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WALZER & ASSOCIATES, INC.
A Professional Accounting Firm
8507 Forest City Road
Orlando, Florida 32810
(407) 299-1040 FAX (407) 298-3849

AUGUST 13, 1996

SECRETARY OF STATE
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

EFFECTIVE DATE
8-14-96

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-08/15/96--01033--012
***122.50 ***122.50

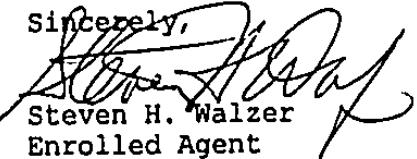
RE: ALLIANCE REALTY ADVISORS, INC.

Dear Sir:


Enclosed please find the Articles of Incorporation and Certificate designating place of business and registered agent with regard to the above-referenced company. This is a new, for-profit corporation doing business in the State of Florida. It is my understanding that the filing fee is \$35.00, the registered agent fee is \$35.00, and the fee for obtaining a certified copy of the Articles of Incorporation is \$52.50. Therefore, I am enclosing a check in the amount of \$122.50 to cover these costs.

Thank you in advance for your assistance in this matter, and should you have any questions or if I can provide you with any additional information, please do not hesitate to contact me.

Sincerely,


Steven H. Walzer
Enrolled Agent

SHW/ks
Enclosures

8/19/96


ARTICLES OF INCORPORATION

OF

ALLIANCE REALTY ADVISORS, INC.

RECEIVED
8-14-96

FILED
328015
AUG 15 1996

ARTICLE I - NAME

The name of this Corporation is ALLIANCE REALTY ADVISORS, INC. the address is 201 South Orange Avenue, Suite 1550, Orlando, Florida 32801.

ARTICLE II - DURATION

This Corporation shall commence its existence on the 14th day of AUGUST, 1996 with the filing of these Articles with the Secretary of State.

ARTICLE III - PURPOSE

This Corporation may engage in or transact any or all lawful activities or businesses permitted under the laws of the United States, the state of Florida, or any other state, country, territory, or nation.

ARTICLE IV - CAPITAL STOCK

This Corporation is authorized to issue One Thousand (1000) shares of One Dollar (\$ 1.00) par value common stock which shall be designated "Common Shares".

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 201 South Orange Avenue, Suite 1550, Orlando, Florida 32801, and the name of the initial registered agent of this Corporation at that address is JAMES E. GARNER, JR.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This Corporation shall have two (2) directors initially. The number of directors may be either increased or decreased from time to time by the By-Laws but shall never be less than one (1). The names and addresses of the initial directors of this Corporation is:

JAMES E. GARNER, JR.
President
201 South Orange Avenue
Suite 1550
Orlando, Florida 32801

JANINA T. GARNER
Vice President
201 South Orange Avenue
Suite 1550
Orlando, Florida 32801

The names and addresses of the persons signing these Articles is:

JAMES E. GARNER, JR.
President
201 South Orange Avenue
Suite 1550
Orlando, Florida 32801

JANINA T. GARNER
Vice President
201 South Orange Avenue
Suite 1550
Orlando, Florida 32801

ARTICLE VII - AMENDMENT

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them, and any rights conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber have executed these Articles of Incorporation on this 14TH day of AUGUST, 1996.


JAMES E. GARNER, JR.


JANINA T. GARNER

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY that on this 14TH day of AUGUST, 1996, personally appeared before me, the undersigned officer duly authorized to administer oaths and take acknowledgments, JAMES E. GARNER, JR. and JANINA T. GARNER, to me well known and known to be the persons who executed the foregoing Articles of Incorporation,

ALLIANCE REALTY ADVISORS, INC., and they acknowledged that they signed and executed the same for the purpose therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Orlando, in said County and State, this 14TH day of AUGUST, 1996.



STEVEN H. WALZER
My Commission CC885900
Expires Jul. 12, 2000

Steven H. Walzer
NOTARY PUBLIC-STATE OF FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OF DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE with Section 48.091 of the Florida Statutes, the following is submitted:

First that ALLIANCE REALTY ADVISORS, INC. desiring to organize or qualify under the Laws of the State of Florida, its principal place of business in the City of Orlando, Florida has named JAMES E. GARNER, JR., 201 South Orange Avenue, Suite 1550, Orlando, Florida 32801 as its agent to accept service process within Florida.

James E. Garner, Jr.
JAMES E. GARNER, JR.

Date: 8/14/96

Janina T. Garner
JANINA T. GARNER

Date: 8/14/96

ACCEPTANCE

Having been named to accept service of process for the above-named Corporation at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

James E. Garner, Jr.
JAMES E. GARNER, JR.

Date: 8/14/96

STATE OF FLORIDA

COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me this 14TH day of AUGUST, 1996, in said County and State.



STEVEN H WALZER
My Commission CC3555990
Expires Jul. 12, 2000

Steven H Walzer
NOTARY PUBLIC-STATE OF FLORIDA

FILED
26 AUG 15 21 9:58
TALLAHASSEE, FLORIDA