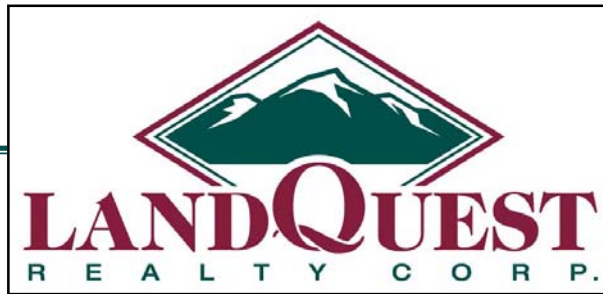




MARKETING PROPOSAL





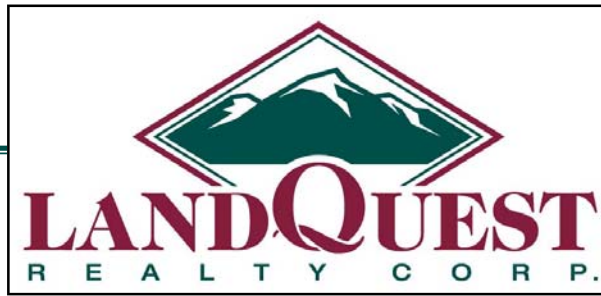
LANDQUEST MISSION STATEMENT

LandQuest is dedicated to being “The Source” for rural, recreational, ranch, resort and development properties throughout British Columbia.

Providing you with the most customized and innovative marketing program.

We maximize the exposure of listings around the world by target marketing through strategic advertising and the internet. One of our major selling strengths is our database of qualified potential purchasers.

LandQuest is constantly innovating, updating and improving our marketing techniques to stay ahead of the technological changes that are driving the marketplace.



MARKETING PROPOSAL

LandQuest Realty Corporation is a specialized real estate company focused on marketing unique properties with a focus on recreational and lifestyle real estate including residential, agricultural and commercial properties.

Recognizing the need for specialized marketing of the unique & rural properties British Columbia has to offer, LandQuest Realty Corporation was formed in 1996.

Our exposure into the entire recreational market is unequalled in Western Canada and beyond. Through thinking outside the box we are able to effectively communicate the appeal of your property to the right people at the right time and through the right marketing medium.

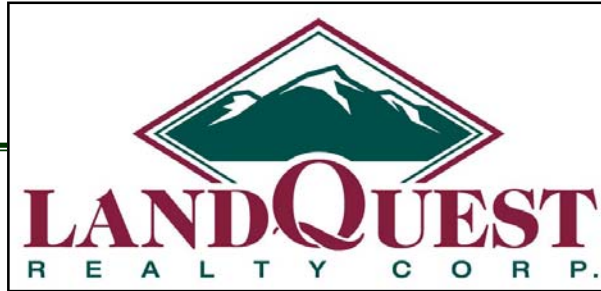
LandQuest Realty continues to apply the very latest in computer technology to our highly specialized area of real estate. We are constantly innovating, updating and improving our marketing techniques to stay ahead of the technological changes which are driving the marketplace. Our customized marketing plans, designed to ensure our clients receive the highest profile exposure in the real estate industry in British Columbia include a minimum of the following advertising and promotional campaigns (described in this proposal).

The screenshot shows the LandQuest Realty website interface. At the top left is the LandQuest logo. To the right are links for 'Contact us | Newsletter Signup | Home Page'. The main header features a scenic landscape image with the text: 'LandQuest Realty "The Source" for Rural, Recreational & Investment Real Estate in British Columbia'. Below this is a navigation menu with categories: 'BUY REAL ESTATE', 'SELL REAL ESTATE', 'TOOLS', 'OUR REALTORS', and 'ABOUT LANDQUEST'. A search bar is located below the menu. The main content area includes a paragraph about the company's specialization in rural, recreational, and investment real estate. Below this is a section for 'OCEANFRONT' with sub-categories: 'LAKE AND RIVERFRONT', 'FARMS & RANCHES', 'LODGES & RESORTS', 'NEW LISTINGS', and 'FEATURED PROJECTS'. A featured property listing for 'Bayside Meadows' at Green Lake is shown, including a photo of a lake and text describing the property: 'Located on the sunny north shore of Green Lake, the "Bayside Meadows" is a new development consisting of 2 to 4 acre parcels. Act quick on these introductory prices as these lots are sure not to last.' The listing also includes details: 'Size: From 2 acres', 'Area: CARIBOO', 'Price: From \$140,000', and 'Listing Agent: Carlson Dowland - carson@landquest.com'. At the bottom of the page, contact information is provided: 'Contact Information: #101-212 Sixth Street, New Westminster, BC V5L 3A7 CANADA. Toll Free: 1-800-550-LAND (5263). Copyright © 2007 LandQuest Realty Corp. All rights reserved. | Privacy Policy'.

