

# PROJECT APPLICATION

## Confidentiality

All information contained in this Application will be treated confidentially to the extent permitted by law (see "Certification" section IV of this Application). Under the New York State Freedom of Information Law, information must be disclosed unless such information contains trade secrets (which, if disclosed, would cause irreparable harm). Please indicate which information provided in this Application constitutes trade secrets with an explanation as to why in a letter accompanying this Application. The letter should be addressed to the New York City Industrial Development Agency.

Are you applying for the:   
 Bond Program    
 Small Industry Incentive Program    
 Industrial Incentive Program

SIIP, if annual revenues are less than \$5 million and IIP, if annual revenues are greater than \$5 million)

By what date do you wish to close the proposed project financing? \_\_\_\_\_

Applicant Information	
Applicant's Name:	Goldfeder/Kahan Framing Group, Ltd.
Address:	37 West 20th Street New York, NY 10011
Phone/Fax Numbers:	212/242-5310 Fax: 212/242-5326
IRS Employer ID Number:	██████████
S.I.C. Code:	
NY State Dept. of Labor Number (if applicable):	

Officer of Applicant completing this application (contact person):  
Name: Eric Kahan Title: President  
Phone #: 212/242-5310 Fax #: 212/242-5326

Applicant's operation:  Manufacturing  Service  Wholesale  Other

Brief description of business: Art conservation, preservation, and archival framing for museums, private collectors.

To describe what kind of entity Applicant is, please check one of the following:

Public Corp.  Private Corp.  General Partnership  Limited Partnership  C Corp.  S Corp.   
  Limited Liability Company  Other (specify) \_\_\_\_\_

Applicant's State of Incorporation or Registration: New York

States in which Applicant is qualified to do business: \_\_\_\_\_

Applicant's Attorney: Name: Eric Goncher Phone #: 212/519-5161 Fax #: 212/262-1766

Firm and Address: Kane, Kessler, 1350 Avenue of the Americas, NYC 10019

Applicant's Accountant: Name: Mark Salzman Phone #: 212/687-3016 Fax #: 212/986-7895

Firm and Address: 60 E. 42nd Street, NYC 10017

**II. PROJECT INFORMATION**

1. Please briefly describe the proposed project; if machinery and equipment is to be acquired, please list the type:

Acquisition of <sup>3,000</sup>4,000 sq. ft. <sup>condo unit</sup>condo floor located at 169 Hudson St., NY and renovation there to of approximately \$300,000 for clean room; art storage; production area; office.

2. Please give best estimates for all anticipated costs and proposed sources of financing involved in the project:

<u>Uses of Funds</u>		<u>Sources of Funds</u>	
Land & Building (Acquisition)	<u>\$1,700,000</u>	Bonds	<u>                    </u>
New Construction	<u>                    </u>	Loans (Please Identify Sources)	<u>\$850,000</u> - EAB
Renovations/Building Improvements	<u>\$ 150,000</u>	Company funds	<u>\$680,000</u> - NYBDC
Machinery/Equipment	<u>                    </u>	Officer Equity/Loans	<u>\$380,000</u> 504
Fees/Other Soft Costs	<u>\$ 60,000</u>	Other Sources (Please Identify)	<u>                    </u>
Other (explain)	<u>                    </u>		
<b>Total Project Costs</b>	<b><u>\$1,910,000</u></b>	<b>Total Project Sources</b>	<b><u>\$1,910,000</u></b>

Please explain costs, loans and other sources of funding on a separate sheet.

3. Please provide the following information relating to the proposed project site.

Street Address & Borough	Block Lot & Section Number	Square Footage of Land	Square Footage of Building	Currently Owned or Leased	Number of Floors including Basement	Zoning
169 Hudson St.				NA	ground	
NY, NY 10007		4,000	ground		& bsmt	
Condo unit 1-S		4,000	bsmt			

4. Please provide the following information regarding all present and proposed tenant(s) and sub-tenant(s) at the proposed project site, their percentage of occupancy, and affiliation with the Applicant.

Name Contact & Phone	Affiliation with Applicant	Square Feet & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
NA				

5. Provide street address, borough or town, for premises which you currently own or lease, even if you don't occupy same. Do you plan to terminate/sell/vacate/remain at such premises? With respect to currently leased premises, provide the name and address of the landlord and the expiration date of the lease term. Please provide additional details on an attached sheet.

Property Location	Borough/Town	Own/Lease	Landlord	Lease Expiration	Planned Disposition
37 West 20th St. New York, NY 10011	NY	Lease		1/31/01	vacate

6. Is there a relationship, by virtue of common control or through related persons, directly or indirectly, between the Applicant and the present owner of the project site?

