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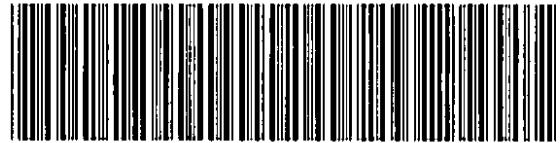
(Business Entity Name)

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TALLAHASSEE, FL

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CAPITAL CONNECTION, INC.

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

St. Augustine Realty, Inc.

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 _____

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Requested by: SETH

Name _____ Date _____ Time _____

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 18, 2020

CAPITAL CONNECTION

SUBJECT: ST. AUGUSTINE REALTY, INC.
Ref. Number: W20000144581

We have received your document for ST. AUGUSTINE REALTY, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

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 the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. A search for name availability can be made on the Internet through the Division's records at www.sunbiz.org.

Please note the name of a limited liability company must contain the words "Limited Liability Company," the abbreviation "L.L.C.", or the designation "LLC". The following suffixes are no longer acceptable: "Limited Company," "L.C.," "LC.," "Ltd.," and "Co."

Please return 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) 245-6052.

Neysa Culligan
Regulatory Specialist III

Letter Number: 520A00025714

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SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
St. Augustine Realty, Inc.

Article II. Address

The Corporation's mailing address is:
St. Augustine Realty, Inc.
2 Valencia Street
St. Augustine, FL 32084

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Janice C. Brown
16 A Riberia Street
St. Augustine, FL 32084

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Janice C. Brown
John Vonasek

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Article V. Capital Stock

The Corporation shall have the authority to issue 2000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
St. Augustine, Florida 32080

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on December 21, 2020.

The undersigned incorporator executed these Articles of Incorporation on December 17, 2020.

By: Andrea N. Wright, LLC d/b/a Wright Firm
Printed Name: Andrea N. Wright

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/OFFICE

CORPORATION:

St. Augustine Realty, Inc.

REGISTERED AGENT/OFFICE:

Janice C. Brown
16 A Riberia Street
St. Augustine, FL 32084

I agree to act as registered agent to accept service of process for the corporation name above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


John Vonasek

Date: 12/17/2020

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