

SOOKOCHOFF CONSULTANTS INC.

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April 30, 2006

Board of Directors
Laburnum Ventures Inc..
1889 Matthews Avenue
Vancouver, BC V6J 5M5

Dear Sirs:

Re: SUM Property
Similkameen Mining Division

The Phase I exploration program as outlined in the writer's report dated November 19, 2005 has been completed. The work was performed by Diamond S Holdings Ltd. and consisted of reconnaissance prospecting centred on the main mineralized shaft area, trenching along the structure to the north and to the south, and sampling of the mineralized zones.

In summary and as described in the writer's November 19, 2005 report, the mineralization on the SUM property is at the JRG zone where a reported (Pond, 1984) skarn is characterized by epidote, magnetite and usually a siliceous nature of the rock. Locally, at two showings, there is disseminated pyrite in small veinlets of secondary calcite with malachite stain. Areas of extreme gossan occur both in the volcanics and the intrusive.

The BC Government MINDEP file on the JRG reports that a zone of skarn alteration occurs in a stock of monzonite and granodiorite of the Cretaceous Allison Creek stocks. The zone is developed over an area of 120 feet long and up to 87 feet wide. The skarn contains epidote, quartz, magnetite, pyrite, malachite and minor chalcopryrite. A grab sample assayed 0.01 gram per tonne gold, 7.7 grams per tonne silver and 0.322 per cent copper.

An area of mineralized calcite veinlets occurs in augite plagioclase andesite of the Upper Triassic Nicola Group, 1200 feet to the north. A sample of a calcite veinlet with malachite and minor pyrite assayed 0.01 gram per tonne gold, 11.4 grams per tonne silver and 1.779 per cent copper.

A third area of mineralization occurs 300 meters southeast of the skarn zone. Here, a road cut in lithic and crystal tuff contains pyrite and chalcopryrite.

In the Phase I of the exploration program completed, Diamond S Holdings reports that in the reconnaissance prospecting the extensive gossan was traced to determine if the three known mineralized zones were part of a continuous zone that could indicate a continuous structure with potential mineralization associated with the gossan. The zones on surface did not appear to be one of the same zones and may be parallel zones of potential mineralization.

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Three trenches, as indicated on the accompanying map, were completed on the three zones of mineralization as described above in order to expose the less altered or unaltered rock and to confirm and assess the zones. The central zone at JRG2, was trenched and exposed wide zone of light to moderate mineralization hosted by a skarned monzonite. The mineralization was comprised of fine-grained disseminated pyrite and magnetite within the skarned monzonite with sporadic splashes of chalcocite on fracture surfaces. The fracturing is moderate to intense and locally as brecciated zones. A sample taken across a heavily brecciated two-foot zone returned an assay of 0.027 ounces gold per ton (816 ppb), 0.27 ounces silver per ton (8.2 g/tonne), and 7.80 % copper.

Trench JRG1, approximately 1,200 feet north of the skarn zone, exposed a stockwork zone of calcite stringers hosted by a lightly altered augite andesite. The host rock is devoid of mineralization however, the calcite stringers/veinlets are hematitic and contain blebs and disseminations of chalcopyrite. A two-foot chip sample across a moderately stockworked zone returned an assay of Trace gold (18 ppb), 0.03 ounces per ton silver (0.9 g/tonne), and 0.295 per cent copper.

Trench JRG3, approximately 900 feet south of JRG2, exposed a lightly altered volcanic tuff mineralized with fine disseminated pyrite and rare visual chalcopyrite. A two-foot chip sample across a mineralized section, returned an assay of Trace gold (6 ppb), 0.01 ounces silver per ton (0.4 g/tonne), and 0.025 per cent copper.

Based on the results of the Phase I exploration program on the SUM property, the writer concludes that the program was successful in that the mineralization and the sampling results of the skarn zone (JRG2) indicate that the skarn zone hosted by the monzonite intrusive has the potential for local zones of significant copper mineralization with a potential economic zone of mineralization over the reported 87 foot width. Although the mineralization within the volcanics is weaker, the two zones to the north and south of the skarn zone are potentially significant in that they may indicate proximal mineralization to another mineralized skarn zone within the monzonite.

Phase II of the exploration program, as recommended in the writer's report should be initiated and completed. This program of localized VLF-EM and magnetometer surveys should define the skarn mineralization with its contained magnetite and could delineate breccia/structural zones with potential increased mineralization.

Respectfully submitted,



Laurence Sookochoff, PEng.

Certificate

I, Laurence Sookochoff, of the City of Vancouver, in the Province of British Columbia, do hereby certify:

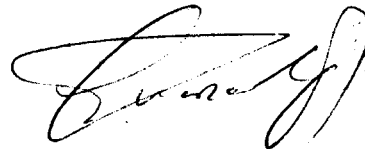
That I am a Consulting Geologist and principal of Sookochoff Consultants Inc. with an office address at 1305-1323 Homer Street, Vancouver, BC V6B 5T1.

