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Document Number Only

CT CORPORATION SYSTEM

660 EAST JEFFERSON STREET

Requestor's Name
TALLAHASSEE, FL 32301

Address
222-1092

City State Zip Phone

CORPORATION(S) NAME

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-01/15/98--01063--020
*****70.00 *****70.00

Real Estate Tax Services, Inc. (DE)

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Thanks,
Jeff

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. REAL ESTATE TAX SERVICES, INC.
(Name of corporation: must include the word "INCORPORATED", "COMPANY", "CORPORATION", or words or abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person or partnership if not so contained in the name at present.)

2. Delaware
(State or country under the law of which it is incorporated)

3. 75-1725457
(FEI number, if applicable)

4. December 20, 1991
(Date of incorporation)

5. Perpetual
(Duration: Year corp. will cease to exist or "perpetual")

6. December 31, 1991
(Date first transacted business in Florida. (See sections 607.1501, 607.1502, and 817.156, F.S.))

7. 5550 LBJ Freeway - Suite 700, Dallas, Texas 75240
(Current mailing address)

8. Property tax consulting
(Purpose(s) of corporation authorized in home state or country to be carried out in the state of Florida)

9. Name and street address of Florida registered agent:

Name: C T Corporation System
Office Address: c/o C T Corporation System, 1200 South Pine Island Road
Plantation, Florida, 33324
(Zip Code)

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10. Registered agent 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 obligation of my position as registered agent.

C T Corporation System

Connie Bryan
(Registered agent's signature) (Officer)
CONNIE BRYAN
SPECIAL ASSISTANT SECRETARY
(Type Name and Title of Officer)

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 addresses of officers and/or directors:

A. DIRECTORS

Chairman: see attached list of directors

Address: _____

Vice Chairman: see attached list of directors

Address: _____

Director: see attached list of directors

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: see attached list of officers

Address: _____

Vice President: _____

Address: _____

Secretary: _____

Address: _____

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Treasurer: _____

Address: _____

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

13. *Daniel Mangini*
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. Daniel L. Mangini, Chief Financial Officer
(Typed or printed name and capacity of person signing application)

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12/30/97

**OFFICERS AND DIRECTORS OF
REAL ESTATE TAX SERVICES, INC.**

Officers:

Chet Morrison - President	9903 Sausallito Drive Austin, Texas 78759
Joseph C. Grissaffi - Chief Operating Officer	5550 LBJ Freeway - Suite 700 Dallas, Texas 75240
Daniel L. Mangini - Chief Financial Officer	10955 York Springs Place Dallas, Texas 75218
David Kline - Secretary	5550 LBJ Freeway - Suite 700 Dallas, Texas 75240

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Board of Directors:

B. Tab Weaver	8000 Whitehawk Circle Austin, Texas 78737
Joseph C. Grissaffi	4353 Mill Creek Road Dallas, Texas 75244
Chet Morrison	9903 Sausallito Drive Austin, Texas 78759
William Jaeger	439 N. Doheny Drive Beverly Hills, California 90210
Daniel L. Mangini	10955 York Springs Place Dallas, Texas 75218
John Dyslin	17848 Tuscan Drive Granada Hills, California 91344

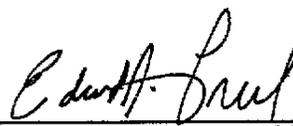
State of Delaware
Office of the Secretary of State

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I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "REAL ESTATE TAX SERVICES, 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 THIRTEENTH DAY OF JANUARY, A.D. 1998.

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Edward J. Freel, Secretary of State

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AUTHENTICATION: 8862939

DATE: 01-13-98