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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

2009

Open to Public Inspection

A For the 2009 calendar year, or tax year beginning 01-01-2009 and ending 12-31-2009

B Check if applicable
- Address change
- Name change
- Initial return
- Terminated
- Amended return
- Application pending

Please use IRS label or print or type. See Specific Instructions.

C Name of organization
UNIVERSITY CITY SCIENCE CENTER

Doing Business As

Number and street (or P O box if mail is not delivered to street address) | Room/suite
3711 MARKET STREET SUITE 800

City or town, state or country, and ZIP + 4
PHILADELPHIA, PA 19104

D Employer identification number
23-1645908

E Telephone number
(215) 966-6000

G Gross receipts $ 19,564,266

F Name and address of principal officer
STEPHEN TANG
3711 MARKET STREET SUITE 800
PHILADELPHIA,PA 19104

H(a) Is this a group return for affiliates? ☐ Yes ☑ No

H(b) **Are all affiliates included?** ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c) (3) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J **Website:** ▶ WWW SCIENCECENTER ORG

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1963 | M State of legal domicile PA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
To accelerate technology commercialization in the Greater Philadelphia region

2 Check this box ▶☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	3	23
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	22
5	Total number of employees (Part V, line 2a)	5	49
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total gross unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	3,844,260	2,775,045
	9	Program service revenue (Part VIII, line 2g)	11,124,239	16,501,607
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	7,788,564	224,236
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	97,821	41,771
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	22,854,884	19,542,659
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	413,450	143,005
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	2,558,775	3,381,039
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶502,788		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24f)	13,735,359	18,817,095
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	16,707,584	22,341,139
	19	Revenue less expenses Subtract line 18 from line 12	6,147,300	-2,798,480

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	109,938,872	99,429,923
	21	Total liabilities (Part X, line 26)	88,731,689	79,166,497
	22	Net assets or fund balances Subtract line 21 from line 20	21,207,183	20,263,426

Part II Signature Block

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, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here

****** | 2010-11-12
Signature of officer | Date

STEPHEN TANG PRESIDENT & CEO
Type or print name and title

Paid Preparer's Use Only

Preparer's signature ▶	Date	Check if self-empolyed ▶ ☐	Preparer's identifying number (see instructions)
Firm's name (or yours if self-employed), address, and ZIP + 4 ▶	EisnerAmper LLP 101 West Avenue PO Box 458 Jenkintown, PA 190460458		EIN ▶ Phone no ▶ (215) 881-8800

May the IRS discuss this return with the preparer shown above? (see instructions) ☑ Yes ☐ No

Part III Statement of Program Service Accomplishments

1 Briefly describe the organization's mission

To accelerate commercialization of the region's most promising science and technology innovations, thereby promoting innovator and entrepreneur based economic development, collaboration and education as well as the continuing redevelopment of University City

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . ☑ **Yes** ☐ **No**

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . ☐ **Yes** ☑ **No**

If "Yes," describe these changes on Schedule O

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses $ 1,346,097 including grants of $) (Revenue $ 85,425)

INCUBATOR SEE DETAIL SCHEDULE O NARRATIVE

4b (Code) (Expenses $ 2,679,418 including grants of $ 143,005) (Revenue $ 0)

BUSINESS AND COMMUNITY NETWORK SEE DETAIL SCHEDULE O NARRATIVE

4c (Code) (Expenses $ 14,434,466 including grants of $) (Revenue $ 16,426,303)

OWNED REAL ESTATE SEE DETAIL SCHEDULE O NARRATIVE

4d Other program services (Describe in Schedule O) **See also Additional Data for Description**

(Expenses $ 345,095 including grants of $) (Revenue $ 31,650)

4e **Total program service expenses** ▶$ 18,805,076

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete Schedule B, Schedule of Contributors?	2	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities? *If "Yes," complete Schedule C, Part II*	4	Yes	
5	**Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations.** Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? *If "Yes," complete Schedule C, Part III*	5		
6	Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in term, permanent,or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10	Yes	
11	Is the organization's answer to any of the following questions "Yes"? *If so,complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.*	11	Yes	
	• Did the organization report an amount for land, buildings, and equipment in Part X, line10? *If "Yes," complete Schedule D, Part VI.*			
	• Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII.*			
	• Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII.*			
	• Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX.*			
	• Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X.*			
	• Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48? *If "Yes," complete Schedule D, Part X.*			
12	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI, XII, and XIII*	12		No
12A	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional* — 12A: Yes			
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, and program service activities outside the United States? *If "Yes," complete Schedule F, Part I*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the U S ? *If "Yes," complete Schedule F, Part II*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the U S ? *If "Yes," complete Schedule F, Part III*	16		No
17	Did the organization report a total of more than $15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I*	17		No
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20	Did the organization operate one or more hospitals? *If "Yes," complete Schedule H*	20		No

Part IV **Checklist of Required Schedules** *(continued)*

			Yes	No
21	Did the organization report more than $5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	**21**	Yes	
22	Did the organization report more than $5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	**22**		No
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	**23**	Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer questions 24b–24d and complete Schedule K. If "No," go to line 25*	**24a**		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	**24b**		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	**24c**		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	**24d**		
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	**25a**		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	**25b**		No
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? *If "Yes," complete Schedule L, Part II*	**26**		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? *If "Yes," complete Schedule L, Part III*	**27**		No
28	Was the organization a party to a business transaction with one of the following parties? (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28a**		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28b**		No
c	An entity of which a current or former officer, director, trustee, or key employee of the organization (or a family member) was an officer, director, trustee, or owner? *If "Yes," complete Schedule L, Part IV*	**28c**		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	**29**		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	**30**		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	**31**		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	**32**		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	**33**	Yes	
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1*	**34**	Yes	
35	Is any related organization a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	**35**	Yes	
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	**36**		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	**37**		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? **Note.** All Form 990 filers are required to complete Schedule O	**38**	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

					Yes	No
1a	Enter the number reported in Box 3 of Form 1096, *Annual Summary and Transmittal of U.S. Information Returns. Enter -0- if not applicable*	1a	67			
b	Enter the number of Forms W-2G included in line 1a *Enter -0-* if not applicable	1b	0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c		
2a	Enter the number of employees reported on Form W-3, *Transmittal of Wage and Tax Statements* filed for the calendar year ending with or within the year covered by this return	2a	49			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note:** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return (see instructions)			2b	Yes	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return?			3a		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No," provide an explanation in Schedule O*			3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?			4a		No
b	If "Yes," enter the name of the foreign country ▶ See the instructions for exceptions and filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Accounts					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?			5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b		No
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?			5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible?			6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b		
7	**Organizations that may receive deductible contributions under section 170(c).**					
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?			7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			7f		
g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?			7g		
h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?			7h		
8	**Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?			8		
9	**Sponsoring organizations maintaining donor advised funds.**					
a	Did the organization make any taxable distributions under section 4966?			9a		
b	Did the organization make a distribution to a donor, donor advisor, or related person?			9b		
10	**Section 501(c)(7) organizations.** Enter					
a	Initiation fees and capital contributions included on Part VIII, line 12	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	**Section 501(c)(12) organizations.** Enter					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b				
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?			12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b				

