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Aprobado: Antonio J. Colorado
Secretario de Estado
Por:
Secretario Auxiliar de Estado

JUNTA DE DIRECTORES
AUTORIDAD DE LOS PUERTOS
SAN JUAN, PUERTO RICO

RESOLUCION PARA LA AUTORIDAD DE LOS PUERTOS DE PUERTO RICO

El Director Ejecutivo de la Autoridad de los Puertos de Puerto Rico sometió el siguiente asunto ante la Junta de Directores en San Juan, Puerto Rico:

TRASFONDO DE LA REVISION DE LAS TARIFAS DE LOS AEROPUERTOS LUIS MUNOZ MARIN EN ISLA VERDE Y MERCEDITA EN PONCE

La Autoridad de los Puertos de Puerto Rico acaba de realizar un estudio tarifario de los costos reales de la operación de los Aeropuertos Luis Muñoz Marín, en Isla Verde y Mercedita en Ponce. Con los resultados obtenidos de dicho estudio se ha de ajustar la proyección del recobro de los costos del período de los próximos tres años. Dicho estudio fue realizado por el Sr. José Ysern de la Cruz, Consultor, y el Sr. Miguel A. Maldonado, Jefe de la Oficina de Asuntos Tarifarios.

Las tarifas previas fueron establecidas para el período del 1ro de octubre de 1985 al 30 de septiembre de 1988 por la Resolución Núm. 85-19 del 1ro de agosto de 1985 que adoptó la Tarifa A-3. Luego de discusiones y conversaciones que fueron sugeridas por el Oficial Examinador, las partes lograron un concenso recogido en una estipulación escrita. Esta estipulación tuvo el endoso del Oficial Examinador y se le sometió al Secretario de Transportación y Obras Públicas; posteriormente quedó plasmada en la Resolución Núm. 86-41, del 15 de octubre de 1986. En esa estipulación se incluyó la aceptación por los porteadores aéreos de los términos de la Resolución Núm. 85-19, excepto lo referente a los derechos de aterrizaje que se dejaron en el nivel anterior establecido en la Resolución Núm. 83-01.

Luego, la Autoridad de Puertos efectuó otra revisión tarifaria y aprobó la Resolución Núm. 87-08, del 26 de febrero de 1987, en la cual se hicieron ajustes a las tarifas de 1985-88 por los 18 meses transcurridos y por los próximos 18 meses siguientes. Así se le dio continuidad al procedimiento tarifario bajo el Oficial Examinador con reuniones y conversaciones entre las partes. Una nueva estipulación fue firmada el 6 de mayo de 1988. Esta estipulación y la Resolución Núm. 87-08 fueron recomendadas por el Oficial Exminador y adoptadas en la Resolución Núm. 88-37 del 23 de junio de 1988. Esta nueva estipulación dispuso para una extensión del período tarifario hasta el 30 de septiembre de 1990 con las tarifas dispuestas en la Resolución Núm. 87-08, excepto por los derechos de aterrizaje que se fijaron a $1.14 por cada 1,000 libras de peso máximo de despegue (MAGTOW) por aterrizaje para vuelos externos y $0.855 para vuelos locales. La Autoridad hará los correspondientes ajustes de costos.

Recientemente, y debido al hecho de que el estudio estaba tomando mucho tiempo, la Autoridad recomendó y la Junta de Directores aprobó la Resolución Núm. 90-66 para extender la efectividad de la Resolución Núm. 88-37 hasta que este estudio se terminara para poder proveer una nueva tarifa. A través del estudio recientemente realizado se ha encontrado conveniente proyectar los costos para un período tarifario razonable de tres años y ajustar las tarifas con las tarifas resultantes del estudio de los costos que se experimentaron durante el período de 1988-1990.

COMPROMISOS QUE DEPENDEN DE LA REVISION TARIFARIA

En marzo de 1991 la Autoridad se dio a la tarea de realizar una emisión de bonos por $88,170,000 para adquirir el Terminal de Eastern y llevar a cabo un grupo de proyectos incluídos en el Programa de Mejoras Capitales. Estos proyectos son indispensables para el desarrollo de la infraestructura aérea y marítima que permite el crecimiento económico que está experimentado nuestra Isla.

Tal emisión de bonos se hizo posible tomando en consideración la proyección de los ingresos que se generarían de la revisión de las tarifas aéreas correspondiente al período de los tres años siguientes a dicha emisión. Se consideró en esa proyección el ajuste tarifario que conllevaba dar a la Autoridad la capacidad para poder emitir los bonos en ese mes de marzo. Al realizar esa transacción la Autoridad se comprometió a hacer pagos adicionales por $7,116,000 para el principal e interés de la nueva deuda, los cuales se obtendrán primordialmente del ajuste tarifario que debió haberse efectuado en julio de 1991. De no realizarse ese ajuste tarifario, la situación de flujo de efectivo de la Autoridad se vería entonces adversamente afectada.

Es importante señalar que durante la guerra en el Golfo Pérsico se redujo en Puerto Rico el movimiento de pasajeros en aproximadamente un 22% para los meses de febrero, marzo y abril. Esa reducción afectó tanto los ingresos como el flujo de efectivo de esta Autoridad.

TRASFONDO LEGAL DE LA REVISION DE LA TARIFAS AEREAS

Bajo la Ley de la Autoridad de los Puertos, Ley Núm. 125 del 7 de mayo de 1942, subsiguientemente enmendada hasta 1968, la Autoridad de los Puertos podía hacer cambios en la estructura general de las tarifas y si consideraba necesaria la efectividad inmediata de tales cambios, debía, dentro de un tiempo razonable después de haberlos hecho, celebrar una vista pública de carácter informativo, cuasi legislativo, respecto a tales cambios. Una vez se celebrara dicha vista la Autoridad podía alterar, suspender o revocar dichos cambios.

El 17 de agosto de 1989 entró en vigor una enmienda, a la Ley Núm. 125, SUPRA, que en armonía con la Ley 170 del 12 de agosto de 1988 modificó el procedimiento para la determinación, fijación, alteración, imposición y cobro de tarifas. Mediante dicha enmienda la Junta de Directores de la Autoridad de los Puertos puede hacer

cambios en la estructura general de las tarifas y si considerase necesaria la efectividad inmediata de tales cambios en el caso de aumento temporero o de emergencia, radicará el reglamento tarifario en el Departamento de Estado, y celebrará una vista dentro de 30 días desde la radicación.

POR CUANTO, la Autoridad de los Puertos tiene un vasto historial de revisiones tarifarias periódicas basadas en los resultados de estudios y de vistas cuasi legislativas; y

POR CUANTO, la Autoridad de los Puertos realizó una emisión de bonos por $88,170,000 tomando en consideración las proyecciones de los ingresos que se generarían de la revisión de las tarifas aéreas correspondientes al período de tres años siguientes a dicha emisión, y que de no realizarse un ajuste tarifario la situación de flujo de efectivo de la Autoridad de los Puertos se vería adversamente afectada; y

POR CUANTO, la Ley de la Autoridad de los Puertos autoriza a su Junta de Directores a hacer cambios en la estructura general de las tarifas con efectividad inmediata en caso de un aumento temporero, con la correspondiente celebración de una vista; y

POR CUANTO, resulta necesario para satisfacer los mejores intereses de la Autoridad de los Puertos,

RESUELVASE

PRIMERO: Imponer con carácter temporero con efectividad al 1ro de octubre de 1991 los ajustes tarifarios contenidos en el estudio tarifario realizado por la Oficina de Asuntos Tarifarios de la Autoridad de los Puertos.

SEGUNDO: Incorporar a la presente Resolución dicho estudio en su totalidad.

TERCERO: Radicar la presente Resolución o Reglamento en el Departamento de Estado del Estado Libre Asociado de Puerto Rico.

CUARTO: Proceder con la celebración de una vista dentro de los 30 días de la radicación de esta resolución en el Departamento de Estado: para la cual se publicará un aviso conforme a lo dispuesto en la Ley 170 del 12 de agosto de 1988, según enmendada.

HS 30

PUERTO RICO PORTS AUTHORITY

REPORT ON

RATES, FEES, RENTALS, AND OTHER CHARGES

FOR THE USE OF PUBLIC AIRCRAFT FACILITIES AND

PASSENGER AND FREIGHT TERMINAL PREMISES

AT THE

CERTIFICATED ROUTE AIR CARRIER AIRPORTS SYSTEM

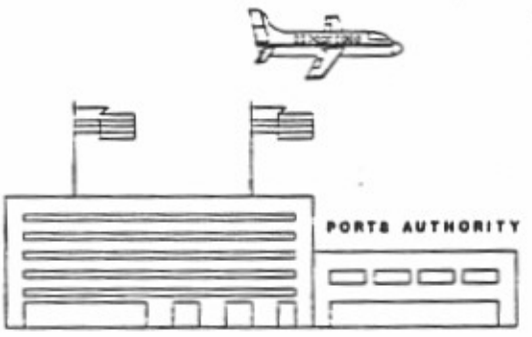
LUIS MUÑOZ MARIN INTERNATIONAL AND MERCEDITA AIRPORT

JULY 1, 1991 THROUGH JUNE 30, 1993

PORTS AUTHORITY

COMMONWEALTH OF PUERTO RICO





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REPORT ON

RATES, FEES, RENTALS, AND OTHER CHARGES FOR THE USE OF PUBLIC AIRCRAFT FACILITIES AND PASSENGER AND FREIGHT TERMINAL PREMISES AT THE CERTIFICATED ROUTE AIR CARRIER AIRPORTS SYSTEM WHICH COMPRISES LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS

JULY 1, 1991 THROUGH JUNE 30, 1993

JULY 1991

Puerto Rico Ports Authority
San Juan, Puerto Rico

PREFACE

This Tariff Economic Study has been conducted by the Consultant on Tariffs and the Chief of the Bureau of Tariffs Affairs. Assistance was received from the Chief of the Office of Statistics and Economic Research. The Ports Authority Budget Office and the Sub-Manager of the Luis Muñoz Marín International Airport, also willingly contributed for the development of this study.

José Ysern de la Cruz
Consultant

Miguel A. Maldonado
Chief, Tariffs Bureau

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LIST OF EXHIBITS

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1. Historial Overhead Expenses for Fiscal Year 1990 and Budget for Fiscal Years 1991 and 1993 the Luis Muñoz Marín International and Ponce Airports (4 sheets)

Sheet 1- Central Office Expenses
Sheet 2- Service Bureau Expenses
Sheet 3- Administrative Expenses- Aviation Bureau
Sheet 4- Airport Administration Expenses

2. Operating and Maintenance Expenses, Historical for Fiscal Year 1990 and Budget for Fiscal Years 1991 to 1993 (4 Sheets)

Sheets 1 thru 2 - Luis Muñoz Marín International Airport
Sheets 3 thru 4 - Ponce Airport

3. Investment in Depreciable Facilities and Annual Carrying Charges for the Use of Capital Invested at the Luis Muñoz International and Ponce Airports (3 Sheets).

4. Capital Invested in Non-depreciable Facilities Used at the Luis Muñoz Marín International and Ponce Airports as of June 30, 1990 and the Calculation of Annual Charges (1 Sheet) Revised.

5. Luis Muñoz Marín International and Ponce Airports, Calculation of Average Annual Costs for Each Cost Area, Fiscal Years 1991, 1992 and 1993 (Sheet 1).

6. Luis Muñoz Marín International and Ponce Airports- Space Available in the Passenger Terminal Buildings

7. Luis Muñoz Marín International and Ponce Airports- Calculation of Equivalent Rental Units for Space Available in Terminal Building for Fiscal Years 1991-93

8. Inbound, In-Transit and Outbound Passengers, Historical Fiscal Years 1986 to 1990 and Estimated 1991-1993 and average 1988 to 1990 (5 Sheets)

Sheets 1 and 2 - Luis Muñoz Marín International Airport
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Sheet 4 and 5 - Summary

9. Historical and Estimated Aircraft Weight Lifted at Luis Muñoz Marín International and Ponce Airports by Local and Extended Flights, Actual for Fiscal Years 1986-1990 and Projected and average 1991 to 1993 (1 Sheet).

10. Space Available in the Freight Terminal Buildings (2 Sheets).

Sheet 1 - Luis Muñoz Marín International and Ponce Airports

11. Luis Muñoz Marín International and Ponce Airports - Inbound Air Cargo From U.S. Virgin Islands and Foreign Countries (1 Sheet).

LIST OF MAPS

NO.

I Map Showing Cost Areas for the Luis Muñoz Marín International Airport

II Map Showing Cost Areas for the Ponce International Airport

INTRODUCTION

The Puerto Rico Ports Authority (generally called the Authority) is following previous established procedures of conducting an actual cost rate study and with the obtained results adjust the projected recovery rate costs for the ensuing three years period.

Actually, previous rates were established for the period October 1, 1985 to September 30, 1988 by Resolution No. 85-19 of August 1, 1985 which adopted Tariff A-3. After discussions and conversations suggested by the Hearing Officer the parties signed a stipulation of agreement. This stipulation was lately recommended by the Hearing Officer to the Secretary of Transportation and Public Works and was approved by Resolution No. 86-41 of October 15, 1986. The stipulation provided the acceptance by the carriers of the terms of Resolution No. 85-19 except for the landing fees which were to be maintained at the previous level of Resolution No. 83-01. A revision was to be made to cover the period of October 1, 1985 to February 1987. By that time the Authority should have made an evaluation to determine the need for any adjustment.

The Authority conducted the reevaluation and approved Resolution No. 87-08 of February 26, 1987 making adjustments to the 1985-88 rates for the elapsed 18 months and for the next forthcoming 18 months. This lead to the continuance of the rate procedure under the Hearing Officer with meetings and conversations between the parties. The parties agreed in a new stipulation which was signed on May 6, 1988. This stipulation

and Resolution No. 87-08 were recommended by the Hearing Officer and adopted by Resolution No. 88-37 of June 23,1988. The stipulation provided for an extension of the rate period to September 30, 1990 with the rates provided in Resolution No.87-08 except for the landing fees which were fixed at $1.14 per 1,000 pounds of maximum allowable gross take-off weight (MAGTOW) per landing for external flights and $0.855 for local flights. The Authority would make the corresponding account adjustments.

Recently and due to the fact of the time being taken by this study, the Authority recommended and its Board of Directors approved Resolution No. 90-66 to extend the effectiveness of Resolution No. 88-37 until this study was finished and a new tariff required. Through this study it has been found convenient to project costs for a reasonable three years rate period and adjust such rates with the resulting rates of the actual costs experienced during the period 1988-1990.

CHAPTER 1

ESTIMATED COSTS

Costs estimated for the Airports System for fiscal years 1991 to 1993 include all operating, maintenance and administrative costs and charges for the use of capital invested in depreciable facilities of specific "cost areas", airports are broken down in the following "cost areas":

a. Landing Area

b. Passenger Terminal

c. Cargo Terminal

d. Hangar Areas and FBO's

e. Fuel Storage

f. Air National Guard

g. Other areas

The cost areas have been obtained from area maps for the Luis Muñoz Marín International and Ponce airports, and are summarized in Plans I and II which are made part of this report.

A. Rate Making Principles

We have followed the principles historically applied during previous rate making processes in order to enable the Authority to recover the airports' direct costs and the

airports' share of the Aviation Department Administration, the General Office, and Service Department costs. Some of these principles are as follows:

1. The income which the Authority will receive from the aviation fuel fee has not been taken into account to offset expenses and thus used as a means of reducing airport rates and rentals, nor has any part of the expense of collecting or handling the income from the aviation fuel fee been allocated to the Airports System.
2. Prospective excess airport concession income above the estimated space cost has not been offset against expenses to result in reduced rates and rentals of the Airports System.
3. Expenses of the Authority's Central Office and Service Department and for Aviation Department Administration, Utilities, and General Shop have been allocated to the Airport System. International Airport expenses allocated in previous studies to Utilities and General Shop have been now designated as Maintenance expenses.
4. Charges for the use of capital invested in the Airport System are based on a 4%, 6% or 8½% and 10% in the case of the last bond issue of EAL

terminal depending on the date the capital improvement was made. The charges for the use of capital invested are calculated from standard interest tables for debt level service to amortize the capital invested over the average life of each group of facilities.

5. Charges for use of the invested capital do not include any amount for capital or facilities provided by the federal government, or for the use of working capital.

6. No amount for or in lieu of property taxes is included in the cost to be recovered.

7. No amount to establish and maintain a reserve for payment of claims based on partial taking of adjacent property because of low flying aircraft is included in the recoverable cost.

8. The break-even need on which the rates herein determined are based, reflects:

    a. To use of isolated cost areas to establish the amount to be recovered from particular facilities or services.

    b. The application of established methods to distribute expenses to specific cost areas.

    c. The rentable area of the passenger and freight buildings includes space

actually rented, as well as the space used by functions such as FAA., Weather Bureau, Federal Inspection, Gate Lobbies and Baggage Claim Areas.

d. An allowance for average vacancy in the passenger terminal building.

9. In the development of fees for the use of the landing area:

a. Maximum allowable gross weight at take off has been maintained as the productivity unit.

b. No provision has been made for quantity discount.

c. A rate has been provided for departures on so-called "local flights", to points in Puerto Rico and the American Virgin Islands, which is 25% lower than the rate applicable to departures on so-called "extended flights" to points in the United States mainland and foreign countries.

10. In the development of rates for rental unit charges applicable to space in the passenger buildings:

    a. The principle of strict cost has been utilized, with no allowance for location to be reflected on rental value.

    b. The bare cost of the baggage claim area and related interior tug drive has been distributed among the using airlines on a per passenger charge when used in common.

    c. The bare cost of gate lobbies and sterile areas (security controlled) has been distributed among the using airlines on per passenger charges when used in common.

B. The Airport Costs

The estimated costs for the Airport System for fiscal years 1991 to 1993 include the following:

1. Part of the operation, maintenance, administrative expenses of the Authority's Central Office, Service Department and Aviation Bureau Administration.

2. Direct Airports operations, maintenance, and administrative expenses.

3. Charges for capital invested in airport facilities.

C. The Authority and Aviation Bureau's Operation, Maintenance and Administrative Expenses

Operation, maintenance, and administrative expenses of the Authority and of the Aviation Bureau are charged to the airports prorated on guidelines as to the airports fair share of certain costs. These expenses include costs for the:

1. Central Office the Authority (Executive Director Office, Legal Office, Auditing Office, Information Office, Real State, Industrial Relations, General Services, Finance Bureau and Rates Affairs Bureau.

2. Service Bureau of the Authority, Engineering, Planning, Statistics.

3. Aviation Bureau Administration.

The Authority and Aviation Bureau actual expenses for fiscal year 1990 and the budget figures for 1991 to 1993 for the Airport System, are set forth in Exhibit I.

D. Airport Operating Costs

Historical operating and maintenance costs of the Airports System for fiscal year 1990 and average budget years 1991 to 1993 are shown in Exhibit 2. This refer to operation, maintenance and administrative expenses that can be directly allocated to the airports.

E. Charges for Capital Invested in Airport

The charges for use of Commonwealth and Authority's capital invested in the Airports System are used in lieu of depreciation charges and are calculated for three different types of facilities, as follows:

1. Depreciable Facilities in Specific Cost Area- These depreciable facilities are items of investment which can be directly allocated to a particular "cost area", for example, the public address system of the passenger terminal building. The average annual investment in depreciable facilities in specific cost areas and the calculation of the average annual charges for the use of capital invested therein for fiscal years 1991 to 1993 are given in Exhibit 3.

2. Depreciable General Purpose Facilities - Depreciable general purpose facilities are items which serve more than one "cost area", for example, the electrical system of the airports. Annual charges for the use of such capital investment items are given in Exhibit 3.

3. Non-depreciable Facilities - Non-depreciable facilities are land, fill and grading. The estimated net cost (total cost of facilities less federal funds) for non-depreciable facilities and the annual charges for the use of such capital investment are developed in Exhibit 4. The annual charge is for interest only; there is no charge included for amortization of the investment.

F. Summary of Costs

The average annual costs to provide, operate and maintain the Airports Systems during fiscal years 1991 to 1993 are summarized as follows:

Type of Expenses	Luis Muñoz Marín International	Ponce	Total
1. Airport Operations, maintenance and administrative			
a. Direct cash expenses	$16,665,700	$1,420,000	$ 18,085,700
b. Prorated Charges	9,523,276	67,253	9,590,529
Sub-Total	$26,188,976[1]	$ 1,487,253[2]	$27,676,229[3]
2. Charges for use of Capital			
a. Depreciable facilities at specific cost areas	$10,045,160	$ 359,721	$10,404,881
b. Depreciable, general	766,609	103,745	870,354
c. Non-depreciable	515,802	115,380	631,182
Sub-Total	$11,327,571	$ 578,846	$11,906,417
Grand Total	$37,516,547[1]	$2,066,099[2]	$39,582,646[3]

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[1] See: Exhibit 5, Column 8, line 8, Exhibit 2, Sheet 1

[2] See: Exhibit 5, Column 2, line 13, Exhibit 2, Sheet 3

[3] See: Exhibit 5, Column 2, line 21

G. Distribution by Cost Area

Exhibit 5 shows the distribution by cost area of the annual costs listed above for the Airports System. Said distribution is summarized as follows:

Cost Area	Luis Muñoz Marín International	Ponce	Total
Landing Area	$12,280,399	$ 987,540	$13,267,939
Passenger Terminal	19,606,968	781,813	20,388,781
Cargo Terminal	1,442,159	95,927	1,538,086
Fuel Storage Area	448,976	-----	448,976
P.R. National Guard	77,933	-----	77,933
Hangar and FBO Areas	341,696	-----	341,696
Other Areas	3,318,416	200,819	3,519,235
Total	$37,516,547	$ 2,066,099	$39,582,646

CHAPTER II

DEVELOPMENT OF RATES, RENTALS, FEES, AND OTHER CHARGES

The rates, fees, rentals, and other charges calculated in the following pages for the Airports System are developed so that the Authority recovers the "annual break-even need". This term has been used in previous rate making periods to define the cost to provide, operate and maintain the facilities in each cost area, including: an allocation of the expenses corresponding to Central Office, Service Department, the Aviation Bureau, Administration, charges for non depreciable specific use and general purpose facilities.

A. The Passenger Terminal Rentals

In the determination of equitable rental rates for space in the passenger terminal buildings, the Authority will maintain the same principles followed in previous rate making periods, for example:

1. No allowance has been included to reflect difference in location in establishing rentals applicable to airline or concessionaire space.
2. The cost of common use space like the baggage claim area and the gate lobbies will be distributed among the using airlines on a per passenger charge.
3. The cost of the Federal inspection space will be distributed among the using airlines on a

per passenger charge.

4. Weighting factors were established for the various types of space provided in the terminal buildings on the basis of construction cost.

In order to calculate the schedule of rentals for the passenger buildings, some adjustments have to be made as follows:

1. Prospective annual break-even need for the Passenger Terminal Building at Puerto Rico International and Ponce Airports, as shown in Exhibit 5, Column 8, lines 14 $20,388,781

2. From this amount it is appropriate to deduct reimbursed operations and maintenance expenses, which are estimated as follows:

Utilities: (Expenses recovered from users)*		
Luis Muñoz Marin	$ 259,006	
Ponce Airport	2,336	$ 261,342

3. This gives a net break-even need for the passenger building floor space at the Airports System of $20,127,439

4. Add an allowance for average vacancy, estimated at three percent 603,823

*Based on average of actual revenue received in 1989-90.

5. This gives a total break-even need to be produced by rental schedule, of $20,731,262

6. The revenue producing floor space on which to base the rental schedule, is Shown on Exhibit 7 to be equivalent in terms of basic rental units 798,429 sq. ft.

7. This gives the following average break-even per square foot for each type of potentially revenue producing floor space available in the passenger terminal buildings of Luis Muñoz Marin and Ponce Airports:

Type of Space	Average Break-Even Need per Square Foot
Enclosed, air conditioned	$25.97
Enclosed. not air conditioned	22.07
Interior Tug Drive	15.58
Canopied	14.28
Open Ramp	11.69
Open Terrace	7.79

B. Cargo Terminal Rental

It has been decided in previous rate making periods that similar space in cargo building will carry the same rental rate so that difference in rental rates will not be a factor in locating and relocating tenants. On this basis, the rental rate for space in the freight terminal buildings has been established as follows:

1. Annual break-even need, from Exhibit 5 $1,538,086
2. Revenue producing space, from Exhibit 10 100,040 sq.ft.
3. Break-even need per square foot 15.37

Even though the break-even need per square foot yields a rental of $15.37 per square foot, the air cargo situation and the use of this space at Ponce move toward increasing the rental at Ponce to only $5.00 per square foot as an incentive and the Ports Authority to absorb the cost differential.

C. Aircraft Landing Fees

The three factors considered in determining the fees for the use of the landing area which includes the public runways, taxiways, ramp, and apron areas are:

1. The break-even need with respect to the runways, taxiways, ramp and apron areas.
2. The portion of this break-even need reasonably allocable to the operations of the schedule service carriers and to other airport users.
3. The methods of distributing the schedule service

operators share of this break-even neec among the several different users.

The landing fees with are actually derived by taking into account the maximum allowable take off weight of aircraft, are calculated as follows:

1. The annual break-even need from Exhibit 5 - $13,267,939 plus
2. The annual rental value of space in the passenger and cargo buildings and land required to be given to the Federal Aviation Administration and U.S. Weather Bureau free of charge to be added. This rental value of space is calculated as follows:

a. Federal Aviation Administration

Puerto Rico International

i. Enclosed- AC *	6764 sq. ft. x	$25.97=	$ 175,661
ii. Enclosed-NAC	1308 sq. ft. x	22.07=	28,868
iii. Land*	123.52 acres x	$8,908	=$1,100,316

Ponce

1. Land*	0.40 acres x	8,908	= 3,563

b. U.S. Weather Bureau

a. Luis Muñoz Marín

Enclosed AC 2681 sq. ft. x $25.97 = $69,626

b. Ponce

GRAND TOTAL $1,378,034

* Source: Space study

3. This gives a total break-even need for the landing area of $13,267,939 + 1,378,034 = $14,645,973

Determination of Land Rental

From Exhibit 5:

Break-even need PRI (Other Areas)	$3,318,416
Break-even need PSE (Other Areas)	200,819
	$3,519,235

From cost area maps:

Acreage:

LMMI - Other Area	145.17	acres
Open rentable areas	247.54	
Sub-Total	392.71	
Ponce -Other Areas	2.37	
Total	395.08	

Calculation of the bare cost per acre

$3,519,235 ÷ 395.08 = $8,908

Runway operating data as more representative as in the previous rate study was obtained from the average of two full months, January 1990 and August 1990. The schedule service utilization factor was determined as follows:

JANUARY & AUGUST 1990 AVERAGE

	Departures	(000 lbs.)	Percentage of Usage Departures	Weight	Combined
Schedule Carriers	5,843	938,960	33.3	72.2	52.7
Commuter Airlines	8,872	331,671	50.6	25.5	38.1
Military	384	21,888	2.2	1.7	2.0
Others	2,447	8,122	13.9	.6	7.2
TOTALS	17,546	1,300,641	100.0	100.0	100.0

The runway schedule utilization factor is 52.7+ 38.1= 90.8%.

4. The cost allocated to the schedule service for the use of the landing area of the Airports System is as follows:

   $14,645,973 x 90.8 = $13,298,543

5. To calculate the fee for the use of the landing area by schedule service operators we take the cost as shown above and divide it by the factor weight to be lifted in 1,000 pounds units for the average during fiscal years 1986 to 1988 as determined on Exhibit 9.

The calculation is as follows:

$13,298,543 ÷ 11,853,577 =	$1.12	for Revenue Flights to points in Continental USA and Foreign Countries
	$0.84	for Revenue Flights to points in Puerto Rico and the American Virgin Islands

A minimum charge of $6.35 for a commercial and a minimum charge $6.63 for a non commercial aircraft will be assessed for each take-off.

D. Common Use Facilities Charges

There are some specific facilities which are used in common by the different types of operators at the Airports System and for which a simplification of the cost recovery method is hereby applied.

In general terms, the areas that are used in common in the Airports System by schedule air carriers and commuter airlines or where services are provided which benefit various carriers, can be classified in four groups.

