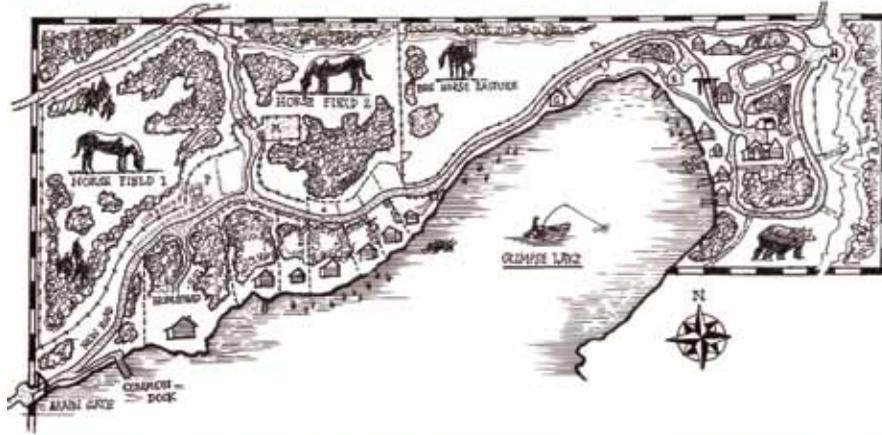


Glimpse Lake
**LITTLE
BEAVER·CREEK
·RANCH·**
Private Cowboy & Country Club



A SURVIVING DREAM



CONTENT

Page

1. **INTRODUCTION** _____ 2
General information, company structures and Private Club.
2. **THE PHILOSOPHY** _____ 4
Live the Life of your dreams – your own Ranch-lot and lodge.
3. **THE HISTORY** _____ 5
From the early Glimpse Lake Lodge to today's Little Beaver Creek Ranch.
4. **THE LOCATION** _____ 8
In the heart of British Columbia's cattle country, in the Nicola Valley - less than a 4 hours drive from Vancouver.
5. **THE HOME RANCH and MAIN CLUB LODGE** _____ 9
Enjoy the services of a Private Cowboy and Country Club and rely on the services of a well-equipped, experienced and trained Ranch Crew. Your hideaway and paradise for summer and winter!
6. **GENERAL MASTERPLAN OF THE HOME RANCH** _____ 13
Become a neighbour of one of B.C's historic and most scenic Ranches with outstanding hospitality.
7. **CONCEPTUAL MASTERPLAN OF THE PROPERTY** _____ 15
Only 7 Homesteads and 3 existing lodges are nestled on the lakeshore.
8. **LOT SIZES AND PRICES** _____ 16
The Ranch has limited the development to only 7 lots and 3 existing lodges. So every paradise has its price.
9. **THE EXISTING LODGES for sale** _____ 17
10. **HOW TO BECOME A RANCH RESIDENT** _____ 18
For such a small community it is important that people with similar ideals, philosophies and expectations are carefully selected.



1. INTRODUCTION

Freedom. Experience true freedom of spirit with the privacy and luxury of your own exclusive lakeshore homestead at Little Beaver Creek Ranch. This is not just any getaway, but a lifestyle where you and a handful of like-minded neighbours can reverently enjoy the beauty and history of this original country-ranch setting.

Adventure. As a horse enthusiast, you'll enjoy top-of-the-line boarding, riding facilities and exploring endless trails. Glimpse Lake also offers first-class fly-fishing, boating, canoeing and swimming in the summer. The Ranch is then transformed into a winter wonderland for you to experience the brisk exhilaration of skating, sleigh rides, snowmobiling, and cross country skiing.

Privacy. As ranches throughout the West are being torn apart by subdivisions and split into hundreds of building lots, Little Beaver Creek Ranch is dedicated to preserving your privacy and tranquility.

Only 10% of the entire property has been carefully carved into seven exclusive home sites, each with generous lake frontage. Conservation easements, strata laws, strong covenants and architectural guidelines guarantee that there will be no further development and the land will never become crowded.

Luxury. Enjoy the services of your Private Cowboy and Country Club with all the facilities from an authentic Western saloon, a comfortable Movie Theatre to a historic Main Lodge with gym and indoor pool.

Ride one of the Ranch Horses or board your own horse. Share trail rides with friends under the big sky and endless country with one million acres to ride and not only "5stars" but myriads of stars.

This is your sanctuary, your ultimate hideaway or even your retirement paradise.





The former RELAIS & CHATEAUX Hotel, known as LITTLE BEAVER CREEK RANCH (LBCR) was transformed into a Private Cowboy and Country Club by 2009 to be able to better serve the possibly 10-12 Ranch Residents in the near future.

The Club offers different services to the members such as management and supervision, care taking, landscaping, maintenance of buildings and machinery, safety, horseback riding, horse boarding and training, fly fishing and boating.

Based on the demand the club could also offer Restaurant services, catering, events and excursions.

The Club charges a yearly membership fee to keep basic staff and services running and charges for individual services based on a detailed list.

In February or March the club publishes a schedule of events for the year with new budgets and costs for services or works.

The Club is also the provider for the mandatory and voluntary services of the three strata's.

The membership in the Club is not mandatory but the Club provides services to members only.



GLIMPSE LAKE RANCH ESTATE LTD (GLRE) is the real estate company that owns DL 3368 – known as Little Beaver Creek Ranch, the former guest ranch operation.

GLRE was incorporated in British Columbia, Canada, September 8th, 1999 under the number 592038.

10 individual share holders are currently holding 38 issued shares from a total of 41 shares.

GLRE is also known as the parent property whereas 7 bare land strata lots were carved out in 2003 and the three existing Guest Lodges with three lots in 2009.

The remainder is about 145 acres, the Main Lodge, Bunkhouse, Boat House, Barn, Saloon, Movie Theatre and various staff quarters and utility buildings.

GLRE runs the real estate part, the Ranch and the Private Club with different divisions.



LITTLE BEAVER CREEK RANCH RESIDENTS (LBCRR) are the strata owners of the three different strata's A, B and C.

