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Florida Department of State
Division of Corporations
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TALLAHASSEE, FLORIDA

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To: Division of Corporations
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From: Account Name : EMPIRE CORPORATE KIT COMPANY
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FLORIDA LIMITED PARTNERSHIP

1200 biscayne venture group, lp

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FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

September 4, 2002

EMPIRE CORPORATE KIT COMPANY

SUBJECT: 1200 BISCAYNE VENTURE GROUP, LP
REF: W02000025658

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Every corporation, limited partnership, general partnership, limited liability company or trust listed as a general partner of a limited partnership, general partnership, or registered limited liability partnership must have an active registration/filing on file with this office before this filing will be completed. We are enclosing the appropriate instructions and/or forms for your convenience.

You must add a limited partnership suffix to the name, such as LTD., LIMITED, or LIMITED PARTNERSHIP.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6913.

Diane Cushing
Corporate Specialist

FAX Aud. #: H02000190746
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RECEIVED
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DIVISION OF CORPORATION

1200 Biscayne Ventures, Inc.

P02000095655

Filed as of 9/04/02

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

H02000190746

CERTIFICATE OF LIMITED PARTNERSHIP

1. 1200 Biscayne Venture Group, Limited Partnership
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd.", or "Limited Partnership")

2. 5055 Collins Avenue, Suite 1F, Miami Beach, FL 33140
(Business address of Limited Partnership)

3. 1200 Biscayne Ventures, Inc.
(Name of Registered Agent for Service of Process)

4. 5055 Collins Avenue Suite 1F, Miami Beach, FL 33140
(Florida street address for Registered Agent)

5.  President 1200 Biscayne Ventures, Inc.
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)

6. 5055 Collins Avenue, Suite 1F, Miami Beach, FL 33140
(Mailing Address of the Limited Partnership)

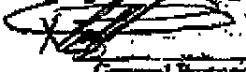
7. The latest date upon which the Limited Partnership is to be dissolved is: Dec 31, 2002

8. Name(s) of general partner(s):
1200 Biscayne Ventures, Inc 5055 Collins Avenue, Suite 1F, Miami Beach, FL 33140
Street address:

Under penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 3rd day of September, 2002

Signature of all general partners:

 President
1200 Biscayne Ventures, Inc.
General Partner General Partner

General Partner

General Partner

General Partner

General Partner

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of 1200 Biscayne Ventures Group,
Limited Partnership

a Florida Limited Partnership, certify:


The amount of capital contributions to date of the limited partners is \$ 100.00

The total amount contributed and anticipated to be contributed by the limited partners at the time
totals \$ 100.00

Signed this 3rd day of September, 2002

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and know the
contents thereof and that the facts stated herein are true and correct.


1200 Biscayne Ventures, Inc.
General Partner

General Partner

General Partner

General Partner

General Partner

General Partner

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