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December 22, 1997

*Of Counsel

Via Federal Express

Secretary of State
Division of Corporations
Corporate Records Bureau
409 East Gaines Street
Tallahassee, Florida 32399

100002380981--6
-12/23/97--01079--003
*****70.00 *****70.00

**RE: Articles of Incorporation for
Diversified Real Estate Condemnation Services, Inc.**

Dear Sir or Madam:

Enclosed herewith are an original and one copy of Articles of Incorporation of subject proposed corporation. Please return a stamped copy of the articles to the undersigned. Our check made payable to you in the sum of \$70.00 is also enclosed.

This corporation will commence business upon the issuance of the Certificate of Incorporation. Therefore, we would appreciate your office processing this charter immediately. If for any reason, a charter cannot be issued for the proposed corporation, please contact the undersigned immediately.

Very truly yours,


Alexander J. Williams, Jr.

AJWbc
Enc.

FILED
97 DEC 23 PM 12:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

mc 12/24/97

ARTICLES OF INCORPORATION

OF

Diversified Real Estate Condemnation Services, Inc.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

CORPORATE NAME

The name and mailing address of this Corporation shall be:

*Diversified Real Estate Condemnation Services, Inc.
1975 East Sunrise Blvd.
Suite 850
Fort Lauderdale, Florida 33304*

ARTICLE II

NATURE OF CORPORATE BUSINESS

The Corporation may engage in any activity or business permitted under the laws of the United States and under the laws of the State of Florida.

ARTICLE III

CAPITAL STOCK

This Corporation is authorized to issue a maximum of 10,000 shares of stock. The shares of stock authorized shall be common stock having a par value of \$1.00 per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLE IV

INITIAL REGISTERED AGENT AND DESIGNATION OF REGISTERED AGENT

The Corporation's initial registered agent and office for the purpose of complying with Florida law shall be:

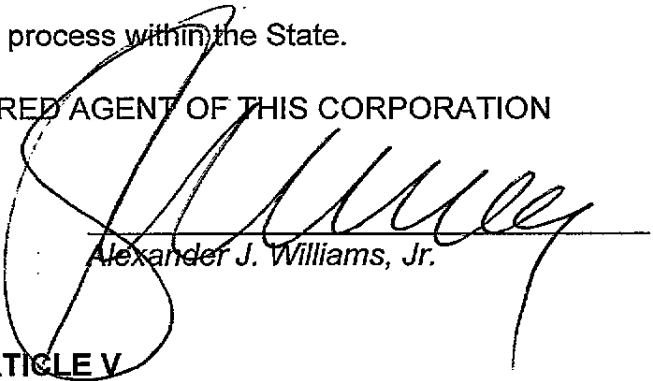
Alexander J. Williams, Jr.

and the registered post office address is:

150 South Pine Island Road, Suite 400, Fort Lauderdale, Florida 33324

to accept service of process within the State.

I ACCEPT DESIGNATION AS REGISTERED AGENT OF THIS CORPORATION



Alexander J. Williams, Jr.

ARTICLE V

INCORPORATORS

The name and post office address of each Incorporator executing these Articles of Incorporation is as follows:

*Alexander J. Williams, Jr.
150 South Pine Island Road
Suite 400
Fort Lauderdale, Florida 33324*

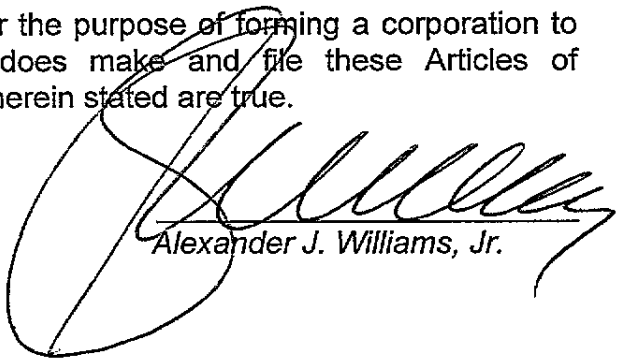
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI

COMMENCEMENT

Corporate existence will commence upon issuance of the Certificate of Incorporation.

THE UNDERSIGNED INCORPORATORS, for the purpose of forming a corporation to do business within the State of Florida, does make and file these Articles of Incorporation, hereby declaring that the facts herein stated are true.



Alexander J. Williams, Jr.