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LEONARD E. MONDSCHHEIN, J.D., LL.M.
BOARD CERTIFIED IN
WILLS, TRUSTS AND ESTATES
PHILIP H. MONDSCHHEIN, J.D., LL.M.

April 1, 1999

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Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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-04/02/99--01035--002
*****43.75 *****43.75

Re: Articles of Dissolution
of The Remax Group, Inc.

Dear Sir:

Enclosed please find the Articles of Dissolution for The Remax Group, Inc., which have been signed by the president and secretary of the corporation and notarized as required, along with a check for \$43.75 to cover the cost of filing and obtaining a certified copy of these documents.

In addition to the above, enclosed please find a copy of this letter along with a stamped, self-addressed envelope. Please acknowledge receipt of the above documents by stamping the copy of this letter and returning same to our office.

If you require any additional information please do not hesitate to contact our office.

Very truly yours,

Leonard E. Mondschein

Diss
4-9-99
BMS

99 APR -2 PM 2:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

LEM\ca
Enclosures

ARTICLES OF DISSOLUTION
PURSUANT TO SECTION 607.1403 OF
THE FLORIDA BUSINESS CORPORATION ACT
THE REMAX GROUP, INC.

FILED
99 APR -2 PM 2:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607.1403 of the Florida business Corporation Act, the undersigned corporation adopts the following Articles of Dissolution for the purpose of dissolving the corporation:

1. The name of the corporation is THE REMAX GROUP, INC.
2. The names and respective addresses of the officers of the corporation are as follows:

Name : Frederick J. Buchsbaum
Office : President, Secretary, Treasurer
Address : 2701 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134
3. The names and respective addresses of the directors of the corporation are as follows:

Name : Frederick J. Buchsbaum
Address : 2701 Ponce de Leon Blvd.
Coral Gables, Florida 33134
4. All debts, obligations and liabilities of the corporation have been paid or discharged.
5. All the property and assets of the corporation remaining after the payment of all debts, obligations and liabilities of the corporation, have been distributed among its shareholders in accordance with their respective rights and interests.
6. There are no actions pending against the corporation in any court.

7. The corporation elected to dissolve by act of the corporation, a copy of said resolution being attached hereto. The resolution to dissolve was adopted by the shareholders on March 31, 1999.

DATED: March 31, 1999.

BY: _____

Fred Buchsbaum
FREDERICK J. BUCHSBAUM
President, Secretary,
Treasurer, Director

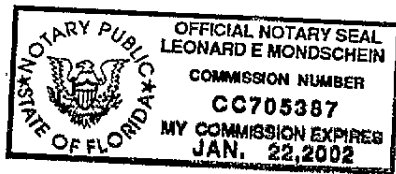
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31st
day of March 1999, by FREDERICK J. BUCHSBAUM, who is personally
known to me.


NOTARY PUBLIC

My Commission Expires:



Leonard E. Mondshein
Name of Acknowledger