The LandQuest Website regularly averages over 50,000 visitors / month looking for rural & recreational property from over 2,400 worldwide!

Targeted marketing is our specialty.

www.recreationallifestyle.com



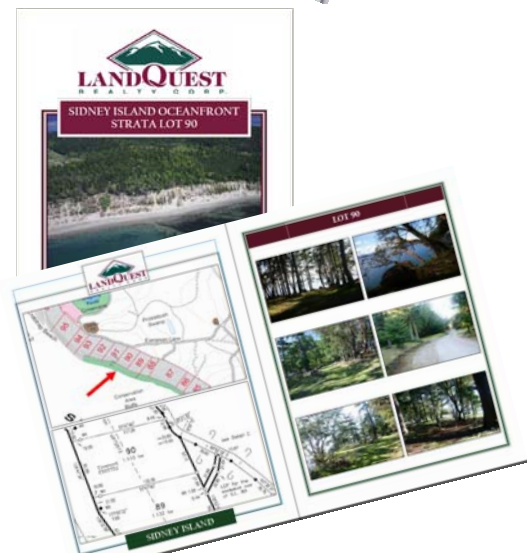
Print Advertising

Print advertising is an important component of our marketing plan which is designed to provide our clients property the highest profile exposure in the industry. Daily and weekly newspapers including the Vancouver Sun, Province, Business in Vancouver, Calgary Herald and other appropriate publications are used to target specific markets for individual properties. New listings will be advertised in the first possible issue of the appropriate publications. LandQuest is constantly testing new advertising venues and publications to promote awareness of our listings and our internet site www.landquest.com. Each week and month we have advertisements in the National Post with a picture and text about the property, in the Western Investor, BC Outdoors, Pacific Yachting, Beef in BC other targeted publications.



Marketing Brochures

It is important to provide detailed full colour information to potential buyers and real estate agents rather than just a simple brochure. Our information package includes maps, plans, photographs, aerial photographs and descriptive text on not just the property but also the entire surrounding area. After the listing contract is signed the information package is prepared as quickly as possible with input and approval from the owner. Immediately upon approval it is put on the internet in its entirety and copies are mailed or e-mailed to a list of qualified buyers.



www.landquest.com

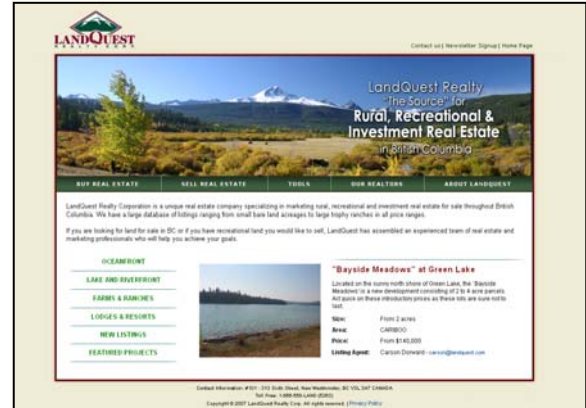


Internet Advertising

Today, the most effective tool for reaching the international market is the internet. Exposure is provided through the LandQuest Realty Corporation web site www.landquest.com. The site is now in its thirteenth year and is widely recognized as one of the best real estate websites available. **On average the site receives over 1,500 visitors / day!**

It is unique in the industry in that the entire marketing brochure, including text, maps, plans, pictures and aerial photos, is displayed providing a user anywhere in the world with the ability to view and download the entire information package.

The intention is to give a potential buyer as much information as possible to help in the decision making process. Response to our internet marketing is tremendous with steadily growing numbers of enquiries from potential buyers all over the world.



Internet Evaluation / Web Tracking

To track the effectiveness of our website and to help evaluate and decide where targeted advertisements should be taken out we monitor the traffic coming and going from our website and for each and every listing.



