1. UBC Properties Investments Ltd., with respect to its proposed marketing and development of the subdivision lots that comprise all or part of the land described as

Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 40, 41, 42, 43, 45, 46, 47, 48, 49, and 50 as shown on the attached proposed Subdivision Plans prepared by Murray and Associates, B.C. Land Surveyors, or any lots into which such lots may be further subdivided, being a portion of

PID: 012-132-896
District Lot 6494, Group 1, New Westminster District
Except: Portions in
(1) Plans 11345, 18645, 21966, BCP5864 and BCP23588
(2) Statutory Right of Way Plan 20570,

is exempt from Part 2 of the Real Estate Development Marketing Act on condition that

(a) at the time of the transfer of title to the purchaser, or in the case of a lease, at the time of the commencement of the term of the lease, the subdivision lot has no buildings intended for residential occupation,

(b) UBC Properties Investments Ltd. will keep all deposits from purchasers or lessees of a subdivision lot in the trust account of a solicitor or real estate brokerage until that subdivision lot has been serviced,

(c) UBC Properties Investments Ltd. will notify all purchasers or lessees at the time of an offer for sale or lease that the offering is exempt from the provisions of Part 2 of the Real Estate Development Marketing Act and that they will not receive a disclosure statement under the Real Estate Development Marketing Act and will not have the benefit of any rights or protections afforded by Part 2 of that Act, and
(d) UBC Properties Investments Ltd. will notify all purchasers or lessees at the time of an offer for sale or lease that the purchasers or lessees must comply with Part 2 of the Real Estate Development Marketing Act before those purchasers or lessees offer strata lots or other development units to be constructed on the subdivision lots for sale or lease to the public.

Date: Nov. 29th, 2006

[Signature]

W. Alan Clark
Superintendent of Real Estate
SUBDIVISION PLAN OF A PORTION OF DISTRICT LOT 6494,
GROUP I, NEW WESTMINSTER DISTRICT EXCEPT:
PORTIONS IN (1) PLANS 11345, 18645, 21966, BCP5884, AND BCP23588
(2) STATUTORY RIGHT OF WAY PLAN 20570

REM. D.L. 6494
GP. 1

REM. D.L. 6494
GP. 1

REM. D.L. 6494
GP. 1

D.L. 140
GP. 1

16 AVENUE
S.A.E. PLAN DATA

D.L. 6494

BURTON AVENUE ROAD

AVENUE ROAD

P.T. 14

REM. D.L. 6494
GP. 1

PORTIONS IN (1) PLANS 11345, 18645, 21966, BCP5884, AND BCP23588
(2) STATUTORY RIGHT OF WAY PLAN 20570

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(UNIVERSITY OF BRITISH COLUMBIA)
SUBDIVISION PLAN OF:
PART DISTRICT LOT 6494, GROUP 1, NEW WESTMINSTER DISTRICT
EXCEPT PORTIONS IN (1) PLANS 11345, 18645, 21965, BCP5864, BCP23585
AND BCP,
ART DISTRICT LOT 4805 EXCEPT:
PORTIONS IN PLAN 9301, STATUTORY RIGHT OF WAY PLAN 20570
AND PART SUBDIVIDED BY PLAN BCP3309, NEW WESTMINSTER DISTRICT
LOT NUMBERS 1 TO 15 AND 24 NOT USED IN THIS PLAN

LEGEND:

This Plan Lies Within the Greater Vancouver Regional District
(University of British Columbia)