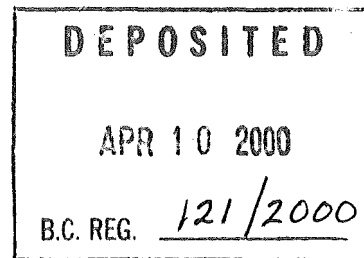


PROVINCE OF BRITISH COLUMBIA
REGULATION OF THE SUPERINTENDENT OF REAL ESTATE
Real Estate Act

Pursuant to section 80 of the *Real Estate Act*, the Superintendent of Real Estate orders that the attached regulation is made.



APRIL 4, 2000

Date

W. Alan Clark

A/ Superintendent of Real Estate

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section:- Real Estate Act, R.S.B.C. 1996, c. 397, s. 80

Other (specify):-

March 30, 2000

W. A. CLARK

577/2000/13

INDIVIDUAL EXEMPTION REGULATION No. 112

Definitions

1 In this regulation:

“**exempted land**” means that part of the subdivided land consisting of the three commercial strata lots in the single storey building containing a proposed barber shop, lounge and beer and wine store, and the two commercial strata lots in the six storey building containing a proposed ground floor restaurant, kitchen and lounge as shown in the attached sketch dated January 2000 and prepared by Murray & Associates, British Columbia Land Surveyors, together with the proportional interests of those strata lots in the common property of the strata corporation;

“**remainder**” means subdivided land that is not exempted land;

“**subdivided land**” means the land described as

P.I.D.: 004-311-035

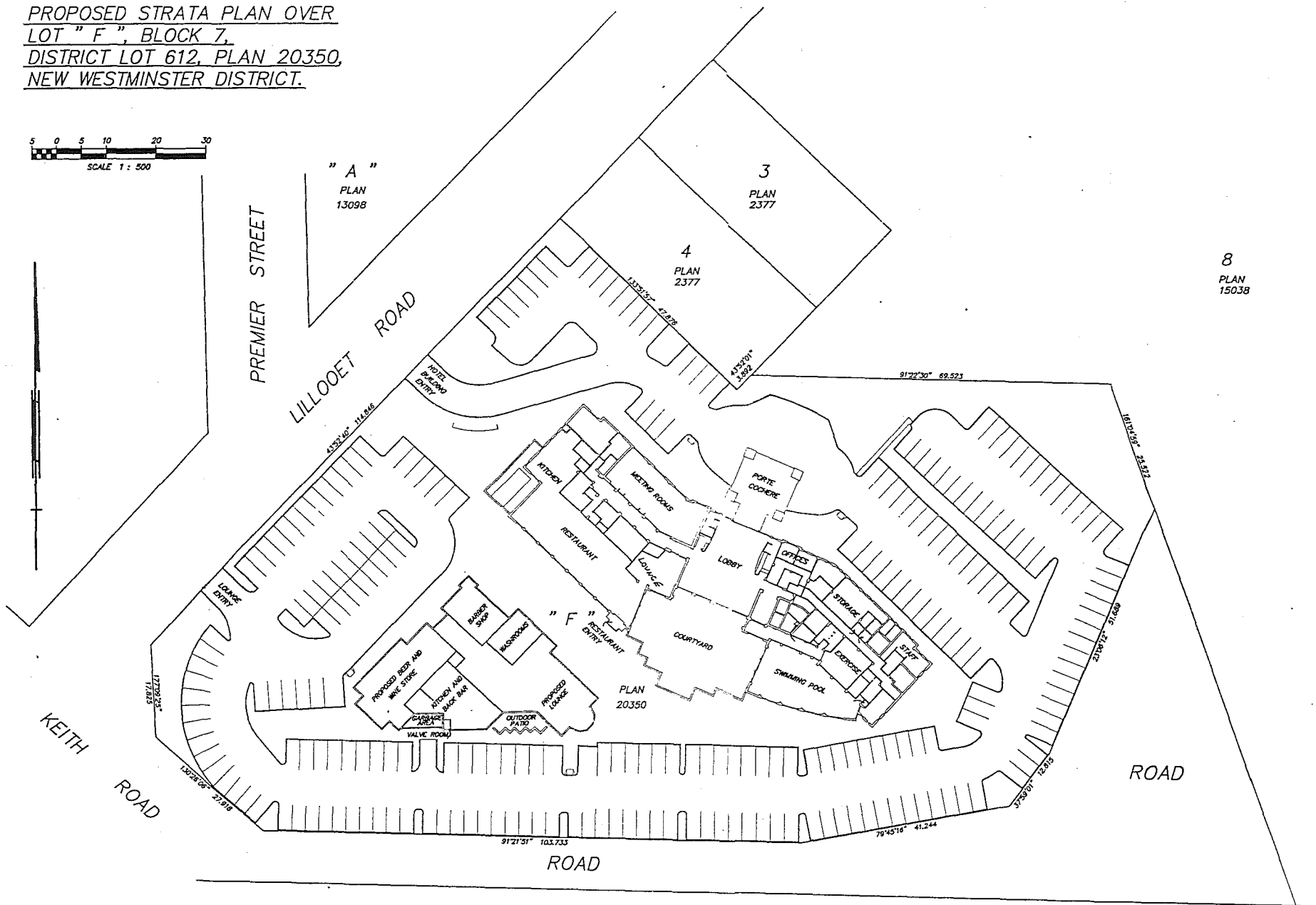
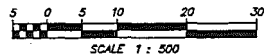
Lot F, Block 7, District Lot 612, Plan 20350.

Exemption

2 An offer for sale or lease, the sale or lease and any assistance in the selling or leasing of the exempted land by or on behalf of Knightsbridge Properties Ltd., is exempt from all of the provisions of Part 2 of the *Real Estate Act* on condition that

- (a) the exempted land will only be sold or offered for sale, or leased or offered for lease, for commercial purposes,
- (b) Knightsbridge Properties Ltd. will notify all purchasers or lessees at the time of an offer for sale or lease that the offering is exempt from Part 2 of the *Real Estate Act* and that they will not receive a prospectus or a disclosure statement under the *Real Estate Act* and will not have the benefit of any rights or protections afforded by Part 2 of the Act, and
- (c) no part of the remainder is sold or offered for sale, or leased or offered for lease, in any manner that would require compliance with Part 2 of the *Real Estate Act*.

PROPOSED STRATA PLAN OVER
LOT "F", BLOCK 7,
DISTRICT LOT 612, PLAN 20350,
NEW WESTMINSTER DISTRICT.



SL DENOTES STRATA LOT
 D DENOTES DECK AREA (LCP)
 ELEV DENOTES ELEVATOR
 LCP DENOTES LIMITED COMMON PROPERTY
 © DENOTES COMMON PROPERTY

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT,
 AND IS APPURTENANT TO THE STRATA
 LOT INDICATED RE: D-43

CERTIFIED CORRECT DATED THIS
 DAY OF JANUARY , 2000.

W.D. P.
 B.C.L.S.

FILE 8584