State of Rhode Island and Providence Plantations

CERTIFICATE OF LIMITED PARTNERSHIP

Be it Known to All by these Presents, That the undersigned, desiring to form a limited partnership under and by virtue of the powers conferred by Chapter 7-13 of the General Laws of Rhode Island, hereby executes the following Certificate of Limited Partnership:

FIRST. The name of the partnership shall be 100 South Street Partners, L.P. (the "Partnership").

SECOND. The address of the specified office of the Partnership is 90 Westminster Street, Providence, Rhode Island 02903. The name and address of the specified agent for service of process is Eustace T. Pliakas, Esq., Tillinghast, Collins & Graham, One Old Stone Square, Providence, R.I. 02903.

THIRD. The name and business address of the general partner of the Partnership is as follows:

General Partner	Business Address
DOWNING PROPERTIES, INC.	90 Westminster Street Providence, R.I. 02903

FOURTH. The mailing address of the Partnership is 90 Westminster Street, Providence, Rhode Island 02903.

FIFTH. The latest date upon which the limited partnership is to be dissolved shall be December 31, 2015.

SIXTH. The aggregate capital contributions of the limited partners of the Partnership are $980.

In Testimony Whereof, the foregoing Certificate of Limited Partnership has been duly executed by DOWNING PROPERTIES, INC. acting through its authorized representative this day of , 1988.

GENERAL PARTNER

DOWNING PROPERTIES, INC.

By: Richard P. Bowen

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