



Department of State.

CERTIFICATE OF INCORPORATION

I, ARNOLD WILLIAMS, 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

WOODRUFF LAND DEVELOPMENT CORPORATION

was filed in the office of the Secretary of State on the **Ninth** day of **December** A.D. One Thousand Nine Hundred **Sixty-three** and duly recorded on Film No. **126** 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 **Idaho Falls** 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 **9th** day of **December**, A.D., 19 **63**.

Secretary of State.

DEC 9 1963
SECRETARY
Boise, Idaho

ARTICLES OF INCORPORATION
of
WOODRUFF LAND DEVELOPMENT CORPORATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, being of legal age, citizens of the United States, with residence as herein indicated, for the purpose of forming a corporation under and by virtue of the laws of the State of Idaho relating to private corporations, have this day voluntarily associated ourselves together and hereby agree as follows:

I.

The name of this corporation shall be WOODRUFF LAND DEVELOPMENT CORPORATION.

II.

This corporation shall have perpetual existence, unless the same is sooner dissolved or disincorporated pursuant to law.

III.

Said corporation is organized at, and the place of its principal office and business shall be Idaho Falls, Bonneville County, Idaho, but branch places of business, each complete in itself for the conducting and carrying on of any part of the business of the corporation, or the whole thereof, may be established at other places, whether within or without the State of Idaho, or the United States of America.

IV.

The amount of the capital stock of this corporation shall be \$100,000.00 divided into 10,000 shares of the par value of \$10.00 each.

V.

The names and post office addresses of the incorporators, two of whom are residents of the State of Idaho, one of whom is a resident of the State of Utah, and all of whom are citizens of the United States, and each of whom has subscribed to one share of stock, are:

Joseph Edwin Strobel	1352 Mojave Ave., Idaho Falls, Idaho
Shawna E. Strobel	1352 Mojave Ave., Idaho Falls, Idaho
J. Stanley Schoenfeld	1575 Yalecrest Ave. Salt Lake City, Utah

VI.

The purposes and objects for which this corporation is formed shall be:

(1) To act as a general contractor for the construction, repairing and remodeling of both private and public buildings, as well as public works of all kinds, and for the improvement of real estate, and the doing of any and all other business and contracting incidental thereto or connected therewith, and in the doing and performing of any and all acts or things necessary, proper or convenient for or incidental to the furtherance or carrying out of the powers or purposes herein mentioned.

(2) To engage in the general speculative home building business, including the erection of homes, flats and apartments; to operate a contracting business; to purchase, hold, own, and sell real property, improved and unimproved, or an interest therein or easement thereon; to purchase lands and subdivide the same into subdivisions or lots; to loan money upon real property or otherwise, and to accept secured and unsecured notes as collateral for same; to execute notes, deeds of trust, mortgages, chattel mortgages; to enter into leases as landlord or tenant; to perform or do any act customarily performed or done by a contractor and builder, speculative builder, subdivider, or real property development; to invest in and hold for investment any and all real property, shares of stock, bonds,

government, private or corporate; to exchange and enter into agreements of exchange of one parcel of real property for another parcel of real property.

(3) To acquire, own, and take over the stock and property of other companies, as deemed advisable; to lease or purchase grounds necessary for the conducting of any business, and to engage in the buying and selling of merchandise at such profits as it may deem advisable.

(4) To buy, exchange, contract for, lease, and in any and all other ways acquire, take, hold and own, and to deal in, sell, mortgage, lease, or otherwise dispose of lands, mining claims, mineral rights, oil wells, gas wells, oil lands, gas lands, and other real property, and rights and interest in and to real property, and to manage, operate, maintain, improve and develop the properties, and each and all of them.

(5) To purchase, improve, develop, lease, exchange, sell, dispose of, and otherwise deal in and turn to account, real estate; to purchase, lease, build, construct, erect, occupy, and manage buildings of every kind and character whatsoever; to finance the purchase, improvement, development and construction of land and buildings belonging to or to be acquired by this company, or any other person, firm or corporation.

(6) To underwrite, subscribe for, buy, sell, pledge, mortgage, hold, and otherwise deal in stocks, bonds, obligations, or securities of any private or public corporation, government, or municipality, trusts, syndicates, partnerships or individuals, and to do any other act or thing permitted by law for the preservation, protection, improvement or enhancement of the value of such shares of stock, bonds, securities, or other obligations, including the right to vote thereon.

VII.

All stock of the corporation not subscribed for shall remain in the treasury as treasury stock, and may be sold and issued by the corporation at such times and for such purposes and upon such terms and conditions as the Board of Directors may determine, including the power and authority to issue said stock, for consideration other than cash.

VIII.

The private property of the stockholders of this corporation shall not be liable for the debts of the corporation.

IX.

The power to repeal and amend the By-laws and adopt new By-laws is hereby conferred upon the Board of Directors, as well as upon the shareholders, to be exercised by such vote of such Directors, or of the allotted shares, as the case may be, not less, however, than a majority thereof, as may be fixed by the By-Laws.

X.

All, or any, meetings of the stockholders or of the Board of Directors, may be held within or without the State of Idaho.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of November, 1963.

Joseph Edwin Strobel
Sharon E. Strobel
J. Stanley Schoenfeld

STATE OF IDAHO)
 : ss
County of Bonneville)

On this 20th day of November, 1963, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Joseph Edwin Strobel, Shawna E. Strobel and J. Stanley Schoenfeld, known to me to be the persons who subscribed their names to the within and forgoing Articles of Incorporation, 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
Residing at Idaho Falls, Idaho