Group I - Areas used for the benefit of all runway users:

1. Includes the landing area and the Federal Aviation Administration and U.S. Weather Bureau Passenger Terminal and Freight Terminal Space and Land assigned free of charge to provide services to aircraft operators for flights safety.

Group II & III- Areas used in common by domestic and foreign air carriers respectively in the passengers buildings:

1. Gate lobbies in the domestic wing of LMMI and gate lobby at Ponce.
2. Baggage claim areas at both airports.
3. Pre-boarding federal inspection areas (Agriculture) at both airports.
4. Baggage make up areas
5. Sterile areas (Security controlled) at LMMI.

Group IV - The area occupied by U.S. Custom and Agriculture for the inspection of freight at LMMI.

As the objective is to continue simplifying the record keeping, reporting and billing, a methodology to reduce time consuming and overall cost to a bare minimum, is discussed herein.

Baggage Claim Areas

Foreign, AC	13,781 x 25.97 =	$ 357,893
Domestic, AC	21,055 x 25.97 =	546,798
Sub-Total		$ 904,691

Baggage Makeup

Canopied	38,108 x 14.28 =	$ 544,182

Pre-boarding Inspection,

AC	600 x 25.97 =	$ 15,582

Federal Inspection Facilities

Agriculture, AC	2,904 x 25.97 =	$ 75,417
Immigration, AC	19,552 x 25.97 =	$ 507,765
Sub-Total		$ 583,182
Intransit Lounge	7,000 x 25.97=	$ 181,790

Total Common ----Use Space

Luis Muñoz Marin $4,133,364

(2) Ponce International Airport

Gate Lobbies, AC	2,518 x25.97=	$65,392
Baggage Claim Area, AC	1,777 x25.97=	46,149
Baggage Make up, NAC	927 x22.07=	20,459
Baggage Area, Canopied	1,080 x14.28=	15,422
Total Common Use Space- Ponce		$147,422
Grand Total		$4,280,786

Computation of Charges

In order to determine the charges to be assessed for the use of common use facilities it is proper to ascertain the number of passengers and type (Group II or III) that will be using them. So, first, we have to determine the average passengers projection which are summarized as follows:

Inbound U.S. Mainland	3,124,467
Local P.R. Commuter	88,957
Private & Air Taxis	99,600
U.S. Virgin Islands	491,267
Foreign Countries	
Schedule Airlines	1,015,500
Commuter Airlines	133,267
Intransit	164,233
Total Inbound	5,117,291
Outbound	Passengers
U.S. Mainland	3,005,733
Local Puerto Rico	90,157
U.S. Virgin Islands	418,567
Foreign Points	1,465,200
Sub-Total	4,979,657
Intransit*	164,323
Total	5,143,980

*Also counted in Inbound.

Total figures for charges determination have to be adjusted by deducting American Airlines traffic which will be using exclusive use facilities. In this sense the adjusted figures taking as a basis the most recent statistics are estimated as follows:

Inbound	
U.S. Mainland	1,211,310
Local P.R. Commuter	60,000
Privates & Air Taxis	99,600
U.S. Virgin Islands	98,320
Foreign Countries	409,247
Commuter	133,267
Intransit	164,233
Total Inbound & Intransit	2,175,977
Outbound	
U.S. Mainland	997,903
Local Puerto Rico	18,031
U.S. Virgin Islands	83,713
Foreign Points	388,131
Intransit	164,323
Total Outbound & Intransit	1,652,101

Considering the afore presented projection costs are allocated in the following manner:

	TOTAL COSTS	DOMESTIC		FOREIGN		COMMUTER		VIRGIN ISLAND 1/		INTRANSIT
		IN	OUT	IN	OUT	IN	OUT	IN	OUT	
Gate Lobbies 1/	$578,482	$ 233,938	$ 192,924	$ 38,411	$ 74,798	$ 17,354	$ 2,603	$ 6,479	$ 11,975	0
Sterile Areas	1,325,455	435,677	359,198	333,087	139,968	20,810	6,892	0	29,823	0
Federal Inspection	563,182	0	37,709	545,470	0	0	0	0	0	0
Baggage Claim	904,691	546,798	0	344,959	0	7,444	5,490	0	0	0
Baggage Makeup	544,182	0	365,146	0	175,335	0	653	0	3,046	0
Pre-boarding	15,582	0	15,582	0	0	0	0	0	0	0
Intransit	181,790	0	0	0	0	0	0	0	0	181,790
TOTALS	$4,133,363	$1,216,413	$ 970,559	$1,261,930	$390,101	$45,606	$10,145	$11,969	$ 44,546	$181,790

Notes: 1/ Includes loading bridges.
2/ Allocated in proportion to passengers using facilities.
3/ 50% of Agriculture Allocated to Each, Foreign in and Domestic Out. Immigration 100% to Foreign In.
4/ Adjusted on the basis of only 10% of Commuter and Virgin Islands passengers carrying baggages.

b. Calculation of the per Passenger Charges

In order to make easier to assessment and billing of charges it seems proper where possible to consolidate costs and passengers to establish single charges, thus:

(1) Arriving and Departing Passengers in Flights with the U.S. Mainland

$2,186,972 ÷ 2,209,213 = $0.99 per passenger

(2) Arriving and Departing Passengers in Flights with Foreign Countries

$1,652,031 ÷ 797,378 = $2.072 per passenger

(3) Arriving and Departing Passengers in Commuter and Puerto Rico Flights

$55,756 ÷ 211,298 = $0.264

(4) Arriving and Departing Passengers in Flights with U.S. Virgin Islands

$ 56,815 ÷ 182,033 = $0.312

(5) Intransit Passengers

$ 181,790 ÷ 164,323 = $1.106

As American Airlines is using on exclusive basis and through contract the major part of its terminals, corridors and gate lobbies, it is pertinent that its passengers going to the United States and using the preboarding facilities on a common basis (not exclusive) pay a separate preboarding charge. In the case of the passengers moving through the other common use

terminal (previously EAL) the preboarding charge is included in the total common use per passenger charge for domestic passengers. Thence, the preboarding charge for outgoing domestic passengers in the American Terminal is determined as follows:

600 square feet x $22.07 (Not Air Cond.) = $ 13,242

$$\frac{13,242}{2,007,830 \text{ passangers}} = \$0.007 \text{ per passenger}$$

3. Group IV Facilities

The annual cost related to the space occupied by U.S. Customs at the Freight Terminal of the Luis Muñoz Marín International Airport has been recovered in the past from the schedule and non-schedule air carriers on the basis of a charge per thousand pounds of cargo processed through the facilities. Thus, with respect to the rate to be applied to recover the average annual bare cost of the 2,100 sq. ft. in the freight terminals to be used by the Federal Inspection Agencies at the Luis Muñoz Marín International Airport (non at Ponce) for the processing of air freight, the historical volume of inbound freight requiring and the average for fiscal years 1991 to 1993 are shown in Exhibit 11.

On the basis of said data, the appropriate rate is determined as follows:

a. The assigned area of 2,100 sq. ft. at $15.37 per sq. ft. has an annual rental value of $32,277.

b. The rate per thousand pounds of freight, assuming an average annual volume for the years 1991 to 1993 of 33,833,000 lbs., as shown in Exhibit 11 will be:

$32,277 ÷ 33,833 = $0.95

4. Exclusive Use-Gate Lobbies Luis Muñoz Marín International Airport

Pursuant to the continued interest of the airlines to use exclusively some of the airport gate lobbies, the Authority has developed the following procedures for the determination of a fee for the exclusive use of a domestic gate lobby, shall pay provided that the Authority is able to assign it:

1. A monthly amount which is 1/12 of the annual break-even need of the gate lobby area used exclusively times 125%.
2. For cleaning and maintenance such as painting of interior, window washing, light bulb replacement, etc.
3. The airline's proportionate share of the break-even need amount for all non-exclusive gate lobbies based on the formula which will be established by Resolution to recover said break-even need.

5. Public Aircraft Parking (Paved and Unpaved Grounds)

As indicated in the Actual Cost Study for the period 1988-1990 it is proper to maintain without adjustment the parking fees as established. However, such fees should be adjusted to correspond or exceed those of the regional airports if these are changed. This is an adequate measure to induce parking of aircraft at others than the Luis Muñoz Marín International Airport.

6. Hangar Rentals

The Ports Authority has been requested to determine a rental for hangars. This is something which was not done and was overlooked in prior rate periods. By isolating specific costs the Ports Authority has obtained the following:

Hangar Total Square Footage	80,183 sq. ft.	
Annual Carrying Charges (Bldgs)	$155,494	
$195,393 @ 6% by 30 years		
($195,393 x 0.073) =		$ 14,264
$1,518,600 @ 8½ by 30 years		
($1,518,600 x 0.093) =		$ 141,230
As per Exhibit 5:		
Annual Charges - Other Depreciable Property		$ 11,902
General Purpose (Allocation)		1,993
Annual Charges Non-Depreciable		20,220
Operating, Mant. & Adm. Expenses		293,317
Total Annual Charges		$482,926

The total square footage for all hangars (five) amounts to 80,183 square feet. Thus, when the total annual costs are divided by the square footage it yields a rental of $6.02 ($482,926 ÷ $80,183) per square foot.

CHAPTER II

ADJUSTMENTS TO RATES

Still it is necessary to adjust for debits or credits based on the Actual Cost Study for the period 1988 to 1990 a similar length of time to which the new rates applied. This is done following the established practice of previous rates procedures.

A. Space Rental

Type of Space	Per sq. ft. New Rate	Adjustment	Rate for 1991-1993
Enclosed A.C.	$25.97	+$4.43	$ 29.90
Enclosed N.A.C.	22.07	+ 3.37	25.44
Interior Tug Drive	15.58	+ 2.67	18.25
Canopied	14.28	+ 2.45	16.73
Open Ramp	11.69	+ 1.98	13.67
Open Terrace	7.79	+ 1.33	9.12
Cargo Terminal	15.37	+ 1.68	17.05

B. Category I - Landing Fees

	Per 100 Lbs. MAGTOW New Rate	Adjustment	Rate for 1991-1993
External Flights	1.12	+0.06	1.18
Local Flights	0.84	+0.045	0.885
Minimum Per Flights	6.35	+1.22	7.57
Minimum Non-Commercial	6.63	+1.31	7.94

C. Category II & III Facilities

Arriving and Departing Passengers in flights with the U.S. Mainland	$0.99	+0.2322	(-0.02)	$1.2022
Arriving and Departing Passengers in flights with Foreign Countries	2.072	+0.46		2.532
Arriving and Departing Passenger in Commuters Puerto Rico flights	0.264	-0.02		0.244
Arriving and Departing Passengers in flights with U.S. Virgin Islands	0.312	-0.1943		0.1177
Intransit Passengers	1.106	+0.5113		1.6173

D. Category IV Facilities

Luis Muñoz Marín and Ponce Per 1,000 lbs. of freight	0.95	-0.1091		0.8409

CHAPTER V

SCHEDULE OF RATES, FEES, AND OTHER CHARGES

The Puerto Rico Ports Authority recommends to the Secretary of Transportation and Public Works that the schedule of rates, fees, rentals, and other charges to be made effective for the next rate making period to commence according to establish procedure, laws and regulations.

Item	Rules and Regulations
1.0	DEFINITIONS
1.1	Extended Flights - Flights arriving from or departing for points in foreign countries or the continental United States.
1.2	Local Flights - Flights arriving from or departing for points in the Commonwealth of Puerto Rico or the American Virgin Islands.
1.3	Certificated Schedule Airlines - Airlines duly certificated by the Civil Aeronautics Board through a certificate of public convenience and necessity or any other certificate or permit assigning regular routes or schedules by said Board.
1.4	Commuter Airlines - Defined by CAB as "Those operators which perform pursuant to published schedules, at least five round trips per week between two or more points, or carry mail and are not a certificated schedule airline".
1.5	Itinerant Air Carriers - Itinerant, irregular, uncertificated, non-schedule, or other similar commercial air carriers not maintaining their own flight operations and certificated dispatchers and other services and activities common to certificated schedule air carriers.
1.6	Commercial Aircraft - Aircraft privately or corporately owned whose operators are engaged in the carriage of persons, property, baggage, or mail commercially or for hire pursuant to authority granted by the Civil Aeronautics Board, directly or by way or exemption either under the Federal Aviation Act of 1958, as amended, or under Section 7 or 9 of Public Law 87-528. This includes, without limitation, aircraft operated by certificated schedule airlines, commuter airlines, itinerant air carriers, and air taxis.

Item	Rules and Regulations
1.7	Non-Commercial Aircraft - Aircraft privately or corporately owned whose operators are not engaged in the carriage of persons, property, baggage, or mail commercially or for hire, and not operating under any type of certificate currently issued by the Civil Aeronautics Board of such services. This includes, without limitation, aircraft used exclusively by their owners or renters for pleasure flying, for proficiency flying or for flying in connection with their own business with no revenue derived for the use of the aircraft; and also aircraft used to provide flying instructions, aerial application, aerial advertising, aerial photography, and the like.

Item	Rules and Regulations
1.8	Maximum Allowable Gross Take-Off Weight- The maximum gross weight at which an aircraft may take off from an airport as authorized by the Federal Aviation Administration.
1.9	Revenue Flight - A departure of a commercial aircraft which produces a revenue for the operator from the carriage of passengers, property, baggage, or mail, or because a charge is made for the flight or for the use of the aircraft. If the departure does not produce revenue, but the previous landing of such aircraft was a revenue producing operation, the departure shall be considered a revenue flight.
1.10	Public Runways - The runway or runways at a given airport which are from time to time provided and made available by the Authority for public and common use by aircraft operators for the landing and taking-off of aircraft.
1.11	Public Taxiways - The taxiway or taxiways at a given airport which are from time to time provided and made available by the Authority for public and common use by aircraft operators for the ground movement of aircraft.
1.12	Public Ramp and Apron Areas - The ramp and apron areas at a given airport which are from time to time provided and made available by the Authority for public and common use by aircraft operators for the purpose of unloading and loading passengers, baggage, freight, mail, supplies, and other cargo from and to aircraft; for the purpose of performing ramp services to aircraft; and for the purpose of parking mobile equipment actively used in connection with such permitted uses.
1.13	Ramp Services to Aircraft - Services incidental to the immediate preparation of aircraft for schedule departure, such services to include, among others, fueling, inspection and interior cleaning. Minor and emergency maintenance, exterior cleaning, and similar items will be deemed to be ramp service only when they can be performed within the time permitted by the rules and regulations of the Authority relating to the use of loading and unloading positions.

Item	Rules and Regulations
1.14	Service Stop Flight - A service stop flight shall mean an aircraft arrival and departure for the purpose of fueling, crew change, cabin service without enplaning or the deplaning of revenue passengers or the loading or unloading of revenue items of any kind.
1.15	Emergency Return Flight - Emergency return flight shall mean the return landing and subsequent departure of an aircraft for mechanical, metereological, bomb search or other emergency reasons.
1.16	Passenger Charter Operation - Passenger operations under planeloads on special lease or contract agreements in domestic or foreign service.
1.17	Intransit Passengers - Passengers which stop over, disembarking or not disembarking, to continue their trip in the same aircraft or an aircraft which for emergency reasons substitute the arriving one. The charge for intransit passengers as established in Item 21.0 includes the availability of the intransit lounge provided by the Authority.

Item	Rules and Regulations
2.0	Landing Fees - These fees will be assessed to any commercial or non-commercial aircraft for each departure including the preceeding landing, if either be for revenue, expressed in terms of a rate per thousand pounds of maximum allowable gross weight of the aircraft at take-off, for the use of the landing area (Group I Facilities).
2.1	There shall be no charge for a departure by commercial aircraft if neither the departure nor the preceding landing be for revenue. This include emergency return flights. Service stop flights are also excluded provided no revenue is derived from the operation. However, in the case of non-revenue flights, the aircraft operator must submit a certified statement within the next five calendar days after the flight, otherwise said flight will be subject to payment of charges as they apply to revenue flights.
2.2	Landing Fees include the right to use aircraft loading positions as provided in agreements between airport users and the Authority or, in the absence of such agreements, as provided in Airport Rules and Regulations as amended, to provide for penalties and exemptions from penalties for unauthorized parking.

Item	Rules and Regulations
3.0	Aircraft Parking:
3.1	An aircraft parked at the Puerto Rico International Airport on paved or unpaved ground not under lease, designated by the Authority for such use (on available basis) will be charged on the basis of per thousand pounds of maximum allowable gross weight of the aircraft at take-off, per each calendar day or fraction thereof.
3.2	The parking rate at the Puerto Rico International Airport shall commence four (4) hours after the arrival of the aircraft at the Airport for pure jet aircraft and two (2) hours for propeller aircraft (including turbo prop engines).
3.3	An aircraft owner may elect to enter into monthly parking arrangements with the Authority at the rates prescribed in this tariff.
3.4	An aircraft parked at Ponce Airport on paved or unpaved ground not (under lease designated by the Authority for such, use (on available basis) will be charged on the basis of per thousand pounds of maximum allowable gross weight at take off per calendar year on month as prescribed. The daily rate shall commence four (4) hours after the arrival of the aircraft to the airport.
3.5	Parking rates will not apply to fixed base operators, aircraft owners or operators leasing hangar or parking space for storage of their aircraft when the aircraft is on their own leased areas, and is receiving an authorized service of those included in the contract with the Ports Authority.
3.6	In order to get the benefit of the monthly reduced aircraft parking rate the corresponding payment has to be made in advance at the Airport Manager's office before the first calendar year of the month for which the parking arrangement is made.
3.7	Aircraft operators who elect to enter into the monthly rates, agreement are entitled, with no additional charges to use aircraft parking facilities at any Ports Authority Airport, but they have to provide evidence of the monthly agreement to other airports where not usually parked.

Item	Rules and Regulations
4.0	Exemptions from landing and parking fees.
4.1	No fees or charges shall be imposed on any of the following aircraft:
4.1.1	Military and naval aircraft of the United States to the extent that such aircraft are entitled to free use of the landing area under Section 11 (5) of the Federal Airport Act of 1946, as amended, provided, that this grant of free use shall not be interpreted to extend the right to free use of the landing area by military and naval aircraft beyond the rights granted to such aircraft by Section 11 (5) of the Federal Airport Act of 1946, as amended.
4.1.2	Aircraft owned or operated under lease or contract by the Commonwealth an its municipalities, except its public corporations, extend the right to free use of landing area by military and naval aircraft beyond the rights granted to such aircraft by Section II (5) of the Federal Airport Act of 1946, as amended.
4.1.3	Aircraft owned or on lease by the Federal Government and carring as a passenger or landing to embark as a passenger the President of the United States, the Vice-President of the United States, a member of the Congress of the United States, or any civilian officer of an executive department of the United States with the rank of or equivalent to Secretary, Under-Secretary, or Assistant Secretary of such executive department, provided, however, that movements of such aircraft shall be subject to the provisions of Section 11 (5) of the Federal Airport Act of 1946, as amended.
4.1.4	Aircraft operated by the United States Coast Guard, when engaged in the operation of search and rescue and law enforcement missions.
4.1.5	Military aircraft of foreign governments.

Item	Rules and Regulations
5.0	Rental For Terminal Space Rental for space will be charged at the passenger and freight terminals at the rates prescribed in this tariff.

Item	Rules and Regulations
6.0	Common Used Space It is that space used in common by the different types of operators at Luis Muñoz Marín International and Ponce Airports, including space made available to Federal Inspection Agencies at the passenger terminals, and classified as Group II and Group III Facilities in this tariff.
6.1	Group II Facilities
6.1.1	Group II Facilities include the gate lobbies of the Luis Muñoz Marín International Airport loading bridges sterile areas, and the gate lobby at Ponce, the baggage claim-areas at both airports, used mainly by passenger in flights between the United States and Puerto Rico.
6.1.2	The break-even cost of Group II Facilities will be recovered from user air carriers through a per passenger charge.
6.2	Group III Facilities
6.2.1	Group III Facilities include gate lobbies, and sterile areas (security controlled) for passenger in services other than the United States. Includes foreign, local and commuters.
6.2.2	The break-even cost of Group III Facilities will be recovered from user air carriers through a per passenger charge according to the facilities used.
6.2.3	Passengers arriving from or departing to foreign countries and who use Group II Facilities will be assessed group III facilities fees or charges.
6.2.4	In the case of passengers boarding or landing from an aircraft parked at a common use facility gate, but moving to other exclusive use or facilities with special arrangements these will pay the corresponding per passenger charge assessed at the gate corresponding to the parking position used by the aircraft.

Item	Rules and Regulations
6.3	Group IV Facilities This is the area occupied by U.S. Customs for the inspection of freight at the Luis Muñoz Marín International Airport. The rental costs of the space will be recovered on a basis of per thousand pounds of air freight as established in Item 18.0.
6.4	Intransit Passenger Lounge Charges
6.4.1	The intransit lounge costs at the Luis Muñoz Marín International Airport will be recovered through the intransit passenger charges as established in Item 19.0.
6.5	Exclusive Use Gate Lobbies-Luis Muñoz Marín International Airport
6.5.1	Airlines may enter into exclusive use of gate lobby arrangements provided that the Authority is able to assign a gate lobby under the conditions established in Item 20.0 or through special contracts.

Item	Rules and Regulations
7.0	Baggage Makeup Common Use The Authority due to lack of space may assign designated baggage makeup areas for common use by several carriers upon a determined charge to recover the space rental and investment of equipment installed in the area if not included in a specific per passenger charge.

Item	Rules and Regulations
8.0	Ground Rental Rental rates and other terms of lease agreements covering land on or adjacent to the airport properties or other land owned by the Ports Authority will be determined by the Authority from time to time in conformance with the Authority's Land Rental Policy as that Land Rental Policy, including amendments or revisions thereto, may exist from time to time.

Item	Rules and Regulations
9.0	Certified Statements-Airlines and Commuters Report Certified statements providing all necessary information required by the Ports Authority for statistical purposes or for the application of rates, fees, rentals, and other charges set forth herein shall be filed by each airport user certificated schedule airline or commuter airline within ten (10) business days after the close of each calendar month. Said information shall include, but will not be limited to, advanced copy of monthly flight schedules published and a certified statement during the first five days of every month of the changes occurred to the previous month published flight schedule. A penalty of an annual 1½% computed daily of the total billing will be assessed to those carriers submitting the information after the ten (10) business days indicated herein, subject to a minimum of $10.00 daily.

Item	Rules and Regulations
11.0	Illegability of Charging Rates It is illegal the collection by any operator or person of any different tariff to that herein established for the service rendered by the Ports Authority and/or the use of its facilities in the Luis Muñoz Marín International and Ponce Airports, unless with specific contract and/or consent of the Ports Authority.

Item	Rules and Regulations	
12.0	Landing Fees (Group I - Facilities	
12.1	Commercial aircraft exceeding 7500 lbs. per department, per 1000 lbs., MAGTOW:	
12.1.1	Local Flights	$0.885
12.1.2	External Flights	1.18
12.1.3	Minimum for take-off at Luis Muñoz Marín International Airport	7.57
12.1.4	Minimum for take-off at Ponce	3.50
12.2	Non-commercial aircraft over 7500 lbs. per departure, per 1000 lbs., MAGTOW:	
12.2.1	Local Flights	0.885
12.2.2	Extended Flights	1.18
12.2.3	Minimum for take-off at Luis Muñoz Marín International Airport	7.94
12.3	Non-commercial aircraft of 7500 lbs. MAGTOW or less, per departure including prior landing:	
12.3.1	At Luis Muñoz Marín International Airport	7.94
12.3.2	At Ponce Airport, per gallon of fuel	0.08

Item	Rules and Regulations	
13.0	Parking Fees	
13.1	At Luis Muñoz Marín International Airport per calendar day or fraction thereof per 1000 lbs MAGTOW:	
	Commercial Aircraft	$0.45
	Non Commercial Aircraft	0.60
13.1.1	Minimum at Luis Muñoz Marín International Airport, per calendar day or fraction thereof	3.00
	Minimum, non commercial	3.50
13.1.3	Minimum Monthly - Commercial	45.00
	Non commercial	50.00
13.2	At Ponce Airport:	
13.2.1	Paved area, per 1000 lbs. MAGTOW per calendar day	0.45
13.2.1.1	Minimum per calendar day or fraction thereof	3.00
13.2.1.2	Minimum per calendar month or fraction thereof	40.00
13.2.2	Unpaved area, per 1000 lbs. MAGTOW, per calendar day	0.32
13.2.2.1	Minimum per calendar day or fraction thereof	3.00
13.2.2.2	Minimum monthly	40.00

Item	Rules and Regulations	
14.0	Rental for Space in Passenger Terminal	Annual Rent Per Square Foot
14.1	Enclosed space - air conditioned	$29.90
14.2	Enclosed space - non air conditioned	25.44
14.3	Interior Tug Drive	18.25
14.4	Canopied Space	16.73
14.5	Open Ramp Area	13.67
14.6	Open Terrace	9.12

Item	Rules and Regulations	
15.0	Rental for Space in Freight Terminals	
15.1	At Luis Muñoz Marín Intern'l. Airport	$17.05
15.2	At Mercedita Airport, Ponce, P.R.	5.00

Item	Rules and Regulations	
16.0	Passenger Terminal Fees- Domestic (Group II & III-Facilities	Per Passenger
16.1	Arriving and Departing Passengers in Flights with the U.S. Mainland, per passenger	$1.2022
16.2	Arriving and Departing Passengers in Flights with Foreign Countries	2.532
16.3	Arriving and Departing Passengers in Flights with U.S. Virgin Islands	0.1177
16.4	Arriving and Departing Passengers in Commuters in Puerto Rico Flights	0.244
16.5	Pre-boarding Fees	
	At New Ports Authority Terminal (Previously EAL) -Included in per Passenger Domestic Charges for common users	
16.6	At American Airlines Terminal Per Passengers	0.007

Item	Rules and Regulations	
17.0	Hangar Rental Space	
	Per Square Foot	$6.02

Item	Rules and Regulations	
18.0	Fees for Space made Available to Federal Inspections Agencies in the Freight Terminals (Group IV- Facilities)	Per 1,000 lbs $0.95

Item	Rules and Regulations	
19.0	All Intransit Passengers, (See Item 1.7)	Per Passenger $1.6173

Item	Rules and Regulations
20.0	Exclusive Use Gate Lobbies Luis Muñoz Marín Int'l. Airport An airline wishing to have exclusive use of a gate lobby, provided that the Authority is able to assign a gate lobby to the airline for exclusive use, shall pay: 1. A monthly amount which is 1/12 of the annual break-even need of the gate lobby area which is used exclusively by the airline, times 125%. 2. For cleaning and light maintenance such as painting of interiors, window washing, light bulb replacement, etc. 3. The airline's proportionate share of the break-even need amount for all non-exclusive gate lobbies based on the per passenger charge established for these lobbies in the Group II or Group III Facilities as it may be applied. Certified statements providing the information required for the application of the above passenger charge will be filed by the affected airline within five (5) business days after the close of each calendar month.

