

State of Idaho

Department of State

CERTIFICATE OF INCORPORATION OF

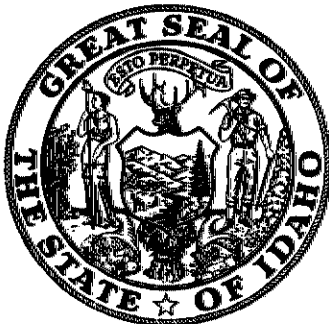
ADVANTAGE REALTY INC.

File number C 107545

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: September 1, 1994



Pete T. Cenarrusa
SECRETARY OF STATE

By *[Signature]*

ARTICLES OF INCORPORATION
OF
ADVANTAGE REALTY INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Idaho.

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ARTICLE I NAME

The name of the corporation shall be: ADVANTAGE REALTY INC.

ARTICLE II NATURE OF BUSINESS

This corporation may engage in or transact any and all lawful activities or business permitted under the laws of the United States, the State of Idaho, or any other state, county, territory or nation.

ARTICLE III CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000,000 Class A Voting and 1,000,000 Class B Non-Voting shares of common stock having no par value.

ARTICLE IV ADDRESS

The street address of the initial registered office of the corporation shall be:

11220 Government Way
Hayden Lake, Idaho 83835,

and the name of the initial Registered Agent for the corporation at that address is H. William Eatock Jr.

ARTICLE V SPECIAL PROVISIONS

The stock of this corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as may be necessary shall be deemed to have been taken by the appropriate officers to accomplish this compliance.

ARTICLE VI TERM OF EXISTENCE

This corporation shall exist perpetually.

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ARTICLE VII LIMITATION OF LIABILITY

Each director, stockholder and officer, in consideration for his services, shall, in the absence of fraud, be indemnified, whether then in office or not, for the reasonable cost and expenses incurred by him in connection with the defense of, or for advice concerning any claim asserted or proceeding brought against him by reason of his being or having been a director, stockholder or officer of the corporation or of any subsidiary of the corporation, whether or not wholly owned, to the maximum extent permitted by law. The foregoing right of indemnification shall be inclusive of any other rights to which any director, stockholder or officer may be entitled as a matter of law.

ARTICLE VIII SELF DEALING

No contract or other transaction between the corporation and other corporations, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of the corporation is or are interested in a contract or transaction, or are directors or officers of any other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in such contract, act or transaction, or in any way connected with such person or person's firm or corporation, and each and every person who may become a director of the corporation is hereby relieved from any liability that might otherwise exist from this contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in any way interested. Any director of the corporation may vote upon any transaction with the corporation without regard to the fact that he is also a director of such subsidiary or corporation.

This corporation shall have a minimum of one director. The initial Board of Directors shall consist of: H. William Eatock Jr.

ARTICLE IX INCORPORATOR

The name and address of the incorporator is:

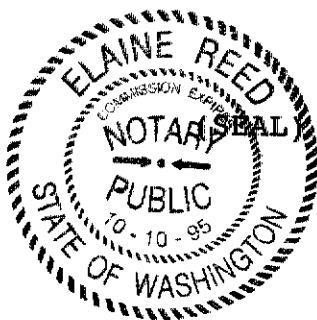
H. William Eatock Jr.
1112 S. Pines Road
Spokane, WA 99206

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 29th day of August, 1994.

Incorporator:

H. W. Eatoch Jr.

The foregoing instrument was executed and acknowledged before me at Snohomish, County of Snohomish, State of Washington this 29th day of August, 1994 by H. W. Eatoch Jr. ("Incorporator"), who is personally known to me or who showed Washington Driver's License as identification and who did/did not take an oath.



Elaine Reed
Notary Public
State of Washington
My Commission Expires: 10/10/95

ELAINE REED

DESIGNATION OF AND ACCEPTANCE
BY REGISTERED AGENT

The following is submitted in compliance with the laws of the State of Idaho. ADVANTAGE REALTY INC., a corporation organizing under the laws of the State of Idaho, with its principal office located at:

11220 Government Way
Hayden Lake, Idaho 83835

H. William Eatock Jr. has named:

H. William Eatock Jr.
11220 Government Way
Hayden Lake, Idaho 83835

as its Agent to accept service of process within this State.

ACCEPTANCE:

I agree as Registered Agent to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law.

Registered Agent:

H. W. Eatock Jr.

BEFORE ME, the undersigned authority, this day personally appeared H. W. Eatock Jr. ("Registered Agent"), at Sakase County of Sakase, State of Washington, who is personally known to me or who showed Driver's Lic as identification and who did/did not take an oath and who, after being duly sworn, deposes and says that the facts and matters contained above are true and correct, & that he has executed the same for the purposes expressed herein.

WITNESS my hand and official seal this 29th day of August, 1994.



Elaine Reed
Notary Public
State of Wa
My Commission Expires:
10/19/95

ELAINE REED