

## SCHEDULE "C-1"

COPY OF TOWER RANCH COMMUNITY ASSOCIATION LETTERS PATENT



Industry Canada Industrie Canada

Canada  
Corporations Act

Loi sur les  
corporations canadiennes

C A N A D A

LETTERS PATENT

WHEREAS an application has been filed to incorporate a corporation under the name

TOWER RANCH COMMUNITY ASSOCIATION

THEREFORE the Minister of Industry by virtue of the powers vested in him by the *Canada Corporations Act*, constitutes the applicants and such persons as may hereafter become members in the corporation hereby created, a body corporate and politic in accordance with the provisions of the said Act. A copy of the said application is attached hereto and forms part hereof.

Date of Letters Patent - June 11, 2007

GIVEN under the seal of office of the Minister of Industry.

for the Minister of Industry

File Number: 442087-0



Canada

**APPLICATION FOR INCORPORATION OF A CORPORATION WITHOUT SHARE  
CAPITAL UNDER PART II OF THE *CANADA CORPORATIONS ACT*.**

TO THE MINISTER OF INDUSTRY CANADA:

**I**

The undersigned hereby apply to the Minister of Industry for the grant of a charter by letters patent under the provisions of Part II of the *Canada Corporations Act* constituting the undersigned, and such others as may become members of the Corporation thereby created, a body corporate and politic under the name of:

**TOWER RANCH COMMUNITY ASSOCIATION**

The undersigned have satisfied themselves and are assured that the proposed name under which incorporation is sought is not the same or similar to the name under which any other company, society, association or firm in existence is carrying on business in Canada or is incorporated under the laws of Canada or any province thereof or so nearly resembles the same as to be calculated to deceive and that it is not a name which is otherwise on public grounds objectionable.

**II**

The applicants are individuals of the full age of eighteen years with power under law to contract. The name, the address of residence and the occupation of each of the applicants are as follows:

<u>Name</u>	<u>Address of residence</u>	<u>Occupation</u>
B. Glenn Leung	1447 West 7th Avenue Vancouver, B.C. V6H 4H2	Lawyer
Helena Plecko	2249 Sicamous Avenue Coquitlam, B.C. V3K 6R9	Lawyer
Caroline Billung-Meyer	1247 Chamberlain Drive North Vancouver, B.C. V7K 1P2	Paralegal

and the said applicants will be the first directors of the Corporation.

### III

1. The objects of the Corporation are:

- (a) managing and operating the following amenities (the "**Amenities**"), which are to be used, operated and maintained for the common benefit of all occupants of the residential strata lots and residential freehold lots to be constructed or created on certain lands and premises located in Kelowna, B.C. (the "**Tower Ranch Lands**") currently legally described as set out in clause 2 below (as such Tower Ranch Lands may be subdivided under the *Land Title Act* or the *Strata Property Act* from time to time):
  - (i) that amenity centre and fitness facility located or to be located in a strata lot or in strata lots to be located on lands currently legally described as Parcel Identifier 026-686-708, Lot 7, Section 31, Township 27, Osoyoos Division, Yale District, Plan KAP80993;
  - (ii) the landscape areas located or to be located on the areas within the Tower Ranch Lands which have been dedicated "road" or are hereafter dedicated "road" from time to time;
  - (iii) the network of trails which is located or to be located within the Tower Ranch Lands for walking, hiking, bicycling and similar recreational purposes; and
  - (iv) if the developer of the Tower Ranch Lands constructs them, such other amenities as are constructed on the Tower Ranch Lands for the common benefit of all occupants of the residential strata lots and residential freehold lots on the Tower Ranch Lands and their guests (for example, a pool and change rooms);
- (b) providing a mechanism for the owners from time to time of such residential strata lots and residential freehold lots to ensure that the maintenance, operation, repair and replacement of the Amenities is carried out in a uniform and integrated manner and in the best interest of all such owners;
- (c) owning and operating any personal property and land (either freehold or leasehold) and holding any interests in land as may be reasonably required in order to facilitate the attainment of the purposes of the Society or the performance of the powers and duties of the Society and granting leasehold or subleasehold interests or licences or other rights to any utility providers or other persons as may be reasonably required in connection with the operation of the Amenities or the performance of the powers and duties of the Society;

- (d) assessing and collecting from the owners from time to time of such residential strata lots and residential freehold lots funds necessary to facilitate the purposes set out above and any matters undertaken by the Society on behalf of such owners, without monetary profit to the Society or its members; and
  - (e) doing all such other things as are incidental or conducive to the attainment of the purposes of the Society and the exercise of the powers of the Society.
2. The Tower Ranch Lands are those lands located in Kelowna, British Columbia, which are legally described as follows:

<b>PID</b>	<b>Legal Description</b>
026-686-651	Lot 2, Section 31, Township 27, Osoyoos Division, Yale District, Plan KAP80993
026-686-660	Lot 3, Section 31, Township 27, Osoyoos Division, Yale District, Plan KAP80993
026-686-678	Lot 4, Section 31, Township 27, Osoyoos Division, Yale District, Plan KAP80993
026-686-694	Lot 6, Section 31, Township 27, Osoyoos Division, Yale District, Plan KAP80993

#### IV

The operations of the Corporation may be carried on throughout Canada and elsewhere.

#### V

The place within Canada where the head office of the Corporation is to be situated is the City of Vancouver, Province of British Columbia.

#### VI

It is specially provided that in the event of liquidation, dissolution or winding-up of the Corporation, all its remaining assets after payment of its liabilities shall be distributed rateably amongst the members.

## VIII

The By-laws of the Corporation shall be those filed with the application for letters patent until repealed, amended, altered or added to.

## IX

The Corporation is to carry on its operations without pecuniary gain to its members and any profits or other accretions to the Corporation are to be used in promoting its objects.

DATED at the City of Vancouver, in the Province of British Columbia, this 13th day of June, 2007.

Caroline Billung-Meyer  
Witness

Helena Plecko  
Applicant: Helena Plecko

Sandra Bell  
Witness

B. Glenn Leung  
Applicant: B. Glenn Leung

Sandra Belton  
Witness

Caroline Billung-Meyer  
Applicant: Caroline Billung-Meyer