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body	1a 23			
b	Enter the number of voting members that are independent	1b 22			
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		2		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?		3		No
4	Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?		4		No
5	Did the organization become aware during the year of a material diversion of the organization's assets?		5		No
6	Does the organization have members or stockholders?		6	Yes	
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?		7a	Yes	
b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons?		7b	Yes	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a	The governing body?		8a	Yes	
b	Each committee with authority to act on behalf of the governing body?		8b	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		9		No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

			Yes	No
10a	Does the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	10b		
11	Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	11	Yes	
11A	Describe in Schedule O the process, if any, used by the organization to review the Form 990			
12a	Does the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	12c	Yes	
13	Does the organization have a written whistleblower policy?	13	Yes	
14	Does the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line a or b, describe the process in Schedule O (See instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	Yes	
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?	16b	Yes	

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶PA

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection Indicate how you make these available Check all that apply

☐ Own website ☐ Another's website ☑ Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public See Additional Data Table

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ▶

UNIVERSITY CITY SCIENCE CENTER
3711 MARKET STREET SUITE 800
PHILADELPHIA, PA 19104
(215) 966-6000

Part VII Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year Use Schedule J-2 if additional space is needed

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation, and **current** key employees Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

☐ Check this box if the organization did not compensate any current or former officer, director, trustee or key employee

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
See add'l data										

1b Total . . . . ▶	906,175	624,793	205,985

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 in reportable compensation from the organization ▶8

		Yes	No
3 Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	**3**		No
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	**4**	Yes	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? *If "Yes," complete Schedule J for such person*	**5**		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization

(A) Name and business address	**(B)** Description of services	**(C)** Compensation
INTECH CONSTRUCTION 3001 MARKET STREET PHILADELPHIA, PA 19104	CONSTRUCTION SERVICES	2,004,097
ABM MID-ATLANTIC INC PO BOX 6626 PHILADELPHIA, PA 19178	JANITORIAL SERVICES	954,051
Cushman and wakefield 1717 arch street 30th floor PHILADELPHIA, PA 19103	brokerage	571,394
Haaspeters Construction 306 baltimore ave folcroft, PA 19032	construction SERVICES	406,196
allied barton po box 828854 PHILADELPHIA, PA 19182	security services	328,058

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 in compensation from the organization ▶15

Part VIII Statement of Revenue

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns . .	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations . . .	1d				
	e	Government grants (contributions)	1e 2,362,105				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f 412,940				
	g	Noncash contributions included in lines 1a-1f $					
	h	**Total.** Add lines 1a-1f . . . . ▶		2,775,045			
Program Service Revenue			Business Code				
	2a	RENTAL INCOME FROM EXE	531,120	16,384,532	16,384,532		
	b	Incubator Operations	541,900	85,425	85,425		
	c	Science & Technology	541,900	31,650	31,650		
	d						
	e						
	f	All other program service revenue					
	g	**Total.** Add lines 2a–2f . . . . ▶		16,501,607			
Other Revenue	3	Investment income (including dividends, interest and other similar amounts) . . . . . ▶		245,843			245,843
	4	Income from investment of tax-exempt bond proceeds . . ▶					
	5	Royalties . . . . ▶					
			(i) Real / (ii) Personal				
	6a	Gross Rents					
	b	Less rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss) . . . . ▶					
			(i) Securities / (ii) Other				
	7a	Gross amount from sales of assets other than inventory					
	b	Less cost or other basis and sales expenses	(i) 21,607				
	c	Gain or (loss)	(i) -21,607				
	d	Net gain or (loss) . . . . ▶		-21,607			-21,607
	8a	Gross income from fundraising events (not including $ ____ of contributions reported on line 1c) See Part IV, line 18 . . .	a				
	b	Less direct expenses . . .	b				
	c	Net income or (loss) from fundraising events . . ▶					
	9a	Gross income from gaming activities See Part IV, line 19 . . .	a				
	b	Less direct expenses . . .	b				
	c	Net income or (loss) from gaming activities . . . ▶					
	10a	Gross sales of inventory, less returns and allowances .	a				
	b	Less cost of goods sold . .	b				
	c	Net income or (loss) from sales of inventory . . ▶					
		Miscellaneous Revenue	Business Code				
	11a	FORFEITURE REVENUE	561,499	28,715	28,715		
	b	tenant bill backs	561,499	13,056	13,056		
	c						
	d	All other revenue					
	e	**Total.** Add lines 11a–11d . . . . . . ▶		41,771			
	12	**Total revenue.** See Instructions . . . ▶		19,542,659	16,543,378	0	224,236

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.
All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

	Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	**(A)** Total expenses	**(B)** Program service expenses	**(C)** Management and general expenses	**(D)** Fundraising expenses
1	Grants and other assistance to governments and organizations in the U S See Part IV, line 21	143,005	143,005		
2	Grants and other assistance to individuals in the U S See Part IV, line 22				
3	Grants and other assistance to governments, organizations, and individuals outside the U S See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	810,296	254,090	406,554	149,652
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	1,969,695	1,533,124	412,504	24,067
8	Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	179,672	132,053	42,531	5,088
9	Other employee benefits	231,256	162,824	59,233	9,199
10	Payroll taxes	190,120	124,054	54,864	11,202
11	Fees for services (non-employees)				
a	Management	24,104	24,104		
b	Legal	263,597	64,482	199,115	
c	Accounting	188,279	57,933	130,346	
d	Lobbying	227,580			227,580
e	Professional fundraising *See Part IV, line 17*				
f	Investment management fees				
g	Other	368,138	260,584	31,554	76,000
12	Advertising and promotion	76,236	52,021	24,215	
13	Office expenses	185,949	91,652	94,297	
14	Information technology	146,500	94,200	52,300	
15	Royalties				
16	Occupancy	761,837	388,454	373,383	
17	Travel	30,795	7,246	23,549	
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings				
20	Interest	3,788,034	3,788,034		
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	4,722,447	3,973,240	749,207	
23	Insurance	211,677	152,475	59,202	
24	Other expenses Itemize expenses not covered above (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below)				
a	MARKET STREET REDEVELOP	2,230,502	2,127,510	102,992	
b	utilities	1,798,767	1,750,992	47,775	
c	condo association fees	1,389,283	1,389,283		
d	REPAIRS & MAINTENANCE	1,189,782	1,186,910	2,872	
e	real estate & other tax	470,123	469,973	150	
f	All other expenses	743,465	576,833	166,632	
25	**Total functional expenses.** Add lines 1 through 24f	22,341,139	18,805,076	3,033,275	502,788
26	**Joint costs.** Check here ☐ if following SOP 98-2 Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X **Balance Sheet**