Strata A is a three lot bare land strata whereas one lot is sold and built and lots 2 and 3 are owned by GLRE and are available.

Strata B is a four lot bare land strata whereas all four lots are sold and 3 are built.

Under C we carved out the 3 former guest lodges from the undivided remainder DL 3368 with a lot and we do run it like strata C, even if it is not a legally registered strata corporation.

GLRE and LBCR are providing mandatory and optional services from road maintenance to care taking.

To protect the Ranch Residents and the historic Home Ranch, a list of strata laws and bylaws as well as tight covenants were defined.

Ranch Residents pay monthly strata fees for the mandatory services and quarterly fees for the voluntary services.

2. THE PHILOSOPHY

The Nicola Valley and Glimpse Lake are among the most picturesque and historic places in the interior of British Columbia. The area's original inhabitants predate recorded history and the valley's stunning natural beauty has remained largely unchanged to this day. Like a land frozen in time during the real West, its effect on all who see it is immediate and profound. It is, without a doubt, one of the most rare and beautiful places remaining in Canada's West today.

This is still home of bear and beaver, of deer, elk and moose, of pumas, coyotes and even a few wolves. The silence of the Wilderness is only broken by the cry of a loon, the beating of an eagle's wing or the splash of a jumping rainbow trout. At last you can experience the peace and freedom you long for, in harmony with yourself and with nature.



With the help of my close friends, I have dedicated the past 20 years to not only preserving but also recreating the feeling of the old historic Ranch. We've rebuilt and renovated the old buildings the way things were done in old times.

In a similar way, the owners of the seven homes and of the three existing lodges will be those that come here not to be seen, but to behold; not to be heard by others, but to listen - to that special wisdom that only nature and history can impart.

And yet, the Little Beaver Creek Ranch experience is more than just a passive one: riding the cowboy way, training and working horses, fly-fishing, boating or canoeing, hiking or biking, badminton or volleyball, fitness or swimming, and exhilarating winter activities.



And to top it off, you have the enjoyment of a high end Private Cowboy and Country Club as your neighbour. Riding, fishing, barbecues, bond fires, country nights in the Saloon or Movies in our own theatre.

Everywhere, the emphasis is on fun, enjoyment and casual, understated charm - an escape from the pretense and formality which have come to characterize too much of our daily lives.

The restorative sense of solitude will not vanish, but instead will be protected by inviting only ten other like-minded families to share the experience of Little Beaver Creek Ranch lifestyle. This concept guarantees that everything that is natural and beautiful about Glimpse Lake will be maintained, and man's presence will be subtle and unassuming here.

The future of our property must be approached not only as an opportunity, but also as an obligation. The cherished sense of a special place must never be allowed to die, so that future generations can take pleasure in the peaceful enjoyment of real country ranch life.



If you can share every single word and meaning of this philosophy and if you are willing to pay tribute to the standards we set, we would be very happy to consider you as a possible future neighbor.

Welcome to
LITTLE BEAVER CREEK RANCH
Resident community & Private Cowboy & Country Club
Alex H. Schütz

3. THE HISTORY

The first people to inhabit the Nicola Valley were natives of the interior Salish language group, the largest and strongest native group in British Columbia. The Okanagan and Thompson tribes lived in the Nicola Valley.



The place name “Nicola” came from the early fur traders who renamed Chief Walking Grizzly Bear of the Okanagan Indians “Nicola”. The Nicola Valley was a favoured area for wintering the livestock of packers bringing supplies to the Caribou miners.

In 1868, the first settlers came from Southern England and pre-empted land at the foot of Nicola Lake. By 1882, the community of Nicola Lake became the government and commercial center of the Valley. In 1906, the name was changed to Merritt and in 1911 Merritt was granted its City charter.



The Quilchena Hotel was built in 1908 and had a polo field where the 9 hole golf course is now located. Quilchena Store, the first building in the valley constructed of stone, was built in 1912.



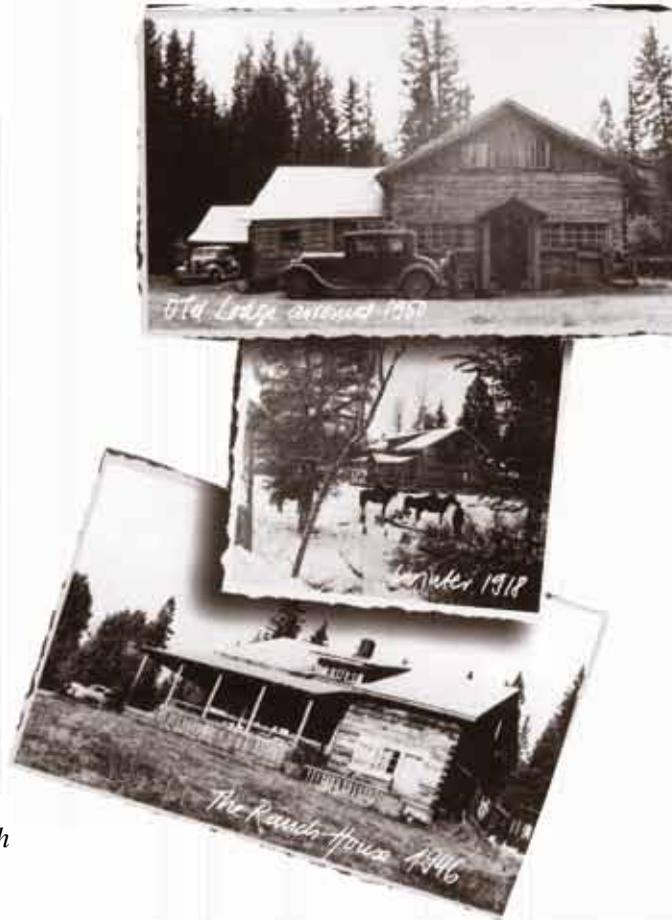
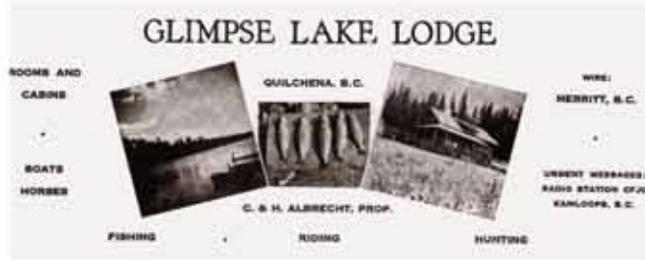
Around this time, Bob Albrecht, a Swiss gentleman from Geneva came to search for unspoiled nature, the expanse of open wilderness and a new challenge. He built the Main Lodge and a barn at Little Beaver Creek Ranch in 1905 and in the late 1920s started to breed silver foxes.



