



**CERTIFICATE OF INCORPORATION  
OF**

**LANDLORD INFORMATION CENTER, INC.**

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 the above named corporation, duly signed 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 Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated: **March 23, 1990**



*Pete T. Cenarrusa*  
\_\_\_\_\_  
SECRETARY OF STATE

by: *Chas. E. Dykeman*

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SEC. OF STATE

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ARTICLES OF INCORPORATION  
OF  
LANDLORD INFORMATION CENTER, INC.

The undersigned, HOWARD CRANE, R. PAUL HASH, MARY LOU CRANE, and DEANNA K. HASH, citizens of the United States of America, of the age of majority, do hereby associate themselves together for the purpose of forming a corporation under the laws of the State of Idaho, and to that end do hereby adopt and execute the following Articles of Incorporation, and do hereby certify and declare:

I

The name of said corporation shall be LANDLORD INFORMATION CENTER, INC.

II

The corporation is formed for the following purposes:

A. To provide information, for a fee, to owners of rental real property concerning prospective tenants, including information concerning prior habits of prospective tenants with respect to care of rental property and payment of rent;

B. To receive, acquire, hold, purchase, dispose of, convey, mortgage and/or lease, real and personal property; to dispose of, sell, lease, assign, transfer, mortgage and/or convey any rights, privileges, franchises, real or personal property of the corporation, other than its franchise as a corporation; to acquire,

purchase, guarantee, hold, mortgage, own, vote, sell, pledge and/or otherwise dispose of or deal in shares, bonds, securities, and debentures and other evidence of indebtedness of its own and other corporations, domestic or foreign; to pledge, mortgage and otherwise encumber the assets of the corporation;

C. To conduct business in this state and other states in the United States of America, to have one or more offices or places of business out of this state, and to acquire, receive, hold, purchase, lease, mortgage, dispose of and/or convey real or personal property situate of the State of Idaho.

D. To enter into, make, perform and carry out contracts of every kind and for every lawful purpose, without limit as to amount, with any person, firm, association, corporation, municipality, state or government, or any subdivision, district or department of any state, municipality or government, and to engage in association with other corporations, partnerships, associations and individuals in the joint operation of legitimate business endeavor, and to acquire, hold, and purchase the assets, franchises, permits, and good will of other operational organizations of whatever legal capacity engaged in business pursuits similar to those of this corporation;

E. To act as surety and guarantor in any and all types of engagements, including the power to execute, endorse and deliver contracts, and to guarantee the prompt and faithful performance and payments of debts, notes, agreements, contracts and undertaking of any other person, firm, partnership or corporations; and including

also the power to act as an accommodation co-maker or guarantor of obligations either as a primary or secondary obligor.

F. To do any and all other such acts, things and business in any manner connected with or necessary, incidental convenient or auxiliary to any of the objects hereinbefore enumerated, or calculated, directly or indirectly, to promote the best interests of the corporation.

G. The several clauses contained in this statement of purposes shall be construed as both purposes and powers, and the statements contained in each clause shall be in no way limited or restricted, by reference to, or inference from, the terms of any other clause, but shall be regarded as independent purposes and powers; and no recitation, expression, or declarations of specific or special powers or purposes herein enumerated shall be deemed to be exclusive; it is hereby expressly declared that any other lawful purposes not inconsistent with these Articles are intended to, and hereby are, included as purposes and powers of this corporation.

### III

The registered office of this corporation in the State of Idaho shall be located at 1135 Kimberly Road, Twin Falls, Idaho, and the Post Office address of the registered office of said corporation shall be 1135 Kimberly Road, Twin Falls, Idaho, 83301.

### IV

Subject to dissolution in the manner provided by law, the duration of this corporation shall be perpetual.

V

The corporation shall be governed by a Board of Directors. The number of the members of the Board shall be fixed by the By-laws of the corporation, except that such number shall be not less than three (3) nor more than five (5). The qualifications, duties, powers, limitations, and other factors relevant to the functioning of the Board of Directors shall be set out in the By-Laws of this corporation, subject to the laws of the State of Idaho.