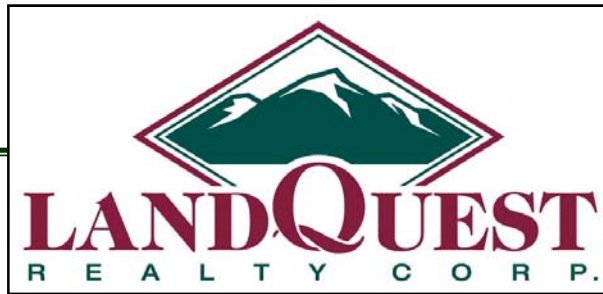
We email this report to each client either weekly or monthly so you know exactly who is looking at your property from what city, how long they looked and how they found the listing. This info is invaluable to us when we take out future ads, to help get properties priced right and to understand where the market for specific properties is heading. **Knowledge = Success.**

This page was visited 191 times via 81 cities

Segment: [City](#)

Site Usage [Goal Conversion](#)

Visits	Pages/Visit	Avg. Time on Site	% New Visits
191 % of Site Total: 11.09%	2.20 Site Avg: 1.94 (13.27%)	00:03:50 Site Avg: 00:02:44 (40.38%)	38.22% Site Avg: 50.87% (-24.87%)
City	Visits ↓	Pages/Visit	Avg. Time on Site
1. Vancouver	37	2.05	00:02:59
2. Calgary	18	2.56	00:04:28
3. Edmonton	11	2.91	00:09:29
4. Nanaimo	9	1.56	00:04:08
5. Vernon	7	2.29	00:01:29
6. Surrey	6	1.67	00:06:16
7. Kelowna	4	2.25	00:08:30
8. Winnipeg	4	2.25	00:01:56
9. (not set)	3	1.67	00:04:47
10. Cloverdale	3	4.00	00:10:31



Luxury Real Estate

LandQuest Realty became a member of Luxury Real Estate in 2006. Luxury RealEstate.com provides access to the world's largest data base of for sale luxury properties from around the world. The Web site has been named "Best of the Web" and a "Forbes Favorite" by *Forbes* magazine for six consecutive years. Additionally, LuxuryRealEstate.com is ranked #1 in searches for Luxury Real Estate on popular search engines, such as Google, Yahoo and MSN. **The Web site receives 35 million hits a month.** The listings include features such as detailed descriptions, up to 12 photos, virtual tours, floor plans, maps and printable brochures.

