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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS FAX #: (850)922-4000
FROM: GREENBERG TRAUIG (WEST PALM BEACH) ACCT#: 075201001473
CONTACT: JUDITH EQUELS OR JAN CRANK FAX #: (561)655-6222
PHONE: (561)650-7900

NAME: PS COLUMBUS BUILDING PARTNERSHIP, LTD.
AUDIT NUMBER.....H97000016838
DOC TYPE.....FLORIDA LIMITED PARTNERSHIP
CERT. OF STATUS..0 PAGES..... 3
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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 10, 1997

PHILLIP T. RIDOLFO, JR.
777 S. FLAGLER DR., #310-E
WEST PALM BEACH, FL 33401

SUBJECT: PS COLUMBUS BUILDING PARTNERSHIP, LTD.
REF: W97000023207

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Every corporation, limited partnership, general partnership, limited liability company or trust listed as a general partner of a limited partnership, general partnership, or registered limited liability partnership must have an active registration/filing on file with this office before this filing will be completed. We are enclosing the appropriate instructions and/or forms for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6025.

Cathy A Mitchell
Corporate Specialist

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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

**CERTIFICATE OF LIMITED
PARTNERSHIP OF
PS COLUMBUS BUILDING PARTNERSHIP, LTD.**

The undersigned desiring to form a limited partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1986), hereby states the following:

1. Name of Limited Partnership. The name of the limited partnership is:

PS Columbus Building Partnership, Ltd. (the "Partnership")

2. Address of the Partnership. The office address of the Partnership is located at:

2411 Coit Road - Suite 100
Plano, Texas 75075

3. Registered Agent and Office. The name and address of the Registered Agent of the Partnership for service of process are:

Phillip T. Ridolfo, Jr.
777 South Flagler Drive
Suite 310-E
West Palm Beach, FL 33401

4. Name and Address of the General Partner. The name and address of the sole General Partner of the Partnership are:

Plano Partnership, Ltd. *B97-547*
2411 Coit Road - Suite 100
Plano, Texas 75075

5. Mailing Address of the Partnership. The mailing address of the Partnership is:

2411 Coit Road - Suite 100
Plano, Texas 75075

6. Dissolution of the Partnership. The latest date upon which the Partnership is to dissolve is December 31, 2027.

The execution of this Certificate of Limited Partnership by the undersigned sole General Partner of the Partnership constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Phillip T. Ridolfo, Jr.
777 S. Flagler Drive, #310-E
West Palm Beach, FL 33401
(561) 650-7900
FL Bar #0963275

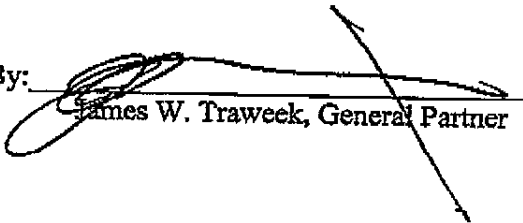
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IN WITNESS WHEREOF, the undersigned has executed this Certificate of Limited Partnership this 9th day of October, 1997.

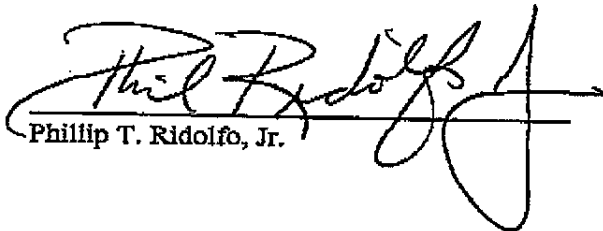
PLANO PARTNERSHIP, LTD., a Texas limited partnership, Sole General Partner

By: 
James W. Traweck, General Partner

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED PARTNERSHIP, AT THE PLACE DESIGNATED IN SECTION 3 OF THIS CERTIFICATE OF LIMITED PARTNERSHIP, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

Dated this 9th day of October, 1997.


Phillip T. Ridolfo, Jr.

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned constituting the General Partner of Plano Partnership, Ltd., a Texas limited partnership and sole General Partner of PS Columbus Building Partnership, Ltd., a Florida limited partnership, certifies:

1. The amount of capital contributions to date of the limited partners is \$100,000.00.
2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$100,000.00.

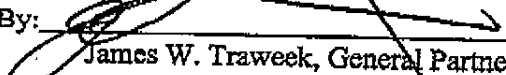
FURTHER AFFIANT SAYETH NOT.

Under the 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.

Dated: October 9th, 1997.

Sole General Partner:

Plano Partnership, Ltd., a Texas limited partnership

By: 
James W. Traweck, General Partner

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