# PREMISES AT 350 BLEECKER STREET NEW YORK, NEW YORK 10014

Apartment Corporation:

350 Bleecker Street Apartment Corp.

Holders of Unsold Shares:

Bleecker Charles Company

ELEVENTH AMENDMENT TO

COOPERATIVE OFFERING PLAN

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This Amendment modifies and supplements the terms of the Offering Plan dated December 31, 1984 (the "Plan"), as amended by First Amendment dated January 2, 1985, the Second Amendment dated February 28, 1985, and filed by the department of Law on March 12, 1985, the Third Amendment dated April 5, 1985, and filed by the Department of Law on April 11, 1985, the Fourth Amendment dated May 1, 1985, and filed by the Department of Law on June 26, 1985, the Fifth Amendment dated August 19, 1985, and filed by the Department of Law on September 18, 1985, the Sixth amendment filed by the Department of Law in December, 1986, the Seventh Amendment filed by the Department of Law on August 4, 1987, the Eighth Amendment Amendment filed by the Department of Law on November 10, 1988, the Ninth Amendment filed by the Department of Law on November 15, 1989, and the Tenth Amendment filed by the Department of Law on June 11, 1990, as follows:

FIRST: Financial statements and budget.

The financial statement of the Apartment Corporation's operations for the period ended December 31, 1990 is appended to this Amendment as Exhibit A.

The Apartment Corporation reported a loss from operations (prior to a charge for depreciation) for the calendar year 1990 of \$43,458. The Apartment Corporation's statements are prepared on a cash rather than accrual basis. See independent auditor's report and Note 1 to the financial statement. The financial statement should be interpreted recognizing the Apartment Corporation's particular method of reporting its income and expenses.

The financial statement is contained herein for informational purposes only. The holders of Unsold Shares do not adopt the financial statement or make any representation as to the adequacy, accuracy or completeness of same or any item shown therein and none should be implied. The holders of Unsold Shares have not participated in the preparation of the financial statement of the Apartment Corporation and have not independently verified the information contained therein.

The budget for the Apartment Corporation's operations for the year 1991 is appended to this Amendment as Exhibit B.

#### **SECOND:** Apartment corporation officers and directors.

The following is a list of the current directors of the Apartment Corporation:

Elizabeth Edelstein Linda Jones Mark Lilien Kenneth B. Newman Robin Pasch Edna Marshall Larry Zerbe

The following are the current officers of the Apartment Corporation:

President - Kenneth B. Newman Vice President - Mark Lilien Secretary - Linda Jones Treasurer - Robin Pasch

Kenneth B. Newman can be considered a Sponsor Designee.

#### **SECOND:** Unsold shares: financial disclosure.

1. Annexed hereto as Exhibit C is a schedule of unsold units including shares allocated to each unit.

- 2. The aggregate amount of monthly maintenance paid on the apartments in Exhibit C is \$32,888.
- 3. The aggregate amount of monthly rent for all of the apartments listed in Exhibit C is \$32,843.35.
- 4. There are no financial obligations to the cooperative on the unsold shares which will become due within the 12 months following the date of this Amendment.
- 5. None of the unsold units are subject to mortgage or financing commitments.
- 6. The source of funds to meet the obligations described in paragraphs 2, 4 and 5 are rent receipts and the assets of the holder of unsold shares.
- 7. The holder of unsold shares is current on all financial obligations under this Plan and has been current for the 12 months preceding the date of this Amendment.
- 8. The Sponsor, principal of the sponsor or holders of unsold shares or units, as individual holder of unsold shares or units or as general partner or principal of the sponsor or holder, does not own more than ten per cent of the shares or units in any other building.
- 9. The Sponsor, principal of the sponsor or holders of unsold shares or units, as individual holder of unsold shares or units or as general partner or principal of the sponsor or holder, is current in its financial obligations in other cooperatives in which they own shares.
- 10. Sponsor does not now and did not since the date of conversion control the Board of Directors of the Cooperative Corporation since the date of conversion.

#### FOURTH: No other changes.

Except as set forth in this Eleventh Amendment, there have been no other material changes in the terms of the Offering Plan.

