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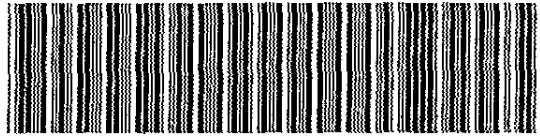
(Business Entity Name)

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03 MAY -2 AM 11:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Handwritten initials*

**TRANSMITTAL LETTER**

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** SEGERMAN, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

\$70.00  
Filing Fee

\$78.75  
Filing Fee  
& Certificate of Status

\$78.75  
Filing Fee  
& Certified Copy

\$87.50  
Filing Fee,  
Certified Copy  
& Certificate of  
Status

**ADDITIONAL COPY REQUIRED**

**FROM:** David A. Eastman, Esq.  
Name (Printed or typed)

114 East Ponce de Leon Avenue  
Address

Decatur, GA 30030  
City, State & Zip

404-377-9191  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION**  
**OF**  
**SEGERMAN, INC.**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I**

The name of the corporation is **SEGERMAN, INC.** (hereinafter called the "Corporation").

**ARTICLE II**

The address of the principal office and the mailing address of the Corporation is 846 Lullwater Road, NE. Atlanta, Georgia 30307.

**ARTICLE III**

The purpose for which the Corporation is organized is to engage in real estate management services and to engage in any other lawful business or activity.

**ARTICLE IV**

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

<b><u>Number of Shares</u></b> <b><u>Authorized</u></b>	<b><u>Par Value</u></b> <b><u>Per Share</u></b>	<b><u>Class of</u></b> <b><u>Stock</u></b>
1,000	\$0.10	Common

**ARTICLE V**

The street address of the Corporation's initial registered office in the State of Florida is 1048 Fairfax Lane, City of Weston, County of Broward, 33326 and the name of its initial registered agent at such office is Mitchell J. Margolies.

**ARTICLE VI**

The Board of Directors of the Corporation shall consist of at least one director, with the exact number to be fixed from time to time in the manner provided in the Corporation's bylaws. The number of directors constituting the initial Board of Directors is three (3), and the names and addresses of the

members of the initial Board of Directors, who are to serve as the Corporation's directors until their successors are duly elected and qualified are:

Susan S. Mintzer  
444 East 82<sup>nd</sup> Street, Apartment 10-V  
New York, NY 10028

Sherry Segerman  
6700 Hillandale Road  
Chevy Chase, MD 20815

Stuart Segerman  
846 Lullwater Road  
Atlanta, Georgia 30307

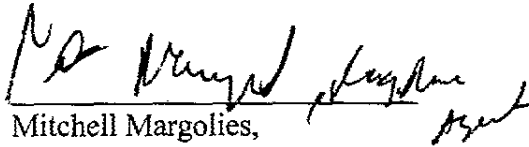
**ARTICLE VII**

The name of the Incorporator is David A. Eastman and the address of the Incorporator is 114 East Ponce de Leon Avenue, Decatur, Georgia 30030.


**ARTICLE VIII**

The Corporation shall indemnify and advance expenses on behalf of its officers and directors to the fullest extent permitted by law in existence either now or hereafter.

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation under the laws of the State of Florida, has signed these Articles of Incorporation as of this 17<sup>th</sup> day of April, 2003.

  
\_\_\_\_\_  
Mitchell Margolies,  
Registered Agent

4/22/03  
Date

  
\_\_\_\_\_  
David A. Eastman,  
Incorporator

4/17/03  
Date

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