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To: Division of Corporations
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From: Account Name : BROAD AND CASSEL (BOCA RATON)
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Email Address: sgarchik@sjmpartners.com

FLORIDA/FOREIGN LP/LLLP

Phoenix Apartments Venture LP

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$1,000.00

JUL 09 2015

July 9, 2015

BROAD AND CASSEL (BOCA RATON)

SUBJECT: PHOENIX VENTURE LP
REF: W15000046158

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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.

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Please note the name of a limited liability company must contain the words "Limited Liability Company," the abbreviation "L.L.C.", or the designation "LLC". The following suffixes are no longer acceptable: "Limited Company," "L.C.," "LC.," "Ltd.," and "Co."

The document number of the name conflict is L14000178078.

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 limited partnership must have an active registration/filing on file with this office before this filing can 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.

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Deborah Bruce
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FAX Aud. #: H15000166754
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
PHOENIX APARTMENTS VENTURE LP**

Pursuant to the authority of Section 620.1201, Florida Statutes, the undersigned, constituting the sole general partner of PHOENIX APARTMENTS VENTURE LP (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be **Phoenix Apartments Venture LP** (the "Partnership").

2. The address of the initial office where records shall be kept shall be 11890 Sunrise Valley Drive, Suite 554, Reston, VA 20191. The name and address of the initial registered agent for service of process is Stephen J. Garchik, 324 Royal Palm Way, Suite 100, Palm Beach, FL 33480.

3. The name and initial business address of the General Partner is:

PHOENIX GP LLC,
a Florida limited liability company
324 Royal Palm Way, Suite 100
Palm Beach, FL 33480

4. The initial mailing address of the Partnership is 11890 Sunrise Valley Drive, Suite 554, Reston, VA 20191.

5. The latest date upon which the Partnership is to dissolve shall be December 31, 2075.

6. The Partnership hereby elects not to be a limited liability limited partnership.

This Certificate has been executed by the undersigned as of the 9th day of July, 2015.

GENERAL PARTNER:

PHOENIX GP LLC,
a Florida limited liability company

By: Stephen J. Garchik
Stephen J. Garchik, Managing Member

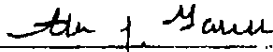
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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for **PHOENIX APARTMENTS VENTURE LP**, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that it is familiar with and accepts its statutory obligations as such.



Stephen J. Garchik

Dated this 9th day of July, 2015.

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