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Florida Department of State
Division of Corporations
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03 APR 24 PM 8:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATION

FOREIGN LIMITED LIABILITY COMPANY

Airways Centre Realty Co. LLC

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

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**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO
TRANSACTION BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 608.503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN
LIMITED LIABILITY COMPANY TO TRANSACTIONS BUSINESS IN THE STATE OF FLORIDA.*

1. Always Centre Realty Co., LLC
(Name of foreign limited liability company)
2. New York
(Jurisdiction under the law of which foreign limited liability company is organized)
3. 13-3512876
(FEI number, if applicable)
4. April 14, 2003
(Date of Organization)
5. Perpetual
(Duration: Year limited liability company will cease to exist or "perpetual")
6. April 14, 2003
(Date first transacted business in Florida. (See sections 608.501, 608.502, and 817.155, F.S.))
7. c/o The Winter Organization, 730 Fifth Avenue, New York, New York 10022

(Street address of principal office)

8. If limited liability company is a manager-managed company, check here ☒
9. The name and usual business addresses of the managing members or managers are as follows.

James L. Winter, c/o The Winter Organization, 730 Fifth Avenue,
New York, New York 10022

Benjamin J. Winter, c/o The Winter Organization, 730 Fifth Avenue,
New York, New York 10022

10. Attached is an original certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (A photocopy is not acceptable. If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted.)

11. Nature of business or purposes to be conducted or promoted in Florida: To own, finance, develop, lease, manage and otherwise deal with the property known as 8101-8109 N.W. 33rd Street, 8111-8119 N.W. 33rd Street, 8125-8165 N.W. 33rd Street and 3301-3341 N.W. 82nd Avenue, Miami, Florida

James L. Winter
Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), F.S., the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

James L. Winter

Typed or printed name of signee

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

03 APR 24 AM 8:27

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AND
FILED

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

Airways Centre Realty Co. LLC

2. The name and the Florida street address of the registered agent and office are:

Ralph Marriott c/o Commercial Property Group, Inc.

(Name)

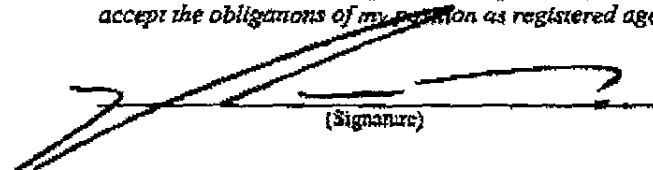
9501 N.W. 13th Terrace

Florida street address (P.O. Box NOT ACCEPTABLE)

Miami, FL 33172

(City/State/Zip)

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.


(Signature)

\$ 100.00 Filing Fee for Application
\$ 25.00 Designation of Registered Agent
\$ 30.00 Certified Copy (optional)
\$ 5.00 Certificate of Status (optional)

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03 APR 26 AM 8:27
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TALLAHASSEE, FLORIDA

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State of New York
Department of State | **ss:**

I hereby certify, that AIRWAYS CENTRE REALTY CO. LLC a NEW YORK Limited Liability Company filed a Certificate of Conversion pursuant to the Limited Liability Company Law on 04/14/2003, and that the Limited Liability Company is subsisting so far as shown by the records of the Department.

*Witness my hand and the official seal
of the Department of State at the City
of Albany, this 14th day of April
two thousand and three.*



Secretary of State

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