



1812 HOLDINGS, LLC
Financial Report
February 28, 2015



Rosslyn Portfolio

Building 1812 Holdings, LLC

Financial Report

Month Ended February 28, 2015



SECTION 1

Executive Summary

SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

SECTION 3

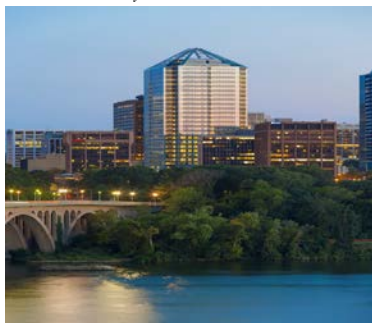
Open Status Report

Check Register

Capital Expenditure Analysis

SECTION 1

Executive Summary



STRATEGY

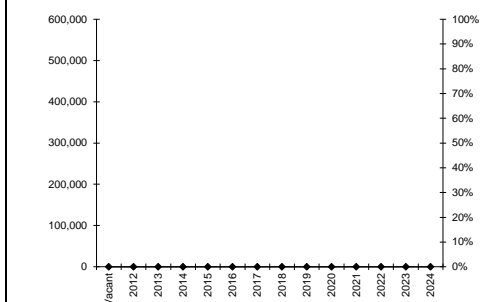
This skyline-defining trophy investment, delivered in November 2013, is expected to attract prestigious, credit tenants seeking signature office space in one of the most high-profile buildings in the Washington, DC metro area. The MP leasing team, working in conjunction with Newmark, is aggressively pursuing a number of high-quality tenants to lease the project. Overall, MP remains focused on strategically pursuing exceptional, credit-worthy large-block tenants. 1812 North Moore is a 534,271 rsf, 35-story, LEED Platinum Certified office building and the tallest in the region.

* Identify large lead tenants to lease the project

ASSET-LEVEL DEBT

Appraised Value	\$ 293,000,000	as of	Dec-14	
Mortgage Loan	\$ 145,301,943	50% LTV	4.000%	Dec-14

CASH FLOW PERFORMANCE



Period	28-Feb-15	Actual	Budget	PSF
Projected Occupancy		0.0%	0.0%	
Effective Gross Revenue	\$	25,270	\$	29,137
Real Estate Taxes		(420,608)		(419,606)
Operating Expenses		(492,486)		(529,692)
Net Operating Income		(887,824)		(920,161)
Tenant Improvements		-		-
Leasing Commissions		-		-
Capital Improvements		(421,510)		(818,113)
Total Leasing and Capital		(421,510)		(818,113)
CF before Senior Debt Service		(1,309,334)		(1,738,274)
Senior Debt Service		(1,281,914)		(1,196,550)
DSCR on NOI		-0.69x		-0.77x
DSCR on CF before Senior Debt Service		0.00x		0.00x
CF after Senior Debt Service	\$	(2,591,248)	\$	(2,934,824)

LEASING

Newmark is fully engaged as the leasing agent of 1812 North Moore Street and works collaboratively with the MP leasing team on all marketing efforts to prelease the project. Large corporations, consulting/financial and law firms continue to be targeted as potential anchor tenants. In addition, Cushman & Wakefield has been retained to identify a first-class restaurant concept for the project's designated 8,300 rsf, two-story restaurant.

RECENT LEASING ACTIVITY

[illegible]

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER

MAJOR CAPITAL PROJECTS

MAJOR CAPITAL PROJECTS	
<u>2013</u>	<u>Total</u>



SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3485
Report: MRI_BALST

Balance Sheet
Monday Production DB
1812 Holdings, LLC

Page: 1
Date: 4/16/2015
Time: 11:30 AM

Accrual

Feb 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land

69,649,707.50

Building

187,412,956.76

Total Direct Investments in Real Property

257,062,664.26

Indirect Investments in Real Property

EQUITY CONSOL INV

5,264.74

Total Indirect Investments in Real Property

5,264.74

Total Investments in Real Property

257,067,929.00

Cash and Cash Equivalents

OPERATING CASH

1,425,236.48

Total Cash and Cash Equivalents

1,425,236.48

Restricted Cash

MISC ESCROWS

6,217,680.00

MORTGAGE ESCROWS

0.00

Total Restricted Cash

6,217,680.00

Accounts and Notes Receivable, net

I/E-Unallocated

(8,612.67)

Total Accounts and Notes Receivable, net

(8,612.67)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing

4,157,863.52

Acc Amort-Def Financing

(399,638.64)

Total Deferred Financing

3,758,224.88

Other Assets

Deposits

91,678.00

Prepaid Insurance

49,238.98

Prepaid Taxes

529.51

Interest Rate Cap

637,800.00

Total Other Assets

779,246.49

Total Def Financing & Other Assets

4,537,471.37

TOTAL ASSETS

269,239,704.18

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mtge Pay-Construction Fin

145,301,942.78

Database: MONDAYPROD
ENTITY: 3485
Report: MRI_BALST

Balance Sheet
Monday Production DB
1812 Holdings, LLC

Page: 2
Date: 4/16/2015
Time: 11:30 AM

Accrual

Feb 2015

Total Mortgage Notes Payable	145,301,942.78
Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	230,634.47
Accr Miscellaneous	135,843.90
Accr Taxes	419,502.00
Accr Capital Expenditures	0.00
Accr Interest/Financing	415,455.70
Deferred Liability	0.00
Prepaid Rents	5,000.00
Total Accounts Payable, Accrued Exp & Other	1,206,436.07
TOTAL LIABILITIES	146,508,378.85
EQUITY	
Partners'/Members' Equity	
PARTNERS CAPITAL	(3,724,398.37)
Total Partners'/Members' Equity	(3,724,398.37)
Partners'/Members' Contributions	
MEMBERS CONTRIB	186,811,885.35
Total Partners'/Members' Contributions	186,811,885.35
Partners'/Members' Distributions	
PARTNERS DISTRIB	(64,739,184.00)
Total Partners'/Members' Distributions	(64,739,184.00)
I/E Adjustments	
I/E-RosslynOfficeProp LLC	6,819,071.96
Total I/E Adjustments	6,819,071.96
Current Year Profit (Loss)	(2,436,049.61)
Total Current & Prior Profit (Loss)	(2,436,049.61)
TOTAL EQUITY ACCOUNTS	122,731,325.33
TOTAL LIABILITY AND EQUITY	269,239,704.18

Database: MONDAYPROD
ENTITY: 3485

Trial Balance
Monday Production DB
1812 Holdings, LLC

Page: 1
Date: 4/16/2015
Time: 10:54 AM

Accrual

Year to Date Balances for period 02/15

Account	Description	Debit	Credit
0112-0000	Land	69,649,707.50	
0132-0100	WIP - Base Building	187,412,956.76	
0222-0000	Deferred Financing	4,157,863.52	
0229-0000	Acc Amort-Def Financing		399,638.64
0311-0004	Cash - Operating 4	1,424,032.03	
0311-0005	Cash -Other	1,204.45	
0411-0100	Cash - Escrow	6,217,680.00	
0491-0010	Due To/From Managing Agen		8,612.66
0491-0025	Due to/from Monday		0.01
0491-3401	I/E-Rosslyn Series		6,762,216.07
0491-3430	I/E-1000 Wilson Boulevard		56,855.89
0611-0000	Deposits	91,678.00	
0632-0000	Prepaid Insurance	49,238.98	
0633-0000	Prepaid Taxes	529.51	
0642-0702	Interest Rate Cap	637,800.00	
0822-4002	Inv in Equities	5,264.74	
2130-0000	Mtge Pay-Construction Fin		145,301,942.78
2511-0000	Accounts Payable Trade		230,634.47
2552-0000	Accr Miscellaneous		135,843.90
2553-0000	Accr Taxes		419,502.00
2556-0000	Accr Interest/Financing		415,455.70
2591-0000	Prepaid Rents		5,000.00
3311-0001	Retained Earnings	3,724,398.37	
3341-0001	Distribution	64,739,184.00	
3421-9999	Mbr Contrib-Misc		186,811,885.35
4131-0000	% Rent Income		13,935.36
4171-0000	Gar/Prkg Income		10,000.00
4591-0000	Investment Income		54.33
4862-0000	Misc Bldg Service Income		1,000.00
4891-0000	Misc Other Income		280.31
5120-0000	Clean-Contract Interior	20,436.12	
5130-0000	Clean-Window Wash Ext	990.00	
5210-0000	Util-Elec-Public Area	110,481.72	
5230-0000	Util-Fuel Oil	135.51	
5250-0000	Util-Water/Sewer-Water	5,743.81	
5310-0000	R&M-Payroll-Gen'l	34,991.76	
5310-1000	R & M Payroll-OT	7,052.67	
5310-2000	R & M Payroll-Taxes	3,965.21	
5310-4000	R & M -Benefits	5,334.01	
5322-0000	R&M-Elev-Outside Svs	2,695.87	
5332-0000	R&M-HVAC-Water Treatment	1,550.00	
5334-0000	R&M-HVAC-Supplies	4,499.87	
5336-0000	R&M-HVAC-Outside Svs	2,250.78	
5340-0000	R&M-Electrical-Supplies	1,432.30	
5360-0000	R&M-Plumbing-Supplies	516.12	
5372-0000	R&M-Fire/Life Safety-O/S	525.00	
5380-0000	R&M-GB Interior-Supplies	5,118.39	
5381-0000	R&M-GB Interior-O/S	5,617.59	
5384-0000	R&M-GB Interior-Pest Cont	866.64	
5385-0000	R&M-GB Interior-Plant Mnt	399.04	
5390-0000	R&M-Other	2,120.00	
5432-0000	Grounds-Snow Rem-O/S	210.00	
5520-0000	Security-Contract	28,129.14	
5530-0000	Security-Equipment	1,234.73	
5540-0000	Security-Other	190.00	
5610-0000	Mgmt Fee-Current Yr	4,166.67	

