



CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195
REFERENCE : 815987 4370848
AUTHORIZATION : *[Handwritten Signature]*
COST LIMIT : \$ 70.00

ORDER DATE : September 20, 2013
ORDER TIME : 2:24 PM
ORDER NO. : 815987-010
CUSTOMER NO: 4370848

FOREIGN FILINGS

NAME: MOCHA REALTY CORP.

XXXX QUALIFICATION (TYPE: CO)

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

_____ CERTIFIED COPY
XX _____ PLAIN STAMPED COPY
_____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight -- EXT# 52956

EXAMINER: _____

APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

- 1. Mocha Realty Corp.
(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")
(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)
2. Delaware 3. 46-3602986
(State or country under the law of which it is incorporated) (FEI number, if applicable)
4. September 9, 2013 5. Perpetual
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")
6. Upon filing
(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)
7. c/o M Management Inc., 215 Coles Street, Jersey City, NJ 07310
(Principal office address)
c/o M Management Inc., 215 Coles Street, Jersey City, NJ 07310
(Current mailing address)
8. Please see attached.
(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Corporation Service Company
Office Address: 1201 Hays Street
Tallahassee, Florida 32301
(City) (Zip code)

10. Registered agent's acceptance:
Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Corporation Service Company
By: [Signature] Sue G. Knight
(Registered agent's signature) Assistant Vice President

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

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12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: _____

Address: _____

Vice Chairman: _____

Address: _____

Director: Michelle A. Dreyer

Address: c/o Corporation Service Company 2711 Centerville Rd., Ste. 400 Wilmington, DE 19808

Director: Moishe Mana

Address: 16720 Senterra Drive Delray Fla. 33484

B. OFFICERS

President: Moishe Mana

Address: 16720 Senterra Drive Delray Fla. 33484

Vice President: _____

Address: _____

Secretary: _____

Address: _____

Treasurer: _____

Address: _____

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13.  _____

Signature of Director or Officer

The officer or director signing this document (and who is listed in number 12 above) affirms that the facts stated herein are true and that he or she is aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

14. Moishe Mana, President _____

(Typed or printed name and capacity of person signing application)

Insert to the Application for Certificate of Authority of Mocha Realty Corp.

Purpose: The sole purpose of the Corporation is (i) to hold a one (1%) limited liability company interest in Mimi Holdings, LLC, a Delaware limited liability company (the "Company") whose sole purposes is to own, hold, maintain and operate the property known as and located at 101 NE 23rd Street, Miami, Florida (the "Property"), together with such other activities as may be necessary or advisable in connection with the ownership of the Property, and (ii) to act as the Managing Member of the Company in accordance with the Company's Limited Liability Company Agreement, as amended. Notwithstanding anything contained herein to the contrary, the Corporation shall not engage in any business, and it shall have no purposes, unrelated to the Project and shall not acquire any real property or own assets other than those related to the Project and/or otherwise in furtherance of the purposes of the corporation.

Delaware

The First State

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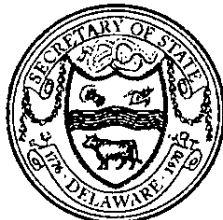
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MOCHA REALTY CORP." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTIETH DAY OF SEPTEMBER, A.D. 2013.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "MOCHA REALTY CORP." WAS INCORPORATED ON THE NINTH DAY OF SEPTEMBER, A.D. 2013.

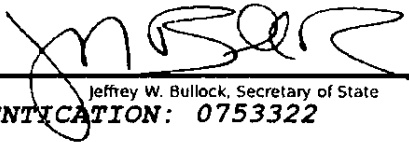
AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE NOT BEEN ASSESSED TO DATE.

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You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 0753322

DATE: 09-20-13