SUPERINTENDENT OF REAL ESTATE

INDIVIDUAL EXEMPTION NUMBER 17

180 UNIVERSITY HOLDINGS INC. and
180 UNIVERSITY RESIDENTIAL LIMITED PARTNERSHIP

1. 180 University Holdings Inc. and 180 University Residential Limited Partnership (the "Developer"), with respect to their proposed marketing and development of an approximately 65 storey building containing approximately 352 development units and a hotel, on all or a portion of the land legally described as:

FIRSTLY: Part of Part of Lot 5, Plan 737E, Lots 3, 4, 5, 6, 7 and Part of Lot 8, Plan DS7; SECONDLY: Part of Lots II,12, 13,14 and 15 and Part of Mew (closed by By-law 19668), Plan D57, Part of Lane (closed by By-law 19295), Plan 369E, Part of lot 5, Plan 737E, and Part of Town Lot 11, South Side of Richmond Street West on Registered Town of York Plan;
THIRDLY: Part of Lot 4, Plan 737E; FOURTHLY: Lots 9, 10, Part of Lot 8, Lane (closed by Instrument CA 179368) and Part of Mew (by By-Law 93-67, extended by By-Law 17250), Plan D57 and Part of Lot 5, Plan 737E, in the Land Registry Office for the Land Titles Division of the Toronto Registry Office (No. 66),

are exempt from the requirement, under section 18(1) of the Real Estate Development Marketing Act that they promptly place any deposits they receive from a purchaser in relation to a development unit with a brokerage, lawyer, notary public or prescribed person who must hold the deposits as trustee in a trust account in a savings institution in British Columbia, on the condition that all such deposits:

(a) are promptly placed with the Ontario solicitors of the Developer;

(b) are held by those solicitors in trust in a trust account in Ontario; and

(c) are otherwise held in the manner required by section 18 of the Real Estate Development Marketing Act.

2. Despite section 1 above, the Ontario solicitors of the Developer may release all such deposits (or parts thereof) to the Developer from time to time provided that the Developer has obtained security of a prescribed class in respect of such deposit monies (or parts thereof) in accordance with the requirements of the Condominium Act (Ontario).

APR 1 3 2007

Date

W. Alan Clark
Superintendent of Real Estate

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