

# P04000159475

Florida Department of State  
Division of Corporations  
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To: Division of Corporations  
Fax Number : (850) 205-0381

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
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TALLAHASSEE, FLORIDA

## FLORIDA PROFIT CORPORATION OR P.A.

sellers and buyers first realty, inc.

Certificate of Status	0
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**ARTICLES OF INCORPORATION  
OF:**

**SELLERS AND BUYERS FIRST REALTY, INC.**

1. The name of the corporation is:  
  
**Sellers and Buyers First Realty, Inc.**
2. The purpose for which the corporation is organized is to do all things necessary and/or convenient to carry out its lawful purposes and business affairs.
3. The principal place of business and mailing address is:  
  
**12555 Orange Drive  
Suite #237  
Davie, Florida 33300**
4. The corporation shall have the authority to issue 100 shares of common stock at no par value.
5. The registered agent of the corporation is:  
  
**Lawrence D. Schott, Esq.  
Law Offices of Lawrence D. Schott, P.A.  
2100 East Hallandale Beach Boulevard  
Suite 200  
Hallandale Beach, Florida 33009**
6. The initial board of directors shall have two (2) members whose names and addresses are as follows:
  1. **Leslie Kliger  
12555 Orange Drive, #237  
Davie, Florida 33300**
  2. **Denise Malone  
12555 Orange Drive, #237  
Davie, Florida 33300**

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Articles of Incorporation  
Sellers and Buyers First Realty, Inc.  
Page 2

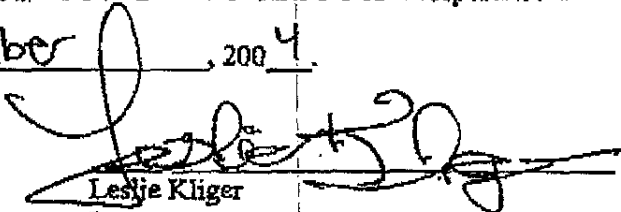
The number of directors may be raised or lowered by amendment of the by-laws of the corporation, but in no instance shall be less than one (1).

7. The incorporators of the corporation are:

1. **Leslie Kliger**  
12555 Orange Drive, #237  
Davie, Florida 33300
2. **Denise Malone**  
12555 Orange Drive, #237  
Davie, Florida 33300

The undersigned incorporators have executed these Articles of Incorporation this

23 day of November, 2004.

  
Leslie Kliger  
Incorporator

  
Denise Malone  
Incorporator

TOTAL P.04

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TALLAHASSEE, FLORIDA

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

Pursuant to the provisions of sections 607.0501 or 617.0501, 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: Sellers and Buyers First Realty, Inc.
2. The name and address of the registered agent and office is:

Lawrence D. Schott, Esq.  
Law Offices of Lawrence D. Schott, P.A.  
2100 East Hallandale Beach Boulevard  
Suite 200  
Hallandale Beach, Florida 33009

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 AM FAMILIAR WITH AN ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
SIGNATURE

11/23/04  
DATE

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