

401 UPDATE

JUNE 1994

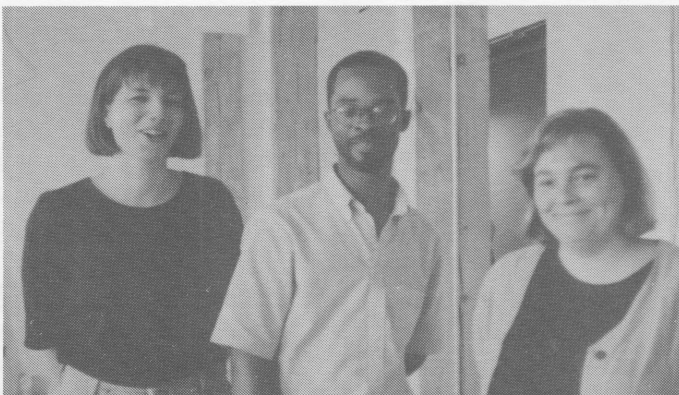
VOLUME 1 NO. 1

Who bought 401 Richmond Street ?

As you are probably already aware, 401 Richmond Street West has changed ownership. Armcorp 4-13 Ltd., a holding company of the Chrysler pension fund, sold the building to the Zeidler family of Toronto on April 29, 1994. The Zeidlers have formed a company named 401 Richmond Ltd. which will be responsible for looking after the building exclusively.

Who's running this place?

Actually, we're happy to say it's a lot of the same faces as before. When Armcorp 4-13 Ltd. owned the building, they retained Enterprise Properties to manage it. The new owners, who will be operating it themselves, were fortunate to retain two key people from Enterprise: Dina Dimitradzos, the Building Administrator, and Carlton Griffiths, the Building Manager. Rounding out the new management team is Margie Zeidler, the Property Manager.



(left to right) Dina Dimitradzos, Carlton Griffiths, Margie Zeidler



A view of 401 Richmond St. W.

Although trained as an architect, Margie spent the past few years as Executive Director of AMREF Canada (the African Medical & Research Foundation). Prior to that, she worked at Zeidler Roberts Partnership/Architects.

What are we intending to do?

When we bought the building, our

aim was to retain its current atmosphere and low rents while slowly making improvements. To that end, we will be carrying out some renovations over the summer (see Renovations).

● Improve communications among tenants . . .

One of the things that has impressed us about 401 Richmond is the remarkable quality and mix of tenants in the building. This synergy of people is something we want to expand on, and so, we have come up with a few ways that we hope will foster community spirit: create a regular newsletter, have periodic tenant get-togethers, and redesign the building with central, communal spaces.

● 401 Update

The purpose of the newsletter is to provide information to and promote communications among tenants. In each issue, a tenant will be featured in a section called **Profile** (see NirvCentre), and all upcoming building events and promotions will be posted under the **Bulletin Board** (see back page).

● Meet the Tenants

Margie Zeidler has already had the pleasure of meeting many of the people in the building, but over the next few weeks, she will be making appointments to get to know the rest of you.

● 401 Summer Party !!

We will be hosting a **Wine and Cheese Party on Thursday July 14th** at 5:00 p.m. for representatives of all tenants at 401 Richmond (location in the building yet to be announced). We hope this social event will offer an opportunity for all of you to meet and also act as a forum for your questions and concerns.

● Renovations and Improvements

We want to improve the quality of the building and the space without making it more expensive to rent.

Short Term

Our immediate plans are to fix up the most prominent parts of the building, that is, the lobby, the main hall on the ground floor, and the passenger elevator. As you may have noticed, we removed the canopy at the front entrance to give the building better exposure. We also painted the rails black and will be replacing the canopy with a fabric banner to mark the building's entrance. As well, we will be hanging eight banners along the north face of the building to signify the various activities taking place within,

e.g., printing, design, fashion, etc. Below is a rendering of one of those banners.



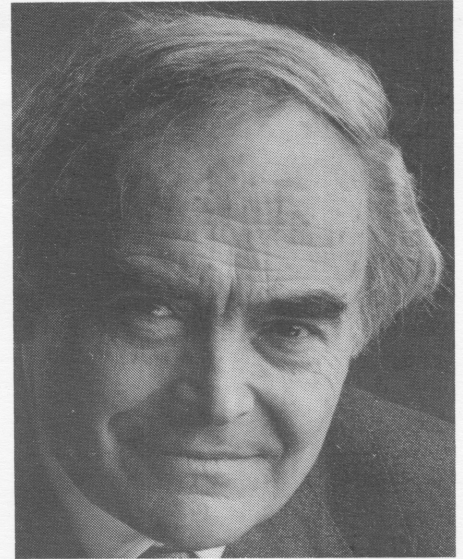
Sample banner to be hung along north face of the building.

We will do our best to keep you updated on all our renovation activities, e.g., when and where they will take place, and what they will entail. As well, we will endeavor to ensure that none of this activity disturbs your work. (In this regard we ask your assistance in pointing out any problems that you might foresee with the upgrades we are planning.)

Long Term

Over the years we intend to do more major work, i.e. create a large public space on the ground floor - perhaps a glass or fabric-covered atrium - that will serve as a central focus and communal area for tenants. These long-range plans will develop over time, and again, we will keep you constantly updated on them.

Architect for the renovations at 401 Richmond will be Eberhard Zeidler, designer of the Toronto Eaton Centre, Ontario Place and Queens Quay Terminal.



