

SECOND NOTICE: CORPORATION WILL BE DISSOLVED ON OR AFTER AUGUST 7, 1996.
AMOUNT DUE ON OR BEFORE 8/7/96: \$225 (IF DISSOLVED, MINIMUM AMOUNT DUE TO REINSTATE: \$375.)

PROFIT CORPORATION ANNUAL REPORT 1996



FLORIDA DEPARTMENT OF STATE
 Sandra B. Mortham
 Secretary of State
 DIVISION OF CORPORATIONS

DOCUMENT # P95000088134 (8)
 1. Corporation Name

BY OWNER MORTGAGE COMPANY



Principal Place of Business: 1719 WEST KENNEDY BOULEVARD TAMPA FL 33606
 Mailing Address: 1719 WEST KENNEDY BOULEVARD TAMPA FL 33606

2. Principal Place of Business: 21 Suite, Apt #, etc; 22 City & State; 23 Zip; 24 Country
 2a. Mailing Address: 26 Suite, Apt #, etc; 27 City & State; 28 Zip; 29 Country; 30 Country

3. Date Incorporated or Qualified: 11/16/1995
 3a. Date of Last Report: [Blank]
 4. FEI Number: 59-3330393
 Applied For: [Blank] / Not Applicable
 5. Certificate of Status Desired: [Blank] \$8.75 Additional Fee Required
 6. Election Campaign Financing Trust Fund Contribution: [Blank] \$5.00 May Be Added to Fees
 8. This corporation has liability for intangible tax under s. 199.03? Florida Statutes: [X] Yes [] No

9. Name and Address of Current Registered Agent

THE LAW FIRM OF LAWRENCE J SPIEGEL CHRTD
 343 ALMERIA AVENUE
 CORAL GABLES FL 33134

10. Name and Address of New Registered Agent

81 Name: ALEXANDER BANNER
 82 Street Address (P.O. Box Number is Not Acceptable): 2610 DUTCHMAN RD E - UNIT B14
 83 [Blank]
 84 City: CLEARWATER FL 85 Zip Code: 34619

11. Pursuant to the provisions of Sections 607.0502 and 607.1503, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE: *Alexander Banner*

6/20/96
 DATE

12. OFFICERS AND DIRECTORS		
TITLE	PSTD	<input type="checkbox"/> DELETE
NAME	BANNER, ALEXANDER	
STREET ADDRESS	1719 WEST KENNEDY BOULEVARD	
CITY - ST - ZIP	TAMPA FL 33606	
TITLE		<input type="checkbox"/> DELETE
NAME		
STREET ADDRESS		
CITY - ST - ZIP		
TITLE		<input type="checkbox"/> DELETE
NAME		
STREET ADDRESS		
CITY - ST - ZIP		
TITLE		<input type="checkbox"/> DELETE
NAME		
STREET ADDRESS		
CITY - ST - ZIP		
TITLE		<input type="checkbox"/> DELETE
NAME		
STREET ADDRESS		
CITY - ST - ZIP		

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 1996		
11 TITLE	EXECUTIVE V.P.	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition
12 NAME	LIANE BENUATI	
13 STREET ADDRESS	3412 N. GABLES CT	
14 CITY - ST - ZIP	TAMPA, FL 33609	
21 TITLE	SR. V.P.	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition
22 NAME	ALVIN BENUATI JR	
23 STREET ADDRESS	5810 BIKINI WAY S.	
24 CITY - ST - ZIP	ST. PETERS, FL 33706	
31 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
32 NAME		
33 STREET ADDRESS		
34 CITY - ST - ZIP		
41 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
42 NAME		
43 STREET ADDRESS		
44 CITY - ST - ZIP		
51 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
52 NAME		
53 STREET ADDRESS		
54 CITY - ST - ZIP		
61 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
62 NAME		
63 STREET ADDRESS		
64 CITY - ST - ZIP		

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes, and that my name appears in Block 12 or Block 13 if changed, or as an attachment with an address.

SIGNATURE: *Alexander Banner*
 SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

6/20/96
 DATE
 813-791-3483
 TELEPHONE

CR2E034 (3/96)