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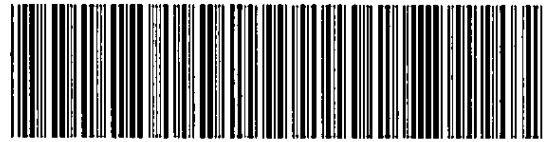
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Main Office:
Constantine Center
111 N. Belcher Rd., Ste. 201
Clearwater, FL 33765



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BAKKALAPULO LAW FIRM

Louis Bakkalapulo, Esq.
E-mail: Lou@bb-lawgroup.com

www.bb-lawgroup.com

October 29, 2018

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

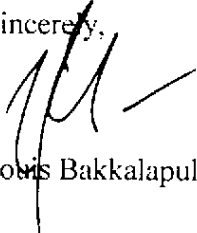
RE: Cupcake Real Estate Holdings, Inc.

Dear Sir or Madam:

Enclosed please find the original Articles of Organization for Cupcake Real Estate Holdings, Inc., along with a check in the amount of \$70.00 to cover the fees for filing. I have also enclosed a copy of the Articles to be returned to me in the enclosed stamped, addressed envelope.

If you have any questions please feel free to contact me. Thank you for your assistance in this matter.

Sincerely,



Louis Bakkalapulo

LB/cms

Enclosures

ARTICLES OF INCORPORATION

OF

CUPCAKE REAL ESTATE HOLDINGS, INC.

The undersigned subscriber(s) to these Articles of Incorporation, competent to contract, hereby form(s) a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this Corporation is as follows:

CUPCAKE REAL ESTATE HOLDINGS, INC.

ARTICLE II. NATURE OF BUSINESS

The nature of the business and the objects and purposes to be transacted, promoted and carried on are to do any and all of the things herein mentioned as fully and to the same extent as natural persons might or could do.

1. To operate, maintain and otherwise manage a business for any purpose allowed by law.
2. To take, buy, purchase, sell, exchange, hire, lease or otherwise acquire real estate and property, either improved or unimproved, and any interest or right therein and tangible and intangible personal property, and to hold, own, control, manage, and develop same.
3. To purchase or otherwise acquire real and personal property of any and all kinds that may be lawfully acquired and held by a business corporation and in particular land, leaseholds, shares of stock, mortgages, bonds and other securities.
4. To erect, construct, maintain, improve, rebuild, alter, manage and control, either directly or through ownership of stock in any corporation, any and all kinds of buildings, dwellings, stores, offices or other structures or erections.
5. To sell, manage, improve, develop, assign, transfer, convey, lease, pledge or otherwise alienate or dispose of and to mortgage or otherwise encumber land, buildings, real property, chattels real or other property of the company, real and personal.
6. To issue debentures, bonds or other evidences of indebtedness secured by mortgages upon property of this company or otherwise, and to sell the same; borrow money, made and issue its promissory notes, bonds or other evidence of indebtedness, whether secured by mortgage, pledge or otherwise.

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CUPCAKE REAL ESTATE HOLDINGS, INC.

7. To purchase, acquire, hold, sell, assign, transfer, mortgage, pledge and otherwise dispose of the shares of capital stock, bonds, debentures, or other evidence of indebtedness of any corporation, domestic or foreign, and while the holder thereof, to exercise all the rights and privileges of ownership, including the right to vote thereon, and to issue in exchange therefor its own stock, bonds and other obligations.

8. To carry on any business whatsoever which the corporation may deem proper or convenient in connection with any of the foregoing purposes or otherwise, or which may be calculated directly or indirectly to promote the interest of the corporation or to enhance the value of its property.

9. To purchase, hold, sell, and issue the shares of its own capital stock.

10. To conduct its business in the State of Florida, in other states, in the District of Columbia, in the territories and colonies of the United States and foreign countries and to exercise all the powers conferred by the laws of the State of Florida upon corporations formed under the Act pursuant to any under which this corporation is formed.

11. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

12. The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in the Article, shall be in anywise limited or restricted by reference to or inference from the terms of any other objects, powers or clauses of this Article, or any other Articles, but that the objects and powers specified in each of the clauses of this Article shall be regarded as independent objects and powers.