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ENTITY: 3485

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Monday Production DB
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Page: 2
Date: 4/16/2015
Time: 10:54 AM

Accrual

Year to Date Balances for period 02/15

Account	Description	Debit	Credit
5710-0000	Adm-Payroll	139,895.30	
5710-1000	Admi-Payroll taxes	17,017.49	
5710-5000	Admin-Other Payroll Exp	14,558.91	
5730-0000	Adm-Office Exp-Mgmt Rent	8,759.38	
5732-0000	Adm-Office Exp-Mgmt Exps	7,725.05	
5734-0000	Adm-Office Exp-Phone	440.47	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	125.00	
5756-0000	Adm-Mgmt Exp-Dues & Subs	2,269.66	
5758-0001	Office/Lunchroom Supplies	804.77	
5758-0002	Internet/IT Contracts	1,570.80	
5758-0003	Computer Hardware/Software	1,444.81	
5758-0004	Copiers/Office Equipment	727.35	
5758-0005	Phone - Corporate/Teleconferencing	663.09	
5758-0006	Phone - Wireless/Cellular	628.78	
5758-0007	Postage/Delivery	160.27	
5758-0008	Car Service	200.22	
5758-0009	Printing/Reproduction	9.64	
5758-0010	Corporate Events/Gifts	86.42	
5758-0011	Temporary Staffing	5,527.77	
5758-0012	Other Corp Admin Exp	878.35	
5758-0013	Meals	203.39	
5758-0014	Travel	605.76	
5762-0000	Adm-Mgmt Exp-Meals	5.18	
5772-0000	Adm-Other-Tenant Relation	3,187.87	
5810-0000	Insurance-Policies	15,246.83	
5810-1000	Insurance-Workers Comp	1,166.16	
6320-0000	Parking Exp-Misc	2,957.96	
6410-0000	Promotion and Advertising	168.00	
6411-0000	Leasing Meals & Entertainment	2,379.77	
6412-0000	Leasing Miscellaneous		1,440.00
6630-0000	Legal	756.51	
6642-0000	Misc Company Fees	12,681.09	
6645-0000	Sales & Use Taxes	421.32	
6710-0000	RE Taxes-General	419,502.00	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	105.90	
8201-0000	Mortgage Interest Expense	1,281,914.96	
8302-0000	Amort-Def Financing	266,425.76	
8820-1000	Unrealized Gain/Loss		115.33
Total:		340,574,412.80	340,574,412.80

Database: MONDAYPROD
 ENTITY: 3485
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 1
 Date: 4/16/2015
 Time: 10:55 AM

Accrual

		Current Period			Year-To-Date		
		Actual	Budget		Actual	Budget	
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance
Revenues							
Rental Income							
% Rent							
% Rent Income	0.00	9,424.00	(9,424.00)	-100.00%	13,935.36	19,085.00	(5,149.64) -26.98%
Total % Rent Income	0.00	9,424.00	(9,424.00)	-100.00%	13,935.36	19,085.00	(5,149.64) -26.98%
Total Rental Income	0.00	9,424.00	(9,424.00)	-100.00%	13,935.36	19,085.00	(5,149.64) -26.98%
Recoveries							
Total Recoveries	0.00	0.00	0.00		0.00	0.00	0.00
Garage/Parking Income							
Gar/Prkg Income	5,000.00	5,000.00	0.00	0.00%	10,000.00	10,000.00	0.00 0.00%
Total Garage/Parking Income	5,000.00	5,000.00	0.00		10,000.00	10,000.00	0.00
Interest and Other Income							
Interest and Dividend Income							
Investment Income	7.30	26.00	(18.70)	-71.92%	54.33	52.00	2.33 4.48%
Total Interest and Dividend Income	7.30	26.00	(18.70)	-71.92%	54.33	52.00	2.33 4.48%
Service Income							
Misc Bldg Service Income	0.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00 0.00%
Total Service Income	0.00	0.00	0.00		1,000.00	0.00	1,000.00
Miscellaneous Income							
Misc Other Income	280.31	0.00	280.31	0.00%	280.31	0.00	280.31 0.00%
Total Miscellaneous Income	280.31	0.00	280.31		280.31	0.00	280.31
Total Interest and Other Income	287.61	26.00	261.61	1006.19%	1,334.64	52.00	1,282.64 2466.62%

Database: MONDAYPROD
ENTITY: 3485
Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 2
Date: 4/16/2015
Time: 10:55 AM

Accrual

Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Total Revenue	5,287.61	14,450.00	(9,162.39)	-63.41%	25,270.00	29,137.00	(3,867.00)	-13.27%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(10,218.06)	(10,218.00)	(0.06)	0.00%	(20,436.12)	(20,436.00)	(0.12)	0.00%
Clean-Window Wash Ext	(990.00)	(2,476.00)	1,486.00	60.02%	(990.00)	(4,952.00)	3,962.00	80.01%
Clean-Window Wash Int	0.00	(1,200.00)	1,200.00	100.00%	0.00	(2,400.00)	2,400.00	100.00%
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(100.00)	100.00	100.00%
Clean-Trash Rem/Recyl-O/S	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00	100.00%
Clean-Other	0.00	0.00	0.00	0.00%	0.00	(600.00)	600.00	100.00%
Total Cleaning	(11,208.06)	(14,394.00)	3,185.94	22.13%	(21,426.12)	(28,988.00)	7,561.88	26.09%
Utilities								
Util-Elec-Public Area	(54,500.44)	(17,959.00)	(36,541.44)	-203.47%	(110,481.72)	(36,089.00)	(74,392.72)	-206.14%
Util-Fuel Oil	(135.51)	0.00	(135.51)	0.00%	(135.51)	0.00	(135.51)	0.00%
Util-Water/Sewer-Water	(2,325.10)	(1,793.00)	(532.10)	-29.68%	(5,743.81)	(3,586.00)	(2,157.81)	-60.17%
Total Utilities	(56,961.05)	(19,752.00)	(37,209.05)	-188.38%	(116,361.04)	(39,675.00)	(76,686.04)	-193.29%
Repair & Maintenance								
R&M-Payroll-Gen'l	(18,545.44)	(19,661.00)	1,115.56	5.67%	(34,991.76)	(40,992.00)	6,000.24	14.64%
R & M Payroll-OT	(5,688.68)	(1,706.00)	(3,982.68)	-233.45%	(7,052.67)	(3,468.00)	(3,584.67)	-103.36%
R & M Payroll-Taxes	(2,420.56)	(1,658.00)	(762.56)	-45.99%	(3,965.21)	(4,347.00)	381.79	8.78%
R & M -Benefits	(3,092.05)	(3,491.37)	399.32	11.44%	(5,334.01)	(6,250.98)	916.97	14.67%
R&M-Elev-Maint Contract	0.00	(7,292.00)	7,292.00	100.00%	0.00	(14,584.00)	14,584.00	100.00%
R&M-Elev-Outside Svs	(1,350.36)	(2,158.00)	807.64	37.43%	(2,695.87)	(4,316.00)	1,620.13	37.54%
R&M-HVAC-Contract Svs	0.00	(4,300.00)	4,300.00	100.00%	0.00	(5,900.00)	5,900.00	100.00%
R&M-HVAC-Water Treatment	(534.00)	(1,500.00)	966.00	64.40%	(1,550.00)	(1,500.00)	(50.00)	-3.33%
R&M-HVAC-Supplies	(4,288.21)	(250.00)	(4,038.21)	-1615.28%	(4,499.87)	(500.00)	(3,999.87)	-799.97%
R&M-HVAC-Outside Svs	(2,250.78)	0.00	(2,250.78)	0.00%	(2,250.78)	0.00	(2,250.78)	0.00%

Database: MONDAYPROD
 ENTITY: 3485
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 3
 Date: 4/16/2015
 Time: 10:55 AM

