

P96000098059

100 HAYS STREET  
TALLAHASSEE, FL 32301-2007  
904-222-1177  
904-222-1300 FAX

800-327-8086

FILED

96 DEC -4 PM 3:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



PRENTICE HALL  
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 174965 4175D

AUTHORIZATION : *Patricia Piggett*  
COST LIMIT : \$ 122.50

ORDER DATE : December 4, 1996

ORDER TIME : 10:37 AM

ORDER NO. : 174965-005

000002019740--6

CUSTOMER NO: 4175D

CUSTOMER: Ms. Peggy Parks  
LEBOEUF LAMB GREENE & MACRAE

50 N. Laura Street, Ste. 2800  
Jacksonville, FL 32202-3650

DOMESTIC FILING

NAME: EMPIRE REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susana Romagosa

EXAMINER'S INITIALS: \_\_\_\_\_

RECEIVED  
96 DEC -4 PM 12:13  
DIVISION OF CORPORATION

*12-4-96*

ARTICLES OF INCORPORATION  
OF  
EMPIRE REALTY, INC.

FILED  
96 DEC -4 PM 3:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this Corporation is Empire Realty, Inc.

ARTICLE II - ADDRESS

The address of the principal office and the mailing address of this Corporation is 50 N. Laura Street, Suite 2800, Jacksonville, Florida, 32202.

ARTICLE III - CAPITAL STOCK

This Corporation is authorized to issue 100 shares of common stock, all of which shall be of the par value of \$.01 per share.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 50 N. Laura Street, Suite 2800, Jacksonville, Florida 32202 and the name of its initial registered agent at such address is Karl B. Hanson, Jr.

ARTICLE V - INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of this Corporation shall be one (1) and the name and address of the person who is to serve as a member thereof is:

Karl B. Hanson, Jr.  
50 N. Laura Street, Suite 2800  
Jacksonville, Florida 32202

ARTICLE VI - INCORPORATOR

The name and address of the incorporator is Karl B. Hanson, Jr., 50 N. Laura Street, Suite 2800, Jacksonville, Florida 32202.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 3<sup>rd</sup> day of December, 1996.

  
\_\_\_\_\_  
Karl B. Hanson, Jr.  
Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

FILED  
96 DEC -4 PM 3:48  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

In compliance with Section 48.091, Florida Statutes, the following is submitted:

That Empire Realty, Inc., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the City of Jacksonville, State of Florida, has named Karl B. Hanson, Jr., located at 50 N. Laura Street, City of Jacksonville, State of Florida, as its agent to accept service of process within Florida.

  
\_\_\_\_\_  
Karl B. Hanson, Jr.  
Incorporator

12-3-96  
\_\_\_\_\_  
Date

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, Karl B. Hanson, Jr. hereby agrees to act in this capacity, and Karl B. Hanson, Jr. further agrees to comply with the provisions of all statutes relative to the proper and complete performance of his/her duties.

  
\_\_\_\_\_  
Karl B. Hanson, Jr.

12-3-96  
\_\_\_\_\_  
Date