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FLORIDA DEPARTMENT OF STATE
Sandra B. Morham
Secretary of State

October 18, 1996

BERENFELD, SPRITZER, SHEETER & SHEER
7700 N. KENDALL DR.
SUITE 805
MIAMI, FL 33156

SUBJECT: ST. ANDREWS REALTY; INC.
REF: W96000022241

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

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. Simply adding "of Florida" or "Florida" to the end of an entity name DOES NOT constitute a difference. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

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If you have any questions about the availability of a particular name, please call (904) 488-9000.

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 (904) 487-6067.

Naysa Culligan
Document Specialist

FAX Aud. #: E96000013914
Letter Number: 896A00048234

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

H96000013914

ARTICLES OF INCORPORATION

OF

ST. ANDREWS REAL ESTATE CORP.

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

ARTICLE I NAME

The name of the corporation shall be:

ST. ANDREWS REAL ESTATE CORP

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation shall be:

1105 BECK AVENUE
PANAMA CITY, FLORIDA 32101

ARTICLE III CORPORATE CAPITALIZATION

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: 500 SHARES, \$1 PAR VALUE

ARTICLE IV INITIAL REGISTERED AGENT AND ADDRESS

The name and address of initial registered agent is:

JOHN B. MCVEIGH
1105 BECK AVENUE
PANAMA CITY, FLORIDA 32101

BERENFELD, SPRITZER, SHECHTER & SHEER
7700 N. KENDALL DRIVE, SUITE 805
MIAMI, FLORIDA 33156
(305) 274-4600

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of sections 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is:

ST. ANDREWS REAL ESTATE CORP

2. The name and address of the registered agent and office is:

JOHN B. MCVEIGH
1105 BECK AVENUE
PANAMA CITY, FLORIDA 32101

SIGNATURE

X John B. McVeigh
(Corporate Officer)

TITLE

Secretary

DATE

Oct. 16, 1996

HAVING BEEN NAMED 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 OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE

X John B. McVeigh

DATE

Oct. 16, 1996

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ARTICLE V INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

JAMES J. MCVEIGH
1105 BECK AVENUE
PANAMA CITY, FLORIDA 32101

The undersigned has(have) executed these Articles of Incorporation this 16 day of October, 1996


Signature/Title

Signature/Title

Signature/Title

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P96000086618

BARRON, REDDING, HUGHES, FITE,
BASSETT & FENSON, P.A.

ATTORNEYS AT LAW

220 MCKENZIE AVENUE

POST OFFICE BOX 2457

PANAMA CITY, FLORIDA 32402

TELEPHONE 785-7454

AREA CODE 904

FAX 904 785-2999

JEFFREY C. BASSETT
MARCIA DAVID
JAMES B. FENSON
JOHN M. FITE
W. GERALD HAMM
J. ROBERT HUGHES
ROLAND W. KIEHN
THOMAS W. LEDMAN
CHRISTINE C. NICHOLS
BENJAMIN W. REDDING
CLIFFORD W. SANBORN
ALBERT J. STOPKA III

May 9, 1997

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*****35.00 *****35.00

Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

RE: Articles of Amendment to Articles of Incorporation of
St. Andrews Real Estate Corp.

Gentlemen:

Enclosed please find the original and one copy of the Articles of Amendment to Articles of Incorporation of the above-referenced corporation and a check in the amount of \$35.00 to cover the cost of filing.

Please file this amendment upon receipt and return a copy to me. Thank you for your assistance with this matter. If there are any questions, please do not hesitate to call collect. As time is of the essence, your immediate attention to this matter is greatly appreciated.

Very truly yours,

BARRON, REDDING, HUGHES, FITE,
BASSETT, FENSON & SANBORN, P.A.

Jeffrey C. Bassett

JCB\ch
Enclosures

TRANSCRIBED AND MAILED IN
ABSENCE OF WRITER IN ORDER
TO AVOID DELAY.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
MAY 12 PM 2:01

nc
MAY 12 1997

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 MAY 12 PM 2:01

ST. ANDREWS REAL ESTATE CORP.

(present name)

Pursuant to the provisions of section 607.1006, Florida Statutes, this Florida profit corporation adopts the following articles of amendment to its articles of incorporation:

FIRST: Amendment(s) adopted: *(indicate article number(s) being amended, added or deleted)*

Article I is being amended to change the present name of the corporation of ST. ANDREWS REAL ESTATE CORP. to the new name of

ST. ANDREWS HARBOUR REALTY, CORP.

SECOND: If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows:

NOT APPLICABLE

THIRD: The date of each amendment's adoption: May 1, 1997

FOURTH: Adoption of Amendment(s) (CHECK ONE)

☒ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.

☐ The amendment(s) was/were approved by the shareholders through voting groups.
The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):

"The number of votes cast for the amendment(s) was/were sufficient
for approval by _____"
voting group

☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this day 1st of May, 19 97

Signature

John B. McVeigh
(By the Chairman or Vice Chairman of the Board of Directors, President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

JOHN B. MCVEIGH

Typed or printed name

PRESIDENT

Title