

RESOLUTION OF THE CITY COUNCIL

No. 99

Approved March 3, 2003

Resolution Establishing a Tax Exemption for the Rhode Island Community Foundation Pursuant to Sec. 21-170 of the Code of Ordinances

WHEREAS, The City Council, pursuant to Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, and City Ordinance Sec. 21-170 of the Code of Ordinances has authority to grant an exemption or stabilization of taxes; and

WHEREAS, THE RHODE ISLAND COMMUNITY FOUNDATION has made application under and satisfied the above mentioned sections of the Rhode Island General Laws and the Code of Ordinances; and

WHEREAS, THE RHODE ISLAND COMMUNITY FOUNDATION owns the commercial property located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150; and

WHEREAS, THE RHODE ISLAND COMMUNITY FOUNDATION intends to illuminate the premises located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the installation of exterior lighting in the City of Providence and such exemption will inure to the benefit of the City,

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. That the findings set forth in the preceding Preamble clauses are hereby made and confirmed.

SECTION 2. That RHODE ISLAND COMMUNITY FOUNDATION agrees that the lighting is designed and installed to illuminate the Project and specifically the whole of the streetside facade of the subject building, and any erection refurbishment of on-street illumination shall meet all code requirements for the installation of such devices, be engaged not later than one-half hour past sundown to not earlier than three (3) o'clock a.m., be at the property owner's sole expense maintained in good working order, and shall comply with all of the requirements of Sec 20-170 of the Code of Ordinances.

SECTION 3. The schedules listed below are based upon information provided to the City Assessor by THE RHODE ISLAND COMMUNITY FOUNDATION including, but not limited to, installation costs. In the event any of this information is inaccurate or proves to be erroneous or fraudulent or misrepresented or the owner fails to otherwise comply with the requirements of Sec 20-170 of the Code of Ordinances, the City Council may terminate the exemption prior to the expiration thereof.

SECTION 4. That the real property taxes payable to the City by THE RHODE ISLAND COMMUNITY FOUNDATION during the term of this exemption shall be based upon the real property assessment as assessed on December 31, 2001. This exemption is conditioned upon THE RHODE ISLAND COMMUNITY FOUNDATION owing no back taxes to the City of Providence or remaining current on a payment plan approved by the City Collector. Failure to make said timely payments may render this exemption null and void at the sole discretion of the City of providence. The exemption

IN CITY COUNCIL
DEC 19 2002
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Richard K. Clement
CLERK

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Resolution

John M. Steen
2-13-03
CLERK

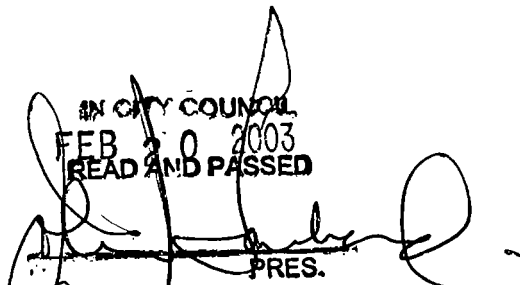
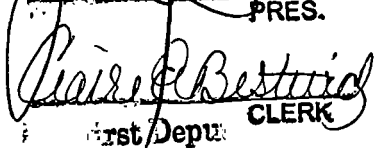
Councilman Jackson

being rendered null and void would require the owner to pay all taxes and fees as due and owing as if no exemption had been approved.

SECTION 5. That the city in accordance with Section 44-3-9 of the General laws of the State of Rhode Island and Sec 20-170 of the Code of Ordinances hereby grants an exemption from taxation on real property owned by THE RHODE ISLAND COMMUNITY FOUNDATION and located at 1 Cookson Place, Providence, Rhode Island on Assessors Plat 19 Lot 129 in the annual amount of \$2,000.00 for a period of seven consecutive years commencing with the tax assessment as assessed on December 31, 2001.

SECTION 6. That if the property located at 1 Cookson Place, Providence, Rhode Island on Assessors Plat 19 Lot 129 is transferred during the exemption period, the exemption shall run with the property and benefit the transferee so long as the property continues to be used for industrial, commercial or residential purposes and the transferee could otherwise qualify for an exemption as if the transferee had filed the original application.

SECTION 7. This Resolution shall take effect upon its passage.

IN CITY COUNCIL
FEB 20 2003
READ AND PASSED

PRES.

CLERK
1st Deputy

APPROVED

MAYOR 3/03/03

CHARLES R. MANSOLILLO
City Solicitor

VINCENT A. CIANCI, JR.
Mayor



Department of Law

August 1, 2002

Michael Clement
City Clerk
City Hall
Providence, RI 02903

Dear Mr. Clement:

City Solicitor Mansolillo requests that the enclosed Resolution be placed on the docket for the next City Council meeting in the name of Councilman Jackson (by request). City Solicitor Mansolillo has received approval from Councilman Jackson.

If you have any questions, do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script, reading "Jennifer Hoopis D'Ambra".

Jennifer Hoopis D'Ambra
Assistant City Solicitor

JHD:cmr
Enclosures



No. _____

City of Providence
ILLUMINATE PROVIDENCE
(Carefully read Instructions)

Name of Owner THE RHODE ISLAND COMMUNITY FOUNDATION
Owner's Address one Union Station, Providence, RI 02903
Subject Property Address 1 Cookson Place
Contact Person Robert Perry Phone # 401-274-4564

Plat/Lot 019-0129-0000Purchase Date 4/6/99Land Value 2,149,600Purchase Price 4,500,000Bldg. Value 3,690,800Original Mortgage 0Total Value 5,840,400Property Type/Code Commercial Office# of Leased Units 4Age of Subject 103Lease Term 2005Construction Type Masonry

Tenants Tax Clause _____

Story Height/# of Stories 3

Elevator: Passenger / Freight: In/Out

Building Sq. Ft. 47,778Rental Spaces/Sq. Ft. 20,392Size: Owner's Space 27,386Utilities Supplied Tenant expense

Improvements Made Last 7 years: # of Permits: Code Violations

clock wall windows, ELEVATOR upgrade, floor refinishing, exterior painting,
general office renovations (non-structural)
1 building permit

Tax Status

Subject Property: Current (Y) NPrevious Years Owed: Y (N)

Other Owned Property: Current Y N

Previous Years Owed: Y N

I, the undersigned, certify that the above is true and exact to the best of my knowledge and that I have read and understand fully the instructions and procedures.

Signed Michael J. FoxDate 6/20/02

NO OBJECTION
Edgar Paxson
7/11/02

MUNICIPAL LIEN CERTIFICATE
CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
JUL 09 2002	19	129	0000	1 UNION STATION	52582	1

Assessed Owner RHODE ISLAND COMMUNITY FO RI INDUSTRIAL FACILITIES

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
01	01901290000	REAL	198,982.43	198,982.43	0.00	0.00	RHODE ISLAND COMMU
			=====	=====	=====	=====	
			198,982.43	198,982.43	0.00	0.00	

OTHER OUTSTANDING ITEMS:

NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

C E R T I F I C A T I O N
=====

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION
BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND
1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: X
X
X


ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

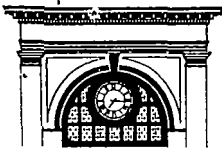
ytorres

REMINDER: DOES NOT INCLUDE 2002 TAX.

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The Rhode Island Community Foundation

Property Type	Commercial
Property Location	One Union Station
Total Property Assessment	\$ 5,840,400.00
Maximum Tax exemption allowed by Ordinance (50% of 75,000.)	\$ 37,500.00
Maximum Tax exemption allowed for subject property @ 10% of Assessed Value or	\$ 37,500.00
Project Cost @100%	\$ 26,500.00
Maximum Tax exemption allowed for subject property @ 50% of Project Cost	\$ 13,250.00
ANNUAL TAX EXEMPTION (Pro-rata amount for seven(7) years)	\$ 1,892.86
ANNUAL ASSESSMENT EXEMPTION (ROUNDED) TAX RATE \$35.94	\$ 52,700.00



THE RHODE ISLAND FOUNDATION

Since 1916, connecting private philanthropy with the public good

Estimated costs of illumination project:

Outside lighting package (Reflex Lighting Group, Inc.)	\$ 15,927.30
Back boxes (50-75 each @ \$20/ea)	1,500.00
Custom color	500.00
Installation materials (Durante Electric)	750.00
Installation labor (Durante Electric)	7,840.00
Total	<u>\$ 26,517.30</u>

Board of Directors

NORMAN E. McCULLOCH, JR.
Chairman

RONALD V. GALLO, ED.D.
President & CEO

PABLO RODRIGUEZ, M.D.
Vice Chairman

ELIZABETH Z. CHACE

PETER S. DAMON

GEORGE GRABOYS

CAROL J. GRANT

MARGARET G. LEESON

The Honorable
FLORENCE K. MURRAY

RUTH J. SIMMONS, PH.D.

WALTER R. STONE, ESQ.

JOHN W. WALL

ROBERT H. I. GODDARD
Trustee Emeritus

PAGE #: 1 OF 1



THE **REFLEX** LIGHTING GROUP, INC.

10 silver street boston, massachusetts 02127

617.269.4510 fax 617.269.1841

TO: RI FOUNDATION	PROJECT: EXTERIOR LIGHTING BID DATE: 04/04/02
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ARCHITECT:	ENGINEER:
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REMARKS: LAMPS ONLY AS NOTED[illegible]

- 1) Subject to manufacturer's published terms and conditions of sale.
- 2) Quotation is void if changed. Complete quote must be used, no partials.
- 3) All items quoted as equals-subject to approval, unless otherwise noted.
- 4) No lamps, stems, aircraft cable, pendants, special finishes, factory start-ups, or other misc. items included unless noted above.
- 5) Reflex Lighting Group will only be responsible for counts shown above.
- 6) Quotation is not "per plans and specifications" unless noted; P.O.'s will not be accepted as "per plans and specs".