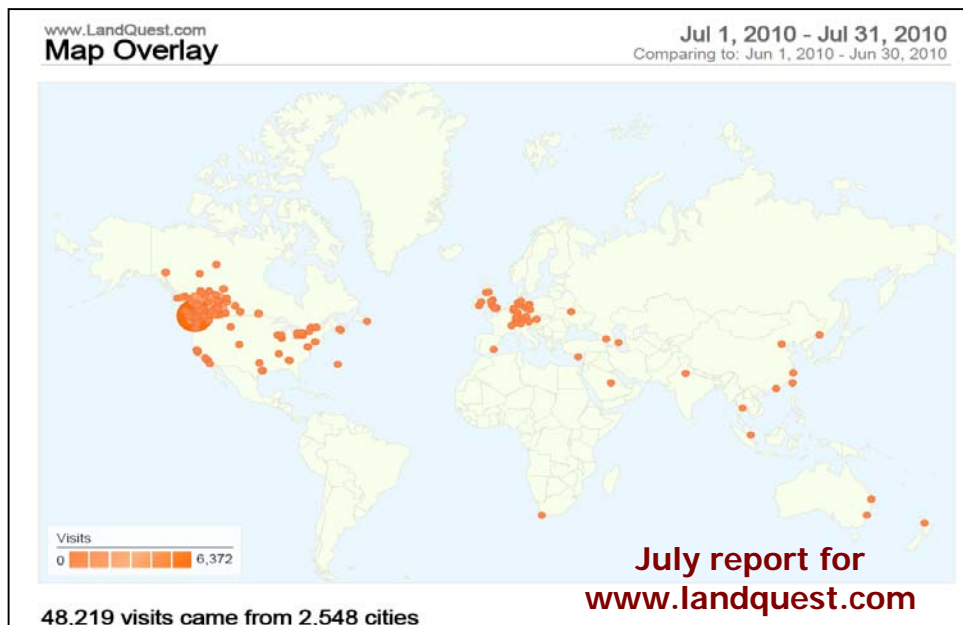


Web Optimizing

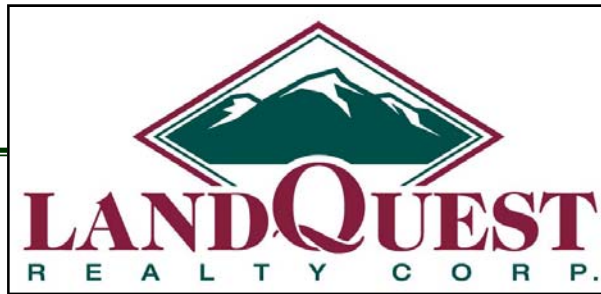


It is no secret **90% of buyers first find property on the internet** and we are proud to offer an exceptionally high level of internet exposure. Between the LandQuest, Luxury Real Estate, Farm Marketer, Twitter, Facebook Loopnet & RecreationalLifestyle.com websites your property will appear on a website displayed either #1 or on the first page of the following Google.com, google.ca, Yahoo & msn searches:

- Land for Sale in BC
- Marinas for Sale BC
- Oceanfront property BC
- Business for sale BC
- Recreational Land For Sale
- Lakefront Property BC
- Waterfront Property for Sale
- Investment Property BC
- Recreational Property

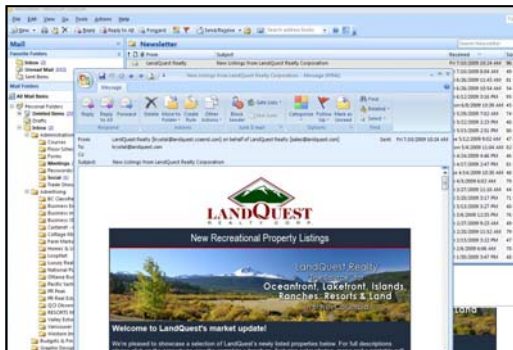



www.landquest.com



Direct Mail

One of the most effective and targeted methods of marketing is direct mail. The first direct mail advertisement your property will be featured in will be a **New Listings Mail Out sent to nearly 2,000 potential buyers** who have signed up for our e newsletters. Beyond this we will mine our extensive database and target marina owners all across North America.





New Recreational Property Listings


LandQuest Realty
The Choice for
Oceanfront, Lakefront, Islands,
Ranches, Resorts & Land
in British Columbia

Welcome to LandQuest's market update!

We're pleased to showcase a selection of LandQuest's newly listed properties below. For full descriptions please click on the property to view the complete e-brochure, featuring color photos, maps and a printable pdf brochure.

Regards,
LandQuest Realty Corporation

TO VIEW ALL OF OUR NEW LISTINGS CLICK HERE




Eco-Sensitive Backcountry Lodge / Retreat
Purcell Mountains, BC

Listing # - 09093
Agent - [Rich Osborne](#), [Matt Cameron](#), [Dave Cochlan](#)
Area - Kootenays
Price - \$1,865,000
Size - 5 acres

Description
Purcell Mountain Lodge has doorstep access to a 3,000 acre alpine meadow surrounded by the Selkirk Mtns. This 8,000 sq.ft wilderness lodge offers a luxurious getaway that has earned it "Front Cover" exposure around the globe.


[CLICK TO VIEW FULL ONLINE E-BROCHURE](#)



Wilderness Adventure Business & Ranch
Gold Bridge, BC

Listing # - 09090
Agent - [Matt Cameron](#)
Area - SWBC
Price - \$920,000
Size - See online e-brochure

Description
With one of the largest recreational tenures in the S Chilcotin accessing Spruce Lake & Big Creek Park via horseback, mtn bike, ski, on foot etc. this turn key business & ranch (running since the 70's) is ready to be



MLS / Realtors / ICX

The MLS system a very powerful tool when marketing any real estate product. As a member of the Greater Vancouver Real Estate Board your property will be advertised to 19,000 Realtors across the province and many thousands more across Canada & the world. The public knowledge of the mls is also extremely high. To fully leverage this selling resource I offer ~40% of the fees I earn as an incentive for other Realtors to promote your property to their clients and referrals to the general public for any lead that turns into a successful sale. The main focus of the mls is to sell your property and to leverage the selling power of thousands of Realtors and this is how I stride to achieve this.