Apparently he was also a great cook and after the fur trade slowed down he operated the place, together with his wife Helen as a hunting and fishing lodge.



So it looks like there were early roots for the guest ranch business and Glimpse Lake Lodge was born.



After Mrs. Albrecht died, Bob also left Glimpse Lake and a long story of changing ownership began.

When we bought the property in 1985, it was a run down fishing camp with campsites, several old cabins and 19 heavy red wooden boats.



My good friend and partner Ruedi Maerkle from Switzerland and I started to realize the dream of owning an exclusive guest ranch. So for a second time in history, some Swiss people found their way up to beautiful Glimpse Lake! We went through many conceptual changes to find out, that smaller is better.



When we started looking for property in early 1985 it was clear from the beginning that we wanted to be located in the heart of Canada's Wild West with no threat of highways or city boundaries coming near in the future.



Instead of building a big log lodge, we renovated the existing historic Main Lodge and added three traditionally built round log guest lodges along the lakeshore.



How we developed and renovated the Ranch over the past 24 years could fill a whole novel. A few more "lonely winters" and I will be able to present the stories as a book to our friends.



The Nicola Valley is full of history and stories from old-timers. We are proud to be able to keep some of this vibrant history alive and write another exciting chapter on the story of Glimpse Lake.

4. THE LOCATION

GLIMPSE LAKE and LITTLE BEAVER CREEK RANCH are located in the Nicola Valley, the heart of British Columbia's cattle country and big ranches.

Vancouver:

330 km from downtown Vancouver, on the Coquihalla Highway (less than 4 hours drive). Turn at Merritt (exit 290) on Highway 5A along Nicola Lake towards Douglas Lake. Turn left at Lauder road to Glimpse Lake. Drive the last 16 km on a two lane all-weather gravel road up to Glimpse Lake and then on a private one lane all-weather gravel road to the property.

Kamloops and Merritt :

50 km from Merritt, 90 km from Kamloops and only a 2 hr. drive to Kelowna and Okanagan Lake.

Airports:

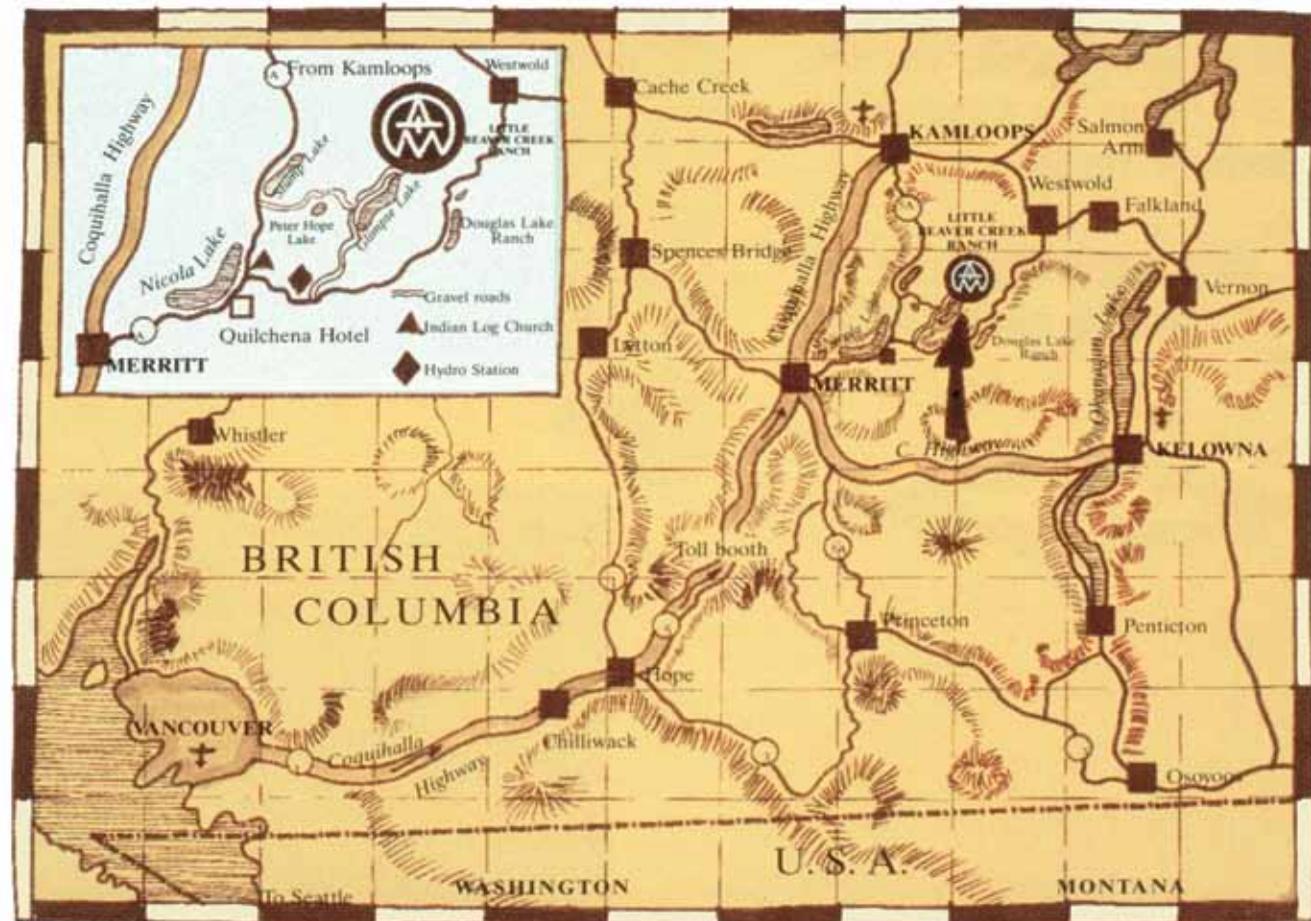
Closest international airport is Vancouver (YVR). Closest national airport is Kamloops with several daily flights to Vancouver, Calgary and other destinations.