Accrual

Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
R&M-Electrical-Supplies	(1,306.16)	(250.00)	(1,056.16)	-422.46%	(1,432.30)	(500.00)	(932.30)	-186.46%
R&M-Plumbing-Supplies	0.00	(200.00)	200.00	100.00%	(516.12)	(400.00)	(116.12)	-29.03%
R&M-Plumbing-Outside Svs	0.00	(550.00)	550.00	100.00%	0.00	(2,600.00)	2,600.00	100.00%
R&M-Fire/Life Safety-O/S	(445.00)	0.00	(445.00)	0.00%	(525.00)	0.00	(525.00)	0.00%
R&M-GB Interior-Supplies	(3,010.23)	0.00	(3,010.23)	0.00%	(5,118.39)	0.00	(5,118.39)	0.00%
R&M-GB Interior-O/S	(1,054.59)	(2,258.00)	1,203.41	53.30%	(5,617.59)	(4,516.00)	(1,101.59)	-24.39%
R&M-GB Interior-Pest Cont	(866.64)	(433.00)	(433.64)	-100.15%	(866.64)	(866.00)	(0.64)	-0.07%
R&M-GB Interior-Plant Mnt	(199.52)	(150.00)	(49.52)	-33.01%	(399.04)	(300.00)	(99.04)	-33.01%
R&M-Other	(1,600.00)	(150.00)	(1,450.00)	-966.67%	(2,120.00)	(300.00)	(1,820.00)	-606.67%
Total Repair & Maintenance	(46,652.22)	(46,007.37)	(644.85)	-1.40%	(78,935.25)	(91,339.98)	12,404.73	13.58%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(350.00)	350.00	100.00%	0.00	(700.00)	700.00	100.00%
Grounds-Snow Rem-Supplies	0.00	(1,500.00)	1,500.00	100.00%	0.00	(3,000.00)	3,000.00	100.00%
Grounds-Snow Rem-O/S	(210.00)	(3,500.00)	3,290.00	94.00%	(210.00)	(7,000.00)	6,790.00	97.00%
Total Roads & Grounds	(210.00)	(5,350.00)	5,140.00	96.07%	(210.00)	(10,700.00)	10,490.00	98.04%
Security								
Security-Contract	(14,064.57)	(19,334.08)	5,269.51	27.26%	(28,129.14)	(38,668.17)	10,539.03	27.26%
Security-Equipment	0.00	(448.00)	448.00	100.00%	(1,234.73)	(896.00)	(338.73)	-37.80%
Security-Other	0.00	0.00	0.00	0.00%	(190.00)	0.00	(190.00)	0.00%
Total Security	(14,064.57)	(19,782.08)	5,717.51	28.90%	(29,553.87)	(39,564.17)	10,010.30	25.30%
Management Fees								
	(3,893.79)	(288.48)	(3,605.31)	-1249.76%	(4,166.67)	(581.70)	(3,584.97)	-616.29%
Total Management Fees	(3,893.79)	(288.48)	(3,605.31)	-1249.76%	(4,166.67)	(581.70)	(3,584.97)	-616.29%
Administrative								
Adm-Payroll	(68,114.38)	(69,495.00)	1,380.62	1.99%	(139,895.30)	(138,990.00)	(905.30)	-0.65%
Admi-Payroll taxes	(11,625.78)	(5,491.00)	(6,134.78)	-111.72%	(17,017.49)	(12,588.00)	(4,429.49)	-35.19%
Admin-Other Payroll Exp	(4,942.09)	12,634.19	(17,576.28)	-139.12%	(14,558.91)	7,734.79	(22,293.70)	-288.23%
Adm-Office Exp-Mgmt Rent	(3,719.33)	(3,740.00)	20.67	0.55%	(8,759.38)	(7,480.00)	(1,279.38)	-17.10%

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Monday Production DB
1812 Holdings, LLC

Page: 4
 Date: 4/16/2015
 Time: 10:55 AM

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	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Adm-Office Exp-Mgmt Exps	(4,713.91)	(650.00)	(4,063.91)	-625.22%	(7,725.05)	(1,300.00)	(6,425.05)	-494.23%
Adm-Office Exp-Phone	(440.47)	(850.00)	409.53	48.18%	(440.47)	(1,700.00)	1,259.53	74.09%
Adm-Mgmt Exp-Tuition,Educ	(125.00)	0.00	(125.00)	0.00%	(125.00)	(1,610.00)	1,485.00	92.24%
Adm-Mgmt Exp-Dues & Subs	(2,269.66)	0.00	(2,269.66)	0.00%	(2,269.66)	(4,273.00)	2,003.34	46.88%
Adm-Mgmt Exp-Meals	(5.18)	0.00	(5.18)	0.00%	(5.18)	0.00	(5.18)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(475.00)	475.00	100.00%
Adm-Other-Tenant Relation	(1,057.88)	(1,433.00)	375.12	26.18%	(3,187.87)	(2,866.00)	(321.87)	-11.23%
Adm - Other - Misc	(8,794.91)	(3,488.00)	(5,306.91)	-152.15%	(13,511.42)	(9,035.00)	(4,476.42)	-49.55%
Total Administrative	(105,808.59)	(72,512.81)	(33,295.78)	-45.92%	(207,495.73)	(172,582.21)	(34,913.52)	-20.23%
Insurance								
Insurance-Policies	(7,623.41)	(7,620.50)	(2.91)	-0.04%	(15,246.83)	(15,241.00)	(5.83)	-0.04%
Insurance-Workers Comp	(583.08)	(649.11)	66.03	10.17%	(1,166.16)	(1,298.22)	132.06	10.17%
Total Insurance	(8,206.49)	(8,269.61)	63.12	0.76%	(16,412.99)	(16,539.22)	126.23	0.76%
Total Property Exp-Escalatable	(247,004.77)	(186,356.35)	(60,648.42)	-32.54%	(474,561.67)	(399,970.28)	(74,591.39)	-18.65%
Real Estate Taxes								
RE Taxes-General	(209,751.00)	(209,750.67)	(0.33)	0.00%	(419,502.00)	(419,501.34)	(0.66)	0.00%
R/E Taxes-Consultant Fees	(1,000.00)	0.00	(1,000.00)	0.00%	(1,000.00)	0.00	(1,000.00)	0.00%
Other Taxes	(105.90)	(51.93)	(53.97)	-103.93%	(105.90)	(104.71)	(1.19)	-1.14%
Total Real Estate Taxes	(210,856.90)	(209,802.60)	(1,054.30)	-0.50%	(420,607.90)	(419,606.05)	(1,001.85)	-0.24%
Total Escalatable Expenses	(457,861.67)	(396,158.95)	(61,702.72)	-15.58%	(895,169.57)	(819,576.33)	(75,593.24)	-9.22%
Property Exp-Non Escalatable								
Parking Expenses								
Parking Exp-Misc	(2,729.04)	(2,844.00)	114.96	4.04%	(2,957.96)	(8,542.00)	5,584.04	65.37%
Total Parking Expenses	(2,729.04)	(2,844.00)	114.96	4.04%	(2,957.96)	(8,542.00)	5,584.04	65.37%

Database: MONDAYPROD
 ENTITY: 3485
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 5
 Date: 4/16/2015
 Time: 10:55 AM

Accrual

Thru:	Current Period				Year-To-Date			
	Actual Feb 2015	Budget Feb 2015	Variance		Actual Feb 2015	Budget Feb 2015	Variance	
Leasing Costs								
Promotion and Advertising	(168.00)	(19,240.00)	19,072.00	99.13%	(168.00)	(121,180.00)	121,012.00	99.86%
Leasing Meals & Entertainment	(913.34)	0.00	(913.34)	0.00%	(2,379.77)	0.00	(2,379.77)	0.00%
Leasing Miscellaneous	1,440.00	0.00	1,440.00	0.00%	1,440.00	0.00	1,440.00	0.00%
Total Leasing Costs	358.66	(19,240.00)	19,598.66	101.86%	(1,107.77)	(121,180.00)	120,072.23	99.09%
Owner Costs								
Legal	0.00	0.00	0.00	0.00%	(756.51)	0.00	(756.51)	0.00%
Misc Company Fees	0.00	0.00	0.00	0.00%	(12,681.09)	0.00	(12,681.09)	0.00%
Sales & Use Taxes	(57.48)	0.00	(57.48)	0.00%	(421.32)	0.00	(421.32)	0.00%
Total Owner Costs	(57.48)	0.00	(57.48)		(13,858.92)	0.00	(13,858.92)	
Total Property Exp-Non Escalatable	(2,427.86)	(22,084.00)	19,656.14	89.01%	(17,924.65)	(129,722.00)	111,797.35	86.18%
Total Operating Expenses	(460,289.53)	(418,242.95)	(42,046.58)	-10.05%	(913,094.22)	(949,298.33)	36,204.11	3.81%
Net Operating Income (Loss)	(455,001.92)	(403,792.95)	(51,208.97)	-12.68%	(887,824.22)	(920,161.33)	32,337.11	3.51%
Interest Expense								
Mortgage Interest Expense	(632,872.47)	(569,632.00)	(63,240.47)	-11.10%	(1,281,914.96)	(1,196,550.00)	(85,364.96)	-7.13%
Total Interest Expense	(632,872.47)	(569,632.00)	(63,240.47)	-11.10%	(1,281,914.96)	(1,196,550.00)	(85,364.96)	-7.13%
Amort of Financing Costs								
Amort-Def Financing	(133,212.88)	0.00	(133,212.88)	0.00%	(266,425.76)	0.00	(266,425.76)	0.00%
Total Amort of Financing Costs	(133,212.88)	0.00	(133,212.88)		(266,425.76)	0.00	(266,425.76)	
Gain (Loss) on Inv/Hedge								
Unrealized Gain/Loss	(164.75)	0.00	(164.75)	0.00%	115.33	0.00	115.33	0.00%
Total Gain (Loss) on Inv/Hedge	(164.75)	0.00	(164.75)		115.33	0.00	115.33	

Database: MONDAYPROD
 ENTITY: 3485
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 6
 Date: 4/16/2015
 Time: 10:55 AM

Accrual

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance	

Net Income(Loss)	(1,221,252.02)	(973,424.95)	(247,827.07)	-25.46%	(2,436,049.61)	(2,116,711.33)	(319,338.28)	-15.09%
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CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

Depreciation/Amortization	133,212.88	0.00	133,212.88		266,425.76	0.00	266,425.76
Debt Service Accrual	2,363.74	0.00	2,363.74		(249,495.82)	0.00	(249,495.82)
Real Estate Tax Accrual	209,751.00	0.00	209,751.00		419,502.00	0.00	419,502.00
Real Estate Tax Prepayment	(529.51)	0.00	(529.51)		(529.51)	0.00	(529.51)
Insurance Prepayment	8,206.49	0.00	8,206.49		16,412.99	0.00	16,412.99

