

CORNERSTONE

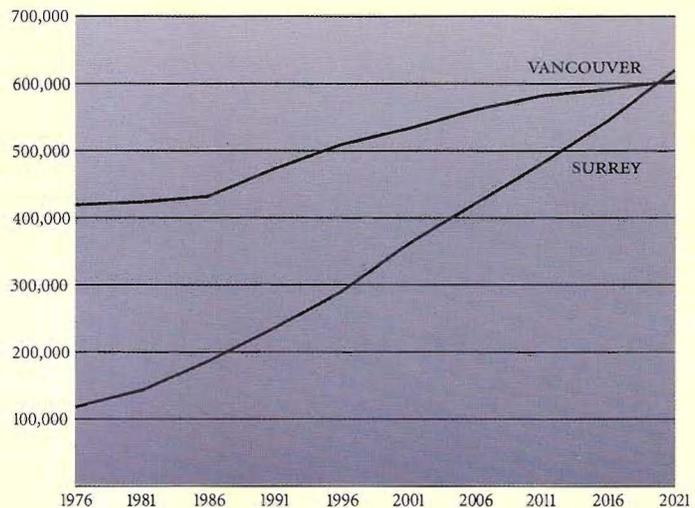
A T G A T E W A Y

THE FUTURE'S BUILT IN

Nowhere in North America will you find a development with the potential of Gateway.

The concept is grand by any standards. With as many as 16 high-rise towers, this is a 20-acre, mixed-use urban community whose destiny is to become the centre of an evolving new downtown Surrey. Residences and office towers will be carefully designed to harmonize in a campus setting that's 50% green space.

GROWTH IN POPULATION



Past and projected population growth shows the huge potential of Surrey, whose new downtown will have Gateway at its heart.



GATEWAY IS AT THE HEART OF THE
FASTEST-GROWING REGION IN CANADA.

The timing and location of Gateway couldn't be better. Greater Vancouver, as it has for some years now, continues to draw people in ever-larger numbers.

Much of the growth from this population boom will inevitably occur in Surrey. Already the fastest growing municipality in Canada, Surrey is in the process of transforming its downtown into a city centre that will rival Vancouver's existing downtown.

Parks. Theatres. Restaurants. Nightlife. Shops. Everything that makes a dynamic city centre a magnet for the singles and couples for whom Cornerstone is being built. And the focal point of it all is Gateway.

THE NEXT SKYTRAIN STATION HAS
GATEWAY'S NAME ON IT.

The state-of-the-art SkyTrain system is known as the spine of British Columbia's Lower Mainland. Its next station, now under construction, will be called Gateway,

putting the residents and office workers of Gateway just a 35-minute ride from downtown Vancouver.

Everywhere in the world, close proximity to rapid transit stations has brought with it dramatic rises in property values. Gateway is no exception.

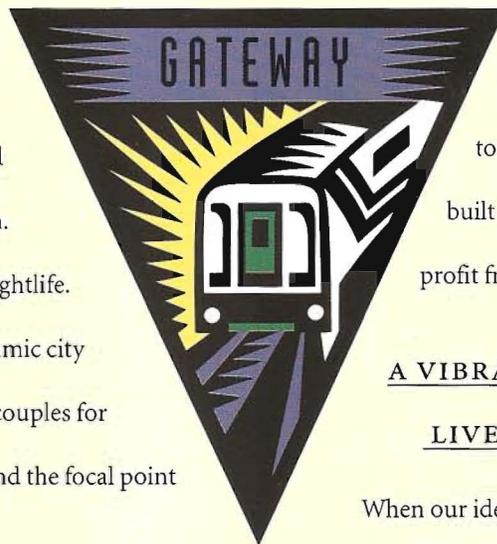
For this reason alone, the demand for suites at Cornerstone, the first condominium apartment tower at

Gateway, is expected to be strong from day one. Those with the vision to recognize the investment potential built into this master-planned project will profit from acting early.

A VIBRANT CAMPUS SETTING TO
LIVE, WORK AND PLAY IN.

When our idea of a fully integrated community in a campus environment was researched, it was greeted with enthusiasm by the singles, couples and on-site office employees for whom Cornerstone is being built.

Our response is to give Gateway a character and identity all its own. As it evolves over the next ten years, the people who live and work here will be surrounded by an





urban environment with an incomparable array of facilities, conveniences and attractions.

Besides having its own SkyTrain Station, Gateway will have its own pedestrian linear parkway, restaurants, shops, fitness centre and daycare centre.

