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FILED
In the office of the Secretary of State
of the State of California

JUN 25 1993

March Fong Eu
MARCH FONG EU, Secretary of State

ARTICLES OF INCORPORATION

I

The name of this corporation is: The Sacramento Area Chapter of NARPM.

II

A. This corporation is a nonprofit, mutual benefit corporation, organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

B. The specific purpose of this corporation is to provide a local chapter under charter of The National Association of Residential Property Managers thus promoting the professionalism of real estate licensees engaged in the management of small residential rental real estate.

III

The name and address in the State of California of this corporations's initial agent for service of process is:

Name: Robert E. Webber
c/o The Sacramento Area Chapter of NARPM

Address; 950 Fulton Avenue, #100

City: Sacramento State: California ZIP :95825-4515

Not withstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exersise any powers that are not in furtherance of the specific purposes of this corporation.

Robert E Webber
(Signature of Incorporator

ROBERT E. WEBBER

(Typed Name of Incorporator)

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
P.O. BOX 1286
RANCHO CORDOVA, CA. 95741-1286

June 25, 1993

In reply refer to
340:G :PTS

THE SACRAMENTO AREA CHAPTER OF NARPM
C/O ROBERT E. WEBBER
950 FULTON AVE.,#100
SACRAMENTO CA 95825

Purpose	:	PROFESSIONAL ASSOCIATION
Code Section	:	23701e
Form of Organization	:	Corporation
Accounting Period Ending	:	December 31
Organization Number	:	

You are exempt from state franchise or income tax under the section of the Revenue and Taxation Code indicated above.

This decision is based on information you submitted and assumes that your present operations continue unchanged or conform to those proposed in your application. Any change in operation, character, or purpose of the organization must be reported immediately to this office so that we may determine the effect on your exempt status. Any change of name or address also must be reported.

In the event of a change in relevant statutory, administrative, judicial case law, a change in federal interpretation of federal law in cases where our opinion is based upon such an interpretation, or a change in the material facts or circumstances relating to your application upon which this opinion is based, this opinion may no longer be applicable. It is your responsibility to be aware of these changes should they occur. This paragraph constitutes written advice, other than a chief counsel ruling, within the meaning of Revenue and Taxation Code Section 21012 (a)(2).

You may be required to file Form 199 (Exempt Organization Annual Information Return) on or before the 15th day of the 5th month (4 1/2 months) after the close of your accounting period. See annual instructions with forms for requirements.

You are not required to file state franchise or income tax returns unless you have income subject to the unrelated business income tax under Section 23731 of the Code. In this event, you are required to file Form 109 (Exempt Organization Business Income Tax Return) by the 15th day of the 5th month (4 1/2 months) after the close of your annual accounting period.

If the organization is incorporating, this approval will expire unless incorporation is completed with the Secretary of State within 60 days.

Exemption from federal income or other taxes and other state taxes requires separate applications.

P SHEK
EXEMPT ORGANIZATION UNIT
CORPORATION AUDIT SECTION
Telephone (916) 369-4171

EO :
cc: SECRETARY OF STATE

COPY