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STATE OF FLORIDA
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FROM: MURAI, WALD, BIONDO, MORENO, P.A.
25 SE 2ND AVE
SUITE 900
MIAMI FL 33131- 9-0000 0
CONTACT: NIURKA ALONSO
PHONE: (305) 358-5900
FAX: (305) 358-9490

(((H96000011483))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: BLACKROCK REALTY ADVISORS, INC.

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ARTICLES OF INCORPORATION
OF
BLACKROCK REALTY ADVISORS, INC.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of the corporation is BLACKROCK REALTY ADVISORS, INC. which address is 2730 S.W. 3rd Avenue, Suite 302, Miami, Florida 33129.

ARTICLE II

DURATION AND BEGINNING OF CORPORATE EXISTENCE

The corporation shall exist perpetually. The date when the corporate existence of this corporation shall begin shall be the date upon which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

ARTICLE III

NATURE OF BUSINESS

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV

CAPITAL STOCK

The corporation is authorized to have outstanding one class of stock designated as common stock. The maximum number of shares of common stock which the corporation is authorized to have outstanding is 500 shares of Common Stock of a par value of $1.00

THIS INSTRUMENT PREPARED BY:
Gerald J. Biondo, Esq.
FL Bar #: 154713
Murai Wald Biondo & Moreno P.A.
25 Southeast Second Avenue, Suite 900
Miami, Florida 33131
(305) 358-5900

per share. Holders of Common Stock are entitled to vote on all questions required by law on the basis of one vote per share and there shall be no cumulative voting. Holders of Common Stock shall not have pre-emptive rights to subscribe to the corporation's securities.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation in the State of Florida is 2730 S.W. 3rd Avenue, Suite 302, Miami, Florida 33129 and the name of the initial registered agent of this corporation at that address is Casey Rosen.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The corporation shall have one (1) director initially. The number of directors may be increased or decreased from time to time by amendment to, or in the manner provided in, the by-laws of the corporation.

The name and street address of the director is:

Dennis L. Carson
2730 S.W. 3rd Avenue
Suite 302
Miami, Florida 33129

ARTICLE VII

INCORPORATOR

The name and address of the incorporator to these Articles of Incorporation is:

Dennis L. Carson
2730 S.W. 3rd Avenue
Suite 302
Miami, Florida 33129

ARTICLE VIII

BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the shareholders.

ARTICLE IX

INDEMNIFICATION

The corporation shall indemnify, to the full extent permitted by law, any officer, director, employee or agent of the corporation, or any former officer, director, employee or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise but only as respects activities of this corporation.

ARTICLE X

AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 16th day of August, 1996.

DENNIS L. CARSON

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 16th day of AUGUST, 1996 by DENNIS L. CARSON, who is personally known to me or who has produced His Florida drivers license as identification.

JOSEPH SENDRA NOTARY My Comm. Expires Oct. 9, 1997 CC306117 PUBLIC STATE OF FLORIDA

NOTARY PUBLIC, STATE OF FLORIDA
Print name: JOSEPH SENDRA
Commission No.: CC306117

My Commission expires:
10/9/97

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Fax Audit # H96000011483

CERTIFICATE OF REGISTERED AGENT

OF

BLACKROCK REALTY ADVISORS, INC.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That BLACKROCK REALTY ADVISORS, INC. is desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at City of Miami, County of Dade, State of Florida, has named Casey Rosen, 2730 S.W. 3rd Avenue, Suite 302, Miami, Florida 33129 as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 16th day of August, 1996.

By: [signature]
CASEY ROSEN

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TALLAHASSEE, FLORIDA

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