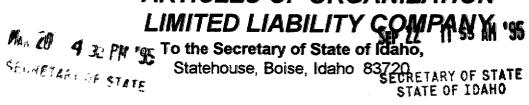
ARTICLES OF ORGANIZATION





1.	The name of the limited liability company COMPANY	is: CENTURY 21 ADVANTAGE REALTY LIMITED		
2.	The address of the initial registered office i	(not a PO Box)		
		and the name of the initial registered		
	agent at that address is: CHARLES JAMES RICE			
	Signature of registered agent :	le fau lee		
3.	The latest date certain on which the limited	liability company will dissolve: March 31, 2045		
4.	Is management of the limited liability compa	any vested in a manager or managers? No (check appropriate box)		
5.	If management is vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is vested in the members, list the name(s) and address(es) of at least one initial member. Name: Address:			
	CHARLES JAMES RICE	11012 W. Halstead Ct.		
		Boise, Idaho 83713		
	ROBERT POLO HURTT	2016 No. Currant Place		
		Boise, Idaho 83704		
		3/22/90 9.M. As an		
6.	Signature of at least one person listed)in #	Sabove: CORPORATION ORGANIZATION U.C.		
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	Rebetts Polo Vifet	0		
	O * 8	Secretary of State use only		
		IDAHO SECRETARY OF STATE		
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		10 100.00= 100.00		
	STATE			
		#: C		

Messrs. Mark and Kirk Peterson September 14, 1995 Page 2

CONSENT TO USE OF NAME

The undersigned, as an officer of Century 21 Advantage, Inc., hereby consents to the utilization of the name "Century 21 Advantage Realty Limited Company" by the owners of that company, Charles Rice and Robert Hurtt.

DATED:	9-	19-	95
		* /	~ ~

CENTURY 21 ADVANTAGE, INC.

Signature Million

Office CENTURY ZI ADVANTAGE INC