

NAME OF UNDERTAKING: **Cottage Development**

PROPONENT:

Name of Corporate Body: C.R.A. Holdings Ltd.
Address: P.O. Box 2,
 Cape St. George, NL
 A0N 1E0

Chief Executive Officer:
 Name: Roderick Campbell
 Official Title: President
 Address: P.O. Box 2
 Cape St. George, NL
 A0N 1E0

 Telephone: (709) 644-2537
 Date: April 2, 2008

THE UNDERTAKING:

The nature of this undertaking is to build homes that will attract people wanting to buy property in an area that gives them privacy, peace and quiet, and to be able to enjoy life in natural surroundings.

Given all the historical and cultural sites, and the raw beauty the area has to offer, the demand for private homes in Western Newfoundland is at an all time high. A worldwide interest in the ocean and nature increases with the pollution levels of inner city population.

Our mission is to provide uniquely designed homes in an area that blends the tranquil living experience with nature which enables each occupant to really live the healthy way of life they have chosen.

Our vision is to promote our product by preserving the uniqueness of design and location and promoting greater awareness of the diverse flora, fauna, geology and cultural history of our region.

The following points highlight some of the major growth factors which are being experienced in our society:

-The population composition of North America is changing, largely due to the “aging baby boomer generation” and the resultant growth in the mature population.

-These baby boomers have disposable monies and are seeking new experiences.

-They are interested in healthy living and outdoor activities such as nature viewing, bicycling, trail riding, sailing, kayaking, and other soft adventures.

With the population becoming more discerning and affluent, more interest has developed towards cultural and heritage experiences and personal growth. This group gravitates towards authenticity and uniqueness. There is an increasing interest in outdoor activities and a renewed appreciation for the environment and activities which involve nature and wilderness areas.

DESCRIPTION OF UNDERTAKING:

GEOGRAPHICAL LOCATION:

The property is located at Garden Hill, Cape St. George on the Port-au-Port Peninsula of Western Newfoundland. It can be found by following Route 460 on the TransCanada Highway. It is four kilometers outside the Town of Cape St. George and 14 kilometers from the community of Mainland.

The property measures 1750 feet on the front and 700 feet deep. It is easily accessed by the main road.

Due to the location of the property, careful planning was necessary to ensure the design of the cottages were esthetically pleasing to the area while remaining functionally sound and environmentally acceptable.

PHYSICAL FEATURES:

This property is in an area that has no pipelines, transmission lines, marine transport facilities, or other such structures that would be affected by this project. The nearest building is $\frac{1}{4}$ of a mile away, approximately 1400 feet.

The area has a large amount of "dead wood" that would have to be removed and cleared off. The wildlife, vegetation, fish or water bodies will not be impacted as construction would not be near any of these environments.

CONSTRUCTION:

The construction period would begin with the preparation of the roads to access the lots. The digging of the water lines, septic systems and basements would follow.

The tentative start date of Phase I construction-related work on site would be August 2008. This project could take 5 years to complete.

There is no source of pollutants during the construction phase. The turning over soil and removal of dead shrubs and other debris would be associated with this undertaking.

OPERATION:

Estimated start date of Phase I of this project would be August 2008.

This phase would include the initial work necessary to access the lots. The preparation of the road ways would be the first to start. The necessary grubbing, rough cutting with an excavator, fill and Class A material needed to install this access would begin this process.

Upon completion of the roadways the basements would be dug. The wells and necessary water lines would then be put in place. The septic systems would be installed next with each being designed and approved by the appropriate government departments.

This portion of the project would be the most time consuming because of the start up work taking until summer of 2009. Once Phase I is completed, the building of the cottages start.

OCCUPATIONS:

The number of employees will vary depending on the work being conducted.

PHASE I:

