

Florida Department of State  
Division of Corporations  
Electronic Filing Coverage  
**P2100081680**

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H21000342400 3)))



H210003424003ABCQ

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.**  
Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : FASTKIT CORP  
Account Number : I20100000009  
Phone : (305)599-0839  
Fax Number : (305)592-9591

9/16/21  
*[Signature]*

2021 SEP 15 PM 2:35

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

**FLORIDA PROFIT/NON PROFIT CORPORATION  
SUNSHINE LUXURY REALTY, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

2021 SEP 15 PM 11:27  
0

**ARTICLES OF INCORPORATION**  
**OF**  
**SUNSHINE LUXURY REALTY, INC.**

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

**ARTICLE I: NAME**

The name of the corporation shall be **SUNSHINE LUXURY REALTY, INC.**

**ARTICLE II: PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be 17555 Atlantic Blvd, Ste 1108, Sunny Isles Beach, FL 33160.

**ARTICLE III: CAPITAL STOCK**

The number of shares of stock that this corporation is authorized to have outstanding at any one time is five hundred (500) shares having a par value of one dollar (\$1.00) per share.

**ARTICLE IV: PURPOSE OF CORPORATION**

This Corporation may engage or transact in any or all lawful activities or business permitted under Laws of the United States, the State of Florida, or any other state, country, territory or nation.

2021 SEP 15 PM 11:27  
41515

**ARTICLE V: INITIAL REGISTERED AGENT AND STREET ADDRESS**

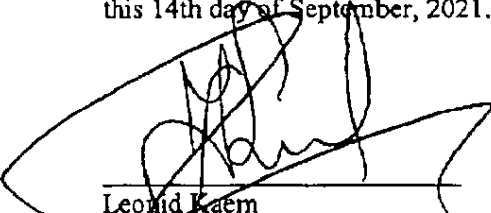
The name and address of the initial registered agent is Leonid Kaem, 17555 Atlantic Blvd, Ste 1108, Sunny Isles Beach, FL 33160.

**ARTICLE VI: INCORPORATOR AND OFFICER**

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

(President)  
Leonid Kaem  
17555 Atlantic Blvd, Ste 1108  
Sunny Isles Beach, FL 33160

The undersigned incorporator and officer has executed these Articles of Incorporation this 14th day of September, 2021.



\_\_\_\_\_  
Leonid Kaem  
17555 Atlantic Blvd, Ste 1108  
Sunny Isles Beach, FL 33160

2021 SEP 14 11:21 AM

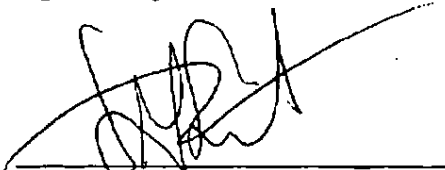
**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

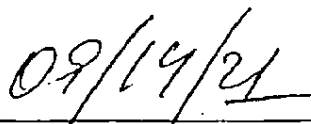
PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENTS IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Corporation is **SUNSHINE LUXURY REALTY, INC.**
2. The name and address of the registered agent and office is:

Leonid Kaem  
17555 Atlantic Blvd, Ste 1108  
Sunny Isles Beach, FL 33160

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.

  
\_\_\_\_\_  
Leonid Kaem

  
\_\_\_\_\_  
September 14, 2021

SEP 15 2021 15:44  
HP FAX  
17555 ATLANTIC BLVD  
STE 1108  
SUNNY ISLES BEACH, FL 33160