

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 and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Please use IRS label or print or type: See Specific Instructions	C Name of organization CIVIC BUILDERS, INC.		D Employer identification number 04-3635313
		Doing Business As		E Telephone number 212-571-7260
		Number and street (or P.O. box if mail is not delivered to street address) Room/suite 304 HUDSON STREET, 3RD FLOOR		G Gross receipts \$ 8,574,734.
		City or town, state or country, and ZIP + 4 NEW YORK, NY 10013		H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		F Name and address of principal officer: DAVID UMANSKY SAME AS C ABOVE		H(b) Are all affiliates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions)
Tax-exempt status: <input checked="" type="checkbox"/> 501(c) (3) (insert no) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		H(c) Group exemption number ▶		
Website: ▶ WWW.CIVICBUILDERS.ORG				
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		L Year of formation: 2002 M State of legal domicile: NY		

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: SINCE 2002, CIVIC BUILDERS, INC. (CIVIC) HAS WORKED TO OVERCOME THE MAJOR HURDLE OF AFFORDABLE, LONG			
	2 Check this box <input type="checkbox"/> 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)	10	
	4	Number of independent voting members of the governing body (Part VI, line 1b)	9	
	5	Total number of employees (Part V, line 2a)	17	
	6	Total number of volunteers (estimate if necessary)	9	
	7a	Total gross unrelated business revenue from Part VIII, column (C), line 12	0.	
	7b	Net unrelated business taxable income from Form 990-T, line 34	0.	
Revenue			Prior Year	Current Year
	8	Contributions and grants (Part VIII, line 1h)	9,081,641.	3,996,229.
	9	Program service revenue (Part VIII, line 2g)	181,476.	3,567,681.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	173,901.	62,032.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	428,913.	948,792.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	9,865,931.	8,574,734.
	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	25,000.	25,000.
	14	Benefits paid to or for members (Part IX, column (A), line 4)		
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,511,229.	1,835,239.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		
Expenses	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 237,002.			
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f)	948,224.	6,422,542.
	18	Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	2,484,453.	8,282,781.
	19	Revenue less expenses. Subtract line 18 from line 12	7,381,478.	291,953.
			Beginning of Current Year	End of Year
	20	Total assets (Part X, line 16)	23,609,075.	28,403,928.
	21	Total liabilities (Part X, line 26)	3,049,277.	7,552,177.
	22	Net assets or fund balances. Subtract line 21 from line 20	20,559,798.	20,851,751.

Part II Signature Block

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.		
	Signature of officer	Date 11/12/10	
	DAVID UMANSKY, C.E.O. Type or print name and title		
Paid Preparer's Use Only	Preparer's signature	Date 11/4/10	Check if self-employed <input type="checkbox"/>
	Firm's name (or yours if self-employed), address, and ZIP + 4	Preparer's identifying number (see instructions)	
	LUTZ AND CARR, CPAS LLP 300 EAST 42ND STREET NEW YORK, NY 10017	EIN ▶ 212-697-2299	

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

SCANNED DEC 10 2010 NOV 12 2010

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N.E.

Part III Statement of Program Service Accomplishments

- 1 Briefly describe the organization's mission: SEE SCHEDULE O FOR CONTINUATION
CIVIC BUILDERS, INC. IS A NON-PROFIT FACILITIES DEVELOPER THAT
PROVIDES TURN-KEY SOLUTIONS FOR NEW YORK CHARTER SCHOOL REAL ESTATE
NEEDS. THE ORGANIZATION HELPS CREATE AN ENVIRONMENT THAT ATTRACTS NEW
GOVERNMENT, PHILANTHROPIC, AND COMMERCIAL FUNDS FOR THE CREATION OF
- 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 \$ 7,708,890. including grants of \$ 25,000.) (Revenue \$ 4,516,473.)
IN 2009, CIVIC COMPLETED 2 PROJECTS ON-TIME AND ON-BUDGET THAT CREATED
133,000 SQUARE FEET FOR 1,470 CHARTER SCHOOL STUDENTS IN NEW YORK CITY.
IN ADDITION, CIVIC CONTINUED DESIGN AND CONSTRUCTION ON 5 PROJECTS THAT
WILL CREATE 210,000 SQUARE FEET FOR 1,950 CHARTER SCHOOL STUDENTS IN
NEW YORK CITY.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services. (Describe in Schedule O.)
 (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses **\$ 7,708,890.**

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)? <i>If "Yes," complete Schedule A</i>	1 X	
2 Is the organization required to complete Schedule B, Schedule of Contributors?	2 X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities? <i>If "Yes," complete Schedule C, Part II</i>	4	X
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? <i>If "Yes," complete Schedule C, Part III</i>	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? <i>If "Yes," complete Schedule D, Part I</i>	6	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7	X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8	X
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? <i>If "Yes," complete Schedule D, Part IV</i>	9	X
10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	10	X
11 Is the organization's answer to any of the following questions "Yes"? <i>If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable</i>	11 X	
• Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI.</i>		
• 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? <i>If "Yes," complete Schedule D, Part VII.</i>		
• 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? <i>If "Yes," complete Schedule D, Part VIII.</i>		
• 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? <i>If "Yes," complete Schedule D, Part IX.</i>		
• Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X.</i>		
• 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? <i>If "Yes," complete Schedule D, Part X.</i>		
12 Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI, XII, and XIII</i>	12	X
12A Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional</i>	12A Yes X No	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	X
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? <i>If "Yes," complete Schedule F, Part I</i>	14b	X
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 United States? <i>If "Yes," complete Schedule F, Part II</i>	15	X
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 United States? <i>If "Yes," complete Schedule F, Part III</i>	16	X
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? <i>If "Yes," complete Schedule G, Part I</i>	17	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18	X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	X
20 Did the organization operate one or more hospitals? <i>If "Yes," complete Schedule H</i>	20	X

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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 X	
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	X
23 Did the organization answer "Yes" to Part VII, Section A, line 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 X	
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 lines 24b through 24d and complete Schedule K. If "No," go to line 25	24a	X
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	X
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	X
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	X
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	X
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	X
b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b	X
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 direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c X	
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M	29	X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30	X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31	X
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	X
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 X	
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 X	
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	X
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	X
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	X
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 X	

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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	23	
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	0	
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		
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	17	
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)	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O		
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)?		X
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?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
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?		
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?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
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?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year		
e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?		
h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?		
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?		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the organization make any taxable distributions under section 4966?		
b	Did the organization make a distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter.		
a	Initiation fees and capital contributions included on Part VIII, line 12		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders		
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year		

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Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 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	10	
1b Enter the number of voting members that are independent	9	
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?		X
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?		X
4 Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?	X	
5 Did the organization become aware during the year of a material diversion of the organization's assets?		X
6 Does the organization have members or stockholders?		X
7a Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?		X
7b Are any decisions of the governing body subject to approval by members, stockholders, or other persons?		X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a The governing body?	X	
b Each committee with authority to act on behalf of the governing body?	X	
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		X

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?		X
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?		
11 Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	X	
11A Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a Does the organization have a written conflict of interest policy? If "No," go to line 13	X	
b Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	X	
13 Does the organization have a written whistleblower policy?		X
14 Does the organization have a written document retention and destruction policy?		X
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	X	
b Other officers or key employees of the organization	X	
If "Yes" to line 15a or 15b, 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?		X
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?		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed **NY**

18 Section 6104 requires an organization to make its Forms 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.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization. **THE ORGANIZATION - 212-571-7260**
304 HUDSON STREET, 3RD FLOOR, NEW YORK, NY 10013

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. 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, and 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 officer, director, or trustee.