Change in Capital Assets:

Redevelopment Costs	(208,042.11)	(404,899.74)	196,857.63	48.62%	(421,509.85)	(818,113.35)	396,603.50	48.48%
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Other Balance Sheet Adjustments:

Change in A/R	13,935.36	0.00	13,935.36		264,779.54	0.00	264,779.54
Change in A/P	213,794.98	0.00	213,794.98		220,050.49	0.00	220,050.49
Change in Mortgage/Notes Payable	1,211,042.73	0.00	1,211,042.73		2,565,942.78	0.00	2,565,942.78
Change in Other Assets	164.75	0.00	164.75		(115.33)	0.00	(115.33)
Change in Other Liabilities	25,788.86	0.00	25,788.86		(12,724.97)	0.00	(12,724.97)
Change in I/C Balances	(17.75)	0.00	(17.75)		8,759.90	0.00	8,759.90
Change in Equity	0.00	0.00	0.00		282,000.00	0.00	282,000.00

Total Cash Flow Adjustments	1,609,671.42	0.00	2,014,571.16	497.55%	3,359,497.98	0.00	4,177,611.33	510.64%
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Cash Balances:

Cash Balance - Beginning of Period	7,254,497.08	0.00	7,254,497.08	0.00%	6,719,468.11	0.00	6,719,468.11	0.00%
Net Income/(Loss)	(1,221,252.02)	0.00	(247,827.07)		(2,436,049.61)	0.00	(319,338.28)	
+/- Cash Flow Adjustments	1,609,671.42	0.00	2,014,571.16		3,359,497.98	0.00	4,177,611.33	
Cash Balance - End of Period	7,642,916.48	0.00	9,021,241.17		7,642,916.48	0.00	10,577,741.15	

Accrual

		Current Period			Year-To-Date		
		Actual	Budget		Actual	Budget	
Thru:	Feb 2015	Feb 2015	Variance		Feb 2015	Feb 2015	Variance

Cash Balance Composition:						
Operating Cash	1,425,236.48	0.00	1,425,236.48	1,425,236.48	0.00	1,425,236.48
Escrow Cash	6,217,680.00	0.00	6,217,680.00	6,217,680.00	0.00	6,217,680.00
Total Cash	7,642,916.48	0.00	7,642,916.48	7,642,916.48	0.00	7,642,916.48

1812 N. Moore
BUDGET COMPARISON REPORT
Period Ended February 28, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

		Year to Date				
		<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>	
Rental Income:						
Rental Income	\$	-	\$	-	\$	100.00%
Recoveries		-		-		100.00%
Parking Income		23,935		29,085	(5,150)	-17.71%
Interest and Other Income		1,335		52	1,283	2466.62%
Total Rental Income	\$	25,270	\$	29,137	\$	(3,867)
Operating Expenses:						
Cleaning	\$	(21,426)	\$	(28,988)	\$	7,562 26.09%
Utilities		(116,361)		(39,675)	(76,686)	-193.29% A
Repairs and Maintenance		(78,935)		(91,340)	12,405	13.58% B
Roads and Grounds		(210)		(10,700)	10,490	98.04% C
Security		(29,554)		(39,564)	10,010	25.30% D
Management Fees		(4,167)		(582)	(3,585)	-616.29%
Administrative		(207,496)		(172,582)	(34,914)	-20.23% E
Insurance		(16,413)		(16,539)	126	0.76%
Real Estate Taxes		(420,608)		(419,606)	(1,002)	-0.24%
Non- Escalatable Expenses		(17,925)		(129,722)	111,797	86.18% F
Professional Services/ Other		-		-	-	0.00%
Total Expenses	\$	(913,094)	\$	(949,298)	\$	36,204 3.81%
Net Operating Income (Loss)	\$	(887,824)	\$	(920,161)	\$	32,337 -3.51%
Other Income and Expenses:						
Interest Expense	\$	(1,281,915)	\$	(1,196,550)	\$	(85,365) -7.13% G
Unrealized Gain/Loss		115		-	115	0.00%
Amortization - Financing Costs		(266,426)		-	(266,426)	0.00%
Organization Costs		-		-	-	0.00%
Depreciation		-		-	-	0.00%
Total Other Income (Expenses)	\$	(1,548,225)	\$	(1,196,550)	\$	(351,675) -29.39%
Net Income (Loss)	\$	(2,436,050)	\$	(2,116,711)	\$	(319,338) 15.09%
CASH BASIS						
Property Activity						
Net Income (Loss)	\$	(2,436,050)	\$	(2,116,711)	\$	(319,338) 15.09%
Non-Cash Adjustments to Net Income/(Loss):						
Depreciation/Amortization		(266,426)		-	(266,426)	0.00%
Capital Expenditures		-		-	-	100.00%
Redevelopment Costs		(421,510)		(818,113)	396,604	48.48% H
Tenant Improvements		-		-	-	100.00%
Leasing Costs		-		-	-	100.00%
Deferred Financing Costs		-		-	-	-100.00%
(Distributions)/Contributions		282,000		-	282,000	-100.00%
Other Changes in Assets/Liabilities, Net		3,765,434		-	3,765,434	100.00%
Total Property Activity	\$	923,448	\$	(2,934,825)	\$	3,858,273 -131.47%
Operating Cash Activity						
Plus: Beginning of Year Cash Balance	\$	6,719,468				
Less: Ending Cash Balance (Note A)		7,642,916				
Total Property Activity	\$	923,448				
(Distributions)/Contributions	\$	282,000				
				(Note A) - Ending Cash consists of:		
				Operating & lockbox	\$	1,425,236
				Money Market		-
				Sweep Investment		-
				Escrows		6,217,680
				Total	\$	7,642,916

1812 N. Moore
BUDGET COMPARISON REPORT
Period Ended February 28, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

Notes:

A	\$	(76,686)	The negative variance in Utilities is primarily due to:
		(74,393)	Budgeted electricity is less than actual due to the budget assuming electricity would use 365k KWH at an average of \$.09870 per KWH. Actual is coming in at 1.1mil KWH at an average rate of \$.1898 per KWH. (Timing Variance)
		(2,293)	Miscellaneous variance
	<u>\$</u>	<u>(76,686)</u>	
B	\$	12,405	The positive variance in Repairs and Maintenance is primarily due to:
		14,584	R&M Elevator contract for the month of January & February is to be paid in March. (Timing Variance)
		(2,179)	Miscellaneous variance
	<u>\$</u>	<u>12,405</u>	
C	\$	10,490	The positive variance in Roads and Grounds is primarily due to:
		10,490	Budget is higher than actual due to the no snow removal needed to date. (Timing Variance)
	<u>\$</u>	<u>10,490</u>	
D	\$	10,010	The positive variance in Security is primarily due to:
		10,539	Budgeted Security Contract is higher than actual due a lower security needs based on leasing. (Permanent Variance)
		(529)	Miscellaneous variance
	<u>\$</u>	<u>10,010</u>	
E	\$	(34,914)	The negative variance in Administrative expense is primarily due to:
		(4,429)	Under accrued Admin Tax on bonus payout. (Permanent Variance)
		(19,584)	Budgeted Admin other payroll is lower than actual do to a formula error in the budget. (Permanent Variance)
		(6,425)	Under budgeted Verizon costs. (Timing Variance)
		(4,475)	Miscellaneous variance
	<u>\$</u>	<u>(34,914)</u>	
F	\$	111,797	The positive variance in Non-Escalatable expenses is primarily due to:
		121,012	Budgeted Promotion and Advertising is higher than actual mainly due to the timing of marketing efforts. (Timing Variance)
		(9,215)	Miscellaneous variance
	<u>\$</u>	<u>111,797</u>	
G	\$	(85,365)	The negative variance in Interest Exp is primarily due to:
		(85,365)	Budgeted interest expense is lower than actual do to change in loan terms and balance at closing. (Permanent Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>(85,365)</u>	
H	\$	396,604	The positive variance in Redevelopment Costs is primarily due to:
		396,604	Budgeted development costs are higher than actual primarily due to timing of the remaining base building work. (Timing Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>396,604</u>	

SECTION 3

Open Status Report
Check Register
Capital Expenditure Analysis

Database: MONDAYPROD

Open Status Report
Monday Production DB
1812 Holdings, LLC

Page: 1

ENTITY: 3485

Date: 4/16/2015

Time: 11:33 AM

All Invoices open at End of Month thru Fiscal Period 02/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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Expense Period: 11/08

Vendor: VIK002 VIK, INC.