DURANTE ELECTRIC

966 Lower River Road
LINCOLN, RHODE ISLAND 02865
(401) 333-4266

PROPOSAL SUBMITTED TO RI Foundation		PHONE	DATE 6/10/02
STREET		JOB NAME outdoor lighting	
CITY, STATE and ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

outside lighting Package

15,927.30

most likely need back boxes for for A+B

Approx 50-75 each X 20 = **1,500**

custom color AOD \$500 each manufacturer

material to complet JOB **\$750.00**

LABOR to complet JOB **\$7840.00** 2 men 2-weeks

Approx MAT + LABOR **\$8590.00**

Approx TOTAL 26,500.00

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum

Payment to be made as follows:

dollars (\$

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ day

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

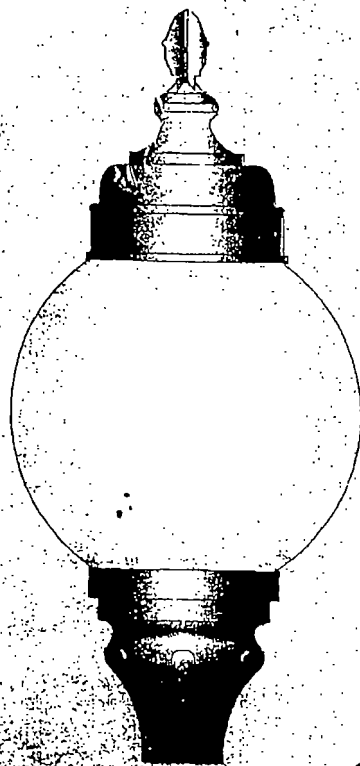
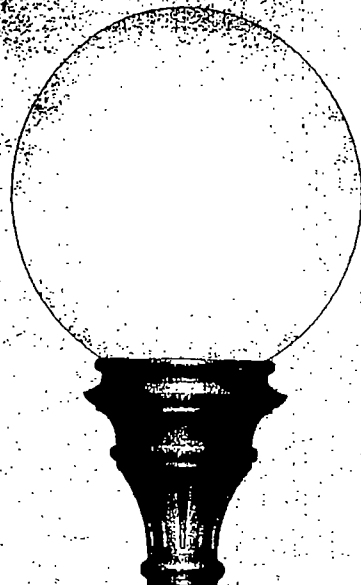
F13-S18/AW/100HPS-D/RF3/BLK/W62A

BEACON
PRODUCTS

TYPE A

Globes

Village Collection



Features

The spherical shape of this late 19th century luminaire is one of the most versatile, attractive and cost effective lighting solutions for municipalities, shopping centers, universities, residential communities, parks and other public access projects. Optional brass band, metal top and finial enhances its basic classic design.

The housing / lens holder ring shall be made of ASTM 356.2 virgin ingot aluminum and shall be cast in permanent molds for greater strength, uniformity and sharper detail. It shall mount to a post top or bracket by means of a 3" I.D. Slip fitter hub secured by three stainless steel set screws.

The optical assembly shall be a borosilicate glass refractor with symmetrical or asymmetrical light distribution. Options shall include upper reflectors, louvers, or refractive lens.

The enclosure shall be a polycarbonate or acrylic clear textured, refractive or white finish with an amphora (acom) shape and optional twist-lock lamp access.

The ballast assembly shall be unitized and integrally mounted to a cast aluminum tray. The electrical component is a high power factor CWA designed to operate up to a 250 watt HID, medium or mogul base lamp (by others) at -20 degrees F. All mounting fasteners and brackets shall be stainless steel/nonferrous for future serviceability.

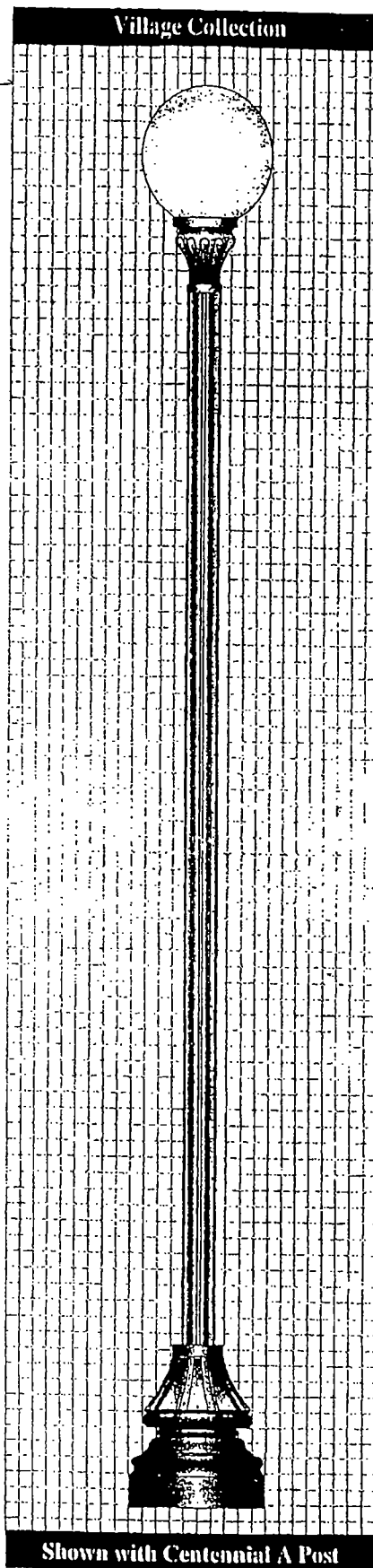
The finish shall be a thermoset polyester power coating applied over a sandblasted surface with a 8 stage immersion chromate conversion and pretreatment process.

The luminaire shall be ETL and CSA listed and suitable for wet location.

Dimensions:

Part Number	Width	Height	E.P.A.
ALFxxS12	12"	12"	.60
ALFxxS14	14"	14"	.70
ALFxxS16	16"	16"	1.10
ALFxxS18	18"	18"	1.20
ALFxxS20	20"	20"	1.40

Note: xx indicates fitter selection



Shown with Centennial A Post

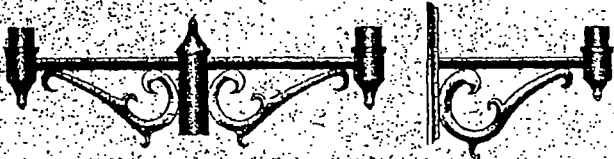


Type A

Wall Bracket & Traditional Crossarm Collection

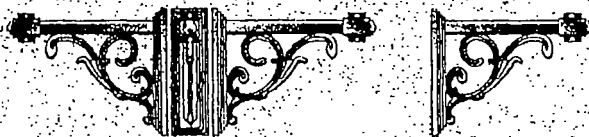
Ordering Guide (Check appropriate selections)

French Scroll Series (W, 1, 2, 3 & 4X)



- ☐ A522.....44" x 10" ☐ W521.....12" x 15"
☐ A562.....25" x 10" ☐ W561.....22" x 15"

French Scroll Series (W, 1, 2, 3, 4X & 5)



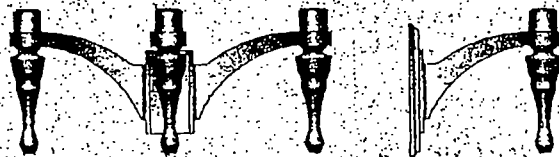
- ☐ A184.....40" x 13" ☐ W181.....17" x 13"
☐ A134.....28" x 9" ☐ W131.....12" x 9"

Victorian Series (W, 1, 2, 3, 4X & 5)



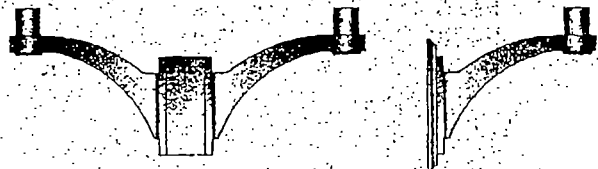
- ☐ A784.....32" x 8" ☐ W371.....15" x 8"

Milano Series (W, 1, 2, 3 & 4X)



- ☐ A354.....36" x 16" ☐ W351.....16" x 21"

Geneva Series (W, 1, 2, 3 & X)



- ☐ A222.....36" x 20" ☐ W221.....16" x 20"

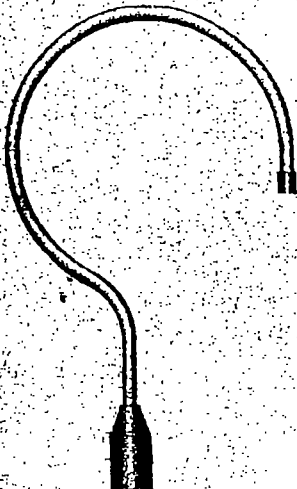
Swan Series (W, 1, 2, 3 & X)



- ☐ A624.....43" x 18"

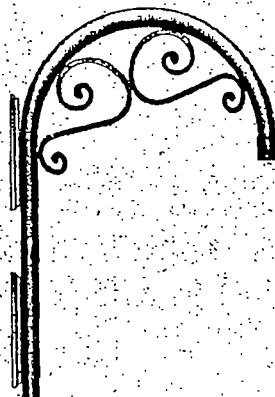
- ☐ W621.....19" x 16"

Bishops Crook Series

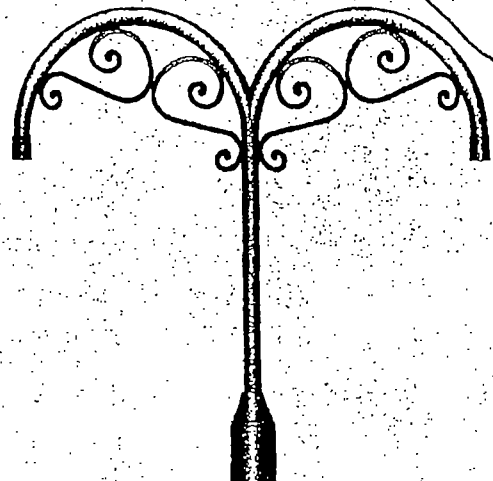


- ☐ A071.....30" x 50"

Railroad Scroll Series



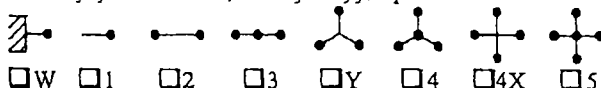
- ☐ W391.....27" x 50"



- ☐ A392.....54" x 50"

Lighting Configurations

Standard fit for 3" dia. tenon, consult factory for options.