(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			
DAVID UMANSKY C.E.O.	40.00	X		X				260,250.	0.	23,409.
MIMI CORCORAN DIRECTOR	1.00	X						0.	0.	0.
BRAHM CRAMER DIRECTOR	1.00	X						0.	0.	0.
LEE EICHEN DIRECTOR	1.00	X						0.	0.	0.
DAVID LOO DIRECTOR	1.00	X						0.	0.	0.
BRIAN OLSON CHAIRMAN	1.00	X		X				0.	0.	0.
DAVID J. SWEENY DIRECTOR	1.00	X						0.	0.	0.
MARK VAN BRUNT DIRECTOR	1.00	X						0.	0.	0.
KELLY WACHOWICZ TREASURER	1.00	X		X				0.	0.	0.
LESLIE D. WINTER SECRETARY	1.00	X		X				0.	0.	0.
ANNIE TIRSCHWELL S.V.P. REAL ESTATE	40.00				X			224,350.	0.	23,409.
JILL CRAWFORD SENIOR PROJECT MNGR.	40.00					X		155,000.	0.	8,213.
JANE LIN PROJECT MANAGER	40.00					X		118,150.	0.	16,396.
RACHEL BLUESTEIN DIR. BUSINESS DEV.	40.00					X		112,000.	0.	14,768.
ASHLEY DILLS DIR. BUSINESS DEV.	40.00					X		107,550.	0.	8,101.
FAYE PREMER PROJECT MANAGER	40.00					X		106,577.	0.	15,865.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(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			
1b Total								1,083,877.	0.	110,161.

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 **7**

- 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
- 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
- 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

	Yes	No
3		X
4	X	
5		X

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
KSS ARCHITECTS LLP 337 WITHERSPOON STREET, PRINCETON, NJ 08542	ARCHITECTURAL SERVICES	1,211,597.
HIRSCHEN SINGER & EPSTEIN LLP, 902 BROADWAY, 13TH FLOOR, NEW YORK, NY 10010	LEGAL SERVICES	326,123.

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 **2**

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	1 a	Federated campaigns ...	1a				
	b	Membership dues ...	1b				
	c	Fundraising events ...	1c				
	d	Related organizations ...	1d				
	e	Government grants (contributions) ...	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	3,996,229.			
	g	Noncash contributions included in lines 1a-1f \$					
	h	Total. Add lines 1a-1f		3,996,229.			
Program Service Revenue	2 a	DEVELOPMENT FEES	Business Code 531390	3,517,681.	3,517,681.		
	b	CONSULTING FEES	531390	50,000.	50,000.		
	c						
	d						
	e						
	f	All other program service revenue					
	g	Total. Add lines 2a-2f		3,567,681.			
	Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		62,032.		
4		Income from investment of tax-exempt bond proceeds					
5		Royalties					
6 a		Gross Rents	(i) Real 886,669.				
b		Less: rental expenses					
c		Rental income or (loss)	886,669.				
d		Net rental income or (loss)		886,669.	886,669.		
7 a		Gross amount from sales of assets other than inventory	(i) Securities (ii) Other				
b		Less: cost or other basis and sales expenses					
c		Gain or (loss)					
d		Net gain or (loss)					
8 a		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					
9 a		Gross income from gaming activities. See Part IV, line 19	a				
b		Less: direct expenses	b				
c		Net income or (loss) from gaming activities					
10 a		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				
11 a	MISCELLANEOUS INCOME	900099	62,123.	62,123.			
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d		62,123.				
12	Total revenue. See instructions.		8,574,734.	4,516,473.	0.	62,032.	

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	25,000.	25,000.		
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	531,418.	403,204.	64,107.	64,107.
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	1,064,818.	950,466.	21,753.	92,599.
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)				
9 Other employee benefits	132,473.	116,210.	4,032.	12,231.
10 Payroll taxes	106,530.	90,580.	5,539.	10,411.
11 Fees for services (non-employees):				
a Management	13,167.	13,167.		
b Legal	141,126.	127,013.	14,113.	
c Accounting	107,267.	23,779.	59,709.	23,779.
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other	197,061.	118,949.	78,112.	
12 Advertising and promotion	4,682.		2,341.	2,341.
13 Office expenses	56,567.	47,947.	3,109.	5,511.
14 Information technology				
15 Royalties				
16 Occupancy	1,121,617.	1,086,440.	12,217.	22,960.
17 Travel	31,348.	26,655.	1,630.	3,063.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	20,466.		20,466.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	112,050.	75,049.	37,001.	
23 Insurance	23,056.	10,296.	12,760.	
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 PROJECT EXP. EQUITY INV	4,685,397.	4,685,397.		
b NON RECOVERABLE PREDEVE	<91,262.>	<91,262.>		
c				
d				
e				
f All other expenses				
25 Total functional expenses. Add lines 1 through 24f	8,282,781.	7,708,890.	336,889.	237,002.
26 Joint costs. Check here <input type="checkbox"/> 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	1,233,278.
	2 Savings and temporary cash investments	14,874,738.	2	13,327,428.
	3 Pledges and grants receivable, net	1,339,080.	3	2,723,029.
	4 Accounts receivable, net	1,449,802.	4	1,259,771.
	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	765,000.	7	105,000.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	7,906.	9	10,863.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 5,887,087.		
	b Less: accumulated depreciation	10b 133,848.	10c	5,753,239.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	5,029,735.	15	3,991,320.
16 Total assets. Add lines 1 through 15 (must equal line 34)	23,609,075.	16	28,403,928.	
Liabilities	17 Accounts payable and accrued expenses	1,810,972.	17	2,578,041.
	18 Grants payable		18	
	19 Deferred revenue	63,604.	19	127,884.
	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	1,100,000.	23	4,707,919.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities. Complete Part X of Schedule D	74,701.	25	138,333.
	26 Total liabilities. Add lines 17 through 25	3,049,277.	26	7,552,177.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	8,173,904.	27	9,199,730.
	28 Temporarily restricted net assets	12,385,894.	28	11,652,021.
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> 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	20,559,798.	33	20,851,751.
34 Total liabilities and net assets/fund balances	23,609,075.	34	28,403,928.	