And right across the street from Cornerstone at Gateway, there will be a lavishly landscaped one acre urban park with a lake and interactive fountains, a landscaped

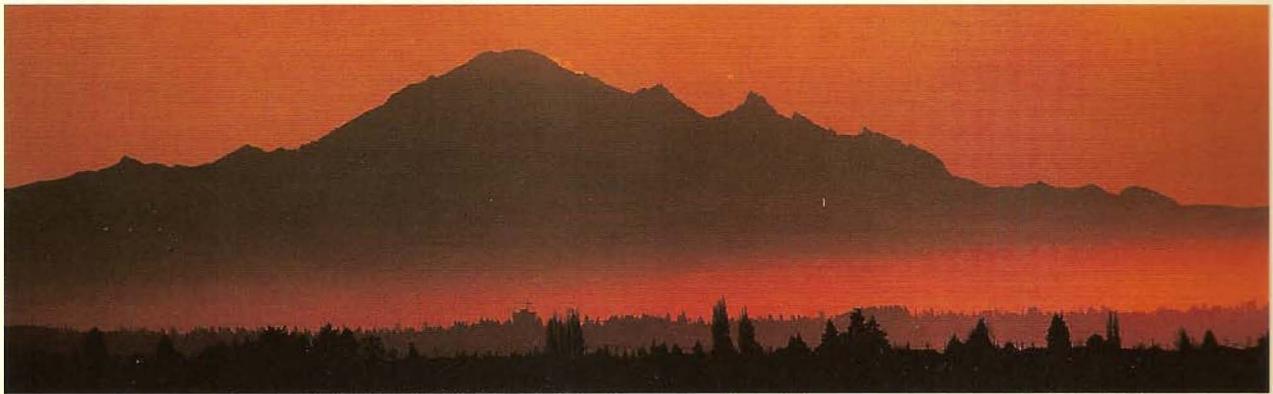


which has been designed with the distinctive features that inspire pride of ownership.

CORNERSTONE AT
GATEWAY.

A SPECIAL PLACE TO LIVE.

Each suite at Cornerstone, meticulously planned to provide a high level of comfort at a remarkably affordable price, will come complete with an exceptional standard of finish and the Intrust five-year warranty.



Mount Baker is one of the uplifting Cornerstone views.

plaza with bistro seating, recreation areas, even an amphitheatre for outdoor performances. Nowhere else will you find a community with anything quite like it.

The same attention to detail you see in the surroundings at Gateway will also go into the 21-storey Cornerstone,

Amenities will include fitness facilities and a sparkling outdoor pool. And, being close to Mount Baker, the North Shore mountains and the gleaming Fraser River, Cornerstone will provide uplifting views from every side of the building.





