



## Department of State

### CERTIFICATE OF QUALIFICATION OF FOREIGN CORPORATION

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

**FARM AND BUSINESS REALTY, INC.**  
a corporation duly organized and existing under the laws of **Washington** has fully  
complied with Section 10 Article II of the Constitution, and with Sections 30-501 and 30-502,  
Idaho Code, by filing in this office on the **16th** day of **February**  
19 **66**, a properly authenticated copy of its articles of incorporation, and on the **16th**  
day of **February** 19 **66**, a designation of **J. M. O'Donnell** in  
the County of **Latah** as statutory agent for said corporation within the State of  
Idaho, upon whom process issued by authority of, or under any law of this State, may be served.

AND I FURTHER CERTIFY, That said corporation has complied with the laws of the State  
of Idaho, relating to corporations not created under the laws of the State, as contained in Chap-  
ter 5 of Title 30, Idaho Code, and is therefore duly and regularly qualified as a corporation in  
Idaho, having the same rights and privileges, and being subject to the same laws, as like  
domestic corporations.

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 **16th** day of **February** ,  
A.D. 19 **66**

Secretary of State.



CERTIFICATE No. 3395

## 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 according to the records on file in my office the annexed is a true and correct copy of the Articles of Incorporation of FARM AND BUSINESS REALTY, INC., which have been duly filed and recorded in my office in accordance with law; I further certify no amendments to the Articles have been filed and that FARM AND BUSINESS REALTY, INC. has not been dissolved and is in good standing as a subsisting corporation in the State of Washington with all of its license fees paid to July 1, 1966; and I further certify that I am the officer having the legal custody of the official record of the original Articles of Incorporation of said corporation.



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

January 7, 1966

A. LUDLOW KRAMER  
SECRETARY OF STATE

UNITED STATES OF AMERICA  
THE STATE OF WASHINGTON  
Department Of State

I, **A. LUDLOW KRAMER**, SECRETARY OF STATE  
OF THE STATE OF WASHINGTON AND CUSTODIAN  
OF THE SEAL OF SAID STATE, DO HEREBY CERTIFY  
THAT:



**ARTICLES OF INCORPORATION**



OF THE DOMESTIC CORPORATION

FARM AND BUSINESS REALTY, INC.

OF Spokane, Washington, WAS, ON THE DATE OF  
July 22, 1965, AT 1:18 O'CLOCK P.M. FILED FOR RECORD IN  
THIS OFFICE AND REMAINS ON FILE HEREIN.

Filed at request of \_\_\_\_\_  
James A. Schasre  
Attorney at Law  
1401 Northwest Boulevard  
Spokane 12, Washington

Filing and recording fee \$ 50.00

License to June 30, 1966 \$ 30.00

Excess pages @ 25¢ \$ \_\_\_\_\_

IN TESTIMONY WHEREOF, I  
HAVE HEREUNTO SET MY  
HAND AND AFFIXED HERETO  
THE SEAL OF THE STATE  
OF WASHINGTON, DONE AT  
THE CAPITOL, AT OLYMPIA  
ON THIS THE DATE OF.

July 22, 1965

Microfilmed, Roll No. 1087

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**A. LUDLOW KRAMER**  
SECRETARY OF STATE

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## ARTICLES OF INCORPORATION

APPROVED  
AS TO FORM AND FILED

OF

JUL 22 1965

FARM AND BUSINESS REALTY, INC.

A. LUDLOW KRAMER

SECRETARY OF STATE

BY *M. J. C. C. C.*  
ASSISTANT SUPERVISOR OF CORPORATIONS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, OWEN F. KOLLER, GERALDINE R. KOLLER and DONALD H. KLAGES, each of whom is over the age of twenty-one years, and each of whom is a citizen of the United States of America and a resident of the State of Washington, having associated themselves together for the purpose of forming a corporation under the laws of the State of Washington, and in pursuance thereof, do hereby sign and acknowledge the following Articles of Incorporation, in triplicate originals, and do state as follows:

## ARTICLE I

The name of the corporation shall be FARM AND BUSINESS REALTY, INC.

