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Ontario Corporation Number
Numéro de la compagnie en Ontario
958346



Ministry of Finance

Ministère de Finances

CERTIFICATE
This is to certify that these articles are effective on

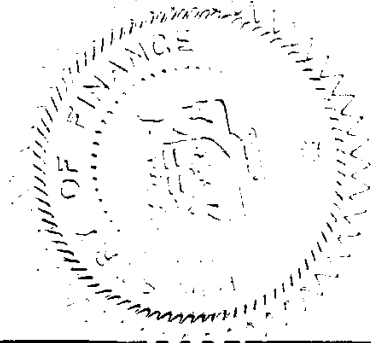
CERTIFICAT
Ceci certifie que les présents status entrent en vigueur le

OCT 18 1996

OCT 18 1996

DIRECTOR
Credit Unions and Co-operatives Services Branch

DIRECTEUR
Direction des caisses populaires et des coopératives



FILED

OCT 18 '96

MINISTRY OF FINANCE

Co-operative Corporations Act/Loi sur les sociétés coopératives

Articles of Incorporation of a Co-operative Without Share Capital
Statuts constitutifs d'une coopérative sans capital social

1. The name of the co-operative is: *La dénomination sociale de la coopérative est:*
UNIVERSITY OF TORONTO FACULTY HOUSING CO-OPERATIVE INC.

2. The head office is at the: *Le siège social est situé dans la:*
City

(Status of Municipality)/(Statut de la municipalité)

of *de*
Toronto

(Name of Municipality)/(Nom de la municipalité)

in the *dans le*
Municipality

(County, etc. or District)/(Comté, etc. ou district)

of *de*
Metropolitan Toronto

(Name of County, etc. or District)/(Nom du comté, etc. ou du district)

3. The address of the head office is: *L'adresse du siège social est:*
Room 109, Simcoe Hall, 27 King's College Circle

(Street & Number or R.R. Number & if Multi-Office Building give Room No.)

(Rue et numéro ou numéro de la r.f. et s'il s'agit d'un immeuble à bureaux, indiquer le numéro du bureau)

Toronto, Ontario

M 5 S 1 A 1

(Name of Municipality or Post Office)
(Nom de la municipalité ou du bureau de poste)

(Postal Code)
(Code postal)

4. The number (or minimum and maximum number) of directors is: *Le nombre (ou nombre minimal et maximal) d'administrateurs est:*
 A minimum of three (3) and a maximum of seven (7).

5. The number (or minimum and maximum number) of directors each stakeholder group in a multi-stakeholder co-operative may elect is: *Le nombre (ou nombre minimal et maximal) d'administrateurs que chaque groupement dans le cas d'une coopérative composée de partenaires multiples peut élire est:*
 Resident Member Stakeholder Group: one (1).
 Non-Resident Member Stakeholder Group: a minimum of two (2) and a maximum of six (6).

6. The first directors are: *Les premiers administrateurs sont:*

Full names, including all given names <i>Nom de famille y compris tous les prénoms</i>	Residential address, giving street and number or R.R. number and municipality or post office <i>Adresse personnelle, y compris la rue et le numéro, ou le numéro de la r.r. et la municipalité ou le bureau de poste</i>	Resident Canadian State Yes or No <i>Résident Canadien Indique «oui» ou «non»</i>
Bernd Angelow	514 Arbor Road Mississauga, Ontario L5G 2J4	Yes
Donald Angus Beaton	95 Humberview Road Toronto, Ontario M6S 1W9	No
John Gerard Dimond	103 Wells Hill Avenue Toronto, Ontario M5R 3A9	Yes
Michael George Finlayson	440 Markham Street Toronto, Ontario M6G 2L2	Yes
Ivan Tamas Gotlieb	74 Hartleywood Drive Agincourt, Ontario M1S 3N2	Yes

7. Restrictions, if any, on the business the co-operative may carry on or on powers the co-operative may exercise:

Restrictions imposées, le cas échéant, aux activités que la coopérative peut entreprendre ou aux pouvoirs qu'elle peut exercer:

None.

8. The amount of the minimum member loan, if any: *Le montant du prêt minimal consenti par les membres, le cas échéant:*

Not applicable

9. The restrictions on transfer of member loans are: *Les restrictions sur les transferts de prêts consentis par les membres sont:*

Not applicable.

10. The amount of membership fee is: *Le montant des frais d'adhésion est:*

One dollar (\$1.00) lifetime membership fee.

11. The classes of membership, if any, are: *Les catégories de membres, le cas échéant, sont:*

Not applicable.

12. The terms and conditions attaching to each class of membership are:

Les conditions applicable à chaque catégorie de membres sont:

Not applicable.

13. The stakeholder groups, if any, are: *Les groupements de partenaires, le cas échéant, sont:*

Resident Member Stakeholder Group.

Non-Resident Member Stakeholder Group.

14. The terms and conditions for membership in each stakeholder group are: *Les conditions d'adhésion à chaque groupement de partenaires sont:*

- (A) Resident Member Stakeholder Group - Those persons who have been granted full-time academic appointments at the University of Toronto, who have been employed by the University of Toronto for three years or less and who are admitted for membership as Resident Members by a resolution passed by a majority of the Directors and who shall, subject to the by-laws, be entitled to occupy residential housing owned, leased or otherwise made available by the co-operative.
- (B) Non-Resident Member Stakeholder Group - Such representatives of the University of Toronto as a Vice-President of the University of Toronto may designate from time to time as Non-Resident Members, who are admitted for membership as Non-Resident Members by a resolution passed by a majority of the Directors and who shall not be entitled to occupy residential housing owned, leased or otherwise made available by the co-operative.

