



THE UNITED STATES
CORPORATION
COMPANY

A99000000251

ACCOUNT NO. : 072100000032

REFERENCE : 133609 108588A

AUTHORIZATION :

COST LIMIT : \$ 140.00

ORDER DATE : February 12, 1999

ORDER TIME : 12:23 PM

ORDER NO. : 133609-015

CUSTOMER NO: 108588A

600002774036--8

CUSTOMER: Stanley E. Israel, Esq
STANLEY E. ISRAEL, PA
STANLEY E. ISRAEL, PA
450 North Park Road, Suite 805

Hollywood, FL 33021

DOMESTIC FILING

NAME: PINES SELF STORAGE ASSOCIATES,
LTD.

~~FILE~~ 3RD***

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 FEB 12 PM 5:05

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 FEB 12 PM 5:45

RECEIVED
99 FEB 12 PM 1:54
DIVISION OF CORPORATION

BK
2/12/99

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
PINES SELF STORAGE ASSOCIATES, LTD.**

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
99 FEB 12 PM 5:45

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 PINES SELF STORAGE ASSOCIATES, LTD., a Florida limited partnership (the "Limited Partnership").

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

12000 Biscayne Boulevard, Penthouse 810
Miami, Florida 33181

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

University and Pines, Inc., a Florida corporation
12000 Biscayne Boulevard, Penthouse 810
Miami, Florida 33181

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

8321 Pines Boulevard, Ltd., a Florida limited partnership
12000 Biscayne Boulevard, Penthouse 810
Miami, Florida 33181

5. The mailing address for the Limited Partnership is:

12000 Biscayne Boulevard, Penthouse 810
Miami, Florida 33181

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

This instrument prepared by:
STANLEY E. ISRAEL
FLORIDA BAR NO:
450 North Park Road, Suite 805
Hollywood, Florida 33021

A99000000250

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.

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 10th day of February, 1999.

SECRETARY OF STATE
DIVISION OF CORPORATIONS
FEB 12 PM 5:45

8321 PINES BOULEVARD, LTD.
A Florida Limited Partnership

By: UNIVERSITY AND PINES, INC.,
A Florida corporation, its sole general partner

By: 
R. Scott Ireland, President

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned, as President and on behalf of University and Pines, Inc., a Florida corporation (the "Corporation"), which has been designated as registered agent for Pines Self Storage Associates, 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: February 10th, 1999

UNIVERSITY AND PINES, INC.
A Florida corporation

By: 
R. Scott Ireland, President

**PINES SELF STORAGE ASSOCIATES, LTD.
AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 FEB 12 PM 5:45

STATE OF FLORIDA)
) SS:
COUNTY OF Howard)

BEFORE ME, the undersigned authority, a notary public authorized to administer oaths and to take acknowledgments in and for the State and County aforesaid, personally appeared R. Scott Ireland ("Affiant"), as the President of University and Pines, Inc., a Florida corporation (the "Corporation"), which corporation is the sole general partner of 8321 Pines Boulevard, Ltd., a Florida limited partnership, which limited partnership is the sole general partner of PINES SELF STORAGE ASSOCIATES, LTD. (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 pPartnership, 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 \$1.00 of the total amount of \$1,000.00 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.

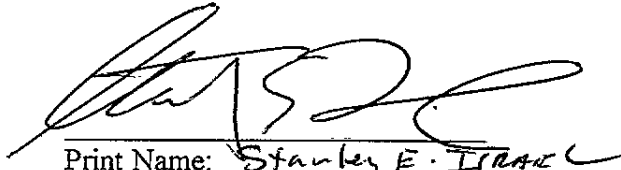
FURTHER AFFIANT SAYS NAUGHT.


R. Scott Ireland

THE FOREGOING INSTRUMENT was sworn to and subscribed before me this 10 day of February, 1999, by R. Scott Ireland, as a President of University and Pines, Inc., a Florida corporation, the sole general partner of 8321 Pines Boulevard, Ltd., which limited partnership is the sole general partner of the Limited Partnership; said individual is personally known to me or has produced a driver's license as identification.

My Commission Expires:

[NOTARIAL SEAL]


Print Name: Stanley E. Israel
NOTARY PUBLIC, State of Florida
Serial No. If any: _____