Form 990 (2009)

Part XI Financial Statements and Reporting

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? ...

b Were the organization's financial statements audited by an independent accountant? ..

c If "Yes" to line 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.

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 separate 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?

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.

	Yes	No
2a		X
2b	X	
2c	X	
3a	X	
3b	X	

Form 990 (2009)

Department of the Treasury
Internal Revenue Service

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

OMB No 1545-0047

2009

**Open to Public
Inspection**

Name of the organization

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

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 described in **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?

(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 supported organization? _____

(ii) A family member of a person described in (i) above? _____

(iii) A 35% controlled entity of a person described in (i) or (ii) above? _____

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

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

[illegible]**Total**

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule A (Form 990 or 990-EZ) 2009

Part II Support Schedule for Organizations Described in Sections 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.")	4610000.	2855910.	2481979.	9081641.	3996229.	23025759.
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	4610000.	2855910.	2481979.	9081641.	3996229.	23025759.
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)						8879709.
6 Public support. Subtract line 5 from line 4						14146050.

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	4610000.	2855910.	2481979.	9081641.	3996229.	23025759.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	193,945.	710,189.	725,427.	582,327.	948,701.	3160589.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)		2,785.	1,378.	20,487.	62,123.	86,773.
11 Total support. Add lines 7 through 10						26273121.
12 Gross receipts from related activities, etc. (see instructions)					12	5,630,968.

13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 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	53.84 %
15 Public support percentage from 2008 Schedule A, Part II, line 14	15	64.29 %
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 <input checked="" type="checkbox"/>		
b 33 1/3% support test - 2008. If the organization did not check a 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 <input type="checkbox"/>		
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 <input type="checkbox"/>		
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 <input type="checkbox"/>		
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 <input type="checkbox"/>		

Schedule A (Form 990 or 990-EZ) 2009

Part III Support Schedule for Organizations Described in Section 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.")						
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						
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						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
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						
c Add lines 7a and 7b						
8 Public support (Subtract line 7c from line 6)						

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						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
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)						
14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

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

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2009 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2008 Schedule A, Part III, line 17	18	%
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 <input type="checkbox"/>		
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 <input type="checkbox"/>		
20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions <input type="checkbox"/>		

Schedule A (Form 990 or 990-EZ) 2009

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

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

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?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can 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?		<input type="checkbox"/> Yes <input type="checkbox"/> 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).

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or pleasure)	<input type="checkbox"/> Preservation of an historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

2 Complete lines 2a through 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 Tax 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 tax 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 section 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 acquisition, 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 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:

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

	Amount
1c	
1d	
1e	
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					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

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:

(i) unrelated organizations

(ii) related organizations

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" to 3a(i), are the related organizations listed as required on Schedule R?

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				
b Buildings				
c Leasehold improvements		5,771,136.	75,594.	5,695,542.
d Equipment		115,951.	58,254.	57,697.
e Other				

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c)) **5,753,239.**

Schedule D (Form 990) 2009

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

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	8,574,734.
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	8,282,781.
3	Excess or (deficit) for the year. Subtract line 2 from line 1	3	291,953.
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV.)	8	
9	Total adjustments (net). Add lines 4 through 8	9	0.
10	Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9	10	291,953.

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	9,738,220.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains on investments	2a	
b	Donated services and use of facilities	2b	11,629.
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV.)	2d	1,151,857.
e	Add lines 2a through 2d	2e	1,163,486.
3	Subtract line 2e from line 1	3	8,574,734.
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 must equal Form 990, Part I, line 12.)	5	8,574,734.

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

1	Total expenses and losses per audited financial statements	1	9,412,219.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	11,629.
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV.)	2d	1,117,809.
e	Add lines 2a through 2d	2e	1,129,438.
3	Subtract line 2e from line 1	3	8,282,781.
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 must equal Form 990, Part I, line 18)	5	8,282,781.

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, line 2; 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.

SCHEDULE D, PART XII, LINE 2D & PART XIII, LINE 2D

ADJUSTMENTS WERE MADE TO RECONCILE THE REVENUES AND EXPENSES REPORTED ON FORM 990 WITH THE ORGANIZATION'S FINANCIAL STATEMENTS. THESE ADJUSTMENTS REPRESENT THE REVENUES AND EXPENSES OF THE ORGANIZATION'S SUBSIDIARIES, CIVIC PROPERTIES INC. - LONGFELLOW AND CIVIC BUILDERS PROPERTY HOLDING CORP., WHICH ARE INCLUDED ON THE ORGANIZATION'S CONSOLIDATED FINANCIAL STATEMENTS BUT ARE NOT REPORTED ON THE ORGANIZATION'S FORM 990.

Part XIV Supplemental Information (continued)

CIVIC PROPERTIES INC. - LONGFELLOW AND CIVIC BUILDERS PROPERTY HOLDING
CORP ARE 501(C)(2) ORGANIZATIONS FORMED TO FURTHER THE CHARITABLE PURPOSES
OF CIVIC BUILDERS, INC.

Name of the organization

CIVIC BUILDERS, INC.

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 1-1 (Form 990) if additional space is needed.

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash	(f) Method of valuation (book, FMV, appraisal, etc.)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
--	---------	-------------------------------	--------------------------	------------------------	--	--	------------------------------------

NEW YORK CHARTER SCHOOLS ASSOCIATION - 120 BROADWAY - ALBANY, NY 12204	74-2952223	501 (C) (3)	25,000.	0.				GENERAL OPERATING SUPPORT

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

33 Enter total number of other organizations

▲

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule I (Form 990) 2009

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, line 23.

► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2009

Open to Public
Inspection

Name of the organization

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

Part I Questions Regarding Compensation

1a Check the appropriate 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

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or
reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

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?

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.

- | | |
|--|---|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input checked="" type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input checked="" type="checkbox"/> 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?
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?
- 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

Only section 501(c)(3) and 501(c)(4) organizations 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?

b Any related organization?

If "Yes" to line 5a or 5b, describe in Part III.

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?

b Any related organization?

If "Yes" to line 6a or 6b, describe in Part III.

