

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

MOBILE HOME ESTATES, INC.

was filed in the office of the Secretary of State on *April 18th*, 19 *78*

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 *Idaho Falls, Idaho* in the county of *Bonneville*

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 *18th* day of *April*, A.D., 19 *78*.

Pete T. Cenarrusa

Secretary of State

Corporation Clerk

ARTICLES OF INCORPORATION
of
MOBILE HOME ESTATES, INC.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned citizens and residents of the United States of America and State of Idaho, and each over the age of twenty-one years, for the purpose of organizing a corporation pursuant to the laws of the State of Idaho, do hereby make, sign, acknowledge, certify and file this certificate and Articles of Incorporation for the purpose as follows:

ARTICLE I.
NAME OF CORPORATION

The name of this corporation shall be and is: MOBILE HOME ESTATES, INC.

ARTICLE II.
PURPOSES

The purposes and powers of the corporation shall be:

Section 1. To acquire by purchase, lease, trade or otherwise, lands and interest in lands and to own, hold, improve, develop and manage any such lands so acquired for the purposes of conducting thereon a mobile home park and to improve such lands for the facilities of a mobile home park. To rent, lease, encumber, sell or otherwise dispose or use such lands and facilities for utilization as a mobile home park and as locations for the installation of mobile homes and to improve such lands with all the necessary, desirable or acquired facilities, utilities and improvements associated with the operation of a mobile home park.

Section 2. To develop, lease, sell or operate social facilities and recreational facilities for the occupants, residents and guests of any mobile home park or development undertaken by the corporation.

Section 3. To engage in the business of purchasing, acquiring, owning, leasing, selling, transferring, encumbering, generally dealing in, repairing, renovating and

servicing all types of new and used mobile homes, travel trailers, recreational vehicles, trailers and any and all motors, mechanical equipment, parts, equipment and accessories used in connection therewith.

Section 4. To engage in the business at both retail and wholesale of the sales and distribution of mobile homes, recreational vehicles and their parts, equipment and accessories.

Section 5. To engage in the business of repairing and reconditioning mobile homes, trailers, recreational vehicles, their parts, equipment or accessories and other personal property of any and every kind and nature.

Section 6. To engage in the business of a storage of mobile homes, recreational vehicles, trailers, automobiles, trucks, boats, campers and other and all personal property of every kind and description.

Section 7. To engage in the business of selling supplies for the convenience of mobile home park residents, occupants and guests consisting of fuels, hardware, appliances, groceries, dry goods and such other items as may be desirable or expedient in the furnishing of a service center for the convenience of mobile home park residents.

Section 8. To make the sales or leases of such mobile home sites, mobile homes, trailers, recreational vehicles, other vehicles or any of the items to be handled and sold by the corporation on such terms as shall be desirable or convenient, and to finance such transactions under such terms as to the corporation may seem desirable.

Section 9. To acquire by purchase, lease, trade or otherwise, lands and interest in lands and to own, hold, improve, develop and manage real estate so acquired and to improve the same by the installation and construction of utilities and improvements for dwelling sites for mobile homes or other structures and to erect, or cause to be erected, held or occupied by the corporation, buildings or other structures with their appurtenances, and to mortgage, lease, trade or otherwise dispose of any lands or interest in lands, buildings, improvements or structures at any time owned or held by the corporation.

Section 10. In general, to conduct in all various departments and phases, the business of operating a mobile home park and to provide all of the facilities, services and conveniences necessary, desirable or convenient in connection therewith.

Section 11. To buy and sell, discount and rediscount, notes, drafts, bills of exchange, stocks, bonds, securities and choses in action of all kinds, both as principal and as agent; also to buy and sell liens on real and personal property.

Section 12. To draw, make, accept, endorse, execute, issue, discount and have discounted, and to deal in every lawful manner in promissory notes, bills of exchange, trade acceptances, conditional sales, warehouse receipts, warrants, and other negotiable or transferable instruments; and to borrow money and to incur indebtedness as may be determined expedient.