1 Foreman
2 Equipment Drivers
1 Carpenter
5 Laborers
1 Accountant/Secretary

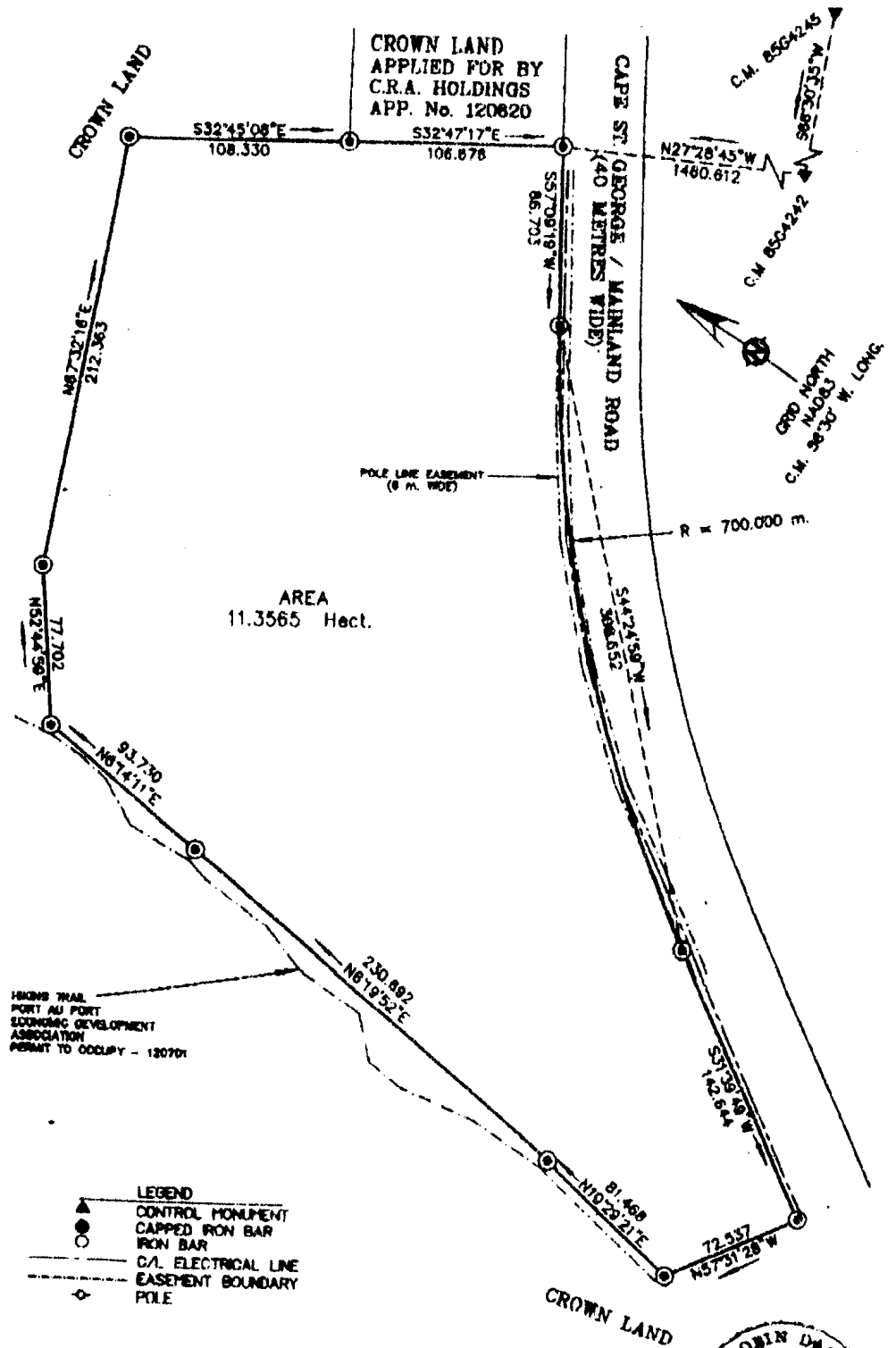
All employees will continue to work through Phase II with additional carpenters being hired to help with the construction of the cottages. Upon completion of the units, some employees will be retained to maintain the premises on a continued basis.

Our employees will be paid comparable to other occupations in the province and country.

Foreman	\$22.00 per hour	10 hour days = 6 days weekly
Equipment Drivers	\$20.00 per hour	10 hour days = 6 days weekly
Carpenter	\$18.00 per hour	10 hour days = 6 days weekly
Laborers	\$15.00 per hour	10 hour days = 6 days weekly
Accountant/Secretary	\$14.00 per hour	8 hour days = 5 days weekly

The equipment drivers will be contracted out. All other employees will perform related duties such as clearing away debris, building forms for basements, digging ditches for piping necessary for water lines and septic systems, clean up after work each day and any other duties deemed necessary.

SCHEDULE "B"