The co-operative shall be a multi-stakeholder co-operative for the purposes of the Co-operative Corporations Act.

15. Special provisions, if any, are:

*Les dispositions spéciales, le cas échéant,
sont:*

- (a) the activities of the co-operative shall be carried on without the purpose of gain for its members, and any profits or other accretions to the co-operative shall be used in promoting its objects;
- (b) on the dissolution of the co-operative and after payment of its debts and liabilities, the remaining property of the co-operative shall be transferred or distributed to The Governing Council of the University of Toronto provided The Governing Council of the University of Toronto has charitable status at the time of such dissolution, and if not, to one or more other charitable organizations carrying on activities solely in Canada;
- (c) the directors, and those directors who also serve as officers, shall serve as directors and officers without remuneration and no director shall directly or indirectly receive any profit or remuneration from his or her position as director, or in any other capacity, provided that a director, including those who are also officers, may be paid reasonable expenses incurred by him or her in the performance of his or her duties;
- (d) the co-operative is a non-profit housing co-operative for the purposes of the Co-operative Corporations Act.

16. The names and residential addresses of the incorporators are:

Les noms et adresses personnelles des fondateurs sont:

Full names, including all given names <i>Noms de famille y compris tous les prénoms</i>	Full residential address, giving street and number or R.R. number and municipality or post office <i>Adresse personnelle complète, y compris la rue et le numéro ou le numéro de la r.r. et la municipalité ou le bureau de poste</i>
Bernd Angelow	514 Arbor Road Mississauga, Ontario L5G 2J4
Donald Angus Beaton	95 Humberview Road Toronto, Ontario M6S 1W9
John Gerard Dimond	103 Wells Hill Avenue Toronto, Ontario M5R 3A9
Michael George Finlayson	440 Markham Street Toronto, Ontario M6G 2L2
Ivan Tamas Gottlieb	74 Hartleywood Drive Agincourt, Ontario M1S 3N2

These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

Signatures of Incorporators
Signatures des fondateurs

Bernd Angelow
Donald Angus Beaton
John Gerard Dimond
Michael G. Finlayson
Ivan T. Gottlieb

AFFIDAVIT OF VERIFICATION/ATTESTATION

Province of Ontario/Province de l'Ontario

Municipality of/de Metropolitan Toronto
(County or District) (Name of County or District)
(Comté ou district) (Nom du comté ou district)

To wit/à savoir:

in the matter of the Co-operative Corporations Act, and the Articles of Incorporation of/
En ce qui concerne la Loi sur les sociétés coopératives et les statuts constitutifs de

University of Toronto Faculty Housing Co-operative Inc.

(Name of Co-operative)/
(Raison Sociale de la coopérative)

I,
Je soussigné, Bernd Angelow
(Full Name of Deponent)
(Nom et prénoms du déposant)

of the/
de la City
(Status of Municipality)
(Statut de la municipalité)

of, Mississauga
de, _____
(Name of Municipality)
(Nom de la municipalité)

in the/ Regional Municipality
dans le _____
(County or District)
(Comté ou district)

of,
de, Halton
(Name of County or District)
(Nom du comté ou du district)

in the/
dans le(l') Province
(Province or State)
(Province ou État)

of,
de(du) Ontario
(Name of Province or State)
(Nom de la province ou de l'État)

make oath and say that:

déclare sous serment ce qui suit:

1. I am
one of the incorporators

Je suis:

of University of Toronto Faculty Housing Co-operative Inc.
de _____

and have personal knowledge of the matters herein deposited to.

et j'ai une connaissance directe des faits ci-après attestés.

2. Each of the incorporators who is a natural person signing the accompanying Articles of Incorporation in duplicate and each of the first directors named herein is of eighteen or more years of age.

Chacun des fondateurs qui est une personne physique et qui a signé les statuts constitutifs en double exemplaire de même que chacun des premiers administrateurs qui y sont désignés est âgé de dix-huit ans ou plus.

3. The signatures of the incorporators affixed to the Articles are their true signatures.

La signature de chacun des fondateurs apposée aux statuts est authentique.

4. Each incorporator signing the accompanying Articles of Incorporation in duplicate is to be a member of the Co-operative.

Chacun des fondateurs qui a signé les statuts constitutifs ci-annexés en double exemplaire doit être membre de la coopérative.

Sworn before me at the/
Fait sous serment dans la City
of Toronto in the/ Municipality
de _____ dans le _____
of/
de Metropolitan Toronto
this 23rd day of August 19 96
le _____

W.D.M. Bean
(Signature of Commissioner, Notary Public, etc.)/
(Signature du commissaire, du notaire, etc.)

Bernd Angelow

(Signature of Deponent)
(Signature du déposant)

WILLIAM DOUGLAS McBEAN, a Notary Public,
Municipality of Metropolitan Toronto, limited to the
attestation of instruments and the taking of affidavits,
for the University of Toronto.
Expires August 4, 1998.