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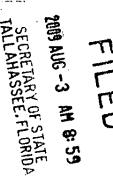
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

17093 Biscayne Boulevard - North Miami, LLC

| Certificate of Status | 0 |
|-----------------------|----------|
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EXAMINER

Electronic Filing Menu

Corporate Filing Menu

Help

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2009 AUG -3 AM 8: 59

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION OF STATE TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 608503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA: 17093 Biscayne Boulevard - North Miami LLC (Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.") (If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must include "Limited Liability Company," "L.L.C," "LLC.") (Jurisdiction under the law of which foreign limited liability (FEI number, if applicable) company is organized) July 30, 2009 (Duration: Year limited liability company will cease to exist or "perpetual") (Date of Organization) 6. n/a (Date first transacted business in Florida, if prior to registration.) (See sections 608.501 & 608.502 F.S. to determine penalty liability) 7. do iStar Financial Inc., 1114 Avenue of the Americas, 39th Floor, New York, NY 10036 (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: iStar Financial Inc., 1114 Avenue of the Americas, 39th Ploor, New York, NY 10036 10. Attached is an original certificate of existence, no more than 90 days old, duty 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 cartificate 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: Real Estate Investments and Finance 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 me true.)

> Geoffrey M. Dugan, authorized person Typed or printed name of signee

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SECRETARY OF STATE TALLAHASSEE. FLORIDA

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 | ne Limited Liability Comp | any is: | | |
|---|---|--|--|--|
| 17093 Biscayne Boulevard - North Miami LLC | | | | |
| If unavailable, the alternate to be used in the state of Florida is: | | | | |
| 2. The name and | the Florida street address of | of the registered agent and office are: | | |
| | СТ | Corporation System | | |
| - | | (Name) | | |
| | 1200 \$ | South Pine Island Road | | |
| _ | Florida Street Add | ress (P.O. Box <u>NOT</u> acceptable) | | |
| | Plantation | FL 33324 | | |
| | | Ciry/State/Zip | | |
| liability company of agent and agree to relating to the prop obligations of my f | nt the place designated in the act in this capacity. I furth per and complete performat | o accept service of process for the above stated limited hits certificate, I hereby accept the appointment as registered her agree to comply with the provisions of all statutes nacefof my duties, and I am familiar with and accept the approvided for in Chapter 608, Florida Statutes. NASEEM A. CONDE SPECIAL ASST. SECRETARY | | |
| | \$ 100.00 | Filing Fee for Application | | |
| | \$ 25.00 \$ 30.00 | Designation of Registered Agent Certified Copy (optional) | | |

\$ 5.00 Certificate of Status (optional)

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Delaware

PAGE :

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY "17093 BISCAYNE BOULEVARD - NORTH
MIAMI 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 THIRD DAY OF
AUGUST, A.D. 2009.

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

4715586 8300

090748862

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

jeffrey W. Bullack, Secretary of State

AUTHENTACATION: 7453358

DATE: 08-03-09