PUERTO RICO PORTS AUTHORITY
CENTRAL OFFICE
HISTORICAL FOR FISCAL YEARS 1986 TO 1990
CALCULATION OF COSTS FOR THE LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS

LINE NO.	CENTRAL OFFICE	HISTORICAL 1989-90 (A) (1)	1990-91 (A) (2)	1991-92 (A) (3)	1992-93 (A) (4)	AVERAGE 1991-93 (5)
				(DOLLARS)		
	Direct Expenses					
	Personal Services					
1.	Administrative & Clerical Salaries	$6,573,978	$6,902,700	$7,247,800	$7,610,200	$7,253,600
2.	Maintenance Salaries	153,162	160,800	168,800	177,200	168,900
3.	Personnel Training	4,014	4,200	4,400	4,600	4,400
4.	Fringe Benefits	2,847,728	2,990,100	3,139,600	3,296,600	3,142,100
5.	Sub-Total	$9,578,832	$10,057,800	$10,560,600	$11,088,600	$10,569,000
	Contractual Services					
6.	Travel	$59,162	$62,100	$65,200	$68,500	$65,300
7.	Professional Services*	769,379	387,800	407,200	427,800	407,600
8.	Representation	24,835	26,100	27,400	28,800	27,400
9.	Materials and Supplies	191,674	201,300	211,400	222,000	211,600
10.	Fuel	40,020	42,000	44,100	46,300	44,100
11.	Communications	259,064	272,000	285,600	299,800	285,800
12.	Heat, Light and Power	114,588	120,300	126,300	132,900	126,500
13.	Water & Sewer	14,746	15,500	16,300	17,100	16,300
14.	Insurance	7,255	7,600	8,000	8,400	8,000
15.	Rent	147,002	154,400	162,100	170,200	162,200
16.	Maintenance and Repairs	46,325	48,600	51,000	53,600	51,100
17.	Advertising and Subscriptions	30,409	31,900	33,500	35,100	33,500
18.	Other Expenses	120,108	126,100	132,400	139,000	132,500
19.	Sub-Total	$1,824,567	$1,495,700	$1,570,500	$1,649,500	$1,571,900
20.	Total Direct Expenses	$11,403,449	$11,553,500	$12,131,100	$12,738,100	$12,140,900
	Direct Prorated Charges Combined					
21.	Luis Muñoz Marín Int'l. Airport	$4,852,151	$4,916,014	$5,161,783	$5,420,062	$5,165,953
22.	Ponce Airport	29,649	30,039	31,541	33,119	31,566
23.	Sub-Total	$4,881,800	$4,946,053	$5,193,324	$5,453,181	$5,197,519
24.	Other	$6,521,609	$6,607,447	$6,937,776	$7,284,919	$6,943,381
25.	Total Direct and Prorated Charges	$11,403,409	$11,553,500	$12,131,100	$12,738,100	$12,140,900
	CALCULATION AND DISTRIBUTION OF CENTRAL OFFICE ADMINISTRATION COSTS (AVERAGE 1988-1990)					
26.	Total Cash Expenses		$12,140,900			
27.	Charges for the use of Invested Capital		413,431			
28.	Total		$12,554,331			
29.	Distribution of Costs (B)					
30.	Luis Muñoz Marín International Airport (42.55%)		$5,341,868			
31.	Ponce Airport (0.26%)		32,641			
32.	Total Luis Muñoz Marín Int'l. and Ponce Airports		$5,374,509			
33.	Other (57.19%)		7,179,822			
34.	Total		$12,554,331			

NOTES:
(A) Source: Puerto Rico Ports Authority Financial Statements
(B) Source: Puerto Rico Ports Authority Budget Report
(C) Source: Distribution on the basis of Direct and Prorated Charges for Fiscal Year 1988-1989
* Includes Legal Police Services

PUERTO RICO PORTS AUTHORITY
SERVICE BUREAU EXPENSES
HISTORICAL FOR FISCAL YEAR 1990
BUDGET FOR FISCAL YEARS 1991 TO 1993
CALCULATION OF COSTS FOR THE LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS

LINE NO.	SERVICES BUREAU EXPENSES	1989-90 (A) (1)	1990-91 (B) (2)	1991-92 (B) (3)	1992-93 (B) (4)	1991-93 (B) (5)
	Direct Expenses					
	Personal Services					
1.	Administrative & Clerical Salaries	$1,291,494	$1,360,000	$1,420,000	$1,510,000	$1,430,000
2.	Maintenance Salaries	743,979	781,000	820,200	861,200	820,800
3.	Unapplied Construction Employees Salaries	923,899	970,100	1,019,000	1,070,000	1,019,700
4.	Personnel Training	8,593	9,000	9,500	10,000	9,500
5.	Fringe Benefits	1,108,360	1,160,000	1,222,000	1,283,100	1,221,700
6.	Maintenance Wages	1,036	1,100	1,150	1,200	1,150
7.	Sub-Total	$4,077,361	$4,281,200	$4,491,850	$4,735,500	$4,502,850
	Contractual Services					
8.	Travel	$20,920	$22,000	$23,100	$24,200	$23,100
9.	Professional Services	5,492	5,800	6,100	6,400	6,100
10.	Materials and Supplies	30,310	31,800	33,400	35,000	33,400
11.	Fuel	1,982	2,100	2,200	2,300	2,200
12.	Communications	32,804	40,800	42,800	45,100	42,900
13.	Heat, Light and Power	19,558	20,500	21,600	22,700	21,600
14.	Water & Sewer	2,454	2,600	2,700	2,800	2,700
15.	Insurance	5,939	6,200	6,300	6,400	6,300
16.	Rent	0	0	0	0	0
17.	Maintenance and Repairs	78,018	81,900	86,000	90,400	86,100
18.	Advertising and Subscriptions	315	350	400	450	400
19.	Other Expenses	28,082	29,500	31,000	32,500	31,000
20.	Sub-Total	$225,874	$243,550	$255,600	$268,250	$255,800
21.	Total Direct Expenses	$4,303,235	$4,524,750	$4,747,450	$5,003,750	$4,758,650
	Direct Prorated Charges Combined					
22.	Luis Muñoz Marín Int'l. Airport	$1,688,349	$1,775,512	$1,862,899	$1,963,471	$1,867,294
23.	Ponce Airport	10,446	10,859	11,394	12,009	11,420
24.	Sub-Total	$1,698,795	$1,786,371	$1,874,293	$1,975,480	$1,878,714
25.	Other	$2,604,440	$2,738,379	$2,873,157	$3,028,270	$2,879,936
27.	Total Direct and Prorated Charges	$4,303,235	$4,524,750	$4,747,450	$5,003,750	$4,758,650
	CALCULATION AND DISTRIBUTION OF SERVICE BUREAU COSTS					
28.	Total Cash Expenses	$4,758,650				
29.	Charges for the use of Invested Capital	93,698				
30.	Total Costs	$4,852,348				
31.	Distribution of Charge					
32.	Luis Muñoz Marín Int'l. Airport (39.24%)	$1,904,061				
33.	Ponce Airport (.24%)	11,646				
34.	Total L. Muñoz Marín Int'l. & Ponce	$1,915,707				
35.	Other (60.52%)	2,936,641				
36.	Grand Total	$4,852,348				

NOTES: Source: (A) Puerto Rico Ports Authority Financial Statements
(B) Puerto Rico Ports Authority Budget Report

PUERTO RICO PORTS AUTHORITY
ADMINISTRATIVE EXPENSES AVIATION BUREAU (A)
HISTORICAL FOR FISCAL YEAR 1990

LINE NO.	ADMINISTRATIVE EXPENSES AVIATION BUREAU	HISTORICAL 1989-90 (B) (1)	BUDGET 1990-91 (B) (2)	1991-92 (C) (3)	1992-93 (C) (4)	AVERAGE 1991-92-93 (D) (5)
	Direct Expenses					
	Personal Services					
1.	Administrative & Clerical Salaries	$269,000	$282,500	$296,500	$311,400	$296,800
2.	Personnel Training	1,270	1,300	1,350	1,400	1,350
3.	Fringe Benefits	148,668	156,100	163,900	172,300	164,100
4.	Sub-Total	$418,838	$439,900	$461,750	$485,100	$462,250
	Contractual Services					
5.	Travel	$12,554	$13,200	$13,800	$14,400	$13,800
6.	Professional Services	141,113	148,200	155,600	163,300	155,700
7.	Materials and Supplies	7,002	7,350	7,700	8,050	7,700
8.	Fuel	4,503	4,700	5,000	5,300	5,000
9.	Communications	11,451	12,000	12,600	13,200	12,600
10.	Heat, Light and Power	123,577	129,800	136,200	143,200	136,400
11.	Water & Sewer	7,385	7,700	8,100	8,500	8,100
12.	Insurance	18,439	19,400	20,300	21,200	20,300
13.	Maintenance and Repairs	11,056	11,550	12,100	12,650	12,100
14.	Advertising and Subscriptions	37,907	39,800	41,800	43,800	41,800
15.	Other Expenses	15,418	16,200	17,000	17,800	17,000
16.	Sub-Total	$390,415	$409,900	$430,200	$451,400	$430,500
	Direct and Prorated Charges	$809,303	$849,800	$891,950	$936,500	$892,750
	CALCULATION OF AVIATION BUREAU ADMINISTRATION COSTS FOR THE LUIS MUÑOZ MARIN INT'L. AND PONCE AIRPORTS					
17.	Total Cash Expenses	$892,750				
18.	Charges for the use of Invested Capital	194,352				
19.	Total Costs	$1,087,102				
20.	Distribution of Total Costs (C)					
21.	Luis Muñoz Marín Int'l. Airport (88.10%)	$957,737				
22.	Ponce Airport (0.88%)	9,566				
23.	Total Luis Muñoz Int'l. & Ponce	$967,303				
24.	Others (11.02%)	119,799				
25.	Grand Total	$1,087,102				

NOTES: (A) Includes Utilities and General Shop
(B) Source: Puerto Rico Ports Authority Financial Statements
(C) Source: Puerto Rico Ports Authority Budget Report
(D) Distribution on the basis of Direct and Prorated Charges 1989-90

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT ADMINISTRATION EXPENSES
HISTORICAL FOR FISCAL YEAR 1990
BUDGET FOR FISCAL YEAR 1991 TO 1993

LINE NO	EXPENSES	HISTORICAL 1989-90	HISTORICAL 1990-91	BUDGET 1991-92	BUDGET 1992-93	AVERAGE 1991-92-93
	Direct Expenses Personal Services	(1)	(2)	(3)	(4)	(5)
1	Administrative & Clerical Services	$725,580	$762,000	$800,000	$840,100	$800,700
2	Personnel Training	1,730	1,800	1,910	2,020	1,910
3	Fringe Benefits	360,136	378,100	397,000	418,000	397,700
4	Sub-Total	$1,087,446	$1,141,900	$1,198,910	$1,260,120	$1,200,310
	Contractual Services					
5	Travel	$2,163	$2,200	$2,300	$2,400	$2,300
6	Materials and Supplies	9,441	9,900	10,400	11,200	10,500
7	Fuel	165	200	250	300	250
8	Communications	39,134	31,600	33,200	35,100	33,300
9	Heat, Light and Power	42,345	44,500	46,700	49,200	46,800
10	Insurance	162	200	250	300	250
11	Maintenance and Repairs	4,211	4,400	4,650	4,900	4,650
12	Advertising and Subscriptions	1,388	1,450	1,500	1,550	1,500
13	Other Expenses	9,862	10,400	10,900	11,400	10,900
14	Water	8,047	8,450	8,800	9,300	8,850
15	Sub-total	$116,918	$113,300	$118,950	$125,650	$119,300
16	Total Direct & Contractual Expenses	$1,204,364	$1,255,200	$1,317,860	$1,385,770	$1,319,610

Exhibit 1
Sheet 4 of 4

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN AIRPORT
OPERATING & MAINTENANCE EXPENSES
HISTORICAL FOR FISCAL YEAR 1990
BUDGET FOR FISCAL YEARS 1991 TO 1993

LINE NO.	EXPENSES	HISTORICAL 1989-90 (A) (1)	1990-91 (B) (2)	BUDGET 1991-92 (B) (3)	1992-93 (B) (4)	AVERAGE 1991-93 (B) (5)	AVERAGE 1991-93 (B) (6)	
	Direct Expenses							
	Personal Services							
1.	Operational Salaries	$2,243,979	$2,400,000	$2,520,000	$2,730,000	$2,550,000		
2.	Maintenance Salaries	2,287,007	2,400,000	2,520,000	2,730,000	2,550,000		
3.	Personnel Training	5,777	6,100	6,400	6,700	6,400		
4.	Fringe Benefits	2,337,511	2,500,000	2,610,000	2,750,000	2,620,000		
5.	Sub-Total	$6,874,274	$7,306,100	$7,656,400	$8,216,700	$7,726,400	$7,726,400	
	Contractual Services							
6.	Travel	$3,683	$5,000	$5,300	$5,600	$5,300		
7.	Professional Services	15,250	20,000	21,000	22,000	21,000		
8.	Police Services	1,324,916	1,400,000	1,500,000	1,600,000	1,500,000		
9.	Materials and Supplies	250,582	262,500	275,600	289,300	275,800		
10.	Fuel	53,782	56,500	59,300	62,400	59,400		
11.	Communications	49,309	52,000	54,600	57,500	54,700		
12.	Heat, Light and Power	2,361,575	2,500,000	2,600,000	2,700,000	2,600,000		
13.	Water & Sewer	731,707	770,000	800,000	860,000	810,000		
14.	Insurance	466,807	490,000	510,000	560,000	520,000		
15.	Rent	20,702	21,700	22,800	24,200	22,900		
16.	Maintenance and Repairs	461,972	485,000	509,000	536,000	510,000		
17.	Advertising and Subscriptions	124	150	200	250	200		
18.	Cleaning	1,696,292	1,780,000	1,870,000	2,050,000	1,900,000		
19.	Other Expenses	522,851	610,000	660,000	710,000	660,000		
20.	Sub-Total	$7,959,552	$8,452,850	$8,887,800	$9,477,250	$8,939,300	$8,939,300	
	Direct Prorated Charges Combined							
21.	Service Bureau	$1,688,349	$1,775,512	$1,862,899	$1,963,472	$1,867,294	$1,904,061	(C)
22.	Bureau Administration	712,850	748,762	785,808	825,057	786,542	957,737	(C)
23.	Central Office	4,852,794	4,916,014	5,161,783	5,420,062	5,165,953	5,341,868	
24.	Other Airport Administration	1,173,423	1,255,200	1,317,260	1,385,770	1,319,610	1,319,610	
25.	Sub-Total	$8,427,416	$8,695,488	$9,127,750	$9,594,361	$9,139,399	$9,523,276	
26.	Total Expenses	$23,261,242	$24,454,438	$25,671,950	$27,288,311	$25,805,099	$26,188,976	

NOTES: (A) Puerto Rico Ports Authority Financial Statements
(B) Puerto Rico Ports Authority Budget Report
(C) Average with prorated charges for invested capital on depreciable property.

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT
DISTRIBUTION OF OPERATING, MAINTENANCE AND ADMINISTRATIVE EXPENSES
AVERAGE FISCAL YEAR 1991 TO 1993

LINE NO.	TYPE OF EXPENSES		LANDING AREA (1)	PAX TERMINAL (2)	CARGO TERMINAL (3)	FUEL STORAGE (4)	P.R. AIR NATIONAL GUARD (5)	HANGARS AND F.B.O. AREAS (6)	OTHER AREAS (7)	TOTAL (8)
1	Direct Expenses Personal Service	(A)	$4,258,041	$1,572,275	$211,928	$43,601	$34,392	$61,226	$692,811	$6,874,274
2	Contractual Services	(B)	1,403,087	6,130,855	425,515	95	0	0	0	$7,959,552
3	Direct and Prorated Charges	(C)	3,271,324	2,600,675	128,947	319,834	13,514	199,064	1,894,058	$8,427,416
4	Grand Totals		8,932,452	10,303,805	766,390	363,530	47,906	260,290	2,586,869	$23,261,242
5	Percentage		38.40	44.30	3.29	1.56	0.21	1.12	11.12	100.00

NOTES:

(A) Personal services were distributed based on personnel assignments to each revenue producing area.

(B) Contractual services were distributed based on past experienced.

(C) Direct and prorated charges were distributed based on the distribution of personal and contractual services for fiscal year 1990.

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
OPERATING, MAINTENANCE AND ADMINISTRATIVE EXPENSES
HISTORICAL FOR FISCAL YEAR 1990
BUDGET FOR FISCAL YEARS 1991 TO 1993

LINE NO.	EXPENSES	HISTORICAL 1989-90 (A) (1)	1990-91 (B) (2)	BUDGET 1991-92 (B) (3)	1992-93 (B) (4)	AVERAGE 1991-93 (B) (5)	AVERAGE 1991-93 (B) (6)
	Direct Expenses						
	Personal Services						
1.	Operational Salaries	372,724	391,400	411,000	431,500	411,300	
2.	Maintenance Salaries	193,030	202,700	212,800	223,500	213,000	
3.	Personnel Training	0	0	0	0	0	
4.	Fringe Benefits	287,177	301,500	312,600	332,400	315,500	
5.	Sub-Total	$852,931	$895,600	$936,400	$987,400	$939,800	$939,300
	Contractual Services						
6.	Travel	$27,242	$28,600	$30,000	$33,900	$32,500	
7.	Professional Services	3,700	5,700	3,700	3,700	3,700	
8.	Police Services	68,641	72,100	75,700	79,600	75,800	
9.	Materials and Supplies	28,187	29,600	31,100	32,600	31,100	
10.	Fuel	5,408	5,700	6,000	6,300	6,000	
11.	Communications	6,673	7,000	7,400	7,800	7,400	
12.	Heat, Light and Power	104,092	109,300	114,700	120,500	114,800	
13.	Water & Sewer	8,927	7,400	9,800	10,500	9,900	
14.	Insurance	113,820	119,500	125,500	131,800	125,600	
15.	Maintenance and Repairs	55,709	58,500	61,400	64,600	61,500	
16.	Rent	2,887	3,000	3,200	3,400	3,200	
17.	Advertising and Subscriptions	398	400	400	700	500	
18.	Cleaning	5,930	6,300	6,600	7,200	6,700	
19.	Other Expenses	1,378	1,400	1,500	1,600	1,500	
20.	Sub-Total	$432,952	$454,400	$477,000	$509,200	$480,200	$480,200
	Direct Prorated Charges Combined						
21.	Service Bureau	10,446	$10,859	$11,394	$11,965	$11,406	$11,646
22.	Bureau Administration	7,161	7,500	7,900	8,300	7,900	9,566
23.	Central Office	29,649	30,039	31,541	33,118	31,566	32,641
24.	Other Airport Administration	12,079	12,700	13,300	14,200	13,400	13,400
25.	Sub-Total	$59,335	$61,098	$64,135	$67,583	$64,272	$67,253
26.	Total Expenses	$1,345,218	$1,411,098	$1,477,535	$1,564,183	$1,484,272	$1,487,253

NOTES: (A) Puerto Rico Ports Authority Financial Statements
(B) Puerto Rico Ports Authority Budget Report

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
DISTRIBUTION OF OPERATING, MAINTENANCE AND ADMINISTRATIVE EXPENSES
AVERAGE FISCAL YEAR 1991 TO 1993

LINE NO.	TYPE OF EXPENSES		LANDING AREA (1)	PAX TERMINAL (2)	CARGO TERMINAL (3)	OTHER AREA (4)	TOTAL (5)
1	Direct Expenses Personal Service	(A)	$264,594	$452,905	$53,879	$81,553	$852,931
2	Contractual Services	(B)	245,043	110,144	24,216	53,549	$432,952
3	Direct and Prorated Charges	(C)	42,706	12,544	2,268	1,876	$59,394
4	Grand Totals		$552,343	$575,593	$80,363	$136,978	$1,345,277
5	Percentage		41.06	42.79	5.97	10.18	100.00

NOTES:

(A) Personal services were distributed based on personnel assignments to each revenue producing area.

(B) Contractual services were distributed based on past experienced.

(C) Direct and prorated charges were distributed based on the distribution of personal and contractual services for fiscal year 1990.

PUERTO RICO PORTS AUTHORITY
INVESTMENT IN DEPRECIABLE FACILITIES AND ANNUAL CARRYING CHARGES
FOR THE USE OF CAPITAL INVESTED AT THE
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
FISCAL YEARS 1990-91
IN DOLLARS

	Investment as of June 30, 1988			Fully Depreciated Before 7/1/90			Investment Added During Fiscal Year 1989-90	Net Investment as of 7/1/90			Annual Carrying Charges for the Use of Investment Before 6/30/67 (4%)		Investment After 6/30/67 (6%)		Invested Capital Investment After 6/30/67 (8.5%)		Total Charges Invested Capital 1990-91
	Acquired Before 6/30/67 (4%) (1)	Acquired After 6/30/67 (6%) (2)	Acquired After 6/30/67 (8.5%) (3)	Acquired Before 6/30/67 (4%) (4)	Acquired After 6/30/67 (6%) (5)	Acquired After 6/30/67 (8.5%) (6)	(7)	Acquired Before 6/30/67 (4%) (8)	Acquired After 6/30/67 (6%) (9)	Acquired After 6/30/67 (8.5%) (10)	Rate (11)	Amount (12)	Rate (13)	Amount (14)	Rate (15)	Amount (16)	(17)
Central Office and Service Department																	
Central Office	$0	$0	$2,336,697	$0	0	$445	$25,000	$0	$0	$2,361,258	$0	$0	$0	$0	0.1713	$404,482	$404,482
Service Department	0	0	652,410	0	0	76,319	10,000	0	0	596,089	0	0	0	0	0.1842	109,799	109,799
Aviation Bureau																	
Utilities and General Shop Administration	$0	$142,540	$727,889	$0	0	$10,938	$25,260	$0	$142,540	$742,311	$0	$0	0.2218	$31,615	0.2060	$152,916	$184,531
Luis Muñoz Marin Int'l Airport																	
Landing Area	$928,083	$3,591,333	$13,819,685 *	$0	0	$280,348	$25,000	$928,083	$3,591,333	$13,563,837 *	0.0578	$53,643	0.0794	$285,152	0.1172	$1,589,682	$1,928,477 *
Passenger Terminal	0	5,806,762	64,709,124 **	0	0	2,445	838,000	0	5,806,762	65,544,679 **	0	0	0.0717	416,345	0.1060	6,947,736 **	7,364,081 **
Cargo Terminal	564,770	473,321	3,436,963	0	0	0	100,000	564,770	473,321	3,586,963	0.0776	41,002	0.0676	31,996	0.1222	438,327	511,295
Other Areas	0	1,007,227	2,461,649	0	0	114,000	0	0	1,007,227	2,347,649	0	0	0.0676	68,099	0.1111	261,528	329,617
Sub-Total	$1,492,853	$10,878,643	$84,477,421	$0	0	$397,293	$963,000	$1,492,853	$10,878,643	$85,043,128	0	$94,645	0	$801,592	0	$9,237,273	$10,133,470
General Purpose Investment	$0	$0	$1,591,573	$0	0	$60,032	$1,219,000	$0	$0	$2,750,540	0	$0	0	$0	0.1732	$476,394	$476,394
Ponce Airport																	
Landing Area	$0	$0	$906,950	$0	0	$4,843	$963,000	$0	$0	$1,865,107	0	$0	$0	$0	0.1201	$223,999	$223,999
Passenger Terminal	0	0	697,760	0	0	0	175,000	0	0	872,760	0	0	0	0	0.1359	118,608	118,608
Cargo Terminal	0	0	49,706	0	0	0	0	0	0	49,706	0	0	0	0	0.1057	5,254	5,254
Other Areas	0	0	139,948	0	0	0	125,000	0	0	264,947	0	0	0	0	0.1260	33,823	33,823
Sub-Total	$0	$0	$1,794,364	$0	0	$4,843	$1,263,000	$0	$0	$3,052,520	0	$0	$0	$0	0	$381,684	$381,684
General Purpose Investment	$19,637	$1,098,387	$274,797	$0	0	$0	$0	$19,637	$1,098,387	$279,797	0.0578	$1,135	0.0782	$95,894	0.1396	$39,059	$39,059
Summary of Direct Depreciable Investment and General Purpose Investment for the Commercial Airport System																	
Landing Area	$928,083	$3,591,333	$14,726,635	$0	0	$285,691	$988,000	$928,083	$0	$15,428,944	0	$53,643	0	$285,152	0	$1,813,681	$2,152,476
Passenger Terminal	0	5,806,762	65,406,884 *	0	0	2,445	1,013,000	0	0	27,132,439	0	0	0	416,345	0	7,066,344	7,482,689 *
Cargo Terminal	564,770	473,321	3,556,669	0	0	0	100,000	564,770	0	3,636,669	0	41,102	0	31,966	0	443,581	516,549
Other Areas	0	1,007,227	2,601,597	0	0	114,000	125,000	0	0	2,612,596	0	0	0	68,099	0	295,351	363,440 *
Total	$1,492,853	$10,878,643	$86,291,785	$0	0	$402,136	$2,226,009	$1,492,853	$0	$48,810,648	0	$94,745	0	$801,552	0	$9,618,957	$10,515,154 *
General Purpose Investment	$0	$1,098,387	$1,871,370	$0	0	$0	$1,219,000	$19,637	$1,098,387	$3,030,337	0	$1,135	0	$95,894	0	$515,453	$515,453

*Includes apron area related to ERL Terminal
*Includes new Port Authority (ERL) Terminal

Exhibit 3
Sheet 1 of 3

PUERTO RICO PORTS AUTHORITY
INVESTMENT IN DEPRECIABLE FACILITIES AND ANNUAL CARRYING CHARGES
FOR THE USE OF CAPITAL INVESTED AT THE
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
FISCAL YEAR 1991-92
IN DOLLARS

	Investment as of June 30, 1990			Fully Depreciated Before 7/1/91			Investment Added	Net Investment as of 7/1/91			Annual Carrying Charges for the Use of Invested Capital						
	Acquired Before 6/30/67 (4%)	Acquired After 6/30/67 (6%)	Acquired After 6/30/67 (8.5%)	Acquired Before 6/30/67 (4%)	Acquired After 6/30/67 (6%)	Acquired After 6/30/67 (8.5%)	During the Fiscal Year 1991-91	Acquired Before 6/30/67 (4%)	Acquired After 6/30/67 (6%)	Acquired After 6/30/67 (8.5%)	Investment Before 6/30/67 (4%) Rate	Amount	Investment After 6/30/67 (6%) Rate	Amount	Investment After 6/30/67 (8.5%) Rate	Amount	Total Charges Invested Capital 1991-92
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
Central Office and Service Department																	
Central Office	$0	$0	$2,361,258	0	$0	$5,318	$25,000	$0	$0	$2,380,934	0	$0	0	$0	$0	$412,378	$412,378
Service Department	0	0	596,089	0	0	59,154	10,000	0	0	546,935	0	0	0	0	0.1834	100,308	100,308
Aviation Bureau																	
Utilities and General Shop	0	0	0 *	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Administration	0	142,540	742,311	0	0	926	34,304	0	142,540	775,689	0	0	0.2218	31,615	0.2121	164,523	196,138
Luis Muñoz Marin Int'l Airport																	
Landing Area EAL (Apron, Taxiway)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landing Area	928,083	3,991,333	13,563,837	0	200,106	24,357	25,000	928,083	3,391,227	13,564,479	0.0578	53,643	0.0769	267,568	0.1173	1,591,113	1,912,324
Passenger Terminal*	0	5,806,762	65,544,679	0	0	150,000	110,000 **	0	5,806,762	65,504,679 **	0	0	0.0717	416,345	0.1057	6,923,845	7,340,190
Cargo Terminal	564,770	473,321	3,586,363	0	0	0	0	564,770	473,321	3,586,963	0.0726	41,002	0.0676	31,966	0.1722	438,327	511,295
Other Areas	0	1,007,227	2,347,649	0	0	1,404	25,000	0	1,007,227	2,371,245	0	0	0.0679	68,099	0.1128	267,476	335,565
Sub-Total	$1,492,853	$10,678,643	$85,043,128	0	$200,106	$175,761	$160,000	$1,492,853	$10,678,537	$85,027,366	0	$94,645	0	$783,968	0	$9,220,761	$10,099,374
General Purpose Investment	$0	$0	$2,750,540	0	$0	$44,203	$4,606,000	$0	$0	$7,312,337	0	$0	0	$0	0.1369	$1,001,059	$1,001,059
Ponce Airport																	
Landing Area	$0	$0	$1,865,107	0	$0	$211	$0	$0	$0	$1,864,896	0	$0	0	$0	$0	$195,628	$195,628
Passenger Terminal	0	0	872,760	0	0	23,777	0	0	0	848,983	0	0	0.1240	0	0.1314	109,519	109,519
Cargo Terminal	0	0	49,706	0	0	0	0	0	0	49,706	0	0	1.1057	0	0.1057	5,254	5,254
Other Areas	0	0	264,947	0	0	3,239	29,000	0	0	290,708	0	0	0.1339	0	0.1024	38,926	38,926
Sub-Total	$0	$0	$3,052,520	0	$0	$27,227	$29,000	$0	$0	$3,054,293	0	$0	0.1396	$0	0	$349,327	$349,327
General Purpose Investment	$19,637	$1,098,387	$279,797	0	$0	$0	$0	$19,637	$1,098,387	$279,797	0	$1,135	0	$95,894	0.1396	$39,059	$136,088
Summary of Direct Depreciable Investment and General Purpose Investment for the Commercial Airport System																	
Landing Area	$928,083	$0	$15,428,944	0	$200,106	$24,568	$25,000	$928,083	$3,391,227	$15,429,375	0	$53,643	0	$267,568	0	$1,786,741	$2,107,952
Passenger Terminal	0	0	66,417,439	0	0	173,777	110,000	0	5,806,762	66,353,662	0	0	0	416,345	0	7,033,364	7,449,709
Cargo Terminal	564,770	0	3,636,669	0	0	0	0	564,770	473,321	3,636,669	0	41,002	0	31,966	0	443,581	516,549
Other Areas	0	0	2,612,596	0	0	4,643	54,000	0	1,007,227	2,661,953	0	0	0	68,099	0	306,402	374,491
Total	$1,492,853	$0	$88,095,648	0	$200,106	$202,988	$189,000	$1,492,853	$10,678,537	$88,081,659	0	$94,645	0	$783,968	0	$9,570,088	$10,448,701
General Purpose Investment	$19,637	$1,098,387	$3,030,537	0	$0	$44,203	$4,606,000	$19,637	$1,098,387	$7,592,134	0	$1,135	0	$95,894	0	$1,040,118	$1,137,147

*Includes Ports Authority apron new investments.
**Includes Ports Authority Investment in new EAL Terminal.
Column 1 through 6 - Calculated from data in tabulation of depreciable assets as of June 30, 1990.
Column 7 Source: Puerto Rico Ports Authority.
Column 8 - Column 1 less Column 4.
Column 9 - Column 2 less Column 5.
Column 10 - Column 3 less Column 6.
Column 11, 13, and 15 - Calculated using standard interest tables to develop an a annual recover cost.
Column 12 - The product of Column 7 and 10.
Column 14 - The product of Column 8 and 12.
Column 16 - The product of Column 9 and 14.
Column 17 - The sum of Column 12, 14, 16.

