

Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2004

Open to Public Inspection

A For the 2004 calendar year, or tax year beginning

and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Please use IRS label or print or type. See Specific Instructions.	C Name of organization UNIVERSITY CITY SCIENCE CENTER		D Employer identification number 23-1645908	
		Number and street (or P O box if mail is not delivered to street address) 3701 MARKET STREET		Room/suite 3RD FL	E Telephone number 215-966-6272
		City or town, state or country, and ZIP + 4 PHILADELPHIA, PA 19104		F Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) ▶	
		<p>• Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).</p> <p>H and I are not applicable to section 527 organizations. H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) If "Yes," enter number of affiliates ▶ H(c) Are all affiliates included? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No (If "No," attach a list) H(d) Is this a separate return filed by an organization covered by a group ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I Group Exemption Number ▶ M Check <input type="checkbox"/> if the organization is not required to attach Sch B (Form 990, 990-EZ, or 990-PF)</p>			

G Website: **WWW.SCIENCECENTER.ORG****J** Organization type (check only one) ☒ 501(c) (3) (insert no) ☐ 4947(a)(1) or ☐ 527**K** Check here ☐ if the organization's gross receipts are normally not more than \$25,000. The organization need not file a return with the IRS, but if the organization received a Form 990 Package in the mail, it should file a return without financial data. Some states require a complete return.**L** Gross receipts: Add lines 6b, 8b, 9b, and 10b to line 12 ▶ **13,367,229.****Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances**

Revenue	1 Contributions, gifts, grants, and similar amounts received:				
	a Direct public support	1a	30,000.		
	b Indirect public support	1b			
	c Government contributions (grants)	1c	154,134.		
	d Total (add lines 1a through 1c) (cash \$ 184,134. noncash \$)			1d	184,134.
	2 Program service revenue including government fees and contracts (from Part VII, line 93)			2	12,319,108.
	3 Membership dues and assessments			3	
	4 Interest on savings and temporary cash investments			4	74,160.
	5 Dividends and interest from securities			5	
	6 a Gross rents	6a			
	b Less: rental expenses	6b			
	c Net rental income or (loss) (subtract line 6b from line 6a)			6c	
	7 Other investment income (describe ▶)			7	
	8 a Gross amount from sales of assets other than inventory	(A) Securities	8a	(B) Other	
	b Less: cost or other basis and sales expenses	8b	3,235.		
	c Gain or (loss) (attach schedule)	8c	<3,235.>		
	d Net gain or (loss) (combine line 8c, columns (A) and (B))	STMT 1	STMT 2	8d	<22,046.>
9 Special events and activities (attach schedule). If any amount is from gaming, check here <input type="checkbox"/>					
a Gross revenue (not including \$ of contributions reported on line 1a) ...	9a				
b Less: direct expenses other than fundraising expenses	9b				
c Net income or (loss) from special events (subtract line 9b from line 9a)			9c		
10 a Gross sales of inventory, less returns and allowances	10a				
b Less: cost of goods sold	10b				
c Gross profit or (loss) from sales of inventory (attach schedule) (subtract line 10b from line 10a)			10c		
11 Other revenue (from Part VII, line 18)			11		
12 Total revenue (add lines 1d, 2, 3, 4, 5, 6c, 7, 8c, 9c, 10c, and 11)			12	12,555,356.	
13 Program services (from line 44, column (B))			13	11,755,982.	
14 Management and general (from line 44, column (C))			14	3,423,862.	
15 Fundraising (from line 44, column (D))			15	19,200.	
16 Payments to affiliates (attach schedule)			16		
17 Total expenses (add lines 10 and 44, column (A))			17	15,199,044.	
18 Excess or (deficit) for the year (subtract line 17 from line 12)			18	<2,643,688.>	
19 Net assets or fund balances at beginning of year (from line 73, column (A))			19	7,254,647.	
20 Other changes in net assets or fund balances (attach explanation) SEE STATEMENT 3			20	<1,013,296.>	
21 Net assets or fund balances at end of year (combine lines 18, 19, and 20)			21	3,597,663.	

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01-13-05

LHA For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2004)

Part II Statement of Functional Expenses

All organizations must complete column (A). Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others.

Page 2

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I.		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22	Grants and allocations (attach schedule)				
	(cash \$ _____ noncash \$ _____)				
23	Specific assistance to individuals (attach schedule)				
24	Benefits paid to or for members (attach schedule)				
25	Compensation of officers, directors, etc.	1,030,730.	0.	1,030,730.	0.
26	Other salaries and wages	883,066.	461,765.	421,301.	
27	Pension plan contributions	105,389.	29,465.	75,924.	
28	Other employee benefits	186,717.	50,977.	135,740.	
29	Payroll taxes	125,659.	35,132.	90,527.	
30	Professional fundraising fees	19,200.			19,200.
31	Accounting fees	94,678.	18,776.	75,902.	
32	Legal fees	163,032.	49,935.	113,097.	
33	Supplies	23,538.	3,566.	19,972.	
34	Telephone	21,964.	921.	21,043.	
35	Postage and shipping	34,350.	1,376.	32,974.	
36	Occupancy	1,921,420.	1,513,064.	408,356.	
37	Equipment rental and maintenance	9,909.	3,599.	6,310.	
38	Printing and publications	122,615.	13,591.	109,024.	
39	Travel	108,080.	17,831.	90,249.	
40	Conferences, conventions, and meetings				
41	Interest	1,695,478.	1,656,588.	38,890.	
42	Depreciation, depletion, etc. (attach schedule)	1,790,817.	1,596,295.	194,522.	
43	Other expenses not covered above (itemize)				
a					
b					
c					
d					
e	SEE STATEMENT 4	6,862,402.	6,303,101.	559,301.	
44	Total functional expenses (add lines 22 through 43) Organizations completing columns (B)-(D), carry these totals to lines 13-15.	15,199,044.	11,755,982.	3,423,862.	19,200.

Joint Costs. Check ☐ if you are following SOP 98-2.

Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services?

Yes ☐ No ☒

If "Yes," enter (i) the aggregate amount of these joint costs \$ _____; (ii) the amount allocated to Program services \$ _____;

(iii) the amount allocated to Management and general \$ _____; and (iv) the amount allocated to Fundraising \$ _____

Part III Statement of Program Service Accomplishments

What is the organization's primary exempt purpose? SEE STATEMENT 5

All organizations must describe their exempt purpose achievements in a clear and concise manner. State the number of clients served, publications issued, etc. Discuss achievements that are not measurable. (Section 501(c)(3) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others.)

Program Service Expenses
 (Required for 501(c)(3) and (4) orgs. and 4947(a)(1) trusts, but optional for others.)

a	SEE STATEMENT 6				
		(Grants and allocations \$	154,134.)		451,323.
b	SEE STATEMENT 7				
		(Grants and allocations \$			11,304,659.
c					
		(Grants and allocations \$			
d					
		(Grants and allocations \$			
e	Other program services (attach schedule)				
f	Total of Program Service Expenses (should equal line 44, column (B), Program services)				11,755,982.

Part IV Balance Sheets

Note: Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.

		(A) Beginning of year		(B) End of year
Assets	45 Cash - non-interest-bearing	10,993.	45	9,724.
	46 Savings and temporary cash investments	4,386,703.	46	6,635,382.
	47 a Accounts receivable	47a 4,097,297.		
	b Less: allowance for doubtful accounts	47b 1,555,982.	1,922,659.	47c 2,541,315.
	48 a Pledges receivable	48a		
	b Less: allowance for doubtful accounts	48b		48c
	49 Grants receivable		49	
	50 Receivables from officers, directors, trustees, and key employees		50	
	51 a Other notes and loans receivable	51a 55,364.		
	b Less: allowance for doubtful accounts	51b	491,595.	51c 55,364.
	52 Inventories for sale or use		52	
	53 Prepaid expenses and deferred charges		142,291.	53 90,801.
54 Investments - securities STMT 8	<input type="checkbox"/> Cost <input checked="" type="checkbox"/> FMV	1,391,371.	54	1,181,771.
55 a Investments - land, buildings, and equipment: basis	55a			
b Less: accumulated depreciation	55b		55c	
56 Investments - other	SEE STATEMENT 9	213,635.	56	518,819.
57 a Land, buildings, and equipment: basis	57a 81,543,969.			
b Less: accumulated depreciation	57b 25,757,698.	56,426,115.	57c	55,786,271.
58 Other assets (describe SEE STATEMENT 10)		3,343,321.	58	3,192,960.
59 Total assets (add lines 45 through 58) (must equal line 74)		68,328,683.	59	70,012,407.
Liabilities	60 Accounts payable and accrued expenses	2,865,970.	60	2,258,503.
	61 Grants payable		61	
	62 Deferred revenue	576,482.	62	576,553.
	63 Loans from officers, directors, trustees, and key employees		63	
	64 a Tax-exempt bond liabilities		64a	
	b Mortgages and other notes payable	54,777,099.	64b	60,425,589.
65 Other liabilities (describe SEE STATEMENT 11)		2,854,485.	65	3,154,099.
66 Total liabilities (add lines 60 through 65)		61,074,036.	66	66,414,744.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74.			
	67 Unrestricted	7,221,628.	67	3,589,992.
	68 Temporarily restricted	33,019.	68	7,671.
	69 Permanently restricted		69	
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74.			
	70 Capital stock, trust principal, or current funds		70	
	71 Paid-in or capital surplus, or land, building, and equipment fund		71	
	72 Retained earnings, endowment, accumulated income, or other funds		72	
	73 Total net assets or fund balances (add lines 67 through 69 or lines 70 through 72; column (A) must equal line 19; column (B) must equal line 21)	7,254,647.	73	3,597,663.
	74 Total liabilities and net assets / fund balances (add lines 66 and 73)	68,328,683.	74	70,012,407.