65256	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			
65256A	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			
65256A	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			
65256A	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			

Vendor: WEL003 Wells & Associates, Inc

3179.-26	11/12/2008		Released Draw	0132-0100	0.00	0.00	0.00			
Expense Period 11/08 Total:					0.00	0.00	0.00			

Expense Period: 01/15

Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC

174389	11/10/2014		laz parking lease	0132-0100	1,377.50	0.00	1,377.50	3/11/2015	1597	03/15
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Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7956377	12/15/2014		contract docs	0132-0100	687.50	0.00	687.50	3/11/2015	1602	03/15
Expense Period 01/15 Total:					2,065.00	0.00	2,065.00			

Expense Period: 02/15

Vendor: ALL019 Allied Telecom Group LLC

AL1029354	2/5/2015		208 ALLIED FEB	5758-0002	64.76	0.00	64.76	3/9/2015	12977	03/15
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Database: MONDAYPROD

Open Status Report
Monday Production DB
1812 Holdings, LLC

Page: 2

ENTITY: 3485

Date: 4/16/2015

Time: 11:33 AM

All Invoices open at End of Month thru Fiscal Period 02/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
Vendor: BR0012 Broadview Networks, Inc.										
15920997	2/17/2015		Feb2015ElevLines	5322-0000	218.36	0.00	218.36	3/10/2015	1574	03/15
Vendor: CDW001 CDW DIRECT LLC										
ALSK23764	2/6/2015		319 VA SWITCHES	5758-0003	14.47	0.00	14.47	3/9/2015	12979	03/15
Vendor: CLA021 Clark Construction Group, LLC										
PB22	1/31/2015		public benefits	0132-0000	187,828.00	0.00	187,828.00	3/2/2015	T03022015	03/15
Vendor: CLE010 Clean & Polish Bldg Solutions, Inc.										
30541	2/24/2015		LobbyGlass	5130-0000	990.00	0.00	990.00	3/11/2015	1592	03/15
Vendor: CLE011 Clearwater Systems Corp										
IV150342	2/19/2015		Feb2015WtrTreatmntSv	5332-0000	534.00	0.00	534.00	3/10/2015	1576	03/15
Vendor: DAT002 DATA MANAGEMENT INC										
AL351599	2/23/2015		333 TIME CLOCK PLUS	5758-0003	834.79	0.00	834.79	3/9/2015	12987	03/15
Vendor: DAV004 DAVIS & GILBERT LLP										
286202	1/20/2015		legal - leasing	0132-0100	214.00	0.00	214.00	3/11/2015	1593	03/15
Vendor: FAS002 FastSigns										
272-31753	2/25/2015		VIP Monday Spaces	6320-0000	2,298.34	0.00	2,298.34	3/10/2015	1581	03/15
272-31782	2/26/2015		ParkingSign	6320-0000	118.20	0.00	118.20	3/10/2015	1581	03/15
Vendor: GRE020 Greater Washington Board of Trade										
AL03721-C5K3Q5	10/6/2014		Board of Trade Mbrsh	5756-0000	1,321.64	0.00	1,321.64	3/9/2015	12995	03/15

Database: MONDAYPROD

Open Status Report
Monday Production DB
1812 Holdings, LLC

Page: 3

ENTITY: 3485

Date: 4/16/2015

Time: 11:33 AM

All Invoices open at End of Month thru Fiscal Period 02/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC										
174390	11/10/2014		pmo lease	0132-0100	1,000.50	0.00	1,000.50	3/11/2015	1597	03/15
175340	1/13/2014		verizon	0132-0100	1,461.50	0.00	1,461.50	3/11/2015	1597	03/15
Vendor: JAM010 James Berkon										
JB12015	1/20/2015		ada apron PB	0132-0100	195.75	0.00	195.75	3/11/2015	1598	03/15
Vendor: LAZ002 Laz Parking Mid Atlantic LLC										
3412598	1/15/2015		Jan2015Parking-Credi	6412-0000	-1,440.00	0.00	-1,440.00			
Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC										
3485_0000000000	2/28/2015		Management Fee	5610-0000	378.71	0.00	378.71	3/27/2015	1619	03/15
Vendor: PAT009 Patricia Hord Graphic Design										
348501159	1/22/2014		lobby art signage	0132-0100	609.50	0.00	609.50	3/11/2015	1601	03/15
Vendor: PEA004 Peapod, LLC										
ALk59542657	2/23/2015		Customer ID ox82558	5758-0001	12.28	0.00	12.28	3/9/2015	13000	03/15
Vendor: REA024 Reallogic Analytics Inc										
32933	2/6/2015		340 ABSTRACTING	5758-0003	75.00	0.00	75.00	3/10/2015	1585	03/15
Vendor: RED005 Red Top Cab of Arlington										
AL020035	2/15/2015		Account # 2840200	5758-0008	21.13	0.00	21.13	3/9/2015	13003	03/15
Vendor: RED007 Redirect, Inc.										
AL14939	2/16/2015		215 SCORE CARD	5758-0002	112.49	0.00	112.49	3/9/2015	13005	03/15

Database: MONDAYPROD

Open Status Report
Monday Production DB
1812 Holdings, LLC

Page: 4

ENTITY: 3485

Date: 4/16/2015

Time: 11:33 AM

All Invoices open at End of Month thru Fiscal Period 02/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
Vendor: SIM006 Simpson Gumpertz & Heger Inc										
173827	11/17/2014		shadowbox condensati	0132-0100	968.38	0.00	968.38	3/11/2015	1603	03/15
176189	1/14/2015		shadowbox condensati	0132-0100	967.50	0.00	967.50	3/11/2015	1603	03/15
Vendor: SUS009 Sustainable Design Consulting LLC,										
24041	12/31/2014		LEED ND Stage 3	0132-0100	904.25	0.00	904.25	3/11/2015	1604	03/15
Vendor: TID001 Tidewater Glazing, Inc										
3	12/31/2014		snow guard	0132-0100	24,708.00	0.00	24,708.00	3/11/2015	1605	03/15
Vendor: TIM005 TIME WARNER CABLE OF NYC										
AL24835084	2/22/2015		2.22 TO 3.21.15	5758-0001	0.84	0.00	0.84	3/9/2015	13009	03/15
Vendor: TIM007 TIM HELMIG										
ALTHPER215	2/20/2015		Broker Concert Tix	6411-0000	913.34	0.00	913.34	3/9/2015	13010	03/15
Vendor: TIM009 Time Warner Cable										
AL02012015	2/1/2015		210 2/1/15 #03006530	5758-0002	20.13	0.00	20.13	3/9/2015	13012	03/15
Vendor: USG001 US GREEN BUILDING COUNCIL										
AL90843134	2/18/2015		USGBC Membership	5756-0000	948.02	0.00	948.02	3/9/2015	13019	03/15
Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C										
202531	1/14/2015		land use/zoning	0132-0100	237.00	0.00	237.00	3/11/2015	1606	03/15
Vendor: WBM001 W.B. MASON										
I23776860	2/18/2015		Cable	5380-0000	12.18	0.00	12.18	3/10/2015	1589	03/15

Database: MONDAYPROD

Open Status Report
Monday Production DB
1812 Holdings, LLC

Page: 5

ENTITY: 3485

Date: 4/16/2015

Time: 11:33 AM

All Invoices open at End of Month thru Fiscal Period 02/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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Vendor: WIL020 WILKES ARTIS, CHARTERED

F1529808	2/13/2015		2015 TAX ASSMNT	6716-0000	1,000.00	0.00	1,000.00	3/10/2015	1590	03/15
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Vendor: WIN020 Windows Catering Company Inc.

250218	1/15/2015		broker event	0132-0100	1,003.21	0.00	1,003.21	3/11/2015	1607	03/15
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Vendor: WON001 Wonderlic, Inc.

6369238	2/13/2015		Addtl Svcs R Pottert	5710-5000	7.89	0.00	7.89	3/10/2015	1591	03/15
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Vendor: XER005 Xerox Financial Services LLC

AL273333	2/10/2015		NY - Lease Payment	5758-0004	15.31	0.00	15.31	3/9/2015	13023	03/15
Expense Period 02/15 Total:					228,569.47	0.00	228,569.47			

1812 Holdings, LLC Total:	230,634.47	0.00	230,634.47
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Grand Total:	230,634.47	0.00	230,634.47
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Page: 1
Date: 4/16/2015
Time: 12:08 PM

Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

1535	2/11/2015	02/15	DOM002	DOMINION VIRGINIA POWER						
3485	12/1-12/31 #31112575			5210-0000	348501052015	1/5/2015	1/27/2015	1,049.11	0.00	1,049.11
3485	12/31-1/30 #31112575			5210-0000	348502032015	2/3/2015	2/25/2015	1,068.83	0.00	1,068.83
3485	7/09-7/30 #311125756			5210-0000	348508042014	8/4/2014	8/27/2014	131.37	0.00	131.37
3485	8/28-9/29 #311125756			5210-0000	348510012014	10/1/2014	10/23/2014	184.77	0.00	184.77
3485	9/29-10/28 #31112575			5210-0000	348510302014	10/30/2014	11/26/2014	170.05	0.00	170.05
3485	10/28-12/1 #31112575			5210-0000	348512032014	12/3/2014	12/29/2014	194.64	0.00	194.64
Check Total:								2,798.77	0.00	2,798.77
1536	2/18/2015	02/15	ABM	ABM Janitorial Services-Mid Atlanti						
3485	Jan2015Porter#1		3485011513	5120-0000	7680415	2/6/2015	3/8/2015	3,406.02	0.00	3,406.02
3485	Jan2015Porter#2		3485011514	5120-0000	7680416	2/6/2015	3/8/2015	3,406.02	0.00	3,406.02
3485	Jan2015NightPorter		3485011515	5120-0000	7680417	2/6/2015	3/8/2015	3,406.02	0.00	3,406.02
Check Total:								10,218.06	0.00	10,218.06
1537	2/18/2015	02/15	BAY005	Bay Lighting						
3485	Lights		3485011523	5340-0000	046098	2/5/2015	3/7/2015	1,306.16	0.00	1,306.16
Check Total:								1,306.16	0.00	1,306.16
1538	2/18/2015	02/15	BUS004	Business Radio Licensing						
3485	LicenseRenewal			5540-0000	WQTK961	1/28/2015	2/27/2015	95.00	0.00	95.00
Check Total:								95.00	0.00	95.00
1539	2/18/2015	02/15	CLE011	Clearwater Systems Corp						
3485	5GallonsChemAqua		3485011520	5332-0000	INC150034	1/12/2015	2/11/2015	482.00	0.00	482.00
3485	WaterTreatmentServic		348501156	5332-0000	IVC150146	1/22/2015	2/21/2015	534.00	0.00	534.00
Check Total:								1,016.00	0.00	1,016.00
1540	2/18/2015	02/15	CON033	Control Systems, Inc.						
3485	ParkingEquipment		348502154	6320-0000	172356	1/30/2015	3/1/2015	312.50	0.00	312.50
Check Total:								312.50	0.00	312.50
1541	2/18/2015	02/15	DAT003	Datawatch Systems Inc.						
3485	Mar2015FireMonitorin			5372-0000	674142	1/23/2015	2/22/2015	40.00	0.00	40.00

