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Florida Department of State
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THE PHOENIX AT NORTHSIDE STATION, LTD.

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$1,061.25

D. BRUCE

FEB 13 2008

EXAMINER

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

THE PHOENIX AT NORTHSIDE STATION, LTD.

Pursuant to the Florida Revised Uniform Limited Partnership Act of 2005, the undersigned, being all of the General Partners of The Phoenix at Northside Station, Ltd., a Florida limited partnership (the "Partnership"), hereby execute and submit for filing with the Department of State, State of Florida, this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:

THE PHOENIX AT NORTHSIDE STATION, LTD.

2. The mailing address and the street address of the Partnership is

9400 S. Dadeland Boulevard, Suite 100
Miami, Florida 33156

3. The name and address of the agent for service of process on the Partnership are:

Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

4. The names and addresses of the General Partners of the Partnership are:

PHG - Northside, LLC
9400 S. Dadeland Boulevard, Suite 100
Miami, Florida 33156

79th Street Initiative - Northside, LLC
8500 N.W. 25th Avenue
Miami, Florida 33147

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ALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, the undersigned have signed this Certificate of Limited Partnership as General Partners, pursuant to the provisions of Section 620.1204 of the Florida Revised Uniform Limited Partnership Act of 2005.

DATED: February 8, 2008

PHG - Northside, LLC, a Florida limited liability company, a General Partner

By: [Signature]
David C. Deutch, Vice President

DATED: February _____, 2008

79th Street Initiative - Northside, LLC, a Florida limited liability company, a General Partner

By: _____
Name: _____
Title: _____

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Brian J. McDonough, hereby accept my appointment as registered agent for THE PHOENIX AT NORTHSIDE STATION, LTD., a Florida limited partnership. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

DATED: February 8, 2008

[Signature]
Brian J. McDonough

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned have signed this Certificate of Limited Partnership as General Partners, pursuant to the provisions of Section 620.1204 of the Florida Revised Uniform Limited Partnership Act of 2005.

DATED: February ____, 2008

PHG - Northside, LLC, a Florida limited liability company, a General Partner

By: _____
David O. Deutch, Vice President

DATED: February 8, 2008

79th Street Initiative - Northside, LLC, a Florida limited liability company, a General Partner

By: Oliver L. Greas
Name: Oliver L. Greas
Title: President

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Brian J. McDonough, hereby accept my appointment as registered agent for THE PHOENIX AT NORTHSIDE STATION, LTD., a Florida limited partnership. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

DATED: February ____, 2008

Brian J. McDonough.

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