- ☐ W ☐ 1 ☐ 2 ☐ 3 ☐ Y ☐ 4 ☐ 4X ☐ 5

Ordering example: **A562 / 4X**

Crossarm Lighting configuration

Specifier Name:

(Please Print)

Specifier Signature:

Part No:

Date:



TYPE A

Ordering Guide (Check appropriate selections)

Lens Options

- ☐ (AC) Acrylic Clear
- ☐ (AW) Acrylic White*
- ☐ (PCT) Polycarbonate Clear Texture
- ☐ (PW) Polycarbonate White*
- ☐ Other _____

**Recommended with fluorescent lamps.*

Light Source Options

- | | | |
|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> S12 | <input type="checkbox"/> S16 | |
| <input type="checkbox"/> S14 | <input type="checkbox"/> S18 | <input type="checkbox"/> S20 |
-
- | | | |
|--|---------|---------|
| <input type="checkbox"/> 50MH D | D | D |
| <input type="checkbox"/> 70MH D | D | D |
| <input type="checkbox"/> 100MH D | D | D |
| <input type="checkbox"/> 150MH N/A | D | D |
| <input type="checkbox"/> 175MH N/A | D | D |
| <input type="checkbox"/> 250MH N/A | N/A | G |
| <input type="checkbox"/> 50HPS D | D | D |
| <input type="checkbox"/> 100HPS D | D | D |
| <input type="checkbox"/> 150HPS N/A | D | D |
| <input type="checkbox"/> PL32W GX24q-3 | GX24q-3 | GX24q-3 |
| <input type="checkbox"/> PL42W GX24q-4 | GX24q-4 | GX24q-4 |
| <input type="checkbox"/> INC D | D | D |
| <input type="checkbox"/> Other _____ | | |

G=Mogul base lamp • D=Medium base lamp
N/A=Not Available

Voltage Options

- | | | |
|---|-------------------------------|----------------------------------|
| <input type="checkbox"/> 120 | <input type="checkbox"/> 208 | <input type="checkbox"/> 240 |
| <input type="checkbox"/> 277 | <input type="checkbox"/> *480 | <input type="checkbox"/> 120/277 |
| <input type="checkbox"/> *QUAD wired at _____ | | |
| <input type="checkbox"/> Other _____ | | |

**Some wattage / voltage combinations may not be available, please consult factory.*

Notes:

Optical Options

- ☐ (RF5) Type V Borosilicate Glass Refractor
- ☐ (RF3) Type III Borosilicate Glass Refractor
- ☐ (HSS) Houseside Shield ☐ 90° ☐ 180°
- ☐ (LVR2) Type V Optilouver Reflector
- ☐ (HR) Heat Reflector

Electrical Options

- ☐ (FS1) Fused (Single, in pole, 120 or 277 voltage)
- ☐ (FS2) Fused (Double, in pole, all other voltage)
- ☐ (QD) Quick Disconnect
- ☐ (PEC) Photoelectric Control (Specify voltage)

Finish Options

Standard selections are lightly textured satin finishes.
See data section for finishing specifications.

- ☐ (WHT) White
- ☐ (BLK) Black
- ☐ (BRZ) Bronze
- ☐ (VER) Verona
- ☐ (GRE) Green
- ☐ (GRA) Gray
- ☐ Other _____ Premium
- ☐ Custom Color (Color chip required)

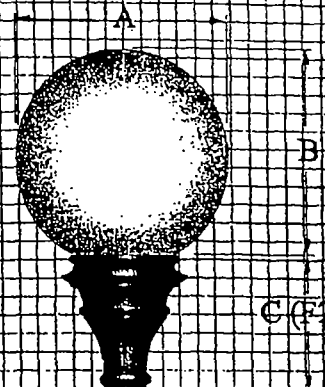
Style Options

- ☐ (FD) Finial & Dome
(Finial & Dome available for S16, S18 and S20 only)



Globes

Village Collection



Part Number	A	B	C
S12	12"	12"	N/A
S14	14"	14"	N/A
S16	16"	16"	10"
S18	18"	18"	10"
S20	20"	20"	10"

Fitter Options

- | | | |
|---|--|---|
|
<input type="checkbox"/> F12-S12
Height = 6.75" |
<input type="checkbox"/> F26-S12
Height = 6.00" |
<input type="checkbox"/> F5-S16
<input type="checkbox"/> F5-S18
<input type="checkbox"/> F5-S20
Height = 5.50" |
|
<input type="checkbox"/> F10-S16
<input type="checkbox"/> F10-S18
<input type="checkbox"/> F10-S20
Height = 18.00" |
<input type="checkbox"/> F13-S18
<input type="checkbox"/> F13-S20
Height = 7.50" |
<input type="checkbox"/> F21-S16
<input type="checkbox"/> F21-S18
<input type="checkbox"/> F21-S20
Height = 10.00" |

- | | | |
|--|--|---|
|
<input type="checkbox"/> F22-S16
<input type="checkbox"/> F22-S18
<input type="checkbox"/> F22-S20
Height = 8.25" |
<input type="checkbox"/> F29-S16
<input type="checkbox"/> F29-S18
<input type="checkbox"/> F29-S20
Height = 7.00" |
<input type="checkbox"/> F45-S16
<input type="checkbox"/> F45-S18
<input type="checkbox"/> F45-S20
Height = 11.50" |
|--|--|---|

Ballast Door & Twist Lock

- | |
|---|
|
<input type="checkbox"/> F46-S16
<input type="checkbox"/> F46-S18
<input type="checkbox"/> F46-S20
Height = 12.75" |
|---|

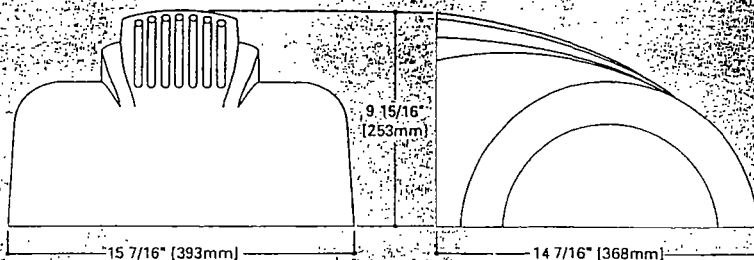
Example: **F22-S18 / AW / 100MH120-D / HSS90 / FS1 / BKT / (if applicable)**
Fitter / Lens / Source / Volt / Socket / Optical / Electrical / Finish / Style

Part No: _____

Specifier Name: _____

Specifier Signature: _____ (Please Print) Date: _____

DIMENSIONS



TYPE B

ORDERING INFORMATION

Sample Number: VW-S-150-MH-MT-2S

VW	S	150	HPS	MT	FX	VWS/TB	BK
Product Family VW=Vision Wall	Housing Size S=Small	Lamp Wattage 50=50W 70=70W 100=100W 150=150W 175=175W	Lamp Type MH=Metal Halide HPS=High Pressure Sodium	Voltage* 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V MT=Multi-Tap Wired 277V TT=Triple-Tap Wired 347V	Distribution 2S=Type II 3S=Type III 4S=Type IV FX=Wall Grazing Optic	Options (add as suffix) F=Single Fuse (120, 277V) FF=Double Fused (208, 240 or 480V) QR=Quartz Restrike PC=Button Photocontrol Accessories (order separately) VWS/VS=Vandal Shield VWS/EM=Embedded Mount VWS/TB=Thru-way Mounting Box	Standard Colors* (add as suffix) BK=Black AP=Grey BZ=Bronze WH=Architectural White WI=Weathered Iron

Catalog Number	Lamp Wattage	Lamp Type/Base ¹	Voltage	Distribution	Net Wt. (lbs.)	Shipping Volume (cu. ft.)
VW-S-70-MH-120-2S	70	MH/Medium	120V	Type II	25.9	1.55
VW-S-100-MH-120-3S	100	MH/Medium	120V	Type III	26.8	1.55
VW-S-175-MH-MT-3S	175	MH/Medium	Multi-Tap	Type III	29	1.55
VW-S-70-HPS-120-3S	70	HPS/Medium	120V	Type III	26.5	1.55
VW-S-150-HPS-MT-4S	150	HPS/Medium	Multi-Tap	Type IV	29	1.55
VW-S-100-MH-120-2S	100	MH/Medium	120V	Type II	26.8	1.55
VW-S-175-MH-MT-FX	175	MH/Medium	Multi-Tap	Wall Grazing Optic	29	1.55

NOTES: * All lamps are medium-base.

* Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.

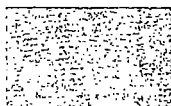
* Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.

* Other finish colors available. Consult McGraw-Edison Architectural Colors brochure.