Dated: May 31, 1991

BLEECKER CHARLES COMPANY HOLDER OF UNSOLD SRARES

#### 350 BLEECKER STREET APARTMENT CORP.

(A COOPERATIVE HOUSING CORPORATION)

FINANCIAL STATEMENTS
(INCOME TAX BASIS)

<u>AND</u>

SUPPLEMENTARY INFORMATION

DECEMBER 31,\_1990\_AND 1989

WEISS & FELDMAN

### DECEMBER 31,\_1990\_AND 1989

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#### **WEISS & FELDMAN**

### WEISS & FELDMAN CERTIFIED PUBLIC ACCOUNTANTS

BURTON FELDMAN, C.P.A. MARK GUTTERMAN, C.P.A. MARK L. MEINBERG, C.P.A. 280 PLANDOME ROAD MANHASSET, NEW YORK 11030 (516) 365-6600 (212) 517-3016

#### INDEPENDENT AUDITOR'S REPORT

Board of Directors 350 Bleecker Street Apartment Corp.

We have audited the accompanying balance sheets of 350 Bleecker Street Apartment Corp. (A Cooperative Housing Corporation) as of December 31, 1990 and 1989, and the related statements of operations and accumulated deficit and cash flows for the years then ended. These financial statements are the responsibility of the corporations management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As described in the note 1 to these financial statements, the Corporation's policy is to prepare its financial statements on the same accounting basis used for income tax purposes. Consequently, revenues and the related assets are recognized when received rather than when earned, and expenses are recognized when paid rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 350 Bleecker Street Apartment Corp. (A Cooperative Housing Corporation) as of December 31, 1989 and 1988, and the results o, its operations for the years then ended in conformity with generally accepted accounting principles.

Board of Directors 350 Bleecker Street Apartment Corp.

Our examination was made for the purpose of forming an opinion on the basic financial statements of 330 Bleecker Street Apartment Corp. (A Cooperative Housing Corporation) for the years ended December 31, 1990 and 1989 taken as a whole. The supplementary information contained herein is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the examination of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Weiss and Freduce

April 5, 1991 Manhasset, New York

WEISS & FELDMAN

### BALANCE SHEETS

#### DECEMBER 31,\_1990\_AND 1989

	<u>1990</u>	<u>1989</u>
ASSET	rs	
Property (Note 1)		
Land	\$ 2,779,843	\$ 2,779,843
Building and Improvements	10,757,704	10,744,003
5 - 1	13,537,547	13,523,846
Less accumulated Depreciation	2,996,619	2,434,155
	10,540,928	11,089,691
Current Assets		
Cash and Short-term Investment	5,982	54,828
Loans & Exchanges	(2,500)	(3,300)
	3,482	51,528
Total Assets	\$10,544,410	\$11,141,219
	=========	========

See Accountant' Review Report  $\qquad \qquad \text{And} \\ \text{Notes to the Financial Statements}$ 

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**WEISS & FELDMAN** 

#### BALANCE SHEETS

#### DECEMBER 31,\_1990\_AND 1989

1990 1989

#### LIABILITIES AND SHAREHOLDERS' CAPITAL

Liabilities  Mortgage Payable  Accrued Taxes Payable  Closing Adjustment Payable-Sponsor  Total Liabilities	\$ 3,000,000 4,683 0 \$ 3,004,683	\$ 3,000,000 1,487 12,942 \$ 3,014,429
Shareholders' Capital		
Common Stock	\$ 17,202	\$ 17,202
Capital In Excess Of Par	10,524,528	10,524,528
Additional Paid-in Capital	113,653	94,794
Accumulated Deficit	(3,115,656)	(2,509,734)
Total Shareholders' Capital	\$ 7,539,727	\$ 8,126,790
Total Liabilities and		
Shareholders' Capital	\$ 10,544,410	\$ 11,141,219
	========	========