Altitude and Heliport:

The altitude is 1250 m (just over 4000 ft) the coordinates of the HELIPORT at the Ranch are : N 50° 15' 12.18" and W 120° 15' 24.00"

Health:

Kamloops has a well-equipped General Hospital with a 24-hour emergency facility as well as a choice of private clinics with doctors of all specialties.



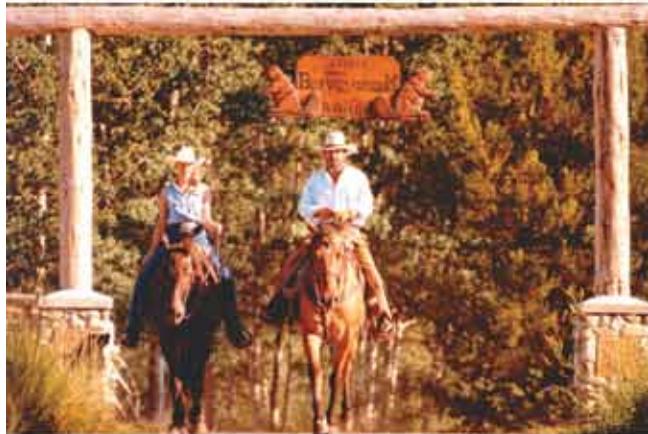
Shopping:

Vancouver offers a huge selection of international brands and shopping.

Kamloops has many major chain store outlets including Overwaitea, Costco, Wal-mart, Super Store, Zellers, Safeway, The Bay, Sears, Future Shop, Office Depot, Home Hardware, Home Depot and many more.

Climate:

The climate is very dry with warm summers and cold winters and normally a beautiful Indian Summer that can begin mid September and last well into November. Average temperatures range from the high 70s (F) in summer and around 12 (F) in the winter. Average snowfall in winter is 2-3 feet. The lake is frozen solid from mid December to late March.



5. THE RANCH

LITTLE BEAVER CREEK RANCH is a horse ranch and a high end Cowboy and Country Club with only two hand fulls of members that share the same passion, philosophies and visions. The Home Ranch is the heart of the ranch with all facilities like out of a movie scene.

The historical Main Lodge (1905) houses an old bar, dining room and lounge with a big fieldstone fireplace and an old piano. A new addition to the back of the building offers a fitness gym, lap pool, hot tub and steam room as well as “The BBQ-Shack”, our more casual dining room. Enjoy poker, pool and other games in the authentic western saloon. But the main draw is really the lure of the great outdoors.

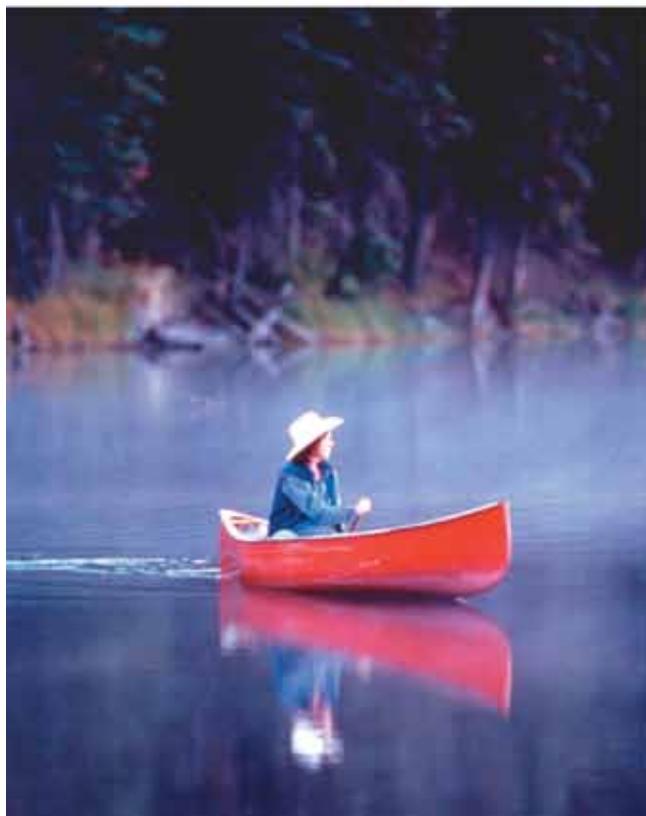
There are 2 lawn courts for badminton and volleyball, a wildlife watchtower, a main wharf with boathouse and a “Theater and Saloon”. The old barn for horses as well as a riding paddock, round pen and soon an indoor arena with box stalls will complete the riding facilities. Please refer to pages 13 & 14 for existing and future ranch facilities.

For the past 10 years the Ranch was a proud member of the prestigious international hotel association RELAIS & CHATEAUX .

Last year, in our last season as 5 star Guest Ranch, we were nominated by FORBES as one of the “10 most Amazing Hotel Perks” and from GAYOT as one of the “10 Best Ranches in the World”.

It is our goal to provide outstanding services to our Ranch Residents.





Summer:

Glimpse Lake summers warm both your body and your soul. Enjoy nature at its peak surrounded by sagebrush, wildlife and golden rolling hills.

Enjoy countless picturesque trails - hiking, biking or riding your favorite horse. Take a private riding lesson, join a clinic or train your own horse.

