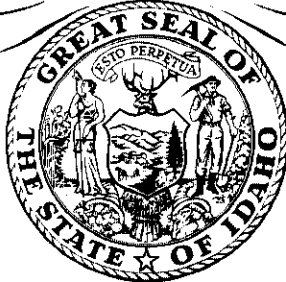


State of Idaho



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

was filed in the office of the Secretary of State on the _____ day
of _____ A.D. One Thousand Nine Hundred _____ and
duly recorded on Film No. _____ 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
_____ from the date hereof, with its registered office in this State located at
_____ in the County of _____

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 _____ day of _____,
A.D., 19 _____.

Secretary of State.

ARTICLES OF INCORPORATION

of

CLAREMONT REALTY COMPANY

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, being natural persons of full age and citizens of the United States of America, in order to form a corporation for the purposes hereinafter stated pursuant to the Business Corporation Act of the State of Idaho, do hereby certify as follows:

I.

The name of this corporation is:

CLAREMONT REALTY COMPANY

II.

The purposes for which this corporation is formed are:

(a) To engage in a general real estate development, improvement and sales corporation.

(b) To purchase, acquire, own, hold, lease (either as lessor or as lessee), subdivide, plat, sell, exchange, mortgage or otherwise operate, handle, dispose of or deal in real property wherever located, in parcels or tracts of whatever size or description and the improvements thereon and appurtenances thereto.

(c) To install and construct roads, sidewalks and general street improvements, sewer systems, domestic water systems, irrigation works and systems and any and every type of improvement on real property.

(d) To acquire by purchase or lease, or otherwise, lands and interests in lands and to own, hold, improve, develop and manage any real estate so acquired and to erect or cause to be erected on any lands owned, held or occupied by the corporation, buildings or other structures with their appurtenances, and to rebuild, enlarge, alter or improve any buildings or other structures now or hereafter erected on any lands so owned, held or occupied, and to mortgage, sell, lease or otherwise dispose of any lands or interests in lands and in buildings or other structures.

(e) To engage in the business of constructing and erecting all types of buildings, structures and improvements of every kind or nature upon real property owned by this corporation or by others.

(f) To manufacture, buy, sell and generally deal in brick, stone, lumber, cement and any and all materials capable of use in the construction of any kind of buildings, and to generally carry on the business of dealers in building materials.

(g) To conduct a general brokerage, agency and commission business for others in the purchase, sale and management of real estate for others and the negotiation of loans thereon; to purchase and sell for others personal property, stocks, bonds and notes, and to negotiate loans thereon for others; and to act as agents for letting houses, lands and the collection of rents and the payment of taxes.

(h) To purchase, acquire, own, hold, lease (either as lessor or as lessee) sell, exchange, mortgage, pledge and generally deal in, handle and dispose of personal property of every kind or description wherever located.

(i) To acquire, own or operate any type of mercantile business and to buy, sell, barter, exchange and generally deal in all types of goods, wares and merchandise and every type of article or trade, barter or exchange.

(j) To acquire, purchase, construct, own and operate trucks, truck lines, hauling freight, buses and bus lines for the conveyance of passengers, and any other media of transportation or conveyance, whether for passengers, express or freight.

(k) To purchase, acquire, own, lease (whether as lessor or as lessee), operate, sell or dispose of farms, ranches and farming properties of every type and description and wherever located; and to conduct livestock operations of every type and description and wherever located.

(l) To purchase, retire, redeem, hold, transfer, sell and generally deal in the shares of its own capital stock; provided it shall only use its funds or property for the purchase, redemption or retirement of its own shares of capital stock when its capital will not be thereby impaired; provided further that the shares of its own capital stock owned by it shall not be voted upon directly or indirectly.

(m) To enter into, make, perform and carry out contracts of every sort and kind which may be necessary or desirable for the furtherance of the business of this corporation, with any persons, firms, corporations, associations, any state, territory or municipality of the United States or any foreign country, government or body politic.

