

**ARTICLES OF INCORPORATION  
OF  
BURLEY INN, INC.**

FILED EFFECTIVE

2006 MAY 16 PM 3:07  
SECRETARY OF STATE  
STATE OF IDAHO

The undersigned person who is eighteen (18) years of age or older, acting as incorporator under the provisions of the Idaho Business Corporation Act (hereinafter referred to as the "Act") adopts the following Articles of Incorporation:

**ARTICLE I: Name**

The name of this corporation is Burley Inn, Inc. (the "Corporation").

**ARTICLE II: Purpose**

The sole purpose of the Corporation is to acquire, own, hold, maintain and operate The Burley Inn Hotel & Convention Center located in Burley, Idaho (the "Property") together with such other activities as may be necessary or advisable in connection with the ownership of the Property. The Corporation shall not engage in any business, and it shall have no purpose, unrelated to the Property and shall not acquire any real property or own assets other than those related to the Property and/or otherwise in furtherance of the limited purposes of the Corporation.

**ARTICLE III: Authorized Shares**

The aggregate number of shares that this Corporation shall have authority to issue is one hundred thousand (100,000) common shares with no par value.

**ARTICLE IV: Registered Office and Agent**

The address of the initial registered office of the Corporation and the name of the initial registered agent at such address are as follows:

John R. Webster  
800 North Overland Avenue  
Burley, Idaho 83318-3442

**ARTICLE V: Incorporator**

The name and address of the incorporator of the Corporation is as follows:

John R. Webster  
800 North Overland Avenue  
Burley, Idaho 83318-3442

IDAHO SECRETARY OF STATE  
05/16/2006 05:00  
CK: 806318 CT: 172099 BH: 955058  
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## **ARTICLE VI: Director Liability**

To the fullest extent permitted by the Act or any other applicable law as now in effect or as it may hereafter be amended, a director of this corporation shall not be personally liable to the Corporation or its shareholders for monetary damages for any action taken or any failure to take any action, as a director.

Neither any amendment nor repeal of this Article VI, nor the adoption of any provision in these Articles of Incorporation inconsistent with this Article VI, shall eliminate or reduce the effect of this Article VI in respect of any matter occurring, or any cause of action, suit or claim that, but for this Article VI, would accrue or arise, prior to such amendment, repeal or adoption of an inconsistent provision.

## **ARTICLE VII: Indemnification**

To the fullest extent permitted by the Act or any other applicable law as now in effect or as it may hereafter be amended, if any officer or director of this Corporation is made a party to a proceeding because he is or was an officer or director of this Corporation, the Corporation shall indemnify the officer or director against liability incurred in the proceeding and advance expenses to the officer or director with respect to the proceeding, except liabilities and expenses arising from:

1. Receipt of a financial benefit to which he is not entitled,
2. An intentional infliction of harm on the Corporation or its shareholders,
3. A violation of section 30-1-833, Idaho Code, or
4. An intentional violation of criminal law.

Notwithstanding the foregoing, any indemnification obligation of the Corporation shall (a) be fully subordinated to the Loan (as that term is defined in Article VIII below) and (b) not constitute a claim against the Corporation or its assets until such time as the Loan has been indefeasibly paid in accordance with its terms and otherwise has been fully discharged.

Neither any amendment nor repeal of this Article VII, nor the adoption of any provision in these Articles of Incorporation with this Article VII, shall eliminate or reduce the effect of this Article VII in respect of any right to advancement of expenses or indemnification arising out of an event occurring prior to such amendment, repeal or adoption of an inconsistent provisions.

## **ARTICLE VIII: Special Purpose Entity**

Notwithstanding any other provision of these Articles of Incorporation, any other organizational documents or any provisions of law that empowers the Corporation, the following provisions shall be operative and controlling so long as the loan (the "Loan") by Column Financial, Inc. or its successors and/or assigns (collectively, the "Lender") to the Corporation is outstanding:

1. The Corporation shall have no authority to perform any act in violation of any (a) applicable laws or regulations or (b) any agreement between the Corporation and the Lender.
2. The Corporation shall not:

