



**Department of State.**

**CERTIFICATE OF QUALIFICATION OF  
FOREIGN CORPORATION**

**LOUIS E. CLAFF**  
I, ~~CAROLYN WILLIAMS~~, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that

**INER REALTY, INC.,**

a corporation duly organized and existing under the laws of Washington has fully complied with Section 10 Article II of the Constitution, and with Sections 30-501 and 30-502, Idaho Code, by filing in this office on the First day of August 1966 a properly authenticated copy of its articles of incorporation, and on the First day of August 1966, a designation of James T. Kardon in the County of Kootenai as statutory agent for said corporation within the State of Idaho, upon whom process issued by authority of, or under any law of this State, may be served.

~~AND I FURTHER CERTIFY,~~ That said corporation has complied with the laws of the State of Idaho, relating to corporations not created under the laws of the State, as contained in Chapter 5 of Title 30, Idaho Code, and is therefore duly and regularly qualified as a corporation in Idaho, having the same rights and privileges, and being subject to the same laws, as like domestic corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State. Done at Boise City, the Capital of Idaho, this First day of August, A.D. 1966.

Secretary of State.



CERTIFICATE No. 4422

## STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **A. LUDLOW KRAMER**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that according to the records on file in my office the annexed is a true and correct copy of the Articles of Incorporation of **TEETER REALTY, INC.**, which have been duly filed and recorded in my office in accordance with law; I further certify no amendments to the Articles have been filed and that **TEETER REALTY, INC.** has not been dissolved and is in good standing as a subsisting corporation in the State of Washington with all of its license fees paid to July 1, 1966; and I further certify that I am the officer having the legal custody of the official record of the original Articles of Incorporation of said corporation.



In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,

April 15, 1966

A. LUDLOW KRAMER  
SECRETARY OF STATE

APPROVED  
AND FILED

ARTICLES OF INCORPORATION

OF

TEETER REALTY, INC.

AUG 23 1956

EARL COE  
SECRETARY OF STATE

By *Lloyd K. Miller*  
Assistant Secretary of State

Know All Men by These Presents: That the undersigned, Wade Teeter, John Jacobs, and Lloyd K. Miller (each of whom is a citizen of the United States of America and State of Washington) have associated themselves together for the purpose of forming a corporation under the laws of the State of Washington, and in pursuance thereof do hereby sign and acknowledge the following Articles of Incorporation, in triplicate originals, and state as follows:

ARTICLE I.

The name of the corporation shall be Teeter Realty, Inc.

ARTICLE II.

The general nature of the business of the corporation and the objects and purposes proposed to be transacted, promoted and carried on by it, are as follows:

(1) To transact the business of a real estate agent or broker, and in behalf of others, to buy, sell, deal in, lease, rent, and manage real estate and any interest therein.

(2) To purchase, improve, develop, lease, exchange, sell, dispose of, and otherwise deal in and turn to account, real estate; to purchase, lease, build, construct, erect, occupy, and manage buildings of every kind and character whatsoever; to finance the purchase, improvement, development, and construction of land and buildings belonging to or to be acquired by this company, or any other person, firm or corporation.

(3) To purchase or otherwise acquire, so far as permitted by law, the whole or any part of the undertaking and business of any person, firm or corporation engaged in business of the same general character as that for which this corporation is organized, and the property and liabilities, including the good will, assets and stock in trade thereof, and to pay for the same either in cash or in shares, or partly in cash and partly in shares.

(4) To the same extent as natural persons might or could do, to purchase or otherwise acquire, and to hold, maintain, work, develop, sell, lease, exchange, hire, convey, mortgage, or otherwise dispose of and deal in, lands and leaseholds, and any interest, estate and rights in real property and any personal or mixed property, and any franchises, rights, business or privileges necessary, convenient and appropriate for any of the purposes herein expressed.

(5) To acquire by purchase, subscription, or otherwise, and to hold for investment or otherwise, and to use, sell, assign, transfer, mortgage, pledge, or otherwise deal with or dispose of stocks, bonds, or any obligations or securities of any corporation or corporations; and to merge or consolidate with any corporation in such manner as may be provided by law.

(6) To borrow money, and to make and issue notes, bonds, debentures, obligations and evidences of indebtedness of all kinds, whether secured by mortgage, pledge or otherwise, without limit as to amount, except as may be prohibited by statute, and to secure the same by mortgage, pledge or otherwise, and generally to make and perform agreements and contracts of every kind and description.

(7) To conduct and carry on its business, or any part thereof, and to have one or more offices, and to exercise all or any of its corporate powers and rights in the State of Washington, and in the various states, territories, colonies and dependencies of the United States, in the District of Columbia, and in all or any foreign countries or country.

(8) To do all and everything necessary, suitable and proper for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers hereinabove set forth, either alone or in association with other corporations, firms, or individuals, and to do every act or acts, thing or things, incidental or appurtenant to or growing out of or connected with the aforesaid business or powers, or any part or parts thereof: Provided, the same be not inconsistent with the laws under which this corporation is organized.

#### ARTICLE III.

The corporation is to have perpetual existence.

#### ARTICLE IV.

The registered office of the corporation is to be located at E. 7202-A Sprague, Spokane, Washington.

#### ARTICLE V.

The authorized capital stock of the corporation shall be Fifty Thousand Dollars (\$50,000.00), consisting of Five Hundred Shares (500) of common stock having a par value of One Hundred Dollars (\$100.00) each.

#### ARTICLE VI.

The amount of paid-in capital with which this corporation will begin business is the sum of Five Hundred Dollars (\$500.00).

#### ARTICLE VII.

The management of this corporation shall be vested in a Board of Directors; the number of directors shall not be less than three (3) nor more than seven (7); and the number, qualifications, terms of office, manner of election, time and place of meeting, and powers and duties of the directors shall be such as are prescribed by the By-Laws of the corporation.

#### ARTICLE VIII.

The authority to make By-Laws for the corporation is hereby expressly vested in the Board of Directors of this corporation, subject to the power of the shareholders to change or repeal such By-Laws. The Board of Directors shall not make or alter any By-Laws fixing their qualifications, classifications, terms of office or compensation.

#### ARTICLE IX.

The corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred on the stockholders herein are granted subject to this reservation.

ARTICLE X.

The names and post office addresses of the directors who shall first manage the affairs of the corporation until the 31st day of August, 1957 are as follows:

Wade Teeter, 2004 S. Whipple, Opportunity, Washington.  
John Jacobs, S. 1606 Virginia, Opportunity, Washington.  
Lloyd K. Miller, N. 1418 Bowman Rd., Spokane, Washington.

ARTICLE XI.

The names and post office address of each of the incorporators of the corporation and the number of shares subscribed by each is as follows:

Wade Teeter  
2004 S. Whipple  
Opportunity, Washington 4 shares

John Jacobs  
S. 1606 Virginia  
Opportunity, Washington 5 shares

Lloyd K. Miller  
N. 1418 Bowman Rd.  
Spokane, Washington 1 share

In witness whereof, the incorporators have hereunto set their hands this 20th day of August, 1956.

Wade Teeter  
John Jacobs  
Lloyd K. Miller

STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss.

This is to Certify that on this 20th day of August, 1956, there appeared personally before me, Wade Teeter, John Jacobs, and Lloyd K. Miller, to me personally known to be the persons described in and who executed the foregoing Articles of Incorporation, and they and each of them did acknowledge and declare to me that he executed the same freely and voluntariness for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and official seal, the day and year first above written.

Maria J. Lemley  
Notary Public in and for the  
State of Washington, residing  
at Spokane.