See Accountants' Review Report
And
Notes to the Financial Statements

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**WEISS & FELDMAN** 

## STATEMENT OF OPERATIONS AND ACCUMULATED DEFICIT THE YEARS ENDED DECEMBER 31,\_1990\_AND 1989

	1990	1989
Income		
Maintenance Charges Commercial Rent Income Commercial Rent Additional Coin Machine Interest Income Flip Tax Sublet Fees Late Fee Charges Interview Fee Income Other Income Real Estate Tax Rebate	\$ 798,507 86,000 22,650 13,200 4,909 2,150 2,494 850 2,600 90 (18,484)	\$ 756,387 93,500 0 13,200 4,339 6,430 4,188 2,194 2,003 7,500 5,563
	\$ 914,966	\$ 895,304
Operating Expense Taxes and Interest Utilities General and Administrative Labor and Related Expense Repairs and Maintenance Total Cost of Operations	\$ 579,555 85,057 92,729 157,013 44,070 \$ 958,424	\$ 581,367 74,272 100,910 108,801 31,887 \$ 897,237
Income (Loss) from Operations	\$ (43,458)	\$ (1,933)
Non-Operating Expenses Depreciation Charges  Net Income (Loss)	\$ 562,464 \$ 562,464 \$ (605,922)	\$ 560,440 \$ 560,440 \$ (562,373)
Accumulated Deficit; Beginning of Period	(2,509,734)	_(1,947,361)
Accumulated Deficit; End of Period	\$(3,115,656) ======	\$(2,509,734) =======

See Accountants' Review Report And Notes to the Financial Statements -5-

#### **WEISS & FELDMAN**

# STATEMENT OF CASH FLOWS THE YEARS ENDED DECEMBER 31,\_1990\_AND 1989

	<u>1990</u>	<u>1989</u>
Cash Flows From Operating Activities:		
<pre>Net (Loss) Adjustments to reconcile net income   to net cash provided by operating   activities:</pre>	\$(605,921)	\$(562,373)
Depreciation (Decrease) in closing adjustment payable Increase (Decrease) in loans and exchanges (Decrease) increase in payroll taxes payable	562,464 (12,942) (800)	560,440 0 3,300 (1,003)
Net Cash (Used) Provided by Operations	\$ (54,003)	364
Cash Flows From Investing Activities:		
Purchase of building improvements	\$ (13,701)	\$ (89,083)
Net Cash (Used by) Investing Activities	(13,701)	(89,083)
Cash Flows From Financing Activities:		
Decrease in short term investments Additional paid in capital	\$ 110,000 18,858	\$ 0 94,794
Net Cash Provided by Financing Activities	\$ 128,858	\$ 94,794
Net Increase in Cash	\$ 61,154	\$ 6,075
Cash (Overdraft) at Beginning of Year	(55,172)	(61,247)
Cash (Overdraft) at End of Year	\$ 5,982 ======	\$ (55,172) ======

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#### **WEISS & FELDMAN**

#### NOTES TO FINANCIAL STATEMENTS

#### 1. Summary of Significant Accounting Policies:

#### Organization:

The Corporation was incorporated in 1981, under the laws of the state of New York and qualifies under the Internal Revenue Code section 216 (b) (1) as a Cooperating Housing Corporation. The Corporation authorized 17,202 shares of \$1 par common stock, which are issued and outstanding. On August 1, 1985 the Corporation purchased from the sponsor, Bleecker Charles Company, the apartment complex at 350 Bleecker Street and commenced its business as a Cooperative Housing Corporation. The Corporation owns the six story building located at 350 Bleecker Street, New York and consists of 137 residential apartments, two commercial stores and a garage.

#### Basis of Presentation:

The accompanying financial statements have been prepared on the same basis as the Corporation files its federal income tax return. Accordingly, revenues and related assets are recognized when received rather than when earned, and expenses are recognized when paid rather then when the obligation is incurred.

#### Property and Depreciation:

Land and building improvements are state at cost. The cost allocated to the building and building improvements made during 1986 will be recovered over a 19 year period using the Accelerated Cost Recovery System method of depreciation. Improvements made during 1990, 1989, and 1988 will be recovered over a 27 1/2 year period using the Modified Accelerated Cost Recover System method of depreciation.