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization. How the public perceives an organization in such cases may be determined by the information presented on its return. Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization's programs and accomplishments.

Part IV-A Reconciliation of Revenue per Audited Financial Statements with Revenue per Return

a Total revenue, gains, and other support per audited financial statements	a 16,734,485.
b Amounts included on line a but not on line 12, Form 990	
(1) Net unrealized gains on investments \$ 87,427.	
(2) Donated services and use of facilities \$	
(3) Recoveries of prior year grants \$	
(4) Other (specify): STMT 12 \$ 4,091,702.	
Add amounts on lines (1) through (4)	b 4,179,129.
c Line a minus line b	c 12,555,356.
d Amounts included on line 12, Form 990 but not on line a :	
(1) Investment expenses not included on line 6b, Form 990 \$	
(2) Other (specify): \$	
Add amounts on lines (1) and (2)	d 0.
e Total revenue per line 12, Form 990 (line c plus line d)	e 12,555,356.

Part IV-B Reconciliation of Expenses per Audited Financial Statements with Expenses per Return

a Total expenses and losses per audited financial statements	a 20,391,469.
b Amounts included on line a but not on line 17, Form 990:	
(1) Donated services and use of facilities \$	
(2) Prior year adjustments reported on line 20, Form 990 \$	
(3) Losses reported on line 20, Form 990 \$	
(4) Other (specify): STMT 13 \$ 5,192,425.	
Add amounts on lines (1) through (4)	b 5,192,425.
c Line a minus line b	c 15,199,044.
d Amounts included on line 17, Form 990 but not on line a :	
(1) Investment expenses not included on line 6b, Form 990 \$	
(2) Other (specify): \$	
Add amounts on lines (1) and (2)	d 0.
e Total expenses per line 17, Form 990 (line c plus line d)	e 15,199,044.

Part V List of Officers, Directors, Trustees, and Key Employees (List each one even if not compensated.)

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (if not paid, enter -0-)	(D) Contributions to employee benefit plans & deferred compensation	(E) Expense account and other allowances
JILL R. FELIX	FORMER PRESIDENT			
WEST CHESTER PA	40	393,231.	28,857.	0.
EARL KLINE	FORMER CO&FO			
PHOENIXVILLE PA	40	131,598.	22,728.	0.
JULIA FORD	TREASURER/SECRETARY			
CLIFTON HEIGHTS PA	40	90,584.	10,898.	0.
PRADIP BANERJEE	PRESIDENT			
PRINCETON, NJ	40	75,000.	528.	0.
DAVID NOTEWARE	FORMER COO			
HAVERFORD, PA	40	183,394.	30,331.	0.
CURTIS HESS	VICE PRESIDENT			
HAVERTOWN, PA	40	156,923.	27,697.	0.
SEE ATTACHED BOARD MEMBER LIST	SEE ATTACHED			
	LESS THAN 1HR	0.	0.	0.

75 Did any officer, director, trustee, or key employee receive aggregate compensation of more than \$100,000 from your organization and all related organizations, of which more than \$10,000 was provided by the related organizations? If "Yes," attach schedule ☐ Yes ☒ No

Part VI Other Information		Yes	No
76	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity	76	X
77	Were any changes made in the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes.	77	X
78 a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?	78a	X
b	If "Yes," has it filed a tax return on Form 990-T for this year? N/A	78b	
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement	79	X
80 a	Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc., to any other exempt or nonexempt organization?	80a	X
b	If "Yes," enter the name of the organization SEE STATEMENT 14 and check whether it is <input type="checkbox"/> exempt or <input type="checkbox"/> nonexempt.		
81 a	Enter direct or indirect political expenditures. See line 81 instructions 81a 0.		
b	Did the organization file Form 1120-POL for this year?	81b	X
82 a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?	82a	X
b	If "Yes," you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions in Part III.) 82b N/A		
83 a	Did the organization comply with the public inspection requirements for returns and exemption applications?	83a	X
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	83b	X
84 a	Did the organization solicit any contributions or gifts that were not tax deductible?	84a	X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? N/A	84b	
85	501(c)(4), (5), or (6) organizations. a Were substantially all dues nondeductible by members? N/A	85a	
b	Did the organization make only in-house lobbying expenditures of \$2,000 or less? N/A	85b	
	If "Yes" was answered to either 85a or 85b, do not complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year.		
c	Dues, assessments, and similar amounts from members 85c N/A		
d	Section 162(e) lobbying and political expenditures 85d N/A		
e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices 85e N/A		
f	Taxable amount of lobbying and political expenditures (line 85d less 85e) 85f N/A		
g	Does the organization elect to pay the section 6033(e) tax on the amount on line 85f? N/A	85g	
h	If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year? N/A	85h	
86	501(c)(7) organizations. Enter a Initiation fees and capital contributions included on line 12 86a N/A		
b	Gross receipts, included on line 12, for public use of club facilities 86b N/A		
87	501(c)(12) organizations. Enter a Gross income from members or shareholders 87a N/A		
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them) 87b N/A		
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	88	X
89 a	501(c)(3) organizations. Enter. Amount of tax imposed on the organization during the year under section 4911 0.; section 4912 0.; section 4955 0.		
b	501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," attach a statement explaining each transaction	89b	X
c	Enter: Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 0.		
d	Enter: Amount of tax on line 89c, above, reimbursed by the organization 0.		
90 a	List the states with which a copy of this return is filed PENNSYLVANIA	90a	45
b	Number of employees employed in the pay period that includes March 12, 2004	90b	45
91	The books are in care of COMPANY OFFICE Telephone no. 215 966-6272		

Located at 3701 MARKET STREET PHILADELPHIA PA, 3RD FLOOR

ZIP + 4 19104

92 Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041- Check here
and enter the amount of tax-exempt interest received or accrued during the tax year

92

N/A

Part VII Analysis of Income-Producing Activities (See page 33 of the instructions.)

Note: Enter gross amounts unless otherwise indicated.

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclu- sion code	(D) Amount	
93 Program service revenue					
a SEE STATEMENT 15					12,319,108.
b					
c					
d					
e					
f Medicare/Medicaid payments					
g Fees and contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings and temporary cash investments			14	74,160.	
96 Dividends and interest from securities					
97 Net rental income or (loss) from real estate:					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory			18	<22,046.>	
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue:					
a					
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))		0.		52,114.	12,319,108.
105 Total (add line 104, columns (B), (D), and (E))					12,371,222.

Note: Line 105 plus line 1d, Part I, should equal the amount on line 12, Part I.

Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes (See page 34 of the instructions.)

Line No.	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes).
▼	SEE STATEMENT 17

Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities (See page 34 of the instructions.)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership interest	(C) Nature of activities	(D) Total income	(E) End-of-year assets
SEE STATEMENT 16	%			
	%			
	%			
	%			

Part X Information Regarding Transfers Associated with

(a) Did the organization, during the year, receive any funds, directly or indirectly, from any source?

(b) Did the organization, during the year, pay premiums, directly or indirectly, on any contract?

Note: If "Yes" to (b), file Form 8870 and Form 4720 (see instructions).

