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NAME: SANDSTONE REALTY ADVISORS, INC.

AUDIT NUMBER.....H97000013286

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

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ARTICLES OF INCORPORATION

(4)

OF

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SANDSTONE REALTY ADVISORS, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

FIRST: The name of the Corporation is SANDSTONE REALTY ADVISORS, INC. (the "Corporation").

SECOND: The street address of the initial principal office and mailing address of the Corporation is 1500 San Remo Avenue, Suite 136, Coral Gables, Florida 33146.

THIRD: The Corporation is authorized to issue 10,000 shares of common stock, par value \$.01 per share.

FOURTH: The street address of the initial registered office of the Corporation is: 1500 San Remo Avenue, Suite 136, Coral Gables, Florida 33146 and the registered agent at that address is: James L. Fried.

FIFTH: The name and address of the incorporator of the Corporation is: Linda C. Frazier, Broad and Cassel, Miami Center, 201 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

SIXTH: The Corporation is organized for the purpose of transacting any and all lawful activities or business for which corporations may be formed under Chapter 607 of the Florida Statutes.

SEVENTH: The Corporation shall have one director initially and the number of directors may be increased or diminished from time to time as provided in the Bylaws but shall never be less than one. The name and address of the initial director of the Corporation is:

PREPARED BY:
Linda C. Frazier, Esquire
Florida Bar Number 0990035
Broad and Cassel
Miami Center, Suite 3000
201 South Biscayne Boulevard
Miami, Florida 33131
(305) 373-9400

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James L. Fried
1500 San Remo Avenue
Suite 136
Coral Gables, Florida 33146

EIGHTH: The corporate existence of the Corporation shall commence on August 13, 1997.

NINTH: The Corporation shall indemnify any director or officer to the fullest extent permitted by Florida Law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this ___ day of August, 1997.


Linda C. Frazier, Incorporator

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Business Corporation Act.

James L. Fried

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TALLAHASSEE, FLORIDA

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