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PROFIT CORPORATION ANNUAL REPORT 1996



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

1 of 4

DOCUMENT # F92000000986 (1)

1. Corporation Name

METRIC REALTY SERVICES, INC.



Principal Place of Business

Mailing Address

1 CALIFORNIA ST
STE 1400
SAN FRANCISCO CA 94111
US

1 CALIFORNIA ST
STE 1400
SAN FRANCISCO CA 94111
US

3. Date Incorporated or Qualified
12/15/1992

3a. Date of Last Report
04/17/1995

2. Principal Place of Business

2a. Mailing Address

21

26

Suite, Apt. #, etc.

Suite, Apt. #, etc.

22

27

City & State

City & State

23

28

Zip

Country

Zip

Country

24

25

29

30

9. Name and Address of Current Registered Agent

10. Name and Address of New Registered Agent

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

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 reappointing)

DATE

12. OFFICERS AND DIRECTORS

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

TITLE	EVSQ	<input type="checkbox"/> DELETE
NAME	HOWERTON, HERMAN H.	
STREET ADDRESS	1 CALIFORNIA ST STE 1400	
CITY- ST- ZIP	SAN FRANCISCO CA	
TITLE	DCPC	<input type="checkbox"/> DELETE
NAME	FIDDAMAN, ROBERT A	
STREET ADDRESS	1 CALIFORNIA ST, STE 1400	
CITY- ST- ZIP	SAN FRANCISCO CA	
TITLE	DEV	<input type="checkbox"/> DELETE
NAME	ZUZACK, RONALD E	
STREET ADDRESS	1 CALIFORNIA ST, STE 1400	
CITY- ST- ZIP	SAN FRANCISCO CA	
TITLE	SV	<input type="checkbox"/> DELETE
NAME	MORRIS, JEFFREY J.	
STREET ADDRESS	1 CALIFORNIA ST, STE 1400	
CITY- ST- ZIP	SAN FRANCISCO CA	
TITLE	EVCF	<input type="checkbox"/> DELETE
NAME	GIUSTI, MARGOT M	
STREET ADDRESS	1 CALIFORNIA ST, STE 1400	
CITY- ST- ZIP	SAN FRANCISCO CA	
TITLE		<input type="checkbox"/> DELETE
NAME		
STREET ADDRESS		
CITY- ST- ZIP		

1.1 TITLE	EVSG	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
1.2 NAME		
1.3 STREET ADDRESS		
1.4 CITY- ST- ZIP		
2.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
2.2 NAME		
2.3 STREET ADDRESS		
2.4 CITY- ST- ZIP		
3.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
3.2 NAME		
3.3 STREET ADDRESS		
3.4 CITY- ST- ZIP		
4.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
4.2 NAME		
4.3 STREET ADDRESS		
4.4 CITY- ST- ZIP		
5.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
5.2 NAME		
5.3 STREET ADDRESS		
5.4 CITY- ST- ZIP		
6.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
6.2 NAME		
6.3 STREET ADDRESS		
6.4 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 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE:

H. Howerton

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Date:

Daytime Phone #

CR2E034 (12/95)

Attachment to the 1996 Corporation Annual Report for Metric Realty Services, Inc.

12. List of Officers (cont'd.)

EV

W. Vernon Bennett, Jr.
1 California St, Ste 1400
San Francisco CA

EV

Michael J. Hoffmann
1 California St, Ste 1400
San Francisco CA

EV

James S. Keagy
1 California St, Ste 1400
San Francisco CA

SV

Astrid Mashburn
1 California St, Ste 1400
San Francisco CA

SV

Lorenz S. Menrath
1 California St, Ste 1400
San Francisco CA

SV

Minton J. Newell
1 California St, Ste 1400
San Francisco CA

SV

Alfred V. Pace
1 California St, Ste 1400
San Francisco CA

SV

Paula H. Snodgrass
1 California St, Ste 1400
San Francisco CA

SV

John R. Symonds
1 California St, Ste 1400
San Francisco CA

SV

Julie A. Black
1 California St, Ste 1400
San Francisco CA

3 of 4

Metric Realty Services, Inc.
Page 2

V
Jeffrey W. Brock
1 California St, Ste 1400
San Francisco CA

V
Richard A. Faber
1 California St, Ste 1400
San Francisco CA

V
Cynthia A. Halicky
1 California St, Ste 1400
San Francisco CA

V
Cynthia A. Halicky
1 California St, Ste 1400
San Francisco CA

V
Charles H. Harry, Jr.
1 California St, Ste 1400
San Francisco CA

V
Margaret Johnson
1 California St, Ste 1400
San Francisco CA

V
Theodore P. Koros
1 California St, Ste 1400
San Francisco CA

V
Mark A. Oczkus
1 California St, Ste 1400
San Francisco CA

V
Joyce D. Peterson
1 California St, Ste 1400
San Francisco CA

Metric Realty Services, Inc.
Page 3

V
Steven A. Weilbach
1 California St, Ste 1400
San Francisco CA

V
M. Wistar Wood
One Financial Center, 30th Floor
Boston MA

RV
Lamont W. Bawden
8700 E. Via De Ventura, Ste 215
Scottsdale AZ

RV
Timothy H. Brock
1100 Circle 75 Parkway, 7th Floor
Atlanta GA

RV
Dean A. Clark
1 California St, Ste 1400
San Francisco CA

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

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

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

AV
Victoria T. Webster
1100 Circle 75 Parkway, 7th Floor
Atlanta GA