F95000060a0

TRANSMITTAL LETTER

TO: Qualification/Tax Lien Section Division of Corporations	600001649116 -11/29/3501107001 ****400.00 ****400.00
SUBJECT: Cypress Run Ar	partinents limited
Dear Sir or Madam:	
The enclosed "Application by Foreign Corporation for Florida", "Certificate of Existence", and check are subforeign corporation to transact business in Florida.	r Authorization to Transact Business in mitted to register the above referenced 600001634886
Please return all correspondence concerning this matter	
Mr. Ronald Medoff (Name of Perso	President W95-22453
Villabar Propertie	s Inc.
30 St. Clair Avenue (Address)	<u> </u>
Toronto Ontario C (City/State/Zip	anada M4V BAI BEE
Should you need to call someone concerning this matte	r, please call:
Daw: Turrin (Name of Person)	at (416) 972-0:458 (Area Code & Daytime Telephone Number)

COURIER ADDRESS:

Qualification/Tax Lien Sec. Division of Corporations 409 E. Gaines St Tallahassee, FL 32399

MAILING ADDRESS:

Qualification/Tax Lien Section Division of Corporations P. O. Box 6327 Tallahassee, FL 32314



FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State

November 17, 1995

RONALD MEDOFF % VILLABAR PROPERTIES, INC. 30 ST. CLAIR AVENUE W., STE 163 TORONTO, ONT CANADA M4V 3A1,

SUBJECT: CYPRESS RUN APARTMENTS LIMITED

Ref. Number: W95000022453

95 DEC 11 PX 12: 17

We have received your document for CYPRESS RUN APARTMENTS LIMITED and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The corporate name must contain a suffix that will clearly indicate that it is a corporation. Such suffixes include: CORPORATION, CORP., COMPANY, CO., INC., and INCORPORATED.

In order for the Department of State (Department) to consider CYPRESS RUN APARTMENTS LIMITED's request for consideration to reduce or waive the civil penalties due this office for transacting business in violation of s. 607.1501, F.S., this office requires the following be submitted:

- 1) copies of the corporation's last five federal corporation income tax returns
- 2) a check made payable to the Florida Department of State in the amount of \$400.00, covering the annual report fees due this office. (Note: this office does not have statutory authority to waive or reduce past annual report fees that would have been collected had the corporation properly qualified.)

Please submit the above information and past annual report fees along with a copy of this letter to my attention. The Department's General Counsel will review and consider CYPRESS RUN APARTMENTS LIMITED's request for waiver or reduction of the civil penalties due this office <u>only</u> when the above information and annual report fees have been received.

If you have any questions concerning the filing of your document, please call (904) 487-6097.

Michael Mays Document Specialist

Letter Number: 195A00050375



10 Bay Street, Suite 700 Toronto, Canada MSJ 2R8 Tel: (416) 362-0515

Fax: (416) 362-0539

P.J. McCarney D.C. Greenwood B.T. Cerson R.E. O'Neill B.G. Allen D.J. Thompson

November 3, 1995

Florida Department of State
Foreign Qualification and Tax Lien Section
P.O. Box 6327
Tallahassee, Florida
32314

Dear Sirs:

RE: CYPRESS RUN APARTMENTS LIMITED

We act as accountants for the above-noted corporation. As such, we are pleased to enclose a duly completed "Application by Foreign Corporation to Transact Business in Florida," together with a cheque for U.S. \$70.

The company is the general partner in a limited partnership, which first transacted business in Florida in July 1993. The company was of the understanding that it was not required to register, as its parent company, Villabar Properties Inc., is duly registered.

The parent company administers numerous partnerships and has always filed any federal or state returns on a timely basis. All other Florida state filings for this company have been timely filed.

Given the client's misunderstanding of the registration procedure and its history of timely filing, we request that any late filing penalties that may be applicable be waived in the circumstances.

Please do not hesitate to contact the writer if you require additional information in this respect.

Yours very truly McCARNEY GREENWOOD

0-72

David Thompson

DJT/

c.c. Mr. R. Medoff

tho\vil-flor

95 DEC 11 PM 12: 17

7

VILLABAR PROPERTIES INC.

November 23, 1995

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

ATTENTION: MR. MICHAEL MAYS

Dear Sirs:

RE: CYPRESS RUN APARTMENTS LIMITED

REF. NUMBER: W95000022453

SECRETARY OF STATE CHARLES OF STATE OF

We received your correspondence dated November 17, 1995 regarding the above-noted company. Enclosed please find a copy of your letter along with the revised application to do business for this company adding the suffix "Inc." to the name. As you can see this company was incorporated in Canada. The ending "Limited" implies a corporation under Canadian law. We apologize for any confusion that this may have caused in the original filing of the application.

