

No. C 59945

Due no later than Dec 31, 2000

Annual Report Form

2. Registered Agent and Office NO PO BOX

Return to:

SECRETARY OF STATE
700 WEST JEFFERSON
PO BOX 83720
BOISE, ID 83720-0080

1. Mailing Address - Correct in this box, if applicable

~~IR-OAK CORP.~~
~~NORTHSTAR PRESIDIO MGMT CO~~
~~441 W PUTNAM AVE STE 270~~
~~GREENWICH, CT 06830~~
C/O Presidio
Capital Corp
Five Cambridge Center, 9th Floor
Cambridge, MA 02142

UNITED STATES CORPORATION C
1401 SHORELINE DR
SUITE 2
BOISE, ID 83702

3. New Registered Agent Signature

NO FILING FEE IF
RECEIVED BY DUE DATE

4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors.

Office held	Name	Street or P.O. Address	City	State	Zip
President	Michael Ashner				
Director	Michael Ashner				
Secretary	Carolyn Tiffany				
Asst Secretary	Allison Forreste				
			all officers + directors C/O Presidio Capital Corp. Five Cambridge Center 9th Floor Cambridge, MA 02142		

5. Organized Under the Laws of:

DELAWARE
C 59945

6.

Signature

Allison Forreste

Date

12/22/2000

Name (Typed or Printed)

Allison Forreste

Title:

Asst Secretary