Please Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true and correct. Declaration of preparer (other than officer) is based on all information provided to the preparer.	
	Signature of officer	Date
Paid Preparer's Use Only	Preparer's signature	
	Firm's name (or yours if self-employed), address, and ZIP + 4	

GOLDENBERG ROSENTHAL, L.
101 WEST AVENUE, P.O. BOX
JENKINTOWN, PA 19046-0450

SCHEDULE A
(Form 990 or 990-EZ)Department of the Treasury
Internal Revenue Service**Organization Exempt Under Section 501(c)(3)**(Except Private Foundation) and Section 501(e), 501(f), 501(k),
501(n), or Section 4947(a)(1) Nonexempt Charitable Trust**Supplementary Information-(See separate instructions.)**
▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ**

OMB No 1545-0047

2004

Name of the organization

UNIVERSITY CITY SCIENCE CENTER

Employer identification number

23 1645908

Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees

(See page 1 of the instructions. List each one. If there are none, enter "None.")

(a) Name and address of each employee paid more than \$50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
ROBERT DARROCH ----- HAVERTOWN PA	DIR. ENGINEER 40	72,812.	3,885.	
GREGORY FELIX ----- HADDONFIELD NJ	DIR.LAUNCH OP 40	73,252.	7,688.	
PATRICIA ENGLISH ----- PHILADELPHIA, PA	SR. PROP MAN 40	97,010.	13,312.	
MARY ROBERTSON ----- PHOENIXVILLE, PA	SR. PROP MAN 40	91,760.	17,007.	
KATE RUMBERGER ----- PHILADELPHIA, PA	SR. PROP MAN 40	88,730.	7,336.	
Total number of other employees paid over \$50,000 ▶	9			

Part II Compensation of the Five Highest Paid Independent Contractors for Professional Services

(See page 2 of the instructions. List each one (whether individuals or firms) If there are none, enter "None.")

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
SPENCER STUART ----- P.O. BOX 98991, CHICAGO, IL 60693	EXECUTIVE SEARCH SERVICES	171,894.
CUSHMAN & WAKEFIELD OF PA, INC. ----- 1717 ARCH ST., 30TH FLOOR, , PHILADELPHIA, PA 191	REAL ESTATE AGENTS	102,341.
GOLDENBERG ROSENTHAL, LLP ----- 101 WEST AVE. , JENKINTOWN, PA 19046-0458	ACCOUNTING AND AUDITING	75,819.
WOLF, BLOCK, SCHORR & SOLIS COHEN ----- 1650 ARCH STREET, PHILADELPHIA, PA 19103	LEGAL	151,170.
THE ESOURCE GROUP ----- 3701 MARKET STREET, SUITE 300, PHILADELPHIA, PA 1	IT CONSULTANTS	125,396.
Total number of others receiving over \$50,000 for professional services ▶	2	

Part III Statements About Activities (See page 2 of the instructions.)

	Yes	No
1 During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activities \$ _____ \$ _____ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B.) Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking "Yes," must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.	1	X
2 During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? (If the answer to any question is "Yes," attach a detailed statement explaining the transactions.) SEE STATEMENT 18		
a Sale, exchange, or leasing of property?	2a	X
b Lending of money or other extension of credit?	2b	X
c Furnishing of goods, services, or facilities?	2c	X
d Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?	2d	X
e Transfer of any part of its income or assets?	2e	X
3 a Do you make grants for scholarships, fellowships, student loans, etc.? (If "Yes," attach an explanation of how you determine that recipients qualify to receive payments.)	3a	X
b Do you have a section 403(b) annuity plan for your employees?	3b	X
4 a Did you maintain any separate account for participating donors where donors have the right to provide advice on the use or distribution of funds?	4a	X
b Do you provide credit counseling, debt management, credit repair, or debt negotiation services?	4b	X

Part IV Reason for Non-Private Foundation Status (See pages 3 through 6 of the instructions.)The organization is not a private foundation because it is: (Please check only **ONE** applicable box.)

- 5 ☐ A church, convention of churches, or association of churches Section 170(b)(1)(A)(i)
- 6 ☐ A school. Section 170(b)(1)(A)(ii). (Also complete Part V.)
- 7 ☐ A hospital or a cooperative hospital service organization. Section 170(b)(1)(A)(iii).
- 8 ☐ A Federal, state, or local government or governmental unit. Section 170(b)(1)(A)(v).
- 9 ☐ A medical research organization operated in conjunction with a hospital. Section 170(b)(1)(A)(iii). Enter the hospital's name, city, and state **▶** _____
- 10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit. Section 170(b)(1)(A)(iv). (Also complete the **Support Schedule** in Part IV-A.)
- 11a ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)
- 11b ☐ A community trust. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)
- 12 ☒ An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Also complete the **Support Schedule** in Part IV-A.)
- 13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in: (1) lines 5 through 12 above; or (2) section 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2). (See section 509(a)(3).)

Provide the following information about the supported organizations (See page 5 of the instructions.)

(a) Name(s) of supported organization(s)	(b) Line number from above

- 14 ☐ An organization organized and operated to test for public safety. Section 509(a)(4). (See page 5 of the instructions.)

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12.) Use cash method of accounting.

Note: You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting.

Calendar year (or fiscal year beginning in)	(a) 2003	(b) 2002	(c) 2001	(d) 2000	(e) Total
15 Gifts, grants, and contributions received (Do not include unusual grants. See line 28.)	543,347.	2,266,472.	7,676,635.	8,286,025.	18,772,479.
16 Membership fees received					
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose	9,225,244.	5,092,797.	9,788,226.	8,492,795.	32,599,062.
18 Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	101,777.	41,733.	122,131.	258,794.	524,435.
19 Net income from unrelated business activities not included in line 18					
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					
21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge.					
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets.					
23 Total of lines 15 through 22	9,870,368.	7,401,002.	17,586,992.	17,037,614.	51,895,976.
24 Line 23 minus line 17	645,124.	2,308,205.	7,798,766.	8,544,819.	19,296,914.
25 Enter 1% of line 23	98,704.	74,010.	175,870.	170,376.	
26 Organizations described on lines 10 or 11: a Enter 2% of amount in column (e), line 24.					26a N/A
b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 2000 through 2003 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts					26b N/A
c Total support for section 509(a)(1) test: Enter line 24, column (e)					26c N/A
d Add: Amounts from column (e) for lines: 18 _____ 19 _____ 22 _____ 26b _____					26d N/A
e Public support (line 26c minus line 26d total)					26e N/A
f Public support percentage (line 26e (numerator) divided by line 26c (denominator))					26f N/A %
27 Organizations described on line 12: a For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person." Do not file this list with your return. Enter the sum of such amounts for each year: (2003) 0. (2002) 0. (2001) 0. (2000) 0.					
b For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) \$5,000. (Include in the list organizations described in lines 5 through 11, as well as individuals.) Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year: (2003) 5,514,262. (2002) 1,439,500. (2001) 2,708,944. (2000) 1,674,320.					
c Add: Amounts from column (e) for lines 15 18,772,479. 16 _____ 17 32,599,062. 20 _____ 21 _____					27c 51,371,541.
d Add: Line 27a total 0. and line 27b total 11,337,026.					27d 11,337,026.
e Public support (line 27c total minus line 27d total)					27e 40,034,515.
f Total support for section 509(a)(2) test: Enter amount on line 23, column (e)					27f 51,895,976.
g Public support percentage (line 27e (numerator) divided by line 27f (denominator))					27g 77.1438%
h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))					27h 1.0106%
28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 2000 through 2003, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15.					

Part V Private School Questionnaire (See page 7 of the instructions.)

N/A

(To be completed ONLY by schools that checked the box on line 6 in Part IV)

	Yes	No
29 Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?		
30 Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?		
31 Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? If "Yes," please describe, if "No," please explain. (If you need more space, attach a separate statement.)		
<hr/>		
<hr/>		
32 Does the organization maintain the following:		
a Records indicating the racial composition of the student body, faculty, and administrative staff?		
b Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?		
c Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?		
d Copies of all material used by the organization or on its behalf to solicit contributions? If you answered "No" to any of the above, please explain. (If you need more space, attach a separate statement.)		
<hr/>		
33 Does the organization discriminate by race in any way with respect to		
a Students' rights or privileges?		
b Admissions policies?		
c Employment of faculty or administrative staff?		
d Scholarships or other financial assistance?		
e Educational policies?		
f Use of facilities?		
g Athletic programs?		
h Other extracurricular activities? If you answered "Yes" to any of the above, please explain. (If you need more space, attach a separate statement.)		
<hr/>		
<hr/>		
34 a Does the organization receive any financial aid or assistance from a governmental agency?		
b Has the organization's right to such aid ever been revoked or suspended? If you answered "Yes" to either 34a or b, please explain using an attached statement.		
35 Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev. Proc. 75-50, 1975-2 C.B. 587, covering racial nondiscrimination? If "No," attach an explanation		

Schedule A (Form 990 or 990-EZ) 2004

Part VI-A Lobbying Expenditures by Electing Public Charities (See page 9 of the instructions.)