Section 13. To purchase, lease as lessee, or otherwise acquire, and to hold for investment, improve, maintain and operate the business property and other real estate, automotive vehicles, fixtures, supplies, machinery and utensils, and all other personal property of fixtures, stock in this and other corporations, and any other personal property, and to sell, assign, convey, lease as lessor, manage, pledge, mortgage or otherwise encumber or dispose of lands, buildings, structures, vehicles, equipment, fixtures, supplies and any other real or personal property, tangible or intangible, which shall be deemed necessary, convenient or appropriate; and to do everything necessary, convenient or conducive to the full accomplishments of the foregoing objects in this Article II.

Section 14. To engage in any or all of the purposes or powers enumerated in this Article II as a partner or in a joint venture in such transactions.

Section 15. The purposes specified herein and enumerated in this Article II shall be construed as both powers and purposes of this corporation, and the enumeration of specific powers and purposes shall not be construed to limit or restrict in any manner the meaning of general terms or of

the general powers of the corporation; nor shall the expression of one thing be deemed to exclude another, although it be of like nature not expressed.

ARTICLE III.

CORPORATE EXISTENCE

The term of existence of this corporation shall be perpetual.

ARTICLE IV.

PRINCIPAL PLACE OF BUSINESS

Section 1. The location of the corporation's registered office in this state is Idaho Falls, Idaho. The corporation may also maintain offices at such other place or places in the State of Idaho and the United States as the Board of Directors may from time to time decide. The Post Office address of the registered offices shall be 405 Eleventh Street, Idaho Falls, Idaho 83401.

Section 2. The operation and business of this corporation shall be carried out in the County of Bonneville, State of Idaho, and in such other counties in the State of Idaho and in other states of the United States as the Board of Directors may from time to time decide.

ARTICLE V.

CAPITAL STOCK

The amount of the capital stock of the corporation shall be ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) Dollars to consist of 10,000 shares of common stock of the par value of \$10.00 each.

ARTICLE VI.

MANAGEMENT

Management of this corporation shall be vested in a Board of Directors of not less than three, nor more than

seven directors. The directors shall be elected at the annual meeting of the stockholders, and the number of directors to serve shall be decided at the annual meeting of the stockholders, as provided in the By-Laws and in the manner and method therein provided.

ARTICLE VII.
DIRECTORS' MEETINGS

The meeting of the Board of Directors may be held at the principal office of the corporation in this State, or at such other place or places within or without this State, for the transaction of any business of the corporation as the Directors may by resolution provide. A majority of the Board of Directors shall constitute a quorum, and the act of the majority of the Directors shall be the act of the Board. At least one member of the Board of Directors shall be a resident of the State of Idaho.

ARTICLE VIII.
INCORPORATORS

The name, post office address and number of shares subscribed by each of the incorporators are as follows:
Wayne Wilcox, 405 11th Street, Idaho Falls, ID 83401 - 1 share
Anna Wilcox, 405 11th Street, Idaho Falls, ID 83401 - 1 share
Dean Howell, 405 11th Street, Idaho Falls, ID 83401 - 1 share

All of the subscribers to these Articles of Incorporation are of full age and citizens of the United States and residents of the State of Idaho.

ARTICLE IX.
PARTICULAR CONTRACTS

No contract or other transaction between the corporation or any other corporation, whether or not a majority of the shares of the capital stock of such other corporation is owned by the corporation, and no act of the corporation shall in any way be affected or invalidated by the fact that

any of the directors of the corporation are pecuniarily or otherwise interested in, or are directors or officers of such other corporation; any director individually may be a party to or may be pecuniarily or otherwise interested in any contract or transaction of the corporation and any director of the corporation who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the company which shall authorize such contract or transaction with like force and effect as if he were not such director or officer of such other corporation and not so interested.

ARTICLE X.

AMENDMENTS

The corporation may amend, alter, add to, change or repeal any provision contained in these Articles of Incorporation in the manner provided by law.

ARTICLE XI.


SECTION 1244 IRC

The stock of this corporation shall be issued pursuant to Section 1244 of the Internal Revenue Code.

IN WITNESS WHEREOF, we, as incorporators, and each of us, have hereunto set our hands and seals this 10th day of April, 1978.


Wayne Wilcox


Anna Wilcox


Dean Howell

STATE OF IDAHO)
) ss.
County of Bonneville)

On this 10th day of April, 1978, before me, the undersigned, a Notary Public for Idaho, personally appeared WAYNE WILCOX, ANNA WILCOX and DEAN HOWELL, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at Idaho Falls, Idaho