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TO: DIVISION OF CORPORATIONS FROM: RUBIN BAUM LEVIN CONSTANT FRIEDMAN &  
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FAX: (904) 922-4000 PHONE: (305) 374-7580  
FAX: (305) 350-2446

DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP  
NAME: PLN CENTRES, LTD.  
FAX AUDIT NUMBER: H96000006614  
DATE REQUESTED: 05/09/1996  
CERTIFIED COPIES: 1  
NUMBER OF PAGES: 3  
ESTIMATED CHARGE: \$166.25  
CURRENT STATUS: REQUESTED  
TIME REQUESTED: 12:11:30  
CERTIFICATE OF STATUS: 1  
METHOD OF DELIVERY: FAX  
ACCOUNT NUMBER: 075350000132

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**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
PLN CENTRES, LTD.**

The undersigned, desiring to form a limited partnership in accordance with the provisions of the Florida Revised Uniform Limited Partnership Act of 1986, as set forth in Sections 620.101 to 620.192, Florida Statutes, as amended, hereby states as follows:

1. The name of the limited partnership is PLN CENTRES, LTD., a Florida limited partnership (the "Limited Partnership").

2. The address of the registered office of the Limited Partnership is:

1390 South Dixie Highway, Suite 1304  
Coral Gables, Florida 33146.

3. The name and address of the agent for service of process required to be maintained by Section 620.105, Florida Statutes, as amended, is:

PLN Centres GP, Inc.  
1390 South Dixie Highway, Suite 1304  
Coral Gables, Florida 33146.

4. The name and mailing address of the sole general partner of the Limited Partnership is:

P96000039618 PLN Centres GP, Inc.  
3315 North 124th Street, Suite E  
Brookfield, Wisconsin 53005.

5. The mailing address for the Limited Partnership is:

3315 North 124th Street, Suite E  
Brookfield, Wisconsin 53005.

6. The latest date upon which the Limited Partnership is to dissolve is December 31, 2050.

The execution of this Certificate of Limited Partnership on behalf of the undersigned sole general partner constitutes an affirmation that the facts stated herein are true.

*This instrument prepared by:*  
Richard M. Goldstein, Esquire  
Florida Bar No. 389817  
RUBIN BAUM LEVIN CONSTANT FRIEDMAN & BILZIN  
2500 First Union Financial Center  
Miami, Florida 33131-2338  
Telephone: 305-374-7580

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IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed in the name and on behalf of the sole general partner of the Limited Partnership as of the 9th day of May, 1996.

PLN CENTRES GP, INC., a Florida corporation

By: Kenneth B. Karl  
Kenneth B. Karl, President

**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

The undersigned, as President and on behalf of PLN CENTRES GP, INC., a Florida corporation (the "Corporation"), which has been designated as registered agent for PLN CENTRES, LTD., a Florida limited partnership (the "Limited Partnership"), in the foregoing Certificate of Limited Partnership of the Limited Partnership, hereby agrees that the Corporation will accept service of process for and on behalf of the Limited Partnership and that the Corporation will comply with any and all laws, including, without limitation, Section 620.192, Florida Statutes, as amended, relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited partnership.

Dated: May 9, 1996.

PLN CENTRES GP, INC., a Florida corporation

By: Kenneth B. Karl  
Kenneth B. Karl, President

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MAY 10 9 51 AM '96**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF DADE                    )

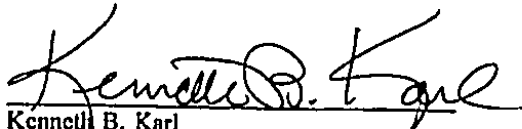
BEFORE ME, the undersigned authority, a notary public authorized to administer oaths and to take acknowledgements in and for the State and County aforesaid, personally appeared Kenneth B. Karl, as President of PLN CENTRE GP, INC., a Florida corporation (the "Corporation"), which corporation is the sole general partner of PLN CENTRES, LTD., a Florida limited partnership (the "Limited Partnership"), who, after first being duly sworn on oath, deposes and says as follows on behalf of the Corporation:

1. Affiant is the President and duly authorized to act on behalf of the Corporation, which is the sole general partner of the Limited Partnership.

2. As of the date hereof, the limited partners of the Limited Partnership have actually contributed to the Limited Partnership an aggregate of \$10,000.00 of the total amount of \$10,000.00 in capital contributions anticipated to be contributed to the Limited Partnership by its limited partners.

3. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant has read and understands the contents of this Affidavit and the facts stated herein are true and correct to the best of Affiant's knowledge and belief.

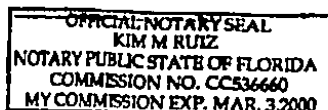
FURTHER AFFIANT SAYS NAUGHT.

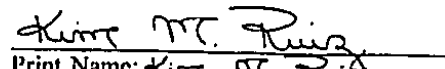
  
Kenneth B. Karl

THE FOREGOING INSTRUMENT was sworn to and subscribed before me this 9th day of May, 1996, by Kenneth B. Karl, as President of PLN CENTRES GP, INC., a Florida corporation, on behalf of such corporation. Such individual is personally known to me or has produced a driver's license as identification.

My Commission Expires:

[NOTARIAL SEAL]



  
Print Name: Kim M. Ruiz  
NOTARY PUBLIC, State of Florida  
Serial No., if any: \_\_\_\_\_