N/A

(To be completed ONLY by an eligible organization that filed Form 5768)

Check ☒ a ☐ if the organization belongs to an affiliated group.Check ☐ b ☐ if you checked "a" and "limited control" provisions apply**Limits on Lobbying Expenditures**

(The term "expenditures" means amounts paid or incurred.)

	(a) Affiliated group totals	(b) To be completed for ALL electing organizations
	N/A	
36 Total lobbying expenditures to influence public opinion (grassroots lobbying)	36	
37 Total lobbying expenditures to influence a legislative body (direct lobbying)	37	
38 Total lobbying expenditures (add lines 36 and 37)	38	
39 Other exempt purpose expenditures	39	
40 Total exempt purpose expenditures (add lines 38 and 39)	40	
41 Lobbying nontaxable amount Enter the amount from the following table -		
If the amount on line 40 is -	The lobbying nontaxable amount is -	
Not over \$500,000	20% of the amount on line 40	
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000	
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000	
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000	
Over \$17,000,000	\$1,000,000	
42 Grassroots nontaxable amount (enter 25% of line 41)	42	
43 Subtract line 42 from line 36 Enter -0- if line 42 is more than line 36	43	
44 Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38	44	

Caution: If there is an amount on either line 43 or line 44, you must file Form 4720.**4-Year Averaging Period Under Section 501(h)**

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 45 through 50 on page 11 of the instructions.)

Calendar year (or fiscal year beginning in) ▶	Lobbying Expenditures During 4-Year Averaging Period				N/A
	(a) 2004	(b) 2003	(c) 2002	(d) 2001	(e) Total
45 Lobbying nontaxable amount					0.
46 Lobbying ceiling amount (150% of line 45(e))					0.
47 Total lobbying expenditures					0.
48 Grassroots nontaxable amount					0.
49 Grassroots ceiling amount (150% of line 48(e))					0.
50 Grassroots lobbying expenditures					0.

Part VI-B Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A) (See page 11 of the instructions.)

During the year, did the organization attempt to influence national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of.

	Yes	No	Amount
a Volunteers		X	
b Paid staff or management (Include compensation in expenses reported on lines c through h.)		X	
c Media advertisements		X	
d Mailings to members, legislators, or the public		X	
e Publications, or published or broadcast statements		X	
f Grants to other organizations for lobbying purposes		X	
g Direct contact with legislators, their staffs, government officials, or a legislative body		X	
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means		X	
i Total lobbying expenditures (Add lines c through h.)			0.

If "Yes" to any of the above, also attach a statement giving a detailed description of the lobbying activities.

Schedule K-1
(Form 1065)

2004

FORM 990	GAIN (LOSS) FROM PUBLICLY TRADED SECURITIES	STATEMENT	1
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DESCRIPTION	GROSS SALES PRICE	COST OR OTHER BASIS	EXPENSE OF SALE	NET GAIN OR (LOSS)
31,878 BLACKROCK FUNDS CORE BOND	304,431.	303,827.	0.	604.
43,069 BLACKROCK FUNDS CORE BOND	411,307.	412,431.	0.	<1,124.>
7,090 BLACKROCK INTERNATIONAL EQUITY	74,089.	92,380.	0.	<18,291.>
TO FORM 990, PART I, LINE 8	789,827.	808,638.	0.	<18,811.>

FORM 990	GAIN (LOSS) FROM SALE OF OTHER ASSETS	STATEMENT	2
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DESCRIPTION	DATE ACQUIRED	DATE SOLD	METHOD ACQUIRED	
SALE OF EQUIPMENT	VARIOUS	/ /04	PURCHASED	
NAME OF BUYER	GROSS SALES PRICE	COST OR OTHER BASIS	EXPENSE OF SALE	DEPREC
	0.	3,235.	0.	0.
TO FM 990, PART I, LN 8		3,235.	0.	0.
				NET GAIN OR (LOSS)
				<3,235.>
				<3,235.>

FORM 990	OTHER CHANGES IN NET ASSETS OR FUND BALANCES	STATEMENT	3
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DESCRIPTION	AMOUNT
UNREALIZED GAIN ON INVESTMENTS	87,427.
LOSS FROM TAXABLE SUBSIDIARIES AND DISREGARDED ENTITIES	<927,393.>
INTERCOMPANY INCOME/EXPENSE - CAPITALIZED EXPENDITURES	89,355.
EQUITY EARNINGS FROM EXEMPT PURPOSE VENTURES - BOOK BASIS	
ADJUSTMENTS	<262,685.>
TOTAL TO FORM 990, PART I, LINE 20	<1,013,296.>

FORM 990	OTHER EXPENSES	STATEMENT	4
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DESCRIPTION	(A) TOTAL	(B) PROGRAM SERVICES	(C) MANAGEMENT AND GENERAL	(D) FUNDRAISING
MISCELLANEOUS	127,155.	65,130.	62,025.	
CONSULTANTS	441,693.	74,244.	367,449.	
INSURANCE	205,793.	164,992.	40,801.	
BAD DEBT EXPENSE	228,620.	202,058.	26,562.	
UTILITIES	804,214.	794,005.	10,209.	
SEMINAR COSTS	7,528.	964.	6,564.	
MAINTENANCE	2,147,896.	2,144,108.	3,788.	
COMPUTER SERVICES	40,886.	460.	40,426.	
MARKETING	146,471.	22,964.	123,507.	
OVERHEAD	41,246.	41,246.		
MANAGEMENT FEES	341,284.	341,284.		
MARKETING ALLOCATION	<133,268.>		<133,268.>	
AMORTIZATION	456,517.	456,517.		

OCCUPANCY			
COMMISSIONS	10,272.	10,272.	
SPONSORSHIP	28,150.	28,150.	
SUBSCRIPTIONS	803.	803.	
SUBCONTRACTS	30,000.	30,000.	
SCHOLARSHIPS	11,238.		11,238.
SECURITY	195,852.	195,852.	
ABANDONED PROJECT COSTS	662,164.	662,164.	
PLANNING & DEVELOPMENT COST RESERVES	1,067,888.	1,067,888.	
TOTAL TO FM 990, LN 43	6,862,402.	6,303,101.	559,301.

FORM 990 STATEMENT OF ORGANIZATION'S PRIMARY EXEMPT PURPOSE STATEMENT 5
 PART III

EXPLANATION

TO STIMULATE SCIENTIFIC RESEARCH, DEVELOPMENT, AND EDUCATIONAL ACTIVITIES, PRIMARILY IN THE MIDDLE ATLANTIC REGION OF THE UNITED STATES. TO PROMOTE THE ECONOMIC GROWTH AND HEALTH OF THAT REGION BY PROMOTING THE ESTABLISHMENT AND EXPENSION IN THE REGION OF BUSINESS AND INDUSTRY ORIENTED TOWARDS SCIENCE, RESEARCH AND EDUCATION. TO FURTHER THE REDEVELOPMENT AND REVITALIZATION OF THE SECTION OF PHILADELPHIA KNOWN AS UNIVERSITY CITY IN FURTHERANCE OF THE FOREGOING PURPOSES. ALSO, TO ENCOURAGE THE PRIVATE SECTOR TO PARTICIPATE IN THESE ENDEAVORS.

FORM 990	STATEMENT OF PROGRAM SERVICE ACCOMPLISHMENTS	STATEMENT	6
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DESCRIPTION OF PROGRAM SERVICE ONE

SCIENCE CENTER CARRIES OUT BASIC AND APPLIED RESEARCH AND DEVELOPMENT, JOINT PROJECTS WITH UNIVERSITIES AND INDUSTRY, AND PROVIDES TECHNICAL, EDUCATIONAL, CONSULTING, AND PLANNING SERVICES IN DIVERSE DISCIPLINES.

	GRANTS	EXPENSES
TO FORM 990, PART III, LINE A	154,134.	451,323.

