

Feb-15-2005 03:48pm

From: RUDEN MCCLOSKEY SMITH

To: P. 001/002 89621

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Florida Department of State
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LIMITED PARTNERSHIP AMENDMENT

BOYNTON BEACH ASSOCIATES XXIV, LTD.

Certificate of Status	1
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JP-16-05

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

BOYNTON BEACH ASSOCIATES XXIV, 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 XXIV, Ltd., filed on February 11, 2005, having document number A05000000327.

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 XXIV, LLLP.

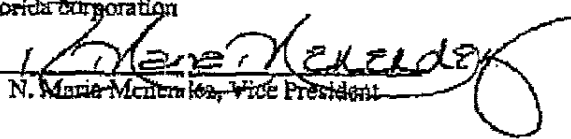
6. The effective date of this filing shall be as of the date this document is filed with the Florida Department of State.

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 15th day of February, 2005.

SOLE GENERAL PARTNER:

BOYNTON BEACH XXIV CORPORATION,
a Florida corporation

By:


N. Maria Montemayor, Vice President

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