PUERTO RICO PORTS AUTHORITY
INVESTMENT IN DEPRECIABLE FACILITIES AND ANNUAL CARRYING CHARGES
FOR THE USE OF CAPITAL INVESTED AT THE
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
FISCAL YEAR 1992-93
IN DOLLARS

	Investment as of June 30, 1990			Fully Depreciated Before 7/1/92			Investment Added During the Fiscal Year 1990-91	Net Investment as of 7/1/91			Annual Carrying Charges for the Use of Invested Capital						Total Charges Invested Capital 1991-92	Average Annual Carrying Charges 1991-1993
	Required Before 6/30/67	Required After 6/30/67	Required After 6/30/67	Required Before 6/30/67	Required After 6/30/67	Required After 6/30/67		Required Before 6/30/67	Required After 6/30/67	Required After 6/30/67	Investment Before 6/30/67 (4%) Rate	Amount	Investment After 6/30/67 (6%) Rate	Amount	Investment After 6/30/67 (8.5%) Rate	Amount		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Central Office and Service Department																		
Central Office	$0	$0	$2,380,934	0	$0	$60,050	$25,000	$0	$0	$2,345,884	0	$0	0	$0	0.1805	$412,378	$423,432	$413,431
Service Department	0	0	545,935	0	0	109,350	10,000	0	0	447,585	0	0	0	0	0.1506	100,300	70,987	83,698
Aviation Bureau																		
Utilities and General Shop	$0	$0	$0 +	$0	$0	$0	$0	$0	$0	$0	$0	$0	0	$0	0	$0	$0	$0
Administration	0	142,540	775,689	0	0	14,078	25,000	0	142,540	786,611	0	0	0.2218	31,615	0.2171	164,523	202,388	194,352
Luis Muñoz Marin Int'l Airport																		
Landing Area	$928,083	$3,391,227	$13,564,479	$928,083		$2,155,788	$25,000	$0	$3,391,227	$11,433,692	0	0	0.0000	267,568	0.1064	$1,591,113	$1,484,113	$1,774,971
Passenger Terminals	0	5,806,762	65,504,679	0	0	687,000	3,000,000 **	0	5,806,762	67,867,679 **	0	0	0.0799	416,345	0.1057	6,923,945	7,589,959	7,431,410
Cargo Terminal	564,770	473,321	3,586,963	0	0	0	0	564,770	473,321	3,586,963	0.0726	41,002	0.0676	31,966	0.1222	438,327	511,295	511,295
Other Areas	0	1,007,227	2,371,245	0	0	157,411	25,000	0	1,007,227	2,238,834	0		0.0679	68,099	0.1113	267,476	317,271	317,404
Sub-Total	$1,492,853	$10,678,537	$85,027,366 +	$928,083	$0	$3,000,199	$3,050,000	$564,770	$10,678,537	$85,127,168	0	$41,002		$815,593	0	$9,997,370	$9,902,638	$10,045,160
General Purpose Investment	$0	$0	$7,312,337	0	0	$0	$50,000	$0	$0	$7,312,337	0	$0	0	$0	0.1117	$1,901,059	$822,373	$766,609
Ponce Airport						0	2,000											
Landing Area	$0	$0	$1,864,896	0	0	$4,896	0	$0	$0	$1,864,896	0	$0	0	$0	0.1045	$195,628	$194,370	$204,666
Passenger Terminal	0	0	848,983	0	0	1,372	0	0	0	848,983	0	0	0.1290	0	0.1290	109,519	109,600	112,576
Cargo Terminal	0	0	43,706	0	0	0	0	0	0	49,706	0	0	1.1057	0	0.1057	5,254	5,254	5,254
Other Areas	0	0	290,708	0	0	0		0	0	290,708	0	0	0.1339	0	0.1339	38,926	38,926	32,215
Sub-total	$0	$0	$3,054,293	0	0	$6,268	0 $0 0	$0	$0	$3,054,293	0	$0	0.1936	$0	0	$349,327	$348,150	$359,721
General Purpose Investment	$19,637	$1,098,387	$279,797	0	0	$0	$0	$19,637	$1,098,387	$279,797	0.0578	$1,135	0.0782	$85,894	0.1396	$39,059	$136,088	$103,745
Summary of Direct Depreciable Investment and General Purpose Investment for the Commercial																		
Airport System																		
Landing Area	$928,083	$3,391,227	$15,429,375	$928,083	0	$2,160,684	$25,000	$928,083	$3,391,227	$13,293,692	0	$0	0	$267,568	0	$1,410,915	$1,678,483	$1,979,637
Passenger Terminal	0	5,806,762	65,504,679	0	0	688,372	2,000	0	5,806,762	68,717,290	0	0	0	416,345	0	7,283,214	7,699,559	7,543,986
Cargo Terminal	564,770	473,321	3,586,963	0	0	0	0	564,770	473,321	3,636,669	0	41,002	0	31,966	0	443,581	516,543	516,549
Other Areas	0	1,007,227	2,371,245	0	0	157,411	25,000	0	1,007,227	2,529,542	0	0	0	68,099	0	280,108	356,197	349,619
Total	$1,492,853	$10,678,537	$86,952,262	$928,083	0	$3,006,467	$52,000	$1,492,853	$10,678,537	$88,177,193	0	$41,002	0	$783,968	0	$9,425,818	$10,250,788	$10,404,801
General Purpose Investment	$19,637	$1,098,387	$7,592,134	0	0	$0	$50,000	$19,637	$1,098,387	$7,642,334	0	$1,135	0	$85,894	0	$961,432	$958,461	$870,354

+Includes Ports Authority apron new investments.
++Includes Ports Authority investment in new ERA Terminal.
Column 1 through 6 - Calculated from data in tabulation of depreciable assets as of June 30, 1990.
Column 7 Source: Puerto Rico Ports Authority.
Column 8 - Column 1 less Column 4.
Column 9 - Column 2 less Column 5.
Column 10 - Column 3 less Column 6.
Column 11, 13, and 15 - Calculated using standard interest tables to develop an a annual recover cost.
Column 12 - The product of Column 7 and 10.
Column 14 - The product of Column 8 and 12.
Column 16 - The product of Column 9 and 14.
Column 17 - The sum of Column 12, 14, 16.

Exhibit 3
Sheet 3 of 3

PUERTO RICO PORTS AUTHORITY
CAPITAL INVESTED IN NON-DEPRECIABLE FACILITIES
USED AT THE LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
AS OF JUNE 30, 1990
CALCULATION OF ANNUAL CHARGES

LINE NO.		LAND COST AS OF JUNE 30, 1990 (1)	ANNUAL CHARGE AS OF JUNE 30, 1990 (2)	
	LUIS MUÑOZ MARIN INT'L. AIRPORT			
1	Land on Books (A)	$13,258,616		
2	Less: Federal Funds	3,527,416		
3	Not Authority Investment (B)	9,731,200		
4	Land Acquired Before July 1, 1967		$3,403,499	
5	Annual Charges at 4 percent			$136,140
6	Land Acquired after July 1, 1967		6,327,701	
7	Annual Charge at 6 percent			379,662
8	Total Annual Charge			$515,802
	PONCE AIRPORT			
9	Land on Books (A)	$2,514,091		
10	Less: Federal Funds	538,075		
11	Not Authority Investment (B)	1,976,016		
12	Land Acquired Before July 1, 1967		$159,043	
13	Annual Charges at 4 percent			$6,362
14	Land Acquired after July 1, 1967		$1,816,973	
15	Annual Charge at 6 percent			109,018
16	Total Annual Charge			$115,380
	LUIS MUÑOZ MARIN INT'L. AND PONCE AIRPORTS			
17	Land on Books (A)	$15,772,707		
18	Less: Federal Funds	4,065,491		
19	Not Authority Investment (B)	11,707,216		
20	Land Acquired Before July 1, 1967		$3,562,542	
21	Annual Charges at 4 percent			$142,502
22	Land Acquired after July 1, 1967		8,144,674	
23	Annual Charge at 6 percent			488,680
24	Total Annual Charge			$631,182

Notes: (A) Source: Puerto Rico Ports Authority Records.
(B) Does not include finds provided by Federal Government.

Exhibit 4
Sheet 1 of 1

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
CALCULATION OF AVERAGE ANNUAL COSTS FOR EACH COST AREA
FISCAL YEARS 1991 TO 1993

LINE NO.	DESCRIPTION	Operating, Maintenance and Administrative Expenses Percentage (A)	Operating, Maintenance and Administrative Expenses Amount (B)	Cost of Capital Invested in Depreciable Facilities: Specific Cost Areas Amount (C)	Cost of Capital Invested in Depreciable Facilities: General Purpose Percentage (D)	Cost of Capital Invested in Depreciable Facilities: General Purpose Amount (E)	Cost of Capital Invested In Non-Depreciable Facilities Percentage (F)	Cost of Capital Invested In Non-Depreciable Facilities Amount (G)	Total Amount Cost for Each Cost Area (H)
	Luis Muñoz Marin Int'l Airport								
1.	Landing Area	38.40	$10,056,567	$1,774,971	17.67	$135,460	60.76	$313,401	$12,280,399
2.	Passenger Terminal	44.30	11,601,716	7,431,410 (I)	73.98	567,137	1.30	6,705	19,606,968
3.	Cargo Terminal	3.29	861,617	511,235	5.09	39,021	5.86	30,226	1,442,159
4.	Fuel Storage	1.56	408,548	36,432	0.36	2,760	0.23	1,186	448,976
5.	P.R. National Guard	0.21	54,997	4,912	0.05	383	3.42	17,641	77,933
6.	Hangars and FBO Areas	1.12	293,317	26,166	0.26	1,993	3.92	20,220	341,696
7.	Other Areas	11.12	2,912,214	259,924	2.59	19,855	24.51	126,423	3,318,416
8.	Total Average Annual Costs	100.00	$26,188,976	$10,045,160	100.0	$766,609	100.00	$515,802	$37,516,547
	Ponce Airport								
9.	Landing Area	41.06	$610,666	$204,666	56.89	$59,020	98.10	$113,188	$987,540
10.	Passenger Terminal	42.79	636,396	112,576	31.30	32,472	0.32	369	781,813
11.	Cargo Terminal	5.97	88,789	5,254	1.46	1,515	0.32	369	95,927
12.	Other Areas	10.18	151,402	37,225	10.35	10,738	1.26	1,454	200,819
13.	Total Average Annual Costs	100.00	$1,487,253	$359,721	100.00	$103,745	100.00	$115,380	$2,066,099
	Consolidated Luis Muñoz Marin International and Ponce Airports								
14.	Landing Area	-	$10,667,233	$1,979,637	-	$194,480	-	$426,589	$13,267,939
15.	Passenger Terminal	-	12,238,112	7,543,986	-	599,609	-	7,074	20,388,781
16.	Cargo Terminal	-	950,406	516,549	-	40,536	-	30,595	1,538,086
17.	Fuel Storage Area	-	408,548	36,432	-	2,760	-	1,186	448,976
18.	P.R. Air National Guard	-	54,997	4,912	-	383	-	17,641	77,933
19.	Hangars and FBO Areas	-	293,217	26,166	-	1,993	-	20,220	341,696
20.	Other Areas	-	3,063,516	297,149	-	30,593	-	127,877	3,519,235
21.	Total Average Annual Costs	-	$27,676,229	$10,404,881	-	$870,354	-	$631,182	$39,582,646

NOTES:
(A) The percentages are determined by the distribution of Personnel Services and Other Services by Cost Area.
(B) Percentages of Column "A" times subtotals of lines 8 and 13.
(C) Total Annual Costs as per Exhibit 2.
(D) The percentages are calculated from the amount in Column "C".
(E) Percentages of Column "D" times subtotals of lines 8 and 13.
(F) Percentages for each cost area are calculated from the acreage data on map 1 and 2.
(G) Percentages of Column "F" times subtotals of lines 8 and 13.
(H) The sum of Columns "B", "C", "E", and "G".
(I) Includes EAL Terminal "carrying charges".

EXHIBIT 6

PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN PASSENGER TERMINALS

TYPE OF SPACE	TOTAL: SQ.FT.	SUB-TOTAL SQ.FT.	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	5TH FL. SQ.FT.	6TH FL. SQ.FT.	7TH FL. SQ.FT.	8TH FL. SQ.FT.	9TH FL. SQ.FT.
I. AIR CARRIER SPACE											
A. TICKET COUNTER (A/C)	18433.6		0.0	18433.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TICKET COUNTER (N A/C)	7640.3		0.0	7640.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TICKET COUNTER (CANOP.)	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		26073.9	0.0	26073.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
B. OFFICE											
AIR CONDITIONED	51703.7		14992.3	20219.9	13063.5	0.0	3428.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	1942.3		1041.0	331.3	570.0	0.0	0.0	0.0	0.0	0.0	0.0
		53646.0	16033.3	20551.2	13633.5	0.0	3428.0	0.0	0.0	0.0	0.0
C. OPERATIONS											
AIR CONDITIONED	16129.4		8642.9	7486.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	15675.6		13635.6	2040.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN RAMP	25000.0		25000.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN TERRACE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	7881.9		6981.9	900.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INTERIOR TUG DRIVE	23393.4		23393.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		88080.3	77653.8	10426.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
D. BAGGAGE CLAIM AREAS											
AIR CONDITIONED	52077.4		52077.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INT. TUG DRIVE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		52077.4	52077.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
E. GATE LOBBIES											
AIR CONDITIONED	44363.4		11311.6	33051.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STERILE CORRIDORS	129670.8		9545.0	120125.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		174034.2	20856.6	153177.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
F. STERILE SPACE & RESTROOM											
AIR CONDITIONED	21161.2		11751.4	8500.8	909.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	36979.6		35252.3	1727.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	1024.8		1024.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		59165.6	48028.5	10228.1	909.0	0.0	0.0	0.0	0.0	0.0	0.0
G. BAGGAGE MAKE-UP											
CANOPIED	91389.6		91389.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INTERIOR TUG DRIVE	3350.0		3350.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN TERRACE	1600.0		1600.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		96339.6	96339.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL AIR CARRIER SPACE	549417.0	549417.0	310989.2	220457.3	14542.5	0.0	3428.0	0.0	0.0	0.0	0.0

PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN PASSENGER TERMINALS

TYPE OF SPACE	TOTAL: SQ.FT.	SUB-TOTAL SQ.FT.	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	5TH FL. SQ.FT.	6TH FL. SQ.FT.	7TH FL. SQ.FT.	8TH FL. SQ.FT.	9TH FL. SQ.FT.
II. FEDERAL GOVERNMENT SPACE											
A. FAA (A/C)											
FREE SPACE	6764.0		0.0	0.0	3440.0	0.0	0.0	0.0	2963.0	0.0	361.0
PAY SPACE	1437.0		0.0	0.0	960.0	0.0	0.0	0.0	477.0	0.0	0.0
		8201.0	0.0	0.0	4400.0	0.0	0.0	0.0	3440.0	0.0	361.0
FAA (N A/C)											
FREE SPACE	1308.0		0.0	0.0	0.0	0.0	0.0	0.0	947.0	361.0	0.0
PAY SPACE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		1308.0	0.0	0.0	0.0	0.0	0.0	0.0	947.0	361.0	0.0
B. WEATHER BUREAU (A/C)											
FREE SPACE	2681.0		0.0	0.0	0.0	0.0	0.0	2681.0	0.0	0.0	0.0
PAY SPACE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		2681.0	0.0	0.0	0.0	0.0	0.0	2681.0	0.0	0.0	0.0
C. F.I.A. (A/C)											
AGRICULTURE	3511.4		0.0	3511.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CUSTOMS	61291.8		61291.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INMIGRATION	44772.7		0.0	44772.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PUBLIC HEALTH	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INTRANSIT LOUNGE	4979.4		1520.0	3459.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		114555.3	62811.8	51743.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
D. F.I.A. (N A/C AND/OR CANOPIED)											
AGRICULTURE	2062.1		0.0	2062.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		2062.1	0.0	2062.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL FEDERAL GOVERNMENT SPACE	128807.4	128807.4	62811.8	53805.6	4400.0	0.0	0.0	2681.0	4387.0	361.0	361.0

PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN PASSENGER TERMINALS

TYPE OF SPACE	TOTAL: SQ.FT.	SUB-TOTAL SQ.FT.	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	5TH FL. SQ.FT.	6TH FL. SQ.FT.	7TH FL. SQ.FT.	8TH FL. SQ.FT.	9TH FL. SQ.FT.
III. CONCESSION SPACE											
A. FOOD AND BEVERAGE											
AIR CONDITIONED	39897.0		3803.1	36093.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	592.1		565.8	26.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	778.4		586.4	192.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		41267.5	4955.3	36312.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
B. SHOPS											
AIR CONDITIONED	28696.5		195.9	28500.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	626.8		0.0	626.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PAY TELEPHONE (A/C)	716.0		178.7	537.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PAY TELEPHONE (N A/C)	23.1		0.0	23.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PAY TELEPHONE (CANOPIED)	208.1		163.1	45.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CAB SERVICE & LOCKERS	4864.3		3812.7	1051.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
BANK	2703.9		0.0	2703.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		37838.7	4350.4	33488.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C. HOTEL											
AIR CONDITIONED	18425.0		0.0	0.0	0.0	10274.0	0.0	8151.0	0.0	0.0	0.0
NOT AIR CONDITIONED	522.0		0.0	160.0	160.0	0.0	0.0	202.0	0.0	0.0	0.0
		18947.0	0.0	160.0	160.0	10274.0	0.0	8353.0	0.0	0.0	0.0
TOTAL CONCESSION SPACE	98053.2	98053.2	9305.7	69960.5	160.0	10274.0	0.0	8353.0	0.0	0.0	0.0

PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN PASSENGER TERMINALS

TYPE OF SPACE	TOTAL: SQ.FT.	SUB-TOTAL SQ.FT.	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	5TH FL. SQ.FT.	6TH FL. SQ.FT.	7TH FL. SQ.FT.	8TH FL. SQ.FT.	9TH FL. SQ.FT.
IV. COMMERCIAL SPACE											
AIR CONDITIONED	14324.4		11030.0	3294.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	7240.0		7240.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	3859.4		3859.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		25423.8	22129.4	3294.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL COMMERCIAL SPACE	25423.8	25423.8	22129.4	3294.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
V. PUERTO RICO PORTS AUTHORITY SPACE											
RESCUE OFFICE											
AIR CONDITIONED	272.0		0.0	272.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		272.0	0.0	272.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
B. ADMINISTRATIVE OFFICE											
AIR CONDITIONED	12771.0		2088.0	1115.0	3518.0	0.0	6050.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		12771.0	2088.0	1115.0	3518.0	0.0	6050.0	0.0	0.0	0.0	0.0
C. POLICE OFFICE											
AIR CONDITIONED	5919.2		5910.2	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		5919.2	5910.2	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
D. MAINTENANCE SPACE											
AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	22762.6		22762.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		22762.6	22762.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
E. P.R. GOVERNMENT SPACE											
AIR CONDITIONED	3277.2		2477.2	800.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN RAMP	7141.6		7141.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		10418.8	9618.8	800.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
F. OPERATIONS SPACE											
AIR CONDITIONED	436.3		289.1	147.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	1571.8		1142.8	429.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		2008.1	1431.9	576.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL PRPA SPACE	54151.7	54151.7	41811.5	2772.2	3518.0	0.0	6050.0	0.0	0.0	0.0	0.0

PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN PASSENGER TERMINALS

TYPE OF SPACE	TOTAL: SQ.FT.	SUB-TOTAL SQ.FT.	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	5TH FL. SQ.FT.	6TH FL. SQ.FT.	7TH FL. SQ.FT.	8TH FL. SQ.FT.	9TH FL. SQ.FT.
VI. PUBLIC CIRCULATION & WAITING SPACE											
AIR CONDITIONED	73686.7		0.0	73686.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	24916.1		9628.0	15288.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	31339.0		2922.8	28416.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
RESTROOMS (A/C)	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
RESTROOMS (N A/C)	640.0		640.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
RESTROOMS (CANOPIED)	1703.3		0.0	1703.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		132285.1	13190.8	119094.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL P.C.W.S.	132285.1	132285.1	13190.8	119094.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
VII. BUILDING SERVICE SPACE											
AIR CONDITIONED	5262.8		2216.9	3045.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	14609.8		14002.6	607.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	307.3		42.0	265.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN TERRACE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		20179.9	16261.5	3918.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL B.S.S.	20179.9	20179.9	16261.5	3918.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GRAND TOTAL	1008318.1	1008318.1	476499.9	473302.7	22620.5	10274.0	9478.0	11034.0	4387.0	361.0	361.0

PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN PASSENGER TERMINALS

REVENUE AND NON-REVENUE ANALISYS

TYPE OF SPACE	TOTAL: SQ.FT.	SUB-TOTAL SQ.FT.	1ST FL. SQ.FT.	2ND FL. SQ.FT.	3RD FL. SQ.FT.	4TH FL. SQ.FT.	5TH FL. SQ.FT.	6TH FL. SQ.FT.	7TH FL. SQ.FT.	8TH FL. SQ.FT.	9TH FL. SQ.FT.
I. ALL SPACE											
AIR CONDITIONED	671008.2		203106.8	411198.4	22318.0	10274.0	9478.0	10832.0	3440.0	0.0	361.0
NOT AIR CONDITIONED	201973.5		170270.7	29462.8	730.0	0.0	0.0	202.0	947.0	361.0	0.0
CANOPIED	139819.1		105972.6	33846.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN RAMP	57124.4		57124.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN TERRACE	1600.0		1600.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INTERIOR TUG DRIVE	26743.4		26743.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL SPACE	1098268.6	1098268.6	564817.9	474507.7	23048.0	10274.0	9478.0	11034.0	4387.0	361.0	361.0
II. REVENUE PRODUCING SPACE											
AIR CONDITIONED	569383.0		190125.4	332122.6	18800.0	10274.0	3428.0	10832.0	3440.0	0.0	361.0
NOT AIR CONDITIONED	137473.2		122094.7	13138.5	730.0	0.0	0.0	202.0	947.0	361.0	0.0
CANOPIED	106469.5		103007.8	3461.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN RAMP	49982.8		49982.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN TERRACE	1600.0		1600.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INTERIOR TUG DRIVE	26743.4		26743.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL SPACE	891651.9	891651.9	493554.1	348722.8	19530.0	10274.0	3428.0	11034.0	4387.0	361.0	361.0
II. NON-REVENUE PRODUCING SPACE											
AIR CONDITIONED	101625.2		12981.4	79075.8	3518.0	0.0	6050.0	0.0	0.0	0.0	0.0
NOT AIR CONDITIONED	64500.3		48176.0	16324.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CANOPIED	33349.6		2964.8	30384.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN RAMP	7141.6		7141.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN TERRACE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INTERIOR TUG DRIVE	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL SPACE	206616.7	206616.7	71263.8	125784.9	3518.0	0.0	6050.0	0.0	0.0	0.0	0.0

EXHIBIT 6

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
SPACE AVAILABLE IN THE TERMINAL BUILDING

LINE NO.	TYPE OF SPACE	SQUARE FEET
	AIR CARRIER SPACE	
	AIR CONDITIONED	
1	Ticket Counter	888
2	Airline Off (Back of Counter)	3,487
3	Baggage Claim Area	1,777
4	Gate Lobby	2,518
5	Sub-Total	8,670
	NOT AIR CONDITIONED	
6	Baggage Make-up	923
7	Canopied Baggage Area	1,080
8	Sub-Total	2,003
9	Total Carrier Space	10,673
	FEDERAL GOVERNMENT SPACE -	
	FEDERAL INSPECTION AGENCIES	
10	U.S. Customs - AC	1,750
11	U.S. Agriculture - AC	
12	Total Federal Government Space	1,750
	CONCESSION SPACE	
13	Public Telephone - AC	30
14	Food and Beverages - AC	1,786
15	Shops and Beverages - AC	1,001
16	Total Concession Space	2,817
	PORTS AUTHORITY SPACE	
17	Offices - AC	1,370
18	Police Headquarters - AC	64
19	Operations - NAC	419
20	Operation (Canopied)	1,946
21	Total Ports Authority Space	3,799
	CIRCULATION AND WAITING SPACE	
22	Air Conditioned	10,688
23	Not Air Conditioned	2,743
24	Rest Room Air Conditioned	1,322
	Total Public Circulation and Waiting Space	14,753
	BUILDING SERVICE SPACE	
25	Not Air Conditioned	217
	GRAND TOTAL	33,792

EXHIBIT 6

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
SPACE AVAILABLE IN THE TERMINAL BUILDING
SUMMARY

LINE NO.	TYPE OF SPACE	SQUARE FEET
	REVENUE PRODUCING SPACE	
1	Air Conditioned	13,237
2	Not Air Conditioned	923
3	Canopied	1,080
4	Total Revenue Producing Space	15,240
	NON-REVENUE PRODUCING SPACE	
5	Air Conditioned	13,444
6	Not Air Conditioned	3,379
7	Canopied	1,946
8	Total Non-Revenue Producing Space	18,769
	ALL SPACE	
9	Air Conditioned	26,681
10	Not Air Conditioned	4,302
11	Canopied	3,026
12	Total All Space	34,009

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
CALCULATION OF EQUIVALENT RENTAL UNITS FOR SPACE AVAILABLE IN TERMINAL BUILDING
FOR FISCAL YEARS 1991 - 1993

LINE NO.	TYPE OF SPACE	REVENUE PRODUCTING SPACE (SQUARE FEET) LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT (1)	PONCE (2)	TOTAL (3)	WEIGHTING FACTOR (4)	EQUIVALENT RENTAL UNITS (SQ. FT.) (5)
1	Enclosed Air Conditioned	569,383	13,237	582,620	1.00	582,620
2	Enclosed Not Conditioned	137,473	923	138,396	.85	117,637
3	Interior Tug Drives	26,743	0	26,743	.60	16,046
4	Canopied	106,470	1,080	107,550	.55	59,153
5	Open Ramp	49,983	0	49,983	.45	22,493
6	Open Terrace	1,600	0	1,600	.30	480
7	Total	891,652	15,240	906,892		798,429

Notes: 1. Source: Space Study March 1991
2. Column (3): Sum of Column (1) and (2)
3. Column (4): Established in prior rate studies
4. Column (5): Column (3) multiplied by Column (4)

Exhibit 7
Sheet 1 of 1

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL
INBOUND AND INTRANSIT PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990 THROUGH 1993

LINE NO.	INBOUND INCLUDING* INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	PROJECTED 1990 (5)	1991 (6)	1992 (7)	1993 (8)	AVERAGE 1991-93
	From U.S. Mainland									
1	U.S. Flag Carriers	1,702,612	2,234,269	2,558,637	2,643,854	2,831,800	2,973,300	3,122,000	3,278,100	3,124,467
	From Puerto Rico Points									
2	Certificated Airlines									
3	Commuter Airlines	53,143	69,731	74,434	73,995	75,500	77,700	78,900	80,000	78,866
4	Total	53,143	69,731	74,434	73,995	75,500	77,700	78,900	80,000	78,866
	From U.S. Virgin Islands									
5	U.S. Flag Carriers									
6	Commuter Airlines	221,837	306,596	342,054	391,820	428,400	458,400	490,600	524,800	491,267
7	Total	221,837	306,596	342,054	391,820	428,400	458,400	490,600	524,800	491,267
	From Foreign Contries									
8	Schedule Airlines	415,159	563,921	777,701	859,411	920,400	966,400	1,010,700	1,065,400	1,015,500
9	Commuter Airlines	51,994	53,206	83,292	112,657	120,800	126,800	133,200	139,800	133,267
10	Sub-Total	467,153	617,127	860,993	972,068	1,041,200	1,093,200	1,147,900	1,205,200	1,148,767
11	Intransit	223,392	253,400	212,800	151,917	153,436	157,200	160,000	175,500	164,233
12	Total	690,545	870,527	1,073,793	1,123,985	1,194,636	1,250,400	1,307,900	1,380,700	1,313,000
13	Total Inbound and Intransit	2,668,137	3,481,123	4,048,918	4,233,654	4,530,336	4,759,800	4,999,400	5,263,600	5,007,600

NOTES: (A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passenger not included. Charter Operations included

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL
OUTBOUND AND INTRANSIT PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990 THROUGH 1993

LINE NO.	OUTBOUND INCLUDING* INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	PROJECTED 1990 (5)	1991 (6)	1992 (7)	1993 (8)	AVERAGE 1991-93
	Certificated Airlines									
1	To U.S. Mainland	1,760,057	2,252,695	2,544,686	2,642,102	2,666,423	2,850,200	2,967,000	3,200,000	3,005,733
2	To Foreign Points	400,778	520,280	689,388	759,661	906,554	913,100	914,100	920,200	915,400
3	Total Extended Flights	2,160,835	2,772,975	3,234,074	3,401,763	3,572,977	3,763,300	3,881,100	4,120,200	3,921,533
4	To U.S. Virgin Islands	1,231	26,979	51,837	60,712	56,790	64,100	66,700	70,100	66,967
5	Total on Local Flights	1,231	26,979	51,837	57,821	60,712	64,100	66,700	70,100	66,967
6	Total on Extended and Local Flights	2,162,066	2,299,954	3,285,911	3,459,584	3,634,689	3,827,400	3,947,800	4,190,300	3,988,300
	Commuter Airlines, Privates and Non-Scheudule Air Taxis									
7	To Foreign Points (Extended)									
8	To U.S. Virgin Island (Local)	23,198	55,624	92,108	111,292	115,897	124,200	129,900	138,400	130,833
9	To Puerto Rico Points (Local)	235,743	260,621	280,887	312,519	318,769	327,100	357,200	370,500	351,600
10	Total on Local Flights	44,309	59,920	66,418	64,443	65,087	67,050	69,000	71,700	69,250
11	Total on Extended and Local Flights	280,052	323,431	347,305	376,962	383,856	394,150	426,200	442,200	420,850
		303,250	379,055	439,413	488,254	499,753	518,350	556,100	580,600	551,683
12	Total Outbound Passengers	2,465,316	3,179,009	3,725,324	3,947,838	4,134,442	4,345,750	4,503,900	4,770,900	4,540,183
13	Total Intransit Passengers	144,175	253,400	212,800	151,917	153,436	157,200	160,000	175,500	164,233
14	Total Outbound and Intransit Passengers	2,587,577	3,432,409	3,938,124	4,099,755	4,287,878	4,502,950	4,663,900	4,946,400	4,704,416

NOTES:

(A) Source: Puerto Rico Ports Authority Statistical Reports.
(*) Non-Revenue Passengers not included. Charter Operations included.