- (a) make any loans to any shareholders or any Affiliates (as defined below);
  - (b) except as permitted by the Lender in writing, sell, encumber (except with respect to Lender) or otherwise transfer or dispose of all or substantially all of the properties of the Corporation (a sale or disposition will be deemed to be "all or substantially all of the properties of the Corporation" if the sale or disposition includes the Property or if the total value of the properties sold or disposed of in such transaction and during the twelve months preceding such transaction is sixty six and two thirds percent (66-2/3%) or more in value of the Corporation's total assets as of the end of the most recently completed corporate fiscal year);
  - (c) to the fullest extent permitted by law, dissolve, wind up or liquidate the Corporation;
  - (d) merge, consolidate or acquire all or substantially all of the assets of an Affiliate or other person or entity;
  - (e) change the nature of the business of the Corporation; or
  - (f) except as permitted by the Lender in writing, amend, modify or otherwise change these Articles of Incorporation (or, after securitization of the Loan, only if the Corporation receives (i) confirmation from each of the applicable rating agencies that such amendment, modification or change would not result in the qualification, withdrawal or downgrade of any securities rating and (ii) permission of the Lender in writing).
3. The Corporation shall not, and no person or entity on behalf of the Corporation shall, without the prior written affirmative vote of one hundred percent (100%) of the Board of Directors: (a) institute proceedings to be adjudicated bankrupt or insolvent; (b) consent to the institution of bankruptcy or insolvency proceedings against it; (c) file a petition seeking, or consenting to, reorganization or relief under any applicable federal or state law relating to bankruptcy; (d) consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of the Corporation or a substantial part of its property; (e) make any assignment for the benefit of creditors; (f) admit in writing its inability to pay debts generally as they become due or declare or effect a moratorium on its debts; or (g) take any corporate action in furtherance of any such action.
4. The Corporation shall have no indebtedness or incur any liability other than (a) unsecured debts and liabilities for trade payables and accrued expenses incurred in the ordinary course of its business of operating the Property, provided, however, that such unsecured indebtedness or liabilities (i) are in amounts that are normal and reasonable under the circumstances, and (ii) are not evidenced by a note and are paid when due, but in no event for more than sixty (60) days from the date that such indebtedness or liabilities are incurred and (b) the Loan. No indebtedness other than the Loan shall be secured (senior, subordinated or pari passu) by the Property.
5. The Corporation shall at all times observe the applicable legal requirements for the recognition of the Corporation as a legal entity separate from any Affiliates of same, including, without limitation, as follows:

(a) The Corporation shall maintain its principal executive office and telephone and facsimile numbers separate from that of any Affiliate of same and shall conspicuously identify such office and numbers as its own or shall allocate by written agreement fairly and reasonably any rent, overhead and expenses for shared office space. Additionally, the Corporation shall use its own separate stationery, invoices and checks which reflect its separate address, telephone number and facsimile number.

(b) The Corporation shall maintain correct and complete financial statements, accounts, books and records and other entity documents separate from those of any Affiliate or any other person or entity. The Corporation shall prepare unaudited quarterly and annual financial statements, and the Corporation's financial statements shall substantially comply with generally accepted accounting principles.

(c) The Corporation shall maintain its own separate bank accounts, payroll and correct, complete and separate books of account; provided, however, the Corporation may consolidate its payroll activities with another entity through a payroll service provider and reimburse the other entity for the Corporation's payroll expenses.

(d) The Corporation shall file or cause to be filed its own separate tax returns.

(e) The Corporation shall hold itself out to the public (including any of its Affiliates' creditors) under the Corporation's own name and as a separate and distinct corporate entity and not as a department, division or otherwise of any Affiliate of same.

(f) The Corporation shall observe all customary formalities regarding the corporate existence of the Corporation, including holding meetings and maintaining current and accurate minute books separate from those of any Affiliate of same.

(g) The Corporation shall hold title to its assets in its own name and act solely in its own name and through its own duly authorized officers and agents. No Affiliate of same shall be appointed or act as agent of the Corporation, other than, as applicable, a property manager with respect to the Property.

(h) Investments shall be made in the name of the Corporation directly by the Corporation or on its behalf by brokers engaged and paid by the Corporation or its agents.

(i) Except as required by Lender, the Corporation shall not guarantee, pledge its assets to, or assume or hold itself out, or permit itself to be held out, as having guaranteed, pledged its assets to, or assumed or otherwise become responsible for, any liabilities or obligations of any person or entity, including any Affiliate of the Corporation, nor shall it make any loan, except as permitted in the loan documents with the Lender.

