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	Biscayne La	SAS, Ltd.	
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FLORIDA DEPARTMENT OF STATE Glenda E. Hood Secretary of State

June 1, 2004

EMPIRE

TALLAHASSEE, FL

SUBJECT: BISCAYNE LOFTS, LTD.

Ref. Number: W04000020982

We have received your document for BISCAYNE LOFTS, LTD. and your check(s) totaling \$1785.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please note that we have RETAINED your \$1,785.00 payment.

The Registered Agent must please sign the acceptance statement in Item 5.

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) 245-6914.

Buck Kohr Document Specialist

Letter Number: 804A00037604



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CERTIFICATE OF LIMITED PARTNERSHIP OF BISCAYNE LOFTS, LTD.

	CERTIFICATE OF LIMI OF BISCAYNE LO	超是是可		
1.	BISCAYNE LOFTS, LTD. (Name of limited Partnership; must contain a suffix	such as Limited", "Ltd.", or "Limited Partie Ship"		
2.	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	L 33180		
3.	Leonardo A. Roth, Esq. (Name of Registered Agent for Service of Process)			
4.	18851 NE 29 th Avenue, Ste 900, Aventura, FL 33180 (Florida street address for Registered Agent)			
5.	(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)			
6.	18851 NE 29th Avenue, Ste 900, Aventura, FL 33180 (Mailing Address of the Limited Partnership)			
7.	The latest date upon which the Limited Partnership is to be dissolved is May 2103			
8.	Name of General Partner(s):	Specific Address:		
	Palen Development, L.L.C.	18851 NE 29th Avenue, Ste 900 Aventura, FL 33180		
Sign	ed this 26 day of May,,2	004		
Signa	ature of all general partners:	, 1		
		Palen Development, D. L.C.		
		By:		

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned constituting all of the general partners of Biscayne Lofts, Ltd, a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$400,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$798,000.00.

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.

May , 2004.

Palen Development, L.L.C

Jorge Sumbre, MGR