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(((H05000106377 3)))

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DIVISION OF CORPORATION

FOREIGN PROFIT QUALIFICATION

BMC REALTY, INC.

Certificate of Status	0
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Page Count	04
Estimated Charge	\$70.00

05 APR 27 11:11
TALLAHASSEE, FLORIDA

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APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

1. BMC Realty, Inc.
(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")
- BMC Realty Real Estate, Inc.
(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)
2. Delaware 3. 20-2704230
(State or country under the law of which it is incorporated) (FEI number, if applicable)
4. April 18, 2005 5. Perpetual
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")
6. N/A
(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)
7. Four Embarcadero Center, Suite 3250, San Francisco, CA 94111
(Principal office address)
Same as above
(Current mailing address)
8. Real Estate Holding
(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)
9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)
Name: Corporation Service Center
Office Address: 1201 Hays Street
Tallahassee, Florida 32301
(City) (Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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, and I am familiar with and accept the obligations of my position as registered agent.

Carla Lohi

(Registered agent's signature)

Carla Lohi
Asst. Vice President

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and business addresses of officers and/or directors:

H05000106377 3

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A. DIRECTORS

Chairman: _____

Address: _____

Vice Chairman: _____

Address: _____

Director: William M. Smartt

Address: Four Embarcadero Center, Suite 3250, San Francisco, CA 94111

Director: Paul S. Street

Address: Four Embarcadero Center, Suite 3250, San Francisco, CA 94111

B. OFFICERS

President: William M. Smartt

Address: Four Embarcadero Center, Suite 3250, San Francisco, CA 94111

Vice President: Paul S. Street

Address: Four Embarcadero Center, Suite 3250, San Francisco, CA 94111

Secretary: Paul S. Street

Address: Four Embarcadero Center, Suite 3250, San Francisco, CA 94111

Treasurer: Mark R. Kallar

Address: Four Embarcadero Center, Suite 3250, San Francisco, CA 94111

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. [Signature]
(Signature of Director or Officer listed in number 12 of the application)

14. Paul S. Street, Vice President and Secretary
(Typed or printed name and capacity of person signing application)

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H05000106377 3

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Delaware

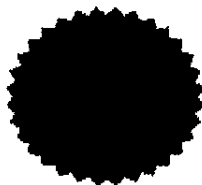
PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "BMC REALTY, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTEENTH DAY OF APRIL, A.D. 2005.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "BMC REALTY, INC." WAS INCORPORATED ON THE EIGHTEENTH DAY OF APRIL, A.D. 2005.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE NOT BEEN ASSESSED TO DATE.



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Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3819770

DATE: 04-18-05

H05000106377 3