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
INBOUND AND OUTBOUND PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990 THROUGH 1993

LINE NO.	PASSENGERS*	HISTORICAL (A) 1986	1987	1988	1989	PROJECTED 1990	1991	1992	1993	AVERAGE
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	1991-93
	INBOUND									
1.	Commuters	8,621	5,534	6,630	7,457	7,691	8,922	10,350	11,000	10,091
2.	Certificated Airlines (local)									
3.	Extended									
4.	Sub-total	8,621	5,534	6,630	7,457	7,691	8,922	10,350	11,000	10,091
5.	Privates & Air Taxis	13,779	11,206	7,541	8,002	9,450	10,018	10,619	11,300	10,643
6.	Total	22,400	16,740	14,171	15,459	17,141	18,940	20,969	22,300	20,734
	OUTBOUND									
7.	Commuters	9,027	6,028	8,961	8,998	8,476	8,984	9,523	10,100	9,536
8.	Certificated Airlines (local)									
9.	Extended									
10.	Sub-total	9,027	6,028	8,961	8,998	8,476	8,984	9,523	10,100	9,536
11.	Privates & Air Taxis	13,318	10,972	7,384	8,119	9,619	10,485	11,429	12,200	11,371
12.	Total	22,345	17,000	16,345	17,117	18,095	19,469	20,952	22,300	20,907
13.	Total Inbound and Outbound	44,745	33,740	30,516	22,576	35,236	38,409	41,921	44,600	41,643

NOTES: (A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passenger not included. Charter Operations included

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
INBOUND AND INTRANSIT PASSENGERS
HISTORICAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990 THROUGH 1993

LINE NO.	INBOUND INCLUDING* INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	PROJECTED 1990 (5)	1991 (6)	1992 (7)	1993 (8)	AVERAGE 1991-93
	From U.S. Mainland									
1	U.S. Flag Carriers	1,702,612	2,234,269	2,558,637	2,643,854	2,831,800	2,973,300	3,122,000	3,278,100	3,124,467
	From Puerto Rico Points									
2	Certificated Airlines									
3	Commuter Airlines	61,764	75,265	81,064	81,452	83,191	86,622	89,250	91,000	88,957
4	Sub-Total	61,764	75,265	81,064	81,452	83,191	86,622	89,250	91,000	88,957
5	Privates & Air Taxis	13,779	11,206	7,541	8,002	9,450	10,018	10,619	11,300	10,643
6	Total	75,543	86,471	88,605	89,454	92,641	96,640	99,869	102,300	99,600
	From U.S. Virgin Islands									
7	U.S. Flag Carriers									
8	Commuter Airlines	221,837	306,596	342,054	391,820	428,400	458,400	490,600	524,800	491,267
9	Total	221,837	306,596	342,054	391,820	428,400	458,400	490,600	524,800	491,267
	From Foreign Contries									
10	Schedule Airlines	415,159	563,921	777,701	859,411	920,400	966,400	1,014,700	1,065,400	1,015,50
11	Commuter Airlines	51,994	53,206	83,292	112,657	120,800	126,800	133,200	139,800	133,26
12	Sub-Total	467,153	617,127	860,993	972,068	1,041,200	958,087	1,147,900	1,205,200	1,148,767
13	Intransit	223,392	253,400	212,800	151,917	153,436	172,718	160,000	175,500	164,233
14	Total	690,545	870,527	1,073,793	1,123,985	1,194,636	1,130,825	1307900	1,380,700	1,313,000
15	Total Inbound and Intransit	2,668,137	3,481,123	4,048,918	4,233,654	4,530,336	4,270,970	5020369	5,205,900	5,028,337

NOTES: (A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passenger not included. Charter Operations included

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORT
OUTBOUND AND INTRANSIT PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990 THROUGH 1993

LINE NO.	OUTBOUND INCLUDING* INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	PROJECTED 1990 (5)	1991 (6)	1992 (7)	1993 (8)	AVERAGE 1991-93
	Certificated Airlines									
1	To U.S. Mainland Cities	1,760,057	2,252,695	2,544,686	2,642,102	2,666,423	2,850,200	2,967,000	3,200,000	3,005,733
2	To Foreign Points	400,778	520,280	689,388	759,661	906,554	913,100	914,100	920,200	915,800
3	Total Extended Flights	2,160,835	2,772,975	3,234,074	3,401,763	3,572,977	3,763,300	3,881,100	4,120,200	3,921,533
4	To U.S. Virgin Islands	1,231	26,979	51,837	57,821	60,712	64,100	66,700	70,100	66,967
5	To Puerto Rico Points									
6	Total on Local Flights	1,231	26,979	51,837	57,821	60,712	64,100	667,700	70,100	66,967
7	Total Local & Extended Flights	2,162,066	2,299,954	3,285,911	3,459,584	3,634,689	3,827,400	3,947,800	4,190,300	3,988,500
	Computer Airlines, Privates and Non-Scheudule Air Taxis									
8	To Foreign Points (Extended)	23,198	55,624	92,108	111,292	115,897	124,200	129,900	138,400	130,833
9	To U.S. Virgin Island (Local)	235,743	260,621	280,887	312,519	318,769	327,100	357,200	370,500	351,600
10	To P.P. Points (Local)	66,654	76,920	82,763	81,560	83,182	86,519	89,952	94,000	90,157
11	Sub-Total (Local)	302,397	337,541	363,650	394,079	401,951	413,619	447,152	464,500	441,757
12	Total Extended and Local Flight	325,595	393,165	455,758	505,371	517,848	537,819	577,052	602,900	572,590
13	Total Outbound Passengers	2,487,661	3,193,119	3,741,669	3,964,955	4,152,537	4,365,219	4,524,852	4,793,200	4,561,090
14	Intransit Passengers	144,175	253,400	212,800	151,917	153,436	157,200	160,000	175,500	164,233
15	Total Outbound and Intransit Passenger	2,631,836	3,446,519	3,954,469	4,116,872	4,305,973	4,522,419	4,684,852	4,968,700	4,725,323

NOTES:

(A) Source: Puerto Rico Ports Authority Statistical Reports
(*) Non-Revenue Passengers not included. Charter Operations included

HISTORICAL AND ESTIMATED AIRCRAFT WEIGHT LIFTED AT
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS BY LOCAL AND EXTENDED FLIGHTS
AIRCRAFT WEIGHTS IN 1000 POUNDS UNITS

AIRPORT		EXTENDED FLIGHTS					LOCAL FLIGHTS				
	fiscal years	aircraft weight lifted	percent of change	weight factor	total factored weight lifted	aircraft weight lifted	percent of change	weight factor	local aircraft weight lifted	Grand Total Factored Weight Lifted
Luis Muñoz Marín International										
Historical	1985	5,168,988	-4.4	1.0	5,168,988	401,860	-3.4	0.75	301,395	5,470,383
	1986	6,085,152	17.7	1.0	6,085,152	174,520	-56.6	0.75	130,890	6,216,042
	1987	6,596,300	8.4	1.0	6,596,300	261,780	50.0	0.75	196,335	6,792,635
	1988	7,150,300	8.4	1.0	7,150,300	307,600	17.5	0.75	230,700	7,381,000
	1989	8,830,531	23.5	1.0	8,830,531	509,540	65.7	0.75	382,155	9,212,686
	1990	9,725,629	10.1	1.0	9,725,629	515,307	1.1	0.75	386,480	10,112,109
Estimated	1991	10,503,679	8.0	1.0	10,503,679	551,378	7.0	0.75	413,534	10,917,213
	1992	11,343,974	8.0	1.0	11,343,974	589,975	7.0	0.75	442,481	11,786,455
	1993	12,251,492	8.0	1.0	12,251,492	631,273	7.0	0.75	473,455	12,724,946
Ponce										
Historical	1985	---	---	---	---	55,371	-19.2	0.75	41,528	41,528
	1986	---	---	---	---	37,674	-32.0	0.75	28,256	28,256
	1987	---	---	---	---	44,000	16.8	0.75	33,000	33,000
	1988	---	---	---	---	47,000	6.8	0.75	35,250	35,250
	1989	---	---	---	---	51,330	9.2	0.75	38,498	38,498
Estimated	1990	---	---	---	---	53,383	4.0	0.75	40,037	40,037
	1991	---	---	---	---	55,785	4.5	0.75	41,839	41,839
	1992	---	---	---	---	58,575	5.0	0.75	43,931	43,931
	1993	---	---	---	---	61,796	5.5	0.75	46,347	46,347
Int'l. and Ponce										
Historical	1985	5,168,988	-4.4	1.0	5,168,988	457,231	-5.6	0.75	342,923	5,511,911
	1986	6,085,152	17.7	1.0	6,085,152	212,194	-53.6	0.75	159,146	6,244,298
	1987	6,596,300	8.4	1.0	6,596,300	305,780	44.1	0.75	229,335	6,825,635
	1988	7,150,300	8.4	1.0	7,150,300	354,600	16.0	0.75	265,950	7,416,250
	1989	8,830,531	23.5	1.0	8,830,531	560,870	58.2	0.75	420,653	9,251,184
	1990	9,725,629	10.1	1.0	9,725,629	568,690	1.4	0.75	426,518	10,152,147
Estimated	1991	10,503,679	8.0	1.0	10,503,679	607,164	6.8	0.75	455,373	10,959,052
	1992	11,343,974	8.0	1.0	11,343,974	648,550	6.8	0.75	486,412	11,830,386
	1993	12,251,492	8.0	1.0	12,251,492	693,070	6.9	0.75	519,802	12,771,294
	1991-1993	11,366,382			11,366,382	649,594			487,196	11,853,577

Exhibit 9
Sheet 1 of 1

ECONOMIC RESEARCH OFFICE

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
SPACE AVAILABLE IN THE FREIGHT TERMINAL BUILDING
AS OF MARCH 31, 1991
(In Square Feet)

SUMMARY

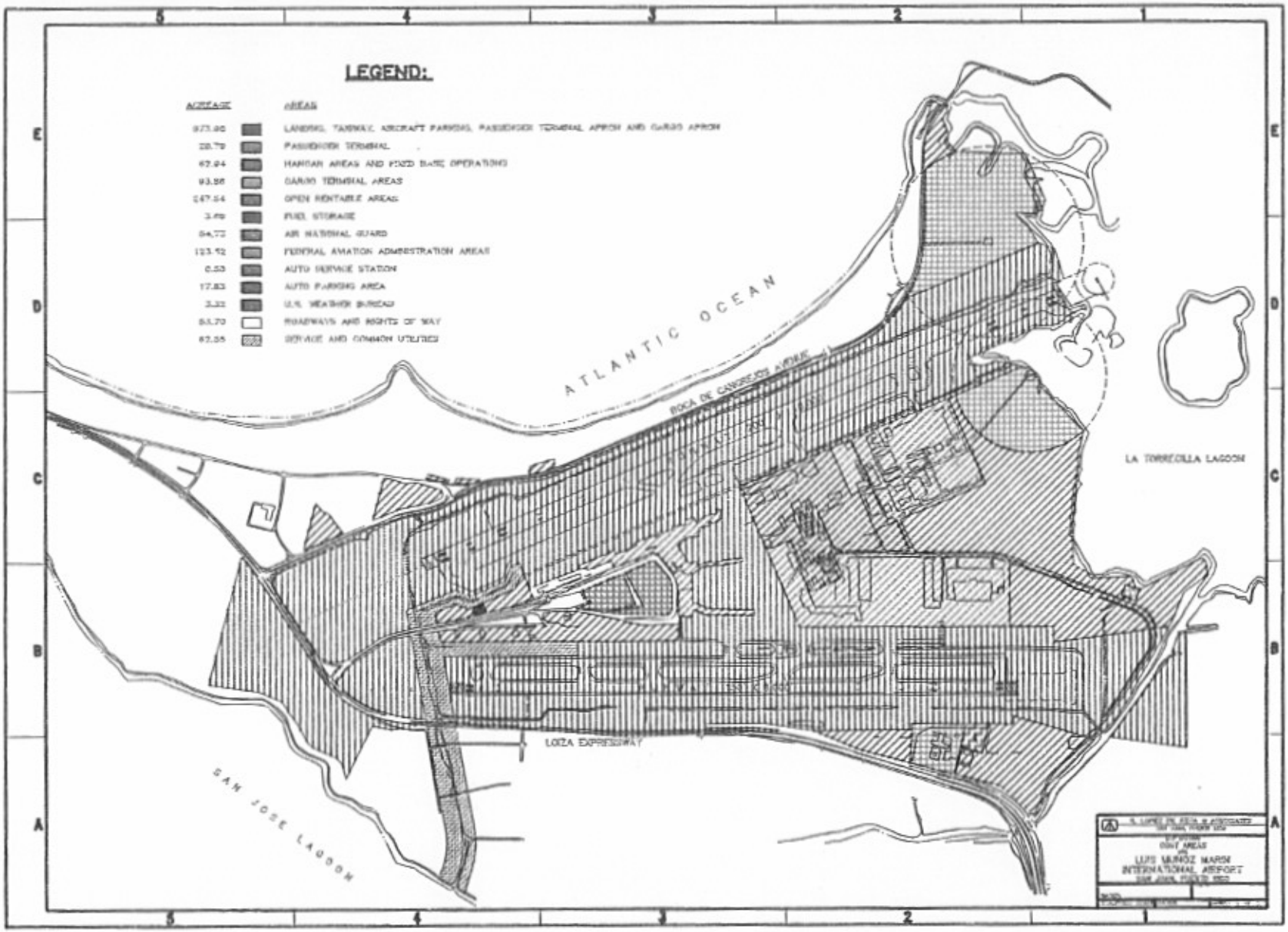
LINE NO.	USER AND TYPE OF SPACE	LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT (1)	PONCE AIRPORT (2)	TOTAL (3)
	Revenue Producing Space			
1	Enclosed, Not Air Conditioned	58,860	9,480	68,340
2	Open Ramp	11,200	0	11,200
3	SUB-TOTAL	70,060	9,480	79,540
	Federal Government Space			
4	Enclosed, Not Air Conditioned		80	80
5	U.S. Customs	2,100	2,729	4,829
6	U.S. Department of Agriculture	11,400	0	11,400
7	SUB-TOTAL	13,500	2,809	16,309
	Commercial Space			
8	Enclosed, Not Air Conditioned	7,000	0	7,000
9	Total Revenue Producing Space	90,560	9,480	100,040
10	Non-Revenue Producing Space			
11	Circulation and Public Space Rest Rooms, Stair, Not Air Conditioned	1,420	62	1,482
12	Canopied	15,290	18	15,308
13	Total Non-Revenue Producing Space	16,710	80	16,790
14	GRAND TOTAL -ALL SPACE	107,270	9,560	116,830

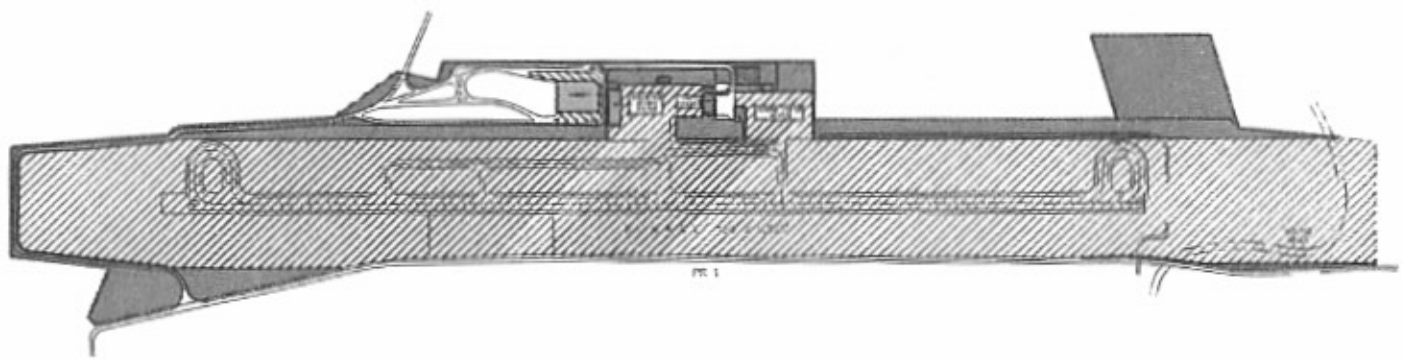
PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
INBOUND AIR CARGO (THOUSAND POUNDS)
FROM V.S. VIRGIN ISLANDS AND FOREIGN COUNTRIES

LINE NO.	FISCAL YEAR	CARGO FROM V.S. VIRGIN * ISLANDS AND FOREIGN COUNTRIES	ANNUAL INCREASE DECREASE %
1.	1985	23,202	23.3
2.	1986	29,342	26.5
3.	1987	31,259	6.5
4.	1988	30,191	-3.4
5.	1989	28,376	-6.0
6.	1990	31,100	9.6
7.	1991	32,700	5.1
8.	1992	33,800	3.4
9.	1993	35,000	3.6
10.	AVERAGE 1991-93	33,833	4.0

* NOTE: SOURCE: PUERTO RICO PORTS AUTHORITY STATISTICAL REPORTS

EXHIBIT II
SHEET 1 OF 1


LEGEND:
ACREAGE
AREAS
LANDING, TAXIWAY, AIRCRAFT PARKING, PASSENGER TERMINAL APRON AND CARGO APRON
PASSENGER TERMINAL
HANGAR AREAS AND FIXED BASE OPERATIONS
CARGO TERMINAL AREAS
OPEN RENTABLE AREAS
FUEL STORAGE
AIR NATIONAL GUARD
FEDERAL AVIATION ADMINISTRATION AREAS
AUTO SERVICE STATION
AUTO PARKING AREA
U.S. WEATHER BUREAU
ROADWAYS AND RIGHTS OF WAY
SERVICE AND COMMON UTILITIES
ATLANTIC OCEAN
BOCA DE CANDELOTS AVENUE
LA TORRECILLA LAGOON
LOIZA EXPRESSWAY
SAN JOSE LAGOON
LUIS MUÑOZ MARIN
INTERNATIONAL AIRPORT



LEGEND:

ACREAGE		AREAS
183.90		LANDING, TAXIWAY, AIRCRAFT PARKING, PASSENGER TERMINAL APRON AND CARGO APRON
0.65		PASSENGER TERMINAL
0.10		CRASH, FIRE & RESCUE AREA
0.60		CARGO TERMINAL AREAS
60.50		OTHERS AREAS
0.50		FUEL STORAGE
6.00		ROADWAYS AND RIGHTS OF WAY
0.04		FEDERAL AVIATION AREA
0.50		GENERAL AVIATION AREA
1.64		AUTO PARKING AREA

AIRPORT
PONCE AIRPORT
PONCE, PUERTO RICO





#5 30

PORTS AUTHORITY

COMMONWEALTH OF PUERTO RICO

REPORT ON
RATES, FEES, RENTALS, AND OTHER CHARGES
FOR THE USE OF PUBLIC AIRCRAFT FACILITIES AND
PASSENGER AND FREIGHT TERMINAL PREMISES
AT THE
CERTIFICATED ROUTE AIR CARRIER AIRPORTS SYSTEM

PUERTO RICO INTERNATIONAL
AND PONCE AIRPORTS

JULY 1, 1988 THROUGH JUNE 30, 1990

ACTUAL COSTS

6 de septiembre de 1991 10:38 A.M.
4530

REPORT ON

RATES, FEES, RENTALS, AND OTHER CHARGES FOR THE USE OF PUBLIC AIRCRAFT FACILITIES AND PASSENGER AND FREIGHT TERMINAL PREMISES AT THE CERTIFICATED ROUTE AIR CARRIER AIRPORTS SYSTEM WHICH COMPRISES LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS

JULY 1, 1988 TO JUNE 30, 1990

JANUARY 1991

ACTUAL COSTS

Puerto Rico Ports Authority
San Juan, Puerto Rico

PREFACE

This Tariff Economic Study has been conducted by the Consultant on Tariffs and the Chief of the Bureau of Tariffs Affairs. Assistance was received from the Chief of the Office of Statistics and Economic Research. The Ports Authority Budget Office and the Sub-Manager of the Luis Muñoz Marín International Airport, also willingly contributed for the development of this study.

José Ysern de la Cruz
Consultant

Miguel A. Maldonado
Chief, Tariffs Bureau

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	C. Aircraft Landing Fees	7
	D. Common Use Facilities Charges	10
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LIST OF EXHIBITS

EXHIBIT NUMBER	
1.	Historial Overhead Expenses for Fiscal Years 1986 to 1990 calculations of costs for the Luis Muñoz Marín International and Ponce Airports (4 sheets)
	Sheet 1- Central Office Expenses
	Sheet 2- Service Department Expenses
	Sheet 3- Aviation Department Administration Expenses
	Sheet 4- Airport Administration Expenses

2. Operating and Maintenance Expenses, Historical for Fiscal Years 1986 to 1990 (4 Sheets).

   Sheets 1 thru 2 - Luis Muñoz Marín International Airport
   Sheets 3 thru 4 - Ponce Airport

3. Investment in Depreciable Facilities and Annual Carrying Charges for the Use of Capital Invested at the Luis Muñoz International and Ponce Airports (3 Sheets).

4. Capital Invested in Non-depreciable Facilities Used at the Luis Muñoz Marín International and Ponce Airports as of June 30, 1990 and the Calculation of Annual Charges (1 Sheet) Revised.

5. Luis Muñoz Marín International and Ponce Airports, Calculation of Average Annual Costs for Each Cost Area, Fiscal Years 1988, 1989, and 1990 (Sheet 1).

6. Luis Muñoz Marín International and Ponce Airports- Space Available in the Passenger Terminal Buildings as of June 30, 1989 (6 Sheets).

7. Luis Muñoz Marín International and Ponce Airports- Calculation of Equivalent Rental Units for Space Available in Terminal Building for Fiscal Years 1988-1990 (1 Sheet).

8. Inbound, In-Transit and Outbound Passengers, Historical Fiscal Years 1986 to 1990 and Estimated 1987 and average 1988 to 1990 (5 Sheets)

   Sheets 1 and 2 - Luis Muñoz Marín International Airport

   Sheet 3 - Ponce Airport

   Sheet 4 and 5 - Summary

9. Historical and Estimated Aircraft Weight Lifted at Luis Muñoz Marín International and Ponce Airports by Local and Extended Flights, Actual for Fiscal Years 1985-1990 and average 1988 to 1990 (1 Sheet).

10. Space Available in the Freight Terminal Buildings (2 Sheets).

Sheet 1 - Luis Muñoz Marín International and Ponce Airports

Sheet 2 - Summary

11. Luis Muñoz Marín International and Ponce Airports - Inbound Air Cargo From U.S. Virgin Islands and Foreign Countries (1 Sheet).

12. Cost Areas for the Luis Muñoz Marín Int'l. and Ponce Airports (2)

INTRODUCTION

For the rate services the Puerto Rico Ports Authority has agreed with the carriers through stipulation to work in actual cost analysis of the expired rate period to determine whether the collected rates on charges have been low or high. With this analysis then debits or credits will be made in the ensuing rate period.

The last stipulation was signed on May 6, 1988 after lengthy conversations between the parties and was submitted to the Hearing Officer. This lead to the corresponding recommendations by the Hearing Officer and to finally the adoption of Resolution No. 88-37 of June 28, 1988. The following points were agreed.

1. The tariffs period was extended to be finished on September 30, 1990 instead of September 30,1988.
2. The rates adopted were those adopted by Resolution No. 87-08 of February 26, 1987 with the exception of landing fees which were fixed at $1.14 for each 1,000 pounds of maximum take off gross weight per landing for external flights and $0.855 for each 1000 pounds of maximum take off gross weight per landing of local flights.

Subsequently, and on account of the conduct of this reevaluation, Resolution No. 90-66 of September 19, 1990 was adopted. This resolution extended the tariff and rates to

provide more time to determine the appropriate applicable tariffs.

In order to follow the practice, actual costs have been reevaluated for a period of three years, (fiscal years 1987-88 to 1989-1990) so as to make adjustments for the next three years rate period.