Glide through Glimpse Lake in your boat (electric motors only) or canoe and fly-fish or troll for rainbow trout. Cool off in the lake or indoor pool, or meet for a friendly challenge of volleyball, badminton or a variety of lawn games.

But most of all, enjoy the scenic beauty and take in the rich bird and wildlife that nature has to offer.



Then of course comes Indian Summer - we call it the nicest time of the year with warm days and cool nights and with leaves turning to brilliant golds and reds.





Winter:

Soft white snow blankets the Ranch in winter with a crisp clear quiet. Imagine white Christmas in this winter wonderland.

Glimpse Lake freezes over and becomes a winter playground for skating, hockey, curling and ice-fishing. Cut through the deep snow quietly on a horsedrawn sleigh or go for an exhilarating snowmobile ride. Snow shoeing or cross country skiing are a peaceful yet exciting way to explore the transformed white countryside.



And nothing feels better than peeling off the layers of icy snowgear to sit by the fireplace or hot tub with your favourite drink to reflect on the thrills of the day.

THE RANCH SERVICES

Ranch Residents are offered optional service packages beside the mandatory package.



Fitness and Health

Use of all facilities including fitness gym, indoor pool, steam room and hot tub. Your own locker in changing room with name tag.



Restaurant and catering

Depending on the demand of our members we plan to offer restaurant and bar services in our main lodge or catering to your residence.

We also offer the delivery of food supplies, beverages and other sundries such as firewood to your residence.

First Aid

We have a fully equipped level 3 or better first aid room available for residents, guests and staff and we are planning to build up our own firefighting department.



Maintenance and basic gardening

Standard house maintenance and repairs and some basic gardening (mowing lawns and watering).

Equestrian

Range of services include boarding, training your own horse, clinics, ranch horse rental with or without tack, trail rides and the use of all horse-related facilities.



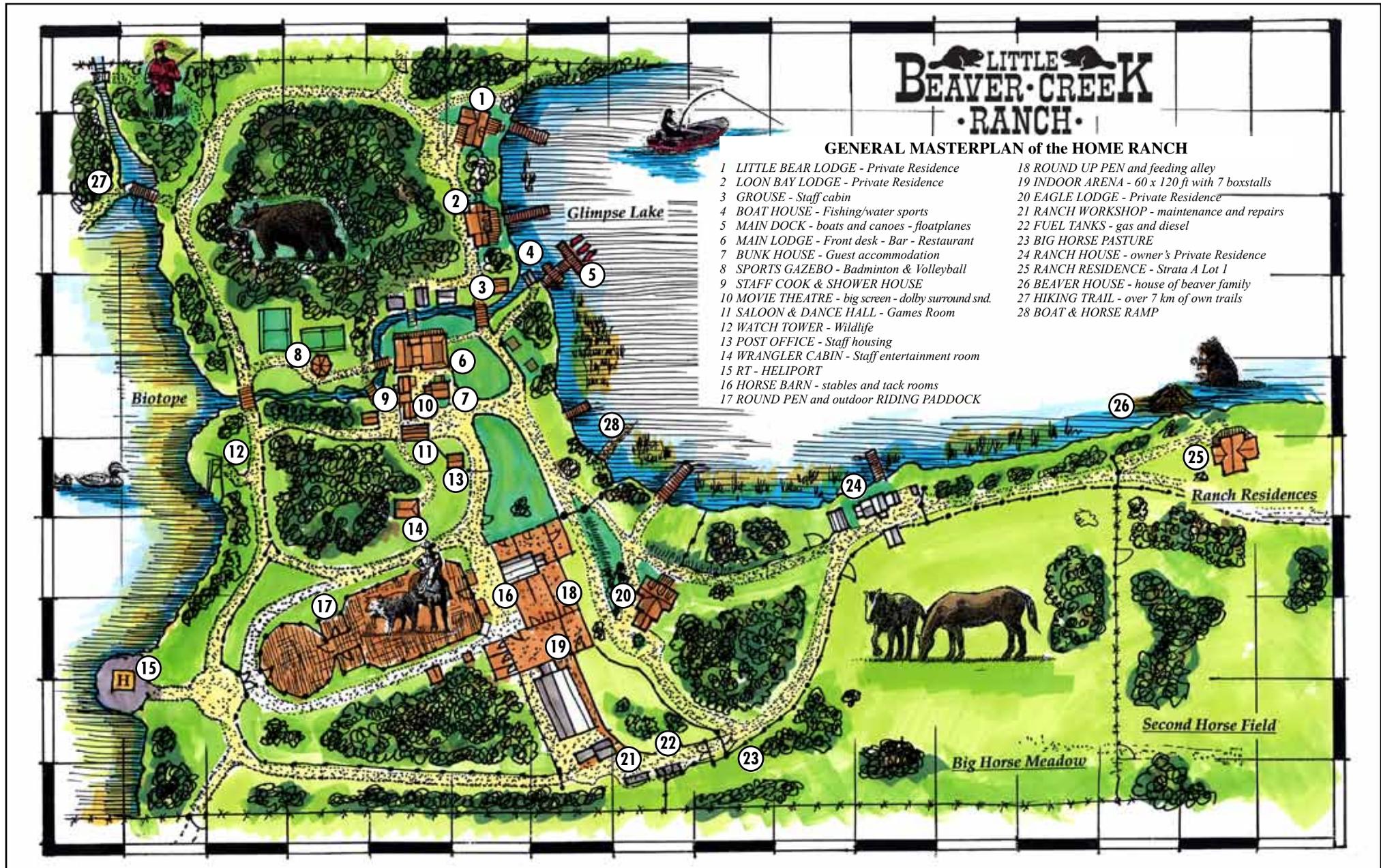
Communication

Become connected to the Ranch's own Radio system with your base station and as many handhelds as you need.

All packages can be tailored to your needs. Costs depend on the number of participants and may vary from season to season.

*All ranch residents are billed monthly for the **Mandatory Package** that will include basic year-round road maintenance, garbage collection and disposal, water treatment, septic systems, tree removal, some fire protection and safety and a year round caretaker for emergencies.*

Please refer to the actual detailed list for offered mandatory and voluntary services.



