

**F13000000425**

**Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
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From:

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Account Number : FCA000000023  
Phone : (850) 222-1092  
Fax Number : (850) 878-5368

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please**

Email Address: \_\_\_\_\_

**FOREIGN PROFIT/NONPROFIT CORPORATION  
AVB REALTY MANAGEMENT SERVICES, INC.**

Certificate of Status	0
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## COVER LETTER

**TO:** New Filing Section  
Division of Corporations

**SUBJECT:** AVB Realty Management Services, Inc.

Name of corporation - must include suffix

Dear Sir or Madam:

The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida," "Certificate of Existence," or "Certificate of Good Standing" and check are submitted to register the above referenced foreign corporation to transact business in Florida.

Please return all correspondence concerning this matter to the following:

Lora Kitzmiller

Name of Person

AVB Realty Management Services, Inc.

Firm/Company

Ballston Tower, 671 N. Glebe Road, Suite 800

Address

Arlington, VA 22203

City/State and Zip code

lkitzmiller@avalonbay.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Name of Person

at ( )

Area Code & Daytime Telephone Number

**STREET/COURIER ADDRESS:**

New Filing Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**MAILING ADDRESS:**

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Enclosed is a check for the following amount:

- ☒ \$70.00 Filing Fee    ☐ \$78.75 Filing Fee & Certificate of Status    ☐ \$78.75 Filing Fee & Certified Copy    ☐ \$87.50 Filing Fee, Certificate of Status & Certified Copy

**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. AVB Realty Management Services, 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. Maryland 3. 35-2460777  
(State or country under the law of which it is incorporated) (PEI number, if applicable)

4. 11/26/13 5. perpetual  
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")

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

7. Ballston Tower, 671 N. Glebe Road, Suite 800, Arlington, VA 22203  
(Principal office address)

- \_\_\_\_\_ (Current mailing address)

8. Real estate development, ownership and operation  
(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, Florida 33324  
(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.*

C T Corporation System  
By: \_\_\_\_\_ Marc St. Pierre  
(Registered agent's signature) Vice President and Assistant Secretary

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:

A. DIRECTORS

Chairman: \_\_\_\_\_

Address: \_\_\_\_\_

Vice Chairman: \_\_\_\_\_

Address: \_\_\_\_\_

Director: Timothy J. Naughton

Address: Ballston Tower, 671 N. Glebe Road, Suite 800

Arlington, VA 22203

Director: Thomas J. Sargeant

Address: Ballston Tower, 671 N. Glebe Road, Suite 800

Arlington, VA 22203

B. OFFICERS

President: SEE ATTACHED LIST

Address: \_\_\_\_\_

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. Edward M. Schulman - EVP, General Counsel & Secretary

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

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**AVB Realty Management Services, Inc.**  
**Officers**

NAME	TITLE	ADDRESS
Timothy J. Naughton	CEO and President	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Thomas J. Sargeant	Chief Financial Officer	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Leo S. Horey	Executive Vice President – Chief Administrative Officer	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Matthew H. Birenbaum	Executive Vice President – Corporate Strategy	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Sean J. Breslin	Executive Vice President – Investments, Redevelopment and Asset Management	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
William M. McLaughlin	Executive Vice President – Development & Construction	51 Sleeper Street Suite 750 Boston, MA 02210
Kevin P. O'Shea	Executive Vice Presidents – Capital Markets	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Edward M. Schulman	Executive Vice President – General Counsel & Secretary	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Stephen W. Wilson	Executive Vice President – Development & Construction	400 Race Street Suite 200 San Jose, CA 95126
David W. Bellman	Senior Vice President – Construction	275 Seventh Avenue 25th Floor New York, NY 10001
Kurt D. Conway	Senior Vice President – Brand Strategy and Marketing	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Deborah A. Coombs	Senior Vice President – Property Operations	4440 Von Karman Avenue Suite 300 Newport Beach, CA 92660
Jonathan B. Cox	Senior Vice President – Development	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Scott W. Dale	Senior Vice President – Development	51 Sleeper Street Suite 750 Boston, MA 02210
Ronald S. Ladell	Senior Vice President – Development	Woodbridge Place 517 Route One South Suite 5500 Iselin, NJ 08830
Suzanne Jakstavich	Senior Vice President – Human Resources	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203

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David A. Hutchins	Vice President – Internal Audit	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Mark D. Janda	Vice President – Development	4440 Von Karman Avenue Suite 300 Newport Beach, CA 92660
Scott R. Kinter	Vice President – Construction	51 Sleeper Street Suite 750 Boston, MA 02210
Lyn C. Lansdale	Vice President – Strategic Business Services	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Sarah A. Mathewson	Vice President – Property Operations	51 Sleeper Street Suite 750 Boston, MA 02210
Michael J. Roberts	Vice President – Development	51 Sleeper Street Suite 750 Boston, MA 02210
Robert S. Salkovitz	Vice President – Construction	4440 Von Karman Avenue Suite 300 Newport Beach, CA 92660
Keri A. Shea	Vice President – Finance and Treasurer	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Elizabeth A. Smith	Vice President – Redevelopment and Asset Management	1000 Bridgeport Avenue Suite 258 Shelton, CT 06484
Margaret A. Spriggs	Vice President – Development	400 Race Street Suite 200 San Jose, CA 95126
Mona R. Stahling	Vice President – RS Infrastructure	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Craig F. Thomas	Vice President – Market Research	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Jonathan R. Busch-Vogel	Vice President – Development	Woodbridge Place 517 Route One South Suite 5500 Iselin, NJ 08830
Alaine S. Walsh	Vice President – Corporate and Investment Services	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Timothy M. Walters	Vice President – Investments	4440 Von Karman Avenue Suite 300 Newport Beach, CA 92660
Catherine T. White	Vice President – Associate General Counsel & Assistant Secretary	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Sean T. Willson	Vice President – Corporate Controller	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203
Thomas L. Bisanz	Assistant Secretary	Ballston Tower 671 N. Glebe Road, Suite 800 Arlington, VA 22203

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**STATE OF MARYLAND**  
**Department of Assessments and Taxation**

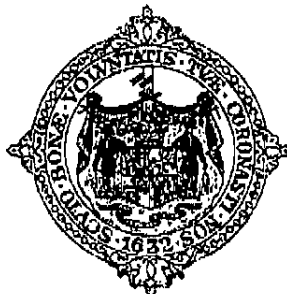
I, PAUL B. ANDERSON OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT AVB REALTY MANAGEMENT SERVICES, INC., INCORPORATED NOVEMBER 26, 2012, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JANUARY 29, 2013.



Paul B. Anderson  
Charter Division



301 West Preston Street, Baltimore, Maryland 21201  
Telephone Balto. Metro (410) 767-1340 / Outside Balto. Metro (888) 246-5941  
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice  
Fax (410) 333-7097

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