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CONTACT: ROSE CARBONE
PHONE: (561)650-0726

FAX #: (561)655-5677

NAME: OXFORD PROPERTIES II, LTD.

AUDIT NUMBER.....H98000010080

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..0 PAGES..... 3

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**CERTIFICATE OF LIMITED PARTNERSHIP OF
OXFORD PROPERTIES II, LTD.
a Florida limited partnership**

The undersigned general partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Chapter 620.108, Florida Statutes, hereby certifies the following:

1. Name of Partnership. The name of the Partnership is as follows:
Oxford Properties II, Ltd.
2. Address of Record Keeping Office. The address of the record keeping office of the Partnership in the State of Florida is as follows:
3400 N.E. 34th Street, Suite 101
Ft. Lauderdale, Florida 33308.
3. Registered Office and Agent. The name and address of the agent for service of process on the Partnership is as follows:
Valdes-Fauli Corporate Services, Inc.
777 South Flagler Drive, Suite 500E
West Palm Beach, Florida 33401
4. Name and Business Address of General Partner. The name and business address of the general partner are as follows:

Oxford Properties II, Inc.
998-46405

3400 N.E. 34th Street
Suite 101
Ft. Lauderdale, Florida 33308
5. Mailing Address. The mailing address of the Partnership is as follows:
3400 N.E. 34th Street, Suite 101
Ft. Lauderdale, Florida 33308
6. Latest Date Upon Which Partnership Is To Dissolve. The latest date upon which the Partnership is to dissolve is December 31, 2047.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the general partner of Oxford Properties II, Ltd. this 27 day of May, 1998.

GENERAL PARTNER
Oxford Properties II, Inc.

By: 
Morris Richter, President

Jerry E. Aron, Esq. (FL Bar #236101)
Gunster, Yoakley, Valdes-Fauli
& Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, FL 33401
(561) 655-1980

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Morris Richter, President of Oxford Properties II, Inc., a Florida corporation, general partner of Beaches II, Ltd., a Florida limited partnership, hereinafter referred to as the "Partnership," who certifies as follows:

1. The total amount of capital contributions of the limited partners to the Partnership is \$1,000.00.
2. The limited partners do not anticipate making any additional capital contributions to the Partnership.

Executed this 27 day of May, 1998.

FURTHER AFFIANT SAITH NOT.

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

GENERAL PARTNER
Oxford Properties II, Inc.

By: 
Morris Richter, President

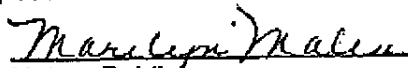
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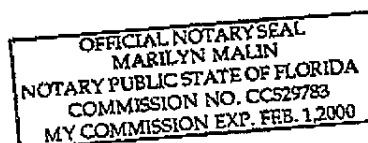
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of May, 1998, by Morris Richter, President of Oxford Properties II, Inc., a Florida corporation, general partner of Oxford Properties II, Ltd., a Florida limited partnership, who ☒ is personally known to me or ☐ has produced the following identification _____ which is current or has been issued within the past five years and bears a serial or other identifying number and who did (did not) take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 27 day of May, 1998.


Notary Public
State of Florida at Large
My Commission Expires:



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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for OXFORD PROPERTIES II, LTD., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby state I am familiar with and agree to accept the duties and responsibilities as registered agent for said Partnership and to comply with any and all Florida Statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:

VALDES-FAULK CORPORATE SERVICES, INC.

By: 

Michael V. Mitrione, Vice President

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