Government of Newfoundland and Labrador Crown Lands Division



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

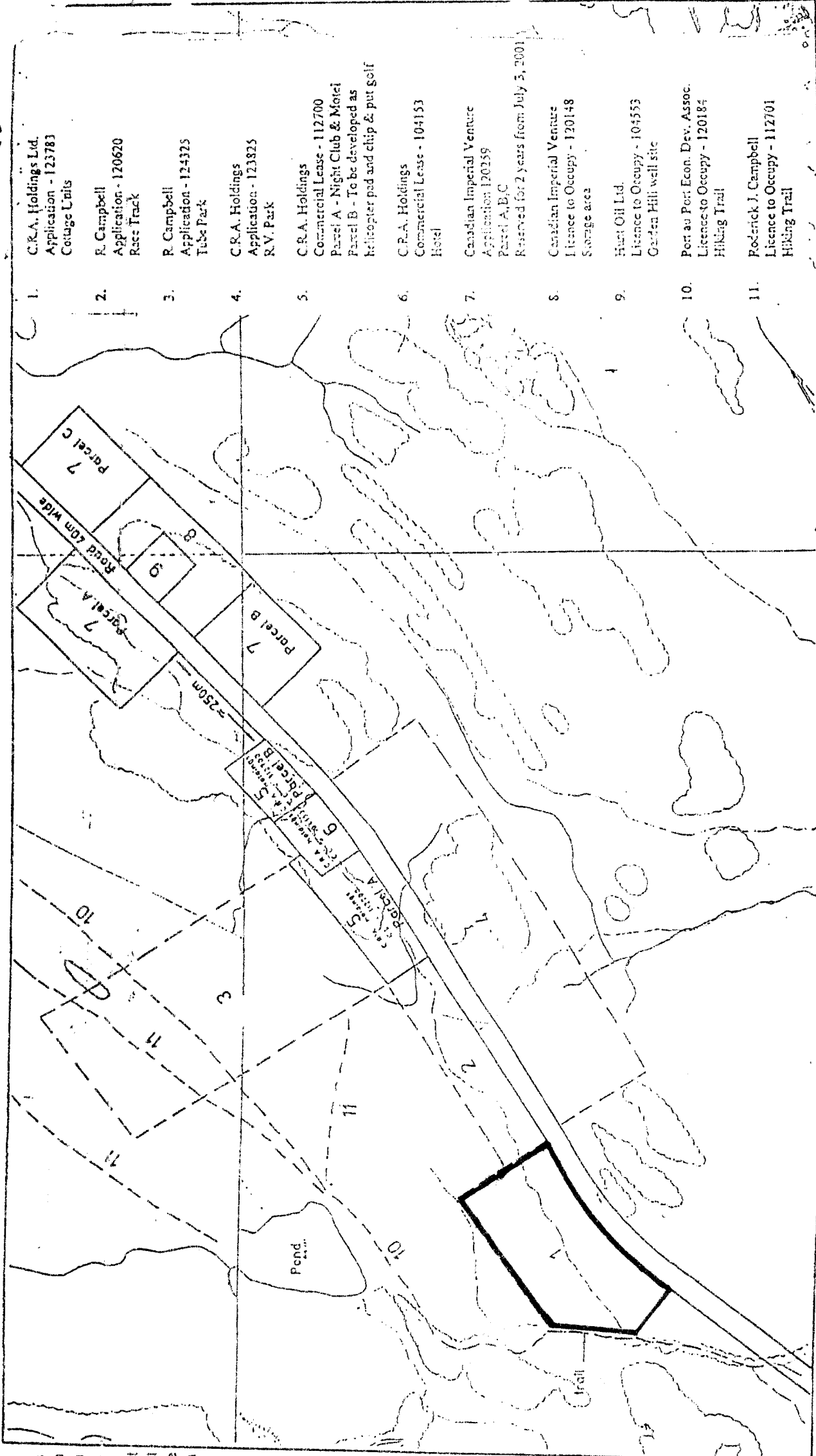
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and do not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's Newfoundland.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or insufficient survey information.

Users can also contact the Crown Titles Mapping section by fax or telephone as listed below.

- 729-6136
Toll-free - 729-5500



1. C.R.A. Holdings Ltd.
Application - 123783
Cottage Units
2. R. Campbell
Application - 120620
Races Track
3. R. Campbell
Application - 124325
Tubs Park
4. C.R.A. Holdings
Application - 123825
R.V. Park
5. C.R.A. Holdings
Commercial Lease - 112700
Parcel A - Night Club & Motel
Parcel B - To be developed as
helicopter pad and chip & put golf
6. C.R.A. Holdings
Commercial Lease - 104153
Hotel
7. Canadian Imperial Venture
Application 120259
Parcel A, B, C
Reserved for 2 years from July 3, 2001
8. Canadian Imperial Venture
Licence to Occupy - 120148
Storage area
9. Hunt Oil Ltd.
Licence to Occupy - 104553
Garden Hill well site
10. Port au Port Econ. Dev. Assoc.
Licence to Occupy - 120184
Hiking Trail
11. Roderick J. Campbell
Licence to Occupy - 112701
Hiking Trail

Expired Title.....EPC
Cancelled Title.....CA
Approximate Location.....

Scale 1:10,000

Roderick Campbell
Wednesday, June 18, 2003

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