LITTLE BEAVER CREEK RANCH

GENERAL MASTERPLAN of the HOME RANCH

- 1 LITTLE BEAR LODGE - Private Residence
- 2 LOON BAY LODGE - Private Residence
- 3 GROUSE - Staff cabin
- 4 BOAT HOUSE - Fishing/water sports
- 5 MAIN DOCK - boats and canoes - floatplanes
- 6 MAIN LODGE - Front desk - Bar - Restaurant
- 7 BUNK HOUSE - Guest accommodation
- 8 SPORTS GAZEBO - Badminton & Volleyball
- 9 STAFF COOK & SHOWER HOUSE
- 10 MOVIE THEATRE - big screen - dolby surround snd.
- 11 SALOON & DANCE HALL - Games Room
- 12 WATCH TOWER - Wildlife
- 13 POST OFFICE - Staff housing
- 14 WRANGLER CABIN - Staff entertainment room
- 15 RT - HELIPORT
- 16 HORSE BARN - stables and tack rooms
- 17 ROUND PEN and outdoor RIDING PADDOCK
- 18 ROUND UP PEN and feeding alley
- 19 INDOOR ARENA - 60 x 120 ft with 7 boxstalls
- 20 EAGLE LODGE - Private Residence
- 21 RANCH WORKSHOP - maintenance and repairs
- 22 FUEL TANKS - gas and diesel
- 23 BIG HORSE PASTURE
- 24 RANCH HOUSE - owner's Private Residence
- 25 RANCH RESIDENCE - Strata A Lot 1
- 26 BEAVER HOUSE - house of beaver family
- 27 HIKING TRAIL - over 7 km of own trails
- 28 BOAT & HORSE RAMP

WHAT THE HOME RANCH HAS TO OFFER:

With the purchase of your share (1/41) you help to prevent any further commercial development of the land and “buy the right” to access the Ranch facilities. The purchase of the share does not pay for any services or works in connection with these facilities.

As a Club Member you can use all facilities and services according to the detailed list and tariffs.

MAIN HOUSE

Restaurant, bar, dining facilities, lobby and front desk. Fitness gym with your own locker, indoor lap pool, hot tub and steam bath-shower.

SALOON and DANCE HALL

You can reserve the Saloon for your private parties or events upon availability. There is a pool table, foosball, darts, poker tables and other games available. The Ranch will organize different events like New Years Eve Party, Canada Day, etc.

GRAND OLD MOVIE THEATRE

A movie theatre with twelve leather chairs and a state of the art Dolby surround sound system and big screen invites you and your friends for special movie nights or sporting events.

SPORTS GAZEBO

2 badminton or volleyball fields with the sports gazebo are ready for big tournaments.

WATCH TOWER

Go to our watch tower at dusk and look for moose, deer and bears coming to the lake. Blue Herons are nesting close by and the beaver is busy building another dam.



Live country music in our authentic saloon. Picnics and cookouts under big open skies.



MAIN DOCK and BOAT HOUSE

Ask our caretaker for assistance with fishing tackle, boats or canoes. Floatplanes can land on the lake and use our main dock.

RICK TURNER HELIPORT

Named after Rick and Denise Turner, our first Ranch Residents and owners of a majestic timber lodge on lot 7, we offer a heliport with windsock. (Heliport not certified)

FUEL TANKS

You can buy gasoline and diesel from the Ranch tanks for all your needs.

BOAT and HORSE RAMP

Close to the Tepee we have a boat ramp which is also an ideal set up for watering or swimming with horses.

BARN, PADDOCKS and PASTURES

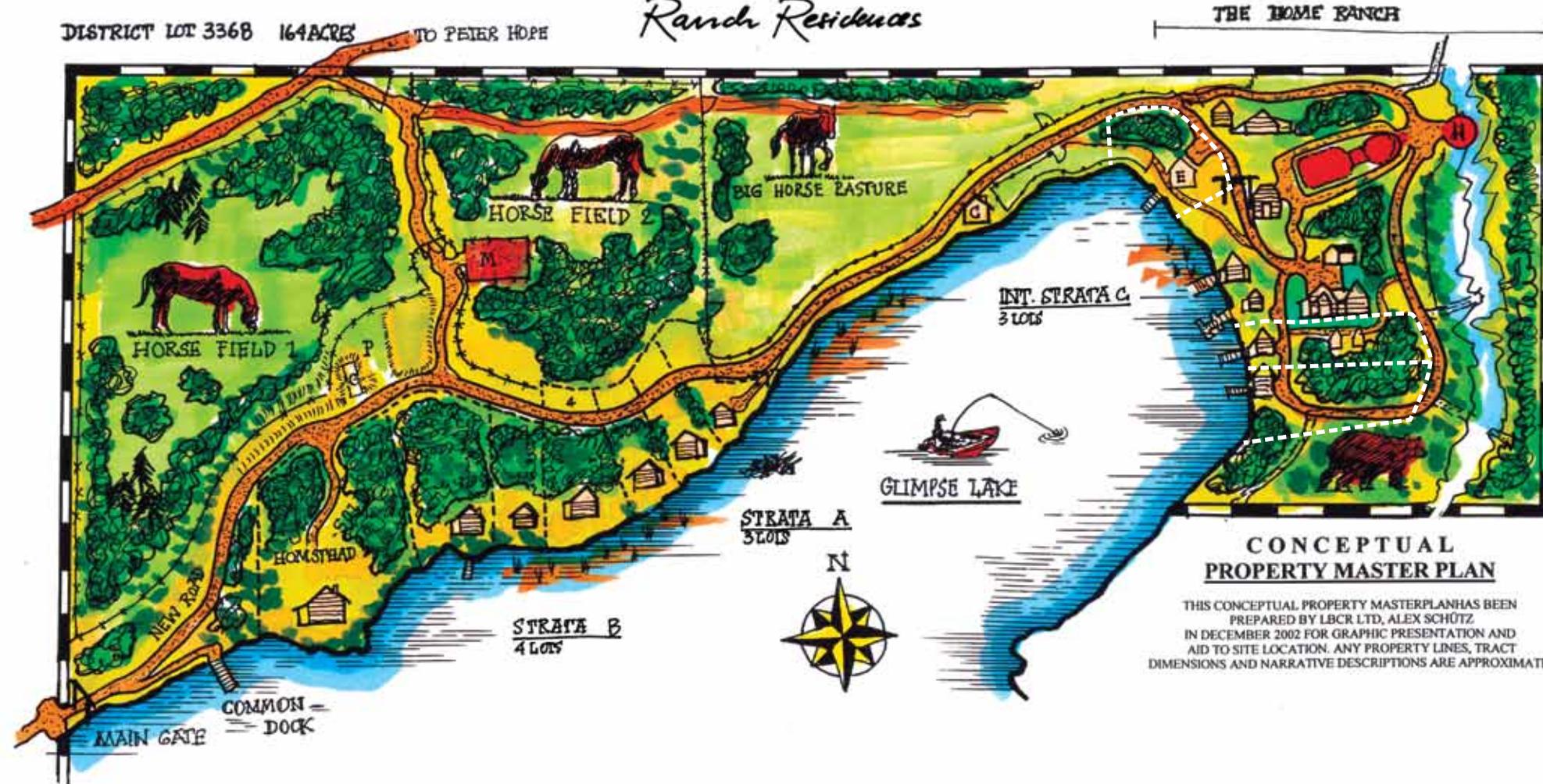
The Ranch will maintain a herd of 15 to 25 horses for all calibre of riders. We also offer horse boarding for your own horse in the herd or in a box stall. There will always be a wrangler or myself organizing rides, lessons and demos or clinics.