## ARTICLE II

The purposes of this corporation are as follows:

1. To conduct a general brokerage, agency and commission business for themselves and for others, in the purchase, sale and management of real estate for themselves and for others, and the negotiation of loans thereon; to purchase and sell for themselves and for others, personal property, stocks, bonds, and notes, and to negotiate loans thereon for themselves and for others; to act as trustee in deeds, mortgages or real estate contracts on real or personal property, or any evidence of value to secure them, and to act as agents for letting houses, lands, and the collection of rents and the payment of taxes.

2. To acquire by purchase or lease, or otherwise, lands and interest 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 for their appurtenances, and to rebuild, enlarge, alter or improve any buildings or other structures now or hereafter erected on any lands owned, held or occupied, and to mortgage, sell, lease or otherwise dispose of any

lands or interest in lands and in buildings or other structures, and any stores, shops, suites, rooms or parts of any buildings or structures at any time owned or held by the corporation.

3. To buy or otherwise acquire real estate, and to subdivide, plat and sell the same, and generally to buy, sell and deal in real and personal property of every kind and description in such manner, and upon such terms as the Board of Directors may determine.

4. To act as Trustee and in every kind of fiduciary capacity, and generally to do all things necessary or convenient which are incident or connected with the general business above mentioned, which a natural person might or could do.

#### ARTICLE III

The duration of the corporation shall be perpetual.

#### ARTICLE IV

The location and post office address of the registered office of the corporation shall be 312 So. Monroe, City of Spokane, County of Spokane, State of Washington.

#### ARTICLE V

The authorized capital stock of the corporation shall be Fifty Thousand Dollars (\$50,000.00), consisting of Fifty Thousand (50,000) shares of common stock, having a par value of One Dollar (\$1.00) each.

#### ARTICLE VI

The amount of paid-in capital with which the corporation will begin business is the sum of One Thousand Dollars (\$1000.00).

#### ARTICLE VII

The management of the corporation shall be vested in a Board of Directors, which shall consist of not less than three, and the number, qualifications, terms of office, manner of election, time and place of meeting, and powers and duties of the Directors shall be such as are prescribed by the By-Laws of the corporation.

ARTICLE VII

The authority to make By-Laws for the corporation is hereby vested in the Board of Directors.

ARTICLE IX

The names and post-office addresses of the Directors of the corporation who shall manage the affairs of the corporation until the 30<sup>th</sup> = day of June, 1966, are as follows:

Owen F. Koller  
S 2702 Lincoln, Spokane, Washington;

Geraldine R. Koller  
S 2702 Lincoln, Spokane, Washington;

Donald H. Klages  
W 117 Sumner, Spokane, Washington.

ARTICLE X

The names and post office addresses of the incorporators of the corporation and the number of shares subscribed by each are as follows:

Owen F. Koller and Geraldine R. Koller  
S 2702 Lincoln, Spokane, Washington;  
998 shares held by OWEN F. KOLLER; and  
1 share held by GERALDINE R. KOLLER;  
Donald H. Klages  
W 117 Sumner, Spokane, Washington;  
1 share.

IN WITNESS WHEREOF, the incorporators have hereunto set their hands this 14<sup>th</sup> day of July, 1965.

Owen F. Koller  
Geraldine R. Koller  
Donald H. Klages

STATES OF WASHINGTON )  
County of Spokane ) ss.

This is to certify that on this 14<sup>th</sup> day of July, 1965, appeared personally before me OWEN F. KOLLER, GERALDINE R. KOLLER and DONALD H. KLAGES, to me personally known to be the persons described in and who executed the foregoing Articles of Incorporation, and they and each of them did acknowledge and declare to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

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

James A. [Signature]  
Notary Public in and for the State  
of Washington, residing at Spokane