FORM 990	STATEMENT OF PROGRAM SERVICE ACCOMPLISHMENTS	STATEMENT	7
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DESCRIPTION OF PROGRAM SERVICE TWO

SCIENCE CENTER OPERATES AND MANAGES A SCIENTIFIC AND EDUCATIONAL RESEARCH PARK CONTAINING 15 BUILDINGS, HOUSING APPROXIMATELY 7,000 PEOPLE IN A 17 ACRE PARK, LOCATED IN THE WEST PHILA. PA, AREA AND ALSO SUPPORTS SIMILAR PROGRAMS IN OTHER AREAS OF THE MIDDLE ATLANTIC STATES. THE CENTER ALSO PROVIDES INCUBATOR SERVICES AND ASSISTANCE TO START UP COMPANIES WITH AN EMPHASIS ON SCIENTIFIC, EDUCATIONAL, AND TECHNOLOGY RELATED CONCERNS. IT IS ALSO A REDEVELOPER, UNDER STATE LAW AND LOCAL ORDINANCES, OF THE PORTION OF THE UNIVERSITY CITY, WEST PHILADELPHIA, AREA IN WHICH IT IS LOCATED.

	GRANTS	EXPENSES
TO FORM 990, PART III, LINE B		11,304,659.

FORM 990	NON-GOVERNMENT SECURITIES	STATEMENT	8
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SECURITY DESCRIPTION	COST/FMV	CORPORATE STOCKS	CORPORATE BONDS	OTHER PUBLICLY TRADED SECURITIES	TOTAL NON-GOV'T SECURITIES
RESTRICTED FUNDS -	FMV				
FIXED INCOME FUNDS					
(SCHEDULE ATTACHED)				573,338.	573,338.
RESTRICTED FUNDS -	FMV				
EQUITY FUNDS				608,433.	608,433.
TO FORM 990, LINE 54, COL B				1,181,771.	1,181,771.

FORM 990	OTHER INVESTMENTS	STATEMENT	9
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DESCRIPTION	VALUATION METHOD	AMOUNT
INVESTMENT IN 3440 SCIENCE CENTER	COST	86,380.
RESTRICTED FUNDS - CASH AND CASH EQUIVILENTS	MARKET VALUE	432,439.
TOTAL TO FORM 990, PART IV, LINE 56, COLUMN B		518,819.

FORM 990	OTHER ASSETS	STATEMENT	10
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DESCRIPTION	AMOUNT
DEFERRED PLANNING & DEVELOPMENT COSTS	0.
SECURITY DEPOSITS	1,115.
DEFERRED RENTAL ALLOWANCE, MORTGAGE COMMITMENT	
AND FINANCING FEES	2,055,667.
MINORITY INTEREST	396,178.
DEPOSITS, DARK FIBER NETWORK SERVICE	0.
TENANT IMPROVEMENT ESCROW	740,000.
TOTAL TO FORM 990, PART IV, LINE 58, COLUMN B	
	3,192,960.

FORM 990	OTHER LIABILITIES	STATEMENT	11
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DESCRIPTION	AMOUNT
SECURITY DEPOSITS AND OTHER LIABILITIES	1,187,128.
PROPERTY TRANSFERRED SUBJECT TO REPURCHASE OPTION	1,965,466.
MINORITY INTEREST	1,505.
TOTAL TO FORM 990, PART IV, LINE 65, COLUMN B	3,154,099.

FORM 990	OTHER REVENUE NOT INCLUDED ON FORM 990	STATEMENT	12
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DESCRIPTION	AMOUNT
ELIMINATIONS AND RECLASSIFICATIONS	4,091,702.
TOTAL TO FORM 990, PART IV-A	4,091,702.

FORM 990	OTHER EXPENSES NOT INCLUDED ON FORM 990	STATEMENT	13
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DESCRIPTION	AMOUNT
BOOK EARNINGS IN EXCESS OF K-1'S ON EQUITY INVESTMENTS	262,685.
PARKING LOT INVESTMENT COSTS	136.
REVENUE AND EXPENDITURES OF SUBSIDIARIES, NET OF ELIMINATIONS AND RECLASS	837,902.
ELIMINATIONS AND RECLASSIFICATIONS	4,091,702.
TOTAL TO FORM 990, PART IV-B	5,192,425.

FORM 990	IDENTIFICATION OF RELATED ORGANIZATIONS PART VI, LINE 80B	STATEMENT	14
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NAME OF ORGANIZATION	EXEMPT	NONEXEMPT
PORT OF TECHNOLOGY, INC.		X
3550 UCSC ASSOCIATES PARTNERSHIP		X
UNIVERSITY PARK ASSOCIATES I, LLP		X
UNIVERSITY PARK ASSOCIATES II, LLP		X
UNIVERSITY PARK ASSOCIATES III, LLP		X
RESEARCH PARK, INC.		X

FORM 990

PROGRAM SERVICE REVENUE

STATEMENT 15

DESCRIPTION	BUS CODE	UNRELATED BUSINESS INC	EXCL CODE	EXCLUDED AMOUNT	RELATED OR EXEMPT FUNC- TION INCOME
RESEARCH PARK DEVELOPMENT AND MANAGEMENT FEES					613,697.
EQUITY EARNINGS FROM EXEMPT PURPOSE VENTURES (SCHEDULE)					224,588.
RENTS FROM EXEMPT PURPOSE PROPERTIES					10,791,894.
PROGRAM SVCE - OTHER					688,929.
TO FORM 990, PART VII, LINE 93					12,319,108.

FORM 990

PART IX - INFORMATION REGARDING TAXABLE
SUBSIDIARIES AND DISREGARDED ENTITIES

STATEMENT 16

NAME OF CORPORATION, PARTNERSHIP OR DISREGARDED ENTITY

RESEARCH PARK, INC. PHILADELPHIA, PA 23-2671100

ADDRESS

EMPLOYER ID NUMBER	PERCENT OWNED	NATURE OF ACTIVITIES	TOTAL INCOME	END-OF-YEAR ASSETS
	100.00%	REAL ESTATE MANAGEMENT	<216,454.>	304,135.

NAME OF CORPORATION, PARTNERSHIP OR DISREGARDED ENTITY

PORT OF TECHNOLOGY, INC. PHILADELPHIA, PA 23-3054794

ADDRESS

EMPLOYER ID NUMBER	PERCENT OWNED	NATURE OF ACTIVITIES	TOTAL INCOME	END-OF-YEAR ASSETS
	100.00%	INCUBATOR STARTUP SUPPORT	<3,036,241.>	145,451.

NAME OF CORPORATION, PARTNERSHIP OR DISREGARDED ENTITY

3550 UCSC ASSOCIATES, PHILADELPHIA PA 23-2068076

ADDRESS

EMPLOYER ID NUMBER	PERCENT OWNED	NATURE OF ACTIVITIES	TOTAL INCOME	END-OF-YEAR ASSETS
	99.00%	OFFICE BUILDING	186,106.	6,890,150.

NAME OF CORPORATION, PARTNERSHIP OR DISREGARDED ENTITY

UNIVERSITY PARK ASSOCIATES I, LLC PHILADELPHIA PA 23-3011497

ADDRESS

<u>EMPLOYER ID NUMBER</u>	<u>PERCENT OWNED</u>	<u>NATURE OF ACTIVITIES</u>	<u>TOTAL INCOME</u>	<u>END-OF-YEAR ASSETS</u>
	75.00%	OFFICE BUILDING	<145,336.>	4,939,984.

NAME OF CORPORATION, PARTNERSHIP OR DISREGARDED ENTITY

UNIVERSITY PARK ASSOCIATES, II, LLC PHILADELPHIA PA 23-3011120

ADDRESS

<u>EMPLOYER ID NUMBER</u>	<u>PERCENT OWNED</u>	<u>NATURE OF ACTIVITIES</u>	<u>TOTAL INCOME</u>	<u>END-OF-YEAR ASSETS</u>
	75.00%	OFFICE BUILDING	<97,713.>	3,238,280.

NAME OF CORPORATION, PARTNERSHIP OR DISREGARDED ENTITY

UNIVERSITY CITY PARK ASSOCIATES III, LLC PHILADELPHIA PA 51-0408876

ADDRESS

<u>EMPLOYER ID NUMBER</u>	<u>PERCENT OWNED</u>	<u>NATURE OF ACTIVITIES</u>	<u>TOTAL INCOME</u>	<u>END-OF-YEAR ASSETS</u>
	50.00%	OFFICE BUILDING	<79,957.>	6,805,327.

FORM 990

PART VIII - RELATIONSHIP OF ACTIVITIES TO
ACCOMPLISHMENT OF EXEMPT PURPOSES

STATEMENT 17

LINE EXPLANATION OF RELATIONSHIP OF ACTIVITIES

THE ACTIVITIES REFLECTED IN PART VII, EXCEPT FOR THE DIRECT RESEARCH ACTIVITIES, ARE IN FURTHERANCE AND SUPPORT OF THE RESEARCH PARK, AN AREA DESCRIBED IN STATEMENT 5. THE PROGRAM SERVICES- OTHER REFERRED TO IN STATEMENT 15 ARE CONNECTED WITH RESEARCH ACTIVITIES CARRIED ON BY THE SCIENCE CENTER.

