

P0400009587

(Requestor's Name)

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(City/State/Zip/Phone #)

☐ PICK-UP

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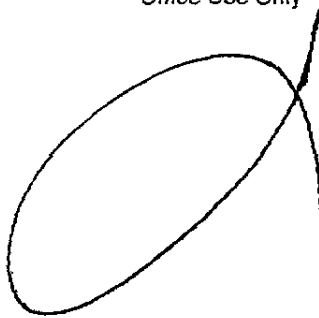
(Business Entity Name)

(Document Number)

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CLERK OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

03 DEC 30 AM 10:10

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~~26196~~

03 DEC 30 PM 12:57

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Reality Realty Inc

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

☒ Art of Inc. File

☐ LTD Partnership File

☐ Foreign Corp. File

☐ L.C. File

☐ Fictitious Name File

☐ Trade/Service Mark

☐ Merger File

☐ Art. of Amend. File

☐ RA Resignation

☐ Dissolution / Withdrawal

☐ Annual Report / Reinstatement

☒ Cert. Copy

☐ Photo Copy

☐ Certificate of Good Standing

☐ Certificate of Status

☐ Certificate of Fictitious Name

☐ Corp Record Search

☐ Officer Search

☐ Fictitious Search

☐ Fictitious Owner Search

☐ Vehicle Search

☐ Driving Record

☐ UCC 1 or 3 File

☐ UCC 11 Search

☐ UCC 11 Retrieval

☐ Courier



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

December 31, 2003

CAPITAL CONNECTION INC

SUBJECT: REALITY REALTY INC.
Ref. Number: W03000039899

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04 JAN 13 AM 9:22
DIVISION OF CORPORATIONS
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We have received your document for REALITY REALTY INC.. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

The document number of the name conflict is P03000026196.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6934.

Loria Poole
Document Specialist
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Letter Number: 503A00069445

RE-SUBMIT
PLEASE OBTAIN THE ORIGINAL
FILE DATE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 DEC 30 PM 12:57

**ARTICLES OF INCORPORATION
OF**

Reality Realty of St. Augustine, Inc.

The undersigned, acting hereby as Incorporator for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the status of the State of Florida, providing for the formation, liabilities, rights, privileges and immunities of a corporation for profit, pursuant to Chapter 607, Florida Status, and other applicable law, do hereby adopt the following *Articles of Incorporation*:

ARTICLE I

Name

The name of this corporation shall be Reality Realty of St. Augustine, Inc.

ARTICLE II

Address and Registered Office

The street address of the principal place of business of this corporation is hereby designated to be **18 A Street, St. Augustine Beach, Florida 32080**, and the registered office of this corporation is hereby designated to be 28 Cordova Street, St. Augustine, Florida 32084. The principal place of business and registered office may be changed in accordance with the By-Laws of the corporation or by appropriate action of the Board of Directors. The initial Registered Agent of this corporation whose business office is the same as the registered office is hereby designated to be Charles E. Pellicer, Esquire, 28 Cordova Street, St. Augustine, Florida 32084.

ARTICLE III

Nature of Business

The corporation may transact any and all lawful business for which corporation may be incorporated under the Florida General Corporation Act.

ARTICLE IV

By-Laws

The corporation may in its by-laws make any other provisions or requirements for the management or conduct of the business of the corporation, provided the same is not inconsistent with the provisions of this certificate, or contrary to the laws of this State or of the United States provisions or requirements for the management or conduct of the business of the corporation, provided the same is not inconsistent with the provisions of this certificate, or contrary to the laws of this State or of the United States.

ARTICLE V

Capital Stock

The aggregate number of shares which this corporation has authority to issue is ONE THOUSAND (1000) all of which shall be common shares with par value of ONE DOLLAR (\$1.00) per share.

ARTICLE VI

Initial Stock

The amount of capital with which this corporation shall commence business shall be ONE HUNDRED DOLLARS, (\$ 100.00).

ARTICLE VII

Term of Existence

This corporation shall have a perpetual existence unless sooner dissolved according to law.

ARTICLE VIII

Directors

This corporation shall initially have ONE (1) director. The number of directors may be increased from time to time in accordance with the provisions of the corporation by-laws adopted by the stockholders. The name and address of the director is:

Matthew C. Braly, 3 1st Street, St. Augustine Beach, FL 32080

ARTICLE IX

Officers

This corporation shall have ONE (1) officer, President. The officers of this corporation need not be stockholders.

ARTICLE X

Initial Officers

The name and post office address of the officers who shall hold office for the first year of the existence of the corporation or until his successors are elected or appointed and have qualified is:

Matthew C. Braly, 3 1st Street, St. Augustine Beach, FL 32080, President

ARTICLE XI

Incorporators

The name and address of the incorporator is:

Matthew C. Braly, 3 1st Street, St. Augustine Beach, FL 32080

their free act and deed, for the uses and purposes therein set forth.

ARTICLE XII

These Articles of Incorporation may be amended in the manner provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
at St. Augustine, St. Johns County, Florida, the day and year aforesaid.


MATTHEW C. BRALY


STATE OF FLORIDA
COUNTY OF ST. JOHNS

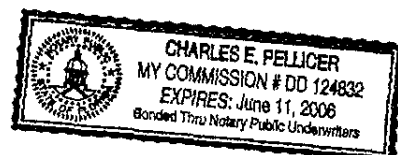
I, the undersigned, an officer authorized to administer oaths and take acknowledgments in and for the State of Florida, do hereby certify that on the 11th day of DECEMBER, 2003, personally came before me, MATTHEW C. BRALY, the party who signed the foregoing **Articles of Incorporation**, and acknowledged to and before me that he executed the same as his free act and deed, for the uses and purposes there et forth.

IN WITNESS WHEREOF; I have hereunto set my hand and affixed by official seal
at St. Augustine, St. Johns County, Florida, the day and year aforesaid.

☐ Personally Known
☒ Produced I.D.

FL DL


Name:
Notary Public, State of Florida at Large



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

In pursuant of Chapter 24.091, Florida Statutes, the following is submitted in compliance with said Act:

FIRST: That **MATTHEW C. BRALY**, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at City of St. Augustine, County of St. Johns, State of Florida has named **CHARLES E. PELLICER**, located at 28 Cordova Street, City of St. Augustine, County of St. Johns, State of Florida as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.



CHARLES E. PELLICER, ESQUIRE
Registered Agent

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 DEC 30 PM 12:57