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

8 Were any amounts reported in Form 990, Part VII, paid or accrued 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

9 If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in
Regulations section 53.4958-6(c)?

Yes No

1b

2

4a

4b

4c

5a

5b

6a

6b

7

8

9

X

X

X

X

X

X

X

X

X

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2009

Department of the Treasury
Internal Revenue Service

► Complete if the organization answered
"Yes" on Form 990, Part IV, line 25a, 25b, 26, 27, 28a, 28b, or 28c,
or Form 990-EZ, Part V, line 38a or 40b.
► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

OMB No 1545-0047

2009

Open To Public Inspection

Name of the organization

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

Part I	Excess Benefit Transactions (section 501(c)(3) and section 501(c)(4) organizations only).
---------------	--

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b.

[illegible]

2 Enter the amount of tax imposed on the organization managers or disqualified persons during the year under section 4958

3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization

Part II	Loans to and/or From Interested Persons.
----------------	---

Complete if the organization answered "Yes" on Form 990, Part IV, line 26, or Form 990-EZ, Part V, line 38a.

(a) Name of interested person and purpose	(b) Loan to or from the organization?		(c) Original principal amount	(d) Balance due	(e) In default?		(f) Approved by board or committee?		(g) Written agreement?	
	To	From			Yes	No	Yes	No	Yes	No
Total				\$						

Part III	Grants or Assistance Benefiting Interested Persons.
-----------------	--

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

[illegible]

Part IV	Business Transactions Involving Interested Persons.
----------------	--

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
CIVIC PROPERTIES, INC. - L	SAME BOARD MEMBERS	21,224.	MANAGEMENT		X
CIVIC PROPERTIES, INC. - L	SAME BOARD MEMBERS	18,920.	SHORT TERM		X
CIVIC BUILDERS PROPERTY HO	SAME BOARD MEMBERS	27,735.	MANAGEMENT		X
CIVIC BUILDERS PROPERTY HO	SAME BOARD MEMBERS	45,296.	SHORT TERM		X

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule L (Form 990 or 990-EZ) 2009

SEE SCHEDULE O FOR SCHEDULE L CONTINUATIONS

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

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

TERM FACILITY REAL ESTATE SOLUTIONS FOR CHARTER SCHOOLS. CIVIC BUILDS
CHARTER SCHOOLS WHICH PROVIDE IMMEDIATE AND MUCH NEEDED ACADEMIC
OPTIONS IN SOME OF THE POOREST NEIGHBORHOODS.

2009 HAS BEEN A VERY PRODUCTIVE YEAR FOR CIVIC.

CIVIC BEGAN DESIGN FOR BOTH HYDE LEADERSHIP CHARTER SCHOOL AND PAVE
ACADEMY CHARTER SCHOOL. ALSO, CIVIC COMPLETED DESIGN WORK FOR HARLEM
VILLAGE ACADEMIES AND NORTH STAR ACADEMY COLLEGE PREPARATORY HIGH
SCHOOL.

CIVIC ALSO CONTINUED CONSTRUCTION FOR ICAHN BRONX NORTH CHARTER SCHOOL
AND COMPLETED CONSTRUCTION FOR BOTH NEW HEIGHTS ACADEMY CHARTER SCHOOL
AND ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL.

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:
NEW CHARTER SCHOOL REAL ESTATE.

FORM 990, PART VI, SECTION A, LINE 4: THE ORGANIZATION AMENDED ITS
CERTIFICATE OF INCORPORATION DURING 2009.

FORM 990, PART VI, SECTION B, LINE 11: A DRAFT OF THE FORM 990 IS REVIEWED
IN DETAIL BY THE ORGANIZATION'S PRESIDENT AND FINANCIAL STAFF. THEIR
QUESTIONS AND COMMENTS ARE DISCUSSED AND RESOLVED WITH LUTZ & CARR, THE CPA
FIRM PREPARING THE 990. THE FINAL DRAFT IS E-MAILED TO ALL MEMBERS OF THE

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule O (Form 990) 2009

932211
02-03-10

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. 1546-0047

2009

Open to Public
Inspection

Name of the organization

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

BOARD OF DIRECTORS FOR REVIEW PRIOR TO BEING FILED.

FORM 990, PART VI, SECTION B, LINE 12C: A CONFLICT OF INTEREST

QUESTIONNAIRE IS COMPLETED BY ALL BOARD MEMBERS ANNUALLY AT THE ANNUAL
MEETING OF THE BOARD OF DIRECTORS.

FORM 990, PART VI, SECTION B, LINE 15: THE BOARD APPROVES CEO AND KEY
EMPLOYEE SALARY AND OBJECTIVE BASED BONUSES ON AN ANNUAL BASIS. THE BOARD
UTILIZES COMPARATIVE SALARIES IN ORDER TO MAKE THEIR DETERMINATION. THE
BOARD LAST PASSED A MOTION ON THESE ITEMS IN THE 12/10/09 BOARD MEETING.

FORM 990, PART VI, SECTION C, LINE 19: THE ORGANIZATION'S GOVERNING
DOCUMENTS, CONFLICT OF INTEREST POLICY AND FINANCIAL STATEMENTS ARE
AVAILABLE UPON REQUEST.

FORM 990, PART XI, LINE 2C

FINANCIAL STATEMENTS AND REPORTING

THE PROCESS FOR OVERSIGHT OF THE AUDIT OF ITS FINANCIAL STATEMENTS AND
SELECTION OF AN INDEPENDENT ACCOUNTANT HAS NOT CHANGED FROM THE PRIOR
YEAR.

SCH L, PART IV, BUSINESS TRANSACTIONS INVOLVING INTERESTED PERSONS:

(A) NAME OF PERSON: CIVIC PROPERTIES, INC. - LONGFELLOW

(D) DESCRIPTION OF TRANSACTION: MANAGEMENT FEES PAID FROM CIVIC

PROPERTIES, INC.-LONGFELLOW A 501 (C)(2) ORGANIZATION, FORMED TO FURTHER

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule O (Form 990) 2009

932211
02-03-10

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

CIVIC BUILDERS, INC.

Employer identification number

04-3635313

THE CHARITABLE PURPOSES OF CIVIC BUILDERS INC.

(A) NAME OF PERSON: CIVIC PROPERTIES, INC. - LONGFELLOW

(D) DESCRIPTION OF TRANSACTION: SHORT TERM LOAN TO CIVIC PROPERTIES,
INC.- LONGFELLOW, A 501 (C)(2) ORGANIZATION, FORMED TO FURTHER THE
CHARITABLE PURPOSES OF CIVIC BUILDERS INC.

(A) NAME OF PERSON: CIVIC BUILDERS PROPERTY HOLDING CORP.

(D) DESCRIPTION OF TRANSACTION: MANAGEMENT FEES PAID FROM CIVIC BUILDERS
PROPERTY HOLDING CORP A 501 (C)(2) ORGANIZATION, FORMED TO FURTHER THE
CHARITABLE PURPOSES OF CIVIC BUILDERS INC.

(A) NAME OF PERSON: CIVIC BUILDERS PROPERTY HOLDING CORP.