STANDARD COLORS



BK
Black



AP
Grey



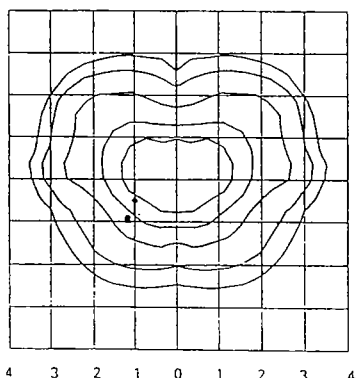
BZ
Bronze



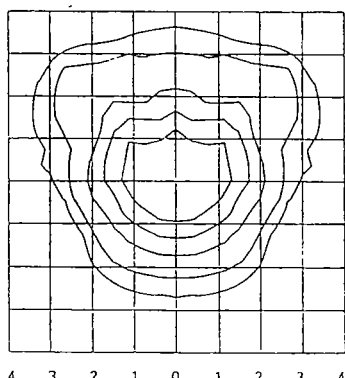
WI
Weathered Iron

WH
Architectural White

PHOTOMETRIC



VW-S-175-MH-MT-3S
20' Mounting Height
175-Watt MH Type III
14,000-Lumen Clear Lamp



VW-S-150-HP-MT-4S
20' Mounting Height
150-Watt HPS Type IV
16,000-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	8.00	4.00	2.00	0.80	0.40
10'	3.40	1.70	0.85	0.34	0.17
15'	2.00	1.00	0.50	0.20	0.10

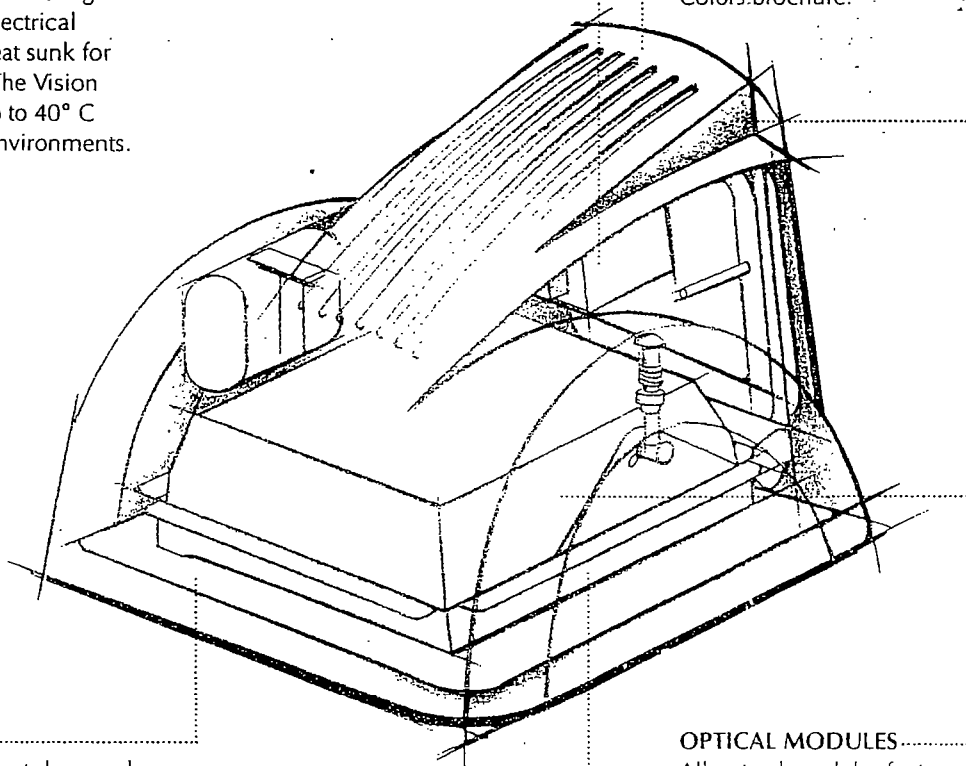
NOTE: Specifications and dimensions subject to change without notice.

TYPE B

ELECTRICAL

FINISH

Ultra-weatherable enhanced TGIC textured thermoset polyester power coat finish protects and provides a durable, rugged finish. Applied in a 5 stage finishing process. Standard colors are black, bronze, white, grey and weathered iron. Other finish colors available. Consult Architectural Colors brochure.



Vision Wall's, die-cast door and continuous silicone gasketing accommodates either up or down mounting applications. Door frame is hinged and secured to the housing via four (4) captive, stainless steel fasteners. Lens is 1/8" heat- and impact-resistant clear tempered glass.

The Vision Wall is U.L Listed and CSA Certified for wet locations in up or down mounting applications. IP65 Rating standard.

OPTICAL ASSEMBLY.

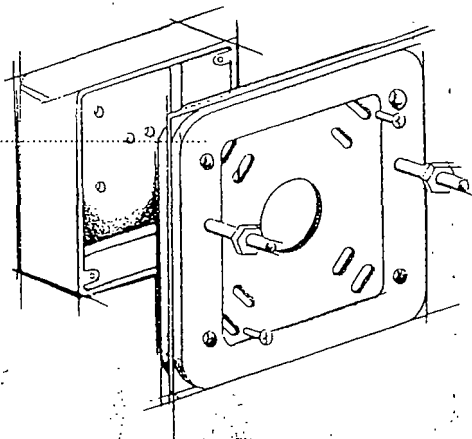
Optical cage designed for up to 12° of movement on a rotating assembly. A concealed, stainless steel adjustment screw is provided on the exterior of the housing allowing for tilting of the optical module without accessing the fixture or affecting the appearance of the luminaire.

OPTICAL MODULES

All optical modules feature a rigid cage assembly that houses precisely formed and mounted 95% reflective segments. Optical modules are all prewired with quick disconnect plugs and can be removed without tools from the cage via two (2) thumb latches. Optional Type II, III, IV and FX Wall Grazing optic available.

MOUNTING

Zinc plated mounting attachment fits directly to 4" J-Box. Two (2) studs are provided into the plate that provide easy mounting to the luminaire. An embedded mounted or surface conduit mount assembly are available as accessories.





**ARCHITECTURAL
LANDSCAPE
LIGHTING**

2930 South Fairview Street
Santa Ana, CA 92704
Phone: 714 668 3660
Fax: 714 668 1107

SL-33/34

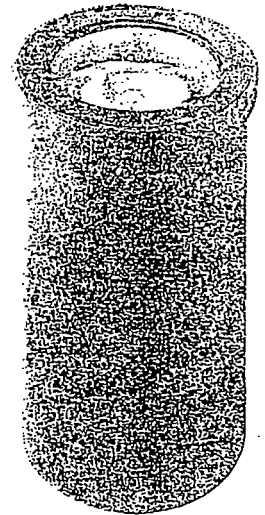
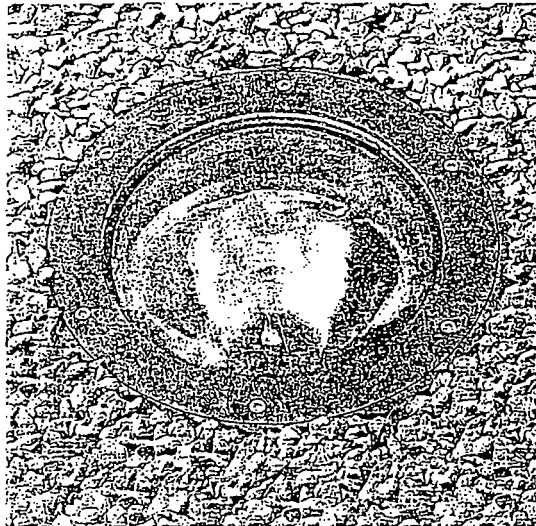
Landscape Areas

Flagpole Lighting

Building Accent

Type C

SL33-100HPS-F-BZ-SPT
GS



Specifications

Certifications



UL and CUL listed for wet location and concrete pour. Also meets IP65 standard.

Lamp/Ballast Housing

SL-33: Compression molded Rhinolite™ composite material, structurally reinforced with glass fibers. Superior resistance to ultra violet degradation and corrosion resistant in harsh environments.

SL-34: Same as above with additional above ground housing of 8" round, 6063 aluminum with base plate and three 1/2" galvanized anchor bolts or 8" tube for direct burial mount with anti-rotation device.

Splice Compartment

Supplied with two 3/4" NPT conduit entrances. Connection to ballast compartment by way of anti-wicking device. Sealed with gasketed cover plate. Suitable for through wiring.

Lens

Standard 1/4" clear tempered convex borosilicate glass (C), optional 7/16" clear tempered flat borosilicate glass (F) or ADA walkover clear tempered flat borosilicate glass (ADA). Flat lenses will withstand loads up to 4500 lbs. Sealed to housing with high temperature extruded silicone gasket. Optional wall wash spread lens (WW) also available.

Lens Frame

Compression molded Rhinolite™ composite material, structurally reinforced with glass fibers. Fastened to housing with six 1/4-20 stainless steel allen cap screws. Optional lens ring in cast aluminum (LFCA), cast bronze (LFCB) or stainless steel (LFSS).

Reflector

Spun aluminum highly specular Alzak™ finish for either NEMA type 1 spot (SPT) or NEMA type 3 flood (FLD) distribution for use with "E" lamps. Field adjustable up to 20 degree tilt and 360 degree horizontal rotation. Optional field adjustable reflector from flood-to-spot (FSR)

Lamp Holder

Porcelain 4kv pulse rated medium base.

Options

Cast aluminum Convex rock Guard (CR*), Glare Shield (GS*), Directional Shield (DS*), Directional Louver (DL*), Internal Hex Louver (HL), Glass color filter (GF), Grout Mask (GM). Items with an asterisk (*) are available in Cast Bronze (CB).

Finish

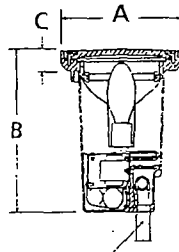
Dark Bronze (BZ) or Black (BK).

Safety

Caution: Care should be taken when specifying fixtures for use in pedestrian walkways to avoid problems that may be caused by high lens temperatures. Consult factory for more information.

