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## Florida Department of State

Division of Corporations

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## FLORIDA PROFIT CORPORATION OR P.A.

SLG REAL ESTATE, INC.

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December 20, 1999

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ARTICLES OF INCORPORATION  
OF  
SLG REAL ESTATE, INC.

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be SLG REAL ESTATE, INC.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The principal place of business and mailing address of this corporation shall be:

Place of Business:

107 15th Street  
St. Augustine, FL 32084

Mailing address:

P O Box 3207  
St. Augustine, FL 32085

Prepared by and return copy to:

C. Scott Hester, Esquire  
13843 Long's Landing Road East  
Jacksonville, Florida 32225  
Telephone No. (904) 221-3429  
Fax No. (904) 221-3430  
Florida Bar No. 398098

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## ARTICLE IV

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz.:

(1) Transact any and all lawful business, including but not limited to operation of a business in the purchase, sale and rental management of residential and commercial real property and related services as requested by its customers;

(2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;

To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets;

To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute S607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal

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in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, government district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income;

To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this State;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

To make or alter bylaws, not inconsistent with its articles of incorporation or with the laws of the State, for the administration;

To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any and all lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing

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plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

To be promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary of convenient to effect its purposes; and,

To indemnify any person who by reason of the fact that he or she is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute S607.014.

#### ARTICLE V

The aggregate number of shares which this corporation shall have authority to issue is the total sum of 100 shares, having an individual par value of \$1.00. Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock in this corporation owned 33 and 1/3% by LEA PAYNE, 33 and 1/3% by STEVE SEMMELMAN and 33 and 1/3% by GREG BENZENBERG.

#### ARTICLE VI

The name and street address of the initial Registered Agent of this corporation shall be:

C. Scott Hester, Esquire  
13843 Longs Landing Road East  
Jacksonville, Florida 32225

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ARTICLE VII

The initial board of directors shall consist of a total of three (3) person(s) and the name and address of the person(s) who are to serve as an initial director(s) is:

Lea Payne  
P O Box 1094  
St. Augustine, FL  
32085

Steve Semmelman  
3881 Hickory Lane  
St. Augustine, FL  
32086

Greg Benzenberg  
290 Dondonville Road  
St. Augustine, FL  
32084

ARTICLE VIII

The name and address of the incorporator executing these Articles of Incorporation is:

C. Scott Hester, Esquire  
13843 Longs Landing Road East  
Jacksonville, Florida 32225

The undersigned has executed these Articles of Incorporation this  
20th day of December, 1999.

  
C. Scott Hester, Esq., Incorporator

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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT / REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office / registered agent, in the State of Florida.

First that SLG REAL ESTATE, INC. desiring to organize under the laws of the State of Florida with its principal offices, as indicated in the articles of incorporation has named C. SCOTT HESTER, ESQUIRE located at 13843 Longs Landing Road East, City of Jacksonville, County of Duval, State of Florida, as its agent to accept service of process within this State.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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 RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Signature



C. Scott Hester, Esquire,  
Registered Agent

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