Database: MONDAYPROD
BANK: 348502

Check Register
Monday Production DB
SIGNATURE BANK

Page: 2
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
Check Total:								40.00	40.00
1542	2/18/2015	02/15	DIS004	Distinctive Plantings					
3485	Jan15PantMaint			5385-0000	29469	1/27/2015	2/26/2015	63.60	63.60
3485	Jan15PlantMaint			5385-0000	29470	1/27/2015	2/26/2015	135.92	135.92
Check Total:								199.52	199.52
1543	2/18/2015	02/15	ENE003	Energy Watch, Inc.					
3485	EnergyConsultingSvcs		3485101425	5390-0000	4135	11/12/2014	12/12/2014	1,600.00	1,600.00
Check Total:								1,600.00	1,600.00
1544	2/18/2015	02/15	ENG003	Engineers Outlet					
3485	Battery			5380-0000	270449	1/16/2015	2/15/2015	248.04	248.04
3485	MiscSupplies			5380-0000	270925	1/28/2015	2/27/2015	182.27	182.27
3485	HVAC Supplies		348501153	5334-0000	271065	1/30/2015	3/1/2015	3,996.20	3,996.20
3485	Filter			5334-0000	271131	2/2/2015	3/4/2015	80.52	80.52
3485	EngineersSupplies			5380-0000	271202	2/3/2015	3/5/2015	6.78	6.78
3485	Vent			5334-0000	271267	2/4/2015	3/6/2015	211.49	211.49
Check Total:								4,725.30	4,725.30
1545	2/18/2015	02/15	FAS002	FastSigns					
3485	LobbyGraphics		3485011522	5381-0000	272-31716	2/4/2015	3/6/2015	303.38	303.38
Check Total:								303.38	303.38
1546	2/18/2015	02/15	FED007	FEDERAL LOCK & SAFE, INC					
3485	DoorWork		348502158	5381-0000	0109317-IN	2/2/2015	3/4/2015	560.00	560.00
Check Total:								560.00	560.00
1547	2/18/2015	02/15	GRI005	Griffith Energy Services, Inc					
3485	Delivery Charge			5230-0000	1842829	2/18/2014	3/20/2014	135.51	135.51
Check Total:								135.51	135.51
1548	2/18/2015	02/15	JBUR01	Jennifer Burns					
3485	Verizon Bill			5734-0000	2/2 JBurns	2/2/2015	3/4/2015	440.47	440.47

Database: MONDAYPROD
BANK: 348502

Check Register
Monday Production DB
SIGNATURE BANK

Page: 3
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Amount	Amount
3485	Staff Lunch			5732-0000	2/2 JBurns	2/2/2015	23.96	23.96
						3/4/2015	0.00	0.00
						Check Total:	464.43	464.43
1549	2/18/2015	02/15	KAS001	KASTLE SYSTEMS				
3485	Mar2015OperationsFee			5520-0000	548269	2/1/2015	1,806.00	1,806.00
						3/3/2015	0.00	0.00
						Check Total:	1,806.00	1,806.00
1550	2/18/2015	02/15	LAZ002	Laz Parking Mid Atlantic LLC				
3485	Jan2015Parking			6410-0000	3470963	1/31/2015	168.00	168.00
						3/2/2015	0.00	0.00
						Check Total:	168.00	168.00
1551	2/18/2015	02/15	MAC010	Macrolease Corp				
3485	Jan2015FitnessCtrLea			5772-0000	171387	1/29/2015	1,057.88	1,057.88
						2/28/2015	0.00	0.00
						Check Total:	1,057.88	1,057.88
1552	2/18/2015	02/15	MCC004	THE MCCORMICK GROUP, INC				
3485	Placement Fee B Pott			5758-0011	11679	1/23/2015	3,750.00	3,750.00
						2/22/2015	0.00	0.00
						Check Total:	3,750.00	3,750.00
1553	2/18/2015	02/15	MET077	Metro Consulting Services				
3485	VA Background Checks			5710-5000	1-2015	1/28/2015	22.50	22.50
						2/27/2015	0.00	0.00
						Check Total:	22.50	22.50
1554	2/18/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC				
3485	TRUE UP '14 MGT FEE			5610-0000	2014MGMTFEETL	1/26/2015	-2,201.78	-2,201.78
3485	DUE TO MGT AGNT 12			0491-0010	DTF1214ROSS	1/26/2015	10,193.62	10,193.62
						2/25/2015	0.00	0.00
						Check Total:	7,991.84	7,991.84
1555	2/18/2015	02/15	MONMGT	MONDAY PROPERTIES SERVICES LLC				
3485	Management Fee			5610-0000	3485_0000000001	9/30/2014	272.88	272.88
						9/30/2014	0.00	0.00
						Check Total:	272.88	272.88
1556	2/18/2015	02/15	ORK001	Orkin LLC				
3485	Jan2015PestControl			5384-0000	21539639	2/3/2015	433.32	433.32

Database: MONDAYPROD
BANK: 348502

Check Register
Monday Production DB
SIGNATURE BANK

Page: 4
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
						Check Total:	433.32	0.00	433.32	
1557	2/18/2015	02/15	RAD001	Radice Enterprises, LLC						
3485	Metal&MarbleMaint			5381-0000	789	1/29/2015	2/28/2015	2,032.55	0.00	2,032.55
						Check Total:	2,032.55	0.00	2,032.55	
1558	2/18/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3485	Staff Lunch			5732-0000	1968399	1/25/2015	2/24/2015	79.27	0.00	79.27
						Check Total:	79.27	0.00	79.27	
1559	2/18/2015	02/15	SSI001	SSI Incorporated						
3485	EvaluateADrive		3485011518	5336-0000	1032577	1/27/2015	2/26/2015	300.00	0.00	300.00
3485	RepairDanfossDrive		3485011519	5336-0000	1032600	2/2/2015	3/4/2015	1,950.78	0.00	1,950.78
						Check Total:	2,250.78	0.00	2,250.78	
1560	2/18/2015	02/15	VER012	VERIZON						
3485	1/28 9135007785			5732-0000	1/28 913500778	1/28/2015	2/27/2015	240.76	0.00	240.76
3485	2/1 965900783109			5732-0000	2/1 9659007831	2/1/2015	3/3/2015	244.99	0.00	244.99
3485	2/7 000617195817			5732-0000	2/7 0006171958	2/7/2015	3/9/2015	313.40	0.00	313.40
						Check Total:	799.15	0.00	799.15	
1561	2/18/2015	02/15	WIL019	Webb Gentech Services LLC						
3485	Generator Repair		348502153	5372-0000	9446	1/28/2015	2/27/2015	445.00	0.00	445.00
						Check Total:	445.00	0.00	445.00	
1562	2/24/2015	02/15	ABM	ABM Janitorial Services-Mid Atlanti						
3485	SnowRemoval			5432-0000	7727758	2/19/2015	3/21/2015	210.00	0.00	210.00
						Check Total:	210.00	0.00	210.00	
1563	2/24/2015	02/15	CAP036	Captivate Network						
3485	Feb2015ElevScreens			5322-0000	0000040485	2/19/2015	3/21/2015	1,132.00	0.00	1,132.00
						Check Total:	1,132.00	0.00	1,132.00	
1564	2/24/2015	02/15	CAR027	Gary Carlton						

Database: MONDAYPROD
BANK: 348502

Check Register
Monday Production DB
SIGNATURE BANK

Page: 5
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3485	GBESeduSvcs			5754-0000	1423700562	2/11/2015	3/13/2015	125.00	125.00
							Check Total:	125.00	125.00
1565	2/24/2015	02/15	ENG003	Engineers Outlet					
3485	Paint		348502155	5380-0000	271503	2/10/2015	3/12/2015	2,809.00	2,809.00
							Check Total:	2,809.00	2,809.00
1566	2/24/2015	02/15	FAS002	FastSigns					
3485	Closed Lobby Sign			5381-0000	272-31763	2/19/2015	3/21/2015	191.21	191.21
							Check Total:	191.21	191.21
1567	2/24/2015	02/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3485	DUE TO MGT AGNT 1/1			0491-0010	DTF0115ROSS	2/16/2015	3/18/2015	12,349.74	12,349.74
							Check Total:	12,349.74	12,349.74
1568	2/24/2015	02/15	MON025	MONDAY PROPERTIES SERVICES, LLC					
3485	1/31 DEV			0132-0100	3485DVF0115	1/31/2015	3/2/2015	3,202.02	3,202.02
							Check Total:	3,202.02	3,202.02
1569	2/24/2015	02/15	REA024	Realogic Analytics Inc					
3485	340 ABSTRACTING			5758-0003	32666	1/7/2015	2/6/2015	75.00	75.00
							Check Total:	75.00	75.00
1570	2/24/2015	02/15	SEC009	SecurAmerica LLC					
3485	Jan2015Security			5520-0000	INV901000	2/11/2015	3/13/2015	12,258.57	12,258.57
							Check Total:	12,258.57	12,258.57
1571	2/24/2015	02/15	SOL007	The Solutions Group					
3485	SonyInternetTv			5732-0000	21451	9/11/2013	10/11/2013	1,550.80	1,550.80
							Check Total:	1,550.80	1,550.80
1572	2/24/2015	02/15	VER012	VERIZON					
3485	2/10 000887605401			5732-0000	2/10 000887605	2/10/2015	3/12/2015	73.75	73.75
3485	2/4 9256007887			5732-0000	2/4 9256007887	2/4/2015	3/6/2015	194.87	194.87

