Certificate of Limited Partnership

Name of Limited Partnership: FLAGLER AND EIGHTH LTD A08000000299 FILED March 20, 2008 Sec. Of State gharvey

Street Address of Limited Partnership:

901 NORTH FLAGLER DRIVE WEST PALM BEACH, FL. US 33401

Mailing Address of Limited Partnership:

901 NORTH FLAGLER DRIVE WEST PALM BEACH, FL. US 33401

The name and Florida street address of the registered agent is:

LAUREN R ROSECAN 901 NORTH FLAGLER DRIVE WEST PALM BEACH, FL. 33401

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: LAUREN R. ROSECAN

The name and address of all general partners are:

Title: G LAUREN R ROSECAN 901 NORTH FLAGLER DRIVE WEST PALM BEACH, FL. 33401 US

Title: G 901 N. FLAGLER DRIVE LLC 901 NORTH FLAGLER DRIVE WEST PALM BEACH, FL. 33401 US

The effective date for this Limited Partnership shall be:

03/20/2008

Signed this Twentieth day of March, 2008

I (we) declare the I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

General Partner Signature: LAUREN R. ROSECAN General Partner Signature: LAUREN R. ROSECAN