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FLORIDA/FOREIGN LP/LLP
Sarasota Commerce Center Apartments Limited Partners

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B. BOSTICK

MAY - 1 2014

EXAMINER

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
SARASOTA COMMERCE CENTER APARTMENTS LIMITED PARTNERSHIP**

Pursuant to the authority of Section 620.1201, Florida Statutes, the undersigned, constituting the sole general partner of SARASOTA COMMERCE CENTER APARTMENTS LIMITED PARTNERSHIP (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be Sarasota Commerce Center Apartments Limited Partnership (the "Partnership").

2. The address of the initial office where records shall be kept shall be 3550 South Tamiami Trail, Suite 301, Sarasota, Florida 34239. The name and address of the initial registered agent for service of process is Beneficial Communities, LLC, 3550 South Tamiami Trail, Suite 301, Sarasota, Florida 34239.

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

TS BENEFICIAL HOLDINGS LLC; a
Florida limited liability company
3550 South Tamiami Trail, Suite 301
Sarasota, Florida 34239

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4. The initial mailing address of the limited partnership is 3550 South Tamiami Trail, Suite 301, Sarasota, Florida 34239.

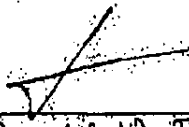
5. The latest date upon which the Partnership is to dissolve shall be December 31, 2074.

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

This Certificate has been executed by the undersigned as of the 30th day of April, 2014.

GENERAL PARTNER:

TS Beneficial Holdings, LLC, a Florida limited liability company

By: 
Name: Donald W. Paxton
Its: Manager/Member

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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for SARASOTA COMMERCE CENTER APARTMENTS LIMITED PARTNERSHIP, 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.

BENEFICIAL COMMUNITIES, LLC, a Florida limited liability company

By: 
Donald W. Pixton, Sole Member

Dated this 30th day of April, 2014.

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