Designer Eberhard Zeidler

● Improvements

Cleaning

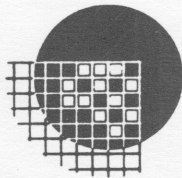
It has come to our attention through inspection of the building and discussion with some tenants that the cleaners currently under contract are not doing an adequate job. As of mid - July, we will be retaining services of another cleaner which we sincerely hope will improve the situation. Please give us your feedback.

Suggestions from Tenants

We are interested to hear all of your suggestions. Please don't hesitate to drop by the management office or to write/phone/fax us with your comments. Our aim is to make the building safe, comfortable and attractive for all, and your input will make a difference.

PROFILE

NirvCentre



For those of us who are only marginally familiar with computers, a networking system (and Canada's largest to boot), means gobbledygook. Thus, when we met with Kirk Roberts of NirvCentre and Web (Suite 104), we asked him to describe in everyday terms what the company is all about.

Kirk explained that Web is a computer networking system dedicated to social change which grew out of the Fate of the Earth conference that took place in Ottawa in 1986. Originally operated by the Ontario Environment Network (OEN), Web expanded so quickly that an independent, nonprofit organization called NirvCentre was developed to run it exclusively. Kirk, who has a background in environmental studies, oversees the operation of Web, and has, since its beginnings with the OEN.

Web is a founding member of, and Canada's representative in, the Association for Progressive Communications (APC), a worldwide partnership of computer networks that links people working for peace environmental sustainability and universal human rights in over 90 countries. APC serves large and small nonprofit organizations, individuals, government and academic institutions, multilingually all over the globe. Furthermore, APC has successfully undertaken international network

initiatives for the Earth Summit in Rio, the Vienna Conference on Human Rights, and, at the request of the United Nations, the upcoming Fourth World Conference on Women in Beijing.

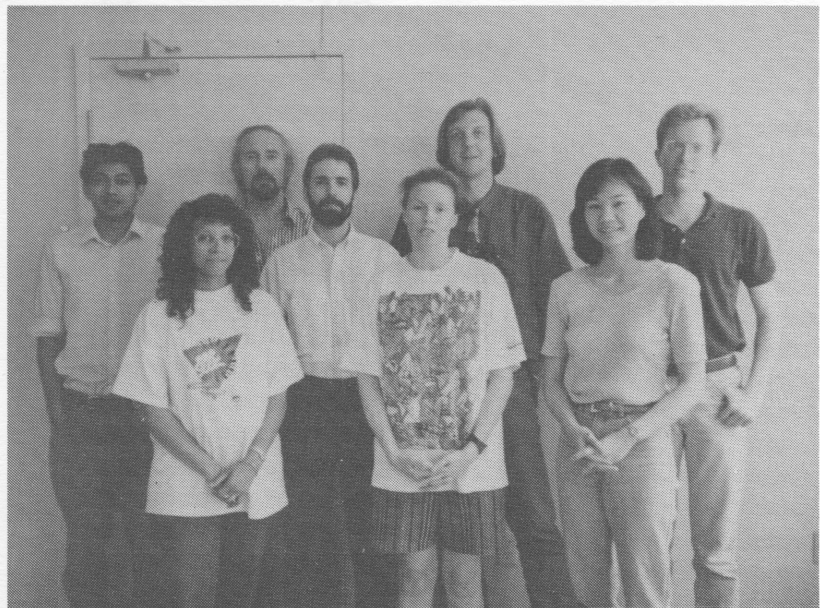
So, in the simplest terms (and something even we can understand), Web is an invaluable information resource and communications tool that can be used by almost anyone. That is, whether you are a student at school in a busy urban centre, an entrepreneur working from home in suburbia, or an NGO (non-governmental organization) located in a remote village, you can utilize Web's service if you have a computer and a telephone.

To access the system, subscribers pay a monthly fee of \$10 which provides two hours computer "connect" time that allows them to send/receive information to/from individuals or groups around the world. The system not only saves an enormous amount of time and money that may have been spent on costly telephone calls, faxes, printing and postage, but it also allows immediate communication and the most up-to-date information on a wide range of topics,

e.g., international news feeds, databases from conferences on development, the environment, education, gender and sexuality, human rights, and peace (to name a few), as well as electronic mail or e-mail as it is popularly termed.

Originally situated in the basement of the Bathurst Street Theatre with a staff of three, NirvCentre relocated to 401 Richmond in December 1990, and this summer will have expanded to 32 employees. The Board of Directors at NirvCentre consists of 11 people, six of whom are community volunteers and five who are elected from the staff.

Further information about this dynamic company, contact Riff Fullan at (416) 596-0212 (phone) / (416) 596-1374 (fax) or just drop by Suite 104.



Some of the staff from NirvCentre in Suite 104. Kirk Roberts is second from the right in the back row.

Bulletin Board

A regular feature of **401 UPDATE**, the Bulletin Board is your opportunity to communicate with other tenants and keep them in touch with what is happening in your organization. If you are having a sale or exhibition, or just want to tell others about your product/service, simply supply Margie Zeidler or Lesley Soden in the management office with the written information and we will print it here.

For example:



..... Did you know that **Pelican Dispatch** in Suite 116 on the ground floor is a supplier of Atlantic smoked salmon to many of Toronto's restaurants and can sell you a side of salmon wholesale?

MANAGEMENT/ LEASING OFFICE MOVE

On Friday June 24, management moved to another location in the building: Suite 204. The new office is in the same location, just one floor below. The telephone number (416) 260-5900 and fax (416) 260-5902 remain the same.

Thursday, July 14, 1994

5 : 0 0 p . m .

Tenant Wine & Cheese
Summer Party

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