You are always welcome to come to the barn to watch or help. We will also organize picnics or cook outs for Ranch Residents if there is enough demand. The tariffs for all horse related activities are shown in detail in our list of mandatory and voluntary services.

INDOOR ARENA with BOX STALLS

We are planning to build a small indoor arena with 7 box stalls, wash stand and tack room.

Glimpse Lake
LITTLE BEAVER-CREEK
Ranch Residences



Glimpse Lake
LITTLE BEAVER CREEK

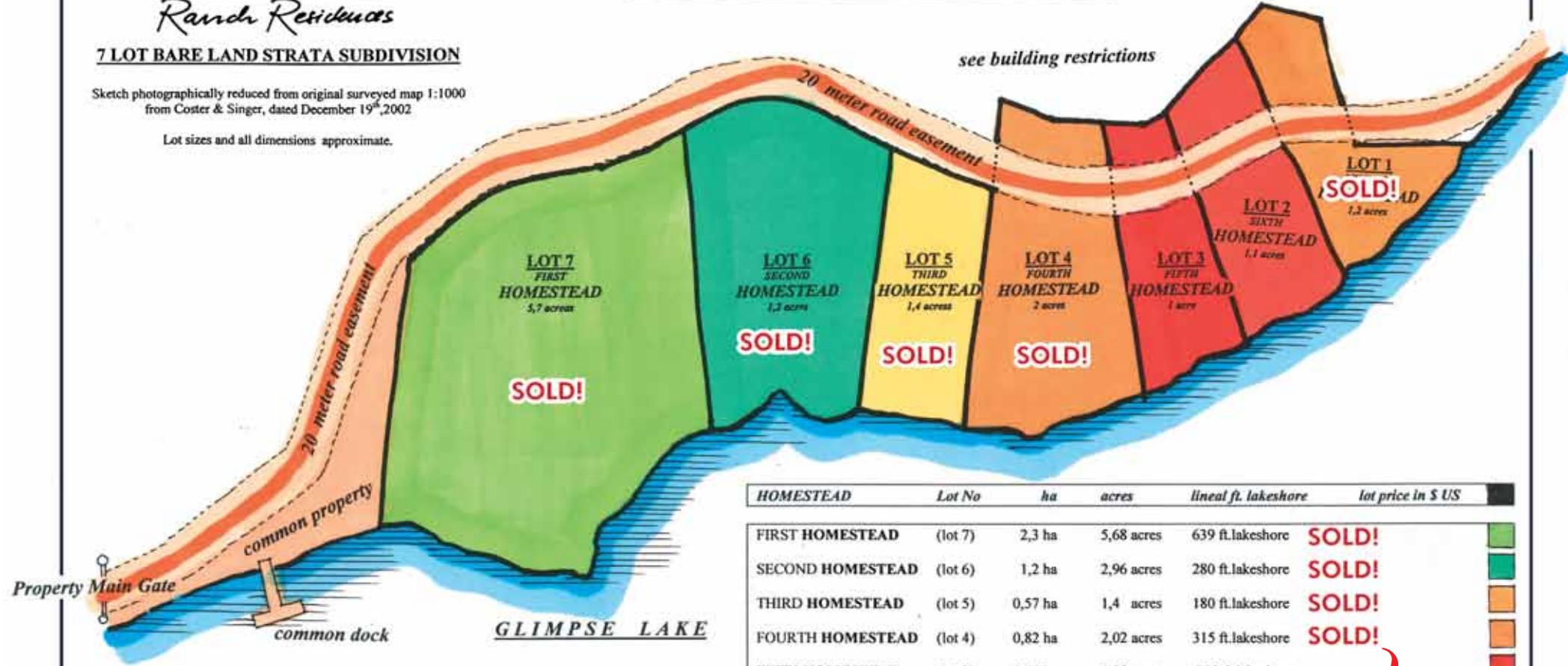
Ranch Residences

7 LOT BARE LAND STRATA SUBDIVISION

Sketch photographically reduced from original surveyed map 1:1000 from Coster & Singer, dated December 19th, 2002

Lot sizes and all dimensions approximate.

