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Florida Department of State
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To: Division of Corporations
Fax Number : (850)205-0383

From: Account Name : CORPORATION SERVICE COMPANY /AZH
Account Number : K20000000195
Phone : (850)521-1000
Fax Number : (850)521-1030

03 AUG 21 PM 2:52
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RECEIVED
03 AUG 21 PM 2:50
DIVISION OF CORPORATION

FOREIGN LIMITED PARTNERSHIP

JEFFERSON AT BOYNTON BEACH, L.P.

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$1,785.00

Handwritten initials and date: 8/21/03

APPLICATION BY FOREIGN LIMITED PARTNERSHIP FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

1 Jefferson at Boynton Beach, L.P. (Name of limited partnership as it is in the home state)

2 (If name is unavailable, name under which the limited partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")

3 Delaware (State of Formation) 4 August 18, 2003 (Date of Formation)

5 Corporation Service Company (Name of Registered Agent for Service of Process)

6 1201 Hays Street (Street Address of Registered Office)

Tallahassee (City) Florida 32301 (Zip Code)

7. Acceptance by the Registered Agent for Service of Process:

By: Corporation Service Company Barbara G. Christner (Agent must sign on this line)

8 2711 Centerville Road, Suite 400 Wilmington, Delaware 19808 (Address of registered office required in state of formation or, if not required, address of principal office.)

Table with 2 columns: NAMES OF GENERAL PARTNERS, STREET ADDRESS. Row 1: Apartment Community Realty LLC, 600 E. Las Colinas Blvd., #1800, Irving, TX 75039. Includes handwritten ID: MG-10000000516

10 600 E. Las Colinas Blvd., Suite 1800, Irving, Texas 75039 (Office where Names, Addresses and Contributions of Limited Partners are kept.)

11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is canceled or withdrawn.

CONTINUED

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AUG. 21. 2003 2:38PM

CORPORATION SVC CO

NO. 4853000.P. 21 2)

12,600 E. Las Colinas Blvd., Suite 1800, Irving, Texas 75039

(Mailing Address of Limited Partnership)

Under penalties of perjury I, being duly sworn, declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 18th day of August 2003

Apartment Community Realty LLC

Scot M. McLaughlin

General Partner

STATE OF TEXAS

Scot M. McLaughlin
Senior Vice President

COUNTY OF DALLAS

On this 18th day of August 2003

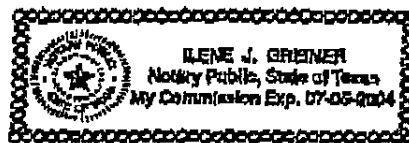
personally appeared before me.

who is personally known to me

whose identity I proved on the basis of

03 AUG 21 PM 2:52
SEC. OF STATE
ALL INFORMATION FILED

Ilene J. Greiner
(Notary Public Signature)



(Notary's Printed Name)

Seal

My Commission Expires:

AUG. 21. 2003 2:38PM

CORPORATION SVC CO

NO. 485000:P. 41 2)

AFFIDAVIT OF CAPITAL CONTRIBUTIONS FOR A FOREIGN LIMITED PARTNERSHIP

BEFORE ME the undersigned personally appeared Apartment Community Realty LLC
a general partner of Jefferson at Boynton Beach, L.P. a (an) Delaware Limited Liability company
limited partnership, hereinafter referred to as the "Partnership", who certifies as follows:

1. The amount of capital contributions of the limited partners is \$ 4,000,000.
2. The anticipated amount of the capital contributions of the limited partners that are allocated for the purposes of transacting business in Florida is \$ 4,000,000.

Under the penalties of perjury I, being duly sworn, declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 19th day of August, 2003.

Apartment Community Realty LLC

Scot M. McLaughlin
General Partner

Scot M. McLaughlin
Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

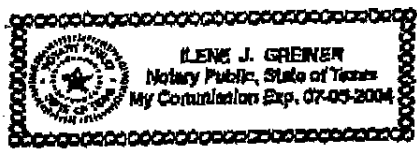
On this 19th day of August, 2003,

_____ personally appeared before me,

- who is personally known to me
- whose identity I proved on the basis of _____

Irene J. Greener
(Notary Public Signature)

(Notary's Printed Name)



Seal My Commission Expires: _____

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CORPORATION SVC CO

NO. 485J300P. 511 ZJ

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "JEFFERSON AT BOYNTON BEACH, L.P." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTIETH DAY OF AUGUST, A.D. 2003.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "JEFFERSON AT BOYNTON BEACH, L.P." WAS FORMED ON THE EIGHTEENTH DAY OF AUGUST, A.D. 2003.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

3693892 8300

AUTHENTICATION: 2593104

030543498

DATE: 08-20-03

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