

ARTICLES OF INCORPORATION  
OF  
WESMAR LAND CO.

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2014 JUN 23 PM 3:15

SECRETARY OF STATE  
STATE OF IDAHO

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ARTICLE I  
NAME OF CORPORATION

The name of the corporation shall be WESMAR LAND CO.

ARTICLE II  
DURATION OF CORPORATION

IDAHO SECRETARY OF STATE

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The duration of the corporation shall be perpetual.

ARTICLE III  
CORPORATE PURPOSE

The purposes for which the corporation is organized are to carry on any lawful business for which corporations may be organized under the Idaho Business Corporation Act, and to exercise all powers granted to a corporation formed under that Act, including any amendments thereto or successor statute that may be hereinafter enacted.

ARTICLE IV  
CAPITALIZATION

The aggregate number of shares this corporation shall have the authority to issue shall be:

- (a) 10,000 shares of non-assessable voting common stock having no par value; and
- (b) 90,000 shares of non-assessable nonvoting common stock having no par value.

Each share of voting common stock and each share of nonvoting common stock shall be identical in interest. Neither voting nor nonvoting shares shall have any preferential or superior rights; provided, however, that a voting share shall entitle the holder thereof to vote in accordance with the applicable provisions of the Idaho Business Corporation Act. Nonvoting shareholders shall not be entitled to vote on any proposed amendment to these articles, including, but not limited to, any amendment regarding the list of corporate changes outlined in Idaho Code § 30-1-1004(1). The voting and nonvoting shares shall constitute one class of shares as defined in §§ 1361(b)(1)(D) and 2701(a)(2)(B) of the Internal Revenue Code. A special meeting of the voting shareholders or a special meeting of the nonvoting shareholders may be called at any time by the respective voting or nonvoting shareholder, or voting or nonvoting shareholders, holding in the

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aggregate thirty-three and one-third percent (33 1/3%) of all of the votes to be cast on any issue proposed to be considered.

## **ARTICLE V BOARD OF DIRECTORS**

The number of directors constituting the initial Board of Directors is one (1). The number of directors may be increased or decreased from time to time by resolution of the directors, but the number of directors shall not be less than one (1) nor more than seven (7). No decrease in the number of directors shall have the effect of shortening the term of any incumbent director. Once elected, the directors may be removed by a vote of the voting shareholders with or without cause. The names and address of the person who is to serve as the initial director is:

Kirk G. Smith  
P.O. Box 4210  
McCall, Idaho 83638

## **ARTICLE VI NO PREEMPTIVE RIGHTS**

The owners of shares of voting and nonvoting common stock of the corporation shall not be entitled to preemptive rights to subscribe for or purchase any part of new or additional issues of stock or securities convertible into stock of any class whatsoever whether now or hereafter authorized, and whether issued for cash, property, services, by way of dividend or otherwise.

## **ARTICLE VII NO CUMULATIVE VOTING**

There shall be no cumulative voting of shares.

## **ARTICLE VIII AMENDMENT OF ARTICLES OF INCORPORATION**

The corporation reserves the right to amend, alter, change or repeal any provisions contained in its articles of incorporation in any manner now or hereafter prescribed or permitted by statute. All rights of shareholders of the corporation are granted subject to this reservation.

## **ARTICLE IX AMENDMENT OF BYLAWS**

The Board of Directors is expressly authorized to alter, amend or repeal the bylaws of the corporation and to adopt new bylaws, subject to repeal or change by majority vote of the shareholders. Nothing herein shall deny the concurrent power of the shareholders to adopt, alter, amend or repeal the bylaws.

**ARTICLE X**  
**LIMITATION ON DIRECTOR LIABILITY**

To the fullest extent permitted by Idaho law and subject to the bylaws of this corporation, a director of this corporation shall not be liable to the corporation or its shareholders for monetary damages for their conduct as a director. Any amendment to or repeal of this Article shall not adversely affect any right of a director of this corporation hereunder with respect to any acts or omissions of the director occurring prior to amendment or repeal.

**ARTICLE XI**  
**INDEMNIFICATION**

To the fullest extent permitted by its bylaws and Idaho law, this corporation is authorized to indemnify any of its officers, directors, employees and agents. The Board of Directors shall be entitled to determine the terms of indemnification, including advance of expenses, and to give effect thereto through the adoption of bylaws, approval of agreements, or by any other manner approved by the Board of Directors. Any amendment to or repeal of this Article shall not adversely affect any right of an individual with respect to any right to indemnification arising prior to such amendment or repeal.

**ARTICLE XII**  
**TRANSACTIONS WITH INTERESTED PARTIES**

The corporation may enter into contracts and otherwise transact any business with its directors, officers, and shareholders, and with any entity in which they may have an interest adverse to the corporation, as freely as though such adverse interest does not exist, even though the vote, action or presence of such director, officer or shareholder may be necessary to obligate the corporation upon such contracts or transactions.

In the absence of fraud, and with the notice required by the following paragraph, no such contract or transaction shall be avoided and no such director, officer or shareholder shall be held liable to account to the corporation, by reason of such adverse interest or by reason of any fiduciary relationship to the corporation, for any profit or benefit realized by such director, officer or shareholder through any such contract or transaction.

Directors, officers or shareholders of the corporation shall notify the Board of Directors, at the meeting at which such contract or transaction is authorized or confirmed, of the nature of their adverse interest; or, in the alternative, directors, officers, and shareholders of the corporation shall notify the shareholders of the corporation of the nature of their adverse interest prior to the time at which such contract is entered into or business is transacted. A general notice that a director, officer, or shareholder of the corporation is interested in any entity shall be sufficient disclosure of such adverse interest. No notice shall be required if all directors or shareholders have actual knowledge of the adverse interest.

**ARTICLE XIII**  
**REGISTERED OFFICE**

The name and address of the registered agent of the corporation are:

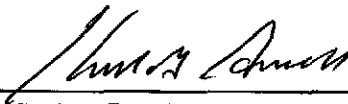
Gregory A. Byron  
3101 W. Main, Suite 200  
Boise, Idaho 83702

**ARTICLE XIV**  
**INCORPORATOR**

The name and address of the incorporator are as follows:

Kirk G. Smith  
616 N. 3<sup>rd</sup> #103  
McCall, Idaho 83638

IN WITNESS WHEREOF, I have hereunto set my hand this 30<sup>th</sup> day of June, 2014.

  
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Kirk G. Smith, President

**CONSENT TO APPOINTMENT AS REGISTERED AGENT**

I, GREGORY A. BYRON, hereby consent to serve as Registered Agent in the state of Idaho for the above named corporation, to accept Service of Process in behalf of the corporation, to forward license renewals and other mail to the corporation, and to immediately notify the Office of the Secretary of State in the event of my resignation or of any changes in the registered office address.

DATED effective the 30<sup>th</sup> day of June, 2014.

  
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Gregory A. Byron