#### Revenue:

Residential maintenance is based on an annual budget determined by the Board of Directors. Commercial revenues are based upon existing lease agreements. Shareholders are billed monthly for proprietary maintenance based on their respective stock holdings. The corporation retains excess operating funds in short term liquid investments.

#### NOTES TO FINANCIAL STATEMENTS

#### 2. Mortgage Obligation:

The present mortgage, held by the Development Bank of Singapore, Ltd. is for \$3,000,000 for a period of ten years due November 6, 1996 with interest only at an interest rate of 9.75% per annum, requiring monthly payments of \$24,375 with no amortization or real estate escrow.

#### 3. Transaction with Related Parties:

The Corporation has a management agreement with a managing agent whose principal is the general partner of Bleecker Charles Company, the cooperative's sponsor.

#### 4. Federal Income Taxes:

The Internal Revenue Service has taken the position that real estate cooperatives are subject to Section 277 of the Internal Revenue Code.

Section 277 of the Code provides that a membership organization that is operated to provide services to members is permitted to deduct expenses attributable to the furnishing of services to the members only to the extent of the income derived during such year from its members. Section 277 permits a membership organization to reduce income from non-membership sources only by expenses incurred in generating this income. Accordingly, income from non-membership sources such as interest, commercial rental, professional apartment rental, etc., in excess of expenses properly attributable thereto may be subject to federal tax.

Income tax liability that my result from the above is not reflected in the attached financial statements. If the position of the Internal Revenue Service is sustained by the courts, such liability will be reflected in future financial statements.

#### NOTES TO FINANCIAL STATEMENTS

#### 5. Master Commercial Lease Provisions:

Under the terms of the Master Commercial Lease, a percentage of the increase in real estate taxes and specified overhead costs allocable to the commercial space will be paid to the Cooperative as additional rent. At December 31, 1989 the amount due to the Cooperative from this provision was \$22,650. This amount was paid in 1990. At December 31, 1990 the amount due to the Cooperative under this provision was \$26,690. This amount was paid in 1991.

#### 6. Mortgage Interest and Real Estate Taxes:

During the calendar years ended December 31, 1990 and 1989 the Corporation incurred mortgage interest expense and real estate taxes which were passed through to the shareholders as personal income tax deductions. The applicable per share amounts were \$15.4097 and \$15.4097 for mortgage interest and \$14.6631 and \$14.1767 for real estate taxes, respectively. These amounts represent per share deductions for shareholders who were shareholders of the Corporation for the entire year. Shareholders who were not shareholders of the corporation for the entire year are entitled to only a pro-rata share of the deduction.

#### 7. Special Assessment:

During 1989, the Board of Directors authorized a special assessment of \$1.25 per share per month for a period of six months, beginning in August. Shareholders were given the option of making a one time payment of \$7.50 in August. The proceeds were to provide for improvements. This special assessment increases each individual shareholder's basis in the Cooperative's stock and does not result in any additional interest or real estate tax deductions.

SUPPLEMENTARY INFORMATION

WEISS & FELDMAN

## SCHEDULES OF OPERATING EXPENSES DECEMBER 31,\_1990\_AND DECEMBER 31,\_1989

		1990		1989
Taxes and Interest  Real Estate Taxes  New York State Franchise Taxes  New York City General	\$	278,329 3,262	\$	281,972 3,890
Corporation Taxes  Metropolitan Transit Surcharge  New York City Vault Tax  Mortgage Interest		4,746 568 150 292,500		2,480 375 150 292,500
	\$ ===	579,555 ======	\$ ===	581,367
Utilities Fuel & Heating Oil Electric & Gas Water & Sewer Charges	\$	31,422 19,634 34,001	\$	30,536 18,433 25,303
	\$ ===	85,057 ======	\$ ===	74,272
General and Administrative Insurance Management Fees Legal Accounting Telephone Postage & Stationery Licenses, Permits & Violations Dues & Subscriptions Office Expenses Miscellaneous Expenses Security		\$ 36,279 42,000 430 5,300 877 736 3,297 0 2,553 109 1,148		\$ 38,152 42,000 0 5,000 842 670 1,569 90 2,640 400 9,547
Labor and Related Expenses Payroll FICA Hospitalization		92,729 ======= \$ 126,057 15,086 15,870		100,910 ====================================
	\$ ===	157,013 ======	\$ ===	108,801

