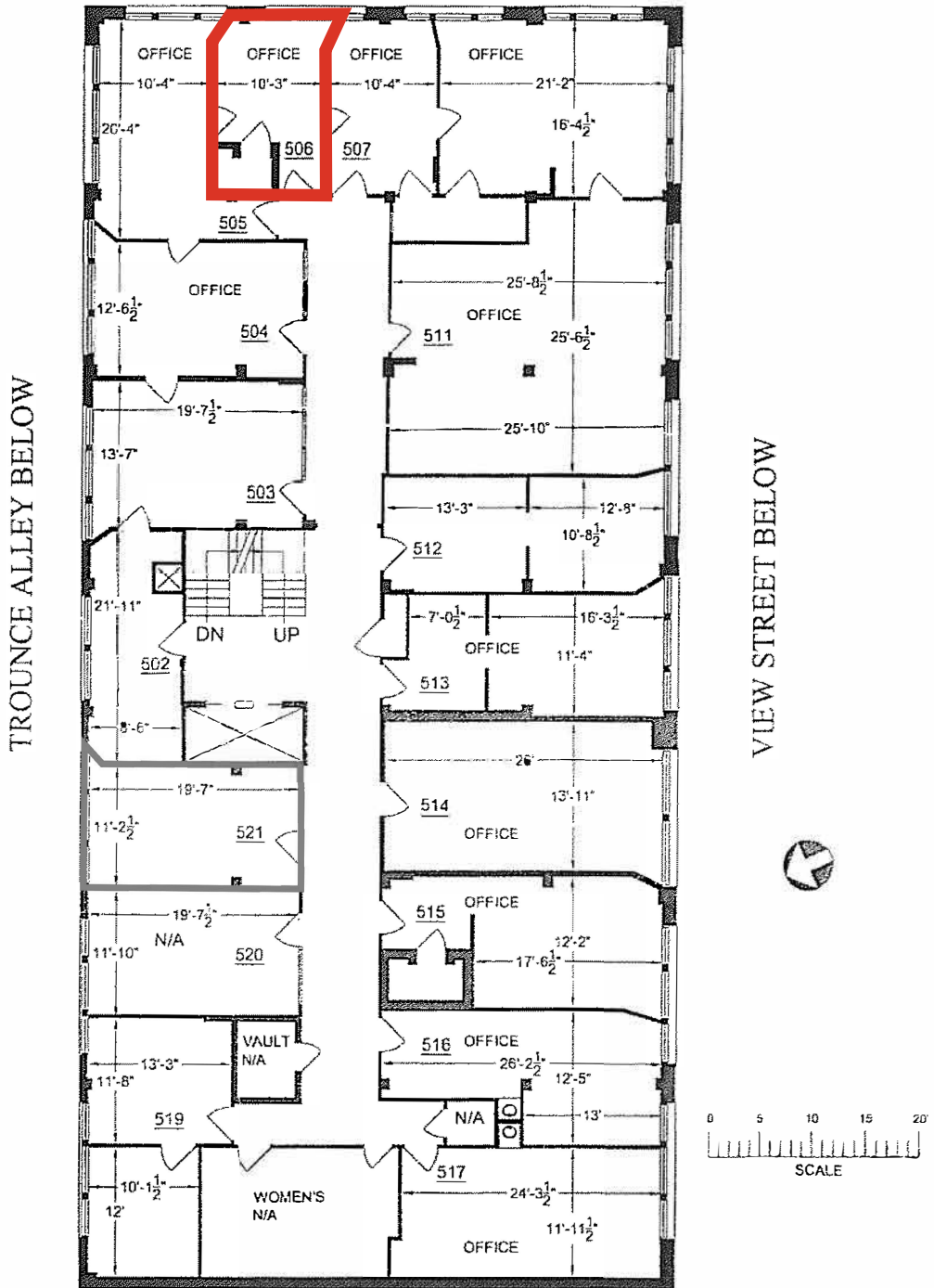


BROAD STREET BELOW



AS MEASURED FEB. 16, 2004



EQUITEX REALTY LTD.
707 FORT STREET
VICTORIA BC V8W 3G3
TEL (250) 386-6071
FAX (250) 386-5306

620 VIEW STREET
VICTORIA BC
5th FLOOR

FLOOR PLAN
04-707

APRIL 7, 2004
1/16" = 1'



MEASURE MASTERS
VANCOUVER ISLAND - COMMERCIAL
3034 WESTDOWNE ROAD
VICTORIA BC V8R 5G2
TEL 250 472 2653 FAX 250 472 2662