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing			1	
	2	Savings and temporary cash investments		5,425,367	2	3,661,805
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		3,937,852	4	1,657,508
	5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		286,964	9	149,000
	10a	Land, buildings, and equipment cost or other basis *Complete Part VI of Schedule D*	10a 114,467,772			
	b	Less accumulated depreciation	10b 32,087,674	86,553,114	10c	82,380,098
	11	Investments—publicly traded securities		5,844,123	11	4,516,470
	12	Investments—other securities See Part IV, line 11		676,550	12	1,195,021
	13	Investments—program-related See Part IV, line 11		1,835,333	13	1,821,070
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		5,379,569	15	4,048,951
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		109,938,872	16	99,429,923
Liabilities	17	Accounts payable and accrued expenses		8,444,727	17	2,167,805
	18	Grants payable			18	
	19	Deferred revenue		164,236	19	8,167
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability *Complete Part IV of Schedule D*			21	
	22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons *Complete Part II of Schedule L*			22	
	23	Secured mortgages and notes payable to unrelated third parties		76,948,973	23	73,850,000
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities Complete Part X of Schedule D		3,173,753	25	3,140,525
	26	**Total liabilities.** Add lines 17 through 25		88,731,689	26	79,166,497
Net Assets or Fund Balances		**Organizations that follow SFAS 117, check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		21,157,624	27	20,170,247
	28	Temporarily restricted net assets		49,559	28	93,179
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117, check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		21,207,183	33	20,263,426
	34	Total liabilities and net assets/fund balances		109,938,872	34	99,429,923

Part XI Financial Statements and Reporting

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other ______ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? . .	2a		No
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
c	If "Yes," to 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O . . .	2c	Yes	
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both ☐ Separate basis ☑ Consolidated basis ☐ Both consolidated and separated basis			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		No
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits . .	3b		

SCHEDULE A
(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
UNIVERSITY CITY SCIENCE CENTER

Employer identification number
23-1645908

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1 ☐ A church, convention of churches, or association of churches **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☑ 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 exempt 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).** (Complete Part III)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h

a ☐ Type I **b** ☐ Type II **c** ☐ Type III - Functionally integrated **d** ☐ Type III - Other

e ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)

f If the organization received a written determination from the IRS that it is a Type I, Type II or Type III supporting organization, check this box ☐

g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

		Yes	No
(i) a person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the the supported organization?	**11g(i)**		
(ii) a family member of a person described in (i) above?	**11g(ii)**		
(iii) a 35% controlled entity of a person described in (i) or (ii) above?	**11g(iii)**		

h Provide the following information about the supported organization(s)

(i) Name of supported organization	**(ii)** EIN	**(iii)** Type of organization (described on lines 1- 9 above or IRC section (see instructions))	**(iv)** Is the organization in col (i) listed in your governing document?		**(v)** Did you notify the organization in col (i) of your support?		**(vi)** Is the organization in col (i) organized in the U S ?		**(vii)** Amount of support?
			Yes	**No**	**Yes**	**No**	**Yes**	**No**	
Total									

Part II **Support Schedule for Organizations Described in IRC 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public Support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income (Explain in Part IV) Do not include gain or loss from the sale of capital assets						
11 **Total support** (Add lines 7 through 10)						

12 Gross receipts from related activities, etc (See instructions) **12**

13 **First Five Years** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and **stop here** ▶☐

Section C. Computation of Public Support Percentage

14 Public Support Percentage for 2009 (line 6 column (f) divided by line 11 column (f)) **14**

15 Public Support Percentage for 2008 Schedule A, Part II, line 14 **15**

16a **33 1/3% support test—2009.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

b **33 1/3% support test—2008.** If the organization did not check the box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

17a **10%-facts-and-circumstances test—2009.** If the organization did not check a box on line 13, 16a, or 16b and line 14 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization ▶☐

b **10%-facts-and-circumstances test—2008.** If the organization did not check a box on line 13, 16a, 16b, or 17a and line 15 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization ▶☐

18 **Private Foundation** If the organization did not check a box on line 13, 16a, 16b, 17a or 17b, check this box and see instructions ▶☐

Part III **Support Schedule for Organizations Described in IRC 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")	1,093,493	1,829,735	3,975,946	3,844,260	2,775,045	13,518,479
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	16,447,949	11,814,895	12,301,537	19,095,929	17,905,277	77,565,587
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5	17,541,442	13,644,630	16,277,483	22,940,189	20,680,322	91,084,066
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year	7,040,530	5,412,840	4,705,256	3,406,049	6,602,954	27,167,629
c Add lines 7a and 7b	7,040,530	5,412,840	4,705,256	3,406,049	6,602,954	27,167,629
8 **Public Support** (Subtract line 7c from line 6)						63,916,437

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
9 Amounts from line 6	17,541,442	13,644,630	16,277,483	22,940,189	20,680,322	91,084,066
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	393,088	251,546	509,658	500,697	228,171	1,883,160
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	393,088	251,546	509,658	500,697	228,171	1,883,160
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
13 **Total support** (Add lines 9, 10c, 11 and 12)	17,934,530	13,896,176	16,787,141	23,440,886	20,908,493	92,967,226

14 **First Five Years** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and **stop here** ▶☐

Section C. Computation of Public Support Percentage

15	Public Support Percentage for 2009 (line 8 column (f) divided by line 13 column (f))	15	68 750 %
16	Public support percentage from 2008 Schedule A, Part III, line 15	16	66 590 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2009** (line 10c column (f) divided by line 13 column (f))	17	2 030 %
18	Investment income percentage from **2008** Schedule A, Part III, line 17	18	2 080 %

19a **33 1/3% support tests—2009.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3% and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☑

b **33 1/3% support tests—2008.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

20 **Private Foundation** If the organization did not check a box on line 14, 19a or 19b, check this box and see instructions ▶☐

Part IV **Supplemental Information.** Supplemental Information. Complete this part to provide the explanation required by Part II, line 10; Part II, line 17a or 17b; or Part III, line 12. Provide any other additional information. See instructions

Additional Data

Software ID:
Software Version:
EIN: 23-1645908
Name: UNIVERSITY CITY SCIENCE CENTER

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

4d. Other program services

(Code) (Expenses $ 345,095 including grants of $) (Revenue $ 31,650)

