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CERTIFICATE OF LIMITED PARTNERSHIP STOR-ALL MANAGEMENT, LTD.

The undersigned, desiring to form a limited partnership pursuant to the laws of the State of Florida, does hereby execute and file with the Secretary of State of Florida this Certificate Limited Partnership, as follows:

1. The name of the limited partnership ("Partnership") is:

Stor-All Management, Ltd.

- 2. The address of the office in Florida at which will be kept the records of the Partnership required to be maintained by Section 620.105 of the Florida Revised Uniform Limited Partnership Act (1986) (the "Act") is 1375 West Hillsboro Blvd., Deerfield Beach, Florida, 33442.
- The name and address of the agent for service of process required to be maintained 3. by Section 620.105(2) of the Act is Stor-All Management, Inc., 1375 West Hillsboro Blvd.. Deerfield Beach, Florida, 33442.
- The name and business address of each General Partner of the Partnership is as follows:

GENERAL PARTNER

Stor-All Management, Inc., pqc0009638 a Florida corporation

RVCF CORP. A, a Delaware corporation qualified to do business in Florida

BUSINESS ADDRESS

1375 West Hillsboro Blvd. Deerfield Beach, Florida, 33442

c/o RREEF Capital Incorporated 875 N. Michigan Avenue, Suite 4114 Chicago, Illinois 60611

F96004006134

Prepared by: Thomas O. Katz, Esq., FL Bar #355836 Ruden McClosky, Et al., P. O. Box 1900 Fort Lauderdale, Florida 33301

(954) 764-6560

PTL:111251:1

- 5. A mailing address for the Partnership is 1375 West Hillsboro Bivd., Deerfield Beach, Florida, 33442.
- 6. The latest date upon which the Partnership is to dissolve is December 31, 2005, unless terminated sooner in accordance with the provisions of the Limited Partnership Agreement.
- 7. An affidavit as to capital committee of the limited partners is submitted herewith and hereby incorporated herein by reference.

IN WITNESS WHEREOF, we have hereunto subscribed our hands and seals to this Certificate this day of November, 1996.

GENERAL PARTNERS:

Stor-All Management, Inc., a Florida corporation

By:

Jeffrey M. Anderson, President

RVCF CORP. A, a Delaware corporation qualified to do business in Florida

Da.

Donald A. King, Jr. Vice President

Prepared by: Thomas O. Katz, Esq., FL Bar #355836 Ruden McClosky, Et al., P. O. Box 1900 Fort Lauderdale, Florida 33301

(954) 764-6660

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

THE UNDERSIGNED, named as the agent for service of process in paragraph three of the Certificate of Limited Partnership of Stor-Ail Management, Ltd., hareby accepts the appointment as such registered agent, and acknowledges that he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida Revised Uniform Limited Partnership Act (1986).

DATED this and day of November, 1996.

Stor-All Management, Inc.

By

Jeffrey M. Anderson, President

SECRETARY OF STATIONS
SECRETARY CORPORATIONS
ON 25 PM 4: 12

Prepared by: Thomas O. Katz, Esq., FL Bar #355836 Ruden McClosky, Et al., P. O. Box 1900 Fort Lauderdale, Florida 33301

(954) 764-6660

AFFIDAVIT DECLARING AMOUNT OF CAPITAL CONTRIBUTIONS OF LIMITED PARTNERS OF STOR-ALL MANAGEMENT, LTD.

The undersigned, constituting the General Partners of Stor-All Management, Ltd. (the "Partnership"), a Florida limited partnership, certify as follows:

Upon the formation of the Partnership, the limited partners' contributions of cash and property to the Partnership have a value of \$100,00 and no additional capital contributions anticipated to be made by the limited partners.

It is the intention of the Partnership that this Affidavit be filed with the Secretary of S of the State of Florida, along with the Certificate of Limited Partnership.

FURTHER AFFIANT SAYETH NOT.

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

> Stor-All Management, Inc., a Fiorida comoration

effrey M. Anderson, President

RVCF CORP. A. a Delaware corporation qualified to do business in Florida

Vice President

Prepared by: Thomas O. Katz, Esq., FL Bar #355836 Ruden McClosky, Et al., P. O. Box 1900

Fort Lauderdale, Florida 33301

(954) 764-6660