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Florida Department of State
Division of Corporations
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Katherine Harris, Secretary of State

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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

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2000 JUN -7 PM 3:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

REALTY BY SELLERS.COM, INC.

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION
In Compliance with Chapter 607 and/or Chapter 621, F.S.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OF
REALTY BY SELLERS.COM, INC.

ARTICLE I

Name

The name of this corporation shall be REALTY BY
SELLERS.COM, INC.

ARTICLE II

Principle Office

The principle place of business/mailling address is:
409 Southeast Seventh Street, Fort Lauderdale, Florida 33301.

ARTICLE III

Purpose

This corporation is organized for the purpose of
transacting any or all lawful business, and specifically, to wit;
real estate services via internet.

ARTICLE IV

Capital Stock

This corporation is authorized to issue ONE HUNDRED
shares of One Dollar (\$1.00) par value common stock.

ARTICLE V

Officers and Directors

This corporation shall have TWO directors(s) initially.
The number of directors may be either increased or diminished from

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time to time by the Bylaws but shall never be less than one. The name and address of the initial director(s) of this corporation is:

<u>Name</u>	<u>Address</u>
Timothy Mertens	3755 NW 122nd Terrace Sunrise, Florida 33323
Stuart Wolff	605 S. Pine Island Road #401 Plantation, FL 33324

ARTICLE VI

Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 409 SOUTHEAST 7th STREET, FORT LAUDERDALE, FLORIDA 33301, and the name of the initial registered agent of this corporation at the address is JOHN G. GEORGE, ESQ.

ARTICLE VII

Incorporator

The name and address of the person(s) signing these Articles is:

<u>Name</u>	<u>Address</u>
William Krasnoff	409 Southeast 7th Street Fort Lauderdale, FL 33301

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ARTICLE VIII

Indemnification

The corporation shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

ARTICLE IX

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber(s) has executed these Articles of Incorporation this 2 day of June, 2000.


Subscriber

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED:

In pursuant of Section 481.91 and Section 607.034(3), Florida Statutes, the following is submitted in compliance with said Sections.

REALTY BY SELLERS.COM, INC.

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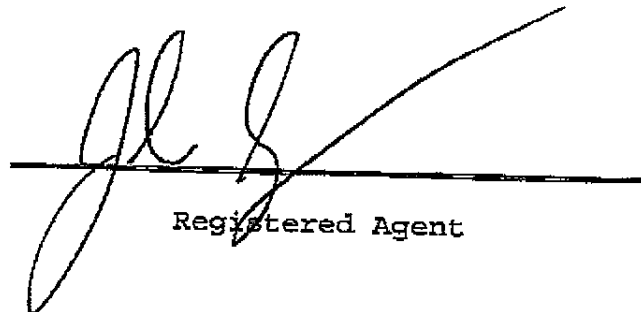
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

desiring to organize under the laws of the State of Florida,
designates as its agent to accept service of process within this
State, FLORIDA, with its agent's office as indicated in the
Certificate of Incorporation, at the City of FORT LAUDERDALE,
County of BROWARD, located at 409 SE 7TH STREET, FORT LAUDERDALE
FLORIDA 33301.

ACKNOWLEDGMENT:

Having been named to accept service of process forth
above-named corporation, at the place designated in this
Certificate, I hereby accept to act in this capacity, and agree to
comply with the provisions of said Sections relative to keeping
open said office.



Registered Agent

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, a notary public authorized to take
acknowledgments in the State and County set forth above, personally
appeared William Krasnoff, known to me and known by me to be the
person(s) who executed the foregoing Articles of Incorporation, and
he acknowledged before me that he executed those Article of
Incorporation.

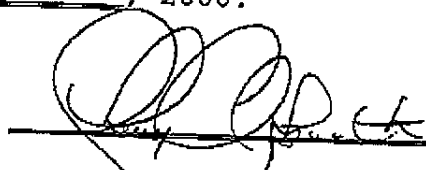
IN WITNESS WHEREOF, I have hereunto set my hand and

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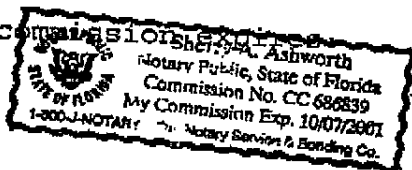
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affixed my official seal, in the State and County aforesaid, this
2 day of June, 2000.

Affiant Personally Known


Notary Public

my commission expires



Prepared by:
John G. George, Esq.
409 Southeast Seventh Street
Fort Lauderdale, Florida 33301
(954) 522-1177
FBN: 369489

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