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Patricia V. Cohen & Associates, P. A.

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January 26, 1996

Division of Corporations  
State of Florida  
George Firestone Building  
409 E. Gaines Street  
Tallahassee, Florida 32399

800001701398  
-01730/96--01068--014  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Seller's Realty, Inc.

Dear Sir or Madam:

Enclosed please find our trust account check in the amount of \$122.50 to cover the fee to obtain certified copies of the Articles of Incorporation and necessary filing fees for Seller's Realty, Inc. In addition, I have enclosed the papers designating the registered agent.

Sincerely,

PATRICIA V. COHEN & ASSOCIATES, P.A.

*Patricia V. Cohen*

Patricia V. Cohen, Esq.

President

PVC/csm

Enclosures

FILED  
96 JAN 30 PM 3:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*SMS*  
2/1/96

**ARTICLES OF INCORPORATION**

**OF**

**SELLER'S REALTY, INC.**

**FILED**

**96 JAN 30 PM 3:12**

**SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**

The undersigned incorporator, for the purposes of organizing a corporation under the laws of the state of Florida, hereby adopts the following Articles of Incorporation.

**ARTICLE I  
NAME**

The name of the corporation shall be **SELLER'S REALTY, INC.**

**ARTICLE II  
GENERAL NATURE OF BUSINESS**

The general nature of the business to be transacted by this corporation shall be to engage in any and all lawful business permitted under the laws of the State of Florida.

**ARTICLE III  
CAPITAL STOCK**

A. The total authorized capital stock of this corporation is one thousand (1,000) shares Common Stock, with no par value per share.

B. Every shareholder, upon the sale for cash or other consideration of any new stock of this corporation, whether of the same kind or of another class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE IV  
ADDRESS OF PRINCIPAL OFFICE IN THIS STATE**

The initial street address of the principal office of this corporation is 205 Coral Road, Boynton Beach, FL 33435. The Board of Directors may from time to time move the principal office to another address in Florida.

**ARTICLE V  
NUMBER OF DIRECTORS**

This corporation shall have not less than one (1) Director.

**ARTICLE VI  
FIRST BOARD OF DIRECTORS**

The names and addresses of the members of the Initial Board of Directors are:

William Soldano  
205 Coral Road,  
Boynton Beach, FL 33435

**ARTICLE VII  
OFFICERS**

The names of the officers and their titles are:

William Soldano / President, Secretary & Treasurer

**ARTICLES VIII  
TERM OF EXISTENCE**

This corporation shall exist perpetually.

**ARTICLE IX  
INCORPORATOR**

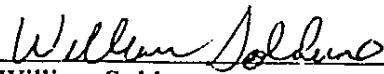
The name and address of the Incorporator of these Articles of Incorporation is:

William Soldano  
205 Coral Road  
Boynton Beach, FL 33435

**ARTICLE X  
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is William Soldano, 205 Coral Road, Boynton Beach, FL 33435, and the name of the initial Registered Agent is William Soldano.

The undersigned has executed these Articles of Incorporation this 25<sup>th</sup> day of January, 1996.

  
William Soldano  
Incorporator

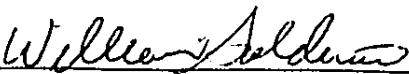
**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT / REGISTERED OFFICE**

Pursuant to the laws of the State of Florida, the mentioned corporation submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the Corporation is **SELLER'S REALTY, INC.**
2. The name and address of the registered agent and office is **William Soldano  
205 Coral Road, Boynton Beach, FL 33435.**

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-captioned 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 relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
William Soldano  
Incorporator

\_\_\_\_\_, 1996  
1/25

**FILED**  
96 JAN 30 PM 3:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA