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To:

Division of Corporations

Fax Number : (850)205~0383

From:

Account Name : ADORNO & YOSS, P.A.

Account Number: 076247002423
Phone: 954)763-1200
Fax Number: 954)766-7800

FLORIDA LIMITED PARTNERSHIP

RM PINES CITY CENTER PLAZA PARTNERSHIP, LTD.

Certificate of Stans	0
Certified Copy	1
Page Count	03
Estimated Charge	\$1,837.50

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CERTIFICATE OF LIMITED PARTNERSHIP OF RM PINES CITY CENTER PLAZA PARTNERSHIP, LTD. A FLORIDA LIMITED PARTNERSHIP

The undersigned general partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act, hereby states:

- The name of the limited partnership is RM PINES CITY CENTER PLAZA PARINERSHIP, LTD.
- The business address of the limited partnership is 3325 South University Drive, Suite 210, Davie, FL 33528.
- The name of the Registered Agent for Service of Process on the limited partnership is Barry Ross.
- The Florida street address for the Registered Agent is 3325 South University Drive, Suite 210, Davie, FL 33325.
- ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT:

Having been named as statutury registered agent for RM PINES CITY CENTER PLAZA PARTNERSHIP, LTD., a Florida limited partnership, I horeby agree to set in that capacity, and on behalf of the limited partnership, to accept service of process for the limited partnership and to comply with any and all stantes relative to the complete and proper partnership coff the duties of registered agent.

BARRY ROSS

6. The mailing address of the limited partnership is 3325 South University Drive, Suite 210, Davie, FL 33328.

 The latest date upon which the limited partnership is to be dissolved is December 31, 2054.

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8. The name of the general parmer:

RM PINES CITY CENTER PLAZ PARTNERSHIP GP, LLC

a Florida limited liability company

Street Address:

3325 South University Drive

Suite 210

Davie, FL 33328

Under penalties of penjury, I declare that I have read the foregoing and know the contents thereof and that the facts stated therein are true and correct.

Signed this May of February, 2004.

RM PINES CITY CENTER PLAZA PARTNERSHIP GP, LLC a Florida limited hability company

By Its Manager:

ROSS MATZ INVESTMENTS PINES CITY CENTER PLAZA, LLC

a Florida limited liability company

By

Barry Ross, Manager

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS FOR RM PINES CITY CENTER PLAZA PARTNERSHIP, LTD. A FLORIDA LIMITED PARTNERSHIP

The undersigned, constituting the sole general partner of RM PINES CITY CENTER PLAZA PARTNERSHIP, LTD., a Florida limited partnership, certifies that:

- The amount of capital contributions to date of the limited partners is \$0.
- The total amount amicipated to be contributed by the limited partners at this time is \$10,000,000.

Signed this May of February, 2004.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, I declare that I have read the foregoing and know the contents thereof and that the facts stated therein are true and correct.

RM PINES CITY CENTER PLAZA PARTNERSHIP GP. LLC a Florida limited lightlity company

By Its Manager:

ROSS MATZ INVESTMENTS PINES CITY CENTER PLAZA, LLC

a Florida limited liability company

By:

Barry Ross, Manager

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