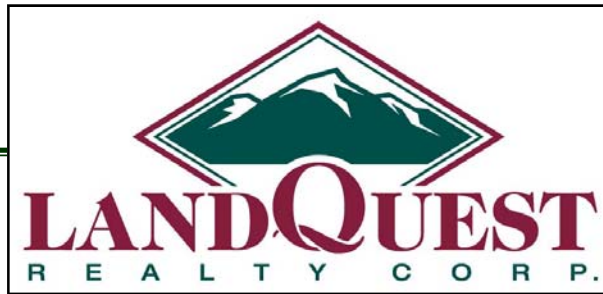
I also link the full color brochure on the mls and supply other Realtors with all the tools they require to sell your property, making it as easy as possible for them to get the word and info out to their clients.

Instead of waiting for Realtors or buyers to find your property on the mls system or on the internet we send out direct mail outs (described above) to assure Realtors in your area and in this expertise fully know about your property on a regular basis.

REALTOR.ca

icx.ca Canada's Gateway to
Commercial Real Estate

www.recreationallifestyle.com



Social Media & Marketing

Social media is perhaps the most targeted & cost effective form of marketing; it offers a "soft selling" & more credible approach than traditional advertising. In 2009, 67% of younger boomers & 62% of older boomers used social media (Forrester Research). One of my buyers who bought in 2009 and one in 2010 came from social media—**ask me how!**

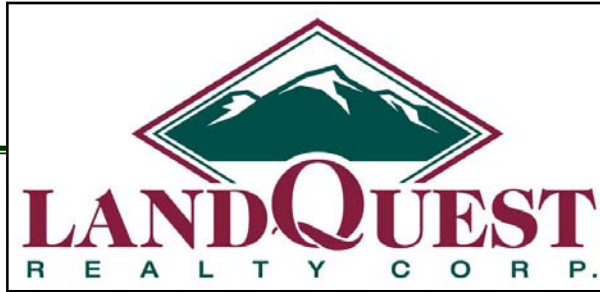


Trade Shows, Seminars and Media

LandQuest attends trade shows as participants and guest speakers, puts on and speaks at real estate and investment seminars and receives significant media exposure through interviews, industry quotes and interest in the unique properties that we market.

Next 2 trade shows I am attending to promote my listings are **the BC Boat and Sportsman Show** - the largest of its kind in Western Canada and the **Log and Timber Home show**.





LANDQUEST REALTY CORPORATION

Basis of Engagement

The level of commitment required in undertaking a marketing campaign for a property such as this is considerable. LandQuest is fully prepared to offer our commitment and is ready to commence our efforts upon your notification. As a commitment from the seller we will require a listing agreement for a period of 6 months or more. The term of the listing is important to fully commit to a marketing campaign and invest in advertising. All normal costs of marketing will be borne by LandQuest Realty Corporation with our commission earned and payable upon the successful sale of the property. The property will be co-listed by Dave Cochlan, Rich Osborne & Matt Cameron of LandQuest Realty Corporation.



Broker Co-operation

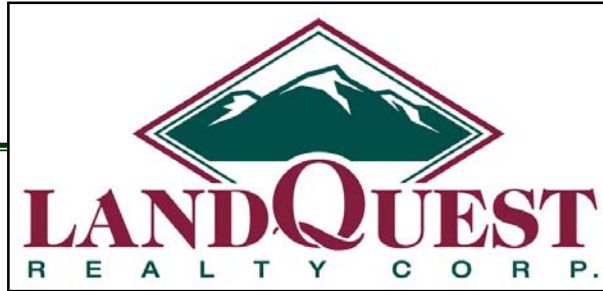
We co-operate and actively encourage other brokers in promoting the sale of our listings, other realtors appreciate working on LandQuest listings because we provide them with detailed information and assistance. The property will be listed on the Real Estate Board of Vancouver Multiple Listing Service and the local board system.



Success Fee Structure

The success fee for marketing & selling this type of property is negotiable based on the price point, accuracy, location and level of marketing required.