SCHEDULE A

STATEMENT REGARDING ACTIVITIES WITH
SUBSTANTIAL CONTRIBUTORS, TRUSTEES, DIRECTORS,
CREATORS, KEY EMPLOYEES, ETC, .
PART III, LINE 2

STATEMENT 18

SEE PART V, FORM 990

2005

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University City Science Center
Summary of Investments In Partnerships
Income Tax Return Reconciliation

	<u>Federal EIN</u>	<u>Gross Rents</u>	<u>Interest Income</u>	<u>Tax Exemp Income</u>	<u>Ordinary Income</u>	<u>Section 179</u>	<u>Total Tax Basis Adj</u>
3701 University City Science Center Associates, LLC	23-3040121	522	5				527
University City Science Center Associates	23-2148299	(84,079)	694				(83,385)
3440 University City Science Center Associates	23-2180320	153,683	3,111				156,794
3550 University City Science Center Associates	23-2608076	148,984	1,371				150,355
SCI Consulting LP	23-2987049		18	257	862	(840)	297
		<u>219,110</u>	<u>5,199</u>	<u>257</u>	<u>862</u>	<u>(840)</u>	<u>224,588</u>
Net equity adjustment in joint venture book basis							38,097
Net book bais adjustment (form 990, page 1, line 20)							<u>262,685</u>

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GR - Consolidated summary

Asset #	Description	Balance	Additional	Adjusted Fully Depreciable Assets	Other Adjustments	Balance	Asset Dep'n	Dep'n Exp	Adjusted Fully Depreciable Assets	Asset Dep'n	Dep'n Exp	Adjusted Fully Depreciable Assets
BUILDINGS												
000-1310-0001-000-01310	000-01310	5,007,610	-	-	-	5,007,610	12/28	3,878,358	140,005	12/28	3,878,358	140,005
000-1310-0002-000-01310	000-01310	1,474,881	-	-	-	1,474,881	12/28	1,345,324	10,875	12/28	1,345,324	10,875
000-1310-0003-000-01310	000-01310	892,488	-	-	-	892,488	12/28	892,488	-	12/28	892,488	-
000-1310-0004-000-01310	000-01310	1,023,394	173,508	-	-	1,196,902	12/28	1,015,167	1,632	12/28	1,015,167	1,632
000-1310-0005-000-01310	000-01310	2,045,148	-	-	-	2,045,148	12/28	2,045,148	51,128	12/28	2,045,148	51,128
000-1310-0006-000-01310	000-01310	2,334,095	-	-	-	2,334,095	12/28	2,334,095	77,803	12/28	2,334,095	77,803
000-1310-0007-000-01310	000-01310	48,238	-	-	-	48,238	12/28	48,238	2,774	12/28	48,238	2,774
000-1310-0008-000-01310	000-01310	131,507	-	-	-	131,507	12/28	131,507	7,878	12/28	131,507	7,878
000-1310-0009-000-01310	000-01310	2,297,998	-	-	-	2,297,998	12/28	2,297,998	122,370	12/28	2,297,998	122,370
000-1310-0010-000-01310	000-01310	15,252,551	173,508	-	-	15,426,059	12/28	15,426,059	414,516	12/28	15,426,059	414,516
Subtotal 1310 assets		11,974,107	265,025			12,239,132	12/28	2,815,776	443,259	12/28	2,815,776	443,259
000-1310-0001-000-01310	000-01310	3,770,401	-	-	-	3,770,401	12/28	3,770,401	98,708	12/28	3,770,401	98,708
000-1310-0002-000-01310	000-01310	2,467,006	-	-	-	2,467,006	12/28	2,467,006	55,210	12/28	2,467,006	55,210
000-1310-0003-000-01310	000-01310	-	-	-	-	-	Open	1,070	(1,070)	Open	1,070	(1,070)
000-1310-0004-000-01310	000-01310	-	-	-	-	-	Open	4,730	(4,730)	Open	4,730	(4,730)
Subtotal 1315 assets		18,211,514	265,025			18,476,539	12/28	371,170	61,019	12/28	371,170	61,019
Subtotal 1315 assets		38,464,655	430,533			38,895,188	12/28	12,940,049	1,971,462	12/28	12,940,049	1,971,462
HVAC												
000-1315-0001-000-01315	000-01315	238,630	-	-	-	238,630	12/28	238,630	892	12/28	238,630	892
000-1315-0002-000-01315	000-01315	257,791	-	-	-	257,791	12/28	257,791	2,948	12/28	257,791	2,948
000-1315-0003-000-01315	000-01315	493,421	-	-	-	493,421	12/28	493,421	4,538	12/28	493,421	4,538
Subtotal 1315 assets		989,842	-			989,842	12/28	989,842	8,378	12/28	989,842	8,378
TOTAL BUILDINGS		33,860,455	697,377			34,557,832		12,831,240	1,022,830		12,831,240	1,022,830
REPAIRS												
000-1320-0001-000-01320	000-01320	4,268,947	1,714,102	-	-	5,983,049	12/28	5,983,049	159,535	12/28	5,983,049	159,535
000-1320-0002-000-01320	000-01320	809,049	101,178	-	-	910,227	12/28	910,227	24,718	12/28	910,227	24,718
000-1320-0003-000-01320	000-01320	41,671	-	-	-	41,671	12/28	41,671	4,671	12/28	41,671	4,671
000-1320-0004-000-01320	000-01320	160,541	-	-	-	160,541	12/28	160,541	13,847	12/28	160,541	13,847
Subtotal 1320 assets		5,280,208	1,815,280			7,095,488	12/28	7,095,488	208,669	12/28	7,095,488	208,669
LABORATORY												
000-1325-0001-000-01325	000-01325	69,155	-	-	-	69,155	12/28	69,155	63,165	12/28	69,155	63,165
000-1325-0002-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0003-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0004-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0005-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0006-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0007-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0008-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0009-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0010-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0011-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0012-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0013-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0014-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0015-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0016-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0017-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0018-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0019-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0020-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0021-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0022-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0023-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0024-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0025-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0026-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0027-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0028-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0029-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0030-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0031-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0032-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0033-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0034-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0035-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0036-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0037-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0038-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0039-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0040-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0041-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0042-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0043-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0044-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0045-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0046-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0047-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0048-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0049-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0050-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0051-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0052-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0053-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0054-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0055-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
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000-1325-0065-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/28	-	-
000-1325-0066-000-01325	000-01325	-	-	-	-	-	12/28	-	-	12/		

