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Division of Corporations Page of 1

Florida Department of State
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To: Division of Corporations
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FOREIGN PROFIT/NONPROFIT CORPORATION

MMA Realty Capital, Inc.

Certificate of Status	0
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Electronic Filing Menu

Corporate Filing Menu

Help

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. MMA Realty Capital, Inc.

(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. DE

(State or country under the law of which it is incorporated)

3. 84-1606579

(FEI number, if applicable)

4. 10/05/01

(Date of incorporation)

5. perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. Upon Approval

(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 621 East Pratt Street, Suite 300, Baltimore, MD 21202

(Principal office address)

621 East Pratt Street, Suite 300, Baltimore, MD 21202

(Current mailing address)

8. MRC provides consultation services and portfolio investment advice to pension funds and other institutional investors

(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: C T Corporation System

Office Address: 1200 South Pine Island Road

Plantation

(City)

, Florida 33324

(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.

C T Corporation System

By: Bonnie C. Schuman - [Signature]

(Registered agent's signature)

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.

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

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TALLAHASSEE, FLORIDA

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A. DIRECTORS**D**
Chairman: Earl W. Cole, III**Address:** 621 East Pratt Street, Suite 300
Baltimore, MD 21202**D**
Vice Chairman: Michael L. Falcone**Address:** 621 East Pratt Street, Suite 300
Baltimore, MD 21202**Director:** Frank Creamer**Address:** 621 East Pratt Street, Suite 300
Baltimore, MD 21202**Director:** Charles M. Pinckney**Address:** 621 East Pratt Street, Suite 300
Baltimore, MD 2120206 MAR 27 PM 12:54
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA**B. OFFICERS****President:** Michael L. Falcone**Address:** 621 East Pratt Street, Suite 300
Baltimore, MD 21202**Asst. Sec.**
Vice President: Virginia G. Connolly**Address:** 621 East Pratt Street, Suite 300
Baltimore, MD 21202**Secretary:** Stephen A. Goldberg**Address:** 621 East Pratt Street, Suite 300, Baltimore, MD 21202**Treasurer:** Anthony Mifsud**Address:** 621 East Pratt Street, Suite 300, Baltimore, MD 21202**NOTE:** If necessary, you may attach an addendum to the application listing additional officers and/or directors.13. Virginia G. Connolly
(Signature of Director or Officer listed in number 12 of the application)14. Virginia Connolly Assistant Secretary
(Typed or printed name and capacity of person signing application)

Delaware

PAGE 1

The First State

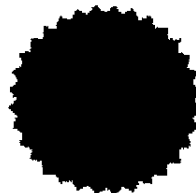
I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MMA REALTY CAPITAL, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SEVENTH DAY OF MARCH, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE BEEN FILED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE BEEN PAID TO DATE.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3443051 8300

060286770

Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4621518

DATE: 03-27-06