YES       NO      If yes, please provide all details on attached sheet.

7. Will a real estate holding company, limited liability company, or partnership be formed to own the project or premises?

YES       NO

If yes, please provide the name and address of same, the kind of entity (corporation, partnership, etc.), and its officers, partners, shareholders, members, and their respective percentage ownership, etc.

Olmstad Properties  
575 8th Avenue  
New York, NY

\* Please DO NOT contact landlord.  
Delicate negotiations in progress.

### III. DUE DILIGENCE

1. List name(s), address(es), and phone and fax numbers of any other entity in which, directly or indirectly, Applicant or any of its shareholders, partners, directors, or officers individually or collectively hold 5% or more of the stock or ownership interest (an "Affiliate"). Please include real estate holding companies if applicable.

Entity Name	Address	Phone/Fax Number	Percent Interest
Digital Intelligence LLC	37 West 20th Street	242-5710	33%

2. Has Applicant or any of its Affiliates ever received, or is currently receiving, financial assistance or any other kind of discretionary benefit from any governmental entity or agency, including the New York City Industrial Development Agency ?
- SBA loan 1990  
paid off 6 years ago
- YES       NO      If yes, please provide all details on attached sheet.
3. Has the Applicant, or any existing or proposed tenant of the proposed project facility, or any person related to any of the foregoing, received or benefitted from within the past six months, or is contemplating to receive or benefit from within the next six months, tax-exempt financing anywhere within the United States?
- YES       NO      If yes, please provide all details on attached sheet.
4. Has Applicant, or any stockholder, partner, officer or director, or any entity with which any of the foregoing individuals have been associated, ever been adjudicated bankrupt or placed in receivership, or otherwise been the subject of a bankruptcy or similar proceedings (prior or current)?
- YES       NO      If yes, please provide all details on attached sheet.
5. Have any of Applicant's stockholders, partners, officers or directors ever been convicted of any criminal proceedings?
- YES       NO      If yes, please provide all details on attached sheet.
6. Is Applicant, or any stockholder, partner, officer or director of Applicant, a plaintiff or defendant in any civil or criminal proceedings?
- YES       NO      If yes, please provide all details on attached sheet.

7. If you responded yes to the previous two questions, in what litigation is Applicant, or any of the individuals and entities currently involved, either as plaintiffs or as named defendants? Provide all details on attached sheet.
8. Does Applicant have any contingent liabilities? (e.g., pending claims; federal, state or local tax liabilities; judgment liens; other liens, etc.)
- YES       NO    If yes, please provide all details on attached sheet.
9. Has Applicant filed all required tax returns with appropriate governmental jurisdictions entities?
- YES       NO    If no, please provide all details on attached sheet.

Please provide the following information:

10. Company Principals (please attach a brief resume)

Name	Title	Address	Social Security Number	Date of Birth
Eric Kahan	Pres.	144 W. 27th St. NY, NY 10001	1 [REDACTED] 9	1/26/60
Elizabeth Goldfeder Kahan	V.P.	144 W. 27th St. NY, NY 10001	[REDACTED] 9	[REDACTED]

11. Major Customers

Company Name	Address	Phone/Fax	Contact Person	Percent of Sales
Norman Rockwell Museum	Great Barrington		Please do not contact	1%
Federal Reserve Bank	Buffalo; Washington DC NYC		these customers for reasons of confidentiality	1%
Sotheby's International Jersey City Museum				1%

12. Major Suppliers

Company Name	Address	Phone/Fax	Contact Person
Charrette Paper & Glass	Woburn, MA	[REDACTED]	Diane
Orange Art	Woodstock, CT	[REDACTED]	Lourieu
M&M Distributor	Tennent, NJ	[REDACTED]	Mark
Stinky Metalworks	Bisbee, AZ	[REDACTED]	Tracy

13. Unions

Union	Address	Phone/Fax	Contact Person	Contract Expiration
NO				

14. Banks

Bank Name	Contact Person	Phone/Fax	Type of Account
Chase	Melora Love	[REDACTED]	[REDACTED]
			business
Citibank	Madeline Casale	[REDACTED]	checking
			business

#### IV. CERTIFICATION

I, the undersigned, request on behalf of \_\_\_\_\_ ("Applicant") that this Application, including financial data and any tax returns submitted herewith, be submitted for review by the Board of Directors of the New York City Industrial Development Agency ("IDA"). I hereby certify that the information contained herein and in the attachments hereto, are, to the best of my knowledge and belief, accurate, true and correct. I understand that any intentional misstatements or misleading information contained herein, or the omission of relevant information, could be cause for rescission of IDA approval and IDA benefits. Further, I fully understand and accept the fees associated with the IDA program, including but not limited to the IDA Closing Fee; I fully understand and accept the benefit package I am to receive under the IDA program; and I acknowledge receipt from the IDA of a memorandum explaining legal, insurance and various real estate related requirements, all of which will be necessary for the contemplated project.

