

APR-19-06

12:51PM

FROM: Greenberg Traurig, P.A.

561-887000

10636

P.001/012

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Florida Department of State
Division of Corporations
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Division of Corporations
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From:

Account Name : GREENBERG TRAURIG (WEST PALM BEACH)
Account Number : 075201001473
Phone : (561) 650-7900
Fax Number : (561) 655-6222

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

BOA 159 LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
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DIVISION OF CORPORATION

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APR-19-08

12:51PM

FROM: Greenberg Traurig, P.A.

5613387099

T-836 P.002/012 F-714

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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 TRANSACTION BUSINESS IN THE STATE OF FLORIDA:*

1. BOA 159 LLC

(Name of Foreign Limited Liability Company)

2. DELAWARE(Jurisdiction under the law of which foreign limited liability
company is organized)3. Not Applicable

(FEI number, if applicable)

4. 04/04/06

(Date of Organization)

5. Perpetual(Duration: Year limited liability company will cease to
exist or "perpetual")

6. _____

(Date first transacted business in Florida, if prior to registration.)
(See sections 608.501 & 608.502 F.S. to determine penalty liability)7. 3500 Flamingo DriveMiami Beach, FL 33140

(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:

SK 159 LLC3500 Flamingo DriveMiami Beach, FL 33140

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: _____

Ownership of Commercial Real Estate

Sylvia Kanoff
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.)

Sylvia Kanoff, as Manager of SK 159 LLC, its sole member

Typed or printed name of signee

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TALLAHASSEE, FLORIDA

APR-19-06

12:52PM

FROM-Greenberg Traurig, P.A.

5613387099

T-636 P.003/012 F-714

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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:

BOA 159 LLC

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

Berta Management of Florida Corp.

(Name)

3500 Flamingo Drive

Florida Street Address (P.O. Box **NOT** ACCEPTABLE)

Miami Beach

FL 33140

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, Florida Statutes.

(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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TALLAHASSEE, FLORIDA

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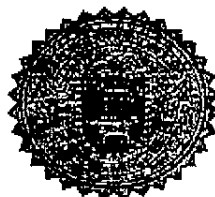
Delaware

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The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "BOA 159 LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTEENTH DAY OF APRIL, A.D. 2006.



4137273 8300

060358186

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4674012

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DATE: 04-18-06