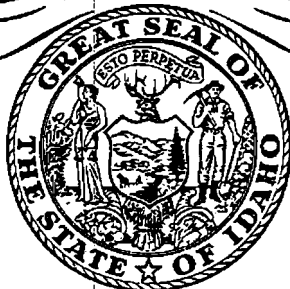


State of Idaho



Department of State.

CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

BUILDERS REALTY, INC.

was filed in the office of the Secretary of State on the 22nd day of August A.D., One Thousand Nine Hundred seventy-five and will be duly recorded on ~~film~~ microfilm of Record of Domestic Corporations, of the State of Idaho, and that the said articles contain the statement of facts required by Section 30-103, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and successors are hereby constituted a corporation, by the name hereinbefore stated, for Perpetual Existence from the date hereof, with its registered office in this State located at Boise, Idaho in the County of Ada

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State. Done at Boise City, the Capital of Idaho, this 22nd day of August, A.D., 19 75.

Pete T. Cenarrusa
Secretary of State.

Corporation Clerk.

ARTICLES OF INCORPORATION
OF
BUILDERS REALTY, INC.

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, EACH BEING A NATURAL PERSON OF FULL AGE AND A CITIZEN OF THE UNITED STATES OF AMERICA, HEREBY ASSOCIATE OURSELVES TOGETHER FOR THE PURPOSE OF FORMING A CORPORATION UNDER THE LAWS OF THE STATE OF IDAHO, AND DO HEREBY ADOPT THE FOLLOWING ARTICLES OF INCORPORATION.

I

The name of this corporation shall be:

BUILDERS REALTY, INC.

II

The purposes of this corporation are:

1. To transact the business of a real estate agent or broker, and in behalf of others, to buy, sell, deal in, lease, rent and manage real estate and any interest therein.
2. To erect, construct, maintain, improve, rebuild, enlarge, alter, buy, sell, manage, and control, directly or through ownership of stock in any corporation, any and all kinds of buildings, houses, stores, offices, shops, warehouses, factories, mills, machinery, and plants, and any and all other structures and erections which may at any time be necessary, useful or advantageous, for the purpose of the corporation, and which can lawfully be done under the laws of the State of Idaho.

To survey, subdivide, plat, improve, and develop lands for purposes of sale or otherwise, and to do and perform all things needful and lawful for its development for agricultural, residence, trade, and business.
3. To acquire, lease, or otherwise to own, hold, possess, enjoy, and to sell, lease, rent, encumber, mortgage, pledge and otherwise dispose of any and all classes of property, whether real, personal or mixed.
4. To borrow money to carry on the business of the corporation or for general corporate purposes, and to issue bonds, debentures, notes or

other obligations therefor, and to secure the same by pledge or mortgages on the whole or any part of the property of the corporation.

5. To organize, incorporate, or create, and to enter into contracts and agreements with subsidiary or affiliated corporations of any type or nature.

6. To make, perform and carry out any and all contracts necessary, requisite or advantageous with respect to all business operations of the corporation.

7. To do all and everything necessary, suitable or proper for the accomplishment of any of the purposes or attainments of any of the objects hereinbefore enumerated, either alone or in association with other corporations, firms, and individuals, as principals, agents, brokers, contractors, trustee or otherwise, and in general to engage in any and all lawful business that may be necessary or convenient in carrying out the general business of said corporation and for the purposes pertaining thereto, and to do any and every other act or acts, thing or things, incidental to, growing out of, or connected with the general business, or any part or parts thereof.

8. No stock in this corporation shall be sold without the unanimous consent of all of the stockholders of this corporation.

The designation of any object or purpose herein shall not be construed to be a limitation or qualification or in any manner to limit or restrict the purposes and objects of the corporation.

III

The term of existence of this corporation shall be perpetual.

IV

The registered office of this corporation in the State of Idaho shall be located in Ada County, at 4418 Emerald, Boise, Idaho 83704.

V

The amount of the total authorized stock of the corporation shall be divided into One Hundred (100) shares which shall be common stock and which shall have a par value of One Hundred (\$100.00) Dollars per share. The shares of stock shall all be common, and such shares shall be non-assessable and shall have equal voting rights and other powers. Aggregate

par value is \$10,000.00.

VI

The Board of Directors of this corporation shall consist of three members, and all of the powers of this corporation are hereby conferred upon such directors insofar as such powers may be lawfully vested in and exercised by such a board.

VII

This corporation hereby reserves the right to amend, alter, change or repeal any provision of this Articles of Incorporation, in the manner now provided, or which may hereafter be provided by law, and all rights, privileges and powers by the Articles are so conferred subject to this reservation.

VIII

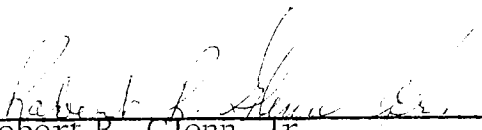
The amount of capital stock actually subscribed is three (3) shares, which have been subscribed at their par value, and the following are the names and places of residence of each of the incorporators who have subscribed to said stock:

<u>NAME</u>	<u>ADDRESS</u>	<u>NO. OF SHARES</u>
Alex Berthold	2803 Crane Creek Rd., Boise, Idaho,	1
Robert R. Glenn, Jr.	7117 Hummel, Boise, Idaho,	1
K. L. Drake	7020 McMullen, Boise, Idaho,	1

IN WITNESS WHEREOF, We have hereunto set our hands and seals
this 22nd day of August, 1975.



Alex Berthold



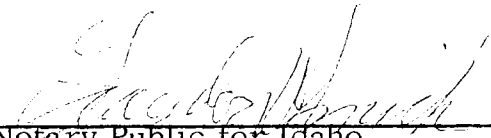
Robert R. Glenn, Jr.



K. L. Drake

STATE OF IDAHO)
County of Ada) ss

On this 22nd day of August, 1975, before me, a notary public in and for said State, personally appeared ALEX BERTHOLD, ROBERT R. GLENN, JR. and K. L. DRAKE, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Notary Public for Idaho
Residing at Boise, Idaho