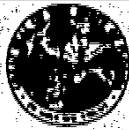


**FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00**

CORPORATION  
ANNUAL REPORT  
1995



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

**APPROVED  
AND  
FILED**

95 APR 17 AM 11:13

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DOCUMENT # **F92000000986 (1)**

1. Corporation Name  
**METRIC REALTY SERVICES, INC.**

Principal Place of Business Mailing Address  
**950 TOWER LANE FOSTER CITY CA 94004** **950 TOWER LANE FOSTER CITY CA 94004**

DO NOT WRITE IN THIS SPACE.

3. Date Incorporated or Qualified **12/15/1992** 3a. Date of Last Report **04/19/1994**

4. FEI Number **94-3168410** Applied For  Not Applicable

5. Certificate of Status Desired  **\$8.75** Additional Fee Required

6. Election Campaign Financing Trust Fund Contribution  **\$5.00** May Be Added to Fees

8. This corporation has liability for intangible tax under S. 199.032, Florida Statutes  Yes  No

2. Principal Place of Business 2a. Mailing Address  
21 **1 California Street** 26 **1 California Street**  
Suite, Apt. #, etc. Suite, Apt. #, etc.  
22 **Suite 1400** 27 **Suite 1400**  
City & State City & State  
23 **San Francisco, CA** 28 **San Francisco, CA**  
Zip Country Zip Country  
24 **94111-5415** 25 **USA** 29 **94111-5415** 30 **USA**

9. Name and Address of Current Registered Agent

**C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324**

10. Name and Address of New Registered Agent

81 Name  
82 Street Address (P.O. Box Number is Not Acceptable)  
83  
84 City **FL** 85 Zip Code

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, 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

Signature, typed or printed name of registered agent and title if applicable

(NOTE: Registered Agent signature required when registering)

DATE

12. OFFICERS AND DIRECTORS

TITLE	<b>EVSO</b>
NAME	<b>HOWERTON, HERMAN H.</b>
STREET ADDRESS	<b>950 TOWER LANE</b>
CITY-ST-ZIP	<b>FOSTER CITY CA</b>
TITLE	<b>DPCE</b>
NAME	<b>FIDDAMAN, ROBERT A</b>
STREET ADDRESS	<b>950 TOWER LANE</b>
CITY-ST-ZIP	<b>FOSTER CITY CA</b>
TITLE	<b>DEV</b>
NAME	<b>ZUZACK, RONALD E</b>
STREET ADDRESS	<b>950 TOWER LANE</b>
CITY-ST-ZIP	<b>FOSTER CITY CA</b>
TITLE	<b>SV</b>
NAME	<b>DEAN, DAVID E</b>
STREET ADDRESS	<b>950 TOWER LANE</b>
CITY-ST-ZIP	<b>FOSTER CITY CA</b>
TITLE	<b>EVCF</b>
NAME	<b>GHUSTI, MARGOT M</b>
STREET ADDRESS	<b>950 TOWER LANE</b>
CITY-ST-ZIP	<b>FOSTER CITY CA</b>
TITLE	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
1.2 NAME	
1.3 STREET ADDRESS	<b>1 California Street, Suite 1400</b>
1.4 CITY-ST-ZIP	<b>San Francisco, CA 94111</b>
2.1 TITLE	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
2.2 NAME	<b>D/C/P/CEO</b>
2.3 STREET ADDRESS	<b>1 California Street, Suite 1400</b>
2.4 CITY-ST-ZIP	<b>San Francisco, CA 94111</b>
3.1 TITLE	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
3.2 NAME	
3.3 STREET ADDRESS	<b>1 California Street, Suite 1400</b>
3.4 CITY-ST-ZIP	<b>San Francisco, CA 94111</b>
4.1 TITLE	<input type="checkbox"/> Change <input type="checkbox"/> Addition
4.2 NAME	<b>Delete</b>
4.3 STREET ADDRESS	<b>Delete</b>
4.4 CITY-ST-ZIP	<b>Delete</b>
5.1 TITLE	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
5.2 NAME	
5.3 STREET ADDRESS	<b>1 California Street, Suite 1400</b>
5.4 CITY-ST-ZIP	<b>San Francisco, CA 94111</b>
6.1 TITLE	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition
6.2 NAME	<b>SV</b>
6.3 STREET ADDRESS	<b>Jeffrey J. Morris</b>
6.4 CITY-ST-ZIP	<b>1 California Street, Suite 1400</b>
	<b>San Francisco, CA 94111</b>

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 110.07(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 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE:

*Herman H. Howerton*  
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR  
**Herman H. Howerton**

Date **4/5/95**

Office/Phone # **415/678-2138**

FD 200000 086

**Attachment to the 1995 Corporation Annual Report for Metric Realty Services, Inc.**

**12. List of Officers (cont'd.)**

SV

Minton J. Newell  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Carroll H. Archibald  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Julie A. Black  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Richard A. Faber  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Kenneth J. Geist  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Cynthia A. Halicky  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Margaret Johnson  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Astrid A. Mashburn  
1 California Street, Suite 1400  
San Francisco, CA 94111

V

Lorenz S. Menrath  
1 California Street, Suite 1400  
San Francisco, CA 94111

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Attachment to the 1995 Corporation Annual Report for Metric Realty  
Services, Inc.  
Page 2

V  
Joyce D. Peterson  
1 California Street, Suite 1400  
San Francisco, CA 94111

V  
David H. Schoch  
1 California Street, Suite 1400  
San Francisco, CA 94111

V  
Curtis W. Watts  
1 California Street, Suite 1400  
San Francisco, CA 94111

RV  
Lamont W. Bawden  
8700 East Via De Ventura, Suite 170  
Scottsdale, AZ 85258

RV  
Timothy H. Brock  
400 Interstate North Parkway, Suite 1090  
Atlanta, GA 30339

RV  
Dean A. Clark  
1 California Street, Suite 1400  
San Francisco, CA 94111

RV  
Ricki W. White  
13747 Montfort Drive, Suite 205  
Dallas, TX 75240

AV  
David MacKenzie  
1750 112th Avenue, Suite C36  
Bellevue, WA 98004

AV  
Betsy P. McDargh  
115 112th Avenue North  
St. Petersburg, FL 33716

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Services, Inc.  
Page 3

AV  
Melody B. Poetzsch  
810 Tyvola Road, Suite 114  
Charlotte, NC 28217