Science and Technology See separately detailed program achievements narrative

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply): Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
STEPHEN TANG PRESIDENT & CEO	40 00	X		X				466,902	0	43,982
RICHARD A BENDIS BOARD MEMBER	30	X						0	0	0
CRAIG R CARNAROLI BOARD MEMBER	1 00	X						0	0	0
ARTHUR H RUBENSTEIN BOARD MEMBER	30	X						0	0	0
MICHAEL A DIPIANO BOARD MEMBER	1 00	X						0	0	0
GLEN N GAULTON BOARD MEMBER	1 00	X						0	0	0
PHILIP P GERBINO BOARD MEMBER	1 00	X						0	0	0
EDUARDO D GLANDT BOARD MEMBER	30	X						0	0	0
RICHARD P JAFFE BOARD MEMBER	1 00	X						0	0	0
PHILIP R JOHNSON BOARD MEMBER	30	X						0	0	0
RUSSEL E KAUFMAN BOARD MEMBER	30	X						0	0	0
KENNETH L KRING BOARD MEMBER	1 00	X						0	0	0
LARRY F LEMANSKI BOARD MEMBER	30	X						0	0	0
NICHOLAS J MAIALE BOARD MEMBER	30	X						0	0	0
P SHERRILL NEFF BOARD MEMBER	30	X						0	0	0
MAXINE BALLEN BOARD MEMBER	1 00	X						0	0	0
ERNEST DIANASTSIS bOARD MEMBER	30	X						0	0	0
DAVID P HOLVECK bOARD MEMBER	30	X						0	0	0
DAVID R KING bOARD MEMBER	30	X						0	0	0
CARL KOPFINGER bOARD MEMBER	30	X						0	0	0
CR CHUCK PENNONI bOARD MEMBER	30	X						0	0	0
LISA STAIANO-COICO bOARD MEMBER	30	X						0	0	0
TARA L WEINER bOARD MEMBER	30	X						0	0	0
THOMAS GREENWOOD VP ACCOUNTING	40 00			X				90,846	74,329	28,249
CURTIS HESS SENIOR VP REAL ESTATE	40 00			X				28,310	254,790	40,808

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply) Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
Jeanne Mell vp marketing & communica	40 00			X				100,890	0	8,765
RICHARD MILLER former VP MARKETING & BU	40 00			X				43,500	0	7,483
TYRONE CHILCOTE SENIOR PROPERTY MANAGER	40 00					X		0	136,739	27,473
CHRISTOPHER LAING DIRECTOR OF SCIENCE & TE	40 00					X		123,330	0	17,385
MARY ROBERTSON SENIOR PROPERTY MANAGER	40 00					X		0	106,538	24,145
RICHARD SOUTHERLAND DIRECTOR OF DEV & CONSTR	40 00					X		0	98,982	22,430
robert marcantuono corporate controller	40 00					X		52,397	52,397	7,695

Form 990, Part IX - Statement of Functional Expenses - 24a - 24e Other Expenses

Do not include amounts reported on line 6b, 8b, 9b, and 10b of Part VIII.	**(A) Total expenses**	**(B) Program service expenses**	**(C) Management and general expenses**	**(D) Fundraising expenses**
MARKET STREET REDEVELOP	2,230,502	2,127,510	102,992	
utilities	1,798,767	1,750,992	47,775	
condo association fees	1,389,283	1,389,283		
REPAIRS & MAINTENANCE	1,189,782	1,186,910	2,872	
real estate & other tax	470,123	469,973	150	

SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶ **Complete if the organization is described below.**
▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No 1545-0047

2009

Open to Public Inspection

If the organization answered "Yes," to Form 990, Part IV, Line 3, or Form 990-EZ, Part VI, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations Complete Part I-A only

If the organization answered "Yes," to Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes," to Form 990, Part IV, Line 5 (Proxy Tax) or Form 990-EZ, line 35a (regarding proxy tax), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization	Employer identification number
UNIVERSITY CITY SCIENCE CENTER	23-1645908

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV

2 Political expenditures ▶ $

3 Volunteer hours

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No

4a Was a correction made? ☐ Yes ☐ No

b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c) except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt funtion activities ▶ $

3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b ▶ $

4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No

5 State the names, addresses and employer identification number (EIN) of all section 527 political organizations to which payments were made For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds If none, enter -0-	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ☐ if the filing organization belongs to an affiliated group

B Check ☐ if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	**(a)** Filing Organization's Totals	**(b)** Affiliated Group Totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures		
e Total exempt purpose expenditures (add lines 1c and 1d)		
f Lobbying nontaxable amount Enter the amount from the following table in both columns		

If the amount on line 1e, column (a) or (b) is:	**The lobbying nontaxable amount is:**
Not over $500,000	20% of the amount on line 1e
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

	(a)	(b)
g Grassroots nontaxable amount (enter 25% of line 1f)		
h Subtract line 1g from line 1a If zero or less, enter -0-		
i Subtract line 1f from line 1c If zero or less, enter -0-		

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ **Yes** ☐ **No**

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 2a through 2f on page 4.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	**(a)** 2006	**(b)** 2007	**(c)** 2008	**(d)** 2009	**(e)** Total
2a Lobbying non-taxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots non-taxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B **Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

		(a) Yes	(a) No	(b) Amount
1	During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a	Volunteers?		No	
b	Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?		No	
c	Media advertisements?		No	
d	Mailings to members, legislators, or the public?		No	
e	Publications, or published or broadcast statements?		No	
f	Grants to other organizations for lobbying purposes?		No	
g	Direct contact with legislators, their staffs, government officials, or a legislative body?		No	
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?		No	
i	Other activities? If "Yes," describe in Part IV	Yes		227,580
j	Total lines 1c through 1i			227,580
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?		No	
b	If "Yes," enter the amount of any tax incurred under section 4912			
c	If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d	If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1		
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	2		
3	Did the organization agree to carryover lobbying and political expenditures from the prior year?	3		

Part III-B **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, lines 1 and 2 are answered "No" OR if Part III-A, line 3 is answered "Yes".**

1	Dues, assessments and similar amounts from members	1	
2	Section 162(e) non-deductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid).**		
a	Current year	2a	
b	Carryover from last year	2b	
c	Total	2c	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5	Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV **Supplemental Information**

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1i Also, complete this part for any additional information

Identifier	Return Reference	Explanation
Part II-B, Line 1i	Explanation of Other Lobbying Activities	The University City Science Center utilized the services of consultants to assist in the procurement of public sector funding The consultants also provided government relations services to the Science Center at the federal, state and city levels, with regard to legislative, administrative and regulatory issues

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
UNIVERSITY CITY SCIENCE CENTER

Employer identification number
23-1645908

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate contributions to (during year)		
3	Aggregate grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit ☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or pleasure)
☐ Preservation of an historically importantly land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a–2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

			Held at the End of the Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ▶ ____________

4 Number of states where property subject to conservation easement is located ▶ ____________

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting and enforcing conservation easements during the year ▶ ____________

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ $ ____________

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenues included in Form 990, Part VIII, line 1 ▶ $ ____________

(ii) Assets included in Form 990, Part X ▶ $ ____________

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items

a Revenues included in Form 990, Part VIII, line 1 ▶ $ ____________

b Assets included in Form 990, Part X ▶ $ ____________

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply)

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV and complete the following table