As you requested in your November 17, 1995 letter, enclosed please find the following:

- 1. a copy of the federal corporation income tax returns for the 1993 and 1994 taxation years. (Please note that the company had no activity whatsoever prior to 1993.)
- 2. a cheque in the amount of \$400.00 covering the annual report fees due to your office.

Please amend your records to show the suite number as "1100" instead of "163". If you have any questions concerning the above, please do not hesitate to contact this office.

Yours very truly VILLABAR PROPERTIES INC.

Ronald A. Medoff, B.A., C.

President

Encis.

30 ST. CLAIR AVE. WEST SUITE 1100.

TORONTO, ONTARIO M4V 3A1 TELEPHONE: (416) 972-0458 FACSIMILIE: (416) 972-6116



Department of State Memorandum Office of the General Counsel

TO:	File	\$E01 \$150 \$150 \$150 \$150 \$150 \$150 \$150 \$1
FROM:	Mare W. Dunbar, Assistant General Counsel	
DATE:	December 7, 1995	PH STORE
RE:	Cypress Run Apartments Ltd	STATE STATES

Based on a review of the file and the tax returns provided by this corporation, it is my recommendation that this file be closed, all penalties be abated, and this corporation be qualified to do business in Florida. This corporation has paid all outstanding annual report fees. This corporation has operated at a loss for each of the past 2 years and cannot afford to pay the outstanding penalties. A such, all penalties have been waived, and this corporation should be qualified to do business in this state.

MWD/mwd

APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607. 1503, FLORIDA STATUTES, THE FOLLOWING SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS STATE OF FLORIDA:	IN THE
1. Cupress Run Apartments limited, I (Name of Corporation: must include the wold "INCORPORATED", "COMPANY", "CORPORATION" or abbreviations of like import in language as will clearly indicate that it is a corporation instead of a neperson or partnership if not so contained in the name at present.)	nc. (h) or words
2. Ortanic Canada 3. 98-0134017 (State or country under the law of which it is incorporated) (FEI number, if applicable)	
4. September 26, 1991 5. Perpetual (Duration: Year corp. will cease to "perpetual")	03(%) Section 1986
5 July 1993	
6. Telly 1993 (Date first transacted business in Florida. (SEE SECTIONS 607.1501, 607.1502, AND 817.155, F.S.)	
	:21 Kd
7. 30 St Clair Avenue West, Suite 1100	
Toronto, Citario Canada M4V 3A1 (Current mailing address)	7 6所
8. Real Estate (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: (P.O. Box or Mail Drop Box No acceptable)	<u>ot</u>
Name: Cheryl Hunink	
Name: Cheryl Hunink Office Address: 2550 Alafaya Trail	
Orlando, Florida, 32826 (Zip Code	
10. Registered agent a 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 provision all statutes relative to the proper and complete performance of my duties, and I am familiar and accept the obligations of my position as registered agent. (Registered agent's signature)	ms of with
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: (Street address ONLY-P. O. Box NOT acceptable) A. DIRECTORS (Street address only- P. O . Box NOT acceptable) Address: Villabar Properties Irc., 30 St. Clair Ave. W. Suite 160, Torosto, Vice Chairman. Address: Director: _ Address: Director: Address: __ B. OFFICERS (Street address only- P. O. Box NOT acceptable) President: Ronald Medoff Address: C/o Villabar Properties Inc 30 St Clair Ave. W. Swite 1100 Taranto Ontario Canada M4V 3AI Vice President: Address: Address: Co Villabar Properties Inc. 30 St. Clair Avo. W. Suite 100 Canada Treasurer: Address: NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors, n, or any officer listed in number 12 of the application)

(Typed or printed name, and capacity of person signing application)

Ministry of Consumer and Commercial Relations

Business Division Companies Branch 393 University Ave Suite 200 Toronto ON MSG 2M2 Ministère de le Consemmation et du Commerce

Division des affaires commerciales Direction des compagnies 393 ave University Bureau 200 Toronto ON MSG 2M2



Certificate of Status Certificat de Statut Documentaire

This is to certify that according to the records of the companies branch

Je certifie par les presentes que, conformément aux dossiers de la Direction des compagnies,

CYPRESS RUN APARTMENTS LIMITED

Ontario Corporation No.

Numéro matricule de la personne morale en Cntario

000957608

is a corporation incorporated, amalgamated or continued under the laws of the Province of Ontario.

est constituée, fusionnée ou prorogée en vertu des lois de la province de l'Ontario.

The corporation came into existence on

La personne morale a été fondée le

SEPTEMBER 26 SEPTEMBRE, 1991

and has not been dissolved.

et n'a pas été dissoute.

SECRETARY OF STATE
DIVISION OF COSPORATIONS
OF THE PROPERTY OF STATE
OF THE PROPERTY OF STATE
OF THE PROPERTY OF THE PROPERTY

Dated

Fait le

OCTOBER 24 OCTOBRE, 1995

Controller of Records Contrôleur des dossiers