

**FORM 27**

**SECURITIES ACT**

**MATERIAL CHANGE REPORT UNDER SECTION 85(1) OF THE ACT**

**Item 1. Reporting Issuer**

**Home Ventures Ltd.**  
501 - 905 West Pender Street  
Vancouver, B.C.  
V6C 1L6

**Item 2. Date of Material Change**

February 7, 2000

**Item 3. Press Release**

Press Release dated February 7, 2000 and disseminated to the Vancouver Stockwatch Magazine, Canadian Venture Exchange, B.C. Securities Commission, Market News Publishing and George Cross Newsletter.

Place of Issuance: Vancouver, British Columbia

**Item 4. Summary of Material Change**

The Issuer and LMX Resources Ltd. announce that they have agreed to enter into a joint venture agreement for the development of the Issuer's Buck Lake Platinum/Palladium Claims.

**Item 5. Full Description of Material Change**

The Issuer and LMX Resources Ltd. are pleased to announce that they have entered into an agreement providing for the joint venture development of the Issuer's Buck Lake Platinum/Palladium Claims. The Buck Lake Claims are located north of Thunder Bay, Ontario, approximately 25 kilometres west of North American Palladium Ltd.'s producing Lac des Iles platinum/palladium mine.

The Buck Lake intrusion forms part of an intrusion belonging to a collection of linear east-northeast trending of Archean mafic to ultramafic plutons. Locally, the Buck Lake intrusion, along with the Lac des Iles intrusion, is part of a suite of intrusions that form a circular structure approximately 30 kilometres in diameter within the Lac Des Iles area. In addition to their relative structural placement, preliminary exploration on the intrusion on the Buck Lake property indicates that the Buck Lake and Las Des Iles intrusions contain similar mineralogy and texture that suggests the intrusions are closely related in origin and platinum group metal potential.

North American Palladium Ltd. has staked claims adjacent to the Buck Lake property.

The Issuer has agreed to grant LMX the option to purchase a 50% interest in the Buck Lake project by issuing 100,000 LMX shares to the Issuer, by funding \$350,000 in exploration expenditures on the claims over one year and by making property payments totalling \$122,500 over three years. LMX may earn an additional 10% interest in the claims by funding a further \$250,000 in exploration expenditures by October 15, 2003.

If the Issuer funds at least \$100,000 in exploration expenditures on the Buck Lake claims by April 1, 2001, LMX shall also be responsible for additional payments to the Buck Lake property owners totalling \$112,500. The agreement is subject to Canadian Venture Exchange acceptance for filing.

Pursuant to its option agreement with the Ontarian owners of the Buck Lake property, the Issuer may acquire a 100% interest in the claims, subject to a 2.5% net smelter returns royalty. Half of the net smelter returns royalty may be purchased from the owners for a one time payment of \$500,000.

**Item 6. Reliance on Section 85(2) of the Act**

The Issuer is not relying on section 85(2) of the Act.

**Item 7. Omitted Information**

There is no omitted information.

**Item 8. Senior Officers**

Leeta Drinovz, President - Telephone (604) 669-5819.

**Item 9. Statement of Senior Officer**

The foregoing accurately discloses the material change referred to herein.

**DATED** at the City of Vancouver, in the Province of British Columbia, this 16th day of February, 2000.

"Leeta Drinovz"  
Leeta Drinovz, President