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current Year	(b) Prior Year	(c) Two Years Back	(d) Three Years Back	(e) Four Years Back
1a Beginning of year balance	1,474,425	1,773,141			
b Contributions					
c Investment earnings or losses	107,067	-298,716			
d Grants or scholarships					
e Other expenditures for facilities and programs	-656,761				
f Administrative expenses					
g End of year balance	924,731	1,474,425			

2 Provide the estimated percentage of the year end balance held as

a Board designated or quasi-endowment ▶ %

b Permanent endowment ▶ %

c Term endowment ▶ %

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

		Yes	No
(i) unrelated organizations	3a(i)		No
(ii) related organizations	3a(ii)		No
b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIV the intended uses of the organization's endowment funds

Part VI Investments—Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	4,866,215			4,866,215
b Buildings	106,253,926		30,426,704	75,827,222
c Leasehold improvements				
d Equipment	2,800,641		1,482,374	1,318,267
e Other	546,990		178,596	368,394
Total. Add lines 1a-1e *(Column (d) should equal Form 990, Part X, column (B), line 10(c).)* ▶				82,380,098

Part VII Investments—Other Securities. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Financial derivatives		
Closely-held equity interests		
Other		
Total. *(Column (b) should equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII Investments—Program Related. See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. *(Column (b) should equal Form 990, Part X, col (B) line 13)* ▶		

Part IX Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
Total. *(Column (b) should equal Form 990, Part X, col.(B) line 15.)* . . . . ▶	

Part X Other Liabilities. See Form 990, Part X, line 25.

1 (a) Description of Liability	(b) Amount
Federal Income Taxes	
security deposits and other liabilities	1,471,110
MINORITY INTEREST	80,698
DEFERRED RENTS AND OTHER	1,588,717
Total. *(Column (b) should equal Form 990, Part X, col (B) line 25)* ▶	3,140,525

2. Fin 48 Footnote In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48

Part XI Reconciliation of Change in Net Assets from Form 990 to Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	19,542,659
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	22,341,139
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	-2,798,480
4	Net unrealized gains (losses) on investments	4	139,788
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	-2,682,296
8	Other (Describe in Part XIV)	8	4,397,231
9	Total adjustments (net) Add lines 4 - 8	9	1,854,723
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	-943,757

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements			1	26,774,610
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains on investments	2a	139,788		
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIV)	2d	7,092,163		
e	Add lines **2a** through **2d**			2e	7,231,951
3	Subtract line **2e** from line **1**			3	19,542,659
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIV)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total Revenue Add lines **3** and **4c.** (This should equal Form 990, Part I, line 12)			5	19,542,659

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements			1	27,718,368
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b	2,682,296		
c	Other losses	2c			
d	Other (Describe in Part XIV)	2d	2,694,933		
e	Add lines **2a** through **2d**			2e	5,377,229
3	Subtract line **2e** from line **1**			3	22,341,139
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIV)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total expenses Add lines **3** and **4c.** (This should equal Form 990, Part I, line 18)			5	22,341,139

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b Also complete this part to provide any additional information

Identifier	Return Reference	Explanation
Part V, Line 4	Description of Intended Use of Endowment Funds	1 Development Fund Income is allocated for use in Science Center operations The fund is available to support working capital, development and capital purposes 2 Quasi-Endowment Fund - To support ongoing operations of the Science Center 3 Esther M Klein Endowment Fund - To support Klein Gallery operations in an effort to promote art and science and art education to the surrounding Philadelphia community
Part XI, Line 8 - Other Adjustments		(A) LOSS FROM TAXABLE CORPORATE SUBSIDIARIES AND DISREGARDED ENTITIES -449406 (B) MINORITY INTEREST IN NET LOSS OF CONSOLIDATED CORPORATE SUBSIDIARIES -14659 (C) EQUITY EARNINGS FROM PASS THROUGH ENTITIES 1125672 (D) GAIN ON INTEREST RATE SWAP 931833 NET INCOME FROM DECONSOLIDATED SUBSIDIARY 2803790 ROUNDING 1
Part XII, Line 2d - Other Adjustments		REVENUE OF CONSOLIDATED SUBSIDIARIES 2245528 INCOME FROM DECONSOLIDATED SUBSIDIARY 2803790 NONCONTROLLABLE INTERESTS IN NET INCOME OF CONSOLIDATED SUBSIDIARIES -14660 UNREALIZED GAINS ON INTEREST RATE SWAPS 931833 BOOK EARNINGS IN EXCESS OF K-1 EARNINGS FOR PASS THROUGH ENTITY INTERESTS 1125672
Part XIII, Line 2d - Other Adjustments		EXPENDITURES CONSOLIDATED subsidiaries 2694933

Schedule I (Form 990)

Department of the Treasury
Internal Revenue Service

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

Complete if the organization answered "Yes," to Form 990, Part IV, line 21 or 22.
▶ Attach to Form 990

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
UNIVERSITY CITY SCIENCE CENTER

Employer identification number
23-1645908

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? . . . ☑ **Yes** ☐ **No**

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II Grants and Other Assistance to Governments and Organizations in the United States.

Complete if the organization answered "Yes" to Form 990, Part IV, line 21 for any recipient that received more than $5,000. Check this box if no one recipient received more than $5,000. Use Part IV and Schedule I-1 (Form 990) if additional space is needed . . . ▶ ☐

(a) Name and address of organization or government	**(b)** EIN	**(c)** IRC Code section if applicable	**(d)** Amount of cash grant	**(e)** Amount of non-cash assistance	**(f)** Method of valuation (book, FMV, appraisal, other)	**(g)** Description of non-cash assistance	**(h)** Purpose of grant or assistance
THE SCHOOL DISTRICT OF PHILADELPHIA440 NORTH BROAD PHILADELPHIA,PA 19130	236004102	170b(1)(A)(iii)	132,950				BLSCA EDUCATIONAL PROGRAM

2 Enter total number of section 501(c)(3) and government organizations . . . ▶

3 Enter total number of other organizations . . . ▶

Part III **Grants and Other Assistance to Individuals in the United States.** Complete if the organization answered "Yes" to Form 990, Part IV, line 22. Use Schedule I-1 (Form 990) if additional space is needed.

(a) Type of grant or assistance	**(b)** Number of recipients	**(c)** Amount of cash grant	**(d)** Amount of non-cash assistance	**(e)** Method of valuation (book, FMV, appraisal, other)	**(f)** Description of non-cash assistance

Part IV **Supplemental Information.** Complete this part to provide the information required in Part I, line 2, and any other additional information.