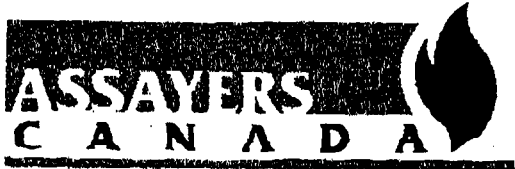
I, Laurence Sookochoff, further certify that:

- 1) I am a graduate of the University of British Columbia (1966) and hold a B.Sc. degree in Geology.
- 2) I have been practicing my profession for the past thirty-nine years.
- 3) I am registered and in good standing with the Association of Professional Engineers and Geoscientists of British Columbia.
- 4) The information for this letter report is based on information given me by Larry R.W. Sostad of Diamond S Holdings Ltd.
- 5) I do not have any direct or indirect interest in the SUM Property nor in the securities of Laburnum Ventures Inc.

Laurence Sookochoff, P. Eng.

Vancouver, BC
November 24, 2005

A handwritten signature in black ink, appearing to read 'Laurence Sookochoff', written in a cursive style.



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Geochemical Analysis Certificate

6V-0521-RG1

Company: **Diamond S Holdings Ltd.**
Project:
Attn: **Larry R. W. Sostad**

Apr-26-06

We hereby certify the following geochemical analysis of 3 rock samples submitted Apr-21-06

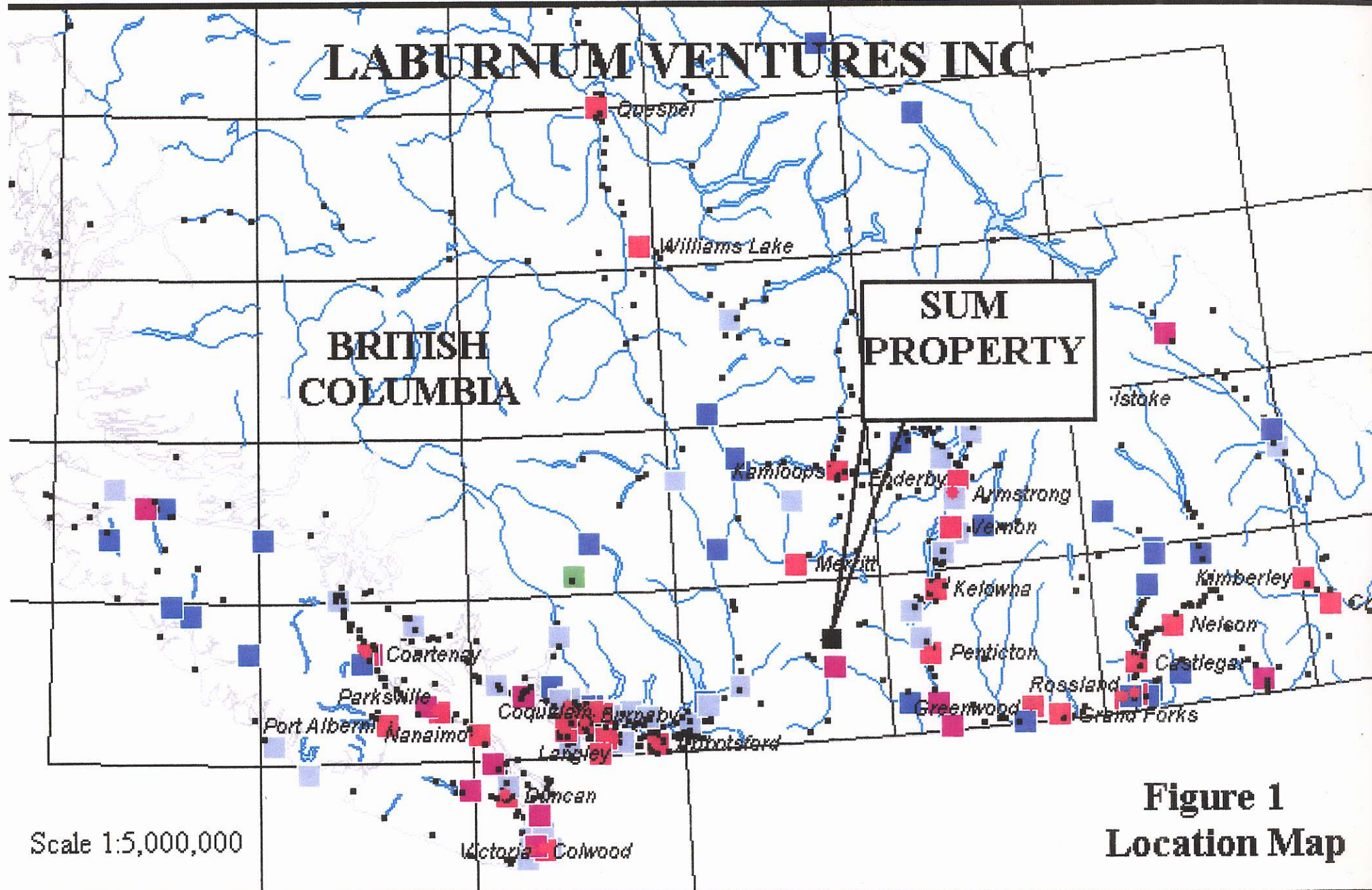
Sample Name	Au ppb	Ag g/tonne	Cu %
JRG#1	18	0.9	0.295
JRG#2	816	8.2	7.80
JRG#3	6	0.4	0.025
*DUP JRG#1		0.8	0.294
*DUP JRG#3	6		
*Au5	1409		
*CCu-1c		129.5	
*KC-1a			0.625
*BLANK	<1	<0.1	<0.001

