

# State of Idaho

## Department of State

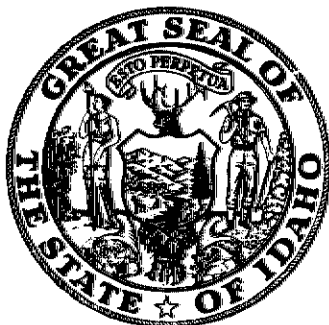
### CERTIFICATE OF INCORPORATION OF

REAL ESTATE, INC. OF CANYON COUNTY  
File number C 110039

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 31, 1995



*Pete T. Cenarrusa*  
SECRETARY OF STATE

By *Anna Seibel*

ARTICLES OF INCORPORATION  
OF  
REAL ESTATE, INC. OF CANYON COUNTY

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SECRETARY OF STATE

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, in order to form a corporation for the purposes hereinafter stated, pursuant to the Idaho Business Corporation Act, as now in effect or as may hereafter be amended, do hereby certify as follows:

ARTICLE I

The name of the corporation is REAL ESTATE, INC. OF CANYON COUNTY.

ARTICLE II

The objects and purposes for which this corporation is organized and the powers of such corporation are as follows:

1. To engage in the general real estate business and carry on the business of real estate. To act as agent and/or broker for the sale or purchase of real and personal property, including businesses and business entities of all kinds and shall have the power to transact any or all lawful business for which corporations may be incorporated under the Idaho Business Corporation Act, including, but not limited to, the purposes and powers hereinafter set forth.

2. To buy, acquire, hold, improve, operate, manage, develop, lease, encumber, sell, transfer or otherwise dispose of, and generally to invest, trade and deal in, as principal, agent or broker of real and personal (including chooses in action) of all kinds.

3. To build houses, office buildings, warehouse or other buildings of every kind and character, either for sale or lease or on contract or otherwise; to lay out, subdivide, resubdivide and plat tracts of land and sell same, either by such subdivision or resubdivision and to improve lands laid out, subdivide or resubdivide and

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improve lands laid out, subdivide or resubdivide, grade, oil and improve streets, alleys, parks and other places, and sidewalk curb, and otherwise improve the same and construct, maintain and operate sewers and any and all other conveniences and matters in connection therewith.

4. To borrow money and to pledge, mortgage or hypothecate corporation property, or in any way or manner secure the payment of the same.

5. To loan money on realty, personalty or interests therein and to otherwise deal in any way or manner whatsoever in tangible or intangible property interest, both real and personal.

6. To do any and all things necessary, reasonable, proper, convenient or incidental to carrying out the purposes for which this corporation is formed.

7. To conduct business in this state or any other state, District of Columbia, territories and colonies of the United States and foreign countries or territories, and to maintain one or more places of business outside this state, and to receive, purchase, hold, acquire, mortgage, assign, transfer, lease, release, convey and otherwise deal in and with any real or personal property or any interest therein, either within or outside the State of Idaho, reasonably calculated to promote the purposes hereinabove stated to this corporation.

8. To acquire the operating name, goodwill, property rights and the whole or any part of any estate, tangible or intangible, or of any business, and to assume the liabilities of any person, firm, association, corporation, or other business organization and pay for said goodwill, property rights, and assets in cash and the stock of this company, its bonds, its debentures, or otherwise, or by undertaking the whole or any part of the liabilities of the transferor thereof, and to hold in any manner or dispose of all or any part of the property so acquired.

9. To conduct in any lawful manner the whole or any part of any business so acquired and to exercise all of the powers necessary and expedient in and about the conduct and management of such business or businesses, directly or indirectly related to the purposes and objects of this corporation, or though not so connected, to preserve or protect the assets of this corporation.

10. To purchase, insofar as the same may be done without impairing the capital of this corporation, except as otherwise prohibited by law, and to hold, pledge and reissue shares of its own capital stock, but such stock so acquired and held shall not be entitled to vote or to receive dividends.

11. To have, exercise, enjoin and participate in all powers now or hereafter granted to corporations organized under the laws of the State of Idaho, particularly all of the powers and privileges granted to corporations by Chapter 1, Title 30, Idaho Code, including any future amendments thereto.

12. To do all things which a natural person might do, it being expressly provided that the aforesaid enumeration of purposes shall not be construed to be limitations under the powers and purposes of this corporation.

### ARTICLE III

This corporation shall have perpetual existence.

### ARTICLE IV

The address of the initial registered office of the corporation shall be P.O. Box 8897, 412 E. 41st St., Suite 4A, Boise, Idaho and the name of its initial registered agent at such address is David A. Bills.

### ARTICLE V

The shares of stock to be issued by the corporation shall consist of one class only, and the aggregate number of shares which the corporation shall be authorized to

issue shall be 1,000 shares of stock, having the par value of \$10.00 per share. All shares of stock shall have the same rights in such corporation and shall be nonassessable when paid in full.

#### ARTICLE VI

The name and post office address of the incorporator and organizer, who has named himself as the initial director to serve until the first election of directors of the corporation, is as follows:

<u>NAME</u>	<u>ADDRESS</u>
David A. Bills	P.O. Box 8897 412 E. 41st St. Suite 4A Boise, ID 83707

#### ARTICLE VII

The private property of the stockholders of this corporation shall not be subject to the payment of the corporate debts in any amount or to any extent whatever.

This corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.

I, the incorporator and organizer, for the purpose of forming a corporation to do business both within and without the State of Idaho, and in pursuance of the laws of the State of Idaho, do make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein states are true and have hereunto set my name, hand and seal this 31<sup>st</sup> day of March, 1995.

  
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David A. Bills



P. O. Box 8897 / Boise, Idaho 83707

Phone (208) 344-2514

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SECRETARY OF STATE

March 31, 1995

**MR. PETE T. CENARRUSA**  
Secretary of State  
Att. Corporations  
Boise, Idaho

Gentlemen:

Real Estate, Inc. by this letter grants permission for the name "Real Estate, Inc. of Canyon County" to be used by David A. Bills in the filing of articles of incorporation.

Yours Truly,

REAL ESTATE, INC.



DeWayne A. Bills  
President

DAB/cb