On behalf of Applicant, I hereby acknowledge and agree that Applicant shall be, and is responsible for, and shall promptly pay all costs incurred by the IDA, in connection with document negotiations, closing and, where applicable, bond issuance and sale, whether or not closing occurs and whether or not bond issuance and sale occur in applicable instances. The aforesaid costs, and Applicant's obligation hereunder to pay for same, shall include, but not be limited to, attorney's fees. Applicant's obligations hereunder are absolute and shall in no event be contingent upon closing.

On behalf of myself, all other principals of Applicant, and Applicant, I hereby authorize the IDA and the New York City Department of Investigation (DOI) to initiate their background clearance procedure with respect to myself, all other principals of Applicant, and Applicant. I, all other principals of Applicant, and Applicant agree to give the DOI permission to secure all necessary personal data from all relevant sources, public and private, and I, all other principals of Applicant, and Applicant further agree to cooperate in all phases of the DOI background and clearance procedure. I, all other principals of Applicant, and the Applicant agree to hold the IDA and the City of New York harmless with respect to any claims for injury, damage, loss or expense which may arise should the above mentioned background clearance procedure not be completed satisfactorily.

On behalf of Applicant and its existing and future affiliates, I authorize any private or governmental entity, including but not limited to The New York State Department of Labor ("DOL"), to release to the IDA and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under its control and pertinent to Applicant and its existing and future affiliates and the employees of same. In addition, upon the IDA's request, Applicant shall provide to the IDA any employment information in Applicant's possession or in the possession of any of Applicant's existing and future affiliates, which is pertinent to Applicant and Applicant's existing and future affiliates and the employees of same. Information released or provided to Information Recipients by the DOL, or by any other governmental entity, or by any private entity, or by Applicant itself (collectively, "Employment Information"), may be disclosed by the Information Recipients in connection with the administration of the programs of the IDA, and/or EDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and, without limiting the foregoing, the Employment Information may be included in (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the IDA, and (z) any other reports required by law. If the IDA approves this Application and the IDA Board of Directors approves the financing project which is the subject of this Application, this authorization shall remain in effect through the term of the financial assistance documents which the Applicant and the IDA will enter into at closing. If the IDA does not approve this Application, and/or the IDA Board of Directors does not approve the project which is the subject of this Application, this authorization shall remain in effect through the earlier to occur of the aforesaid decisions not to approve.

I, all other principals of Applicant, and Applicant, understand that the IDA may be requested to disclose the information contained in this Application and the attachments hereto, under applicable disclosure laws, or at the request of investigative law enforcement or other governmental bodies. On behalf of myself, all other principals of Applicant, and Applicant, I authorize the IDA to disclose any such information, under such law or where so requested, and I, all other principals of Applicant and the Applicant release the IDA from any liability to the Applicant, all other principals, and/or myself for such disclosure. I also authorize the IDA at its discretion to transmit this Application, including any financial data or tax returns submitted herewith, to the IDA's financial advisors.

On behalf of Applicant, I acknowledge and agree that the IDA reserves the right to require Applicant to submit at Applicant's sole expense, such other documentation as the IDA may require in addition to the documentation required hereunder, and that all such documentation, whether requested hereunder or hereafter, shall be provided at Applicant's sole cost and expenses, and shall be in form and substance satisfactory to the IDA.

Approval of this Application may only be granted by the IDA's Board of Directors through the Board's adoption of an inducement or authorizing resolution for the project described in this Application. Additionally, it is understood and agreed that the \$2,500 Application fee accompanying this Application is non-refundable, regardless of whether or not this Application is so approved. Applicant acknowledges and accepts that: the \$2,500 Application fee will accrue toward payment of the IDA Closing Fee should closing occur; and if and when the IDA's Board of Directors approves this Application, the Agency may additionally require Applicant to pay at such time an amount equal to 1/10 of a percent of the bond/project amount (as applicable), which payment shall also accrue toward payment of the IDA Closing Fee should closing occur.

