



CERTIFICATE OF INCORPORATION
OF

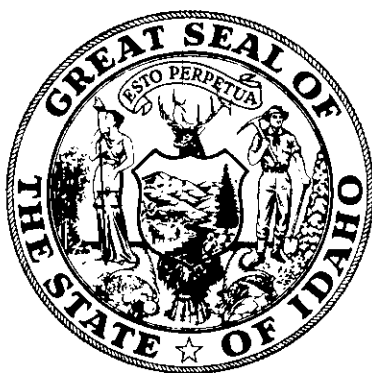
**BUILDING OWNERS AND MANAGERS ASSOCIATION
OF IDAHO'S TREASURE VALLEY, INCORPORATED**

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of **BUILDING OWNERS AND MANAGERS ASSOCIATION OF IDAHO'S TREASURE VALLEY, INCORPORATED**

duly signed pursuant to the provisions of the Idaho Nonprofit 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 Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated March 25, 19 85



Pete T. Cenarrusa
SECRETARY OF STATE

Corporation Clerk

85 MAR 25 PM 3 31

ARTICLES OF INCORPORATION

OF

BUILDING OWNERS AND MANAGERS ASSOCIATION
OF IDAHO'S TREASURE VALLEY, INCORPORATED

We, the undersigned, for the purpose of forming a non profit corporation under and pursuant to the provisions of the Idaho Code, known as the Idaho Non-Profit Corporation Act do hereby associate ourselves together as a body corporate and adopt the following Articles of Incorporation.

1. The name of this corporation shall be the Building Owners and Managers Association of Idaho's Treasure Valley, Incorporated.

2. The purpose of this corporation shall be to foster cooperation among all who are interested in the management, development, leasing and ownership of real estate and investment properties including, but not limited to office buildings, residential facilities and other commercial and industrial properties; to promote professional and educational growth of its members through the exchange of ideas of interest in the development, construction, maintenance, management and operation of commercial real estate, including legislation, taxation, insurance and other matters of public interest.

3. This corporation is a non profit corporation and shall not afford pecuniary gain, incidentally or otherwise, to its members.

4. The period of duration of this corporation shall be perpetual.

5. The location of the registered office of this corporation in this State is: 223 N. 6th Street, Suite 420, Boise, Idaho 83702.

The registered agent of this corporation shall be Cathy Reed at such street address.

6. The name and address of each incorporator of this corporation is:

Cathy Reed	223 N. 6th St., Suite 420	Boise, Idaho 83702
Ross Santino	P. O. Box 1752	Boise, Idaho 83701
Dawn Logan	619 Bannock	Boise, Idaho 83702
Bill Manning	P. O. Box 8247	Boise, Idaho 83733
Melodie Jones	999 Main Street	Boise, Idaho 83702
Gail Richardson	1109 Main Street	Boise, Idaho 83702
Harry Watson	702 West Idaho	Boise, Idaho 83702
Greg Peterson	101 S. Capital	Boise, Idaho 83702

7. The number of Directors constituting the first Board of Directors of this corporation shall be five (5) and the tenure in office of such first Board of Directors shall be one year or until successors are elected and qualified. Directors shall be elected on an annual basis for one year terms thereafter. The name and address of each such first Director is:

Bill Manning	P. O. Box 8247, Dept. 5013	Boise, Idaho 83733
Melodie Jones	999 Main, Drawer Q	Boise, Idaho 83702
Gail Richardson	1109 Main	Boise, Idaho 83702
Harry Watson	702 West Idaho	Boise, Idaho 83702
Greg Peterson	101 S. Capital, Suite 1700	Boise, Idaho 83702

The initial officers of the association shall be as follows:

Cathy Reed	:	President
Ross Santino	:	Vice-President
Dawn Logan	:	Secretary-Treasurer

9. Members shall have no personal liability whatsoever for corporate debts, liabilities or obligations and there shall be no method of enforcement and collection for such. The Board of Directors,

with the approval of a majority of the voting members, may fix the amount of assessments to be levied upon dues paying members of the association from time to time and make such assessments payable at such times and intervals and upon such notice and by such methods as the directors may prescribe.

10. This corporation shall have no capital stock.

11. Voting rights of members shall be apportioned upon the basis of classes of membership. There shall be six (6) classes of membership which shall include Regular Members; Additional Members; Institutional Members; Allied Members; Life Members and Honorary Members. Only Regular Members shall have voting rights and such rights shall consist of one vote per Regular Member. The qualifications, rights, duties and privileges of the various classes of membership are as specified in the By-Laws of the corporation.

IN WITNESS WHEREOF, we have hereunto subscribed our names
this 19th day of February, 1985.

Cathy Reed
Cathy Reed

Ross Santino
Ross Santino

Dawn Logan
Dawn Logan

Bill Manning
Bill Manning

Melodie Jones
Melodie Jones

Gail Richardson
Gail Richardson

Harry Watson
Harry Watson

Greg Peterson
Greg Peterson

WITNESS: