

## ARTICLES OF INCORPORATION

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OF

SECRETARY OF STATE  
STATE OF IDAHOIDAHO CENTER PROFESSIONAL PARK  
PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, acting as the incorporator of a nonprofit corporation ("Corporation") organized under and pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation ("Articles").

Article I - Name

The name of the Corporation is IDAHO CENTER PROFESSIONAL PARK PROPERTY OWNERS' ASSOCIATION, INC.

Article II - Nonprofit Status

The Corporation is a nonprofit corporation.

Article III - Period of Duration

The period of duration of the Corporation is perpetual.

Article IV - Registered Office and Agent

The location of the Corporation is in the City of Nampa, County of Canyon, and in the State of Idaho. The address of the initial registered office is 16070 Can Ada Road, Nampa, ID 83687, and the name of the initial registered agent at this address is Troy Peltzer.

Article V - Purpose

The purpose for which the Corporation is organized and will be operated is for the provision of self-government for four (4) building lots located in Parcel 10 of Lot 8, Block 1, The Idaho Center, Nampa, Idaho, as shown on the official plat thereof on file in the office of the Canyon County Recorder in Book 23 of Plats at Page 40 ("Idaho Center Professional Park").

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A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation as set forth in the Bylaws for the Corporation and in the Mutual Easement and Maintenance Agreement, recorded in the official records of Canyon County, Idaho (the "Agreement"), as amended from time to time.

B. The transaction of any or all lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act, subject only to limitations in the Bylaws and the Agreement and the amendments and supplements thereto.

C. Charitable, religious, educational, or scientific within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time, including, for such purposes, the making of distributions to organizations that qualify as exempt under such Section 501(c)(3).

D. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

#### **Article VI - Limitations**

No part of the net earnings or the assets of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article V hereof. No substantial part of the activities of the Corporation shall be for the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time.

#### **Article VII - Members**

Each person or entity holding fee simple interest of record to a parcel which is a part of the Idaho Center Professional Park, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation, shall be a Member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any parcel located in the Idaho Center Professional Park. There shall be one (1) membership in the

Corporation for each parcel located in the Idaho Center Professional Park. Members of the Corporation must be and remain owners of parcels within the Idaho Center Professional Park.

#### **Article VIII - Voting Rights**

Each Member shall be entitled to one (1) vote for each parcel owned by such Member in the Idaho Center Professional Park on the day of the vote.

#### **Article IX - Board of Directors**

The affairs of the Corporation shall be managed by its Board of Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected in the manner and for the term provided in the Bylaws of the Corporation.

The names and street addresses of the persons constituting the initial Board of Directors are:

Troy Peltzer  
16070 Can Ada Road  
Nampa, ID 83687

Lawrence E. Green, M.D.  
16060 Can Ada Road  
Nampa, ID 83687

Douglas Holladay  
16070 Can Ada Road  
Nampa, ID 83687

Charles M. Abajian  
6273 North Bellecreek Avenue  
Boise, ID 83713

#### **Article IX - Assessments**

Each Member shall be liable for the payment of Assessments provided for in the Agreement and as otherwise set forth in the Bylaws of the Corporation.

#### **Article X - Distribution on Dissolution**

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute all the assets of the

Corporation consistent with the purposes of the Corporation to such organization or organizations as shall at that time qualify as exempt organizations under Section 501(c)(12) of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for the purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

#### **Article XI - Incorporator**

The name and street address of the incorporator is Troy Peltzer, 16070 Can Ada Road, Nampa, ID 83687.

#### **Article XII - Bylaws**

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws. The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors. Neither these Articles nor the Bylaws of the corporation shall be amended or otherwise changed or interpreted to be inconsistent with the Agreement.

The undersigned, acting as incorporator of a nonprofit corporation under the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation:

Dated this 25<sup>th</sup> day of January, 2007.

  
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Troy Peltzer, Incorporator

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