SL-33 Product Order Guide

Wattage & Source	Voltage	Lamp Type	Lens	Finish	Options
Mercury Vapor					
50MV	120 ¹	ED17	F-Flat	BZ-Bronze	CR Convex Rock Guard*
75MV		ED17	C-Convex	BK-Black	GS Glare Shield*
100MV		ED17, PAR38	ADA-Walkover lens		DS Directional Shield*
					DL Directional Louver ² *
Metal Halide					
35MH		PAR20, PAR30			HL Internal Hexcel Louver
50MH		ED17			GF Glass Filter (Specify color)
70MH		ED17, PAR38			GM Grout Mask
100MH		ED17, PAR38			
High Pressure Sodium					
35HPS		ED17			WW Wall Wash lens
50HPS		ED17			SPT Spot Reflector
70HPS		ED17, PAR38			FLD Flood Reflector
100HPS		ED17			FSR Field Adjustable Flood to Spot Reflector
Fluorescent					
13CFQ		CFQ			LFCB Cast Aluminum Lens Frame
13,18,26,32,42CFT		CFT			LFCB Cast Bronze Lens Frame
					LFSS Stainless Steel Cover
					DM Driveway Marker
Low Voltage					
35LV		AR111, MR16, PAR36			
50LV		AR111, MR16, PAR36			
75LV		AR111, MR16, PAR36			
Incandescent					
100INC		PAR38			

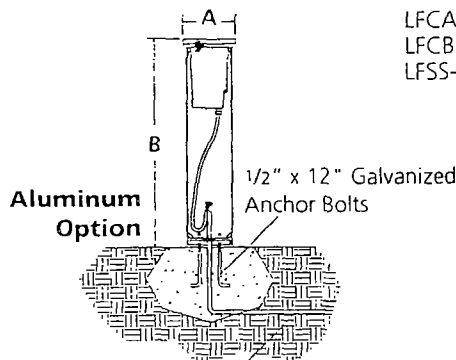


Conduit by others

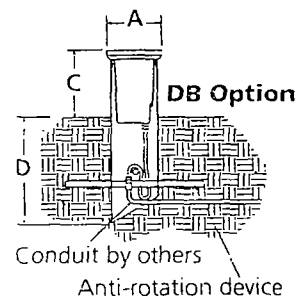
Dimension	US	Metric
A	9-1/4"	235mm
B	12"	305mm
C	1-7/16"	36.5mm

SL-34 Product Order Guide

Wattage & Source	Voltage	Lamp Type	Lens	Finish	Height Above Ground	Options
Mercury Vapor						
50MV	120 ¹	ED17	F-Flat	BZ-Bronze	Aluminum ³	CR-Convex Rock Guard*
75MV		ED17	C-Convex	BK-Black	AL-30"	GS-Glare Shield*
100MV		ED17, PAR38			AL-36"	DS-Directional Shield*
					AL-42"	DL-Directional Louver ² *
Metal Halide						
35MH		PAR20, PAR30			DB ⁴	HL-Internal Hexcel Louver
50MH		ED17			DB-6"	GF-Glass Filter (Specify color)
70MH		ED17, PAR38			DB-12"	
100MH		ED17, PAR38			DB-18"	
					DB-24"	
					DB-30"	
High Pressure Sodium						
35HPS		ED17				SPT-Spot Reflector
50HPS		ED17				FLD-Flood Reflector
70HPS		ED17, PAR38				FSR-Field Adjustable Flood to Spot Reflector
100HPS		ED17				
Fluorescent						
13CFQ		CFQ				LFCB-Cast Aluminum Lens Frame
13,18,26,32,42CFT		CFT				LFCB-Cast Bronze Lens Frame
						LFSS-Stainless Steel Lens Frame
Low Voltage						
35LV		AR111, MR16, PAR36				
50LV		AR111, MR16, PAR36				
75LV		AR111, MR16, PAR36				
Incandescent						
100INC		PAR38				



Conduit by others



Conduit by others

Dimension	US	Metric
A	9-1/4"	235mm
B	42" max	1067mm max
C	30" max	457mm max
D	18"	457mm

Notes

¹ For other voltages consult factory

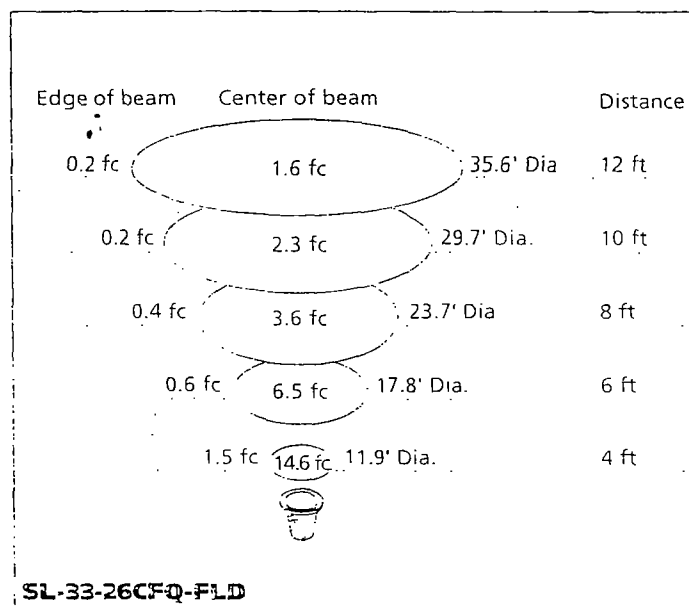
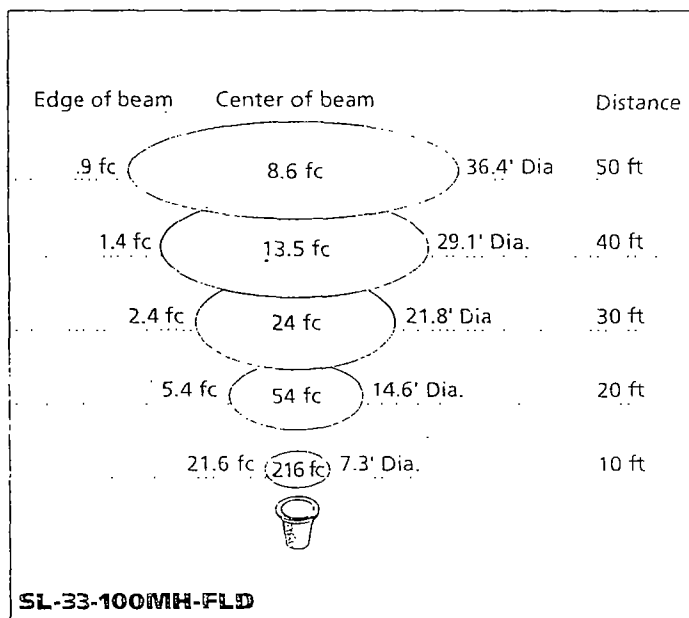
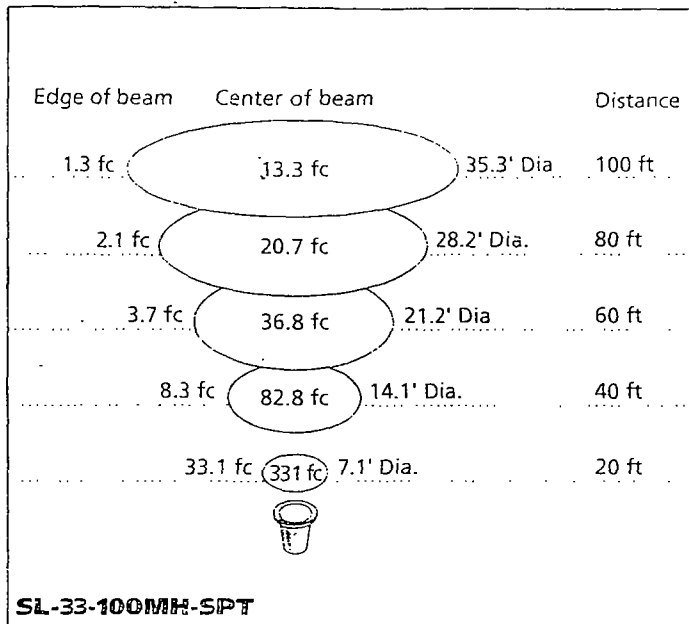
² For flat lens only

³ Aluminum option is supplied with base plate and three 1/2" x 12" galvanized anchor bolts

⁴ DB option is direct burial only with 18" or 457mm of tube in the ground and anti rotation device

* For cast bronze add suffix "CB" Example: CRCB.

SL-33/34 Photometrics



SL-33-100MH-SPT

LRL Test Report 1096-2A

NEMA 1 Spot reflector

Beam Angle 7°

Field Angle 16°

100 Watt Metal Halide Clear Lamp

ED17 Medium base

Max candlepower 132500

Lamp	Lumens	Conversion Factor
100 Watt Metal Halide	9000	1
70 Watt Metal Halide	5600	0.622
50 Watt Metal Halide	3400	0.378

SL-33-100MH-FLD

LRL Test Report 1096-28

NEMA 3 Flood reflector

Beam Angle 21°

Field Angle 39°

100 Watt Metal Halide Clear Lamp

ED17 Medium base

Max candlepower 21600

Lamp	Lumens	Conversion Factor
100 Watt Metal Halide	9000	1
70 Watt Metal Halide	5600	0.622
50 Watt Metal Halide	3400	0.378