Identifier	**Return Reference**	**Explanation**
Other Information	Part IV	Grant funds monitoring at UCSC is an organization wide endeavor The grant administrator coordinates the grant process from application through close out with oversight provided by an executive staff member The grant administrator reviews the award documentation and applicable laws to ensure compliance with the terms and conditions of the award In instances where the Science Center grants sub-awards, sub grant recipients are required to provide proof of expenditure as well as supporting documentation to substantiate expenses Reporting requirements are coordinated by the grant administrator in conjunction with the assigned executive Upon grant termination of the award, it is the responsibility of the grant administrator to finalize the grant and submit all required close out materials

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Schedule J (Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
▶ Complete if the organization answered "Yes" to Form 990, Part IV, question 23.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
UNIVERSITY CITY SCIENCE CENTER

Employer identification number
23-1645908

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropiate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items ☐ First-class or charter travel ☐ Housing allowance or residence for personal use ☐ Travel for companions ☐ Payments for business use of personal residence ☐ Tax idemnification and gross-up payments ☐ Health or social club dues or initiation fees ☐ Discretionary spending account ☐ Personal services (e g , maid, chauffeur, chef)			
b	If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement orprovision of all the expenses described above? If "No," complete Part III to explain	**1b**		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	**2**		
3	Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply ☐ Compensation committee ☑ Written employment contract ☑ Independent compensation consultant ☑ Compensation survey or study ☐ Form 990 of other organizations ☑ Approval by the board or compensation committee			
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization			
a	Receive a severance payment or change-of-control payment?	**4a**		No
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	**4b**		No
c	Participate in, or receive payment from, an equity-based compensation arrangement? If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III	**4c**		No
	Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.			
5	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of			
a	The organization?	**5a**		No
b	Any related organization? If "Yes," to line 5a or 5b, describe in Part III	**5b**		No
6	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of			
a	The organization?	**6a**		No
b	Any related organization? If "Yes," to line 6a or 6b, describe in Part III	**6b**		No
7	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	**7**		No
8	Were any amounts reported in Form 990, Part VII, paid or accured pursuant to a contract that was subject to the initial contract exception described in Regs section 53 4958-4(a)(3)? If "Yes," describe in Part III	**8**		No
9	If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?	**9**		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use Schedule J-1 if additional space needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions on row (ii) Do not list any individuals that are not listed on Form 990, Part VII

Note. The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

(A) Name		**(B)** Breakdown of W-2 and/or 1099-MISC compensation			**(C)** Retirement and other deferred compensation	**(D)** Nontaxable benefits	**(E)** Total of columns (B)(i)-(D)	**(F)** Compensation reported in prior Form 990 or Form 990-EZ
		(i) Base compensation	**(ii)** Bonus & incentive compensation	**(iii)** Other reportable compensation				
STEPHEN TANG	(i)	319,402	147,500	0	29,400	14,582	510,884	0
	(ii)	0	0	0	0	0	0	0
THOMAS GREENWOOD	(i)	77,096	13,750	0	8,231	7,306	106,383	0
	(ii)	63,079	11,250	0	6,734	5,978	87,041	0
CURTIS HESS	(i)	21,810	6,500	0	2,620	1,461	32,391	0
	(ii)	196,290	58,500	0	23,576	13,151	291,517	0
TYRONE CHILCOTE	(i)	0	0	0	0	0	0	0
	(ii)	136,739	0	0	13,205	14,268	164,212	0

Part III Supplemental Information

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8 Also complete this part for any additional information

Identifier	Return Reference	Explanation

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SCHEDULE O (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

Complete to provide information for responses to specific questions on Form 990 or to provide any additional information.
▶ Attach to Form 990.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
UNIVERSITY CITY SCIENCE CENTER

Employer identification number
23-1645908

Identifier	Return Reference	Explanation
Form 990, Part III, line 2	New Program Services	A new proof-of-concept funding program, QED, and a streetscape improvement project contributed to the furtherance of the core mission of the Science Center in 2009 The QED Proof-of-Concept Program grew directly out of key recommendations in a 2007 study by the CEO Council for Growth titled "Accelerating Technology Transfer in Greater Philadelphia Identifying Opportunities to Connect Universities with Industry for Regional Economic Development " The Science Center also spearheaded the Market Street Revitalization Project, which will transform both sides of Market Street between 34th and 41st Streets into a greener and more pedestrian-friendly thoroughfare The project commenced in November 2009
Form 990, Part VI, Section A, line 6		THE OWNERSHIP OF SHARES OF THE CORPORATION ARE RESTRICTED TO CORPORATIONS QUALIFIED FOR EXEMPTION FROM FEDERAL INCOME TAXES UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE
Form 990, Part VI, Section A, line 7a		ANNUAL STOCKHOLDER MEETINGS AFTER EACH ANNUAL ELECTION OF DIRECTORS, THE BOARD OF DIRECTORS MEETS FOR THE PURPOSE OF ORGANIZATION, ELECTION OF A CHAIRMAN OF THE BOARD AND OTHER OFFICERS, AND THE TRANSACTION OF OTHER BUSINESS AT THE OFFICE OF THE CORPORATION
Form 990, Part VI, Section A, line 7b		REGULAR AND ANNUAL MEETINGS ARE HELD IN WHICH TRANSACTIONS ARE BROUGHT BEFORE THE BOARD SPECIAL MEETINGS MAY ALSO BE HELD AT THE ELECTION OF THREE OR MORE SHAREHOLDERS
Form 990, Part VI, Section B, line 11		The completed 990 is presented for review and approval by the Audit Committee at which time it will be made available to the entire Board of Directors
Form 990, Part VI, Section B, line 12c		Board members and employees are required to annually sign a conflict of interest document, indicating that they understand the policy and will alert members should a conflict occur This process is overseen by the Science Center's General Counsel
Form 990, Part VI, Section B, line 15		The Board hired Mercer Human Resource Consulting several years ago to review CEO and executive compensation and to provide benchmark information on salary and incentive compensation An array of 501 C3 and for-profit benchmarks were included in the study in order to compare entities and their compensation structures that represented business and service operations of a comparable nature The findings from Mercer's study were and have been incorporated into annual review and compensation planning for the CEO and his team The board or executive committee annually reviews management compensation and approves all changes An updated compensation review was conducted for the top five executives by compensation consultant, Korn/Ferry Executive Compensation, and presented to the board of the Science Center These studies collected base salary and total cash compensation data from nationally published compensation surveys and Form 990s of a universe of comparable 501(c)(3) institutions that appropriately reflected the scale, operating nature and tax status of the Science Center
Form 990, Part VI, Section C, line 19		A PERSON WHO HAS A REQUEST FOR A COPY OF THE GOVERNING DOCUMENTS PLACES HIS/HER REQUEST WITH THE SECRETARY AND GENERAL COUNSEL OF THE UNIVERSITY CITY SCIENCE CENTER UPON THE RECEIPT OF A REQUEST, THE REQUESTED INFORMATION IS MADE AVAILABLE TO THE INTERESTED PARTY

Identifier	Return Reference	Explanation
		There were no changes in the Organization's oversight or selection process during the 2009 year

