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From:

Account Name : STEARNS WEAVER MILLER WEISSLER ALHADEF & SITTERSON, P.A.
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FLORIDA/FOREIGN LP/LLLP

SUNDANCE APARTMENTS REDEVELOPMENT, LP

Certificate of Status	1
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
A. LUNT
MAR -4 2008
EXAMINED

CERTIFICATE OF LIMITED PARTNERSHIP**OF****SUNDANCE APARTMENTS REDEVELOPMENT, LTD.**

Pursuant to the Florida Revised Uniform Limited Partnership Act of 2005, the undersigned, being the sole General Partner of Sundance Apartments Redevelopment, Ltd., a Florida limited partnership (the "Partnership"), hereby executes and submits 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:

SUNDANCE APARTMENTS REDEVELOPMENT, 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 name and address of the General Partner of the Partnership are:

PHG - Sundance, LLC
9400 S. Dadeland Boulevard, Suite 100
Miami, Florida 33156
LOS-20716

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

DATED: February 21, 2008

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

By: 


David O. Deutch, Vice President

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2008 MAR -3 A 8:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Brian J. McDonough, hereby accept my appointment as registered agent for SUNDANCE APARTMENTS REDEVELOPMENT, 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 29, 2008


Brian J. McDonough

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