See Accountants' Review Report And Notes to the Financial Statements -10-

#### **WEISS & FELDMAN**

# SCHEDULES OF OPERATING EXPENSES DECEMBER 31,\_1990\_AND DECEMBER 31,\_1989

		<u>1990</u>		1989
Repairs and Maintenance				
Boiler, Heating & Plumbing	\$	12,560	\$	10,464
Janitorial Supplies		4,529		4,797
Elevator		7,541		7,058
Electrical		0		65
Incinerator		6,028		4,448
Intercom & Door		5,518		1,599
Landscaping		3,044		703
Exterminating		1,217		1,459
Painting & Cleaning		3,633		1,294
	\$	44,070	\$	31,887
	===	=======	===	=======

See Accountants' Review Report
And
Notes to the Financial Statements

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WEISS & FELDMAN

#### 1991 BUDGET

### 350 BLEECKER STREET APARTMENT CORP.

(A COOPERATIVE HOUSING CORPORATION)

BUDGET AND STATEMENT OF WORKING CAPITAL FLOW

**WEISS & FELDMAN** 

# 350 BLEECKER STREET APARTMENT CORP. (A COOPERATIVE HOUSING CORPORATION) BUDGET AND STATEMENT OF WORKING CAPITAL FLOW

Transamo t	1991 BUDGET
Income:	
Commercial rent income Coin machine Commercial rent additional	\$ 86,000 13,000 23,000
	\$122,000 =====
Taxes and Interest:	
Real estate taxes Corporate taxes Mortgage interest	280,000 8,000 292,500 \$580,500
Utilities:	======
Fuel and heating oil Electric and gas Water and sewer chargers	30,000 21,000 <u>34,000</u>
General and Administrative:	\$85,000 =====
General and Administrative.	
Management fees Insurance Legal Audit fees Telephone and sundries Security Office expenses	\$ 42,000 40,000 2,000 5,400 4,000 5,500 2,000
	\$ 97,000 ======
Labor and Related Expenses	
Payroll Payroll taxes and benefits	\$120,000 24,000
	\$144,000 ======

#### WEISS & FELDMAN

# 350 BLEECKER STREET APARTMENT CORP. (A COOPERATIVE HOUSING CORPORATION) BUDGET AND STATEMENT OF WORKING CAPITAL FLOW

Repairs and Maintenance:		\$ 32,000		
			32,000	
Total Operating I	Expenditures	3	939,400	
Excess Expenditures Over Revenues			817,400	
*Maintenance Charges Required to cover Expenditures		817,400		
	<u>Annual</u>	Monthly	Per Share Annual	Per Share Monthly
Projected Budget Requirements On basis of 17202 shares	\$817,400	\$ 68,116	\$47.51	3.95

**WEISS & FELDMAN** 

### EXHIBIT C

#### SCHEDULE OF UNSOLD UNITS

LA-86	3K-130	1T-82
2A-104	4K-132	2T-81
	5K-134	4T-88
	6K-140	6T-92
LB-124	1L-126	
1B-126		3U-108
6B-140	3L-130	6U-115
		2V-106
		3V-108
4C-110	LM-124	
	1M-126	1W-82
	6M-140	2W-84
	VII V	_,, 0 -
	LN-77	1X-92
6D-92	1N-126	
	4N-132	
LE-181		
1E-185		
4E-194		
5E-200	1P-185	
6E-219	3P-191	
	4P-194	
1F-82	5P-200	
5F-90	6P-206	
6F-92		
2G-187		
4G-194		
6G-219	4R-132	
	6R-150	8,222 unsold shares constitute
LH-77		48% of outstanding shares
	1S-18S	J
	2S-187	
	3S-191	
1J-126	4S-194	
2J-128	SS-200	
	6S-219	
5J-134		
6J-140		