SOLD PROPERTIES

- Purcell Mtn Lodge—fly in fly out Lodge near Golden
- Chilko Lake Lodge, Chilcotin Region
- Lakefront Cabin Weaver Road, Gun Lake, BC
- Telegraph Cove Marina, Thetis Island
- 2 acre lot on Tyaughton Lake, BC
- Headwater Marina Pender Harbour BC
- Hobby farm / ranch, Gun Creek, BC
- Clesspocket Ranch, Anahim Lake BC (Sold twice)
- Saltspring Island Village Resort
- Fisherman's Resort and Marina, Pender Harbour BC
- Stone Mountain Safaris Big Game Territory
- Painted Pony Ranch, Radium Hot Springs BC
- Kitsault (the town)
- 5 acres lot on Pinchi Mine Rd, Fort St James Area
- 111 acres on the Kootenay River, Settlers Rd
- Cape Roger Curtis, Bowen Island
- Shearwater Island, Central Coast of BC
- Okanagan Organic Farm, Lumby BC
- The River Ranch, Vanderhoof BC
- Hidden Valley Ranch, Kamloops BC (Sold twice)
- Lama Pass Island BC Central Coast
- 243 acres Similkameen Riverfront Princeton BC
- Water access lot on Whiskey Pt, Upper Arrow Lake, BC
- Irvines Landing Marina, Pender Harbour BC
- 9 lots Tyndallwood Estates Pender Island
- 2500 acres Cranbrook
- 384 ac. oceanfront development site Pender Harbour
- Sidney Island 80 Oceanfront sites
- Lee Ranch Anahim Lake (Sold twice)
- Clesspocket Ranch Anahim Lake BC (Sold twice)
- Eagles Nest Ranch B&B Lac La Hache
- Sheridan Lake Ranch
- McLeod Creek Ranch, Pemberton BC
- The Hoodoos 9,700 acres at Fairmont East Kootenays



Lakefront Cabins From Under \$100,000 to Several Million



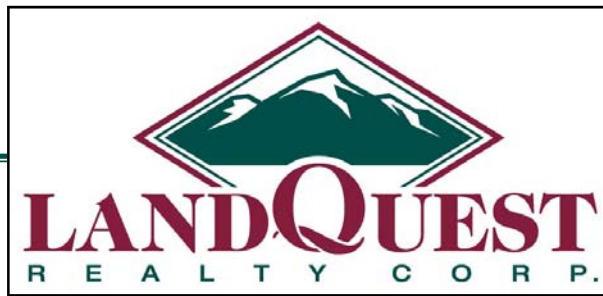
Island Resorts—entire lodges, condo units and lots



RV resorts, campgrounds and motels



Large Acreages & Ranches From Peace River Country to the East Kootenays



MATT CAMERON

Matt brings a wealth of knowledge, experience and ambition to all his clients. As a forward looking and innovative Realtor that specializes in Marketing Recreational & Lifestyle Real Estate, he has the ideal background, personality, and experience to provide you with the most informative and professional service the industry offers.

Over the past 15 years Matt has had numerous accomplishments to which he is proud of and continuously works hard to expand upon:



- Graduated with a B.A in Geography from Saint Mary's University in Halifax (Honors)
- Traveled to over 15 countries and extensively throughout Western Canada
- Started up and successfully operated a tourism operation in the Interior of BC
- Operated a Bed and Breakfast in Revelstoke BC
- Graduated from the Commercial Real Estate Marketing Management DiplT. program at BCIT (Honours)
- Gained experience working as a commercial broker with Royal LePage City Centre
- Worked as a buyer's agent for recreational property and started up his own business—recreationallifestyle.com—serving buyers of recreational property
- Became a proud father of his daughter Fia & son Rylan and now he and his wife Jill are soon expecting their third!
- Hiked, biked, golfed, taken photos, skied, swam, snowmobiled, vacationed, worked, kayaked, canoed, camped, drove through, and seen as much of the most beautiful place on Earth—British Columbia—as he possibly could.

Matt is aware that the very success of his business depends on the quality of relationships he builds. By hiring his specialized services he will take the time to meet with you to understand your situation fully, provide insightful knowledge, listen to your thoughts, maintain clear communication, and develop a strategy to successfully market and sell your property.

Buying, selling, and developing recreational property is both a significant financial investment and potential lifestyle enhancing venture, Matt assures both are taken care of.



LANDQUEST

R E A L T Y C O R P .



Matt Cameron
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