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ACCOUNT NO. : 072100000032

REFERENCE : 762423 *Patricia P. 7128267*

AUTHORIZATION :

COST LIMIT : \$ 87.50

ORDER DATE : March 31, 1998

ORDER TIME : 10:23 AM

ORDER NO. : 762423-005

CUSTOMER NO. : 7128267

CUSTOMER: Mr. Douglas C. Roland
BRICKLEMYER SMOLKER & BOLVES,
P.A.
Suite 200
500 East Kennedy Boulevard
Tampa, FL 33602

600002475146--7

DOMESTIC FILING

NAME: FLA REALTY, LTD.

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

Name	<i>4/13/98</i>	CERTIFIED COPY
Availability	<i>XX</i>	PLAIN STAMPED COPY
	<i>dcc</i>	CERTIFICATE OF GOOD STANDING

Document Examiner CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS: *W98-7231*

Updater *DCC*

Updater
verfyer *DCC*

Acknowledgement *DCC*

W. P. Verifier *DCC*

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR -1 PM 1:58 PM
DIVISION OF CORPORATION

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 1, 1998

CSC
DEBORAH SCHRODER
WALK-IN
TALLAHASSEE, FL

SUBJECT: FLA REALTY, LTD.
Ref. Number: W98000007231

We have received your document for FLA REALTY, LTD. and the authorization to debit your account in the amount of \$87.50. However, the document has not been filed and is being returned for the following:

The limited partnership name designated in the document is not available since it is the same as, or not distinguishable from the name of another entity on file with this office. Please select a new name and make the substitution in all the appropriate places.

Section 620.108, Florida Statutes, requires the affidavit include the amount of capital contributions of the limited partners and the amount anticipated to be contributed.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6917.

Gretchen Harvey
Corporate Specialist Supervisor

Letter Number: 498A00017388

CERTIFICATE OF LIMITED PARTNERSHIP

OF

FLA Realty Advisors, Ltd.

The undersigned, being the General Partner of the FLA Realty Advisors, Ltd.,
does hereby certify:

1. The name of the firm under which the partnership is to be conducted is:
FLA Realty Advisors, Ltd.

2. The address of the office is 13623 Dornoch, Orlando, Florida 32828.

3. The name and address of the agent for service of process is:

James M. Dowd
13623 Dornoch Drive
Orlando, Florida 32828

4. The name of the General Partner is:

Dowd Properties, Inc.
13623 Dornoch Drive
Orlando, Florida 32828

L21640

5. The mailing address for the partnership is:

13623 Dornoch Drive
Orlando, Florida 32828

6. The latest date upon which the limited partnership is to dissolve is December 31,
2025.

Dowd Properties, Inc.

By: 

James M. Dowd, Its President

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ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN THE CERTIFICATE OF LIMITED PARTNERSHIP

JAMES M. DOWD, an individual residing in this state having a business office identical with the registered office of the limited partnership below, and having been designated as the Registered Agent in the above and foregoing Certificate of FLA Realty Advisors, Ltd., is familiar with and accepts the obligations of the position of Registered Agent under Section 620.105, Florida Statutes.

By: 
JAMES M. DOWD

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AFFIDAVIT


STATE OF FLORIDA

COUNTY OF ORANGE

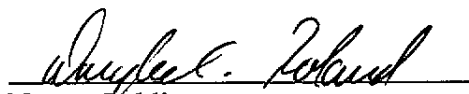
James M. Dowd, being first duly sworn, deposes and states as follows:

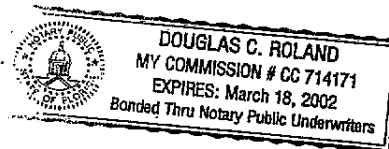
1. He is the President of Dowd Properties, Inc., the General Partner of FLA Realty Advisors, Ltd.

2. Each of the two limited partners has contributed \$100.00 to the partnership. Additional contributions to the capital of the partnership shall be as agreed by all of the partners.


James M. Dowd

Sworn to and subscribed before me this 2ND day of APRIL ~~March~~, 1998. James M. Dowd is personally known to me or produced N/A as identification.


Notary Public



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