CHAPTER I

DEVELOPMENT OF RATES, RENTALS, FEES AND OTHER CHARGES

The rates, fees, rentals, and other charges calculated in the following pages for the Airports System are developed so that the Authority recovers the "annual break-even need". This term has been used in previous rate making periods to define each cost area, including: an allocation of the expenses corresponding to Central Office, Service Department, the Aviation Department, Administration, charges for non depreciable specific use and general purpose facilities.

A. The Passenger Terminal Rentals

In determination of equitable rental rates for space in the passenger terminal buildings, the Authority will maintain the same principles followed in previous rate making periods, for example:

1. No allowance has been included to reflect difference in location in establishing rentals applicable to airline or concessionaire space.
2. The cost of common use space like the baggage claim area and the gate lobbies will be distributed among the using airlines on a per passenger charge.

3. The cost of the Federal inspection space will be distributed among the using airlines on a per passenger charge

4. Weighting factors were established for the various types of space provided in the terminal buildings on the basis of construction costs.

5. In the case of the new terminal for Eastern Airlines the Ports Authority cost were taken for just one year and determined on the average for three years in order to come to a most reasonable and just basis.

In order to calculate the schedule of rentals for the passenger buildings, some adjustments have to be made as follows:

1. Prospective annual break-even need for the Passenger Terminal Building at Puerto Rico International and Ponce Airports, as shown in Exhibit 5, column 8, line 15 is $13,673,695

2. From this amount it is appropriate to deduct

reimbursed operations and maintenance expenses, which are estimated as follows:

Utilities: (Expenses recovered from users)*		
Luis Muñoz Marín	$259,006	
Ponce Airport	2,336	$261,342

3. This give a net break-even need for the passenger building floor space at the Airports System of $13,412,353

4. Add an allowance for average vacancy, estimated at three percent 402,371

5. This gives a total break-even to be produced by rental schedule of $13,814,724

6. The revenue producing floor space on which to base the rental schedule, is Shown on Exhibit 7 to be equivalent in terms of basic rental units 563,255 s.f.

*Based on actual revenues received in 1990.

7. This gives the following average break even need per square foot for each type of potentially revenue producing floor space available in the passenger terminal buildings of Luis Muñoz Marín and Ponce Airports:

Type of Space	Average Break-even Need per Square Foot
Enclosed, air Conditioned	$ 24.52
Enclosed, not air conditioned	20.84
Interior Tug Drive	14.71
Canopied	13.49
Open Ramp	11.03
Open Terrace	7.36

B. Cargo Terminal Rental

It has been decided in previous rate making periods that similar space in cargo building will carry the same rental rate so that differences in rental rates will not be a factor in locating and relocating tenants. On this basis, the rental rate for space in the freight terminal buildings has been established as follows:

1. Annual break-even need, from Exhibit 5 $1,438,202
   Less utilities recovered of $21,371 $1,416,831

2. Revenue producing space, from Exhibit 10 — 121,635 sq. ft.

3. Break-even need per square foot — $11.65

Even though the break-even need per square foot yields a rental of $11.65 per square foot, the air cargo situation and the use of this space at Ponce move toward establishing proportional rental at Ponce of $3.88 as an incentive and the Ports Authority to absorb this cost differential.

C. Aircraft Landing Fees

The three factors considered in determining the fees for the use of the landing area which includes the public runways, taxiways, ramp, and apron area are:

1. The break-even need with respect to the runways, taxiways, ramp and apron areas.
2. The portion of this break-even need reasonably allocable to the operations of the schedule service carriers and to other airport users.
3. The methods of distributing the scheduled service operators share of this break-even need among the several different users.

The landing fees which are actually derived by taking into account the maximum allowable gross take off weight of aircraft, are calculated as follows:

1. The annual break-even need from Exhibit 5 = $11,278,347

2. The annual rental value of space in the passenger and cargo buildings and land required to be given to the Federal Aviation Administration and U. S. Weather Bureau free of charge to be added. This rental value of space is calculated as follows:

a. Federal Aviation Administration

Puerto Rico International

i. Enclosed-AC* 6764 sq. ft. x $24.52=$165,853

ii. Enclosed-NAC** 1308 sq. ft. x $20.84=$ 27,259

iii. Freight Space*** 535 sq. ft. x $11.65= $ 6,233

iv. Land 87.7 acres x $7,574= $664,240

Ponce

1. Land .5435 acres ÷ $7,574=$4,116

b. U.S. Weather Bureau

a. Luis Muñoz Marín

i. Enclosed AC 2681 sq. ft. x $24.52=$65,738

GRAND TOTAL $933,439

3. This gives a total break-even need for the landing area of $11,278,347 + $933,439 = $12,211,786

* See Exhibit 6 (Sheet 2, column 10, line 1)
** See Exhibit 6 (Sheet 2, column 10, line 3)
*** See Exhibit 10 (Sheet 1, column 3, line 4)

Per acre bare cost of land in "Other Areas" cost center is determined as follows:

From Exhibit 5:

Break-even need PRI (Other Areas)	$2,786,861
Break-even need PSE (Other Areas)	126,093
	$2,912,954

From Exhibits 12 and 13:

Acreage:

LMMI - Other Area	122.03 acres
Open rentable areas	264.92
Sub-Total	382.09
Ponce - Other Areas	2.5
Total	384.59

Calculation of the bare cost per acre

$2,912,954 ÷ 384.59 = $7,574

Runway operating data as more representative as in the previous rate study was obtained from the average of two full months, January 1990 and September 1989. The scheduled service utilization factor was determined as follows:

	Departures	Weight (000 lbs.)	Percentage of Usage Departures	Weight	Combined
Schedule Carriers	4,867	782,183	30.2	70.2	50.2
Commuter Airlines	7,836	292,941	48.7	26.3	37.5
Military	523	29,811	3.2	2.7	3.0
Others	2,879	9,558	17.9	.8	9.3
TOTALS	16,105	1,114,493	100.0	100.0	100.0

The runway schedule service utilization factor is:

50.2+37.5=87.7%

4. The cost allocated to the schedule service for the use of the landing area of the Airports System is as follows:

$12,211,786 x 87.7 = $10,709,736

5. To calculate the fee for the use of the landing area by schedule service operators we take the cost as shown above and divide it by the factor weight to be lifted in 1,000 pound units for the average during fiscal years 1986 to 1988 as determined on Exhibit 9.

The calculation is as follows:

$10,709,736 ÷ 8,939,860 = $1.19 for Revenue Flights to points in Continental USA and Foreign Countries

$ .90 for Revenue Flights to points in Puerto Rico and the American Virgin Islands

A minimum charge of $8.45 for a commercial and a minimum charge $8.73 for a non commercial aircraft will be assessed for each take-off.

D. Common Use Facilities Charges

There are some specific facilities which are used in common by the different types of operators in the Airport System and for which a simplification of the cost recovery method is hereby applied.

In general terms, the areas that are used in common in the Airports System by schedule air carriers and commuter airlines or where services are provided that benefit various carriers, can be classified in four groups:

Group I -Areas used for the benefit of all runway users:

1. Includes the landing area and the Federal Aviation Administration and U.S. Weather Bureau Passenger Terminal and Freight Terminal Space and Land assigned free of charge to provide services to aircraft operators for flights safety.

Group II -Areas used in common by domestic air carriers in passenger buildings:

1. Gate lobbies in the domestic wing of LMMI and gate lobby at Ponce.
2. Baggage claim areas at both airports.
3. Pre-boarding federal inspection areas (Agriculture) at both airports.
4. Sterile areas (Security controlled) at LMMI

Group III -Areas used for the benefit of air carriers providing international passenger service:

1. Gate lobbies at the International Wing-LMMI

2. Federal Inspection space at Passenger Terminals

3. Sterile Areas (Security Controlled)

Group IV -The area occupied by U.S. Customs for the inspection of freight at LMMI.

E. Computation of Charges

On this occasion, as more convenient to all parties, we follow the same procedure as that of the study of February 1987.

Determination of Group II Facilities (Domestic Carriers) Costs

A. Areas Assigned

1. Gate Lobbies and Sterile Corridors *

Gates Lobbies - AC	32,861	x 24.52	=	$805,752
Stairs Gate LMM - NAC	414	x 20.84	=	8,628
Landing Bridges - NAC	2,555	x 20.84	=	53,246
Sterile Corridors - AC	7,395	x 24.52	=	181,325
Sterile Areas- NAC	22,947	x 20.84	=	478,215
Sterile Areas-Canopied	11,700	x 13.49	=	157,833
Total				$1,684,999

2. Baggage Claim Areas

Air Conditioned	15,116	24.52	=	$370,644
Canopied	1,896	13.49	=	25,577
Tug Drive Open Ramp	1,555	11.03	=	17,152
Total				$413,373

*Does not include gates used by American Airlines

3. Pre Boarding Inspection

Air Conditioned 1,380 x 24.52 = $33,838

B. Computation of Charges

1. Annual Cost of Gate Lobbies & Corridors = $1,684,999

(a) Passenger Traffic Using Facilities *

1. Outbound to U.S. Mainland	1,067,589
2. Inbound from U.S. Mainland	1,119,253
Total	2,186,842

(b) The per passenger charge is (Outbound or Inbound)

$1,684,999** ÷ 2,186,842 = $0.7705

2. Annual Cost of Baggage Claim Areas (Inbound)

$ 413,373 ÷ 1,119,253 = $0.3693

3. Annual Cost of Pre Inspection Area (Outbound)

$ 33,838 ÷ 2,617,737 = $0.0129

Determination of Group III Facilities Costs

According to present and specific uses for the recovery of break-even costs the rates for Group III Facilities shall be now

* Does not include gates used by American Airlines
** Adjusted for passengers in duty free shopping in sterile areas

determined in the manner shown below using the indicated adjusted area costs:

A. Area Assigned

	Area	Unit Cost	Rental
1. Gates Lobbies-AC	15,195	x$24.52	=$ 372,581
2. Sterile Areas-AC Inbound	9,266	x 24.52	= 227,202
Outbound	8,455	x 24.52	= 207,316
Sub-Total			$807,099
3. Federal Inspection Areas			
Agriculture	1,200	x 24.52	= 29,424
Customs	27,888	x 24.52	= 683,814
Immigration	10,732	x 24.52	= 263,149
Sub-Total			$976,387
4. Intransit Lounge	5,213	x 24.52	=$127,823
Grand Total			$1,911,309

B. Computation of Charges

The recovery of costs for the area used in the International Wing will be based in the following:

1. Departures and Arrivals on Certificated Carriers
2. Departures to U.S. Virgin Islands
3. Arrivals from U.S. Virgin Islands
4. Intransit Passengers
5. Passengers using Federal Inspection Areas

It is necessary to determine the percentage of traffic movement (usage) by the different types of passengers moving through the different areas which is as follows:

Summary of Average Projected Passenger Traffic

(Excludes American Airlines Foreign)

	IN	PERCENT	OUT	PERCENT	TOTAL	PERCENT
Virgin Islands	387,425	41.8	304,058	40.0	691,483	41.0
Commuters-Local	74,643	8.0	82,502	10.8	157,145	9.3
Foreign	465,169	50.2	373,864	49.2	839,038	49.7
TOTAL	927,237	100.00	760,424	100.0	1,687,666	100.0
Percent of Totals	54.9		45.1		100.0	

Passenger Using Federal Inspection Space

	NUMBER	WEIGHT FACTOR	NO. FACTORED	USAGE PERCENT
In Foreign	465,169	1.0	465,169	70.6
In U.S. Virgin Islands	387,425	0.5	193,712	29.4
	852,594	--	658,881	100.0

Based on the afore presented figures cost allocation is thus:

	TOTAL COSTS	FOREIGN	COMMUTERS	VIRGIN ISLANDS	INTRANSIT
Gate Lobbies	$372,581	185,173	34,650	152,758	--
Sterile Areas	434,518	200,839	37,581	165,682	30,416
Federal Inspection	976,387	689,329	--	287,058	--
In Transit Lounge	127,823	--	--	--	127,823
TOTALS	$1,911,309	1,075,341	72,231	605,498	158,239

Calculation of the per Passenger Charge

1.Departure or Arrivals on Foreign Carriers

$1,075,341 ÷ 839,038 = $1.2816

2. Departures or Arrivals in Commuters

$72,231 ÷ 157,145 = $0.46

3. Departure or Arrivals U.S. Virgin Islands

$605,498 ÷ 691,483 = $0.8757

4. Intransit Passengers

$158,239 ÷ 172,718 = $0.9162

3. Group IV Facilities

The annual cost related to the space occupied by U.S. Customs at the Freight Terminal of the Luis Muñoz Marín International Airport has been recovered in the past from the schedule and non-schedule air carriers on the basis of a charge per thousand pounds of cargo processed through the facilities. The Authority really must recovered not only the costs for Customs, space but also of the U.S. Department of Agriculture as well. Thus, with respect to the rate to be applied to recover the average annual bare cost of the 9,597 sq. ft. space in the freight terminals to be used by the Federal Inspection Agencies at the Luis Muñoz Marín International Airport (non at Ponce) for the processing of air freight, the historical volume of inbound freight requiring such processing and the average for fiscal

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT ADMINISTRATION EXPENSES
HISTORICAL FOR FISCAL YEARS 1986 TO 1990

LINE NO	EXPENSES	1986-87	HISTORICAL 1987-88 (A)	1988-89 (A)	1989-90 (A)	AVERAGE 1988-90 (A)
	Direct Expenses Personal Services	(1)	(2)	(3)	(4)	(5)
1	Administrative & Clerical Services	$450,276	$481,317	$639,000	$725,580	$615,239
2	Personnel Training	160	75	9,996	1,730	3,934
3	Fringe Benefits	191,497	239,239	319,500	360,136	306,290
4	Sub-Total	$641,933	$720,631	$968,496	$1,087,446	$925,523
	Contractual Services					
5	Travel	$908	$1,401	$3,741	$2,163	$2,435
6	Professional Services	3,500	0	17,167	0	5,722
7	Materials and Supplies	437	2,310	3,877	9,441	5,209
8	Fuel	588	405	493	165	354
9	Communications	49,389	49,555	35,726	39,134	41,475
10	Heat, Light and Power	65,884	214,488	34,277	42,345	97,036
11	Insurance	1,387	14,462	1,518	162	5,380
12	Maintenance and Repairs	2,538	3,053	2,197	4,211	3,153
13	Advertising and Subscriptions	2,488	9,492	1,423	1,388	4,101
14	Other Expenses	5,165	28,719	44,692	9,862	27,758
15	Water	4,027	6,670	6,740	8,047	7,153
16	Sub-total	$136,311	$330,555	$151,851	$116,918	$199,776
17	Total Direct & Contractual Expenses	$778,244	$1,051,186	$1,120,347	$1,204,364	$1,125,299

NOTE: (A) Source: Puerto Rico Ports Authority Financial Statements.

Exhibit 1
Sheet 4 of 4

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT
OPERATING AND MAINTENANCE EXPENSES
HISTORICAL FOR FISCAL YEAR 1986 TO 1990

LINE NO.	EXPENSES	HISTORICAL 1986-87 (A) (1)	1987-88 (A) (2)	1988-89 (A) (3)	1989-90 (A) (4)	AVERAGE 1988-90 (5)	AVERAGE 1988-90 (B) (6)
	Direct Expenses						
	Personal Salaries						
1.	Operational Salaries	$1,713,030	$1,671,790	$2,379,664	$2,243,979	$2,098,478	
2.	Maintenance Salaries	1,609,148	1,841,033	2,292,070	2,287,007	2,140,036	
3.	Personnel Training	0	138	625	5,777	2,180	
4.	Fringe Benefits	1,418,505	1,564,264	1,965,799	2,337,511	1,955,858	
5.	Sub-Total	$4,740,733	$5,077,225	$6,638,158	$6,874,274	$6,196,552	$6,196,552
	Contractual Services						
6.	Travel	$4,736	$806	$4,895	$3,683	$3,128	
7.	Professional Services	7,222	24,123	23,636	15,750	21,169	
8.	Police Services	490,780	1,059,666	1,212,337	1,324,916	1,198,973	
9.	Materials and Supplies	247,228	313,702	205,000	250,582	256,428	
10.	Fuel	41,539	27,440	43,076	53,782	41,433	
11.	Communications	14,219	17,839	34,783	49,309	33,977	
12.	Heat, Light and Power	1,403,735	1,289,069	1,964,066	2,361,075	1,871,403	
13.	Water & Sewer	467,710	704,430	693,495	731,707	709,877	
14.	Insurance	1,021,521	825,791	535,467	466,807	609,355	
15.	Rent	2,100	2,778	12,202	20,702	11,894	
16.	Maintenance and Repairs	575,438	431,777	566,233	461,972	486,661	
17.	Advertising and Subscriptions	2,328	5,690	7,649	124	4,488	
18.	Cleaning	1,986,784	2,029,207	2,061,802	1,696,292	1,929,100	
19.	Other Expenses	511,480	516,972	523,544	522,851	521,123	
20.	Sub-Total	$6,776,820	$7,249,290	$7,888,185	$7,959,552	$7,699,009	$7,699,009
	Direct and Prorated Charges						
21.	Service Bureau	$1,172,452	$816,545	$1,228,697	$1,688,349	$1,244,530	$1,273,992
22.	Bureau Administration	379,916	332,865	454,622	712,850	500,112	614,875
23.	Central Office	2,341,287	1,862,461	2,689,888	4,852,794	3,135,048	3,254,638
24.	Luis Muñoz Marin Int'l. Adm.	778,244	1,051,186	1,120,347	1,204,364	1,125,299	1,125,298
20.	Sub-Total	4,671,899	4,063,057	5,493,554	8,458,357	6,004,989	6,268,803
21.	Total Expenses	$16,189,452	$16,389,572	$20,019,897	$23,292,183	$19,900,550	$20,164,364

NOTE: (A) Puerto Rico Ports Authority Financial Statements
(B) Average with prorated charges for invested capital on deppreciable property

Exhibit 2
Sheet 1 of 4

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT
DISTRIBUTION OF OPERATING, MAINTENANCE AND ADMINISTRATIVE EXPENSES
FISCAL YEAR 1989

LINE NO.	TYPE OF EXPENSES		LANDING AREA (1)	PAX TERMINAL (2)	CARGO TERMINAL (3)	FUEL STORAGE (4)	P.R. AIR NATIONAL GUARD (5)	HANGARS AND F.B.O. AREAS (6)	OTHER AREAS (7)	TOTAL (8)
1	Direct Expenses Personal Service	(A)	4,266,513	1,426,860	185,978	43,596	32,724	56,646	625,841	6,638,158
2	Contractual Services	(B)	1,345,227	5,087,976	450,203	0	0	0	1,004,774	7,888,185
3	Direct and Prorated Charges	(C)	2,357,989	2,144,772	257,171	17,805	13,651	23,552	693,616	5,503,556
4	Grand Totals		7,969,729	9,664,609	893,357	61,401	46,375	80,198	2,314,231	20,029,899
5	Percentage		39.79	43.26	4.46	0.31	0.23	0.40	11.55	100.00

NOTES:

(A) Personal services were distributed based on personnel assignments to each revenue producing area.

(B) Contractual services were distributed based on past experienced.

(C) Direct and prorated charges were distributed based on the distribution of personal and contractual services for 1989.

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
OPERATING, MAINTENANCE AND ADMINISTRATIVE EXPENSES
HISTORICAL FOR FISCAL YEARS 1986-1990

LINE NO.	EXPENSES	HISTORICAL 1986-87 (A) (1)	1987-88 (A) (2)	1988-89 (A) (3)	1989-90 (A) (4)	AVERAGE 1989-90 (A) (5)	AVERAGE 1988-90 (6)
	Direct Expenses						
	Personal Services						
1.	Administrative & Clerical Salaries	$0	$0	$213	$0	$71	
2.	Operational Salaries	282,927	310,721	343,628	372,724	342,358	
3.	Maintenance Salaries	153,764	157,870	166,321	193,030	172,407	
4.	Personnel Training	0	0	0	0	0	
5.	Fringe Benefits	218,526	232,667	254,864	287,177	258,236	
6.	Sub-Total	$655,217	$701,258	$765,026	$852,931	$773,072	$773,072
	Contractual Services						
7.	Travel	$14,146	$14,449	$17,896	$33,542	$21,962	
8.	Professional Services	388	26,620	11,447	3,700	13,922	
9.	Police Services	21,114	59,113	67,772	68,641	65,175	
10.	Materials and Supplies	17,560	23,261	17,507	28,187	22,985	
11.	Fuel	3,831	2,349	6,575	5,408	4,777	
12.	Communications	5,770	7,314	4,930	6,673	6,306	
13.	Heat, Light and Power	72,341	77,691	85,616	104,002	89,103	
14.	Water & Sewer	8,728	9,626	11,779	8,927	10,111	
15.	Insurance	248,861	194,228	122,439	113,820	143,496	
16.	Maintenance and Repairs	38,398	42,110	148,158	55,709	81,992	
17.	Rent	270	2,155	2,170	2,887	2,404	
18.	Advertising and Subscriptions	301	3,600	0	398	1,333	
19.	Cleaning	0	520	1,820	5,980	2,773	
20.	Other Expenses	1,624	2,127	1,709	1,378	1,738	
21.	Sub-Total	$433,332	$465,163	$499,818	$439,252	$468,077	$468,077
	Direct Prorated Charges Combined						
22.	Service Bureau	$121,178	$136,770	$61,043	$10,446	$69,420	$70,916
23.	Bureau Administration	40,944	32,387	38,947	7,161	26,165	32,223
24.	Central Office	243,059	231,962	266,193	29,708	175,954	182,532
25.	Other Airport Administration	29,070	29,278	32,148	12,079	24,502	24,502
26.	Sub-Total	$434,251	$430,397	$398,331	$59,394	$296,041	$310,173
27.	Total Expenses	$1,522,800	$1,596,818	$1,663,175	$1,351,577	$1,537,190	$1,551,322

NOTES: (A) Puerto Rico Ports Authority Financial Statements

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
DISTRIBUTION OF OPERATING, MAINTENANCE AND ADMINISTRATIVE EXPENSES
FISCAL YEAR 1989

LINE NO.	TYPE OF EXPENSES		LANDING AREA (1)	PAX TERMINAL (2)	CARGO TERMINAL (3)	OTHER AREAS (4)	TOTAL (5)
1	Direct Expenses Personal Service	(A)	425,202	261,199	30,555	48,070	765,026
2	Contractual Services	(B)	296,570	133,462	24,057	45,730	499,819
3	Direct and Prorated Charges	(C)	342,669	33,923	10,071	16,838	403,501
4	Grand Totals		1,064,441	428,584	64,683	110,638	1,668,346
5	Percentage		63.80	25.69	3.88	6.63	100.00

NOTES:

(A) Personal services were distributed based on personnel assignments to each revenue producing area.

(B) Contractual services were distributed based on past experienced.

(C) Direct and prorated charges were distributed based on the distribution of personal and contractual services for 1989.

Exhibit 2
Sheet 4 of 4

PUERTO RICO PORTS AUTHORITY
INVESTMENT IN DEPRECIABLE FACILITIES AND ANNUAL CARRYING CHARGES
FOR THE USE OF CAPITAL INVESTED AT THE
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
FISCAL YEAR 1987-1988
IN DOLLARS

	Investment as of June 30, 1986			Fully Depreciated Before 7/1/86			Investment Added	Net Investment as of 7/1/87			Annual Carrying Charges for the Use of Invested Capital						Total Charges Invested Capital
	Acquired Before 6/30/67 (4%) (1)	Acquired After 6/30/67 (6%) (2)	Acquired After 6/30/67 (8.5%) (3)	Acquired Before 6/30/67 (4%) (4)	Acquired After 6/30/67 (6%) (5)	Acquired After 6/30/67 (8.5%) (6)	During Fiscal Year 1986-87 (7)	Acquired Before 6/30/67 (4%) (8)	Acquired After 6/30/67 (6%) (9)	Acquired After 6/30/67 (8.5%) (10)	Investment Before 6/30/67 (4%) Rate (11)	Amount (12)	Investment After 6/30/67 (6%) Rate (13)	Amount (14)	Investment After 6/30/67 (8.5%) Rate (15)	Amount (16)	1987-1988 (17)
Central Office and Service Department																	
Central Office	0	0	1,664,526	0	0	1,577	512,621	0	0	2,175,570	0	0	0	0	0.1706	371,152	371,152
Service Department	0	0	490,536	0	0	19,424	58,835	0	0	479,947	0	0	0	0	0.1462	70,168	70,168
Aviation Department																	
Utilities and General Shop Administration	0	142,540	554,964	0	0	67,359	215,367	0	142,540	702,972	0	0	0.2218	31,615	0.1981	139,259	170,874
Luis Muñoz Marin Int'l Airport																	
Landing Area	1,879,751	3,591,333	10,302,054	422,154	0	7,852	52,324	1,407,597	3,591,333	10,346,526	0.0599	84,315	0.0794	285,152	0.0894	924,979	1,294,446
Passenger Terminal	0	5,806,762	23,345,952	0	0	15,190	2,725	0	5,806,762	23,332,747	0	0	0.0717	416,345	0.1069	2,494,271	2,910,616
Cargo Terminal	927,506	473,321	2,986,963	362,736	0	0	0	564,770	473,321	2,986,963	0.0726	41,002	0.0676	31,996	0.1218	363,812	436,810
Other Areas	0	1,007,227	2,456,091	0	0	0	6,392	0	1,007,227	2,463,283	0	0	0.0676	68,089	0.1130	278,351	346,440
Sub-Total	2,807,257	10,878,643	39,091,860	784,890	0	23,792	61,441	1,972,367	10,878,643	39,129,519	0	125,317	0	801,582	0	4,061,413	4,988,312
General Purpose Investment	44,203	0	2,683,324	44,203	0	1,622,961	359,101	0	0	1,419,464	0	0	0	0	0.1173	166,503	166,503
Ponce Airport																	
Landing Area	0	0	916,769	0	0	155	6,105	0	0	922,319	0	0	0	0	0.1151	106,159	106,159
Passenger Terminal	0	0	462,373	0	0	0	1,372	0	0	463,745	0	0	0	0	0.1074	49,806	49,806
Cargo Terminal	0	0	49,706	0	0	0	0	0	0	49,706	0	0	0	0	0.1057	5,254	5,254
Other Areas	0	0	139,948	0	0	0	0	0	0	139,948	0	0	0	0	0.1024	14,331	14,331
Sub-Total	0	0	1,568,396	0	0	155	4,717	0	0	1,575,718	0	0	0	0	0	175,550	175,550
General Purpose Investment	19,637	1,098,387	267,378	0	0	4,717	0	19,637	1,098,387	262,661	0.0578	1.135	0.0782	95,894	0.1309	34,382	131,411
Summary of Direct Depreciable Investment and General Purpose Investment for the Commercial																	
Airport System																	
Landing	1,879,751	3,591,333	11,218,823	422,154	0	8,007	58,429	1,407,597	3,591,333	11,268,845	0	84,315	0	285,152	0	1,031,138	1,400,605
Passenger Terminal	0	8,749,594	23,808,325	0	0	15,190	4,097	0	5,806,762	23,796,492	0	0	0	416,345	0	2,544,077	2,960,422
Cargo Terminal	927,506	473,321	3,036,669	362,736	0	0	0	564,770	473,321	3,036,669	0	41,002	0	31,996	0	369,066	442,064
Other Areas	0	1,007,227	2,596,039	0	0	0	6,392	0	1,007,227	2,603,231	0	0	0	68,089	0	292,682	360,771
Total	2,807,257	13,821,475	40,660,256	784,890	0	23,937	68,918	1,972,367	10,878,643	40,705,237	0	125,317	0	801,582	0	4,236,963	5,163,862
General Purpose Investment	63,840	1,098,387	2,950,702	44,203	0	1,627,678	359,101	19,637	1,098,387	1,682,125	0	1.135	0	95,894	0	200,885	297,914

Column 1 through 6 - Calculated from data in tabulation of depreciable assets as of June 30, 1986.
Column 7 Source: Puerto Rico Ports Authority.
Column 8 - Column 1 less Column 4.
Column 9 - Column 2 less Column 5.
Column 10 - Column 3 less Column 6.
Column 11, 13, and 15 - Calculated using standard interest tables to develop an a annual recover cost.
Column 12 - The product of Column 7 and 10.
Column 14 - The product of Column 8 and 12.
Column 16 - The product of Column 9 and 14.
Column 17 - The sum of Column 12, 14, 16.

