

Division of Corporations

Page 1 of 1

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Florida Department of State

Division of Corporations

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Katherine Harris, Secretary of State

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To:

Division of Corporations
Fax Number : (850)922-4001

From:

Account Name : LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
Account Number : 072720000036
Phone : (407)843-4600
Fax Number : (407)843-4444

ATTORNEY NO. 424
CLIENT NO. 039122
MATTER NO. 57593

PLEASE ARRANGE FILING OF THESE ARTICLES OF INCORPORATION
WITH AN EFFECTIVE DATE OF TODAY, JANUARY 4, 2000 AND RETURN
EVIDENCE OF THE CERTIFIED FILING TO ME BY FAX AS SOON AS
POSSIBLE. THANKS! Karen

FLORIDA PROFIT CORPORATION OR P.A.

EMPIRE APARTMENT MANAGEMENT COMPANY

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B. McKnight JAN 05 1999

ARTICLES OF INCORPORATION
OF
EMPIRE APARTMENT MANAGEMENT COMPANY

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ARTICLE I - NAME

The name of this corporation is EMPIRE APARTMENT MANAGEMENT COMPANY.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The street address of the principal office and the mailing address of the corporation shall be 44 East Lancaster Avenue, Suite 200, Ardmore, Pennsylvania 19003-2212.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue ONE THOUSAND (1,000) shares of ONE DOLLAR (\$1.00) par value common stock.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 215 North Eola Avenue, Orlando, Florida 32801, and the name of the initial registered agent of this corporation at that address is James Balletta.

ARTICLE V - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or decreased from time to time as provided in the Bylaws of the corporation, but shall never be less than one (1). The name and address of the initial director are as follows:

Jack Del Pizzo

44 East Lancaster Avenue, Suite 200
Ardmore, Pennsylvania 19003-2212

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ARTICLE VI - INCORPORATOR

The name and address of the person signing these Articles are as follows:

James Balletta

215 North Eola Drive
Orlando, Florida 32801

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 4th day of January, 2000.


James Balletta, Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of EMPIRE APARTMENT MANAGEMENT COMPANY.


James Balletta

WAIVER OF SUBSCRIPTION RIGHTS

The undersigned hereby waives any rights of subscription which may have accrued by virtue of the undersigned acting as Incorporator of EMPIRE APARTMENT MANAGEMENT COMPANY.


James Balletta

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