Date:

9/10/2000

Certification By:

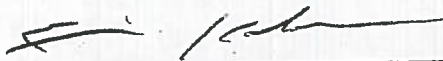


Signature of Chief Executive Officer

Eric KAHAN

Printed Name

Attested By:



Chief Financial Officer/Secretary

ERIC KAHAN

Printed Name



EMPLOYMENT QUESTIONNAIRE

New York City Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire. As used in this Questionnaire, "Company" means the Applicant; "Project Location" means the location which Applicant has identified in its Application; and "Tenant" means any person or entity to whom Applicant intends to lease part or all of the Project Location. If Applicant is a real estate company, which is an affiliate of an operating company, and Applicant intends to lease the Project Location to such operating company, then, the Applicant and the operating company must fill out separate copies of this Questionnaire.

Name and Address of Company:

Goldfeder/Kahan Framing Group, Ltd.

37 W.20th St. New York, NY 10011

D.O.L. Registration Number: [REDACTED] D.O.L. Registration Number: \_\_\_\_\_

Telephone Number: 212-242-5310

Contact Person: Eric Kahan

Project Location: 169 Hudson Street

Do you expect to conduct business at other locations in New York State? YES  NO

Estimated Construction Completion Date (where applicable): \_\_\_\_\_

Contact Person(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

D.O.L. Registration Number of your Tenant(s): \_\_\_\_\_

Provide the following information for the Project Location only. Do not include any subcontractors/subconsultants; include only employees and owners/principals on your payroll and on the payroll of your Tenants at the Project Location.

Number of jobs to be retained by the Company: 17, by your Tenant(s): \_\_\_\_\_

Projected Employment for the Company on an Annual basis:

2nd.	3rd.	4th.	5th.	6th.	7th. years
------	------	------	------	------	------------

<u>2</u>	_____	_____	_____	_____	_____
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Projected Employment for your Tenant(s) on an Annual basis:

2nd.	3rd.	4th.	5th.	6th.	7th. years
------	------	------	------	------	------------

_____	_____	_____	_____	_____	_____
-------	-------	-------	-------	-------	-------

Projected number of new jobs to be created over the next 7 years by the Company and your Tenant(s):

Company: 2 - 4 Tenant(s): \_\_\_\_\_

This section asks for more specific information about Applicant's operations. Please complete the following questions.

How many employees does Applicant employ in New York City at the time of the date of this Application?

Full Time 17 Part Time \_\_\_\_\_

How many employees does Applicant employ outside of New York City but in New York State at the time of the date of this Application?

Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

Does Applicant intend to employ new employees at the proposed site, and/or will Applicant transfer current employees from premises presently being used? Please provide details.

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I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the New York City Industrial Development Agency (the "Agency") and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control, which is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession which is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information"), may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or EDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the Agency, and (z) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Company: Goldfeder/Kahan Framing Group, Ltd.

 9/13/00  
Signature of Principal/Owner/Chief Financial Officer Date

Attach to this Questionnaire (1) your most recent IA-5 form and (2) completed Employment Questionnaire(s) and IA-5 form(s) from your Tenant(s). Attach additional pages if necessary.



60016010

UI Employer Registration Number

133354953

Withholding Identification Number

A. This return covers the period indicated below

Jan - Mar 31  1  
Apr 1 - Jun 30  2  
Jul 1 - Sep 30  3  
Oct 1 - Dec 31  4  
Tax Year 00 YY

Check applicable box(es):

B. Other wages only reported on this page.....

C. If seasonal employer, check box .....

Employer Legal Name  
**GOLDFEDER KAHAN FRAMING GROUP LTD**

Quarterly employee/payee wage reporting information			Annual wage and withholding totals <small>If this return is for the 4th quarter or the last return you will be filing for the calendar year, complete columns (d) and (e)</small>	
(a) Social security no.	(b) Last name, first name, middle initial	(c) Total remuneration/gross wages paid this quarter	(d) Gross wages subject to withholding	(e) Total tax withheld
139687439	HAVILAND, ALEXANDER	15,000.05		
120805028	OLONIO, BENITA	7,337.54		
122842303	SILVA, MIGUEL	6,999.98		
124589345	FLCERSCH, RUSSELL	9,192.35		
179740746	BEAUMONT, SARA-KATE	8,992.35		
010547371	BANERJEE, SHONALI	12,173.07		
130684251	WILLIAMS, WENDELL M	4,153.86		
139806252	JOYCE, SARA	1,700.00		
482064855	DENHOLM, JASON	4,307.38		
150944203	YU, JENNIFER	13,125.06		
066681271	SCOTT, RASHEED A	1,470.00		
273886225	HILL, LEIGH	9,573.05		
468842201	KALLUSKY, BRETT C	2,938.02		
069589255	BELLINGER, WALLACE	664.00		
110704143	SALZMAN, CINDY	300.00		
Total this page only .....		97,927.01	00	00
If first page, enter grand total of all pages.....		97,927.01	00	00

