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 FLORIDA/FOREIGN LP/LLP
CULMER APARTMENTS, LTD.

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**CERTIFICATE OF LIMITED PARTNERSHIP, SECRETARY OF STATE,
TALLAHASSEE, FLORIDA**

OF

CULMER APARTMENTS, LTD.

Pursuant to the Florida Revised Uniform Limited Partnership Act of 2005, the undersigned, being the sole General Partner of Culmer Apartments, Ltd., a Florida limited partnership (the "Partnership"), hereby executes and submits for filing with the Florida Department of State this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:

CULMER APARTMENTS, LTD.

2. The mailing address and street address of the Partnership currently is:

161 NW 6th Street, Suite 1020
Miami, FL 33136

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:

APC Culmer Apartments, LLC
161 NW 6th Street, Suite 1020
Miami, Florida 33136

L18000283612

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: December 17, 2018

APC CULMER APARTMENTS, LLC, a
Florida limited liability company, its
General Partner

By:

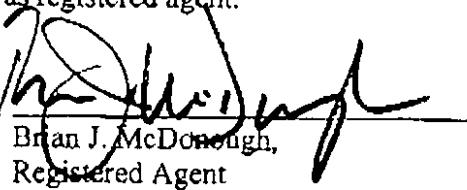

HOWARD D. COHEN, CEO

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ATTORNEY GENERAL OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Brian J. McDonough, hereby accept my appointment as registered agent for CULMER APARTMENTS, 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: December 17, 2018


Brian J. McDonough,
Registered Agent