Page: 6
Date: 4/16/2015
Time: 12:08 PM

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice		Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3485	2/8	000990187129		5732-0000	2/8 0009901871	2/8/2015	3/10/2015	1,992.11	0.00	1,992.11
							Check Total:	2,260.73	0.00	2,260.73
1573	2/24/2015	02/15	TRE004	TREASURER, ARLINGTON COUNTY						
3485	2015	Arllington	BPOLF	6740-0000	L1142700288	2/1/2015	3/3/2015	635.41	0.00	635.41
							Check Total:	635.41	0.00	635.41
WT19739	2/10/2015	02/15	DEP014	Department of Taxation			Hand Check			
3485		PENALTY/INTEREST		6645-0000	WT19739	2/2/2014	2/11/2014	57.48	0.00	57.48
							Check Total:	57.48	0.00	57.48
WT021015	2/10/2015	02/15	IST003	iStar Financial, Inc			Hand Check			
3485	1/12/15-2/10/15	INT		8201-0000	WTM0016270215	2/10/2015	2/10/2015	630,508.73	0.00	630,508.73
							Check Total:	630,508.73	0.00	630,508.73
485020715	2/9/2015	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3485	12/30-1/30	#58035066		5210-0000	WT3485020215B	2/2/2015	2/7/2015	30,224.02	0.00	30,224.02
							Check Total:	30,224.02	0.00	30,224.02
85020715A	2/9/2015	02/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3485	12/30-1/30	#40315988		5210-0000	WT3485020215A	2/2/2015	2/7/2015	25,757.26	0.00	25,757.26
							Check Total:	25,757.26	0.00	25,757.26
							SIGNATURE BANK Total:	768,230.77	0.00	768,230.77

Database: MONDAYPROD
BANK: MPSSIGOP

Check Register
Monday Production DB
SIGNATURE BANK

Page: 7
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Amount	Amount
12786	2/3/2015	02/15	ALL019	Allied Telecom Group LLC				
3485	208 INTRNT ACCESS			5758-0002	AL1027949	1/5/2015	2/4/2015	64.79
								0.00
								64.79
								64.79
12796	2/3/2015	02/15	CDW001	CDW DIRECT LLC				
3485	319 TS3 ZENTA			5758-0003	ALRZ03105	1/20/2015	2/19/2015	20.26
								0.00
								20.26
								20.26
12807	2/3/2015	02/15	EME003	Emergency Communications Network				
3485	326 CODE RED			5758-0003	ALECN018671	1/7/2015	2/6/2015	192.42
								0.00
								192.42
								192.42
12810	2/3/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP				
3485	NY #393411 CAR SERV			5758-0008	AL785979	1/23/2015	2/22/2015	4.73
								0.00
								4.73
								4.73
12812	2/3/2015	02/15	HEM003	HEM IT, INC				
3485	212 HEM IT Q1 2015			5758-0002	AL1171	1/7/2015	2/6/2015	399.64
								0.00
								399.64
								399.64
12815	2/3/2015	02/15	INT023	Interior Foliage Design Inc				
3485	NY #3890 MNTHLY MA			5758-0012	AL185490	1/12/2015	2/11/2015	0.83
								0.00
								0.83
								0.83
12817	2/3/2015	02/15	IRI001	IRIDES, LLC *** VOID ***				
3485	203-2/1-2/13/15A592			5758-0002	ALPOL-158 CM	1/21/2015	2/20/2015	22.64
3485	credit memo			5758-0002	ALPOL-158 CM	1/21/2015	2/20/2015	-22.64
								0.00
								0.00
								0.00
12819	2/3/2015	02/15	ITS001	It's My Cooler, LLC				
3485	Service agreement			5758-0004	AL9973	1/20/2015	2/19/2015	33.51
								0.00
								33.51
								33.51
12820	2/3/2015	02/15	JBUR01	Jennifer Burns				

Database: MONDAYPROD
BANK: MPSSIGOP

Check Register
Monday Production DB
SIGNATURE BANK

Page: 8
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3485	IREM			5772-0000	JBurns01212015	1/21/2015	2/20/2015	14.23	14.23
3485	EngineerBrkfst/Lunch			5732-0000	JBurns01212015	1/21/2015	2/20/2015	38.12	38.12
Check Total:								52.35	52.35
12823	2/3/2015	02/15	MAN027	Managed Services 360 LLC					
3485	200 PRGRM SUPT IT D			5758-0002	AL3711	1/5/2015	2/4/2015	96.59	96.59
Check Total:								96.59	96.59
12826	2/3/2015	02/15	PEA004	Peapod, LLC					
3485	Customer ID ox82558			5758-0001	ALk58682636	1/12/2015	2/11/2015	11.99	11.99
Check Total:								11.99	11.99
12828	2/3/2015	02/15	PEA004	Peapod, LLC					
3485	Customer ID ox82558			5758-0001	ALk58889981	1/20/2015	2/19/2015	12.01	12.01
Check Total:								12.01	12.01
12830	2/3/2015	02/15	PEA004	Peapod, LLC					
3485	Customer ID ox82558			5758-0001	ALk59058727	1/26/2015	2/25/2015	12.00	12.00
Check Total:								12.00	12.00
12837	2/3/2015	02/15	RED005	Red Top Cab of Arlington					
3485	Account# 2840200			5758-0008	AL018843	1/15/2015	2/14/2015	8.36	8.36
Check Total:								8.36	8.36
12839	2/3/2015	02/15	RED007	Redirect, Inc.					
3485	250 SCORE CARD			5758-0002	AL14869	1/15/2015	2/14/2015	54.09	54.09
Check Total:								54.09	54.09
12840	2/3/2015	02/15	SAG002	SAGE SOFTWARE, INC.					
3485	309 FAS #2001231694			5758-0003	AL4002630465	12/12/2014	1/11/2015	176.44	176.44
Check Total:								176.44	176.44
12844	2/3/2015	02/15	SOL007	The Solutions Group					
3485	200 TSG 10/14			5758-0003	AL24919	11/1/2014	12/1/2014	160.54	160.54

Page: 9
Date: 4/16/2015
Time: 12:08 PM

Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

12860	2/3/2015	02/15	VED001	Vedder Price PC						
3485	ARL RE TAXES PD 12/1			6630-0000	AL523219	1/13/2015	2/12/2015	46.63	0.00	46.63

Database: MONDAYPROD
BANK: MPSSIGOP

Check Register
Monday Production DB
SIGNATURE BANK

Page: 10
Date: 4/16/2015
Time: 12:08 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Amount	Amount
						Check Total:	46.63	46.63
12866	2/3/2015	02/15	WBM001	W.B. MASON				
3485	VA-Office supplies			5758-0001	ALIS0315229	12/31/2015	1/30/2016	29.52
3485	VA-Item for KMacinto			5758-0001	ALIS0315229	12/31/2015	1/30/2016	179.66
3485	VA-Item for J. Berko			5758-0001	ALIS0315229	12/31/2015	1/30/2016	151.30
3485	VA-Item for K. Recto			5758-0001	ALIS0315229	12/31/2015	1/30/2016	6.39
3485	VA-Rental fee - brew			5758-0004	ALIS0315229	12/31/2015	1/30/2016	2.49
						Check Total:	369.36	369.36
12868	2/3/2015	02/15	XER005	Xerox Financial Services LLC				
3485	NY 010-0007854-002			5758-0004	AL260147	1/13/2015	2/12/2015	15.31
						Check Total:	15.31	15.31
12875	2/9/2015	02/15	COM032	COMCAST				
3485	Acct#05613951384012			5758-0001	ALCOMCAST1/15	1/21/2015	2/20/2015	21.97
						Check Total:	21.97	21.97
12881	2/9/2015	02/15	FIR010	FIRST CORPORATE SEDANS CORP				
3485	NY #393411 CAR SERV			5758-0008	AL787150	2/6/2015	3/8/2015	17.63
						Check Total:	17.63	17.63
12883	2/9/2015	02/15	FRE013	Freshdirect				
3485	NY11717338932 MILK/			5758-0001	AL201501	2/3/2015	3/5/2015	1.92
						Check Total:	1.92	1.92
12891	2/9/2015	02/15	PEA004	Peapod, LLC				
3485	Customer ID ox82558			5758-0001	ALk59180185	2/2/2015	3/4/2015	11.99
						Check Total:	11.99	11.99
12897	2/9/2015	02/15	RCC001	RCC Group, Inc.				
3485	Lunch 401k meeting			5758-0013	AL1080	1/30/2015	3/1/2015	25.50
						Check Total:	25.50	25.50