(D) DESCRIPTION OF TRANSACTION: SHORT TERM LOAN TO CIVIC BUILDERS
PROPERTY HOLDING CORP A 501 (C)(2) ORGANIZATION, FORMED TO FURTHER THE
CHARITABLE PURPOSES OF CIVIC BUILDERS INC.

▶ 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.

2009
Open to Public
Inspection

Name of the organization

CIVIC BUILDERS, INC.

Employer identification number
04-3635313

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" to 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
1818 CIVIC LLC - 26-2355942 304 HUDSON STREET, 3RD FL. NEW YORK, NY 10013	PROPERTY HOLDING	NEW YORK	886,669.6	227,214	N/A

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" to 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
CIVIC PROPERTIES, INC - LONGFELLOW - 20-5889085, 304 HUDSON STREET, NEW YORK, NY 10013	PROPERTY HOLDING	NEW YORK	501(C) (2)	N/A	N/A
CIVIC BUILDERS PROPERTY HOLDING CORP. - 20-8642238, 304 HUDSON STREET, NEW YORK, NY 10013	PROPERTY HOLDING	NEW YORK	501(C) (2)	N/A	N/A

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2009

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" to Form 990, Part IV, line 34, 35, or 36.)**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.**1** During the tax year, did the organization 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 or (iv) rent from a controlled entity**b** Gift, grant, or capital contribution to other organization(s)**c** Gift, grant, or capital contribution from other organization(s)**d** Loans or loan guarantees to or for other organization(s)**e** Loans or loan guarantees by other organization(s)**f** Sale of assets to other organization(s)**g** Purchase of assets from other organization(s)**h** Exchange of assets**i** Lease of facilities, equipment, or other assets to other organization(s)**j** Lease of facilities, equipment, or other assets from other organization(s)**k** Performance of services or membership or fundraising solicitations for other organization(s)**l** Performance of services or membership or fundraising solicitations by other organization(s)**m** Sharing of facilities, equipment, mailing lists, or other assets**n** Sharing of paid employees**o** Reimbursement paid to other organization for expenses**p** Reimbursement paid by other organization for expenses**q** Other transfer of cash or property to other organization(s)**r** Other transfer of cash or property from other organization(s)**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(s)	(b) Transaction type (a-r)	(c) Amount involved
(1) CIVIC PROPERTIES, INC. - LONGFELLOW	K	21,224.
(2) CIVIC PROPERTIES, INC. - LONGFELLOW	D	18,920.
(3) CIVIC BUILDERS PROPERTY HOLDING CORP.	D	45,296.
(4) CIVIC BUILDERS PROPERTY HOLDING CORP.	K	27,735.
(5)		
(6)		

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

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

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

Part II	Additional (Not Automatic) 3-Month Extension of Time. Only file the original (no copies needed)	
Type or print File by the extended due date for filing the return. See instructions	Name of Exempt Organization	Employer identification number
	CIVIC BUILDERS, INC.	04-3635313
	Number, street, and room or suite no. If a P O box, see instructions. 304 HUDSON STREET, 3RD FLOOR	For IRS use only
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. NEW YORK, NY 10013	

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

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

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

THE ORGANIZATION

- The books are in the care of ☒ 304 HUDSON STREET, 3RD FLOOR - NEW YORK, NY 10013
 Telephone No ☒ 212-571-7260 FAX No. ☐ _____
- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and EINs of all members the extension is for.

- 4 I request an additional 3-month extension of time until NOVEMBER 15, 2010.
- 5 For calendar year 2009, or other tax year beginning _____, and ending _____.
- 6 If this tax year is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period
- 7 State in detail why you need the extension

**ADDITIONAL TIME IS NEEDED TO COMPILE THE INFORMATION
NECESSARY TO COMPLETE THE RETURN.**

8a	If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	8a	\$
b	If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit and any amount paid previously with Form 8868.	8b	\$
c	Balance Due. Subtract line 8b from line 8a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions	8c	\$ N/A

Signature and Verification

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

Signature ☒ Title ☒ C.E.O. Date ☒

Form 8868 (Rev. 4-2009)

NAME: Civic Builders, Inc.

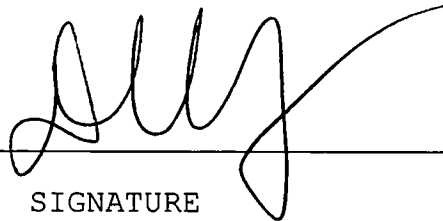
EIN: 04-3635313

FORM: 990

YEAR ENDED: 12/31/09

ATTACHED IS A CONFORMED COPY OF THE RESTATED BY-LAWS.

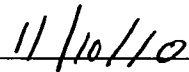
I HEREBY CERTIFY THAT THE ATTACHED COPIES OF THE BY-LAWS ARE
COMPLETE AND ACCURATE COPIES OF THE ORIGINAL.

A handwritten signature in black ink, appearing to be 'J. J. J.', written over a horizontal line.

SIGNATURE

The handwritten word 'CEO' in black ink, written over a horizontal line.

TITLE

The handwritten date '11/10/10' in black ink, written over a horizontal line.

DATE

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany, on
March 23, 2009.

A handwritten signature in cursive script that reads "Paul LaPointe".

Paul LaPointe
Special Deputy Secretary of State

CT-07

090323000237

RESTATED
CERTIFICATE OF INCORPORATION
OF
CIVIC BUILDERS, INC.

(Under Section 805 of the New York Not-for-Profit Corporation Law)

THE UNDERSIGNED, being the Chief Executive Officer and an authorized officer of CIVIC BUILDERS, INC. (the "Corporation"), does hereby certify:

1. The name of the Corporation is Civic Builders, Inc. This name has never been changed.
2. The Certificate of Incorporation of the Corporation was filed by the Department of State on March 27, 2002 pursuant to the New York Not-for-Profit Corporation Law.
3. The Corporation is a corporation as defined in subparagraph (a)(5) of Section 102 of the New York Not-for-Profit Corporation Law and is a Type C corporation under Section 201 of that Law.
4. The amendments to the Certificate of Incorporation of the Corporation effected by this Restated Certificate of Incorporation relate to (a) striking, changing or adding certain provisions relating to the affairs of the Corporation and its rights or powers consistent with the requirements of the New York Not-for-Profit Corporation Law and the Internal Revenue Code of 1986, as amended (the "Code"), with the corporate purposes changed hereby; and (b) designating the post office address of the Corporation within or without the State of New York to which the Secretary of State of the State of New York shall mail a copy of any process served

upon him as agent of the Corporation as 304 Hudson Street, 3rd Floor, New York, New York 10013.

