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CERTIFICATE OF LIMITED PARTNERSHIP

OF

C/MAX CAPITAL LIMITED PARTNERSHIP - II

Pursuant to Section 620.108 of the Revised Uniform Limited Partnership Act (the "Act"), the undersigned being the General Partner of C/MAX CAPITAL LIMITED PARTNERSHIP - II, hereby duly executes and files with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the limited partnership is C/MAX CAPITAL LIMITED PARTNERSHIP - II.

2. The business address and the mailing address of the limited partnership is 2950 S.W. 27th Avenue, Suite 110, Miami, Florida 33133.

3. The name of the registered agent for service of process required by Section 620.105 of the Act is Marc Watson.

The Florida street address for the registered agent is 2950 S.W. 27th Avenue, Suite 110, Miami, 4. Florida 33133.

5. Acceptance of Appointment of Registered Agent

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Having been named the statutory registered agent of C/MAX CAPITAL LIMITED PARTNERSHIP - II, at the place designated in this Certificate of Limited Partnership of C/MAX CAPITAL LIMITED PARTNERSHIP - II, I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by Section 620.129 of the Act and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.

Marc Watson

6. The name and business address of the general partner is as follows:

> C/MAX CAPITAL LLC 2950 S.W. 27th Avenue, Suite 110 Miami, Florida 33133

7. The latest date upon which the limited partnership is to dissolve is December 31, 2049. IN WITNESS WHEREOF, the General Partner has executed the foregoing Certificate of Limited Partnership as of the 15th day of May 1999 in accordance with Section 620.114 of the Act.

C/MAX CAPITAL LLC, a Florida limited liability company, general partner

By:

Marc Watson, Managing Member

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3. .



AFFIDAVIT

The undersigned, constituting the sole General Partner of C/MAX CAPITAL LIMITED PARTNERSHIP - II, a Florida limited partnership, does hereby certify as follows:

1. The amount of capital contributions to date of the limited partners is: \$10.00.

2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$1,500,000.00.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, the undersigned declares that it has read the foregoing and that the facts alleged are true, to the best of its knowledge and belief.

> C/MAX CAPITAL LLC, a Florida limited liability company, general partner

By: Marc Watson, Managing Member

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