ARTICLE III. CAPITAL STOCK

The aggregate number of shares of stock that is authorized to be issued is 1,000 shares of common stock. Such shares shall be of a single class, and shall have a par value of \$1.00 per share.

ARTICLE IV. DURATION OF EXISTENCE

This corporation is to have perpetual existence.

ARTICLE V. ADDRESS

The street address of the principal office of the corporation is 2033 Nursery Road, Clearwater, FL, 33764 and the name of its initial registered agent is Louis Bakkalapulo, Esq., BAKKALAPULO LAW FIRM, 111 N. Belcher Road, Suite 201, Clearwater, Florida. The corporation may have and establish offices, conduct business and promote its objects within any part of the State of Florida, or in any state, District of Columbia, and territories and colonies of the United States and in foreign countries, as the directors may designate. 33765

ARTICLE VI. DIRECTORS

The management and control of this corporation shall be vested in a Board of Directors of not less than (1) Director. Attendance by a majority of the directors at any meeting shall constitute a quorum. A majority of those directors present at any meeting must vote in favor of any motion, resolution or action taken in order that same become effective and be the act and deed of the corporation. The Board of Directors shall be elected by the shareholders of the corporation. The names and street addresses of the members of the Board of Directors, who, subject to the provisions of the Certificate of Incorporation, By-Laws, and the laws of the State of Florida, shall hold office for the first year of existence of the Corporation or until their successors are elected and have qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Pamela Carnesi	2033 Nursery Road, Clearwater, FL 33764

ARTICLE VII. OFFICERS

The officers of the corporation shall be a President, Vice President, Secretary and Treasurer, and shall be chosen by the Board of Directors. The Board of Directors may also, from time to time, provide for and elect all other officers or committees which may seem expedient to the Board. The officers who are to hold offices for the first year of existence of the corporation or until their successors are elected and have qualified are as follows:

<u>NAME</u>	<u>OFFICE</u>
Pamela Carnesi	President, Secretary, Vice President and Treasurer

ARTICLE VIII. SUBSCRIBERS

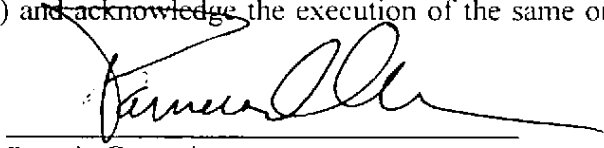
The names and street addresses of the incorporators of this corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Pamela Carnesi	2033 Nursery Road, Clearwater, FL 33764

ARTICLE IX. SEAL

The seal of the corporation shall be circular with the name CUPCAKE REAL ESTATE HOLDINGS, INC. and "Florida Seal, 2018" in the center.

IN WITNESS WHEREOF, the undersigned, as the incorporator(s) of the above named corporation, do hereby subscribe our name(s) and acknowledge the execution of the same on this the 29th day of October, 2018.


Pamela Carnesi
President, Secretary, Vice President and
Treasurer/Director

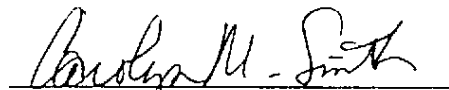
**STATE OF FLORIDA
COUNTY OF PINELLAS**

BEFORE ME, personally appeared Pamela Carnesi, the person described in and who executed the foregoing Articles of Incorporation for CUPCAKE REAL ESTATE HOLDINGS, INC., and who acknowledged to and before me that he executed said instrument for the purposes therein expressed, who produced personally known as identification or who is personally known to me.

WITNESS my hand and official seal, this the 29th day of October, 2018, in the aforesaid county and state.



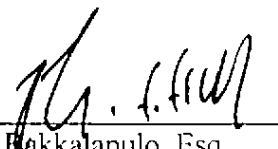
CAROLYN M SMITH
Commission # GG 148001
Expires October 3, 2021
Bonded Thru Budget Notary Services


NOTARY PUBLIC
My Commission Expires:

ACKNOWLEDGMENT OF REGISTERED AGENT

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

BAKKALAPULO LAW FIRM

BY: 
Louis Bakkalapulo, Esq.
111 N. Belcher Road, Suite 201
Clearwater, FL 33765
(727) 726-6233