

Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850) 205-0383

From:

Account Name : TURNBERRY ASSOCIATES  
Account Number : I19990000201  
Phone : (305) 933-5505  
Fax Number : (305) 933-5535

**FLORIDA LIMITED PARTNERSHIP**

**Biscayne Retail Office, Ltd.**

Certificate of Status	1
Certified Copy	0
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Estimated Charge	\$96.25

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

December 9, 2004

BISCAYNE RETAIL OFFICE, LTD.  
19501 BISCAYNE BOULEVARD, SUITE 400  
AVENTURA, FL 33180

SUBJECT: BISCAYNE RETAIL OFFICE, LTD.  
REF: W04000044963

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

Pursuant to section 620.108, Florida Statutes, an affidavit declaring the amount of the capital contributions of the limited partners and the amount anticipated to be contributed by the limited partners must accompany the certificate of limited partnership. The affidavit must be signed by all general partners.

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  
Document Specialist

FAX Aud. #: H04000242194  
Letter Number: 504A00068847

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DIVISION OF CORPORATIONS

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**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
BISCAYNE RETAIL OFFICE, LTD.**

1. The name of the Limited Partnership is:

Biscayne Retail Office, Ltd.

2. The Business Address of the Limited Partnership is:

19501 Biscayne Boulevard, Suite 400  
Aventura, FL 33180

3. The Name of the Registered Agent for Service of Process is:

Kenneth R. Bernstein

4. The Florida Street Address for the Registered Agent is:

19501 Biscayne Boulevard, Suite 400  
Aventura, FL 33180

5. Kenneth R. Bernstein  
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process).

6. The Mailing Address of the Limited Partnership is:

19501 Biscayne Boulevard, Suite 400  
Aventura, FL 33180

7. The latest date upon which the Limited Partnership is to be dissolved is:

December 31, 2054

8. The Name and Specific Address of the General Partner is:

Yacht Club Realty Corp.  
19501 Biscayne Boulevard, Suite 400  
Aventura, FL 33180

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*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 8th day of December, 2004.*

Signature of all general partners:

Biscayne Retail Office, Ltd.  
a Florida limited partnership

By: Yacht Club Realty Corp.  
A Florida corporation  
its sole general partner

By: [Signature]  
Name: Donald Soffer  
Title: President

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## AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting the sole general partner of  
BISCAYNE RETAIL OFFICE, LTD., a Florida limited partnership, certifies as follows:

The amount of capital contributions to date of the limited partners is:

\$1,000.00

The total amount contributed and anticipated to be contributed by the limited  
partners at this time totals:

\$1,000.00

Dated this 8th day of December, 2004.

FURTHER AFFIANT SAYETH NAUGHT.

Under penalties of perjury I declare that I have read the foregoing and that the  
facts alleged are true, to the best of my knowledge and belief.

Yacht Club Realty Corp.,  
A Florida corporation

By: *[Signature]*

Name: Donald J. Jetter

Title: President

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TALLAHASSEE

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