5. To accomplish the foregoing amendments, the following paragraphs in the Certificate of Incorporation of the Corporation relating to the affairs of the Corporation are hereby amended to effect the changes hereinafter stated:

(a) Paragraph III detailing the Corporation's purposes is amended by adding the words "leasing, managing" between the words "financing" and "and otherwise promoting and supporting" in subparagraphs 1 through 5 of Paragraph III so that Section III reads as follows:

"The Corporation is organized to conduct activities, which are exclusively charitable, educational and scientific within the meaning of section 501(c)(3) of the Code. The purposes of the Corporation are as follows: relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, and attracting, retaining and promoting industry in areas accessible to low-income and underemployed individuals; together with the following purposes:

1. the educational and charitable purpose of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide day care and other child care services in order to promote employment opportunities and better prepare pre-school children for formal education; and
2. the educational and charitable purpose of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide high quality education; and
3. the educational and charitable purpose of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide performances, public assemblies and opportunities to learn and develop skills in and present works of art in all media and forms of expression; and
4. the charitable and civic purposes of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide social services and services to reduce poverty and crime and to ease the burdens of the elderly, the

- infirm, the disabled, the mentally-ill and others requiring affordable and specialized housing; and
5. the charitable, scientific and educational purposes of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will conduct activities described in section 501(c)(3) of the Code.

This Corporation shall not itself provide day care or other child care services, educational services, performances, public assemblies, social services or any other services of the non-profit organizations and public bodies referred to in subparagraphs "1" through "4" above, and the Corporation itself shall not itself conduct the activities of the other organizations referred to in subparagraph "5" above.

The public or quasi public objectives to be achieved by the foregoing purposes of the Corporation is the lessening of poverty; the lessening of community blight and poverty; the improvement of education; easing the burdens of the elderly, the infirm, the disabled, the mentally-ill; to lower the costs that must be paid by other non-profit organizations and by public bodies for the facilities in which they carry out their activities, thereby increasing the level of services that can be provided to the public by such other organizations and by public bodies thereby lessening the burdens of other not-for-profit entities and government by acting for the foregoing purposes."

(b) Paragraph VI stating the location of the Corporation's office in New York State and the location of the Corporation's books and records, activities and meetings of its Board of Directors is amended by striking the entire text and replacing it with the following:

"The office of the Corporation in the State of New York shall be located in the County of New York. All meetings of the Board of Directors are to be held in the State of New York. The activities of the Corporation will principally be conducted in the State of New York."

(c) Paragraph VIII designating the address for service of process is amended by striking the whole text and replacing it with the following:

"The Secretary of State of the State of New York is designated as agent of the Corporation upon whom process against the Corporation may be served. The post office address to which the Secretary of State shall mail a copy of any

process against the Corporation served upon him or her is: 304 Hudson Street, 3rd Floor, New York, New York 10013."

6. Pursuant to Section 802 of the New York Not-for-Profit Corporation Law, the Board of Directors of the Corporation adopted the foregoing amendments to the Certificate of Incorporation of the Corporation and authorized the restatement of the Certificate of Incorporation of the Corporation by unanimous vote of the directors present at a meeting held on February 19, 2009 at which a quorum of directors was acting throughout. The members of the Corporation adopted the foregoing amendments to the Certificate of Incorporation of the Corporation and authorized the restatement of the Certificate of Incorporation of the Corporation by the unanimous vote of the members present at a meeting of the membership held on February 19, 2009 at which a quorum of members was acting throughout.

7. The text of the Certificate of Incorporation of the Corporation will be hereby restated as amended or changed herein to read as follows:

"I

The name of the corporation is Civic Builders, Inc. (referred to in this certificate as the 'Corporation').

II

The Corporation is a corporation as defined in subparagraph (a)(5) of section 102 of the Not-for-Profit Corporation Law and shall be a Type C corporation under section 201 of said Law. The Corporation is not formed for pecuniary profit or financial gain. No part of the assets, income or profit of the Corporation is distributable to, or inures to the benefit of, its members, directors or officers. All income and earnings of the Corporation shall be used exclusively for corporate purposes. No part of the net income or net earnings of the Corporation shall inure to the benefit or profit of any private individual, firm, corporation or association. Reasonable compensation, however, may be paid for services rendered to, or for, the Corporation in furtherance of one or more of its purposes. No substantial part of the activities of the Corporation will be devoted to lobbying or otherwise attempting to influence legislation, and the Corporation will not participate or intervene in (including the publication or distribution of statements regarding) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of this certificate, the Corporation is organized exclusively for charitable, educational and scientific purposes as specified in Section 501(c)(3) of the

Internal Revenue Code of 1986, as amended and referred to in this certificate as the "Code"; any reference in this certificate to a section of the Code shall be deemed to refer also to the corresponding provision of any future federal law. The Corporation shall not carry on any activity not permitted to be carried on by: (a) a corporation exempt from federal income tax under Section 501(c)(3) of the Code, or (b) a corporation to which contributions are deductible under Section 170(c)(2) of the Code.

In any taxable year in which the Corporation is a private foundation as described in Section 509(a) of the Code, the Corporation shall distribute its income for said period at such time and in such manner as not to subject it to tax under Section 4942 of the Code, and the Corporation shall not (a) engage in any act of self-dealing as defined in Section 4941(d) of the Code; (b) retain any excess business holdings as defined in Section 4943(c) of the Code; (c) make any investments in such manner as to subject the corporation to tax under Section 4944 of the Code; or (d) make any taxable expenditures as defined in Section 4945(d) of the Code.

III

The Corporation is organized to conduct activities, which are exclusively charitable, educational and scientific within the meaning of section 501(c)(3) of the Code. The purposes of the Corporation are as follows: relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, and attracting, retaining and promoting industry in areas accessible to low-income and underemployed individuals; together with the following purposes:

1. the educational and charitable purpose of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide day care and other child care services in order to promote employment opportunities and better prepare pre-school children for formal education; and
2. the educational and charitable purpose of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide high quality education; and
3. the educational and charitable purpose of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide performances, public assemblies and opportunities to learn and develop skills in and present works of art in all media and forms of expression; and
4. the charitable and civic purposes of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will provide social services and services to

- reduce poverty and crime and to ease the burdens of the elderly, the infirmed, the disabled, the mentally-ill and others requiring affordable and specialized housing; and
5. the charitable, scientific and educational purposes of owning, constructing, renovating, financing, leasing, managing and otherwise promoting and supporting quality facilities on a non-profit basis, in which other non-profit organizations or public bodies will conduct activities described in section 501(c)(3) of the Code.

This Corporation shall not itself provide day care or other child care services, educational services, performances, public assemblies, social services or any other services of the non-profit organizations and public bodies referred to in subparagraphs "1" through "4" above, and the Corporation itself shall not itself conduct the activities of the other organizations referred to in subparagraph "5" above.

