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State of Idaho

Department of State

CERTIFICATE OF INCORPORATION OF

TRISTAR NORTHWEST, 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: July 24, 1992



Pete T. Cenarrusa

SECRETARY OF STATE

By Valerie Flint

ARTICLES OF INCORPORATION
OF
TRISTAR NORTHWEST, INC.

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The undersigned incorporator, desiring to form a corporation pursuant to the provisions of the Idaho Business Corporation Act, adopts the following articles of incorporation.

ARTICLE ONE: The name of the corporation is: TRISTAR NORTHWEST, INC.

ARTICLE TWO: The period of duration of the corporation is, perpetual.

ARTICLE THREE: The purpose of the corporation is to engage in the real estate brokerage business and in any and all other lawful business for which a corporation may be organized under the Idaho Business Corporation Act.

ARTICLE FOUR: The total number of authorized shares that the corporation shall have is one thousand (1,000), which shares shall be without par value.

ARTICLE FIVE: There is no provision for denying preemptive rights to the shareholders.

ARTICLE SIX: There are no provisions for the regulation of the internal affairs of the corporation.

ARTICLE SEVEN: The mailing address of the initial registered office of the corporation is: 422 West Appleway Avenue, Coeur d'Alene, Idaho. The name of the registered agent is: James L. Radke, 422 S. Appleway, Coeur d'Alene, Idaho 83814.

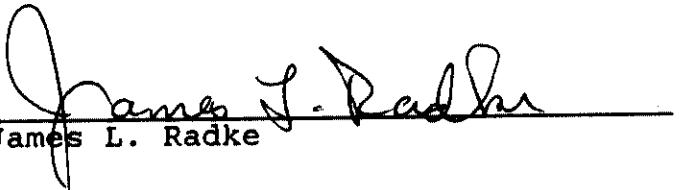
ARTICLE EIGHT: The initial board of directors has two directors. The names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are:

James L. Radke 422 S. Appleway Coeur d'Alene, ID 83814	Marlene L. Radke E. 11219 8th Avenue Spokane, WA 99206
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ARTICLE NINE: The name and address of the incorporator is:
James L. Radke, 422 S. Appleway, Coeur d'Alene, Idaho 83814.

ARTICLE TEN: The directors of the corporation shall not be personally liable to the corporation or to any of its shareholders for monetary damages for a breach of fiduciary duty as a director except for breach of duty of loyalty to the corporation or stockholders, acts or omission not in good faith or intentional misconduct, and transactions from which the director derived an improper personal benefit.

Dated this 22nd day of July, 1992.



James L. Radke

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 2nd day of July, 1992, before me, a notary public, personally appeared JAMES L. RADKE, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed this document.

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

William Oypham

Notary Public for Idaho
Residing at: Coeur d'Alene
Commission Expires: 11/18/94