Exhibit 3
Sheet 1 of 3

PUERTO RICO PORTS AUTHORITY
INVESTMENT IN DEPRECIABLE FACILITIES AND ANNUAL CARRYING CHARGES
FOR THE USE OF CAPITAL INVESTED AT THE
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
FISCAL YEAR 1988-1989
IN DOLLARS

	Investment as of June 30, 1987			Fully Depreciated Before 7/1/88			Investment	Net Investment as of 7/1/88			Annual Carrying Charges for the Use of Invested Capital						Total Charges
	Acquired	Acquired	Acquired	Acquired	Acquired	Acquired	Added	Acquired	Acquired	Acquired	Investment Before 6/30/67 (4Z)		Investment After 6/30/67 (4Z)		Investment After 6/30/67 (8.5Z)		Invested Capital
	Before 6/30/67 (4Z) (1)	After 6/30/67 (4Z) (2)	After 6/30/67 (8.5Z) (3)	Before 6/30/67 (4Z) (4)	After 6/30/67 (4Z) (5)	After 6/30/67 (8.5Z) (6)	During Fiscal Year 1988-89 (7)	Before 6/30/67 (4Z) (8)	After 6/30/67 (4Z) (9)	After 6/30/67 (8.5Z) (10)	Rate (11)	Amount (12)	Rate (13)	Amount (14)	Rate (15)	Amount (16)	1988-1989 (17)
Central Office and Service Department																	
Central Office	0	0	2,175,570	0	0	7,869	65,368	0	0	2,233,069	0	0	0	0	0.1659	370,466	370,466
Service Department	0	0	474,947	0	0	14,191	110,183	0	0	581,349	0	0	0	0	0.1648	95,805	95,805
Aviation Department																	
Utilities and General Shop																	
Administration	0	0	0	0	0	0	10,838	0	142,540	713,811	0	0	0.2218	31,615	0.2010	143,475	143,475
		142,540	702,972														
Luis Muñoz Marin Int'l Airport																	
Landing Area	1,407,597	3,591,333	10,346,526	479,514	0	45,896	36,826	928,083	3,591,333	10,337,456	0.0578	53,643	0.0794	285,152	0.1189	1,229,124	1,567,919
Passenger Terminal	0	5,806,762	23,332,747	0	0	50,898	150,000	0	5,806,762	23,431,849	0	0	0.0717	416,345	0.1065	2,495,492	2,911,837
Cargo Terminal	564,770	473,321	2,936,963	0	0	0	0	564,770	473,321	2,936,963	0.0726	41,002	0.0676	31,996	0.1218	368,812	436,810
Other Areas	0	1,007,227	2,463,283	0	0	962	6,327	0	1,007,227	2,468,648	0	0	0.0676	68,089	0.1134	279,985	348,074
Sub-Total	1,972,367	10,878,643	39,129,519	479,514	0	97,756	193,153	1,492,853	10,878,643	39,224,916	0	94,645	0	801,582	0	4,373,373	5,264,600
General Purpose Investment	0	0	1,419,464	0	0	3,000	0	0	0	1,419,464	0	0	0	0	0.1170	165,726	165,726
Ponce Airport																	
Landing Area	0	0	922,319	0	0	6,531	1,761	0	0	917,549	0	0	0	0	0.1151	105,610	105,610
Passenger Terminal	0	0	463,745	0	0	1,605	34,450	0	0	498,590	0	0	0	0	0.1233	61,475	61,475
Cargo Terminal	0	0	49,706	0	0	0	0	0	0	49,706	0	0	0	0	0.1057	5,254	5,254
Other Areas	0	0	139,348	0	0	0	0	0	0	139,348	0	0	0	0	0.1024	14,331	14,331
Sub-Total	0	0	1,575,118	0	0	8,136	36,211	0	0	1,605,193	0	0	0	0	0	186,970	186,970
General Purpose Investment	19,637	1,098,387	262,661	0	0	7,099	33,000	19,637	1,098,387	287,763	0.0578	1,135	0.0782	85,894	0.1327	38,186	135,215
Summary of Direct Depreciable Investment and General Purpose Investment for the Commercial																	
Airport System																	
Landing Area	1,407,597	3,591,333	11,268,845	479,514	0	52,427	38,587	928,083	3,591,333	11,255,005	0	53,643	0	285,152	0	1,334,734	1,673,529
Passenger Terminal	0	5,806,762	23,796,492	0	0	52,503	184,450	0	5,806,762	23,930,439	0	0	0	416,345	0	2,557,267	2,973,612
Cargo Terminal	564,770	473,321	3,036,669	0	0	0	0	564,770	473,321	3,036,669	0	41,002	0	31,996	0	374,066	447,064
Other Areas	0	1,007,227	2,603,231	0	0	962	6,327	0	1,007,227	2,608,596	0	0	0	68,089	0	294,316	362,405
Total	1,972,367	10,878,643	40,705,237	479,514	0	105,892	231,364	1,492,853	10,878,643	40,830,709	0	94,645	0	801,582	0	4,560,383	5,456,610
General Purpose Investment	19,637	1,098,387	1,682,125	0	0	10,098	33,000	19,637	1,098,387	1,707,227	0	1,135	0	85,894	0	203,912	300,941

Column 1 through 6 - Calculated from data in tabulation of depreciable assets as of June 30, 1984.
Column 7 Source: Puerto Rico Ports Authority.
Column 8 - Column 1 less Column 4.
Column 9 - Column 2 less Column 5.
Column 10 - Column 3 less Column 6.
Column 11, 13, and 15 - Calculated using standard interest tables to develop an a annual recover cost.
Column 12 - The product of Column 7 and 10.
Column 14 - The product of Column 8 and 12.
Column 16 - The product of Column 9 and 14.
Column 17 - The sum of Column 12, 14, 16.

PUERTO RICO PORTS AUTHORITY
INVESTMENT IN DEPRECIABLE FACILITIES AND ANNUAL CARRYING CHARGES
FOR THE USE OF CAPITAL INVESTED AT THE
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
FISCAL YEAR 1989-1990
IN DOLLARS

	Investment as of June 30, 1988			Fully Depreciated Before 7/1/89			Investment Added During Fiscal Year 1986-87	Net Investment as of 7/1/89			Annual Carrying Charges for the Use of Invested Capital							
	Acquired Before 6/30/67 (4)	Acquired After 6/30/67 (5)	Acquired After 6/30/67 (8,5)	Acquired Before 6/30/67 (4)	Acquired After 6/30/67 (6)	Acquired After 6/30/67 (8,5)		Acquired Before 6/30/67 (4)	Acquired After 6/30/67 (5)	Acquired After 6/30/67 (8,5)	Investment Before 6/30/67 (4) Rate	Amount	Investment After 6/30/67 (6) Rate	Amount	Investment After 6/30/67 (8,5) Rate	Amount	Total Charges Invested Capital 1989-1990	Average 1988-1990
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Central Office and Service Department																		
Central Office	0	0	2,233,069	0	0	0	103,628	0	0	2,336,697	0	0	0	0	0.1691	395,135	395,137	370,918
Service Department	0	0	581,949	0	0	37,941	118,402	0	0	662,410	0	0	0	0	0.1863	123,407	123,407	96,493
Aviation Department Utilities and General Shop Administration																		
Luis Muñoz Marin Int'l Airport	0	142,540	713,811				14,078	0	142,540	727,889	0	0	0.2218	31,615	0.2022	147,179	147,179	151,043
Landing Area	928,083	3,591,333	10,337,456	0	0	69,006	3,531,235 *	928,083	3,591,333	13,819,685 *	0.0578	53,643	0.0794	285,152	0.1187	1,641,397	1,979,192	1,113,952 *
Passenger Terminal*	0	5,806,762	23,431,849	0	0	2,725	41,280,000 **	0	5,806,762	64,709,124 **	0	0	0.0717	416,344	0.1040	6,729,749	7,146,093	4,321,049 **
Cargo Terminal	564,770	473,321	2,986,963	0	0	0	500,000	564,770	473,321	3,486,963	0.0326	41,002	0.0676	31,996	0.1184	413,956	489,954	493,156
Other Areas	0	1,007,227	2,468,648	0	0	6,999	0	0	1,007,227	2,461,649	0	0	0.0676	68,089	0	293,236	361,325	347,156
Sub-Total	1,492,853	10,878,643	39,224,916	0	0	78,730	45,311,235	1,492,853	10,878,643	84,477,471	0	94,645	0	801,581	0	9,061,907	9,960,133	6,737,605
General Purpose Investment	0	0	1,416,464	0	0	0	175,109	0	0	1,591,573	0	0	0	0	0.1359	216,295	216,295	182,841
Ponce Airport																		
Landing Area	0	0	917,549	0	0	25,599	15,000	0	0	906,950	0	0	0	0	0.1126	102,123	102,123	104,631
Passenger Terminal	0	0	498,590	0	0	723	199,893	0	0	697,760	0	0	0	0	0.1314	91,686	91,686	67,758
Cargo Terminal	0	0	49,706	0	0	0	0	0	0	49,706	0	0	0	0	0.1057	5,254	5,254	4,754
Other Areas	0	0	139,948	0	0	0	0	0	0	139,948	0	0	0	0	0.1024	14,331	14,331	14,331
Sub-Total	0	0	1,605,793	0	0	26,322	214,893	0	0	1,794,364	0	0	0	0	0	213,394	213,394	191,474
General Purpose Investment	19,637	1,098,387	287,763	0	0	67,966	60,000	19,637	1,098,387	279,797	0.0578	1,135	0.0782	95,894	0.1396	39,059	136,088	134,238
Summary of Direct Depreciable Investment and General Purpose Investment for the Commercial Airport System																		
Landing Area	928,083	3,591,333	11,255,005	0	0	94,605	3,566,235	928,083	3,591,333	14,726,635	0	53,643	0	285,152	0	1,742,520	2,081,315	1,218,583
Passenger Terminal	0	5,806,762	23,930,439	0	0	3,448	7,194,893	0	5,806,762	26,121,884	0	0	0	416,344	0	6,821,435	7,237,779	4,390,807
Cargo Terminal	564,770	473,321	3,036,669	0	0	0	500,000	564,770	473,321	3,536,669	0	41,002	0	31,996	0	419,210	494,208	498,412
Other Areas	0	1,007,227	2,608,596	0	0	6,999	0	0	1,007,227	2,601,597	0	0	0	68,089	0	293,236	361,325	361,487
Total	1,492,853	10,878,643	40,830,709	0	0	105,052	6,261,128	1,492,853	10,878,643	46,986,785	0	94,645	0	801,581	0	9,275,901	10,171,627	6,928,989
General Purpose Investment	19,637	1,098,387	1,704,227	0	0	67,966	235,109	19,637	1,098,387	1,871,370	0	1,135	0	95,894	0	255,354	352,383	317,079

*Includes Ports Authority apron new investments.
**Includes Ports Authority investment in new FIK Terminal.
Column 1 through 6 - Calculated from data in tabulation of depreciable assets as of June 30, 1984.
Column 7 Source: Puerto Rico Ports Authority.
Column 8 - Column 1 less Column 4.
Column 9 - Column 2 less Column 5.
Column 10 - Column 3 less Column 6.
Column 11, 13, and 15 - Calculated using standard interest tables to develop an a annual recover cost.
Column 12 - The product of Colum 7 and 10.
Column 14 - The product of Colum 8 and 12.
Column 16 - The product of Colum 9 and 14.
Column 17 - The sum of Colum 12, 14, 16.
Column 18 - Average of Colum 17 of Sheets 1, 2 , and 3.

PUERTO RICO PORTS AUTHORITY
CAPITAL INVESTED IN NON-DEPRECIABLE FACILITIES
USED AT THE LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
AS OF JUNE 30, 1990
CALCULATION OF ANNUAL CHARGES

LINE NO.		LAND COST AS OF JUNE 30, 1990 (1)	ANNUAL CHARGE AS OF JUNE 30, 1990 (2)	
	LUIS MUÑOZ MARIN INT'L. AIRPORT			
1	Land on Books (A)	$13,258,616		
2	Less: Federal Funds	3,527,416		
3	Not Authority Investment (B)	9,731,200		
4	Land Acquired Before July 1, 1967		$3,403,499	
5	Annual Charges at 4 percent			$136,140
6	Land Acquired after July 1, 1967		6,327,701	
7	Annual Charge at 6 percent			379,662
8	Total Annual Charge			$515,802
	PONCE AIRPORT			
9	Land on Books (A)	$2,514,091		
10	Less: Federal Funds	538,075		
11	Not Authority Investment (B)	1,976,016		
12	Land Acquired Before July 1, 1967		$159,043	
13	Annual Charges at 4 percent			$6,362
14	Land Acquired after July 1, 1967		$1,816,973	
15	Annual Charge at 6 percent			109,018
16	Total Annual Charge			$115,380
	LUIS MUÑOZ MARIN INT'L. AND PONCE AIRPORTS			
17	Land on Books (A)	$15,772,707		
18	Less: Federal Funds	4,065,491		
19	Not Authority Investment (B)	11,707,216		
20	Land Acquired Before July 1, 1967		$3,562,542	
21	Annual Charges at 4 percent			$142,502
22	Land Acquired after July 1, 1967		8,144,674	
23	Annual Charge at 6 percent			488,680
24	Total Annual Charge			$631,182

Notes: (A) Source: Puerto Rico Ports Authority Records.
(B) Does not include finds provided by Federal Government.

Exhibit 4
Sheet 1 of 1

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
CALCULATION OF AVERAGE ANNUAL COSTS FOR EACH COST AREA
FISCAL YEARS 1988-1990

LINE NO.	DESCRIPTION	Operating, Maintenance and Administrative Expenses Percentage (A)	Operating, Maintenance and Administrative Expenses Amount (B)	Cost of Capital Invested in Depreciable Facilities Specific Amount (C)	Cost of Capital Invested in Depreciable Facilities Cost Areas Percentage (D)	Cost of Capital Invested in Depreciable Facilities General Purpose Amount (E)	Cost of Capital Invested In Non-Depreciable Facilities Percentage (F)	Cost of Capital Invested In Non-Depreciable Facilities Amount (G)	Total Amount Cost for Each Cost Area (H)
	Luis Muñoz Marin Int'l Airport								
1.	Landing Area	39.79	$8,023,400	$1,613,852	23.95	$43,790	66.34	$342,183	$10,023,225
2.	Passenger Terminal	43.26	8,723,104	4,322,849 (I)	64.17	117,329	1.29	6,654	13,169,936
3.	Cargo Terminal	4.46	899,331	453,158	6.70	12,305	1.06	5,468	1,370,262
4.	Fuel Storage	0.31	62,510	8,644	0.13	238	0.17	877	72,269
5.	P.R. National Guard	0.23	46,378	6,492	0.10	183	2.85	14,700	67,753
6.	Hangars and FBO Areas	0.40	80,657	11,074	0.16	293	3.43	17,692	109,716
7.	Other Areas	11.55	2,328,984	320,946	4.76	8,703	24.86	128,228	2,786,861
8.	Total Average Annual Costs	100.00	$20,164,364	$6,737,015	100.0	$182,841	100.00	$515,802	$27,600,022
	Ponce Airport								
9.	Landing Area	63.80	$964,224	$104,631	54.50	$73,160	98.03	$113,107	$1,255,122
10.	Passenger Terminal	25.69	388,259	67,758	35.29	47,373	0.32	369	503,759
11.	Cargo Terminal	3.88	58,639	5,254	2.74	3,678	0.32	369	67,940
12.	Other Areas	6.63	100,200	14,331	7.47	10,027	1.33	1,535	126,093
13.	Total Average Annual Costs	100.00	$1,511,322	$191,974	100.00	$134,238	100.00	$115,380	$1,952,914
	Consolidated Luis Muñoz Marin International and Ponce Airports								
14.	Landing Area	-	$8,987,624	$1,718,483	-	$126,092	-	$455,290	$11,278,347
15.	Passenger Terminal	-	9,111,363	4,390,607	-	153,549	-	2,023	13,673,695
16.	Cargo Terminal	-	957,970	458,412	-	17,117	-	5,837	1,438,202
17.	Fuel Storage Area	-	62,510	8,644	-	256	-	877	72,269
18.	P.R. Air National Guard	-	46,378	6,492	-	183	-	14,700	67,753
19.	Hangars and FBO Areas	-	80,657	11,074	-	329	-	17,692	109,756
20.	Other Areas	-	2,429,184	335,277	-	19,553	-	129,763	2,912,054
21.	Total Average Annual Costs	-	$21,675,686	$6,928,989	-	$317,079	-	$631,182	$29,552,936

NOTES:
(A) The percentages are determined by the distribution of Personnel Services and Other Services by Cost Area.
(B) Percentages of Column "A" times subtotals of lines 8 and 13.
(C) Total Annual Costs as per Exhibit 2.
(D) The percentages are calculated from the amount in Column "C".
(E) Percentages of Column "D" times subtotals of lines 8 and 13.
(F) Percentages for each cost area are calculated from the acreage data on map 1 and 2.
(G) Percentages of Column "F" times subtotals of lines 8 and 13.
(H) The sum of Columns "B", "C", "E", and "G".
(I) Includes EAL Terminal carrying charges.

Exhibit 5
Sheet 1 of 1

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN THE PASSENGER TERMINAL BUILDING
As of June 30, 1988*
In Square Feet

LINE NO.	TYPE OF SPACE	GRAND TOTAL (1)	MAIN TERMINAL BUIDING GROUND (2)	FIRST (3)	SECOND (4)	FOURTH (5)	TOTAL (6)	CONCOURSE GROUND (7)	FIRST (8)	TOTAL (9)	WEST EXPANSION GROUND (10)	FIRST (11)	CONCOURSE (12)	TOTAL (13)	EAL TERMINAL TOTAL (14)
	AIR CARRIER SPACE														
	Ticket Counter, NAC														
1.	Main Terminal	25		25			25								
2.	Domestic Wing	9,085		9,085			9,085								
3.	International Wing	3,191		3,041	150		3,191								
4.	Ticket Counter, AL, EAL	3,100													3,100
	Offices														
5.	Air Conditioned	14,258		14,258		3,428	14,258								
6.	Not Air Conditioned	5,742	1,718	3,454	570		5,742								
	Operations														
7.	Air Conditioned	61,409	4,743				4,743	6,562	50,000	56,562	104			104	
8.	Not Air Conditioned	125,569	58,600	2,040			60,640	34,000		34,000	18,829			18,829	22,100
9.	Open Ramp	5,427	800				800	4,627		4,627					
10.	Open Terrace	5,953									5,953			5,953	
11.	Canopied	7,140	2,480				2,480		900	900	3,760			3,760	
	Baggage Claim (Delivery Space)														
12.	Air Conditioned	63,134	30,030				30,030				13,204			13,204	19,900
13.	Not Air Conditioned														
14.	Tub in Drive	9,242	9,242				9,242								
	Gate Lobbies														
15.	Domestic Wing														
16.	Air Conditioned	31,701		9,740			9,740				15,492		6,469	21,961	
17.	Sterile Corridor AC	7,395		7,395			7,395								
18.	Stair Gate Lobbies, NAC	414	414				414								
19.	Loading Bridges, NAC	2,555		1,372			1,372								
20.	International Wing											1,183		1,183	
21.	Air Conditioned														
22.	Airline	15,195						15,195		15,195					
23.	Commuters	1,482						1,482		1,482					
	Sterile Corridors & Restrooms														
24.	Air Conditioned	17,721						9,266	8,455	17,721					
25.	Not Air Conditioned	26,871							3,924	3,924	1,367	16,788	4,792	22,947	
26.	Canopied	11,700									10,900	800		11,700	
27.	Total Air Carrier Space	428,309	108,027	50,410	720	3,428	159,157	71,132	63,279	134,411	69,609	18,771	11,261	99,641	45,100

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PUERTO RICO PORTS AUTHORITY
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN THE PASSENGER TERMINAL BUILDING
As of June 30, 1994
In Square Feet

LINE NO.	TYPE OF SPACE	GRAND TOTAL (1)	MAIN TERMINAL BUILDING FLOOR DESIGNATION GROUND (2)	FIRST (3)	SECOND (4)	THIRD (5)	FIFTH (6)	SIXTH (7)	SEVENTH (8)	EIGHTH (9)	TOTAL (10)	CONCOURSE FLOOR DESIGNATION GROUND (11)	FIRST (12)	TOTAL (13)	WEST EXPANSION GROUND (14)	FIRST (15)	CONCOURSE (16)	TOTAL (17)	EAL TERMINAL (18)
	Federal Government Space																		
	Federal Aviation Administration																		
	Air Conditioned																		
1.	Free Space	6,764			3,440			2,963		361	6,764								
2.	Pay Space	1,437			960			477			1,437								
	Not Air Conditioned																		
3.	Free Space (B)	1,308						947	361		1,308								
	Sub Total	9,509	0	0	4,400	0	0	4,387	361	361	9,509								
	Weather Bureau																		
	Air Conditioned																		
4.	Free Space	2,681					2,681				2,681								
	Federal Inspection Agencies																		
	Air Conditioned																		
5.	Agriculture	2,400	2,400								2,400								
6.	Customs	27,888	24,962								24,962		2,784	2,784					
7.	Immigration	10,732		10,732							10,732								
8.	Public Health	872		872							872								
9.	In-Transit Lounge	5,213										3,449	1,764	5,213					
	Not Air Conditioned																		
10.	Agriculture																		
	Sub-Total	49,706	27,362	13,058	0	0	2,681	0	0	0	41,647	3,449	4,548	7,997					
	Total Federal Government Space	59,296	27,362	13,058	4,400	0	2,681	4,387	361	361	51,156	3,449	4,548	7,997					
	Concession Space																		
	Food and Beverages																		
11.	Air Conditioned	44,091	13,566	9,725							23,291								
12.	Not Air Conditioned	5,222		5,168							5,168				54		400	400	20,400
13.	Canopied	1,860	1,860								1,860							54	
	Shops																		
14.	Air Conditioned	21,567	3,053	8,866							12,729		4,000	4,000	325		5,113	5,438	
15.	Not Air Conditioned	6,780	1,618	5,162							6,780								
16.	Pay Telephone, HAC	312	153	59							212		21	21	35	34		69	
17.	Sky-Cap Service & Lockers, HAC	1,262	324	938							1,262								
18.	Bank, HAC	2,400		2,400							2,400								
	Airport Hotel																		
19.	Air Conditioned	18,425				10,274	8,151				18,425								
20.	Not Air Conditioned	362			160	160	202				362								
	Total Concession Space	102,221	21,334	32,478	160	10,274	8,353				72,439		4,021	4,021	414	34	5,513	5,961	20,400

Notes: (A) Source: Calculated from data tenant's contracts, as built construction plans and field measurements taken by the Aviation Department as of January 31, 1985 updated to June 30, 1989.
(B) In Accordance with provisions of the Federal Aviation Act.

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARÍN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN THE PASSENGER TERMINAL BUILDING
As of June 30, 1989
In Square Feet

LINE NO.	TYPE OF SPACE	MAIN TERMINAL BUILDING									CONCOURSES			WEST EXPANSION				EAL TERMINAL
		GRAND TOTAL	FLOOR DESIGNATION								FLOOR DESIGNATION							
		(1)	GROUND (2)	FIRST (3)	SECOND (4)	THIRD (5)	FOURTH (6)	FIFTH (7)	SIXTH (8)	TOTAL (9)	GROUND (10)	FIRST (11)	TOTAL (12)	GROUND (13)	FIRST (14)	CONCOURSE (15)	TOTAL (16)	(17)
	Commercial Space																	
1.	Air Conditioned	5,240	2,612		200		2,428			5,240	125							
2.	Not Air Conditions	125		125						125								
3.	Canopied	1,512			1,512					1,512								
4.	Total Commercial Space	6,877	2,612	125	1,712	0	2,428	0	0	6,877	125							
	Port Authority Space																	
	Rescue Office																	
5.	Air Conditioned	272		272						272								
	Offices																	
6.	Air Conditioned	13,375	2,312	1,115	3,518		6,050			12,995		400	400					
7.	Not Air Conditioned	12,110								12,110								
8.	Police Headquarters, AC.	6,892	2,472	2,230	2,190					6,892								
9.	Maintenance Shops & Storage AC	5,615		340	140					480	5,165	5,165						
10.	VIP Rooms, AC	3,216			3,216					6,432								
11.	First Aid Rooms, AC	551	551							551								
12.	Chapel, AC	400	400							400								
13.	Puerto Rico Government Space, AC	1,983	1,343		640					1,983								
	Operations																	
14.	Air Conditioned	4,472																
15.	Not Air Conditioned	128		128						128								
16.	Canopied	317	317							317								
17.	Total Ports Authority Space	49,381	19,505		11,940		6,050			43,816								
	Public Circulation & Waiting Space																	
18.	Air Conditioned	39,627										6,427	6,427					33,200
19.	Not Air Conditioned	183,517	47,076	119,766	3,629	788	1,076	753	396	173,484								
20.	Canopied	882			882					882								
	Public Restrooms																	
21.	Men	3,459	617	804	267		225	219		2,132		467	467	860		860		
22.	Women	2,805	916	869	358		193			2,336			439					
23.	Total Public Circulation & Waiting Space	230,390	48,639	121,439	5,136	788	1,494	972	396	178,864	439	6,894	7,333	6,380	4,513		10,893	33,200
	Building Service Space																	
24.	Not Air Conditioned	27,912	14,516	2,753						23,606	3,489		3,489	80	80	737	817	
25.	Canopied	22,224	18,357	3,967						22,224								
26.	Open Terrace	6,751							6,751	6,751								
27.	Total Building Service Space	56,887	32,773	6,700	2,519	2,164	930	170	7,305	52,581	3,489	3,489	80	737	817			

Note: (A) Calculated from data in tenant's contracts. As built construction plans and field measurements updated to June 30, 1989.

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT
SPACE AVAILABLE IN THE DESIGNATED TERMINAL BUILDING
As of June 0, 1989 (A)
In Square Feet

LINE NO.	TYPE OF SPACE	MAIN TERMINAL BUILDING FLOOR DESIGNATION										CONCORDES FLOOR DESIGNATION			WEST EXPANSION				EXT. TERMINAL
		GRAND TOTAL (1)	GROUND (2)	FIRST (3)	SECOND (4)	THIRD (5)	FOURTH (6)	FIFTH (7)	SIXTH (8)	SEVENTH (9)	EIGHT (10)	TOTAL (11)	GROUND (12)	FIRST (13)	TOTAL (14)	GROUND (15)	FIRST (16)	CONCOURSE (17)	TOTAL (18)	(19)
	All Space																		
1.	Air Conditioned	434,961	89,254	67,701	16,540	10,274	11,906	10,832	3,440	0	361	210,808	31,053	73,830	105,683	29,125	1,183	11,982	42,290	0
2.	Not Air Conditioned	434,107	139,182	157,189	2,651	2,952	2,424	1,344	2,847	361	0	312,952	37,028	6,915	44,843	26,691	21,335	6,266	54,292	26,603
3.	Canopied	48,855	22,854	3,967	882	0	0	0	0	0	0	27,703	0	900	900	14,660	800	4,792	20,252	22,100
4.	Open Ramp	6,753	800	0	0	0	0	0	0	0	0	800	0	0	0	5,953	0	0	5,953	0
5.	Open Terrace	6,751	0	0	0	0	0	0	6,751	0	0	6,751	0	0	0	0	0	0	0	0
6.	Interior Top-Drives	9,242	9,242	0	0	0	0	0		0	0	9,242	0	0	0	0	0	0	0	0
7.	Total All Space	940,669	260,332	228,937	25,075	13,226	14,330	12,176	13,038	361	361	567,806 0	69,781	81,645	151,426 0	76,429	23,318	23,040	122,787	91,200
	Revenue Producing Space (B)																		
8.	Air Conditioned	358,508	82,176	61,588	4,600	10,274	5,056	10,832	3,440	0	361	179,127	26,688	67,003	93,691	29,125	1,183	11,982	42,290	41,100
9.	Not Air Conditioned	197,719	62,832	42,869	800	0	0	202	1,097	361	0	98,966	34,000	21	34,021	20,231	16,822	5,529	42,582	27,100
10.	Canopied	25,432	4,780	0	0	0	0	0	0	0	0	4,780	0	900	900	14,660	800	4,792	20,252	0
11.	Open Ramp	6,753	800	0	0	0	0	0	0	0	0	800	0	0	0	5,953	0	0	5,953	0
12.	Open Terrace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.	Interior Top-Drives	9,242	9,242	0	0	0	0	0	0	0	0	9,242	0	0	0	0	0	0	0	0
14.	Total Revenue Producing	597,684	159,335	94,457	5,400	10,274	5,056	11,034	5,337	361	361	292,415	60,688	67,924	128,612	69,969	18,805	22,303	111,077	65,500
15.	Non-Revenue Producing Space																		
16.	Air Conditioned	76,453	7,078	6,113	11,940	0	6,050	0	0	0	0	31,261	5,165	6,827	11,992	0	0	0	0	0
17.	Not Air Conditioned	236,358	75,265	124,370	6,771	2,952	2,424	1,142	750	0	0	213,826	1,920	6,894	10,822	6,460	4,513	737	11,710	33,390
18.	Canopied	23,423	18,574	3,967	882	0	0	0	0	0	0	23,423	0	0	0	0	0	0	0	0
19.	Open Ramp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20.	Open Terrace	6,751	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0
21.	Total Non-Revenue Producing Space	342,985	100,917	134,480	19,593	2,952	8,474	1,142	750	0	0	268,510	9,093	13,721	22,814	6,460	4,513	737	11,710	33,390

Note: (A) Includes Air Carrier, Federal Government, Concession and Commercial Space.