SL-33-26CFQ-FLD

LRL Test Report 1096-2C

NEMA 6 Flood reflector

Beam Angle 104°

Field Angle 128°

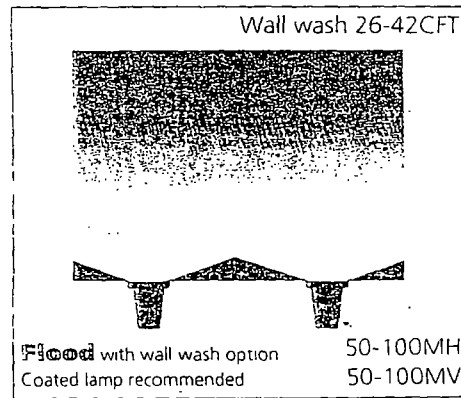
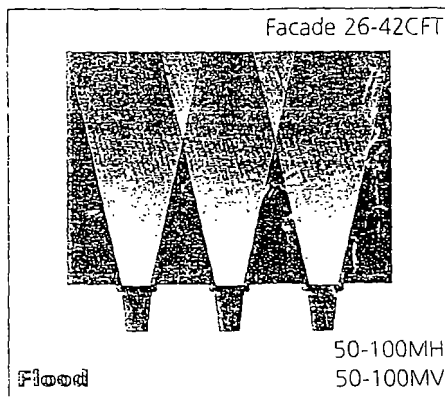
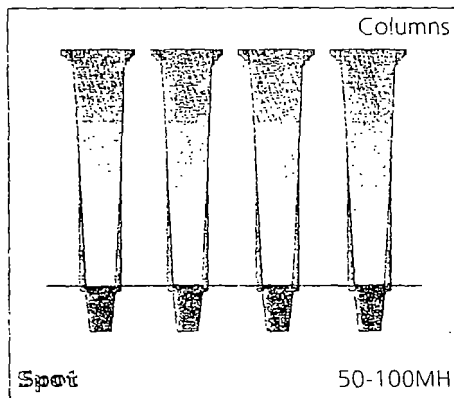
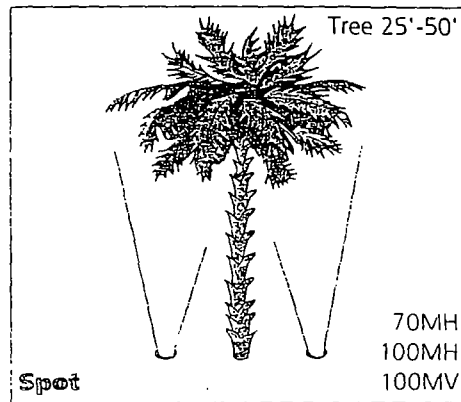
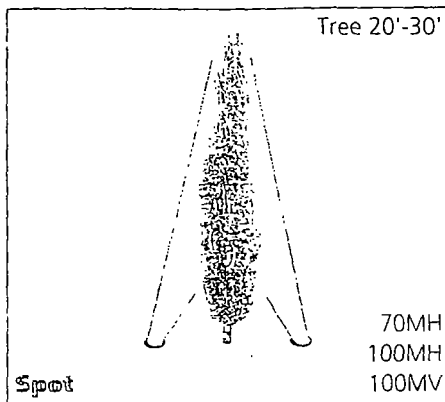
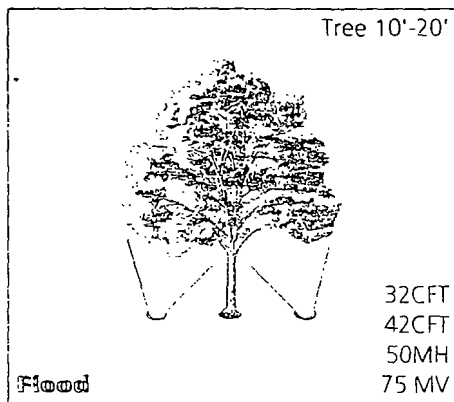
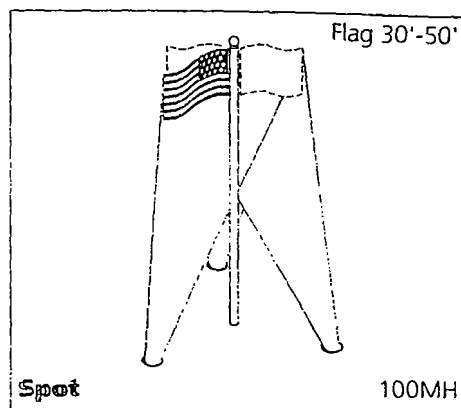
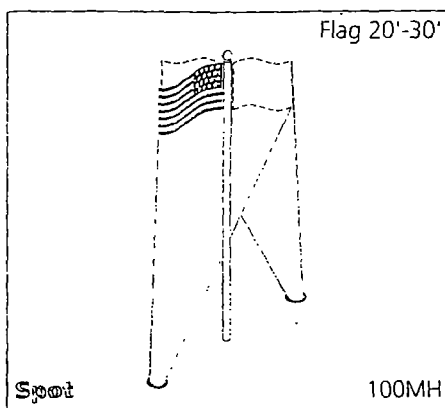
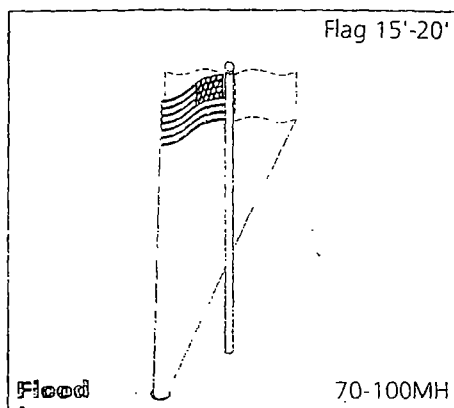
26 Watt Compact Fluorescent

Triple tube GX24q-3

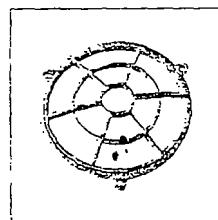
Max candlepower 324

Lamp	Lumens	Conversion Factor
13 Watt Compact Fluor	840	0.52
18 Watt Compact Fluor	1120	0.695
26 Watt Compact Fluor	1610	1
32 Watt Compact Fluor	2200	1.366
42 Watt Compact Fluor	3200	1.987

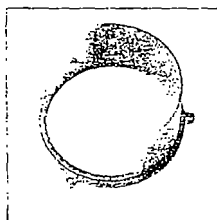
Application Guide



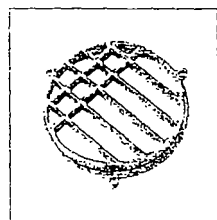
SL-33/34 options



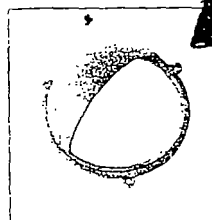
CR Convex Rock Guard



DS Directional Shield

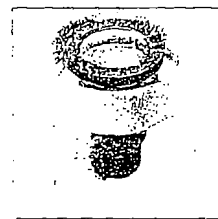


DL Directional Louver

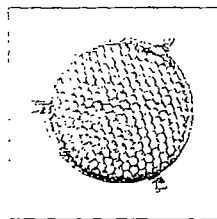


GS Glare Shield

Rock Guard, Directional Louver, and Glare Shields are cast aluminum (cast bronze optional). Field rotatable to 360°



GM Grout Mask



HL Internal Hex Louver



GF Internal Glass Color Filter

Full range of internal color filters
(Consult factory)

ARCHITECTURAL LANDSCAPE LIGHTING

2930 South Fairview Street
Santa Ana, CA 92704
Phone: 714 668 3660
Fax: 714 668 1107

SPECIFICATION FEATURES

HOUSING

One-piece, soft form housing is die-cast of low copper aluminum and maintains a nominal .125 gauge thickness to endure the toughest environments while maintaining precise tolerance control.

LENS

Tempered glass is .180 thick and secured to the door frame in conjunction with a one-piece silicone gasket.

OPTICAL MODULES

Five (5) available, segmented optical modules including horizontal spot, narrow, wide, medium and vertical flood. All modules feature quick disconnect attachments and are manufactured of 95% reflective lighting sheet. Optional barn doors and top visors available as accessories.

DOOR

Die-cast, low copper aluminum door is .125 gauge thickness and maintains concealed hinging to the luminaire. Door is secured via four (4) tamper resistant recessed stainless steel fasteners. Integral to the door frame is an accessory channel for the mounting of both the top visor and barn doors.

GASKETING

Continuous silicone gasketing is fixed within the door and meets the housing to forbid entry of contaminants and moisture. IP65 rated.

ELECTRICAL COMPONENTS

High Power Factor (HPF) ballast components are strategically located and heat sunk to the housing for cooler operation and longer life. The Vision Flood is rated for 40° C ambient conditions. Accepts up to 175W Metal Halide or 150W HPS source types.

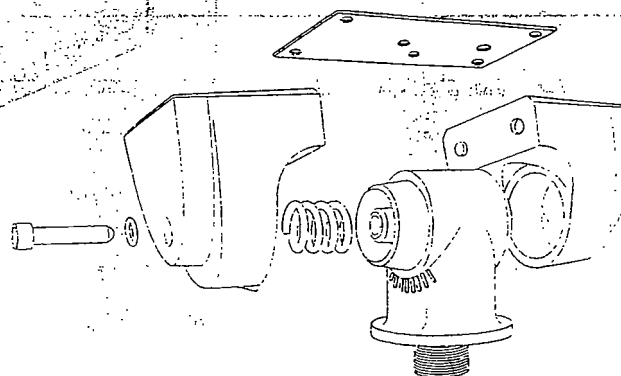
FINISH

Standard colors are grey, white, black, weathered iron and bronze polyester powder coat. Consult the McGraw-Edison Architectural Colors brochure for a complete selection of other available colors.

MOUNTING

Heavy-duty, low copper, die-cast aluminum knuckle utilizes a "taper-lock" adjustment for both solid attachment and precise aiming control. Knuckle adjustment is made via one (1) captive fastener consistent with door frame fastener. 3G vibration tested in all planes. Optional slipfitter mount available.

TYPE D

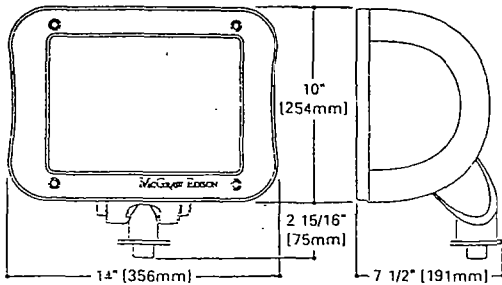


"TAPER-LOCK" KNUCKLE

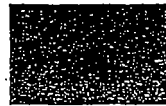
#

VFSK50HPSMTMF BK

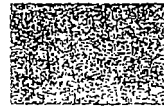
DIMENSIONS



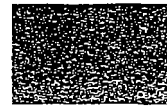
STANDARD COLORS



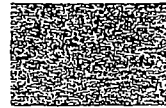
BK
Black



AP
Grey



BZ
Bronze



WI
Weathered Iron



WH
Architectural White

ORDERING INFORMATION

SAMPLE NUMBER: VFS-K-150-MH-120-NF

VF	S	K	50	HPS	MT	MF	NONE	BK	NONE
Product Family VF=Vision Flood	Mounting Type K=Knuckle	Lamp Wattage 50=50W 70=70W 100=100W 150=150W 175=175W	Lamp Type '1' MH=Metal Halide HPS=High Pressure Sodium	Voltage ^{2,3} 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V MT=Multi-Tap Wired 277V TT=Triple-Tap Wired 347V	Distribution NF=Narrow Flood HS=Horizontal Spot MF=Medium Flood WP=Wide Flood VF=Vertical Flood	Options (add as suffix) F=Single Fuse (120, 277, 347V) FF=Double Fused (208, 240 or 480V) PC=Button Photocontrol	Colors (add as suffix/Must Specify) BK=Black AP=Grey BZ=Bronze WH=White WI=Weathered Iron	Accessories (order separately/add color as suffix) JB=Architectural J-Box with 1/2" NPS Entry SM=Stanchion Mount ST=Stanchion Mount Tenon WM=Wall Mount WMA=Wall Mount Arm WMT=Wall Mount Arm (Tenon Mount) TMA=Twin Mount Arm .35 EPA TMT=Twin Mount Arm .42 EPA (Fits 2" Tenon) SF=Slipfitter (Fits 2" Tenon) PM1=Post Mount Extension .12 EPA PM2=Double Mount Extension .12 EPA SMT=Surface Mount Tenon BD=Barn Doors 1.01 EPA TV=Top Visor .6 EPA VS=Vandal Shield	

