BSRE POINT WELLS, LP

PARTNERSHIP CERTIFICATE

THE UNDERSIGNED duly elected officer of the general partner of **BSRE Point Wells, LP**, a Delaware limited partnership authorized to do business in the State of Washington (the "Limited Partnership"), hereby certifies on behalf of the Limited Partnership that the following statements are true and correct:

1. The general partner of the Limited Partnership is BSRE U.S.A., a Delaware corporation authorized to do business in the State of Washington (the "General Partner").

2. The Limited Partnership is the owner in fee simple of the property otherwise known as "Point Wells" located in unincorporated Snohomish County, whose address is more commonly known as 20555 Richmond Beach Drive NW, Seattle, WA 98177 (the "Property").

3. As its general partner, the General Partner is authorized to take all action on behalf of the Limited Partnership, including but not limited to land use actions involving the Property.

4. The resolution set forth below was adopted by the Limited Partnership authorizing the execution and delivery of the relevant documentation submitted herewith, which resolution has not been amended, modified or rescinded and is in full force and effect on the date hereof and which resolution is the only resolution adopted by the Limited Partnership or any committee thereof relating either directly or indirectly to the relevant documentation and all transactions in connection therewith or relating thereto.

RESOLVED, for purposes of submitting land use applications, and all other documents related thereto, for the property otherwise known as "Point Wells" located in unincorporated Snohomish County, whose address is more commonly known as 20555 Richmond Beach Drive NW, Seattle, WA 98177, BSRE U.S.A., Inc., a Delaware corporation, acting through its duly elected and/or appointed officers and authorized signatories, is authorized to take all action necessary and appropriate on behalf of BSRE Point Wells, LP, a Delaware limited partnership, in matters related to said property and the signatures thereof shall constitute the authority of the limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand this January 19_, 2011.

BSRE Point Wells, LP

By: BSRE U.S.A., Inc., its general partner

By: _____
Printed Name: Ze'ev Stein
Title: Director