Modified Three Degree Transverse Mercator Projection for the province of Newfoundland & Labrador, Zone One;

THENCE running along the land now or formerly of Milton Osmond, volume 2149 folio 564, South 30° 23' 00" East, 25.750 metres; thence South 31° 57' 00" East, 24.670 metres; thence South 30° 10' 00" East, 47.320 metres; thence South 29° 30' 00" East, 49.610 metres; thence South 43° 58' 00" East, 12.700 metres;

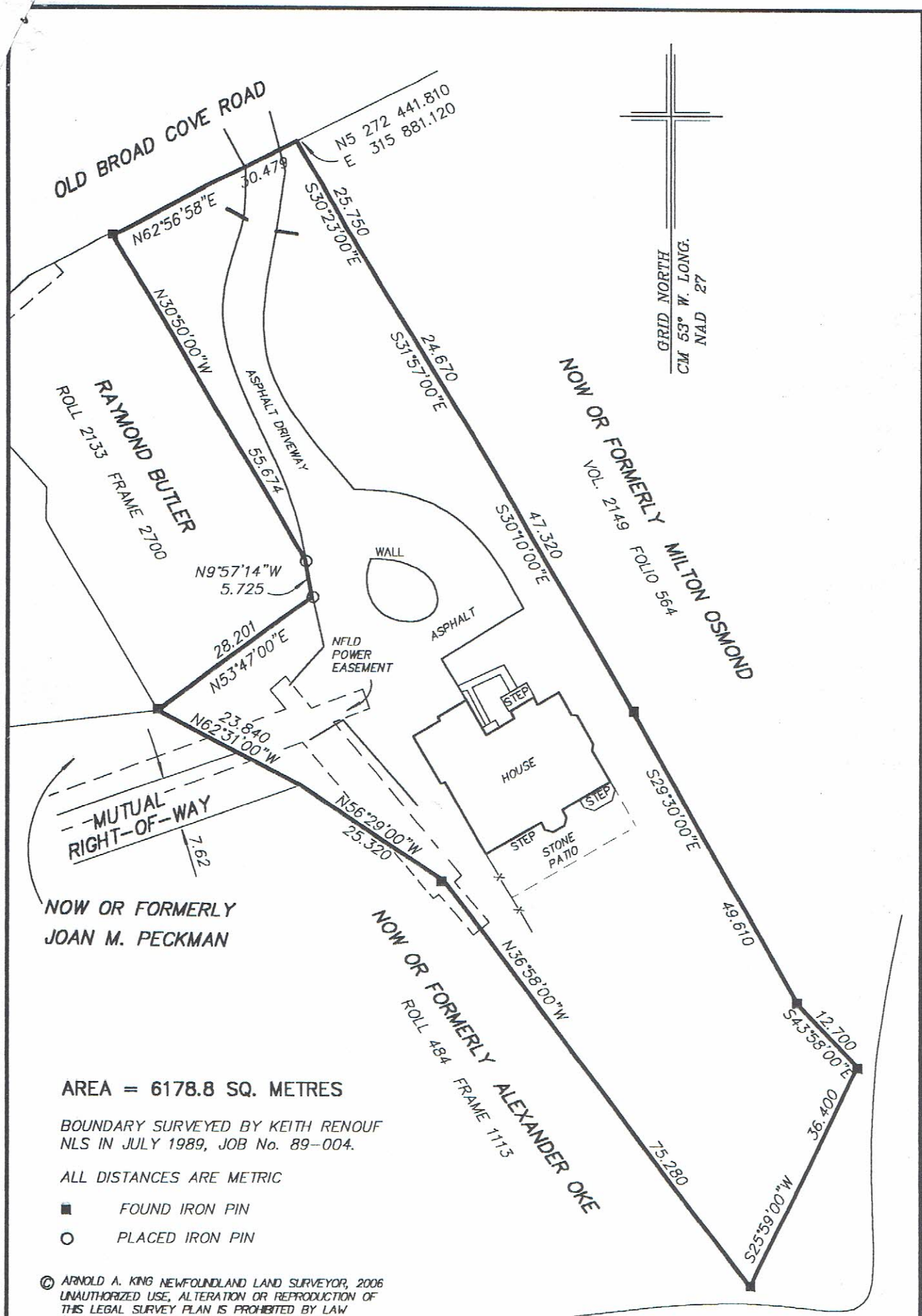
THENCE turning and running along by Mitchell's Pond, South 25° 59' 00" West, 36.400 metres;

THENCE turning and running along the land now or formerly of Alexander Oke, roll 484 frame 1113, North 36° 58' 00" West, 75.280 metres; thence North 56° 29' 00" West, 25.320 metres;

THENCE turning and running along a Mutual Right-of-Way and along the land now or formerly of Joan M. Peckman, North 62° 31' 00" West, 23.840 metres;

THENCE turning and running along the land of Raymond Butler, roll 2133 frame 2700, North 53° 47' 00" East, 28.201 metres; thence North 9° 57' 14" West, 5.725 metres; thence North 30° 50' 00" West, 55.674 metres;

THENCE turning and running along the southeastern side of Old Broad Cove Road, North 62° 56' 58" East, 30.479 metres, more or less, to the point of commencement and containing an area of 6,178.8 square metres, more or less, as shown on the attached plan,



GRID NORTH
 CM 53° W. LONG.
 NAD 27

OLD BROAD COVE ROAD

RAYMOND BUTLER
 ROLL 2133
 FRAME 2700

NOW OR FORMERLY
 VOL. 2149 FOLIO 564
 MILTON OSMOND

NOW OR FORMERLY
 JOAN M. PECKMAN

NOW OR FORMERLY
 ROLL 484 FRAME 1113
 ALEXANDER OKE

AREA = 6178.8 SQ. METRES
 BOUNDARY SURVEYED BY KEITH RENOUF
 NLS IN JULY 1989, JOB No. 89-004.
 ALL DISTANCES ARE METRIC

- FOUND IRON PIN
- PLACED IRON PIN

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MITCHELL'S
 POND