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Nov-11-2004 12:42pm From-RUDEN McCLOSKY 17F_N

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LIMITED PARTNERSHIP AMENDMENT

BOYNTON BEACH ASSOCIATES XXI, LTD.

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**STATEMENT OF QUALIFICATION FOR
BOYNTON BEACH ASSOCIATES XXI, LTD.**

BOYNTON BEACH ASSOCIATES XXI, LTD., a Florida limited partnership (the "Partnership"), hereby files this statement of qualification and hereby elects to be a limited liability limited partnership, adopt the suffix LLLP and to file this statement of qualification with the Florida Department of State in order to qualify as a limited liability limited partnership under the Florida Revised Uniform Limited Partnership Act.

1. The name of the Partnership is: Boynton Beach Associates XXI, Ltd., filed on November 2, 2004, having document number A04000001724.

2. The street address of the chief executive office of the Partnership is:

1401 University Drive, Suite 200
Coral Springs, Florida 33071

3. The street address of the principal office of the Partnership in Florida is:

1401 University Drive, Suite 200
Coral Springs, Florida 33071

4. The name and street address of the agent in Florida, appointed and maintained by the Partnership, who shall maintain a list of the names and mailing addresses of all of the partners of the Partnership and who, on request for good cause shown, shall make such list available to any person, at an office open from at least 10:00 a.m. to 12:00 noon each day except Saturdays, Sundays, and legal holidays, is:

Mark F. Grant, Esq.
c/o Ruden, McClosky, Smith, Schuster & Russell, P.A.
200 E. Broward Blvd., Suite 1500
Fort Lauderdale, Florida 33301

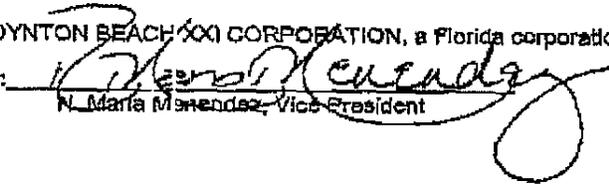
5. The Partnership hereby confirms its election to be a limited liability limited partnership and now to be known as Boynton Beach Associates XXI, LLLP.

6. The effective date of this filing shall be as of the date this document is filed with the Florida Department of State.

The execution of this statement by the undersigned partner of the Partnership constitutes an affirmation under the penalties of perjury that the facts stated herein are true, and this statement has been signed on the 11 day of November, 2004.

SOLE GENERAL PARTNER:

BOYNTON BEACH XXI CORPORATION, a Florida corporation

By: 
N. Maria Mendez, Vice President

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