PUERTO RICO PORTS AUTHORITY

PONCE AIRPORT
SPACE AVAILABLE IN THE PASSENGER TERMINAL BUILDING
AS OF JUNE 30, 1989

LINE NO.	TYPE OF SPACE	SQUARE FEET
	AIR CARRIER SPACE AIR CONDITIONED	
1	Ticket Counter	992
2	Airline Office (Back of Counter)	2556
3	Baggage Claim Area	1912
4	Gate Lobby	1160
	NOT AIR CONDITIONED	
5	Baggage Make-up	1176
6	Canopied Baggage Area	720
7	Open Ramp (Tub Drive)	1555
8	TOTAL AIR CARRIER SPACE	10071
	FEDERAL GOVERNMENT SPACE	
	FEDERAL INSPECTION AGENCIES	
9	U.S. Customs - AC	2017
10	U.S. Agriculture - AC	180
11	TOTAL FEDERAL GOVERNMENT SPACE	2197
	CONCESSION SPACE	
12	Public Telephone	35
13	Food and Beverage - AC	1800
14	Shops and Counters - AC	1053
15	TOTAL CONCESSION SPACE	2853
	COMMERCIAL SPACE	
16	Tourism Information Center - AC	288
17	TOTAL COMMERCIAL SPACE	288
	PORTS AUTHORITY SPACE	
18	Office - AC	1570
19	Police Headquarters - AC	332
20	Operations - NAC	419
21	Operations (Canopied)	1946
22	TOTAL PORTS AUTHORITY SPACE	4267
	PUBLIC CIRCULATION AND WAITING SPACE	
23	Air Conditioned	10272
24	Not Air Conditioned	2743
25	Rest Rooms not Air Conditioned	624
26	TOTAL PUBLIC CIRCULATION AND WAITING SPACE	
	BUILDING SERVICE SPACE	
27	Not Air Conditioned	461
28	GRAND TOTAL	33811

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
SUMMARY OF SPACE AVAILABLE IN MAIN PASSENGER TERMINAL BUILDING AS OF JUNE 30, 1989

LINE NO.	TYPE OF SPACE	SQUARE FEET (1)
	REVENUE PRODUCING SPACE (A)	
1	Air Conditioned	11,993
2	Not Air Conditioned	1,176
3	Canopied	720
4	Open Ramp (Tug Drive)	1,555
5	TOTAL REVENUE PRODUCING SPACE	15,444
	NON-REVENUE PRODUCING SPACE (B)	
6	Air Conditioned	12,174
7	Not Air Conditioned	4,247
8	Canopied	1,946
9	TOTAL NON-REVENUE PRODUCING SPACE	18,367
	ALL SPACE	
10	Air Conditioned	24,167
11	Not Air Conditioned	5,423
12	Canopied	2,666
13	Open Ramp (Tug Drive)	1,555
14	TOTAL ALL SPACE	33,811

Notes: (A) Includes Air Carrier, Federal Government and Conc
(B) Includes Ports Authority and Public Circulation S

PUERTO RICO PORTS AUTHORITY

LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
CALCULATION OF EQUIVALENT RENT UNITS FOR SPACE AVAILABLE IN TERMINAL BUILDING
FOR FISCAL YEARS 1988-1990

LINE NO.	TYPE OF SPACE	REVENUE PRODUCING SPACE (SQUARE FEET) LUIS MUÑOZ MARIN INT'L AIRPORT (1)	PONCE (2)	TOTAL (3)	WEIGHTING FACTOR (4)	EQUIVALENT RENTAL UNITS (SQ. FT.) (5)
1	Enclosed Air Conditioned	358,503	11,993	370,501	1.00	370,501
2	Enclosed Not Air Conditioned	197,749	1,176	198,925	.85	169,036
3	Interior Tug Drives	9,242	0	9,242	.60	5,545
4	Canopied	25,432	720	26,152	.55	14,384
5	Open Ramp	6,753	1,555	8,308	.45	3,739
7	TOTAL	597,684	15,444	613,128		563,255

NOTES:
1. Source: Space Study January - February 1985, updated to June 1989.
2. Column (3): Sum of Column (1) and (2)
3. Column (4): Established in prior rate studies
4. Column (5): Column (3) multipied by Column (4)

Exhibit 7
Sheet 1 of 1

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL
INBOUND AND INTRANSIT PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990

LINE NO.	INBOUND INCLUDING* INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	1990 (5)	AVERAGE 1988-90
	From U.S. Mainland						
1	U.S. Flag Carriers	1,702,612	2,234,269	2,558,637	2,643,054	2,831,800	2,678,097
	From Puerto Points						
2	Certificated Airlines						
3	Commuter Airlines	53,143	69,731	74,434	73,995	75,500	74,643
4	Total	53,143	69,731	74,434	73,995	75,500	74,643
	From U.S. Virgin Islands						
5	U.S. Flag Carriers						
6	Commuter Airlines	221,837	306,596	342,054	391,820	428,400	387,425
7	Total	221,837	306,596	342,054	391,820	428,400	387,425
	From Foreign Contries						
8	Schedule Airlines	415,159	563,921	777,701	859,411	920,400	852,504
9	Commuter Airlines	51,994	53,206	83,292	112,657	120,800	105,583
10	Sub Total	467,153	617,127	860,993	972,068	1,041,200	958,087
11	Intransit	223,392	253,400	212,800	151,917	153,436	172,718
12	Total	690,545	870,527	1,073,793	1,123,985	1,194,636	1,130,805
13	Total Inbound and Intransit	2,668,137	3,481,123	4,048,918	4,233,654	4,530,336	4,270,970

NOTES: (A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passenger not included. Charter Operations included

Exhibit 8
Sheet 1 of 5

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL
OUTBOUND AND INTRANSIT PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990

LINE NO.	OUTBOUND INCLUDING* INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	1990 (5)	AVERAGE 1988-90
	Certificated Airlines						
1	To U.S. Mainland	1,760,057	2,252,695	2,544,686	2,642,102	2,666,423	2,617,737
2	To Foreing Points	400,778	520,280	689,388	759,661	906,554	785,201
3	Total Extended Flights	2,160,835	2,772,975	3,234,074	3,401,763	3,572,977	3,402,938
4	To U.S. Virgin Islands	1,231	26,979	51,837	57,821	60,712	56,790
5	Total on Local Flights	1,231	26,979	51,837	57,821	60,712	56,790
6	Total on Extended & Local Flights	2,162,066	2,299,954	3,285,911	3,459,584	3,634,689	3,459,728
	Computer Airlines, Privates and Non-Scheudule Air Taxis						
7	To Foreing Points (Extended)						
8	To U.S. Virgin Island (Local)	23,198	55,624	92,108	111,292	115,897	106,432
9	To Puerto Rico Points (Local)	235,743	260,621	280,887	312,519	318,769	304,058
10	Total on Local Flights	44,309	59,920	66,418	64,443	65,087	65,316
11	Total on Extended and Local Flights	280,052	323,431	347,305	376,962	383,056	369,374
		303,250	379,055	439,413	488,254	499,753	475,806
12	Total Outbound Passengers	2,465,316	3,179,009	3,725,324	3,947,838	4,134,442	3,935,868
13	Total Intransit Passengers	144,175	253,400	212,800	151,917	153,436	172,718
14	Total Outbound and Intransit Passengers	2,587,577	3,432,409	3,938,124	4,099,755	4,287,878	4,108,586

NOTES:

(A) Source: Puerto Rico Ports Authority Statistical Reports
(*) Non-Revenue Passengers not included. Charter Operations inclued

PUERTO RICO PORTS AUTHORITY
PONCE AIRPORT
INBOUND AND OUTBOUND PASSENGERS
HISTORICAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990

LINE NO.	PASSENGERS*	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	1990 (5)	AVERAGE 1988-90
	INBOUND						
1	Commuters	8,621	5,534	6,630	7,457	7,691	7,259
2	Certificated Airlines (local)						
3	Extended						
4	Sub-total	8,621	5,534	6,630	7,457	7,691	7,259
5	Privates & Air Taxis	13,779	11,206	7,541	8,002	9,450	8,331
6	Total	22,400	16,740	14,171	15,459	17,141	15,590
	OUTBOUND						
7	Commuters	9,027	6,028	8,961	8,998	8,476	8,812
8	Certificated Airlines (local)						
9	Extended						
10	Sub-total	9,027	6,028	8,961	8,998	8,476	8,812
11	Privates & Air Taxis	13,318	10,972	7,354	8,119	9,619	8,364
12	Total	22,345	17,000	16,315	17,117	18,095	17,186
13	Total Inbound and Outbound	44,745	33,740	30,516	32,576	35,236	32,776

NOTES:
(A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passenger not included. Charter Operations included

PUERTO RICO PORTS AUTHORITY

LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORT
SUMMARY
OUTBOUND AND INTRANSIT PASSENGERS
HISTORIAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990

LINE NO.	OUTBOUND INCLUDING * INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	1990 (5)	INCREASE 1989-90
1.	Certificated Airlines To U.S. Mainland Cities	1,760,057	2,252,695	2,544,686	2,642,102	2,666,423	2,617,73
2.	To Foreing Points	400,778	520,200	689,388	759,661	906,954	785,201
3.	Total Extended Flights	2,160,835	2,772,075	3,234,074	3,401,763	3,572,377	3,402,930
4.	To U.S Virgin Islands	1,231	26,979	51,837	57,821	60,712	56,790
5.	To Puerto Rico Points						
6.	Total on Local Flights	1,231	26,979	51,837	57,821	60,712	56,790
7.	Total Local & Extended Flights	2,162,066	2,799,954	3,285,911	3,459,584	3,634,584	3,460,061
	Computer Airport, Privates and Air Taxis						
8.	To Foreing Points (Extented)	23,190	55,624	92,108	111,292	115,897	106,433
9.	To U.S. Virgin Island (Local)	235,743	260,621	280,087	312,519	318,769	301,050
10.	To Puerto Rico Points (Local)	66,654	76,920	82,763	81,560	83,182	82,581
11.	Sub-Total (Local)	302,397	337,541	362,850	394,079	401,951	383,631
12.	Total Extended an Local Fight	325,595	393,165	455,758	505,371	517,848	490,064
13.	Total Outbound Passengers	2,487,661	3,193,119	3,741,669	3,964,955	4,152,537	3,951,053
14.	Intransit Passengers	144,175	253,400	212,800	151,917	153,436	172,718
15.	Total Outbound and Intransit Passenger	2,631,836	3,446,519	3,954,469	4,116,872	4,305,973	4,125,771

NOTES:

(A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passengers not included. Charter Operations included

PUERTO RICO PORTS AUTHORITY

LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORT

INBOUND AND INTRANSIT PASSEGERS
HISTORIAL FISCAL YEARS 1986 THROUGH 1989 AND ESTIMATED FOR 1990

LINE NO.	INBOUND INCLUDING * INTRANSIT PASSENGERS	HISTORICAL (A) 1986 (1)	1987 (2)	1988 (3)	1989 (4)	1990 (5)	INCREASE 1989 90
	From U. S. Mainland						
1.	U.S. Flag Carriers	1,702,612	2,234,269	2,550,637	2,643,854	2,831,000	2,870,007
	From Puerto Rico Points						
2.	Certificated Airlines						
3.	Commuter Airlines	61,764	75,265	81,064	81,452	83,191	81,902
4.	Sub-Total	61,764	75,265	81,064	81,452	83,191	81,902
5.	Privates & Air Taxis	13,779	11,206	7,541	8,002	9,450	8,351
6.	Total	75,543	86,471	88,605	89,454	92,641	90,253
	From U.S. Virgin Island						
7.	U.S. Flag Carriers						
8.	Commuter Airlines	221,037	306,596	342,054	391,820	428,400	387,425
9.	Total	221,037	306,596	342,054	391,820	428,400	387,425
	From Foreign Countries						
10.	Scheduled Airlines	415,159	563,921	777,701	859,411	920,400	852,504
11.	Commuter Airlines	51,994	53,206	83,292	112,657	120,800	105,503
12.	Sub-Total	467,153	617,127	860,993	972,068	1,041,200	958,007
13.	Intransit	223,392	253,400	212,800	151,917	153,436	172,710
14.	Total	690,545	870,527	1,073,393	1,123,985	1,194,636	1,130,005
15.	Total Inbound and Intransit Passenger	2,690,537	3,497,863	4,063,089	4,249,113	4,547,477	4,206,960

NOTES:

(A) Source: Puerto Rico Ports Authority Statistical Report
(*) Non-Revenue Passengers not included. Charter Operations included

Exhibit 8
Sheet 5 of 5

HISTORICAL AND ESTIMATED AIRCRAFT WEIGHT LIFTED AT
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS BY LOCAL AND EXTENDED FLIGHTS
AIRCRAFT WEIGHTS IN 1000 POUNDS UNITS

AIRPORT	EXTENDED FLIGHTS					LOCAL FLIGHTS				Grand Total Factored Weight Lifted
	fiscal years	aircraft weight lifted	percent of change	weight factor	total factored weight lifted	aircraft weight lifted	percent of change	weight factor	local aircraft weight lifted	
Luis Muñoz Marín International										
Historical	1985	5,168,988	-4.4	1.0	5,168,988	401,860	-3.4	0.75	301,395	5,470,383
	1986	6,085,152	17.7	1.0	6,085,152	174,520	-56.6	0.75	130,890	6,216,042
	1987	6,596,300	8.4	1.0	6,596,300	261,780	50.0	0.75	196,335	6,792,635
	1988	7,150,300	8.4	1.0	7,150,300	307,600	17.5	0.75	230,700	7,381,000
	1989	8,830,531	23.5	1.0	8,830,531	509,540	65.7	0.75	382,155	9,212,686
	1990	9,725,629	10.1	1.0	9,725,629	515,307	1.1	0.75	386,480	10,112,109
	1988-1990	8,568,820			8,568,820	444,149			333,112	
Ponce										
Historical	1985	---	---	---	---	55,371	-19.2	0.75	41,528	41,528
	1986	---	---	---	---	37,674	-32.0	0.75	28,256	28,256
	1987	---	---	---	---	44,000	16.8	0.75	33,000	33,000
	1988	---	---	---	---	47,000	6.8	0.75	35,250	35,250
	1989	---	---	---	---	51,330	9.2	0.75	38,498	38,498
	1990	---	---	---	---	53,383	4.0	0.75	40,037	40,037
Int'l. and Ponce										
Historical	1985	5,168,988	-4.4	1.0	5,168,988	457,231	-5.6	0.75	342,923	5,511,911
	1986	6,085,152	17.7	1.0	6,085,152	212,194	-53.6	0.75	159,146	6,244,298
	1987	6,596,300	8.4	1.0	6,596,300	305,780	44.1	0.75	229,335	6,825,635
	1988	7,150,300	8.4	1.0	7,150,300	354,600	16.0	0.75	265,950	7,416,250
	1989	8,830,531	23.5	1.0	8,830,531	560,870	58.2	0.75	420,653	9,251,184
	1990	9,725,629	10.1	1.0	9,725,629	568,690	1.4	0.75	426,518	10,152,147
	1988-1990	8,568,820			8,568,820	494,720			371,040	8,939,860

ECONOMIC RESEARCH OFFICE

Exhibit 9
Sheet 1 of 1

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
SPACE AVAILABLE IN THE FREIGHT TERMINAL BUILDING
AS OF JUNE 30, 1990
(In Square Feet)

SUMMARY

LINE NO.	USER AND TYPE OF SPACE	LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT (1)	PONCE AIRPORT (2)	TOTAL (3)
	Air Carrier Space			
1	Enclosed, Not Air Conditioned	80,170	6,567	86,737
2	Canopied	8,450	810	9,260
	Sub-Total	88,620	7,377	95,997
	Federal Government Space			
4	Federal Aviation Administration	535		535
5	U.S. Customs, Not Air Conditioned	2,100		2,100
6	U.S. Department of Agriculture, Not Air Conditioned	7,497		7,497
7	Sub-Total	10,132		10,132
	Commercial Space			
8	Enclosed, Not Air Conditioned	10,748		10,748
9	Open Ramp	4,758		4,758
10	Sub-Total	15,506		15,506
11	Total Revenue Producing Space	114,258	7,377	121,635
12	Circulation and Public Space			
13	Rest Rooms Not Air Conditioned	2,213	62	2,275
14	Stairs, Equipment Room	1,990	18	2,008
15	Canopied		2,729	2,729
16	Total Non-Revenue Producing Space	4,203	2,809	7,012
17	Grand Total - All Space	118,461	10,186	128,647

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS
SPACE AVAILABLE IN THE FREIGHT TERMINAL BUILDING
AS OF JUNE 30, 1990
(In Square Feet)

SUMMARY

LINE NO.	TYPE OF SPACE	LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT	PONCE AIRPORT	TOTAL
	Revenue Producing Space (A)			
1	Not Air Conditioned	101,050	6,567	107,617
2	Canopied	8,450	810	9,260
3	Open Ramp	4,758		4,758
	Total Revenue Producing	114,258	7,377	121,635
	Non-Revenue Producing Space (B)			
4	Not Air Conditioned	4,203	80	4,283
5	Canopied	0	2,729	2,729
6	Total Non-Revenue Producing	4,203	2,809	7,012
	Total All Space			
8	Not Air Conditioned	105,253	6,647	111,900
9	Canopied	8,450	3,539	11,989
10	Open Ramp	4,758	0	4,758
	Total All Space	118,461	10,186	128,647

Notes: (A) Includes Airlines, Federal Government and Commercial Space.
(B) Includes Public-Circulation and Building Service Space.

PUERTO RICO PORTS AUTHORITY
LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS

INBOUND AIR CARGO (THOUSAND POUNDS)
FROM V.S. VIRGIN ISLANDS AND FOREIGN COUNTRIES

LINE NO.	FISCAL YEARS	CARGO FROM V.S. VIRGIN ISLAND AND FOREIGN COUNTRIES *	ANUAL INCREASE DECREASE %
1.	1985	23,202	23.3%
2.	1986	29,342	26.5%
3.	1987	31,259	6.5%
4.	1988	30,191	-3.4%
5.	1989	28,376	-6.0%
6.	1990	31,100	9.6%
7.	AVERAGE 1988-90	29,889	

* NOTE: SOURCE: PUERTO RICO PORTS AUTHORITY
STATISTICAL REPORTS

Exhibit 11
Sheet 1 of 1

COST AREAS FOR THE
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT

TYPE OF AREA	ACREAGE
REVENUE PRODUCING AREAS	
Landing, Taxiway, Aircraft Parking and Aprons	1,019.67
Passenger Terminal	19.76
Hangars and Fixed Base Operation	52.76
Cargo Terminal	16.37
Open Rentable	264.32
Fuel Storage	2.60
Air National Guard	43.80
Other Areas; Federal Aviation Administration, Auto Service, Auto Parking, U.S. Weather Bureau	117.17
Total Revenue Producing Areas	1,537.05
NON REVENUE PRODUCING AREAS	
Service and Common Utilities	54.38
Roadways and Rights of Way	51.43
Non Rentable Areas	8.00
Total Non Revenue Producing Areas	113.81
GRAND TOTAL	1,650.86

Exhibit 12
Sheet 1 of 2

COST AREAS FOR THE
PONCE AIRPORT

TYPE OF AREA	ACREAGE
REVENUE PRODUCING AREAS	
Landing, Taxiway, Aircraft Parking and Aprons	183.9
Cargo Terminal	0.6
Passenger Terminal	0.6
Other Areas; Auto Parking, Federal Aviation Hangars	2.5
Total Revenue Producing Areas	187.6
NON REVENUE PRODUCING AREAS	
Roadways and Rights of Way	6.9
Other Areas	60.5
Total Non Revenue Producing Areas	67.4
GRAND TOTAL	255.0

Exhibit 12
Sheet 2 of 2

years 1988 to 1990 are shown in Exhibit 11. On the basis of said data, the appropriate rate is determined as follows:

a. The assigned area of 2,100 sq. ft. at $11.65 per sq. ft. has an annual rental value of $24,465.

b. The rate per thousand pounds of freight, assuming an average annual volume for the years 1988 to 1990 of 29,889,000 lbs., as shown in Exhibit 11 will be:

$24,465 ÷ 29,889 = $0.82

4. Exclusive Use-Gate Lobbies Luis Muñoz Marin International Airport

Pursuant to the continued interest of the airlines to use exclusively some of the airport gate lobbies, the Authority has developed the following procedures for the determination of a fee for the exclusive use of a domestic gate lobby, shall pay provided that the Authority is able to assign it:

1. A monthly amount with is 1/12 of the annual break-even need of the gate lobby area which is used exclusively times 125%.
2. For cleaning and maintenance such as painting of interior, window washing, light bulb replacement, etc.
3. The airline's proportionate share of the break-even need amount for all non-exclusive gate lobbies based on the formula which will be established by Resolution to recover said break-even need.

5. Public Aircraft Parking (Paved and Unpaved Grounds

In the last parking fees review these were established to come in line with those set at the regional airports. Surprisingly parking fees for the Luis Muñoz Marín International Airport and Ponce Airport were below those of the regional airports and it was necessary to adopt a correction. If such situation had continued, upon realization of aircraft owners, it could have lead to a movement of park places to Ponce and Luis Muñoz Marín International Airport, thus, creating a problem particularly to the latter. Along this lines it is proper to maintain without adjustment the parking fees as already established.

CHAPTER II

ADJUSTMENTS TO RATES

It is necessary to adjust for debits or credits in the past three years and apply it in the next period as follows:

A. Space Rental

Type of Space	Rate Res.	Amount Revised	to Adjust
Enclosed AC	$20.09	$24.52	$ 4.43
Enclosed NAC	17.37	20.84	3.47
Interior Tug Drive	12.04	14.71	2.67
Canopied	11.04	13.49	2.45
Open Ramp	9.05	11.03	1.98
Open Terrace	6.03	7.36	1.33
Cargo Terminal	10.16	11.68	1.52

B. Category I - Landing Fees

External Flights	1.14	1.20	0.06
Local Flights	0.0550	0.90	0.045
Minimum per Flight	7.23	8.45	1.22
Minimum non-Commercial	7.42	8.73	1.31

C. Category II Facilities - Domestic

	Rate Res. 88-32	New Rate	Difference
Certificated Carrier, per Passenger Arrival or Departures	0.5155	0.7477	0.2322
Certificated Carriers (Inbound or Outbound Passenger)			
Baggage Claim Areas-Inbound Passengers	0.4190	0.3693	-0.0497
Pre-Inspection Facilities Inbound	0.0209	0.0129	-0.0008

D. Category III Facilities - International			
Departures or Arrivals Foreign Carriers	1.035	1.2816	0.2466
Departures or Arrivals in Commuters	0.44	0.46	-0.02
Departures or Arrivals U.S. Virgin Islands	1.07	0.8757	-0.1943
E. Charter Operations			
Per Inbound or Outbound Flights	153.00	Not Adopted	
F. In-Transit Passengers	$ 0.4049	0.9162	0.5113
G. Group IV Facilities (Cargo Terminal) Luis Muñoz Marin Int'l. Airport Ponce	0.9291	0.82	-0.1091

PUERTO RICO PORTS AUTHORITY
CENTRAL OFFICE
HISTORICAL FOR FISCAL YEARS 1986 TO 1990
CALCULATION OF COSTS FOR THE LUIS MUÑOZ MARIN INTERNATIONAL AND PONCE AIRPORTS

LINE NO.	CENTRAL OFFICE	1986-87 (A) (1)	HISTORICAL 1987-88 (A) (2)	1988-89 (A) (3)	1989-90 (A) (4)	AVERAGE 1988-90 (5)
				(DOLLARS)		
	Direct Expenses					
	Personal Services					
1.	Administrative & Clerical Salaries	$4,520,969	$4,859,843	$6,082,930	$6,573,978	$5,838,917
2.	Maintenance Salaries	140,858	143,746	122,051	153,162	139,653
3.	Personnel Training	7,292	9,914	10,984	4,014	8,304
4.	Fringe Benefits	2,042,001	2,181,122	2,506,410	2,847,728	2,511,753
5.	Sub-Total	$6,711,120	$7,194,625	$8,722,375	$9,578,882	$8,498,627
	Contractual Services					
6.	Travel	$44,299	$45,264	$75,471	$59,162	$59,966
7.	Professional Services*	137,828	243,997	415,322	769,379	476,233
8.	Representation	3,143	3,194	8,791	24,835	12,273
9.	Materials and Supplies	176,444	155,670	212,922	191,674	186,755
10.	Fuel	43,999	17,622	66,991	40,020	41,544
11.	Communications	170,333	172,933	192,198	259,064	208,065
12.	Heat, Light and Power	74,741	96,092	103,568	114,588	104,749
13.	Water & Sewer	8,065	8,694	10,316	14,746	11,252
14.	Insurance	26,426	26,024	9,312	7,255	14,197
15.	Rent	83,089	87,729	102,831	147,002	112,521
16.	Maintenance and Repairs	65,188	70,838	77,641	46,325	64,935
17.	Advertising and Subscriptions	59,349	20,848	67,593	30,409	39,617
18.	Other Expenses	43,840	60,321	128,239	120,108	102,889
19.	Sub-Total	$937,544	$1,009,226	$1,471,195	$1,824,567	$1,434,996
20.	Total Direct Expenses	$7,648,664	$8,203,851	$10,193,570	$11,403,449	$9,933,623
	Direct Prorated Charges Combined					
21.	Luis Muñoz Marin Int'l. Airport	$2,341,287	$1,862,461	$2,689,888	$4,852,794	$3,135,048
22.	Ponce Airport	243,059	231,962	266,193	29,708	175,954
23.	Sub-Total	$2,584,346	$2,094,423	$2,956,081	$4,882,502	$3,311,002
24.	Other	$5,064,318	$6,109,428	$7,237,489	$6,520,947	$6,622,621
25.	Total Direct and Prorated Charges	$7,648,664	$8,203,851	$10,193,570	$11,403,449	$9,933,623

CALCULATION AND DISTRIBUTION OF CENTRAL OFFICE ADMINISTRATION COSTS (AVERAGE 1988-1990)

26.	Total Cash Expenses	$9,933,623
27.	Charges for the use of Invested Capital	378,918
28.	Total	$10,312,541
29.	Distribution of Costs (B)	
30.	Luis Muñoz Marin International Airport (31.56%)	$3,254,638
31.	Ponce Airport (1.77%)	182,532
32.	Total Luis Muñoz Marin Int'l. and Ponce Airports	$3,437,170
33.	Other (66.67%)	6,875,371
34.	Total	$10,312,541

NOTES:
(A) Source: Puerto Rico Ports Authority Financial Statements
(B) Source: Distribution on the basis of Direct and Prorated Charges for Fiscal Year 1988-1989
* Includes Legal Police Services