2004 12-31 DEPRECIATION SCHEDULES and SUMMARY COMBINED
GR - Consolidated summary

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Science Center Assets													
Acct. #	Description	Balance 12/31/04	Additions	Adjust Fully Dep'n Assets 12/31/2004	Other Adjustments	Balance 12/31/04	Acc'd Dep'n 12/31/2004	Dep'n Exp 12/31/2004	Adjust Fully Dep'n Assets 12/31/2004	Acc'd Dep'n 12/31/2004	Dep'n Exp 12/31/2004	Adjust Fully Dep'n Assets 12/31/2004	Acc'd Dep'n 12/31/2004
000-1375-0001-000-000	UDAG Garage	5,411,715	-	-	-	5,411,715	1,445,084	171,872	-	1,617,855	171,872	-	1,789,828
000-1375-0002-000-000	UDAG Garage Expansion	-	-	-	-	-	-	4,621	(4,621)	-	-	-	-
Sub-total 1375 accts		5,411,715	-	-	-	5,411,715	1,445,084	176,493	(4,621)	1,617,855	171,872	-	1,789,828
000-1390-0002-000-000	Fine arts - Bldg #2	25,732	-	-	-	25,732	12,777	-	-	12,777	-	-	12,777
000-1390-0005-000-000	Fine arts - Research/Chance	-	-	-	-	-	-	5,000	(5,000)	-	-	-	-
000-1390-0010-000-000	Fine arts - corp	-	-	-	-	-	-	1,000	(1,000)	-	-	-	-
Sub-total 1390 accts		25,732	-	-	-	25,732	12,777	6,000	(6,000)	12,777	-	-	12,777
000-1380-0001-000-000	Other FIDC	-	-	-	-	-	-	800	(800)	-	-	-	-
000-1380-0003-000-000	Other Application Development Ctr	-	-	-	-	-	-	8,344	(8,344)	-	-	-	-
000-1380-0007-000-000	Other Shared Medical Bldg	-	-	-	-	-	-	1,721	(1,721)	-	-	-	-
000-1380-0012-000-000	Other - port of tech bldg	63,677	-	-	-	63,677	795	3,184	-	3,980	3,184	-	7,164
000-1380-0009-000-000	Dele II	-	-	-	-	-	-	56	(56)	-	-	-	-
Sub-total 1380 accts		63,677	-	-	-	63,677	795	3,184	(56)	3,980	3,184	-	7,164
000-1330-0001-000-000	Landscaping #1	2,696	-	-	-	2,696	1,245	68	-	1,313	68	-	1,381
000-1330-0002-000-000	Landscaping #2	1,562	-	-	-	1,562	1,562	-	-	1,562	-	-	1,562
Sub-total 1330 accts		4,258	-	-	-	4,258	2,807	14,173	(10,921)	6,255	8,252	-	10,107
	Total Building Improvements	168,089	1,618,720	-	-	17,501,899	4,099,885	657,652	(649,224)	4,108,319	642,359	-	4,750,672
	Gross Building & Improvements	164,574	2,514,037	-	-	52,159,672	18,901,125	1,678,682	(750,708)	17,831,082	1,871,973	-	19,503,065
	Balance from Equip F&F	139,277	9,982	(244,164)	-	905,036	1,701,585	321,523	(1,250,750)	772,558	177,204	(234,153)	715,599
	LAND	161,233	-	-	(0)	4,612,233	11,2	-	-	-	-	-	-
	Totals	397,085	2,524,019	(244,164)	(0)	57,677,000	18,902,810	2,001,306	(2,001,455)	18,603,650	1,849,177	(234,153)	20,218,664
	Crossfoot					57,677,000	18,602,810	-	-	18,602,810	-	-	20,218,664
	AV 315-8775 OLD BAL WRITTEN OFF												
	AV 703-8775 OLD BAL WRITTEN OFF												
	Totals from above	397,085	2,524,019	(244,164)	(0)	57,677,000	18,902,810	2,001,306	(2,001,455)	18,603,650	1,849,177	(234,153)	20,218,664
RPI		37,269				37,269	25,850	5,585	-	31,436	5,585	-	37,021
3560 Financial Statement		413,652	60,263			9,473,915	3,757,540	205,194		3,962,734	252,471		4,215,205
Dele I Financial Statement		508,944				5,508,844	358,174	137,727		495,901	137,724		633,625
Dele II Financial statement		236,390				3,238,390	193,861	78,854		272,715	82,183		354,908
Dele III Financial Statement		452,906				6,452,906	83,427	168,242		249,568	185,046		414,715
Per		22,843	3,437			28,280	2,060	3,108		5,168	3,182		8,350
3708 Garage													
Dele III variance											(1,634)		(1,634)
Depreciation before consolidation entries		888,088	2,387,779	(244,164)	(0)	82,412,794	21,821,722	2,698,816	(2,001,455)	21,621,771	2,493,744	(234,153)	25,880,853
Unlocated diff 3401Bldg					(0)		difference	(453)	Dim VOIDING	2			
Per Footnote schedule						81,412,704		2,698,869	Per Footnote	21,621,771	2,493,744	(234,153)	25,880,853
Consolidation entry						(807,690)			Consolidation entry	(83,150)	(35,325)		(118,475)
Consolidation entry						(60,848)			Consolidation entry	(3,120)	(1,590)		(4,690)
Per Footnote schedule - consolidated						81,544,166				23,535,001	2,458,869	(234,163)	25,757,698
Acc'd dep'n						25,757,698							
Net						55,786,458							
Per financial statement						55,786,271							
Variance						187	Per year diff						

2004 Consolidated Summary of Mortgages
LEAD SCHEDULE YE 12-31-04

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LINE	ACCOUNT	PROPERTY	LOAN TYPE	ORIGIN	DATE	AMT	TERM	INT RATE	INT TYPE	INT PERIOD	INT PERCENT	INT DOLLARS	INT CENTS	INT TOTAL	INT BALANCE	
#17	2200-3421-C	3401 Market-construction	Commerce	001361709068	open / const			variable	5.5000%	var		6,964,007.39	-	1,627,615.88	-	8,591,623.25
#22		3506 Market	Commerce	001361514012	12/1/2009	72	230,000.00	6.5000%	2,623.25		230,000.00	13,849.83	-	-	-	216,150.17
#23		3508 Market	Commerce	001361520533			170,000.00	6.5000%	2,009.24		-	4,318.07	170,000.00	-	-	165,681.93
#8	2200-0540-0	3815 Market	Beneficial	150100000895	12/1/2001	12/1/2025	300	2,390,000.00	7.2500%	17,275.08	2,317,003.59	37,150.41	(2,279,853.18)	-	-	(8.00)
#19	2750-000	VODINC	Commerce	001361708705	5/1/2002	7/1/2022	240	2,012,000.00	7.0000%	15,716.65	1,847,833.89	46,945.54	(1,900,988.32)	-	-	-
#20	2200-3600-0	3600 Market	Commerce	001361705704	2/1/2003		11,000,000.00	7.0000% Floor 6.5%	varies		10,290,095.82	248,682.00	(10,040,404.82)	-	-	-
#21	2750-000	3824 Market-after paydowns	Commerce	001361708884	1/1/2003		5,265,400.00	7.0000%	varies		5,164,694.10	125,781.47	(5,038,812.63)	-	-	-
	GMAC	COMB REFIN- 3615										-	1,840,000.00	-	-	1,840,000.00
	GMAC	COMB REFIN- VOD										-	10,590,700.00	-	-	10,590,700.00
	GMAC	COMB REFIN- VODINC										-	1,969,300.00	-	-	1,969,300.00
	GMAC	COMB REFIN- V24										-	8,247,315.00	-	-	8,247,315.00
	GMAC	COMB REFIN- INCITE										-	1,840,910.00	-	-	1,840,910.00
	GMAC	COMB REFIN- USE										-	1,911,775.00	-	-	1,911,775.00
	SUBTOTALS - MAC										-	-	-	24,500,000.00	-	24,500,000.00
	SUBTOTALS - VMED PROPERTIES										-	26,911,625.78	477,727.32	7,837,556.91	-	33,473,453.35
	2200-0401-0X	Line of credit - Commerce										10,000.00	9,500.00	-	-	500.00
	2200-0550-0X	PNC LOAN(COMPUTER)										-	-	-	-	-
#24	2200-0329-0X	PIDC										82,087.93	4,865.48	-	-	77,402.45
#25	2200-3701-0X	3701 TOWNSEND										479,119.88	-	-	-	479,119.88
#26	2200-0521-00	UDAG Garage										-	-	-	-	-
#27	2200-0531-00	UDAG Lot										417,659.95	12,726.58	-	-	434,333.37
	590-7320	LINE OF CREDIT - PLANNING & DEVEL										-	-	-	-	0
#28	2200-0631-00	Parking UDAG										5,000,000.00	22,950.67	-	-	4,977,049.33
	SUBTOTALS - SC - DYNAMICS LEDGER										-	8,368,647.76	48,842.73	-	-	8,399,005.31
	SUBTOTALS - SC - COMBINED OWNED PROPERTIES										-	32,802,477.32	527,578.65	7,837,556.91	-	39,412,460.38

