

P22000067587

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

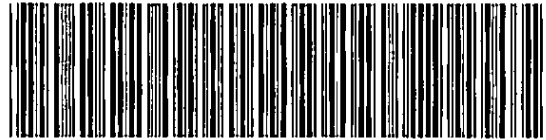
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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01/25/2019 10:29:43 AM

SECRETARY OF STATE
FALLASSIST/110P102
2022 AUG 17 PM 4: 21

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W22-100682



BILL CURTIS
701 MARKET STREET, UNIT 109
ST. AUGUSTINE, FLORIDA 32095
(904) 819-6959
billcurtis@fishertousey.com
deboranbowles@fishertousey.com

August 12, 2022

VIA FEDEX (Tracking 777645852652)

Mr. Daniel L. O'Keefe
Regulatory Specialist II
New Filing Section
Division of Corporations
The Centre of Tallahassee
2415 North Monroe Street, Suite 810
Tallahassee, Florida 32303

Re: Articles of Conversion, Articles of Incorporation of Raffanello Realty Group Inc.
[California Entity to Florida Entity]

Dear Mr. O'Keefe:

In response to your letter dated August 3, 2022, enclosed please find the corrected Articles of Conversion to Articles of Incorporation of Raffanello Realty Group Inc., including the additional signature requested. Please note that the original submission had errantly enclosed an additional document that we have removed; and corrected Mr. Raffanello's title from Manager to President. We understand that you are holding our Firm's Check No. 33934 in the amount of \$105.00 to cover the filing fees for the Articles of Conversion and Articles of Incorporation of Raffanello Realty Group Inc., along with the Article of Conversion, Articles of Incorporation.

Please contact us if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Deborah A. Bowles".

Deborah A. Bowles
Legal Assistant

Enclosures



COPY

FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 3, 2022

C. WILLIAM CURTIS III
FISHER, TOUSEY, LEAS & BALL, P.A.
701 MARKET STREET UNIT 109
ST. AUGUSTINE, FL 32095

SUBJECT: RAFFANELLO REALTY GROUP INC.
Ref. Number: W22000100682

We have received your document for RAFFANELLO REALTY GROUP INC. and your check(s) totaling \$105.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please complete the marked sections in the Articles of Conversion. A signature is missing.

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.

DANIEL L O'KEEFE
Regulatory Specialist II

Letter Number: 122A00017343

2022 AUG 17 PM 4: 21
STUART LACROIX, STAFF
TALLAHASSEE, FLORIDA

FILED

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: RAFFANELLO REALTY GROUP INC.
Name of Resulting Florida Profit Corporation

The enclosed Articles of Conversion, Articles of Incorporation, and fees are submitted to convert the following eligible entity into a "Florida Profit Corporation" in accordance with ss. 607.11933 & 607.0202, F.S.

Please return all correspondence concerning this matter to:

C. WILLIAM CURTIS III
Contact Person

FISHER, TOUSEY, LEAS & BALL, P.A.
Firm/Company

701 MARKET STREET UNIT 109
Address

ST. AUGUSTINE, FLORIDA 32095
City, State and Zip Code

dab@fishertousey.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

C. WILLIAM CURTIS III at (904) 819-6959
Name of Contact Person Area Code and Daytime Telephone Number

Enclosed is a check for the following amount:

- \$105.00 Filing Fees
- \$113.75 Filing Fees and Certificate of Status
- \$113.75 Filing Fees and Certified Copy
- \$122.50 Filing Fees, Certified Copy, and Certificate of Status

Mailing Address:
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
New Filing Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Articles of Conversion
For
Converting Eligible Entity
Into
Florida Profit Corporation

The Articles of Conversion **and attached Articles of Incorporation** are submitted to convert the following **eligible business entity into a Florida Profit Corporation** in accordance with ss. 607.11933 & 607.0202, Florida Statutes.

1. The name of the Converting Entity immediately prior to the filing of the Articles of Conversion is:

RAFFANELLO REALTY GROUP INC.

Enter Name of the Converting Entity

2. The converting entity is a **CORPORATION**
(Enter entity type. Example: limited liability company, limited partnership,
general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of **CALIFORNIA**
(Enter state, or if a non-U.S. entity, the name of the country)

on **SEPTEMBER 16, 2020**
Enter date "Converting Entity" was first organized, formed or incorporated.

3. The name of the Florida Profit Corporation as set forth in the **attached Articles of Incorporation**:

RAFFANELLO REALTY GROUP INC.

Enter Name of Florida Profit Corporation

4. This conversion was approved by the eligible converting entity in accordance with this chapter and the laws of its current/organic jurisdiction.

5. If not effective on the date of filing, enter the effective date: _____.

(The effective date: Cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State.)

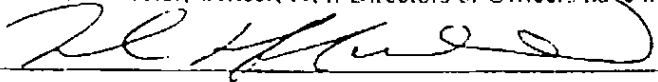
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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2022 AUG 17 PM 4:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Signed this 20TH day of JULY, 2022.

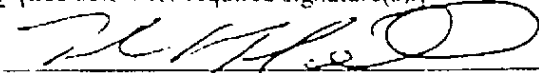
Required Signature for Florida Profit Corporation:

Signature of Director, Officer, or, if Directors or Officers have not been selected, an Incorporator:



Printed Name: NOLAN RAFFANELLO Title: PRESIDENT

Required Signature(s) on behalf of Converting Florida partnerships, limited partnerships, and limited liability companies: [See below for required signature(s).]

Signature: 

Printed Name: NOLAN RAFFANELLO Title: PRESIDENT

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Partnership or Limited Liability Limited Partnership:

Signatures of ALL General Partners.

If Florida Limited Liability Company:

Signature of a Member or Authorized Representative.

All others:

Signature of an authorized person.

Fees:

Articles of Conversion:	\$35.00
Fees for Florida Articles of Incorporation:	\$70.00
Certified Copy:	\$8.75 (Optional)
Certificate of Status:	\$8.75 (Optional)

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 2022 AUG 17 PM 4: 22
 DEPT. OF STATE
 TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
FOR RESULTING FLORIDA PROFIT CORPORATION
In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)**

ARTICLE I NAME **RAFFANELLO REALTY GROUP INC.**
The name of the corporation shall be: _____

ARTICLE II PRINCIPAL OFFICE
The principal place of business/ mailing address is:

Principal street address
111 PEPPERPIKE WAY
ST. AUGUSTINE, FLORIDA 32092

Mailing address, if different is:

ARTICLE III PURPOSE
The purpose for which the corporation is organized is:
TO ENGAGE IN ANY AND ALL LAWFUL BUSINESS

ARTICLE IV SHARES 1,000
The number of shares of stock is: _____

ARTICLE V OFFICERS AND/OR DIRECTORS

Name and Title: NOLAN RAFFANELLO, PRESIDENT
Address: 111 PEPPERPIKE WAY
ST. AUGUSTINE, FLORIDA 32092

Name and Title: _____
Address: _____

Name and Title: _____
Address: _____

Name and Title: _____
Address: _____

Name and Title: _____
Address: _____

Name and Title: _____
Address: _____

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FILED
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

FILED

ARTICLE VI REGISTERED AGENT

The name and Florida street address (P.O. Box **NOT** acceptable) of the registered agent is:

Name: C. WILLIAM CURTIS III

Address: 701 MARKET STREET, UNIT 109

ST. AUGUSTINE, FLORIDA 32095

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity



Required Signature/Registered Agent

JULY 25, 2022

Date

FILED
2022 AUG 17 PM 4: 22
SHANE PAUL OF STATE
TALLAHASSEE, FLORIDA