

State of Idaho

Department of State

CERTIFICATE OF AUTHORITY OF TRANSAMERICA REALTY INVESTMENT CORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of an Application of TRANSAMERICA REALTY INVESTMENT CORPORATION

_____ for a Certificate of Authority to transact business in this State, duly signed and verified pursuant to the provisions of the Idaho Business Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Authority to TRANSAMERICA REALTY INVESTMENT CORPORATION

to transact business in this State under the name TRANSAMERICA REALTY INVESTMENT CORPORATION and attach hereto a duplicate original of the Application for such Certificate.

Dated July 9, 1987



Pete T. Cenarrusa

SECRETARY OF STATE

Judith Hawkey
Corporation Clerk

APPLICATION FOR CERTIFICATE OF AUTHORITY

(Profit Corporation)

To the Secretary of State of Idaho

Pursuant to Section 30-1-110, Idaho Code, the undersigned Corporation hereby applies for a Certificate of Authority to transact business in your State, and for that purpose submits the following statement:

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1. The name of the corporation is _____

TRANSAMERICA REALTY INVESTMENT CORPORATION

2. The name which it shall use in Idaho is _____

(To be used only when required to avoid a conflict with a name already on file. Must be accompanied by a Board of Directors resolution adopting assumed name in Idaho.)

3. It is incorporated under the laws of Delaware

4. The date of its incorporation is July 21, 1986 and the period of its duration is perpetual

5. The address of its principal office in the state or country under the laws of which it is incorporated is c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, Wilmington, DE 19801

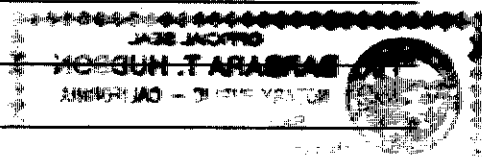
6. The address to which correspondence should be addressed, if different from that in item 5. 600 Montgomery St., S.E., CA 94111

7. The street address of its proposed registered office in Idaho is 300 North 6th Street
Boise, Idaho 83701, and the name of its proposed registered agent in Idaho at that address is C T CORPORATION SYSTEM

8. The purpose or purposes which it proposes to pursue in the transaction of business in Idaho are:
Real Estate Investment & Development

9. The names and respective addresses of its directors and officers are:

Name	Office	Address
<u>see attached rider</u>		



(continued on reverse)

Name

Office

Address

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10. The corporation accepts and shall comply with the provisions of the Constitution and the laws of the State of Idaho.

11. This Application is accompanied by a certificate of Corporate Status or Existence, duly authenticated by the proper officer of the state or country under the laws of which it is incorporated.

Dated: June 25, 1987

TRANSAMERICA REALTY INVESTMENT CORPORATION
(Corporation Name)

By Rosvida R. Uskert
Rosvida R. Uskert Its Vice President (please specify)

and [Signature]
John D. Benzie Its Secretary (please specify)

STATE OF California

COUNTY OF San Francisco

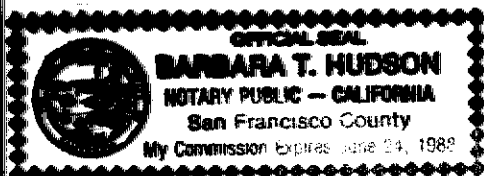
I, Barbara T. Hudson, a notary public, do hereby certify that on

this 25th day of June, 19 87, personally appeared before

me Rosvida R. Uskert, who being by me first duly sworn, declared that (s)he

is the Rosvida R. Uskert of TRANSAMERICA REALTY INVESTMENT CORPORATION

that (s)he signed the foregoing document as Vice President/Controller of the corporation and that the statements therein contained are true.



Barbara T. Hudson
Notary Public

Transamerica Realty Investment Corporation Officers and Directors

Kent L. Colwell	President	600 Montgomery street	San Francisco, Ca.	94111
John D. Benzie	Secretary	600 Montgomery street	San Francisco, Ca.	94111
John D. Benzie	Treasurer	600 Montgomery street	San Francisco, Ca.	94111
Robert W. Cramer	Senior Vice Pres	600 Montgomery street	San Francisco, Ca.	94111
Lyman K. Lokken	Senior Vice Pres	1150 South Olive, Suite 723	Los Angeles, Ca.	90015
John J. Strain	Senior Vice Pres	600 Montgomery street	San Francisco, Ca.	94111
Rosvida R. Uskert	Vice Pres & Controller	600 Montgomery street	San Francisco, Ca.	94111
James P. Conn	Director	600 Montgomery street	San Francisco, Ca.	94111
Kent L. Colwell	Director	600 Montgomery street	San Francisco, Ca.	94111
James R. Harvey	Director	600 Montgomery street	San Francisco, Ca.	94111
Frank C. Herring	Director	600 Montgomery street	San Francisco, Ca.	94111

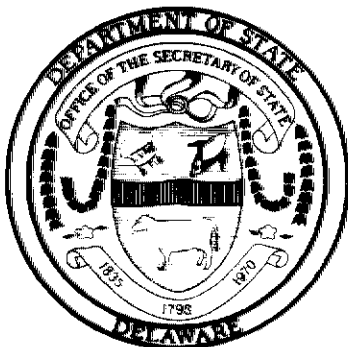


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Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY TRANSAMERICA REALTY INVESTMENT CORPORATION IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE DATE SHOWN BELOW.

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Michael Harkins
Michael Harkins, Secretary of State

AUTHENTICATION: 1302623
DATE: 07/06/1987