

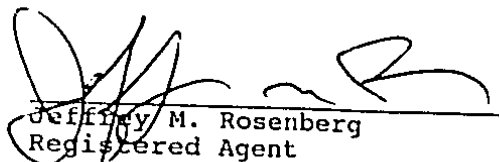
CERTIFICATE OF LIMITED PARTNERSHIP
OF
PEBB ENTERPRISES PINE ISLAND LTD.

RECEIVED
STATE OF FLORIDA
JUN 13 1996

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1990) and Section 620.108 of the Florida Statutes, the undersigned, being all of the General Partners of PEBB ENTERPRISES PINE ISLAND LTD., hereby execute and file with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the Limited Partnership is PEBB ENTERPRISES PINE ISLAND LTD.
2. The business address and the mailing address of the Limited Partnership is:
1000 Corporate Drive, Suite 210
Fort Lauderdale, FL 33334
3. The name of the Registered Agent for service of process required by Section 620.105 of the Florida Statutes is:
Jeffrey M. Rosenberg
4. The Florida street address for the Registered Agent is:
1000 Corporate Drive, Suite 210
Fort Lauderdale, FL 33334
5. Acceptance of Appointment of Registered Agent

Having been named the statutory Registered Agent of PEBB ENTERPRISES PINE ISLAND LTD., at the place designated in this Certificate of Limited Partnership of PEBB ENTERPRISES PINE ISLAND LTD., I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by Section 620.192 of the Florida Statutes; and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.


Jeffrey M. Rosenberg
Registered Agent

DATED: June 13, 1996

6. The name and business address of the General Partner is as follows:

PEBB MANAGEMENT COMPANY, INC.,
a Florida Corporation
1000 Corporate Drive, Suite 210
Port Lauderdale, FL 33334

7. The latest date upon which the Limited Partnership is to dissolve is March 2046.

IN WITNESS WHEREOF, the General Partner has executed the foregoing Certificate of Limited Partnership on the 17th day of June, 1996, in accordance with Section 620.114 of the Florida Statutes.

PEBB MANAGEMENT COMPANY, INC., a
Florida corporation, General Partner

By: X Paul Weiner
Paul Weiner, President

RECORDED
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A F F I D A V I T

THE UNDERSIGNED, constituting all of the General Partners of PEBB ENTERPRISES PINE ISLAND LTD., a Florida Limited Partnership, hereby certifies as follows:

1. The amount of capital contributions to date of the Limited Partners is \$ 9,900.

2. The total amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$ 9,900.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

PEBB MANAGEMENT COMPANY, INC., a
Florida corporation, General Partner

By: X Paul Weiner
Paul Weiner, President