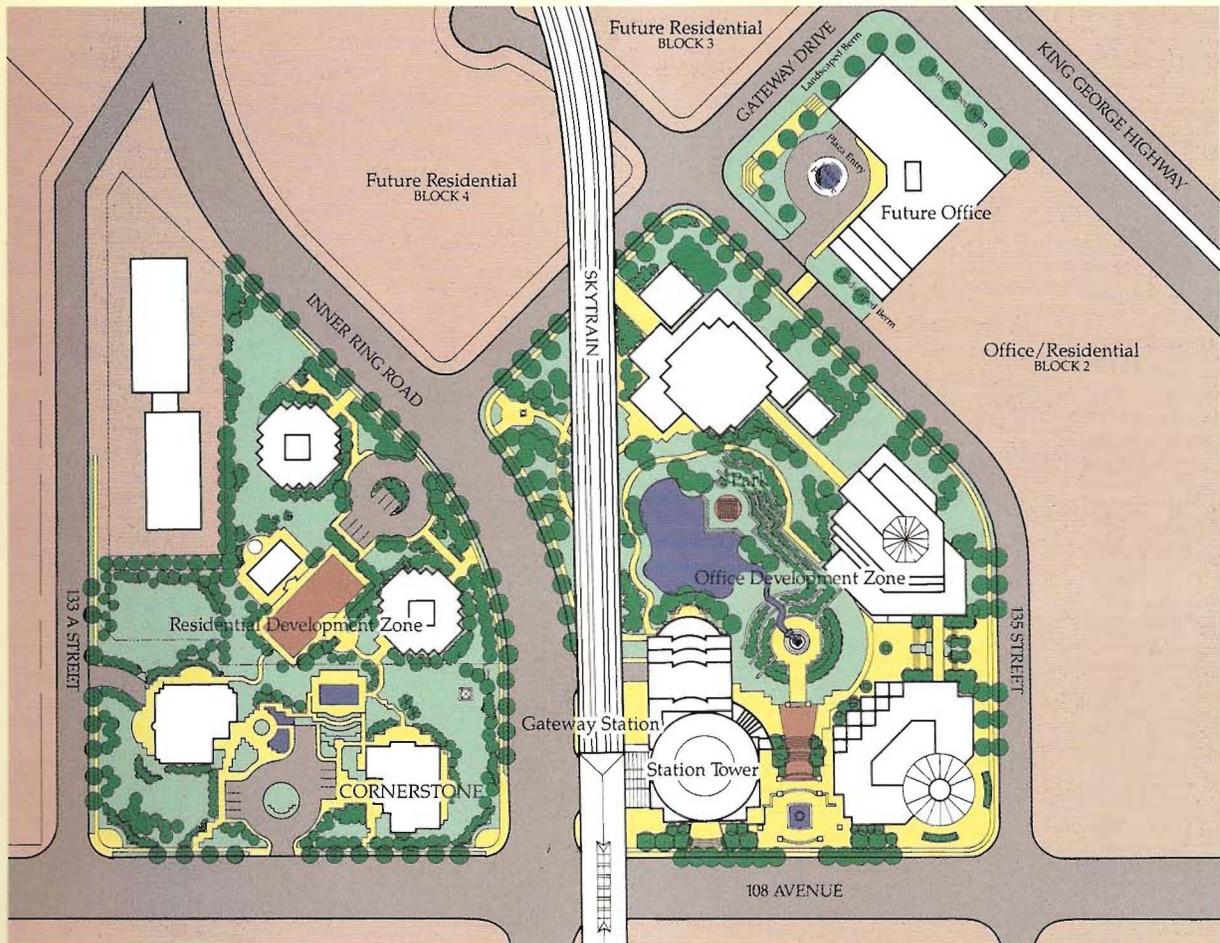
This is the Gateway vision. A fully integrated urban community where people will live, work and play in a 20-acre landscaped campus setting. The heart of an exciting new downtown plan for Surrey, which is fast transforming into Canada's next major urban centre. A development of such magnitude, it has its own rapid transit station.





As the first condominium apartment tower, the 21-storey Cornerstone at Gateway is an exceptional ground floor opportunity for the early buyer.





Of the 20 acres at Gateway, 50% are designated as landscaped areas for the pleasure of the 8,000 people who will live and work here. The Gateway SkyTrain Station is scheduled to open late 1993 with Station Tower planned for early 1994.

THE TEMPTATIONS OF LIVING

WHERE YOU WORK.

With suburban access to downtown Vancouver becoming increasingly constrained, a major decentralization of office space is underway.

As a result, Gateway's Station Tower and future office facilities in the community are certain to attract companies and employees looking for more accessible office space.

Significant interest in Cornerstone at Gateway has already been shown by people who work for companies

committed to moving into Station Tower, the first class A office tower south of the Fraser River.

Never before in the Lower Mainland has an office tower been so extensively pre-leased by a number of blue-chip companies.

Never before has a development concept been specifically designed to meet the rising aspirations of people to work where they live.

At Gateway, the future is built in.

ABOUT INTRAWEST.

Intrawest Development Corporation is Western Canada's largest diversified real estate development company.

The company's major strength is large master-planned projects. Here, Intrawest has earned a reputation for providing innovative concepts that offer exceptional investment opportunities. As these master-planned developments grow, each new building or amenity is carefully conceived to complement the overall concept. This approach maximizes the quality of life in the development and adds value to the original properties.

In this way, we transformed Blackcomb into a world-class resort, where resort home owners continue to see their properties significantly outperform all others in the Whistler area.

At Lonsdale Quay, our award-winning public market and hotel on Vancouver's North Shore, retail space remains at a premium.

An outstanding early response to the 217-acre Pacific Reach, B.C.'s first fully integrated business park, is another indication of how strong purchaser confidence is in the Intrawest approach.

To every project, Intrawest brings something extraordinary: a resolve to make it the new standard by which others are measured.

This is why we say that, at Gateway, the future is built in. And why Cornerstone at Gateway is a genuine ground floor investment opportunity.



INTRAWEST

WHERE THE
EXTRAORDINARY
IS DEVELOPING.