The public or quasi public objectives to be achieved by the foregoing purposes of the Corporation is the lessening of poverty; the lessening of community blight and poverty; the improvement of education; easing the burdens of the elderly, the infirmed, the disabled, the mentally-ill; to lower the costs that must be paid by other non-profit organizations and by public bodies for the facilities in which they carry out their activities, thereby increasing the level of services that can be provided to the public by such other organizations and by public bodies thereby lessening the burdens of other not-for-profit entities and government by acting for the foregoing purposes.

IV

In furtherance of its corporate purposes, the Corporation shall have all the powers enumerated in Section 202 of the Not-for-Profit Corporation Law, together with the power to solicit grants and contributions for the corporate purposes enumerated herein. Nothing herein shall authorize this Corporation, directly or indirectly, to engage in or include among its purposes or powers, any of the activities mentioned in Section 404 of the Not-for-Profit Corporation Law. Nothing within shall authorize this Corporation to solicit contributions for any purpose mentioned in Section 404 of the Not-for-Profit Corporation Law.

Specifically, nothing herein shall authorize or allow the Corporation to directly or indirectly: (a) care for destitute, delinquent, abandoned, neglected or abandoned children or operate a day care center; (b) offer, give, solicit, or receive or agree to receive any fee or other consideration for referrals made to any professional licensed under the Education Law; (c) operate or maintain a nursery school, kindergarten, elementary school, secondary school, institution of higher learning or grant degrees, cable television facility, educational television station pursuant to section 236 of the Education Law, library, museum or historical society; (d) maintain an historic site; (e) engage in the practice of law, except subdivision 7 of section 495 of the Judiciary Law; the profession of medicine, psychology, psychiatry or any other profession required to be licensed by the Education Law, or conduct a school of any such profession, or hold itself out to the public as offering such professional services; (f) operate a private business

school in accordance with the provisions of section 5002 of the Education Law, or maintain a license granted by the Board of Regents pursuant to the provisions of section 5001 of the Education Law, a license granted by the Commissioner of Motor Vehicles pursuant to the provisions of section 394 of the Vehicle and Traffic Law or a license as an employment agency granted pursuant to section 172 of the General Business Law.

V

The duration of the Corporation shall be perpetual.

VI

The office of the Corporation in the State of New York shall be located in the County of New York. All meetings of the Board of Directors are to be held in the State of New York. The activities of the Corporation will principally be conducted in the State of New York.

VII

[Intentionally omitted.]

VIII

The Secretary of State of the State of New York is designated as agent of the Corporation upon whom process against the Corporation may be served. The post office address to which the Secretary of State shall mail a copy of any process against the Corporation served upon him or her is: 304 Hudson Street, 3rd Floor, New York, New York 10013.

IX

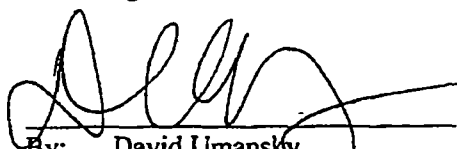
The Corporation may indemnify its officers and directors to the full extent permitted, and in the manner provided, by law.

X

Upon dissolution of the Corporation, the directors will, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for charitable, scientific, literary, or educational purposes as qualify at that time as an exempt organization or exempt organizations under Section 501(c)(3) of the Code as the Directors determine upon the approval of the Attorney General of the State of New York and/or a Justice of the Supreme Court of the State of New York, if either such approval is required by law.

IN WITNESS WHEREOF, the undersigned has subscribed this document on the date set forth below and does hereby affirm, under penalties of perjury, that the statements

contained herein have been examined by him and are true and correct to the best of his knowledge.


By: David Umansky
Title: Chief Executive Officer
Dated: February 24, 2009

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On this 24th day of February, 2009, before me personally came David Umansky, to me known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged that he executed the same.


Notary Public

CHRISTIAN DOUCETTE Notary Public - State of New York No. 01DO6198966 Qualified in Kings County My Comm. Expires Jan. 5, 2013
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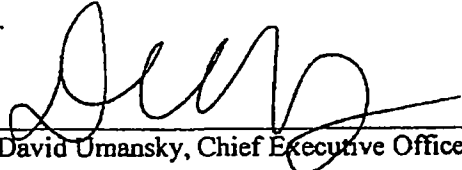
STATE OF NEW YORK)

: ss.:

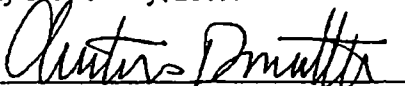
COUNTY OF NEW YORK)

David Umansky, being duly sworn, deposes and says:

1. I am the Chief Executive Officer of Civic Builders, Inc. (the "Corporation"), a corporation formed under the New York Not-for-Profit Corporation Law on March 27, 2002.
2. By the unanimous vote of the members and directors present at meetings held on February 19, 2009, the Corporation's members and Board of Directors unanimously approved a Restated Certificate of Incorporation (the "Restated Certificate"), which includes an amendment of Paragraph III of the Corporation's Certificate of Incorporation setting forth the Corporation's purposes.
3. The Corporation will use any assets received prior to, and held as of, February 19, 2009, for the purposes stated in its Certificate of Incorporation filed with the Department of State on March 27, 2002, and the Corporation will use any assets received after February 19, 2009 for the purposes stated in the Restated Certificate approved by the members and Board of Directors on February 19, 2009.


David Umansky, Chief Executive Officer

Sworn to before me this 24th
day of February, 2009.


Notary Public



WAIVER OF NOTICE

SHERRY KLEIN HEITLER

I, Sherry Klein Heitler, a Justice of the Supreme Court of the State of New York, First Judicial District, hereby approve the foregoing Restated Certificate of Incorporation of CIVIC BUILDERS, INC., and consent that the same be filed with the Office of the Secretary of State of the State of New York.