(j) The Corporation is and will be solvent.

(k) Assets of the Corporation shall be separately identified, maintained and segregated. The Corporation's assets shall at all times be held by or on behalf of the

Corporation and if held on behalf of the Corporation by another entity, shall at all times be kept identifiable (in accordance with customary usages) as assets owned by the Corporation. This restriction requires, among other things, that (i) Corporation funds shall be deposited or invested in the Corporation's name, (ii) Corporation funds shall not be commingled with the funds of any Affiliate of same or other person or entity, (iii) the Corporation shall maintain all accounts in its own name and with its own tax identification number, separate from those of any Affiliate of same or other person or entity, and (iv) Corporation funds shall be used for the business of the Corporation.

(l) The Corporation shall maintain its assets in such a manner that it is not costly or difficult to segregate, ascertain or identify its individual assets from those of any Affiliate of same or other person or entity, and shall maintain a sufficient number of employees in light of its contemplated business operations.

(m) The Corporation shall pay or cause to be paid its own liabilities and expenses of any kind, including but not limited to salaries of its employees, only out of its own separate funds and assets, and shall maintain a sufficient number of employees in light of its contemplated business operations.

(n) The Corporation shall at all times be adequately capitalized to engage in the transactions contemplated at its formation and for the normal obligations reasonably foreseeable in a business of its size and character (in light of its contemplated business operations).

(o) The Corporation shall not do any act which would make it impossible to carry on the ordinary business of the Corporation.

(p) All data and records (including computer records) used by the Corporation or any Affiliate of same in the collection and administration of any loan shall reflect the Corporation's ownership interest therein.

(q) None of the Corporation's funds shall be invested in securities issued by, nor shall the Corporation acquire the indebtedness or obligation of, any Affiliate of same.

(r) When acting on matters subject to the vote of the Directors, notwithstanding that the Corporation is not then insolvent, the Directors shall take into account the interest of the Corporation's creditors, to the maximum extent consistent with applicable law.

(s) The Corporation shall maintain an arm's length relationship with each of its Affiliates and may enter into contracts or transact business with its Affiliates only on commercially reasonable terms that are no less favorable to the Corporation than is obtainable in the market from a person or entity that is not an Affiliate of same.


(t) The Corporation shall correct any misunderstanding that is known by the Corporation regarding its name or separate identity.

Failure of the Corporation to comply with the foregoing covenants or other covenants contained in this Agreement shall not affect the status of the Corporation as a separate legal entity.

For purposes of these Articles of Incorporation, Affiliate means any person or entity, which directly or indirectly through one or more intermediaries controls, is controlled by or is under common control with a specified person or entity. For purposes hereof, the terms "control", "controlled", or "controlling" with respect to a specified person or entity shall include, without limitation, (i) the ownership, control or power to vote ten percent (10%) or more of (x) the outstanding shares of any class of voting securities or (y) beneficial interests, of any such person or entity, as the case may be, directly or indirectly, or acting through one or more persons or entities, (ii) the control in any manner over the shareholder(s) or the election of more than one director or trustee (or persons exercising similar functions) of such person or entity, or (iii) the power to exercise, directly or indirectly, control over the management or policies of such person or entity.

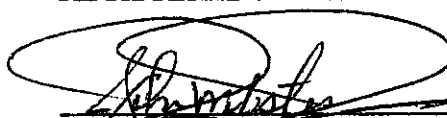
IN WITNESS WHEREOF, the undersigned, being the incorporator of the corporation, executes these Articles of Incorporation and certifies to the truth of the facts as stated herein this 16<sup>th</sup> day of May 2006.

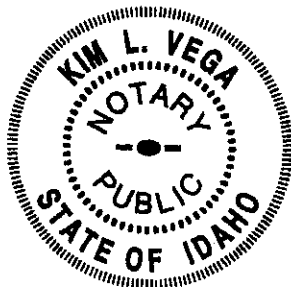
INCORPORATOR:

  
John R. Webster

The undersigned hereby accepts appointment as the corporation's initial registered agent.

REGISTERED AGENT:

  
John R. Webster



*K & L Vega  
Minnesota Co.  
8/23/11*