Catalog Number	Mounting Type	Lamp Wattage	Lamp Type/Base '1'	Voltage	Distribution	EPA	Net Wt. (lbs.)	Shipping Volume (cu. ft.)
VFS-K-70-MH-120-NF	Knuckle	70	MH/Medium-Base	120V	Narrow Flood	.87	25	1.40
VFS-K-100-MH-120-NF	Knuckle	100	MH/Medium-Base	120V	Narrow Flood	.87	25	1.40
VFS-K-150-HPS-120-WF	Knuckle	150	HPS/Medium-Base	120V	Wide Flood	.87	25	1.40
VFS-K-175-MH-120-WF	Knuckle	175	MH/Medium-Base	120V	Wide Flood	.87	25	1.40

NOTES: 'All lamps are medium-base.

¹Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.

²Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.

³Other finish-colors available. Consult McGraw-Edison Architectural Colors brochure.

FLOODLIGHT SUMMARY

Narrow Flood: VFS-K-175-MH-120-NF

NEMA IES Type	2H x 3V
Maximum Candela	52,997
Beam Angle—50% of Maximum	15H x 17V
Field Angle—10% of Maximum	26H x 34V
Field Lumens	4,166
Field Efficiency	30%
Total Lumens	5,107
Total Efficiency	37%

Wide Flood: VFS-K-175-MH-120-WF

NEMA IES Type	7H x 6V
Maximum Candela	8,346
Beam Angle—50% of Maximum	70H x 55V
Field Angle—10% of Maximum	132H x 103V
Field Lumens	11,282
Field Efficiency	81%
Total Lumens	11,702
Total Efficiency	84%

Horizontal Spot: VFS-K-175-MH-120-HS

NEMA IES Type	6H x 6V
Maximum Candela	10,694
Beam Angle—50% of Maximum	80H x 27V
Field Angle—10% of Maximum	111H x 120V
Field Lumens	10,872
Field Efficiency	78%
Total Lumens	11,597
Total Efficiency	83%

Medium Flood: VFS-K-175-MH-120-MF

NEMA IES Type	5H x 3V
Maximum Candela	25,698
Beam Angle—50% of Maximum	52H x 18V
Field Angle—10% of Maximum	74H x 41V
Field Lumens	7,542
Field Efficiency	34%
Total Lumens	11,747
Total Efficiency	34%

Vertical Flood: VFS-K-175-MH-120-VF

NEMA IES Type	7H x 6V
Maximum Candela	5,420
Beam Angle—50% of Maximum	98H x 58V
Field Angle—10% of Maximum	147H x 130V
Field Lumens	9,664
Field Efficiency	69%
Total Lumens	9,956
Total Efficiency	71%

PECIFICATION FEATURES

Type E

HOUSING

One-piece, soft form housing is die-cast of low copper aluminum and maintains a nominal .125 gauge thickness to endure the toughest environments while maintaining precise tolerance control.

LENS

Tempered glass is .180 thick and secured to the door frame in conjunction with a one-piece silicone gasket.

OPTICAL MODULES

Five (5) available, segmented optical modules including horizontal spot, narrow, wide, medium and vertical flood. All modules feature quick disconnect attachments and are manufactured of 95% reflective lighting sheet. Optional barn doors and top visors available as accessories.

DOOR

Die cast, low copper aluminum door is .125 gauge thick and maintains precision hinging to the housing. Door is secured (4) tamper resistant stainless steel pins. Integral to the door is an accessory channel mounting of both the door and barn doors.

GASKETING

Continuous silicone gasketing is fixed to the door and meets the housing to prevent entry of contaminants and is IP65 rated.

INTERNAL COMPONENTS

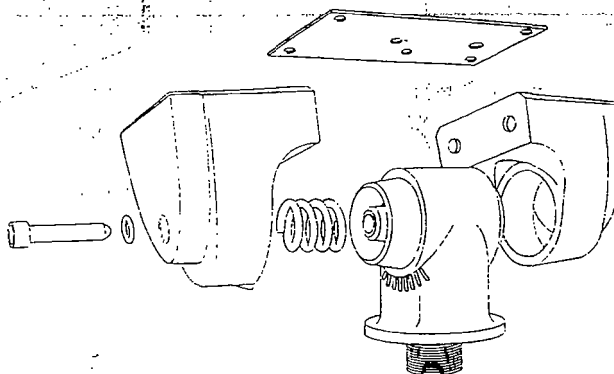
Power Factor (HPF) ballast components are strategically located heat sunk to the housing for cooler operation and longer life. The Vision is rated for 40° C ambient conditions. Accepts up to 175W Metal Halide or 150W HPS source types.

FINISH

Standard colors are grey, white, black, weathered iron and bronze polyester powder coat. Consult the McGraw-Edison Architectural Colors brochure for a complete selection of other available colors.

MOUNTING

Heavy-duty, low copper, die-cast aluminum knuckle utilizes a "taper-lock" adjustment for both solid attachment and precise aiming control. Knuckle adjustment is made via one (1) captive fastener consistent with door frame fastener. 3G vibration tested in all planes. Optional slipfitter mount available.



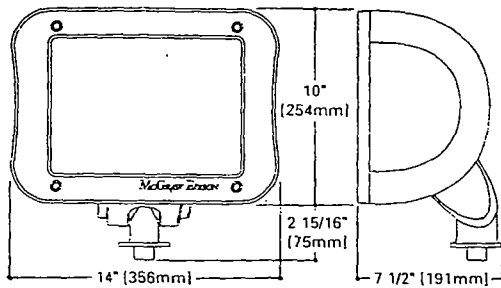
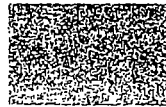
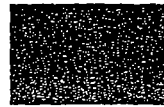
"TAPER-LOCK" KNUCKLE

#

V.F.S.K.100.H.P.S.M.T.M.F.B.K

Type E

DIMENSIONS

STANDARD COLORS ⁴BK
BlackAP
GreyBZ
BronzeWI
Weathered IronWH
Architectural White

ORDERING INFORMATION

SAMPLE NUMBER: VFS-K-150-MH-120-NF

VF	S	K	100	HPS	MT	MF	NONE	BK	NONE
Product Family VF=Vision Flood	Mounting Type K=Knuckle	Lamp Wattage 50=50W 70=70W 100=100W 150=150W 175=175W	Lamp Type ¹ MH=Metal Halide HPS=High Pressure Sodium	Voltage ^{2,3} 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V MT=Multi-Tap Wired 277V TT=Triple-Tap Wired 347V	Distribution NF=Narrow Flood HS=Horizontal Spot MF=Medium Flood WF=Wide Flood VF=Vertical Flood	Options (add as suffix) F=Single Fuse (120, 277, 347V) FF=Double Fused (208, 240 or 480V) PC=Button Photocontrol	Colors (add as suffix/Must Specify) ⁴ BK=Black AP=Grey BZ=Bronze WH=White WI=Weathered Iron	Accessories (order separately/add color as suffix) JB=Architectural J-Box with 1/2" NPS Entry SM=Stanchion Mount ST=Stanchion Mount Tenon WM=Wall Mount WMA=Wall Mount Arm WMT=Wall Mount Arm (Tenon Mount) TMA=Twin Mount Arm .35 EPA TMT=Twin Mount Arm .42 EPA (Fits 2" Tenon) SF=Slipfitter (Fits 2" Tenon) PM1=Post Mount Extension .12 EPA PM2=Double Mount Extension .12 EPA SMT=Surface Mount Tenon BD=Barn Doors 1.01 EPA TV=Top Visor .6 EPA VS=Vandal Shield	

Catalog Number	Mounting Type	Lamp Wattage	Lamp Type/Base ¹	Voltage	Distribution	EPA	Net Wt. (lbs.)	Shipping Volume (cu. ft.)
VFS-K-70-MH-120-NF	Knuckle	70	MH/Medium-Base	120V	Narrow Flood	.87	25	1.40
VFS-K-100-MH-120-NF	Knuckle	100	MH/Medium-Base	120V	Narrow Flood	.87	25	1.40
VFS-K-150-HPS-120-WF	Knuckle	150	HPS/Medium-Base	120V	Wide Flood	.87	25	1.40
VFS-K-175-MH-120-WF	Knuckle	175	MH/Medium-Base	120V	Wide Flood	.87	25	1.40

NOTES: ¹All lamps are medium-base.²Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.³Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.⁴Other finish colors available. Consult McGraw-Edison Architectural Colors brochure.

