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TO: DIVISION OF CORPORATIONS FAX #: (850)922-4001
FROM: FILINGS, INC. ACCT#: 072720000101
CONTACT: TERESA ROMAN
PHONE: (850)385-6735 FAX #: (850)561-1025

NAME: REAL PROPERTY TRANSACTIONS, INC.
AUDIT NUMBER.....H98000023609
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
CERT. OF STATUS..0 PAGES..... 3
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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
REAL PROPERTY TRANSACTIONS, INC.**

THE UNDERSIGNED, each a person competent to contract for the purpose of forming a corporation under the laws of the State of Florida, hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I: CORPORATE NAME

The name of the corporation shall be: REAL PROPERTY TRANSACTIONS, INC.

ARTICLE II: CORPORATE PURPOSE

The corporation is organized for the purpose of transacting any lawful business.

ARTICLE III: CORPORATE EXISTENCE

This corporation shall have perpetual existence commencing on the date of filing of these Articles with the Florida Department of State.

ARTICLE IV: INITIAL PRINCIPLE OFFICE

The address of the initial principal office of this corporation is: 11350 S.W. 60th Avenue, Miami, Florida 33156

ARTICLE V: INITIAL BOARD OF DIRECTORS

This corporation shall have no less than one (1) Director. The names and address of the Initial Board of Directors are as follows:

Darren J. Rouso: 433 North University Drive, Plantation, Florida 33324

David M. Loeb: 11350 S.W. 60th Avenue, Miami, Florida 33156

PREPARED BY DARREN J. ROUSSO, FL. BAR NO.: 0097418
2630 HOLLYWOOD, BLVD., HOLLYWOOD, FL 33020

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ARTICLE VI: INITIAL OFFICERS

The name(s) of the initial officers are as follows: Darren J. Rousso (Vice President & Treasurer) and David M. Loeb (President & Secretary)

ARTICLE VII: INCORPORATOR

The name and address of each person signing these Articles is: Darren J. Rousso, 433 North University Drive, Plantation, Florida 33324

ARTICLE VIII: CAPITOL STOCK

The corporation is authorized to issue 1,000 shares of \$1.00 par value common stock which shall be designated "Common Stock".

ARTICLE IX: REGISTERED AGENT

The name and address of the initial registered agent of this corporation is Darren J. Rousso, 433 North University Drive, Plantation, Florida 33324.

IN WITNESS THEREOF, the undersigned subscribing incorporator has executed these Articles of Incorporation the 17th day of December, 1998.


DARREN J. ROUSSO, SUBSCRIBER/INCORPORATOR

STATE OF FLORIDA }
 } ss.
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of December, 1998, by Darren J. Rousso who is personally known to me to be the person who executed the foregoing Articles of Incorporation

Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
Commission Number: _____

My commission expires:

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ACCEPTANCE OF DESIGNATION
AS REGISTERED AGENT

The undersigned, having been named to accept service of process on behalf of the corporation
at the location provided herein, does hereby agree to accept the designation as registered agent.

Dated this 17th day of December, 1998.


DARREN J. RUSSO, REGISTERED AGENT

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