

MICHAEL W. BROWARNIK
3080 N. 35th Street
Hollywood FL 33021

P97000063618

July 17, 1997

Secretary of State
P.O. Box 6327
Tallahassee, FL 32314

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-07/22/97--01068--004
*****70.00 *****70.00

Re: Immo Capital Advisors, Inc.

Dear Sir/Madam:

Enclosed please find a check in the amount of \$70.00 for the recording of the articles of incorporation of the above referenced company as well as an original and one copy of said articles.

Please return the filed articles to the address indicated above.

Sincerely,


Michael W. Browarnik

FILED
97 JUL 22 AM 11:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



ARTICLES OF INCORPORATION
OF
IMMO CAPITAL ADVISORS, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber, a natural person competent to contract for the purpose of forming a corporation under the Florida General Corporation Act of the State of Florida, adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation is Immo Capital Advisors, Inc..

ARTICLE II

The corporation is organized for the purpose of transacting any and all lawful business permitted under the laws of the United States and of the State of Florida and shall have such powers as enumerated in The Florida General Corporation Act, Chapter 607, Florida Statutes (1983).

ARTICLE III

The total number of shares of stock which the corporation shall have authority to issue and which the corporation is authorized to have outstanding at any one time is One Hundred (100) shares, which shares shall have a par value of One Dollar (\$1.00).

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The initial address of the principal office of the corporation is 3080 N. 35th Street, Hollywood, FL 33021.

ARTICLE VI

This Corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time in accordance with the By-Laws, but shall never be less than one (1). The names and address of the initial director is: Michael W. Browarnik, 3080 N. 35th Street, Hollywood, FL 33021.

ARTICLE VII

The name and street address of the subscriber to these Articles of Incorporation is: Michael W. Browarnik, 3080 N. 35th Street, Hollywood, FL 33021.

ARTICLE VIII

The Corporation shall indemnify any officers or directors or any former officers or directors to the full extent permitted by law.

ARTICLE IX

The initial registered agent of this Corporation and his street address is as follows: Michael W. Browarnik, 3080 N. 35th Street, Hollywood, Florida 33021.

ARTICLE X

These Articles of Incorporation may be amended or repealed as provided by law.

ARTICLE XI

Members of the Board of Directors may participate in meetings of the Board of Directors by means of a conference telephone communication and as otherwise provided by law.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of
Incorporation on this 17th day of July, 1997.



STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in
the State and County aforesaid to take acknowledgements, personally appeared Michael W.
Browarnnik who is personally known to me and took an oath.

WITNESS my hand and official seal in the County and State aforesaid this 17th day of
July, 1997.


Notary Public

My commission expires:



BETH E LINZNER
My Commission CC391707
Expires Oct. 10, 1998
Bonded by HAI
600-422-1555

REGISTERED AGENT CERTIFICATE AND ACCEPTANCE

In compliance with Section 48.091, Florida Statutes, the following is submitted:

Immo Capital Advisors, Inc. desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation has named Michael W. Browarnik its agent to accept service of process within the State of Florida.

SIGNATURE: _____

TITLE: _____

DATE: _____

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

Dated: _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA