



Department of State.

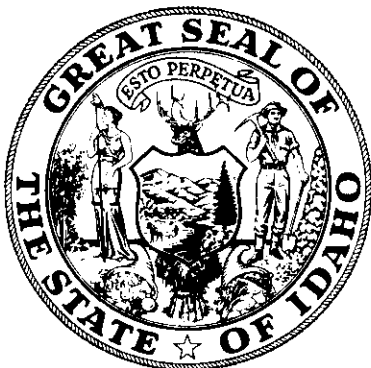
**CERTIFICATE OF AUTHORITY
OF**

BROADWAY DEVELOPMENT, INC.

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of an Application of **BROADWAY DEVELOPMENT, INC.** for a Certificate of Authority to transact business in this State, duly signed and verified pursuant to the provisions of the Idaho Business Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Authority to **BROADWAY DEVELOPMENT, INC.** to transact business in this State under the name **BROADWAY DEVELOPMENT, INC.** and attach hereto a duplicate original of the Application for such Certificate.

Dated **July 16**, 19 **81**.



Pete T. Cenarrusa

SECRETARY OF STATE

Corporation Clerk

APPLICATION FOR CERTIFICATE OF AUTHORITY

To the Secretary of State of Idaho.

Pursuant to Section 30-1-110, Idaho Code, the undersigned Corporation hereby applies for a Certificate of Authority to transact business in your State, and for that purpose submits the following statement:

1. The name of the corporation is BROADWAY DEVELOPMENT, INC.
2. *The name which it shall use in Idaho is BROADWAY DEVELOPMENT, INC.
3. It is incorporated under the laws of WASHINGTON
4. The date of its incorporation is MARCH 21, 1967 and the period of its duration is PERPETUAL
5. The address of its principal office in the state or country under the laws of which it is incorporated is 521 Shoreline Dr., Liberty Lake, Wa 99019
~~X EAST SIDE BROADWAY AVENUE, SPOKANE, WASHINGTON X~~
6. The street address of its proposed registered office in Idaho is ~~NONE~~
LARRY D. WYATT CPA
CONDO DEL SOL ASSOCIATION
SANDPOINT, IDAHO 83864, and the name of its proposed registered agent in Idaho at that address is NONE
7. The purpose or purposes which it proposes to pursue in the transaction of business in Idaho are:
OWNING AND RENTAL OF REAL ESTATE

8. The names and respective addresses of its directors and officers are:

Name	Office	Address
<u>HENRY F. GRINALDS</u>	<u>PRESIDENT</u>	<u>N. 112 UNIVERSITY ROAD</u> <u>SPOKANE, WASHINGTON</u>
<u>J. C. PRIANO</u>	<u>SECRETARY</u>	<u>W 2109 Providence</u> <u>Spokane, Wa 99208</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

9. The aggregate number of shares which it has authority to issue, itemized by classes, par value of shares, and shares without par value, is:

Number of Shares	Class	Par Value Per Share or Statement That Shares Are Without Par Value
<u>50,000</u>	<u>COMMON</u>	<u>\$1.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

(continued on reverse)

10. The aggregate number of its issued shares, itemized by classes, par value of shares, and shares without par value, is:

Number of Shares	Class	Par Value Per Share or Statement That Shares Are Without Par Value
<u>15,000</u>	<u>COMMON</u>	<u>\$1.00</u>
_____	_____	_____
_____	_____	_____

11. The corporation accepts and shall comply with the provisions of the Constitution and the laws of the State of Idaho.

12. This Application is accompanied by a copy of its articles of incorporation and amendments thereto, duly authenticated by the proper officer of the state or country under the laws of which it is incorporated.

Dated JUNE 10, 19 81.

H. F. Grinalds
By HENRY F. GRINALDS

Its _____ President
and J.C. JO PRIANO
Its _____ Secretary

STATE OF Wash.)
COUNTY OF Spokane) ss:

I, Shirley M. Hallaway, a notary public, do hereby certify that on this 10th day of JUNE, 19 81, personally appeared before me HENRY F. GRINALDS, who being by me first duly sworn, declared that he is the PRESIDENT of BROADWAY DEVELOPMENT, INC.

that he signed the foregoing document as PRESIDENT of the corporation and that the statements therein contained are true.

