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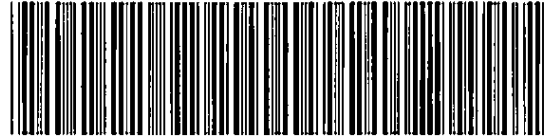
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DATE: 8/11/2021

NAME: BROADWAY RISING, LTD.

TYPE OF FILING: PARTNERSHIP

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AUTHORIZATION: ABBIE/PAUL HODGE

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
BROADWAY RISING, LTD.**

Pursuant to the authority of Section 620.1201, Florida Statutes, the undersigned, constituting the general partners of **BROADWAY RISING, LTD.** (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be **BROADWAY RISING, LTD.**
2. The address of the initial office where records shall be kept shall be 3323 W Commercial Blvd, Suite E220, Fort Lauderdale, FL 33309. The name and address of the initial registered agent for service of process shall be Mitchell Rosenstein, 3323 W Commercial Blvd, Suite E220, Fort Lauderdale, FL 33309.
3. The names and initial business addresses of the General Partners are:

BROADWAY RISING GP, LLC,
a Florida limited liability company
3323 W Commercial Blvd, Suite E220
Fort Lauderdale, FL 33309


SFCLT BROADWAY RISING GP, LLC,
a Florida limited liability company
718 NE 2nd Avenue
Fort Lauderdale, FL 33304
4. The initial mailing address of the limited partnership is 3323 W Commercial Blvd, Suite E220, Fort Lauderdale, FL 33309.
5. The Partnership hereby elects not to be a limited liability limited partnership.

This Certificate has been executed by the undersigned as of the 9th day of August, 2021.

GENERAL PARTNERS:

BROADWAY RISING GP, LLC, a Florida limited liability company


By: Green Mills Holdings, LLC, a Florida limited liability company, its manager

By: 
Mitchell Rosenstein, Manager

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

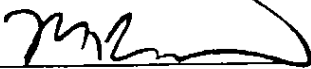
SFCLT BROADWAY RISING GP, LLC, a
Florida limited liability company

By: BHP Community Land Trust, Inc., a Florida
Not For Profit Corporation, its manager

By: 
Name: Amanda Bartle
Title: Executive Director

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for **BROADWAY RISING, 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.



Mitchell Rosenstein

Dated this 9th day of August, 2021.