

**IN THE MATTER OF THE REAL ESTATE DEVELOPMENT MARKETING ACT,  
SBC 2004, c 41 as amended**

**AND**

**IN THE MATTER OF  
EMBASSY BOSA INC.**

**INDIVIDUAL EXEMPTION NUMBER 64**

**(Pursuant to section 20 of the Real Estate Development Marketing Act)**

**SUPERINTENDENT'S EXEMPTION**

1. Embassy Bosa Inc. (the "Developer"), with respect to its proposed marketing and development of approximately 337 residential condominiums contained within a 41-storey concrete high-rise building on all or part of those lands located in Calgary, Alberta and legally described as:

Land Identification Number Code: 0038 594 926

Plan 2010596

Block 131

Strata Lot 1

Excepting thereout all mines and minerals,

is exempt from the requirement, under section 18(1) of the *Real Estate Development Marketing Act* (British Columbia), that it promptly place any deposits it receives from a purchaser in relation to the purchase of a development unit in the Project 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 CASSELS BROCK & BLACKWELL LLP, Suite 3810, Bankers Hall West, 888 3<sup>rd</sup> Street SW, Calgary, Alberta, T2P 5C5 (the "Alberta Solicitors");;
  - b. are held by the Alberta Solicitors as trustee under section 18(1) of the *Real Estate Development Marketing Act*;; and
  - c. are held in the manner required by, and not released except in accordance with, sections 18(2) to 18(6) of the *Real Estate Development Marketing Act*.
2. Despite section 1 above, the Alberta 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 Property Act (Alberta).

Dated this 13<sup>th</sup> day of November, 2023 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority



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Jonathan Vandall  
Delegate of the Superintendent of Real Estate  
Province of British Columbia