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From: Account Name : BROAD AND CASSEL
Account Number : 076376001555
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FLORIDA LIMITED PARTNERSHIP

Plantation Lakes II, Ltd.

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CERTIFICATE OF LIMITED PARTNERSHIP
OF
PLANTATION LAKES II, LTD.,
a Florida limited partnership

The undersigned general partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby states the following:

1. The name of the limited partnership is Plantation Lakes II, Ltd. (the "Partnership").

2. The address of the office of the Partnership is 2201 Corporate Boulevard, N.W., Suite 200, Boca Raton, Florida 33431.

3. The name and address of the agent for service of process on the Partnership is Broad and Casell c/o Jeffrey A. Deutch, 7777 Glades Road, Suite 300, Boca Raton, Florida 33434.

4. The name and business address of the general partner is as follows:

Altman Development Corporation 2201 Corporate Boulevard, NW, Suite 200
Boca Raton, Florida 33431

5. The mailing address of the Partnership is 2201 Corporate Boulevard, N.W., Suite 200, Boca Raton, Florida 33431.

6. The latest date upon which the Partnership will dissolve is December 31, 2023.

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

David J. Powers, Esq.
Florida Bar Number 867081
Broad and Cassel
7777 Glades Road, Suite 300
Boca Raton, Florida 33434
Telephone: (561) 483-7000
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This Certificate of Limited Partnership has been executed by the sole General Partner of
Plantation Lakes II, Ltd. this 26th day of October, 1998.

GENERAL PARTNER:

ALTMAN DEVELOPMENT CORPORATION,
a Michigan corporation

By: 

Dan Merrill, Senior Vice President

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for Plantation Lakes II, Ltd., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned corporation, on behalf of the Partnership, hereby agrees to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

GENERAL PARTNER:

BROAD AND CASSEL

By: Jeffrey A. Deutch

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting the sole general partner of Plantation Lakes II, Ltd., a Florida limited partnership, certifies as follows:

1. To date, the Limited Partners have contributed capital in the amount of \$3,700,000.00.

2. Other than as set forth in Paragraph 1 above, it is anticipated that no Limited Partner of Plantation Lakes II, Ltd. will be required to make any additional contributions to the Limited Partnership.

Executed this 26th day of October, 1998.

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.

GENERAL PARTNER:

ALTMAN DEVELOPMENT CORPORATION,
a Michigan corporation

By: 
Dan Merrill, Senior Vice President

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