LOT-HOMESTEAD SIZES AND PRICES



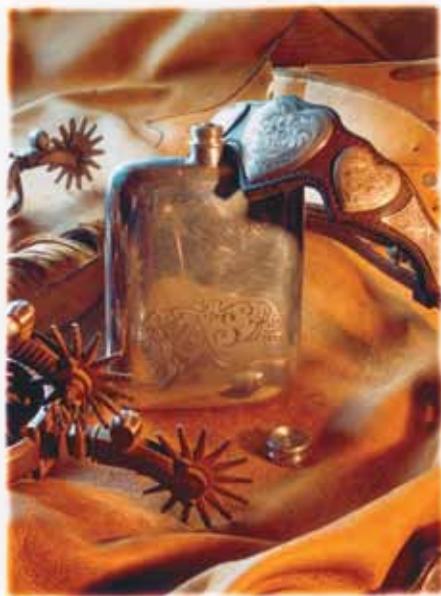
HOMESTEAD	Lot No	ha	acres	lineal ft. lakeshore	lot price in \$ US
FIRST HOMESTEAD	(lot 7)	2,3 ha	5,68 acres	639 ft.lakeshore	SOLD!
SECOND HOMESTEAD	(lot 6)	1,2 ha	2,96 acres	280 ft.lakeshore	SOLD!
THIRD HOMESTEAD	(lot 5)	0,57 ha	1,4 acres	180 ft.lakeshore	SOLD!
FOURTH HOMESTEAD	(lot 4)	0,82 ha	2,02 acres	315 ft.lakeshore	SOLD!
FIFTH HOMESTEAD	(lot 3)	0,44 ha	1,08 acres	200 ft.lakeshore	
SIXTH HOMESTEAD	(lot 2)	0,47 ha	1,16 acres	180 ft.lakeshore	
SEVENTH HOMESTEAD	(lot 1)	0,48 ha	1,18 acres	315 ft. lakeshore	SOLD!

See attached fact sheet

10. HOW TO BECOME A RANCH RESIDENT

Falling in love with Little Beaver Creek Ranch, the country-ranch lifestyle, and the beauty of the Nicola Valley, is the first step to becoming a Ranch resident.

Exploring the rolling hills, open meadows, and lonely lakes creates a deep joy that turns into yearning when we're away from it. Our souls thrive in this invigorating climate, partaking in activities that give zest to life - a place where simple soil, space, and air provide health and strength. Many people follow the yearning deep in their hearts and make the Nicola Valley their home.



We invite you to spend a few days at the Ranch and get the feeling for life at Glimpse Lake.

We envision the RANCH RESIDENCES as a private, ultra-low density, small gated community offering facilities and services of the highest quality. We are also dedicated to the preservation and upkeep of the 150 acres of the Home Ranch according to the Conceptual Masterplan.



One of the remarkable things about Little Beaver Creek Ranch is the extraordinary group of different folks from different parts of the world sharing the same ideals and calling The Ranch "home".

As the developer I humbly believe that the careful selection of new homesteaders is absolutely crucial to the quality of life in a small community. In fact, I decided to build a home myself at the Ranch and now call Glimpse Lake my permanent residence.

After perusing the enclosed material, please don't hesitate to call me if I can answer any questions or help in arranging a visit.

GLIMPSE LAKE RANCH ESTATE LTD

is now offering you:



Secure one of our two remaining bare land strata lots bordering the lake and become a member of strata A with only 3 lots. Build your dream house in this small, exclusive gated community.

If you prefer not to build yourself we have one more existing round log lodge available within the undivided DL 3368. (see page 17)

We also offer you exclusive membership in our new Private Cowboy and Country Club.



Private Cowboy & Country Club

The membership in our Club is not mandatory but strongly recommended to be able to enjoy all the offered services.

The purchase of one share (1/41) is conditional for the purchase of a lot or a lodge. It secures you access to the various facilities of the Ranch and preserves the Ranch from further commercial developments.

REALIZING YOUR DREAM...

...while immersed in your busy life, often far away from Glimpse Lake, can be difficult. That's why we offer you our help and expertise with all aspects of making your dream come alive from preliminary sketches, to scheduling, permitting, engineering and building - partial or turn-key.

We can even help you select authentic Cowboy and Country décor. We have developed an extensive network of resources over the past 20 years as we worked to maintain the original theme of the Ranch house.

Our building guidelines permit you as much freedom as possible with little limitations within the general building schemes.

You can build an authentic chinked or full round log home, square logs, a timber frame house, piece-en-piece or a combination standard frame with natural wood siding. All roofs must be real or imitation shakes or shingles.

Your lot is provided with water, roads and power to the property line. You grade your own driveway style and build your own individual septic system.

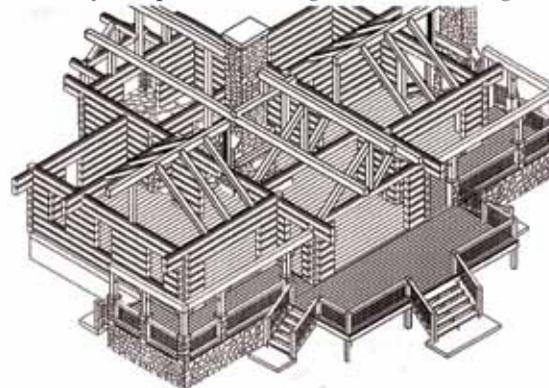
Let us take time, sit together on-site and plan your Dream Homestead step-by-step. We can tailor our services to your needs and are happy to work with your architects and consultants. We can also board workers in the off-season and have different machinery and manpower available on-site, which can save you money from the start.



Sketch from the first rough ideas...



...to floor plans and engineered drawings...



...or even three dimensional views or virtual tours of your dream house.



From small round log cabins to roomy log lodges.



Rough sawn or hand-hewn square log buildings with dove-tail corners, piece-en-piece or timber frame.



Standard frame construction with lap siding or rough sawn board and baton.

All actual photos are taken at the Ranch:

Vance Hanna, Vancouver

Dorte Benecke, Blue River

Alex H. Schütz, Glimpse Lake

Drawings, Layout and Text:

Alex H. Schütz

Editing:

Denise Holland, Vancouver

Please have a look at our enclosed “Photo Album”!



GLIMPSE LAKE RANCH ESTATE LTD

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