VI

The Board of Directors of this corporation shall have the power to repeal and amend the By-Laws of this corporation, and shall have the power to adopt new By-Laws; this power may be exercised by the Board of Directors through a majority vote of that Board. By-Laws so repealed, amended or adopted by the Board of Directors, subject to these Articles and the By-Laws of the corporation, shall be subject to re-enactment, amendment or repeal by the shareholders of this corporation at their regular meetings or at any meeting specially called for that purpose. A majority of the shareholders of the corporation may exercise the powers of re-enactment, amendment, or repeal heretofore set out. The By-Laws of this corporation shall regulate the manner of voting for this and other governing actions of the corporation.

VII

The amount of authorized stock of the corporation shall be twenty thousand dollars, divided into two hundren shares of common,

voting stock at the par value of ONE HUNDRED DOLLARS (\$100) each.  
None of the stock shall be preferred and none of it is restricted.

#### VIII

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

<u>NAME</u>	<u>ADDRESS</u>	<u>NUMBER OF SHARES</u>
Howard Crane	1608 Ninth Avenue East Twin Falls, ID 83301	1
R. Paul Hash	259 West Pheasant, #83 Twin Falls, ID 83301	1
Mary Lou Crane	1608 Ninth Avenue East Twin Falls, ID 83301	1
Deanna K. Hash	259 West Pheasant, #83 Twin Falls, ID 83301	1

#### IX

Four directors shall constitute the initial Board of Directors, and the persons who will serve as directors until the first annual meeting of shareholders or until their successors are elected and qualify, will be:

<u>NAME</u>	<u>ADDRESS</u>
Howard Crane	1608 Ninth Avenue East Twin Falls, ID 83301
R. Paul Hash	259 West Pheasant, #83 Twin Falls, ID 83301
Mary Lou Crane	1608 Ninth Avenue East Twin Falls, ID 83301
Deanna K. Hash	259 West Pheasant, #83 Twin Falls, ID 83301

The address of the initial registered office will be 1135 Kimberly Road, Twin Falls, Idaho, 83301, and the initial registered agent of the corporation, at the same address is Howard Crane.

IN WITNESS WHEREOF, the parties have executed these ARTICLES OF INCORPORATION on this 15 day of MARCH, 1990.

Howard Crane  
HOWARD CRANE

R. Paul Hash  
R. PAUL HASH

Mary Lou Crane  
MARY LOU CRANE

Deanna K. Hash  
DEANNA K. HASH

STATE OF IDAHO                    )  
  : ss.  
County of Twin Falls )

On this 15<sup>th</sup> day of March, 1990, personally appeared before me, the undersigned, a notary public in and for said State, HOWARD CRANE, known to me to be the signer of the within instrument, and who duly acknowledged to me that he executed the same.

OTC Rayborn  
NOTARY PUBLIC  
Residence: Twin Falls, Ida.  
My Commission Expires: 11-11-'94

STATE OF IDAHO )  
 : ss.  
County of Twin Falls )

On this 15<sup>th</sup> day of March, 1990, personally appeared before me, the undersigned, a notary public in and for said State, R. PAUL HASH, known to me to be the signer of the within instrument, and who duly acknowledged to me that he executed the same.

R. T. Rayborn  
NOTARY PUBLIC  
Residence: Twin Falls, Ida  
My Commission Expires: 11-11-'94

STATE OF IDAHO )  
 : ss.  
County of Twin Falls )

On this 15<sup>th</sup> day of March, 1990, personally appeared before me, the undersigned, a notary public in and for said State, MARY LOU CRANE, known to me to be the signer of the within instrument, and who duly acknowledged to me that she executed the same.

Karen J. Mattie  
NOTARY PUBLIC  
Residence: Twin Idaho  
My Commission Expires: 2/17/91

STATE OF IDAHO )  
 : ss.  
County of Twin Falls )

On this 15<sup>th</sup> day of March, 1990, personally appeared before me, the undersigned, a notary public in and for said State, DEANNA K. HASH, known to me to be the signer of the within instrument, and who duly acknowledged to me that she executed the same.

Karen J. Mattie  
NOTARY PUBLIC  
Residence: Twin Idaho  
My Commission Expires: 2/17/91