Page: 11
Date: 4/16/2015
Time: 12:08 PM

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
12899	2/9/2015	02/15	ROB025	Robinson & Cole LLP						
3485	Legal EE Benefits			5758-0012	50140380	1/7/2015	2/6/2015	99.58	0.00	99.58
							<i>Check Total:</i>	99.58	0.00	99.58
12900	2/9/2015	02/15	ROB025	Robinson & Cole LLP						
3485	Legal Labor&Empl			5758-0012	50140381	1/7/2015	2/6/2015	103.82	0.00	103.82
							<i>Check Total:</i>	103.82	0.00	103.82
12903	2/9/2015	02/15	SEN002	SENTECH PRINTING INC.						
3485	1099/1096 FORMS			5758-0009	AL9805	1/17/2015	2/16/2015	9.64	0.00	9.64
							<i>Check Total:</i>	9.64	0.00	9.64
12907	2/9/2015	02/15	TEL005	Telco Experts LLC						
3485	NY #1197 INTGRATED			5758-0005	AL1197150201	2/1/2015	3/3/2015	71.61	0.00	71.61
							<i>Check Total:</i>	71.61	0.00	71.61
12909	2/9/2015	02/15	TEL005	Telco Experts LLC						
3485	Acct# 1775 2/1/15			5758-0005	AL1775150201	2/1/2015	3/3/2015	173.36	0.00	173.36
							<i>Check Total:</i>	173.36	0.00	173.36
12911	2/9/2015	02/15	UNI005	UNITED PARCEL SERVICE						
3485	NY 0721WH/A9826T 1/3			5758-0007	AL000A9826T055	1/31/2015	3/2/2015	19.31	0.00	19.31
							<i>Check Total:</i>	19.31	0.00	19.31
12921	2/10/2015	02/15	CAH001	CAHILL, AILEEN						
3485	VA Meals			5762-0000	AC013015	1/30/2015	3/1/2015	5.18	0.00	5.18
3485	VA Travel			5758-0014	AC013015	1/30/2015	3/1/2015	108.78	0.00	108.78
3485	VA Taxi			5758-0008	AC013015	1/30/2015	3/1/2015	2.48	0.00	2.48
							<i>Check Total:</i>	116.44	0.00	116.44
12927	2/17/2015	02/15	RED005	Red Top Cab of Arlington						
3485	Acct# 2840200			5758-0008	AL019282	1/31/2015	3/2/2015	12.42	0.00	12.42
							<i>Check Total:</i>	12.42	0.00	12.42

Page: 12
Date: 4/16/2015
Time: 12:08 PM

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name		Invoice		Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
12931	2/17/2015	02/15	WAS007	THE WASHINGTON POST						
3485	Acct# 3791437			5758-0012	AL3791437 2/15	2/3/2015	3/5/2015	11.53	0.00	11.53
							Check Total:	11.53	0.00	11.53
12933	2/17/2015	02/15	XER005	Xerox Financial Services LLC						
3485	Con#0100000559003			5758-0004	AL268229	2/5/2015	3/7/2015	321.17	0.00	321.17
							Check Total:	321.17	0.00	321.17
12943	2/23/2015	02/15	INT023	Interior Foliage Design Inc						
3485	NY - Flowers			5758-0012	AL186324	2/10/2015	3/12/2015	0.83	0.00	0.83
							Check Total:	0.83	0.00	0.83
12945	2/23/2015	02/15	MAN027	Managed Services 360 LLC						
3485	250 SUPT FOR IT DEP			5758-0002	AL3716	1/29/2015	2/28/2015	222.02	0.00	222.02
							Check Total:	222.02	0.00	222.02
12949	2/23/2015	02/15	PEA004	Peapod, LLC						
3485	Customer ID ox82558			5758-0001	ALk59404260	2/9/2015	3/11/2015	12.03	0.00	12.03
							Check Total:	12.03	0.00	12.03
12953	2/23/2015	02/15	RED007	Redirect, Inc.						
3485	200 REDIRECT HELP			5758-0002	AL14831	1/5/2015	2/4/2015	218.47	0.00	218.47
							Check Total:	218.47	0.00	218.47
12955	2/23/2015	02/15	RED007	Redirect, Inc.						
3485	215 RE DIRECT HELP			5758-0002	AL14902	2/4/2015	3/6/2015	236.82	0.00	236.82
							Check Total:	236.82	0.00	236.82
12956	2/23/2015	02/15	SAG002	SAGE SOFTWARE, INC.						
3485	309 SAGE FAS			5758-0003	AL1002531175	2/4/2015	3/6/2015	176.44	0.00	176.44
							Check Total:	176.44	0.00	176.44
12959	2/23/2015	02/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3485	VA-Acct#54-003-09688			5758-0013	AL1989179	2/8/2015	3/10/2015	87.30	0.00	87.30

Page: 13
Date: 4/16/2015
Time: 12:08 PM

Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Grand Total:	772,747.78	0.00	772,747.78
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1812 N. Moore	ACCT	MAV	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance	
March 1, 2015	LEASING	a1 4/9																	
Management Fees	MGMT		273	379	2,083	5,598	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	3	25,000	25,000	-	
			273	379	2,083	5,598	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	3	25,000	25,000	-	
Development Fees																			
1812 Development Costs, WIP			-	-												-		-	
Less: Development Fee			-	-												-		-	
Less: Interest Expense			-	-												-		-	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL DV FEE 1.5%			3,202	3,073	2,450	4,242	389	(9,655)	128,016	2,187	20,314	69,090	104,806	9,794		337,909	313,344	24,565	
Leasing Commission - OB																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Suite 2100-2300, Vacant			-	-	-	-	-	-	2,424,756	-	-	-	-	-	-	2,424,756	2,424,756	-	
Suite 1700-2000, Vacant			-	-	-	-	-	-	3,141,299	-	-	-	-	-	-	3,141,299	3,141,299	-	
Suite 1500-1600, Vacant			-	-	-	-	-	-	-	-	-	1,476,049	-	-	-	1,476,049	1,476,049	-	
Suite 1100-1400, Vacant			-	-	-	-	-	-	-	-	-	2,070,379	-	-	-	2,070,379	2,070,379	-	
Retail			-	-	-	-	-	-	-	-	29,388	-	-	-	-	29,388	29,388	-	
Retail			-	-	-	-	-	-	-	-	125,777	-	-	-	-	125,777	125,777	-	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore	-	-	-	-	-	-	-	-	5,566,055	-	155,165	3,546,428	-	-	-	9,267,648	9,267,648	-	
Leasing Commission - CO																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Suite 2100-2300, Vacant			-	-	-	-	-	-	606,189	-	-	-	-	-	-	606,189	606,189	-	
Suite 1700-2000, Vacant			-	-	-	-	-	-	785,325	-	-	-	-	-	-	785,325	785,325	-	
Suite 1500-1600, Vacant			-	-	-	-	-	-	-	-	-	369,012	-	-	-	369,012	369,012	-	
Suite 1100-1400, Vacant			-	-	-	-	-	-	-	-	-	517,595	-	-	-	517,595	517,595	-	
Retail			-	-	-	-	-	-	-	-	29,388	-	-	-	-	29,388	29,388	-	
Retail			-	-	-	-	-	-	-	-	125,777	-	-	-	-	125,777	125,777	-	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore	-	-	-	-	-	-	-	-	1,391,514	-	155,165	886,607	-	-	-	2,433,286	2,433,286	-	
Leasing Commission - MPS																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Suite 2100-2300, Vacant			-	-	-	-	-	-	606,189	-	-	-	-	-	-	606,189	606,189	-	
Suite 1700-2000, Vacant			-	-	-	-	-	-	785,325	-	-	-	-	-	-	785,325	785,325	-	
Suite 1500-1600, Vacant			-	-	-	-	-	-	-	-	369,012	-	-	-	-	369,012	369,012	-	
Suite 1100-1400, Vacant			-	-	-	-	-	-	-	-	517,595	-	-	-	-	517,595	517,595	-	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore	-	-	-	-	-	-	-	-	1,391,514	-	886,607	-	-	-	-	2,278,121	2,278,121	-	
Leasing Commission - Legal																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Suite 2100-2300, Vacant			-	-	-	-	-	-	16,928	-	-	-	-	-	-	16,928	16,928	-	
Suite 1700-2000, Vacant			-	-	-	-	-	-	22,571	-	-	-	-	-	-	22,571	22,571	-	
Suite 1500-1600, Vacant			-	-	-	-	-	-	-	-	-	11,285	-	-	-	11,285	11,285	-	
Suite 1100-1400, Vacant			-	-	-	-	-	-	-	-	-	15,829	-	-	-	15,829	15,829	-	
Retail			-	-	-	-	-	-	-	-	1,500	-	-	-	-	1,500	561	939	
Retail			-	-	-	-	-	-	-	-	10,000	-	-	-	-	10,000	2,133	7,867	
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore	-	-	-	-	-	-	-	-	39,499	-	11,500	27,114	-	-	-	78,113	69,307	8,806	
TI - Construction	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Suite 1100-1400, Vacant				-	-	-	-	-	-	-	-	-	-	5,391,443	-	-	5,391,443	5,391,443	-
Retail, Vacant				-	-	-	-	-	-	-	-	-	-	1,281,230	-	-	1,281,230	1,281,230	-
Retail, Vacant				-	-	-	-	-	-	-	-	-	-	168,561	-	-	168,561	168,561	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	6,841,234	-	-	6,841,234	6,841,234	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	205,237	-	-	205,237		-
TI - Landlord Work	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BI - Esc	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BI - Non Esc	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total CM Fee			-	-	-	-	-	-	-	-	-	-	205,237	-	-	205,237	205,237	-