Schedule R, Part V, Line 2 - Determination of Amounts Transactions with related organizations are determined from organizational consolidated trial balances prior to eliminations Loan amounts indicated on line 2 represent the change in intercompany loan balances from 2008 to 2009 between UniversitY City Science center and the other entities form 990, part III, line 4a program service description incubator At the heart of the Science Center lie the Port Business Incubators Since its inception in 1963, graduate organizations and current residents of the University City Science Center's Port business incubators have created more than 15,000 jobs that remain in the Greater Philadelphia region today and contribute more than $9 billion to the regional economy annually In furthering their advancement of science, the incubator companies' work encompasses innovations in therapeutics, medical devices, diagnostics, research tools, bioinformatics, nanotechnology, information technology, and clean energy technology The incubators offer over 50,000 square feet of wet and dry laboratory and office space with a plug 'n play, state-of-the-art infrastructure, broadband connectivity and significant tax advantages The incubators' flexibility accommodates the changing needs of emerging, fast-growth companies Managed space and amenities, and access to an influential network offer a "big company" lifestyle to small companies, many of which would be unable to access the office space and amenities without Science Center support form 990, part III, line 4b program service description business and community network The Science Center supports the community through a variety of programs and partnerships including the Esther Klein Art Gallery, Quorum, RAIN, STEM Education, workforce development programs, the University City Keystone Innovation Zone (UCKIZ) and the Market Street Revitalization Project The Esther Klein Art Gallery (EKG) continues to explore the intersection of contemporary art, science and technology utilizing exhibitions as a vehicle to promote innovative partnerships with peer organizations in the art, science and technology communities Quorum, an effort to support long-term collaborative regional economic development, is a program that strengthens Greater Philadelphia's culture of technology commercialization by creating a magnet for entrepreneurs and innovators throughout the region to convene, interact, network and exchange ideas via 1) a physical space that is scheduled to open in 2011, 2) regional programming and 3) online networking tools RAIN The Science Center launched a network of business parks in the region in 2009 The Regional Affinity Incubation Network, or RAIN, brings together research parks, technology-based incubators and other supporting organizations involved in technology-led economic development initiatives STEM Education The Science Center works closely with local nonprofits to improve science education in city schools and classrooms Partners include iPraxis, which focuses on attracting and involving people of color in science Workforce Development In response to the consolidation of the pharmaceutical industry, the Science Center has partnered with BioAdvance, Wharton SBDC and We Work for Health to help displaced life sciences professionals explore career options in entrepreneurship through programs like Career GPS, which was held in November 2009 A $4 0 million Market Street Revitalization Project, to be completed in 2010, will promote social welfare and lessen the burden of government by transforming the campus and surrounding University City community into a greener and more vibrant place through functional improvements, such as new pedestrian lighting, new sidewalks, wheelchair-accessible ramps at every intersection, plantings along "amenity strips" and "bump outs" at key intersections leading to safer pedestrian crosswalks Running from 34th Street to 41st Street on both sides of Market Street, the project extends three blocks beyond the current Science Center campus The Science Center is one of the founding partners and the fiscal agent of the University City Keystone Innovation Zone (UC KIZ), a partnership designed to build knowledge-based economies and cultivate entrepreneurship in Pennsylvania The UC KIZ has an incredible concentration of resources for supporting and growing life sciences companies Home to numerous life sciences startups, several major universities, non-profit research institutes, and research and teaching hospitals, the UC KIZ community has the infrastructure and resources growing life sciences companies need form 990, part III, line 4c program service description owned real estate The Science Center encompasses 17 acres, 15 buildings, and 2 million square feet within a four-block area that is home to 100 companies employing 8,000 people Currently, the Science Center owns and manages approximately 950,000 square feet of space in seven buildings, including three incubators for fledgling businesses In keeping with the agility of entrepreneurs, short-term leases are available, with opportunities for growth Promoting economic development, the Science Center continues to improve the infrastructure of the community through redevelopment of the Market Street corridor Delivered in June 2008, 3711 Market Street is the Science Center's newest building The first green building on the Science Center's campus, 3711 Market features energy-efficient design and a 35,000-square-foot living "green" roof, whose plantings dramatically reduce storm water runoff The 155,000-square-foot, 10-story building is certified at the Silver level by the Leadership in Energy and Environmental Design (LEED) Green Building Rating System form 990, part III, line 4d program service description Science and Technology QED Proof of Concept Program In early 2009 the Science Center launched the nation's first multi-institutional proof-of-concept program to fund early-stage academic research projects in the life sciences and to promote the commercialization of the early-stage technologies resulting from those projects Our program - named "QED", after the Latin phrase for "proven as demonstrated" - provides funding and business development support for academic researchers throughout the Greater Philadelphia region by supporting the development of early-stage life science technologies with high commercial potential As angel investors, venture capitalists, and established companies increasingly invest in later-stage enterprises, finding early-stage funding to accelerate innovation has become more difficult QED assists promising researchers to bridge the gap - often referred to as the "valley of death" - between publicly-funded laboratory research and privately-funded technology commercialization and product development In addition to funding, QED provides business advice by pairing the researchers with designated business advisors QED leverages the Science Center's relationships with universities, government agencies, and public and private companies, driving technology transfer and new business formation, advancing entrepreneurship, and encouraging innovation, competitiveness, and knowledge-base retention and expansion The program's key goal is to focus existing regional resources on substantially reducing the business risk in early-stage life science R&D projects, in order to position these projects for follow-on investment by established life science companies and private investors, without adding to the proliferation of sub-scale, undercapitalized ventures already in the market Ultimately, the success of the program will be judged by longer-term outcomes including new venture formation, license execution, and outside investment

SCHEDULE R (Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
UNIVERSITY CITY SCIENCE CENTER

Employer identification number
23-1645908

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
3701 UNIVERSITY CITY SCIENCE CENTER ASSOCIATES LP 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA 19104 23-3040122	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	PA	-486,271	40,802,182	UNIVERSITY CITY SCIENCE CENTER
3701 UNIVERSITY CITY SCIENCE CENTER ASSOCIATES LLC 3711 MARKET STREET SUITE 800 pHILADELPHIA, PA 19104 23-3040121	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	PA	-4,912	412,144	UNIVERSITY CITY SCIENCE CENTER

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity

Part III **Identification of Related Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations? Yes	No	(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner? Yes	No
UNIVERSITY PARK ASSOCIATES I LLC 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA19104 23-3011497	OFFICE BUILDING	PA	UNIVERSITY CITY SCIENCE CENTER	RELATED	51,424	3,416,852		No		Yes	
UNIVERSITY PARK ASSOCIATES II LLC 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA19104 23-3011120	OFFICE BUILDING	PA	UNIVERSITY CITY SCIENCE CENTER	RELATED	11,709	2,172,780		No		Yes	
SCIENCE CENTER CAPITAL I LP 3711 MARKET STREET 3RD FLOOR PHILADELPHIA, PA19104 20-5660733	INVESTMENT - VENTURE CAPITAL	PA	N/A								
SCC GP LP 3711 MARKET STREET 3RD FLOOR PHILADELPHIA, PA19104 20-5660679	INVESTMENT - VENTURE CAPITAL	PA	N/A								
WEXFORD-UCSC II GP LLC 7312 PARKWAY DRIVE HANOVER, MD21076 42-1713226	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	MD	UNIVERSITY CITY SCIENCE CENTER	RELATED		9,638,560		No			No
WEXFORD-UCSC II LP 7312 PARKWAY DRIVE HANOVER, MD21076 42-1713227	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	MD	UNIVERSITY CITY SCIENCE CENTER	RELATED	-1,054,223	22,291,745		No			No
3440 UNIVERSITY CITY SCIENCE CENTER ASSOCIATES 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA19104 23-2180320	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	PA	UNIVERSITY CITY SCIENCE CENTER	RELATED	151,388	3,445,214		No		Yes	