Certified by _____

LABURNUM VENTURES INC.

BRITISH
COLUMBIA

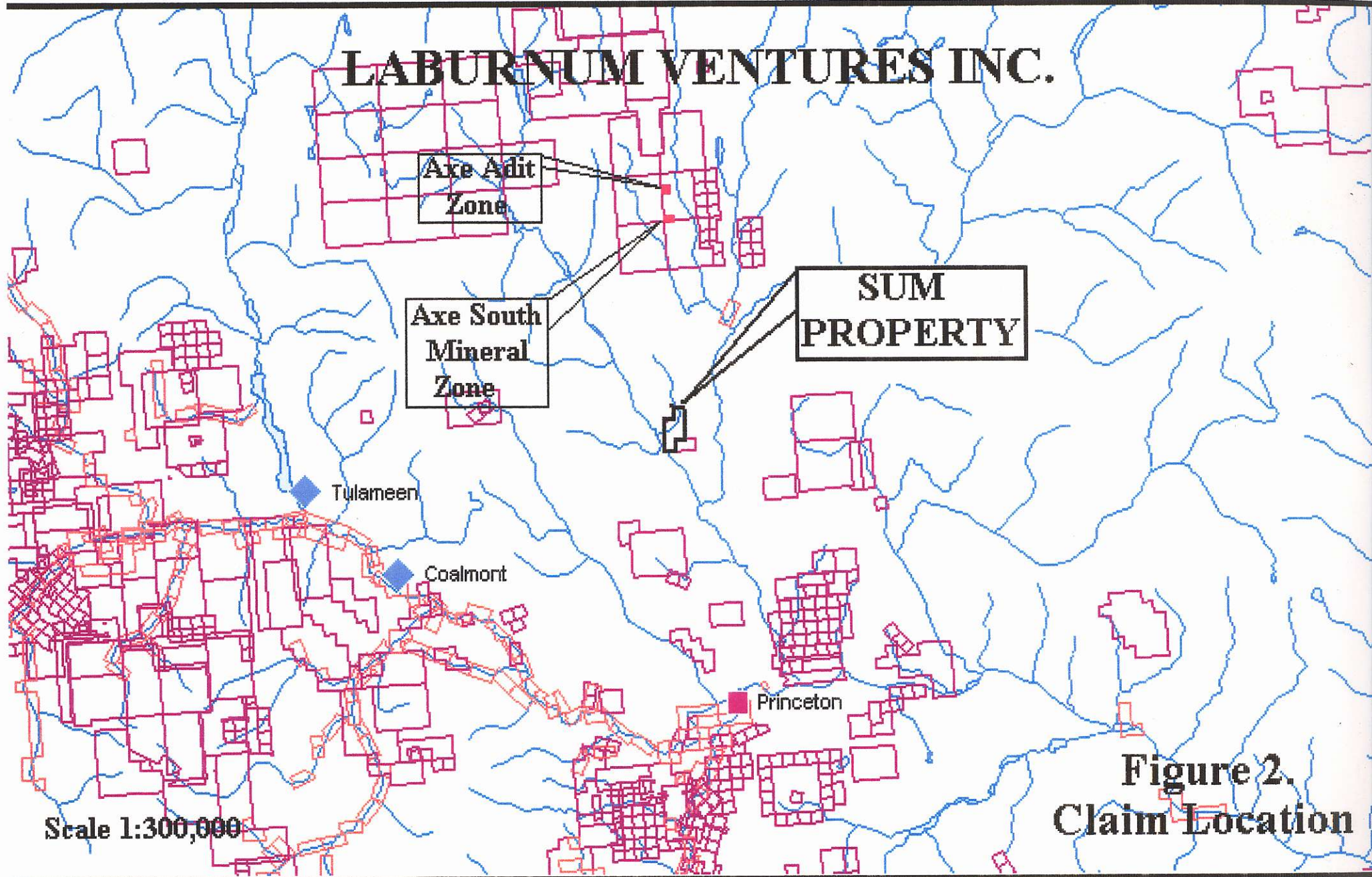
SUM
PROPERTY



Scale 1:5,000,000

Figure 1
Location Map

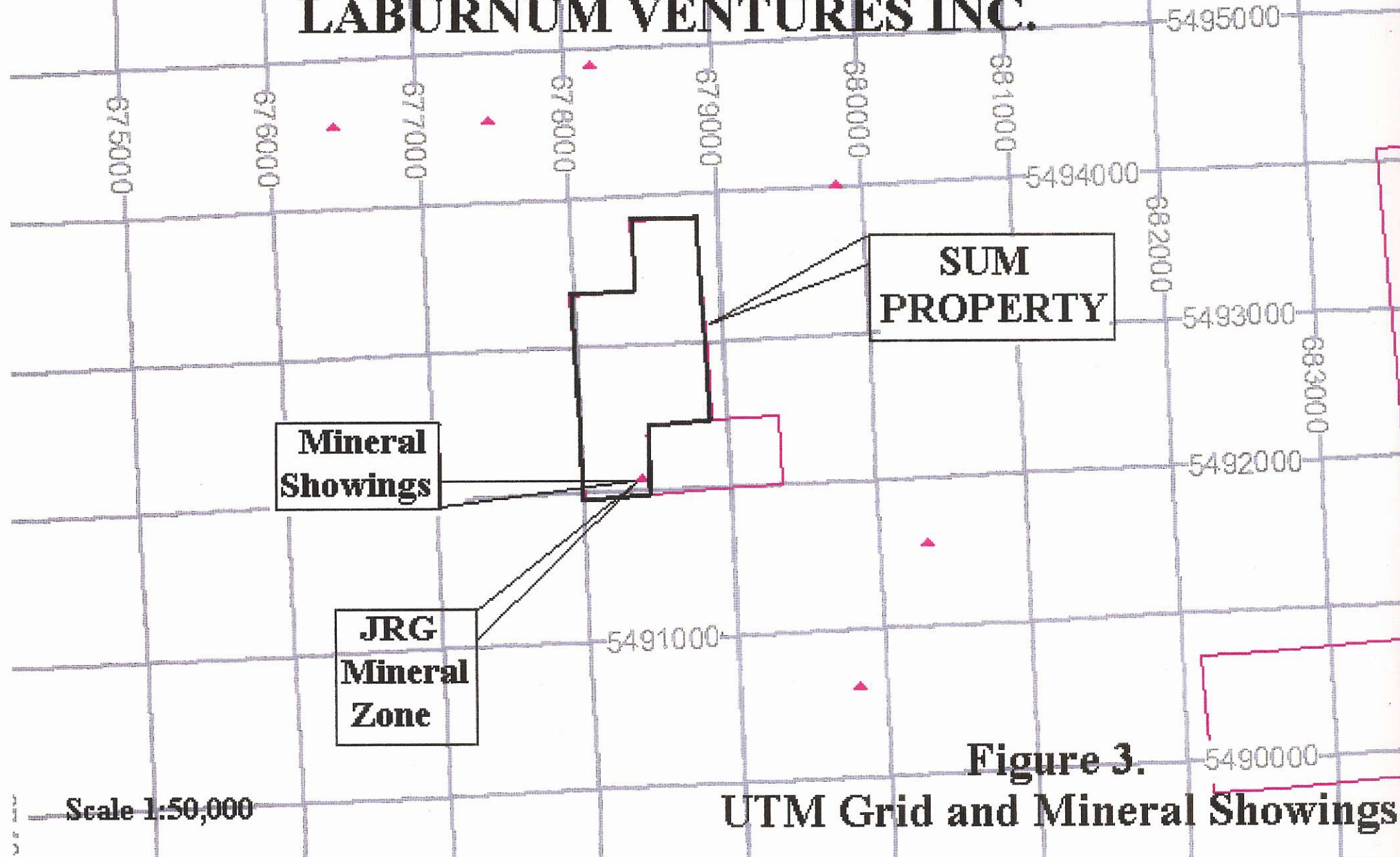
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Scale 1:300,000

Figure 2.
Claim Location

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Mineral Showings

JRG Mineral Zone

SUM PROPERTY

Scale 1:50,000

Figure 3.
UTM Grid and Mineral Showings

