

Division of Corporations

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River's Edge Apartments, Ltd.

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CERTIFICATE OF LIMITED PARTNERSHIP**OF****RIVER'S EDGE APARTMENTS, LTD.**

Pursuant to the authority of Section 620.1201, Florida Statutes, the undersigned, constituting the sole general partner of RIVER'S EDGE APARTMENTS, LTD., (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be RIVER'S EDGE APARTMENTS, LTD. (the "Partnership").

2. The address of the initial office where records shall be kept shall be 477 South Rosemary Avenue, Suite 301, West Palm Beach, Florida 33401. The name and address of the initial registered agent for service of process is The Richman Group of Florida, Inc., 477 South Rosemary Avenue, Suite 301, West Palm Beach, Florida 33401.

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

RIVER'S EDGE APARTMENTS GP, LLC, a Florida limited liability company
477 South Rosemary Avenue, Suite 301
West Palm Beach, Florida 33401

4. The initial mailing address of the limited partnership is 477 South Rosemary Avenue, Suite 301, West Palm Beach, Florida 33401.

5. The latest date upon which the Partnership is to dissolve shall be December 31, 2071.

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

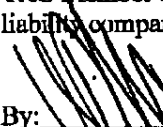
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This Certificate has been executed by the undersigned as of the 4th day of November, 2011.

GENERAL PARTNER:

**RIVER'S EDGE APARTMENTS GP, LLC, a
Florida limited liability company**

By: TRG Member of FL I, LLC, a Florida limited
liability company, its sole member

By: 
William T. Fabbri
Executive Vice President

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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for RIVER'S EDGE APARTMENTS, LTD., 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.

THE RICHMAN GROUP OF FLORIDA, INC., a
Florida corporation

By: 

William T. Fabbri, Executive Vice President

Dated this 4th day of November, 2011.