(n) To acquire, and hold all or any part of the capital stock, assets or good will of any business, of any person, firm, association or corporation engaged in any business in whole or in part similar to that of this corporation, consistent with the objects and purposes of this

corporation, and to hold, utilize and in any manner dispose of the whole or any part of the stock, assets, good will and rights so acquired and to conduct in any lawful manner in whole or in part any business so acquired, and to undertake or assume the whole or any part of the obligations or liabilities of any person, firm, association or corporation engaged in the business so acquired.

(o) To adopt, apply for and register, purchase, lease or otherwise acquire and to use, maintain and protect and to sell, assign, or grant licenses or other rights in respect of any trade marks, trade names, patents, patent rights, copyrights, inventions, formulas, processes and rights analogous thereto.

(p) To borrow money for any purpose of this corporation, without limit as to amount, and to issue bonds, debentures, notes or other evidences of indebtedness secured or unsecured of this corporation for the moneys so borrowed, or in payment for property acquired, or for any other objects or purposes of this corporation, or in connection with its business; to secure payment of such debentures, notes or other obligations by Mortgages, or Deeds of Trust or pledges or other liens upon any or all of the property of this corporation wheresoever situated.

(q) To carry out all or any part of the foregoing objects, or purposes as principal or agent, or otherwise, either alone or in conjunction with any person, association or other corporation and in any part of the world; and in carrying on its business and for the purpose of attaining or furthering any of its objects or purposes, to make and perform such contracts of any kind and description, to do such acts and such things, and to exercise any and all such powers as a natural person could lawfully make, perform, do or exercise, provided that the same be not inconsistent with the objects or purposes of this corporation, or the statutes of the State of Idaho.

(r) To conduct its business in all or any of its branches in the State of Idaho and in any and all other states, territories, possessions, colonies and dependencies of the United States of America and in the District of Columbia, and in any or all foreign countries, and to have one or more offices within or outside of the State of Idaho.

(s) The objects as specified herein shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause or paragraph of these Articles. The objects, purposes and powers specified in each of the clauses or paragraphs in these Articles shall be regarded as independent objects, purposes and powers.

The foregoing shall be construed as objects and powers and the enumeration thereof shall not be held to limit or restrain in any manner the general powers now or hereafter conferred on this corporation by the statutes of the State of Idaho.

III.

The period of existence and the duration of the life of this corporation shall be perpetual.

IV.

The location and Post Office address of the registered office of this corporation in the State of Idaho shall be Boise, in the County of Ada, State of Idaho.

V.

This corporation is authorized to issue one class of shares of its capital stock to be designated as "common stock". The total number of shares of common stock which this corporation shall be authorized to issue is 1,000. The aggregate par value of the common capital stock of this corporation shall be \$10,000.00; and the par value of each share of said common capital stock shall be \$10.00.

VI.

The names and Post Office addresses of each of the incorporators of this corporation and the number of shares of said common capital stock subscribed by each of those incorporators are as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>	<u>SHARES SUBSCRIBED</u>
L. E. Haight	Boise, Idaho	One
Dennis M. Olsen	Boise, Idaho	One
Doris J. Alspaugh	Nampa, Idaho	One

Each of the persons above enumerated as incorporators is a natural person over the age of 21 years and is a citizen of the United States of America.

VII.

The capital stock of this corporation shall be non-assessable; and the private property of the shareholders in this

corporation shall not be liable for the debts, obligations or liabilities of this corporation.

VIII.

A director of this corporation shall not be required to be a holder of any of the shares of the common capital stock of the corporation.

IN WITNESS WHEREOF, FOR the purpose of forming this corporation under the statutes of the State of Idaho, we, the undersigned, constituting the incorporators of this association, have executed these Articles of Incorporation this 30th day of March, 1961.

L. E. Haight
L. E. Haight

Dennis M. Olsen
Dennis M. Olsen

Doris J. Alspaugh
Doris J. Alspaugh

STATE OF IDAHO)
) ss.
County of Ada)

On this 30th day of March, 1961, before me

JAMES F. OAKES, a Notary Public in and for said State, personally appeared L. E. HAIGHT, DENNIS M. OLSEN and DORIS J. ALSPAUGH, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same, and I further certify that each of said persons acknowledged to me that they were each over the age of 21 years and were each citizens of the United States of America.

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

James F. Oakes
Notary Public for Idaho
Residing at Boise, Idaho