

Bride's-Placentia Highroad approximately 0.68 miles northerly by said road from the bridge over Little Barchoix River, said point being at co-ordinates South 23000 West 6469 of the survey control system at Fort McAndrew and being the principal point of beginning; thence due West 408 feet to a point on the property line of John Foley, Little Barchoix; thence along the easterly and northerly boundaries of the property of the said John Foley on the following lines: North 4 degrees, 04 minutes East 60 feet; North 58 degrees, 20 minutes West 96 feet; South 28 degrees, 10 minutes West 58 feet; South 68 degrees, 00 minutes West 81 feet to the top of the bank; thence continuing South 68 degrees, 00 minutes West approximately 50 feet to the high water mark on the shore line of Placentia Bay; thence northerly following the sinuosities of the said shore line approximately 2030 feet to a point; thence due East approximately 375 feet to a point on the West edge of the St. Bride's-Placentia Highroad, said point being marked by an iron pipe No. 1 being North 32 degrees, 44 minutes, 28.47 seconds West 364.93 feet from triangulation point "NED" of Fort McAndrew Survey Control System; thence southerly along the West edge of the right of way of said road approximately 1770 feet to the principal point of beginning the said piece or parcel of land containing in all approximately 17.0 acres; all bearings are True.

Parcel No. 2: Being an area of land at Black Point adjacent to Parcel No. 1 described above and abutted and bounded as follows: Beginning at the iron pipe marked No. 2 and being the principal point of beginning described in the immediately preceding Parcel No. 1; thence due East 33 feet to an iron pipe on the easterly edge of the St. Bride's-Placentia Highroad, said point being the principal point of beginning for this Parcel; thence northerly along the easterly edge of the right of way of said highroad approximately 270 feet to an iron pipe; thence North 45 degrees, 00 minutes East 316.66 feet; thence South 45 degrees, 00 minutes East 290.53 feet; thence South 45 degrees, 00 minutes West 390 feet; thence due West 100 feet to the principal point of beginning the said piece or parcel of land containing in all approximately 2.6 acres; all bearings are True.

#### Fox Island

All of Fox Island, located in Placentia Bay, Newfoundland, north of Argientia Peninsula, near Ship Harbor, at latitude 47 degrees, 21 minutes, 25 seconds North, and longitude 53 degrees, 59 minutes, 28 seconds West, containing 58.50 acres more or less.