



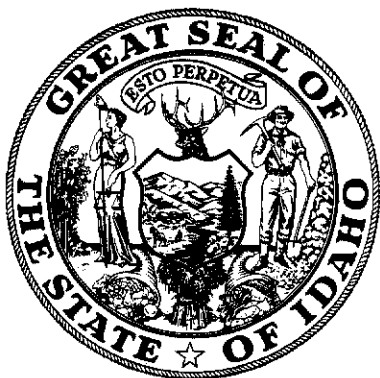
CERTIFICATE OF INCORPORATION  
OF

INVESTMENT PROPERTY MANAGEMENT, 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: December 12, 1986



Pete T. Cenarrusa

SECRETARY OF STATE

by: Spring Kistner

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SEC. OF STATE

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ARTICLES OF INCORPORATION

OF

INVESTMENT PROPERTY MANAGEMENT, INC.

WE, the undersigned, acting as incorporators of a corporation under the Idaho Business Corporation Act, adopt the following Articles of Incorporation:

I.

The name of the corporation is INVESTMENT PROPERTY MANAGEMENT, INC.

II.

The period of its duration is perpetual.

III.

The purpose or purposes for which the corporation is organized is for the transaction of any or all lawful business for which corporations may be incorporated under the Idaho Business Corporation Act, Title 30, Chapter 1, Idaho Code.

IV.

The aggregate number of shares which the corporation shall have the authority to issue is ONE THOUSAND (1,000) shares, all of one class, ONE DOLLAR (\$1.00) par value.

V.

The address of the initial registered office of the corporation and the initial agent at such address is:

Brian D. Bacon  
2310 North 4th  
Coeur d'Alene, ID 83814

VI.

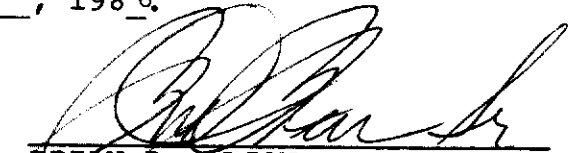
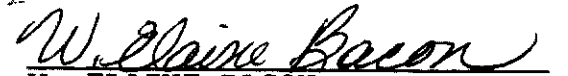
The names and post office addresses of the incorporators hereof and of the persons who shall serve as initial directors until the first annual meeting of the shareholders are:

Brian D. Bacon and  
W. Elaine Bacon  
2310 North 4th  
Coeur d'Alene, ID 83814

VII.

The stock of the corporation shall be non-assessable common stock.

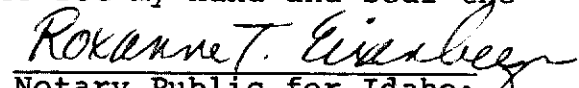
DATED this 5th day of December, 1986.

  
BRIAN D. BACON  
  
W. ELAINE BACON

STATE OF IDAHO            )  
                                  ) ss.  
County of Kootenai        )

On this 5th day of December, 1986, before me, Roxanne T. Eixenberger, the undersigned notary public, personally appeared BRIAN D. BACON and W. ELAINE BACON, husband and wife, known to me or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

  
Notary Public for Idaho;  
residing at: Rathdrum;  
my commission expires:  
6-15-87.

CONSENT TO USE OF NAME

The undersigned officer of INVESTMENT PROPERTIES INC. hereby consents to the formation of a general business corporation under the laws of the State of Idaho, and the use of the name of, INVESTMENT PROPERTY MANAGEMENT INC., a corporation being formed by the initial incorporators, BRIAN D. BACON and W. ELAINE BACON. I further state that I am the President of INVESTMENT PROPERTIES INC.

Dated this 5<sup>th</sup> day of November, 1986.

INVESTMENT PROPERTIES INC.

BY: 

R. M. KULM, President