

SOOKOCHOFF CONSULTANTS INC.

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May 25, 2007

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

Dear Sirs:

Re: SUM Property
Similkameen Mining Division

The Phase II 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 VLF-EM and magnetometer surveys over a localized area of the SUM property

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.

Laburnum Ventures Inc.

May 25, 2007

Page 2

The results of the Phase I program completed in 2006 and reported upon in the writer's report dated April 30, 2006 were as follows:

Three trenches were completed on the three zones of mineralization 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.

In the Phase II program, completed from May 13, 2007 to May 20, 2007, the results of which were supplied to the writer by Diamond S Holdings Ltd., two north-south 500 foot lines of VLF -EM and magnetometer were completed over the JRG2 trench location. This location for the surveys was selected based on the more favourable results from the assays of the Phase I exploration program. The survey lines are shown on Figure 4 which accompanies this report. The results of the surveys are also included within Figure 4 and are overlain on the Figure 4 map of the writer's April 30, 2006 report on the Phase I exploration program.

As is evident from the survey results, there is no indication of any anomalous mineral or structural trends. The magnetometer readings, which ranged from a low of 640 gammas to a high of 740 gammas, disclosed a variation of only 100 gammas which are interpreted as relatively flat. In the VLF-EM readings, there was no indication of a "cross-over" or a potential structure that may be indicative of a control to the known mineralization.

As a result, there are not any positive results for the basis of continuing the exploration program on the SUM property. The skarn mineralization can only be interpreted as "spotty" and very localized possibly occurring within selected portions of the host rock containing an increased amount of carbonates that would be amenable to replacement by minerals emanating from the intrusive.

Laburnum Ventures Inc.
May 25, 2007
Page 3

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Laurence Sookochoff".

Laurence Sookochoff, PEng.

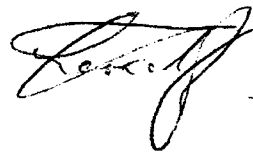
Certificate

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 401-850 West Hastings Street Vancouver, BC V6C 1E1.

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 forty one 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.

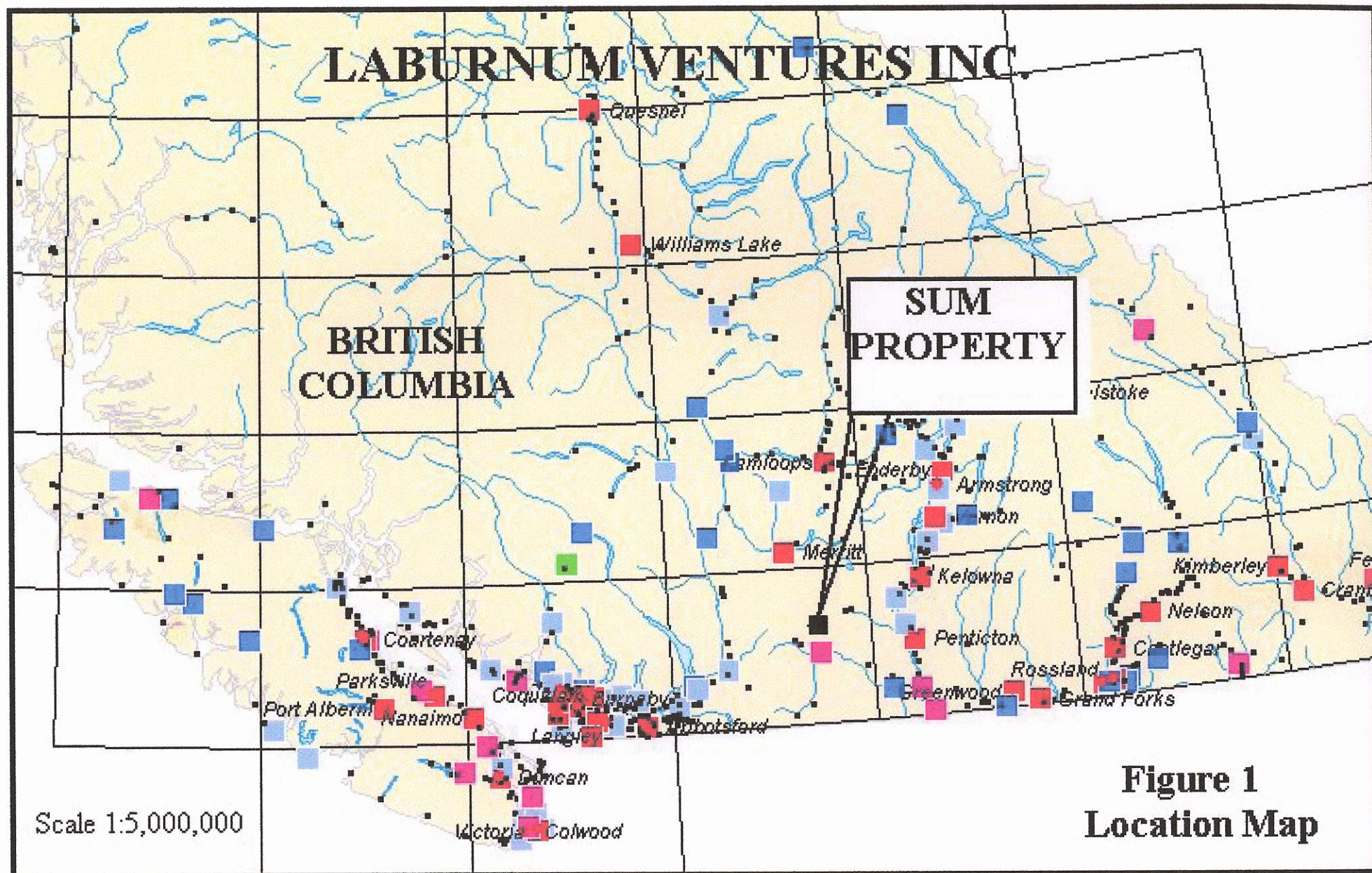
Vancouver, BC
May 25, 2007

Appendix I

Magnetometer & VLF-EM Results

Line		VLF-	Line		VLF-
678400E	Mag	EM	678400E	Mag	EM
1850	660	2	1850	660	5
1875	680	3	1875	660	2
1900	660	2	1900	740	2
1925	700		1925	680	2
1950	680	0	1950	680	3
1975	680	1	1975	680	4
2000	660	5	2000	680	4
2025	680	3	2025	680	5
2050	640	3	2050	660	1
2075	640	2	2075	660	0
2100	640	4	2100	640	4
2125	660	1	2125	660	2
2150	660	3	2150	640	2
2175	640	6	2175	660	4
2200	640	4	2200	660	3
2225	660	2	2225	690	6
2250	700	2	2250	640	1
2275	660	1	2275	660	0
2300	680	0	2300	680	3
2325	680	1	2325	680	2

Appendix II
MAPS



LABURNUM VENTURES INC.

Axe Adit
Zone

Axe South
Mineral
Zone

SUM
PROPERTY

Tulameen

Coalmont

Princeton

Scale 1:300,000

Figure 2.
Claim Location