			LEAS	SE
APT.	TENANT	RENTAL	COMMENCES	EXPIRES
LA	William P. Howle	473.27	8/1/90	7/31/92
LB	C. Hoh	458.30	7/1/89	6/30/91
LE	Manzi, Wohl & Shotland	1,450.00	1/15/91	1/31/92
LG	SUPERINTENDENT			
LH	(VACANT)			
LM	Van Dexter	629.24	7/1/89	6/30/91
LN	Rosemarie Sciarrone	409.09	9/1/so	8/31/92
1B	Cynthia Merman	578.10	7/1/90	6/30/92
1E	Betty Roberg	919.22	7/1/90	6/30/92
1F	Lauren DeFranco	900.00	1/1/91	12/31/91
1J	Scott Kahme	570.78	9/1/89	8/31/91
1L	Edwin Laube	S93.22	8/1/90	7/31/92
1M	(VACANT)			
1N	Francis Campbell	450.05	10/1/89	9/30/91
1P	Arno Karlen	746.18	3/1/90	2/28/92
1S	Gary Marstrell	1,065.40	11/1/90	10/31/92
1T	Lori Stevens	373.27	9/1/90	8/31/91
1W	Michiko Iseri Terajima	397.00	5/1/91	4/30/93
1X	Rebecca Donovan	490.69	5/1/90	4/30/92
2A	Anne Mortimer-Maddox	564.86	10/1/89	9/30/91
2G	S. Hamilton & C. Hyre	696.62	5/1/91	4/30/93
2J	(VACANT)			
2S	F. Pearlson	855.88	5/1/90	4/30/92
2T	Gerald R. Rossi	371.79	7/1/89	6/30/91
2V	(VACANT)			
2W	Ruth Strauss	371.92	12/1/89	11/30/91
3K	Manfred Riedel	526.65	2/1/91	1/31/93
3L	Barbara Dale	587.65	4/1/90	3/31/92
3P	Suzanne Cole	627.76	8/1/90	7/31/92
3S	Jack Katz	874.70	10/1/89	9/30/91
3U	Michael Borden	402.65	10/1/89	9/30/91
3V	Craig Rodwell	447.25	2/1/91	1/31/93

			LEAS	SE
APT.	TENANT	RENTAL	COMMENCES	EXPIRES
4.0	a 1 m	000 00	1 /1 /01	10/21/01
4C	<u>-</u>	,000.00	1/1/91	12/31/91
4E	Caron Post	796.03	10/1/89	9/30/91
4G	Dennis Saunders	689.24	2/1/91	1/31/93
4K	Janet Preene	602.63	4/1/90	3/31/92
4N	Elizabeth Bowes	718.29	8/1/90	7/31/92
4P	(VACANT)	670 07	0 /1 /01	1 /21 /00
4R	Nancy Henriks	679.97	2/1/91	1/31/92
4S	Klaus Wust	653.43	7/1/90	6/30/92
4T	Zarin R. Mody	407.31	2/1/90	1/31/92
5E	Lewis Rabbage	711.38	5/1/90	4/30/92
5F	John Rochford	499.80	8/1/89	7/31/91
5K	Ann Davis Millstein	477.08	7/1/89	6/30/91
5P	A. Pasquale & Charles Curtis		12/1/90	11/30/91
5S	Christina Goldblatt	809.65	8/1/89	7/31/91
	0		0, 2, 0,	,, ==, ==
6B	Toby Cohen	574.43	1/1/91	12/31/92
6D	Catherine Hoge	425.23	12/1/89	11/30/91
6E	Robert Schrank	632.65	7/1/89	6/30/91
6F	June & Edward Pearson	428.77	12/1/90	11/30/92
6G	Richard Wein	663.42	3/1/90	2/28/92
6J	Janet Edelman	525.78	10/1/89	9/30/91
бK	Peter Heywood Lonsdale	521.62	6/1/90	1/31/92
бМ	Kim Weldy & Darryl C. Brown	669 84	2/1/90	1/31/92
6P	John Paradise	639 83	10/1/89	9/30/91
6R	Stephen Torkelson	472.19	11/1/90	10/31/92
6S	Murray Strelitz	662.91	2/1/90	1/31/92
6T	Richard Glavin	510.16	7/1/90	6/30/92
6U	Richard Mientka	483.09	7/1/89	6/30/91