Dated: MAR - 2 2009, 2009

Sherry Klein Heitler

Justice of the Supreme Court of the State of New York, First Judicial District

SHERRY KLEIN HEITLER

THE ATTORNEY GENERAL HAS NO OBJECTION
TO THE GRANTING OF JUDICIAL APPROVAL
HEREON, ACKNOWLEDGES RECEIPT OF
STATUTORY NOTICE AND DEMANDS SERVICE
OF THE FILED CERTIFICATE. SAID NO OBJECTION
IS CONDITIONED ON SUBMISSION OF THE
MATTER TO THE COURT WITHIN 60 DAYS HEREAFTER.

by *Laura Werner*

ASSISTANT ATTORNEY GENERAL

DATE

2-25-09

STATE OF NEW YORK
THE STATE EDUCATION DEPARTMENT
Albany, New York

CONSENT TO FILING WITH THE DEPARTMENT OF STATE
(General Use)

Consent is hereby given to the filing of the annexed restatement of certificate of incorporation

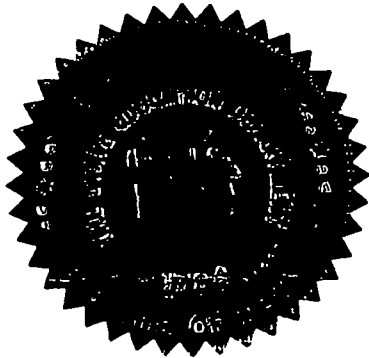
CIVIC BUILDERS, INC.

of _____,

[name of entity]

pursuant to the applicable provisions of the Education Law, the Not-for-Profit Corporation Law, the Business Corporation Law, the Limited Liability Company Law or any other applicable statute

This consent is issued solely for purposes of filing the annexed document by the Department of State and shall not be construed as approval by the Board of Regents, the Commissioner of Education or the State Education Department of the purposes or objects of such entity, nor shall it be construed as giving the officers or agents of such entity the right to use the name of the Board of Regents, the Commissioner of Education, the University of the State of New York or the State Education Department in its publications or advertising matter.



IN WITNESS WHEREOF this instrument is executed and the seal of the State Education Department is affixed.

RICHARD P. MILLS
Commissioner of Education

By: Kathleen Marinelli
Kathleen Marinelli

Commissioner's authorized designee

3/17/09
Date

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE OF THE
COMMISSIONER'S AUTHORIZED DESIGNEE AND THE OFFICIAL SEAL OF THE
STATE EDUCATION DEPARTMENT.

CT-07

090323000237

RESTATED
CERTIFICATE OF INCORPORATION
OF
CIVIC BUILDERS, INC.
(Under Section 805 of the Not-for-Profit Corporation Law)

2009 MAR 23 AM 10:58

NY

1. CC
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED MAR 23 2009
TAXS -
FE. DM
NY

SIMPSON THACHER & BARTLETT LLP
425 Lexington Avenue
New York, New York 10017

Cust Ref 7502095 CAS

DRAWDOWN

2009 MAR 20 PM 4:01
017702-0002-08067-Active.11530538.1

RECEIVED

090323000269

N. Y. S. DEPARTMENT OF STATE
DIVISION OF CORPORATIONS AND STATE RECORDS

ALBANY, NY 12231-0001

FILING RECEIPT

=====

ENTITY NAME: CIVIC BUILDERS, INC.

DOCUMENT TYPE: AMENDMENT (DOMESTIC NFP)
PURPOSES PROCESS PROVISIONS RESTATED

COUNTY: NEWY

=====

FILED:03/23/2009 DURATION:***** CASH#:090323000269 FILM #:090323000237

FILER:

SIMPSON THACHER & BARTLETT LLP
425 LEXINGTON AVENUE

NEW YORK, NY 10017

ADDRESS FOR PROCESS:

THE CORPORATION
304 HUDSON STREET, 3RD FLOOR
NEW YORK, NY 10013

REGISTERED AGENT:

=====

SERVICE COMPANY: CT CORPORATION SYSTEM - 07

SERVICE CODE: 07

FEES	90.00

FILING	30.00
TAX	0.00
CERT	0.00
COPIES	10.00
HANDLING	50.00

PAYMENTS	90.00

CASH	0.00
CHECK	0.00
CHARGE	0.00
DRAWDOWN	90.00
OPAL	0.00
REFUND	0.00

=====

7502095CAS

DOS-1025 (04/2007)

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

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

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

Part II	Additional (Not Automatic) 3-Month Extension of Time. Only file the original (no copies needed)	
Type or print File by the extended due date for filing the return. See instructions	Name of Exempt Organization	Employer identification number
	CIVIC BUILDERS, INC.	04-3635313
	Number, street, and room or suite no. If a P.O. box, see instructions	For IRS use only
	304 HUDSON STREET, 3RD FLOOR	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions.	
	NEW YORK, NY 10013	

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

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

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

THE ORGANIZATION

- The books are in the care of **304 HUDSON STREET, 3RD FLOOR - NEW YORK, NY 10013**

Telephone No **212-571-7260**

FAX No

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

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

4 I request an additional 3-month extension of time until **NOVEMBER 15, 2010.**

5 For calendar year **2009**, or other tax year beginning _____, and ending _____.

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

7 State in detail why you need the extension

**ADDITIONAL TIME IS NEEDED TO COMPILE THE INFORMATION
NECESSARY TO COMPLETE THE RETURN.**

8a	If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	8a	\$
b	If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit and any amount paid previously with Form 8868	8b	\$
c	Balance Due. Subtract line 8b from line 8a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	8c	\$ N/A

Signature and Verification

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

Signature 

Title **CPA**

Date **9-10-10**

Form 8868 (Rev. 4-2009)

Application for Extension of Time To File an Exempt Organization Return

OMB No. 1545-1709

► File a separate application for each return

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

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

Part I Automatic 3-Month Extension of Time. Only submit original (no copies needed).

A corporation required to file Form 990-T and requesting an automatic 6-month extension - check this box and complete

Part I only ☐

All other corporations (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Electronic Filing (e-file). Generally, you can electronically file Form 8868 if you want a 3-month automatic extension of time to file one of the returns noted below (6 months for a corporation required to file Form 990-T). However, you cannot file Form 8868 electronically if (1) you want the additional (not automatic) 3-month extension or (2) you file Forms 990-BL, 6069, or 8870, group returns, or a composite or consolidated Form 990-T. Instead, you must submit the fully completed and signed page 2 (Part II) of Form 8868. For more details on the electronic filing of this form, visit www.irs.gov/efile and click on e-file for Charities & Nonprofits

Type or print	Name of Exempt Organization CIVIC BUILDERS, INC.	Employer identification number 04-3635313
File by the due date for filing your return. See instructions	Number, street, and room or suite no. If a P.O. box, see instructions. 304 HUDSON STREET, 3RD FLOOR	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. NEW YORK, NY 10013	

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

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

THE ORGANIZATION

- The books are in the care of ► **304 HUDSON STREET, 3RD FLOOR - NEW YORK, NY 10013**
Telephone No ► **212-571-7260** FAX No ► _____
- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____ If this is for the whole group, check this box ☐ If it is for part of the group, check this box ☐ and attach a list with the names and EINs of all members the extension will cover.

- 1 I request an automatic 3-month (6-months for a corporation required to file Form 990-T) extension of time until **AUGUST 15, 2010**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
► ☒ calendar year **2009** or
► ☐ tax year beginning _____, and ending _____

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

3a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$
b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$
c Balance Due. Subtract line 3b from line 3a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$ N/A

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

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

Form **8868** (Rev. 4-2009)