SEP. 30. 2005 4:16PM

NOTES: HAD NOTES PAYABLE - PART IV - USE NO. 437 P. 25/26

5

LEAD SCHEDULE YE 12-31-04

4.31 PM

LINE	ITEM	DESCRIPTION	LOCATION	DATE	AMOUNT	INTEREST	PRINCIPAL	TOTAL	PER LEAD SHEET						
#13	2750-000	3550 Market-paid off 2/14/03	PNC	880251552			54,596.00	-	-						
#13A	2750-023	3550-eetlmtl 2/14/03, (pyrmt not incl tax ascorw	American Equity Invest. Life Insur. Co.-serviced by Carey, et al	41022123	4/1/2003	2/1/2013	119	8,900,000.00	+ tax escrow 9,682.83						
SUBTOTALS 3550								111,783.37	8,802,710.61	137,858.95	-	-	5,664,753.68		
#1	2750-008	Delaware 1-temporary loan; Note 6 pymnts behind sched	DE Technology Park	6/25/1999	8/24/2009	Amort 300 mo.	162,500.00	7.2500%	1,174.54	155,716.54	1,180.22	-	-	154,626.32	
#1	2750-008	Delaware 1-primary loan	DE Technology Park	6/25/1999		Cash flow from DTP	1,132,500.00	4.0000%		1,132,500.00	-	-	-	1,132,500.00	
#5	2750-004	Delaware 1	DE Econ. Dev. Auth	8/1/1999	7/1/2019	240	500,000.00	5.4300%	3,418.28	430,832.98	18,082.13	-	-	412,740.86	
#6	2750-018	Delaware 1	Downingtown	1009649	6/25/1999				23,233.43	2,854,701.00	55,341.92	-	-	2,899,359.08	
SUBTOTALS DELA I								27,628.26	4,673,750.53	74,824.27	-	-	4,599,126.26		
#2	2750-008	Delaware 2-temporary loan	DE Technology Park	8/1/2000	8/1/2008	72	87,500.00	7.2500%	632.48	82,949.88	1,628.10	-	-	81,320.79	
#2	2750-008	Delaware 2-primary loan	DE Technology Park				617,500.00			617,500.00		-	-	617,500.00	
#3	2750-018	Delaware 2	Downingtown	1009653	6/25/1999	6/1/2009	120	1,975,090.00	7.5000%	14,754.35	1,873,153.70	35,399.00	-	-	1,837,754.70
#4	2750-022	Delaware 2	Downingtown	1012888	9/28/2000	5/1/2009	1027	500,000.00	8.5000%	4,030.00	482,538.95	6,820.37	-	-	475,618.58
SUBTOTALS DELA II									18,418.81	2,856,140.54	43,946.47	-	-	3,012,182.07	
#7	2750-018	Delaware 3-more drawn	Downingtown	1013542	10/1/2002	4/1/2011	1027	8,897,803.84	interest	42,438.85	8,817,643.19	150,667.91	-	-	6,666,676.28
#7A	2750-018	Delaware 3-line of credit	Downingtown	111598	12/24/2002	N/A		70,423.09	6.5000%	varies	754,381.09	684,000.00	-	-	70,381.09
SUBTOTALS DELA III									42,438.85	7,572,024.28	814,667.91	-	-	8,737,058.37	
SUBTOTALS CONSOLIDATING ENTITIES									261,466.06	22,104,625.36	1,081,437.58	-	-	21,013,128.34	
TOTALS									238,061.30	51,967,999.48	1,819,367.68	7,937,558.81	-	-	60,425,588.74

NO. 437 P. 26/26

Application for Extension of Time To File an
Exempt Organization Return

OMB No 1545-1709

▶ File a separate application for each return.

- If you are filing for an Automatic 3-Month Extension, complete only Part I and check this box ☒
- If you are filing for an Additional (not automatic) 3-Month Extension, complete only Part II (on page 2 of this form).

Do not complete Part II unless you have already been granted an automatic 3-month extension on a previously filed Form 8868

Part I Automatic 3-Month Extension of Time - Only submit original (no copies needed)Form 990-T corporations requesting an automatic 6-month extension - check this box and complete Part I only ☐

All other corporations (including Form 990-C filers) must use Form 7004 to request an extension of time to file income tax returns. Partnerships, REMICs, and trusts must use Form 8736 to request an extension of time to file Form 1065, 1066, or 1041

Electronic Filing (e-file). Form 8868 can be filed electronically if you want a 3-month automatic extension of time to file one of the returns noted below (6 months for corporate Form 990-T filers). However, you cannot file it electronically if you want the additional (not automatic) 3-month extension, instead you must submit the fully completed signed page 2 (Part II) of Form 8868. For more details on the electronic filing of this form, visit www.irs.gov/efile.

Type or print File by the due date for filing your return. See instructions.	Name of Exempt Organization	Employer identification number
	UNIVERSITY CITY SCIENCE CENTER	23-1645908
	Number, street, and room or suite no. If a P.O. box, see instructions. 3701 MARKET STREET	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. PHILADELPHIA, PA 19104	

Check type of return to be filed (file a separate application for each return):

- | | | |
|----------------------------------------------|-------------------------------------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Form 990 | <input type="checkbox"/> Form 990-T (corporation) | <input type="checkbox"/> Form 4720 |
| <input type="checkbox"/> Form 990-BL | <input type="checkbox"/> Form 990-T (sec. 401(a) or 408(a) trust) | <input type="checkbox"/> Form 5227 |
| <input type="checkbox"/> Form 990-EZ | <input type="checkbox"/> Form 990-T (trust other than above) | <input type="checkbox"/> Form 6069 |
| <input type="checkbox"/> Form 990-PF | <input type="checkbox"/> Form 1041-A | <input type="checkbox"/> Form 8870 |

- The books are in the care of ▶ COMPANY OFFICE

Telephone No. ▶ 215-387-2255

FAX No. ▶

- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a **Group Return**, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the **whole group**, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and EINs of all members the extension will cover.

- 1 I request an automatic 3-month (6-months for a **Form 990-T corporation**) extension of time until AUGUST 15, 2005 to file the exempt organization return for the organization named above. The extension is for the organization's return for:
- ▶ ☒ calendar year 2004 or
- ▶ ☐ tax year beginning _____, and ending _____.

- 2 If this tax year is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period

- 3a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions

\$

- b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit

\$

- c **Balance Due.** Subtract line 3b from line 3a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions

\$

N/A

Caution. If you are going to make an electronic fund withdrawal with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.

LHA For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form 8868 (Rev. 12-2004)

• If you are filing for an **Additional (not automatic) 3-Month Extension**, complete only **Part II** and check this box ☒

Note: Only complete Part II if you have already been granted an automatic 3-month extension on a previously filed Form 8868.

• If you are filing for an **Automatic 3-Month Extension**, complete only **Part I** (on page 1).

Part II Additional (not automatic) 3-Month Extension of Time - Must file Original and One Copy.

Type or print. File by the extended due date for filing the return. See instructions.	Name of Exempt Organization	Employer identification number
	UNIVERSITY CITY SCIENCE CENTER	23-1645908
	Number, street, and room or suite no. If a P.O. box, see instructions.	For IRS use only
	3701 MARKET STREET	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions.	
	PHILADELPHIA, PA 19104	

Check type of return to be filed (File a separate application for each return):

☒ Form 990 ☐ Form 990-EZ ☐ Form 990-T (sec. 401(a) or 408(a) trust) ☐ Form 1041-A ☐ Form 5227 ☐ Form 8870
☐ Form 990-BL ☐ Form 990-PF ☐ Form 990-T (trust other than above) ☐ Form 4720 ☐ Form 6069

STOP: Do not complete Part II if you were not already granted an automatic 3-month extension on a previously filed Form 8868.

• The books are in the care of **COMPANY OFFICE**

Telephone No. **215-367-2255**

FAX No. ☐

• If the organization does **not** have an office or place of business in the United States, check this box ☐

• If this is for a **Group Return**, enter the organization's four digit Group Exemption Number (GEN) ☐. If this is for the **whole** group, check this box ☐. If it is for **part** of the group, check this box ☐ and attach a list with the names and EINs of all members the extension is for.

4 I request an additional 3-month extension of time until **NOVEMBER 15, 2005**.

5 For calendar year **2004**, or other tax year beginning _____ and ending _____.

6 If this tax year is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period

7 State in detail why you need the extension

ADDITIONAL INFORMATION IS NEEDED TO PREPARE A COMPLETE AND ACCURATE TAX RETURN.

8a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions \$ _____

b If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit and any amount paid previously with Form 8868 \$ _____

c **Balance Due.** Subtract line 8b from line 8a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions \$ **N/A**

Signature and Verification

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and that I am authorized to prepare this form

Signature **Caron Masurjian** Title **CPA**

Date **8/8/05**

Notice to Applicant - To Be Completed by the IRS

☒ We have approved this application. This form to the organization's return.

☐ We have not approved this application. We have granted a 10-day grace period from the later of the date shown below or the due date of the organization's return (see instructions). This grace period is considered to be a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the organization's return.

☐ We have not approved this application. After considering the reasons stated in item 7, we cannot grant your request for an extension of time to file. We are not granting a 10-day grace period.

☐ We cannot consider this application because it was filed after the extended due date of the return for which an extension was requested.

☐ Other _____

Director _____ By _____ **EXTENSION APPROVED**

Date _____

Alternate Mailing Address - Enter the address if you want the copy of this application for an additional 3-month extension returned to an address different than the one entered above.

Type or print	Name	FIELD DIRECTOR, SUBMITTING PROCESSING, OGDEN
	Number and street (include suite, room, or apt. no.) or a P.O. box number	
	101 WEST AVENUE, P.O. BOX 458	
	City or town, province or state, and country (including postal or ZIP code)	
	JENKINTOWN, PA 19046-0458	

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