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FLORIDA/FOREIGN LP/LLP
CULMER APARTMENTS III, LTD.

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CERTIFICATE OF LIMITED PARTNERSHIP
OF

CULMER APARTMENTS III, LTD.

Pursuant to the Florida Revised Uniform Limited Partnership Act of 2005, the undersigned, being the sole General Partner of Culmer Apartments III, 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 III, 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:

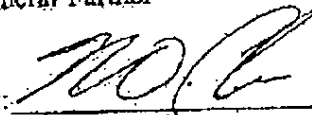
Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130
4. The name and address of the General Partner of the Partnership are:

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

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: September 18, 2019

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

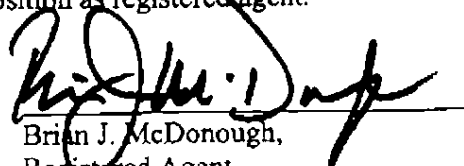
By: 
Name: Howard D. Cohen
Title: Chief Executive Officer

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Brian J. McDonough, hereby accept my appointment as registered agent for CULMER APARTMENTS III, 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: September 18, 2019


Brian J. McDonough,
Registered Agent

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