Shirley M. Hallaway
Notary Public

*Pursuant to section 30-1-108(b)(1), Idaho Code, if the corporation assumes a name other than its true name, this application must be accompanied by a resolution of the Board of Directors to that effect.

MEMO



STATE OF WASHINGTON
OFFICE OF SECRETARY OF STATE
RALPH MUNRO,

CORPORATIONS & TRADEMARKS DIVISION
OLYMPIA WASHINGTON 98504

OFFICIAL CERTIFICATION OF THIS DOCUMENT WAS PREPARED
BY THE OFFICE OF THE SECRETARY OF STATE, APPEARS ON
THE BACK OF THE LAST PAGE.

SF-79

184081

FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **A. LUDLOW KRAMER**, Secretary of State of the State of Washington and custodian of its seal,
hereby certify that

ARTICLES OF INCORPORATION

of **BROADWAY DEVELOPMENT, INC.**
a domestic corporation of **Spokane,** Washington,

were filed for record in this office at **8:00** o'clock **A.M.** on this date, and
I further certify that such Articles remain on file in this office.

Filed at request of _____
Henry F. Grinalds
E. 2308 N Altamont Blvd.
Spokane, Wash.

Filing and recording fee \$ 50.00
License to June 30, 1967 \$ 30.00
____ Excess pages @ 25¢ \$ _____

In witness whereof I have signed and have
affixed the seal of the State of Washington to
this certificate at Olympia, the State Capitol,
March 21, 1967

Microfilmed, Roll No. **1116**

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A. LUDLOW KRAMER
SECRETARY OF STATE

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ARTICLES OF INCORPORATION

OF

BROADWAY DEVELOPMENT, INC

MAR 21 1967

A. LUDLOW KRAMER
SECRETARY

BY *Maria Cody*
SUPERVISOR OF CORPORATIONS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, all of whom are citizens of the United States of America, and over the age of twenty-one (21) years, hereby associate ourselves for the purpose of forming a corporation, and for that purpose execute these Articles in triplicate.

ARTICLE I

The name of this corporation shall be Broadway Development, Inc.

ARTICLE II

The purposes for which this corporation is formed are as follows:

1. To purchase or in any wise acquire for investment or for sale or otherwise, lands, contracts for the purchase or sale of lands, buildings, improvements, and any other real or personal property of any kind or tenure or any interest therein, and any property works or undertakings connected with the use or development of any property of the company; and as the consideration for the same to pay cash or to issue the capital stock, debenture bonds, mortgage bonds, or other obligations of the company; and to sell, convey, lease, mortgage, turn to account, or otherwise deal with all or any part of the property of the company.
2. To manage, improve, develop, and turn to account any land or contracts for purchase or sale of lands acquired

by the company, or which the company is interested, and, in particular, laying out town sites, establishing towns, residential areas, and improving the same by laying out and preparing the same for building purposes, constructing, altering, and improving buildings thereon, and by planting, paving, draining, irrigating, cultivating, letting on building lease or building agreement, and by advancing money to, making subscriptions for, and entering into contracts and arrangements of all kinds with builders, tenants, and others.

3. To acquire, construct, maintain and operate, control and manage any waterworks, irrigation works, gas works, resevoirs, streets, roads, electric power, heat, light supply works, parks and other works and conveniences which the company may think, directly or indirectly, conducive to these objects and to contribute to or otherwise assist or take part in the construction, maintenance, development, working, control, and management thereof; to obtain, accumulate, store, conduct, sell, furnish, and supply water for irrigation, agricultural, mining, manufacturing, power, municipal, and domestic purposes and take, hold, operate, lease, and convey lands, canals, ditches, reservoirs, dams, water rights and water power, properties and appurtenances, and to construct canals, ditches, reservoirs, and dams suitable for and incident to any and all such purposes.