FLOODLIGHT SUMMARY

Narrow Flood: VFS-K-175-MH-120-NF	
NEMA IES Type	2H x 3V
Maximum Candela	52,997
Beam Angle—50% of Maximum	15H x 17V
Field Angle—10% of Maximum	26H x 34V
Field Lumens	4,166
Field Efficiency	30%
Total Lumens	5,107
Total Efficiency	37%

Medium Flood: VFS-K-175-MH-120-MF	
NEMA IES Type	5H x 3V
Maximum Candela	25,698
Beam Angle—50% of Maximum	52H x 18V
Field Angle—10% of Maximum	74H x 41V
Field Lumens	7,342
Field Efficiency	34%
Total Lumens	11,747
Total Efficiency	34%

Wide Flood: VFS-K-175-MH-120-WF	
NEMA IES Type	7H x 6V
Maximum Candela	8,346
Beam Angle—50% of Maximum	70H x 55V
Field Angle—10% of Maximum	132H x 103V
Field Lumens	11,282
Field Efficiency	31%
Total Lumens	11,702
Total Efficiency	34%

Vertical Flood: VFS-K-175-MH-120-VF	
NEMA IES Type	7H x 6V
Maximum Candela	5,420
Beam Angle—50% of Maximum	98H x 58V
Field Angle—10% of Maximum	147H x 130V
Field Lumens	9,664
Field Efficiency	69%
Total Lumens	9,956
Total Efficiency	71%

Horizontal Spot: VFS-K-175-MH-120-HS	
NEMA IES Type	6H x 6V
Maximum Candela	10,694
Beam Angle—50% of Maximum	80H x 27V
Field Angle—10% of Maximum	111H x 120V
Field Lumens	10,372
Field Efficiency	78%
Total Lumens	11,597
Total Efficiency	83%

One Union Station
Income Statement
December 31, 2001

	Monthly Activity	Monthly Budget	Monthly Variance	Y-T-D Activity	Y-T-D Budget	Y-T-D Variance
INCOME:						
Rental	\$ 39,703	\$ 39,286	\$ 417	\$ 462,758	\$ 458,900	\$ 3,858
Miscellaneous	56	0	56	2,319	0	2,319
TOTAL INCOME	<u>\$ 39,759</u>	<u>\$ 39,286</u>	<u>\$ 473</u>	<u>\$ 465,077</u>	<u>\$ 458,900</u>	<u>\$ 6,177</u>
EXPENSES:						
Administrative	\$ 6,278	\$ 12,995	\$ (6,717)	\$ 104,701	\$ 156,660	\$ (51,959)
Utilities	6,801	11,238	(4,436)	138,384	128,472	9,912
Operating	3,037	2,383	653	43,884	28,600	15,284
Maintenance	11,106	5,383	5,723	75,018	71,100	3,918
Taxes & Insurance	16,927	14,583	2,344	228,284	174,996	53,288
TOTAL EXPENSES	<u>\$ 44,149</u>	<u>\$ 46,582</u>	<u>\$ (2,433)</u>	<u>\$ 590,271</u>	<u>\$ 559,828</u>	<u>\$ 30,443</u>
NET OPERATING INCOME	\$ (4,390)	\$ (7,296)	\$ 2,906	\$ (125,194)	\$ (100,928)	\$ (24,266)
NET PROFIT / (LOSS)	<u>\$ (4,390)</u>	<u>\$ (7,296)</u>	<u>\$ 2,906</u>	<u>\$ (125,194)</u>	<u>\$ (100,928)</u>	<u>\$ (24,266)</u>

One Union Station
Responsibility Report
December 31, 2001

	Monthly Activity	Monthly Budget	Monthly Variance	Y-T-D Activity	Y-T-D Budget	Y-T-D Variance
INCOME:						
Rent Income - Commercial	\$ 33,955	\$ 33,537	\$ 418	\$ 393,772	\$ 389,912	\$ 3,860
Operating Expenses Recovered	5,748	5,749	(1)	68,986	68,988	(2)
Taxes Recovered	0	0	0	0	0	0
Interest Income	56	0	56	2,319	0	2,319
Other Income	0	0	0	0	0	0
Tenant Services	0	0	0	0	0	0
TOTAL INCOME	\$ 39,759	\$ 39,286	\$ 473	\$ 465,077	\$ 458,900	\$ 6,177
EXPENSES:						
LEASING:						
TOTAL LEASING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
ADMINISTRATIVE:						
Bank Service Charges	\$ 0	\$ 0	\$ 0	\$ 130	\$ 0	\$ 130
Office	0	33	(33)	0	400	(400)
Parking - RI Foundation	1,100	4,240	(3,140)	50,120	50,880	(760)
Visitor / Guest Parking	1,280	1,500	(220)	1,298	18,000	(16,702)
Tenant Parking	0	1,440	(1,440)	11,875	17,280	(5,405)
Management Fee	2,917	2,917	0	35,000	35,000	0
Legal	0	0	0	0	0	0
Telephone	981	365	616	5,871	4,380	1,491
Miscellaneous Administrative	0	2,500	(2,500)	53	30,000	(29,947)
Administrative - Security	0	0	0	0	0	0
Administrative - Carpet Cleaning	0	0	0	0	0	0
Administrative - Meeting Supplies	0	0	0	0	0	0
Administrative - Maintenance Supplies	0	0	0	0	0	0
License & Permits	0	0	0	354	720	(366)
TOTAL ADMINISTRATIVE	\$ 6,278	\$ 12,995	\$ (6,717)	\$ 104,701	\$ 156,660	\$ (51,959)
UTILITIES:						
Electricity	\$ 2,938	\$ 6,912	\$ (3,974)	\$ 98,922	\$ 90,172	\$ 8,750
Water	203	917	(714)	10,213	11,000	(787)
Water Recovery	0	0	0	0	0	0
Gas	3,019	3,634	(615)	22,743	30,000	(7,257)
Gas Expense Recovery	(700)	(1,100)	400	(10,336)	(13,200)	2,864

One Union Station
Responsibility Report
December 31, 2001

	Monthly Activity	Monthly Budget	Monthly Variance	Y-T-D Activity	Y-T-D Budget	Y-T-D Variance
Sewer Usage	\$ 1,341	\$ 875	\$ 467	\$ 16,842	\$ 10,500	\$ 6,342
Sewer Recovery	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL UTILITIES	<u>\$ 6,801</u>	<u>\$ 11,238</u>	<u>\$ (4,436)</u>	<u>\$ 138,384</u>	<u>\$ 128,472</u>	<u>\$ 9,912</u>

OPERATING:

Janitorial Supplies	\$ 553	\$ 150	\$ 403	\$ 6,301	\$ 1,800	\$ 4,501
Janitorial Services	1,788	833	954	7,878	10,000	(2,122)
Window Cleaning	0	0	0	1,200	2,500	(1,300)
Exterminating Contract	68	75	(7)	807	900	(93)
Trash Removal	548	575	(26)	4,892	6,900	(2,008)
Snow Removal	0	500	(500)	3,702	3,500	202
Miscellaneous Operating	<u>80</u>	<u>250</u>	<u>(170)</u>	<u>19,104</u>	<u>3,000</u>	<u>16,104</u>
TOTAL OPERATING	<u>\$ 3,037</u>	<u>\$ 2,383</u>	<u>\$ 654</u>	<u>\$ 43,884</u>	<u>\$ 28,600</u>	<u>\$ 15,284</u>

MAINTENANCE:

Security Contract	\$ 431	\$ 567	\$ (136)	\$ 4,757	\$ 6,800	\$ (2,043)
Plaza Maintenance	0	200	(200)	2,165	6,400	(4,235)
Grounds Supplies	0	0	0	1,051	600	451
Grounds Contract	0	0	0	800	1,900	(1,100)
Repairs Material	1,630	250	1,380	5,840	3,000	2,840
Repairs Contract	3,000	0	3,000	3,000	0	3,000
Maintenance Payroll	3,781	2,125	1,656	30,323	25,500	4,823
HVAC Contract & Maintenance	1,180	883	297	11,529	10,600	929
HVAC Supplies	0	250	(250)	357	3,000	(2,643)
Plumbing Supplies	0	250	(250)	0	3,000	(3,000)
Roofing Repairs	0	0	0	0	0	0
Light Fixtures & Bulbs	0	417	(417)	3,547	5,000	(1,453)
Tenant Services	1,084	0	1,084	3,714	0	3,714
Elevator Contract	0	316	(316)	3,044	3,800	(756)
Elevator Maintenance	0	0	0	0	0	0
Elevator - Telephone	0	0	0	0	0	0
Sprinkler & Fire Alarm	0	125	(125)	4,186	1,500	2,686
Miscellaneous Maintenance Repairs	<u>0</u>	<u>0</u>	<u>0</u>	<u>705</u>	<u>0</u>	<u>705</u>
TOTAL MAINTENANCE	<u>\$ 11,106</u>	<u>\$ 5,383</u>	<u>\$ 5,723</u>	<u>\$ 75,018</u>	<u>\$ 71,100</u>	<u>\$ 3,918</u>

TAXES & INSURANCE:

Real Estate Taxes	\$ 16,582	\$ 14,238	\$ 2,344	\$ 224,144	\$ 170,856	\$ 53,288
Property Insurance	<u>345</u>	<u>345</u>	<u>0</u>	<u>4,140</u>	<u>4,140</u>	<u>0</u>
TOTAL TAXES & INSURANCE	<u>\$ 16,927</u>	<u>\$ 14,583</u>	<u>\$ 2,344</u>	<u>\$ 228,284</u>	<u>\$ 174,996</u>	<u>\$ 53,288</u>

One Union Station
Responsibility Report
December 31, 2001

	Monthly Activity	Monthly Budget	Monthly Variance	Y-T-D Activity	Y-T-D Budget	Y-T-D Variance
FINANCIAL:						
TOTAL FINANCIAL	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
TOTAL EXPENSES	<u>\$ 44,149</u>	<u>\$ 46,582</u>	<u>\$ (2,432)</u>	<u>\$ 590,271</u>	<u>\$ 559,828</u>	<u>\$ 30,443</u>
NET OPERATING INCOME	<u>\$ (4,390)</u>	<u>\$ (7,296)</u>	<u>\$ 2,905</u>	<u>\$ (125,194)</u>	<u>\$ (100,928)</u>	<u>\$ (24,266)</u>
DEPRECIATION & AMORTIZATION:						
Depr - Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Depr - Tenant Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL DEPR & AMORT	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
NET PROFIT / (LOSS)	<u>\$ (4,390)</u>	<u>\$ (7,296)</u>	<u>\$ 2,905</u>	<u>\$ (125,194)</u>	<u>\$ (100,928)</u>	<u>\$ (24,266)</u>