Part IV **Identification of Related Organizations Taxable as a Corporation or Trust** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership
NEURO DIAGNOSTIC DEVICES INC 3624 MARKET STREET SUITE 300 PHILADELPHIA, PA19104 20-1905121	MANUFACTURING - MEDICAL DEVICES	PA	UNIVERSITY CITY SCIENCE CENTER (through 12302009)	C	-263,778	67,761	49 000 %
SCC GP-GP INC 3711 MARKET STREET 3RD FLOOR PHILADELPHIA, PA19104 20-3971470	MANAGEMENT SERVICES	PA	N/A	C	-304		100 000 %
SCIENCE CENTER CAPITAL MANAGEMENT COMPANY 3711 MARKET STREET 3RD FLOOR PHILADELPHIA, PA19104 20-3971335	MANAGEMENT SERVICES	PA	N/A	C	-305		100 000 %
PORT OF TECHNOLOGY INC 3711 market street suite 800 PHILADELPHIA, PA19104 23-3054794	INCUBATOR STARTUP SUPPORT	PA	UNIVERSITY CITY SCIENCE CENTER	C	98,974	225,202	100 000 %
RESEARCH PARK INC 3711 market street suite 800 PHILADELPHIA, PA19104 23-2671100	SERVICES - REAL ESTATE MGMT	PA	UNIVERSITY CITY SCIENCE CENTER	C	-290,304	164,447	100 000 %

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, or 36.)

Note. Complete line 1 if any entity is listed in Parts II, III or IV

			Yes	No
1	During the tax year, did the orgranization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?			
a	Receipt of **(i)** interest **(ii)** annuities **(iii)** royalties **(iv)** rent from a controlled entity	**1a**		**No**
b	Gift, grant, or capital contribution to other organization(s)	**1b**		**No**
c	Gift, grant, or capital contribution from other organization(s)	**1c**		**No**
d	Loans or loan guarantees to or for other organization(s)	**1d**	**Yes**	
e	Loans or loan guarantees by other organization(s)	**1e**		**No**
f	Sale of assets to other organization(s)	**1f**		**No**
g	Purchase of assets from other organization(s)	**1g**		**No**
h	Exchange of assets	**1h**		**No**
i	Lease of facilities, equipment, or other assets to other organization(s)	**1i**	**Yes**	
j	Lease of facilities, equipment, or other assets from other organization(s)	**1j**		**No**
k	Performance of services or membership or fundraising solicitations for other organization(s)	**1k**	**Yes**	
l	Performance of services or membership or fundraising solicitations by other organization(s)	**1l**	**Yes**	
m	Sharing of facilities, equipment, mailing lists, or other assets	**1m**		**No**
n	Sharing of paid employees	**1n**		**No**
o	Reimbursement paid to other organization for expenses	**1o**	**Yes**	
p	Reimbursement paid by other organization for expenses	**1p**	**Yes**	
q	Other transfer of cash or property to other organization(s)	**1q**		**No**
r	Other transfer of cash or property from other organization(s)	**1r**		**No**

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

	(a) Name of other organization	**(b)** Transaction type(a-r)	**(c)** Amount involved
(1)	See Additional Data Table		
(2)			
(3)			
(4)			
(5)			
(6)			

Part VI **Unrelated Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 37.)

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization See instructions regarding exclusion for certain investment partnerships

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Are all partners section 501(c)(3) organizations? Yes	No	(e) Share of end-of-year assets	(f) Disproprtionate allocations? Yes	No	(g) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(h) General or managing partner? Yes	No

Additional Data

Return to Form

Software ID:
Software Version:
EIN: 23-1645908
Name: UNIVERSITY CITY SCIENCE CENTER

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income ($)	(g) Share of end-of-year assets ($)	(h) Disproprtionate allocations? Yes	(h) No	(i) Code V-UBI amount on Box 20 of K-1 ($)	(j) General or Managing Partner? Yes	(j) No
UNIVERSITY PARK ASSOCIATES I LLC 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA 19104 23-3011497	OFFICE BUILDING	PA	UNIVERSITY CITY SCIENCE CENTER	RELATED	51,424	3,416,852		No		Yes	
UNIVERSITY PARK ASSOCIATES II LLC 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA 19104 23-3011120	OFFICE BUILDING	PA	UNIVERSITY CITY SCIENCE CENTER	RELATED	11,709	2,172,780		No		Yes	
SCIENCE CENTER CAPITAL I LP 3711 MARKET STREET 3RD FLOOR PHILADELPHIA, PA 19104 20-5660733	INVESTMENT - VENTURE CAPITAL	PA	N/A								
SCC GP LP 3711 MARKET STREET 3RD FLOOR PHILADELPHIA, PA 19104 20-5660679	INVESTMENT - VENTURE CAPITAL	PA	N/A								
WEXFORD-UCSC II GP LLC 7312 PARKWAY DRIVE HANOVER, MD 21076 42-1713226	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	MD	UNIVERSITY CITY SCIENCE CENTER	RELATED		9,638,560		No			No
WEXFORD-UCSC II LP 7312 PARKWAY DRIVE HANOVER, MD 21076 42-1713227	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	MD	UNIVERSITY CITY SCIENCE CENTER	RELATED	-1,054,223	22,291,745		No			No
3440 UNIVERSITY CITY SCIENCE CENTER ASSOCIATES 3711 MARKET STREET SUITE 800 PHILADELPHIA, PA 19104 23-2180320	COMMERCIAL REAL ESTATE PROPERTY OWNERSHIP AND RENTAL	PA	UNIVERSITY CITY SCIENCE CENTER	RELATED	151,388	3,445,214		No		Yes	

Form 990, Schedule R, Part V - Transactions With Related Organizations

	(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount Involved ($)
(1)	Research Park Inc	L	417,018
(2)	Research Park Inc	P	27,205
(3)	PORT OF TECHNOLOGY INC	O	1,663
(4)	Research Park Inc	D	400,915
(5)	Research Park Inc	I	242,202
(6)	NEURO DIAGNOSTIC DEVICES INC	K	9,800
(7)	PORT OF TECHNOLOGY INC	I	1,011,781
(8)	PORT OF TECHNOLOGY INC	D	-254,948