4. To build, erect, construct, lease, or otherwise acquire, manage, occupy, maintain, and operate buildings for dwelling houses, apartment houses, office buildings, and lands, buildings for apartment houses, dwelling houses, officed buildings, and business structures of all kinds for the

accomodation of the public and of individuals. To keep, manage, conduct, and operate apartment houses, dwelling houses, restaurants, lunch rooms, barber shops, billiard halls, cafes, and bars, for the accomodation of the public and of individuals.

5. To purchase, acquire, own and enjoy any and all franchises useful or beneficial for the prosecuting of the business of this corporation.

6. To borrow money on its notes, bonds and/or other obligations for the general purposes of this corporation, and to mortgage, pledge, or give in trust any and all of its property to secure the payment thereof.

7. To pay the expenses preliminary and incidental to the formation, establishment and registration of this corporation.

8. To do each and every thing necessary, suitable or proper for the accomplishment of any of the purposes of the attainment of any one or more of the objects herein enumerated, or which shall at any time appear conducive to or expedient for the protection or benefit of this corporation.

ARTICLE III

The registered office of this corporation shall be East 5417 Broadway Avenue, Spokane, Washington.

ARTICLE IV

The duration of this corporation shall be perpetual.

ARTICLE V

The number of directors of this corporation shall be fixed from time to time by the By-Laws of this corporation; but the Board

of Directors shall consist of not less than three (3) nor more than five (5) members. The directors shall be elected annually and shall serve until the election and qualification of their successors. The directors who are to serve for the first corporate year shall be selected by the incorporators at the time they organize.

ARTICLE VI

The amount of capital stock of this corporation shall be \$50,000.00 divided into 50,000 non-assessable shares of the par value of \$1.00 per share. Each and every share of said stock shall have the same rights and privileges as those enjoyed by each and every other of said shares.

ARTICLE VII

The stockholders of this corporation shall, at any regular or special meeting of said stockholders, have power and authority to repeal and/or amend any or all of the By-Laws of this corporation, and/or adopt new By-Laws, a majority vote of said stockholders being required for the exercise of such power.

ARTICLE VIII

The name and Post Office address of each of the incorporators of this corporation, and the number of shares of this corporation which have been subscribed for by each of said incorporators are as follows:

<u>NAME OF INCORPORATORS</u>	<u>P.O. ADDRESS</u>	<u>NUMBER OF SHARES</u>
Henry F. Grinalds	E. 2308 N. Altamont Blvd. Spokane, Washington	5,000
Art H. Westlund	E. 1922 - 15th Ave. Spokane, Washington	5,000
Robert Cromer	N. 303 vista Spokane, Washington	5,000

ARTICLE IX

The first directors, their Post Office address and term of office are as follows:

<u>NAME</u>	<u>P.O. ADDRESS</u>	<u>TERM OF OFFICE</u>
Henry F. Grinalds	E. 2308 N. Altamont Blvd. Spokane, Washington	From the date hereof until first annual meeting.
Art R. Westlund	E. 1922 15th Ave. Spokane, Washington	From the date hereof until first annual meeting.
Robert J. Cromer	N. 303 Vista Road Spokane, Washington	From the date hereof until first annual meeting.

ARTICLE X

There shall be no more than ten (10) stockholders, including the incorporators herein, in this corporation during its duration and no transfer of stock will be made on the corporation books if such transfer would increase the total number of stockholders to eleven (11) or more.

ARTICLE XI

The amount of paid-in capital with which this corporation will commence business is \$500.00.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of March, 1967.

Henry F. Grinalds
HENRY F. GRINALDS

A. R. Westlund
A. R. WESTLUND

Robert J. Cromer
ROBERT J. CROMER

STATE OF WASHINGTON) .
County of Spokane) ss.

On this 11th day of March, 1967, before me, the undersigned, a Notary Public for the State of Washington, personally appeared, HENRY F. GRINALDS, A. R. WESTLUND, and ROBERT CROMER, known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation, and severally acknowledged to me that they executed the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Elizabeth F. Gail
Notary Public in and for the State
of Washington, residing at Spokane