Page No. 1

If you are using a paid preparer or a payroll service, the section below must be completed:

Paid Preparer's Use	Preparer's signature	Telephone number	Date	Check if self-employed <input type="checkbox"/>	Preparer's SSN
	Preparer's firm name (or yours if self-employed) Address				Preparer's EIN
Payroll service name		Payroll service address		Payroll Service's EIN	

For office use only

01/01/00

Received date

01/01/00

Mail to: NYS EMPLOYMENT TAXES  
CHURCH STREET STATION  
PO BOX 1417  
NEW YORK NY 10008-1417



89916014

UI Employer Registration Number:

Withholding Identification Number:

Employer Legal Name  
GOLDFEDER KAHAN FRAMING GROUP LTD

A. This return covers the period indicated below:

X Jan 1 - Mar 31    Apr 1 - Jun 30    Jul 1 - Sep 30    Oct 1 - Dec 31    00  
1                    2                    3                    4                    YY

Check applicable box(es):

B. Other wages only reported on this page.....

C. If seasonal employer, check box .....

Quarterly employees/payee wage reporting information

Annual wage and withholding totals  
If this return is for the 4th quarter or the last return you will be filing for the calendar year, complete columns (d) and (e).

(a) Social security no	(b) Last name, first name, middle initial	(c) UI total remuneration/ gross wages paid (this quarter)	(d) Gross wages subject to withholding	(e) Total tax withheld
139887439	HAVILAND, ALEXANDER	14,238.47		
120805028	POLODIO, BENITA	7,549.96		
122842303	SILVA, MIGUEL	7,053.02		
124589345	FLOERSCH, RUSSELL	8,098.50		
179740746	BEAUMONT, SARA-KATE	7,943.40		
010547871	BANERJEE, SHONALI	12,299.37		
482064855	DENHOLM, JASON	6,999.98		
150944203	YU, JENNIFER	13,125.06		
006746624	MCALISTER, LORI	2,699.99		
066881271	SCOTT, RASHEED A	1,620.00		
273886225	HILL, LEIGH	3,715.38		
Total this page only .....		85,308.13	00	00
If first page, enter grand total of all pages.....		85,308.13	00	00

Page No. 01

If you are using a paid preparer or a payroll service, the section below must be completed:

Paid Preparer's Use	Preparer's signature <i>Alvin M. Molina</i>	Telephone number 775.3328800	Date 4/27/00	Check if self-employed <input type="checkbox"/>	Preparer's SSN
	Preparer's firm name (or yours if self-employed) Address Computing Resources Inc 1235 Financial Blvd Reno, NV 89502				Preparer's EIN
Payroll service name Computing Resources Inc	Payroll service address Reno, NV 89502			Payroll Service's EIN	

For office use only

Postmark

--	--	--	--	--	--

Received date

--	--	--	--	--	--

Mail to: NYS EMPLOYMENT TAXES  
CHURCH STREET STATION  
PC BOX 1417  
NEW YORK NY 10008-1417


22-0000-00

## RETAIL QUESTIONNAIRE

- A. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project?  
YES \_\_\_\_; NO x.
- B. If the answer to question A is yes, will the applicant or any other project occupant be a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101(b)(4)(i) of the Tax Law)?  
YES \_\_\_\_; NO \_\_\_\_.
- C. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project?  
YES \_\_\_\_; NO x
- D. If the answer to question A or question C is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?  
\_\_\_\_\_ %
- E. If the answer to question A or question C is yes, and the answer to question D is more than 33.33%, indicate whether any of the following apply to the Project:
- (1) Will the Project be operated by a not-for-profit corporation?  
YES \_\_\_ NO \_\_\_
  - (2) Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located?  
YES \_\_\_ NO \_\_\_
  - (3) Would the project occupant, but for the contemplated financial assistance from the IDA, locate the related jobs outside the State of New York?  
YES \_\_\_ NO \_\_\_
  - (4) Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to New York City residents, because of a lack of reasonably accessible retail trade facilities offering such goods or services?  
YES \_\_\_ NO \_\_\_
  - (5) Will the Project be located in one of the following: (a) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?  
YES \_\_\_ NO \_\_\_

- F. If the answers to any of subdivisions (3) through (5) of question E is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?  
If yes, please furnish details in a separate attachment.
- G. If the answer to any of subdivisions (1) through (5) of question E is yes, please furnish details in a separate attachment.

Signature: \_\_\_\_\_



Name: Eric Kahan

Title: President

Date: 9/13/00