

HR12 Part 7 雙篇閱讀測驗難題解析字彙表

【都計營建】

Greenly to Build New Office Complex on Springville North Side

Daily Business has learned that the Chicago-based Greenly Realty Corp. will build a new \$150 million office complex that will include three upscale restaurants. The Northwoods office development will include four buildings with a total floor space of 680,000 square feet and will house more than 2,350 workers. One East, the first building in the complex, is expected to be completed within 15 months. The north side is generally regarded as the premier office location in the suburbs.

One East will offer tenants 189,000 sq. ft. of office space. The five-story structure will provide free covered parking for more than 700 vehicles as well as 125 surface parking spaces. A second covered parking garage will be part of the complex when the other three buildings are completed.

Springville mayor, Jorge Lopez, says Northwoods is a good example of thoughtful city planning which will encourage economic development and lead to the creation of excellent paying jobs offered by quality state and national companies. Greenly's development will provide better roads and fine new restaurants, both of which are amenities to be enjoyed by local community residents.

Greenly specializes in the ownership, construction, leasing, and management of office, medical, and retail real estate, and operates in more than 12 major U.S. cities with 97 million sq. ft. under its management.

FROM: Shashi Gupta

TO: Rabi Das

According to Daily Business, a new upscale office complex will be built on the north side of Springville. This location would be ideal for our software services since we would be close to present and potential customers. Ideally, we should look to move into this new complex as soon as it opens.

Check on leasing conditions, power availability, and broadband connections. Packaging these in the lease agreement would be most desirable. Date of availability and minimal office size is important. A list of potential tenants would also be desirable if you can get it. I need it in a week so I can bring it to the committee.

✓ 核心字彙

- *realty n. = real estate 房地產
- realtor n. 房地產經紀人
- *office complex 辦公大樓區
- factory complex 工廠區
- *upscale a. 高級的
- *development n. 開發
- *floor space 樓板空間
- *square feet 平方英尺
- square meter 平方公尺
- *house v. 容納
- accommodate v. 容納
- *premier a. 頂級的
- *suburb n. 郊區
- suburbanite n. 郊區居民/ urban a. 都會的/ urbanite n. 都會居民
- *tenant n. 房客
- landlord n. 房東/ manager n. 公寓管理員/ superintendent n. 公寓大廈管理員
- *covered parking 有頂停車場
- *surface parking 平面無頂停車場
- parking tower 停車塔
- *mayor n. 市長
- *city planning 都市計畫
- *amenity n. 休閒設施
- *local community 當地社區
- *resident n. 居民
- residential district 住宅區
- *construction n. 建設
- under construction 施工中
- *leasing n. 租賃

– lease n. 租約/ rent n. 租金

*retail n. 零售

*leasing condition 租賃條件

*power availability 供電狀況

*broadband connection 寬頻連線

– Internet access 網際網路插孔

*minimal office size 辦公室起租面積
門檻

*potential tenant 潛在房客

*expansion n. 擴張

✓ 一般字彙

*vehicle n. 車輛

*package v. 合併

*desirable a. 令人滿意的

*committee n. 委員會

【音樂、課程、衣著規定】

Joshua Wakefield Piano Studio

Studio Policies and Information

Tuition: \$50 an hour or \$25 a half-hour, due at the first lesson of each month. A registration fee of \$35 is due at the beginning of the fall and winter quarters (this covers recital and administrative costs)

Late fees: If payment is not made by the 2nd lesson of each month, there will be a \$10 late fee added for each delayed week.

Private Lessons

Parents accompanying their children to lessons may make themselves comfortable in the living room and observe the lesson. Please take your shoes off upon entering. Students may bring a pair of slippers or indoor footwear if they wish. Students are expected to be punctual, and may be left at the studio, but must be picked up immediately after their lessons.

Students are required to bring their music, textbooks, and notebooks to each lesson.

Neatness is expected. Students are requested to come with trimmed nails.

New music is requested to be purchased promptly from a local music store.

Studio Etiquette

No food or beverages are permitted.

Book bags, coats, and jackets must be stowed in the living room or closet.

Please remain quiet while in the living room.

Unless an emergency occurs, please do not interrupt a lesson.

Please wash and dry your hands before sitting at the piano.

Concert Dress and Etiquette

Girls: dress or skirt, dress shoes (no heels over 2 inches), hair tied back

Boys: dress shirt and tie (coat optional), dress pants, dress shoes (no sneakers)

Parents and guests: dress semi-casual (no jeans or sweats)

Please arrive promptly, allowing time for warming up and seating.

Please turn off phones and pagers.

Please do not use flash photography during performances.

Small children are welcome with parental supervision.

Please remain quiet and seated during performances.

✓ 核心字彙：音樂

*studio n. 工作室；錄音室；攝影棚；
小套房

*recital n. 獨奏會
— concert hall 音樂廳

✓ 核心字彙：課程

*policy n. 規定

*tuition n. 學費

*due a. 到期

*registration fee 註冊費

*quarter n. 學季
— semester n. 學期/ trimester n. (一學
年) 三學期

*administrative cost 行政成本

*private lesson 一對一課程 =
one-on-one class = tutoring

*accompany v. 陪同

*observe v. 觀看

*punctual a. 準時的

*etiquette n. 禮儀

*remain quiet 保持安靜

*parental supervision 家長監督

✓ 核心字彙：衣著

*slipper n. 拖鞋

*neatness n. 整潔

*trimmed a. 修剪過的

*dress shoe 皮鞋

*heel n. 鞋跟

*dress shirt 正式襯衫

*dress pants 西裝褲

*sneaker n. 球鞋

*semi-casual 半休閒的

*sweat n. = sweatshirt 棉毛衫

*prohibit v. 禁止

*in a timely fashion 準時的

✓ 參考字彙

*stow v. 暫時存放

*pager n. = BB call；呼叫器

*delinquent a. 未付款

— juvenile delinquency 青少年犯罪

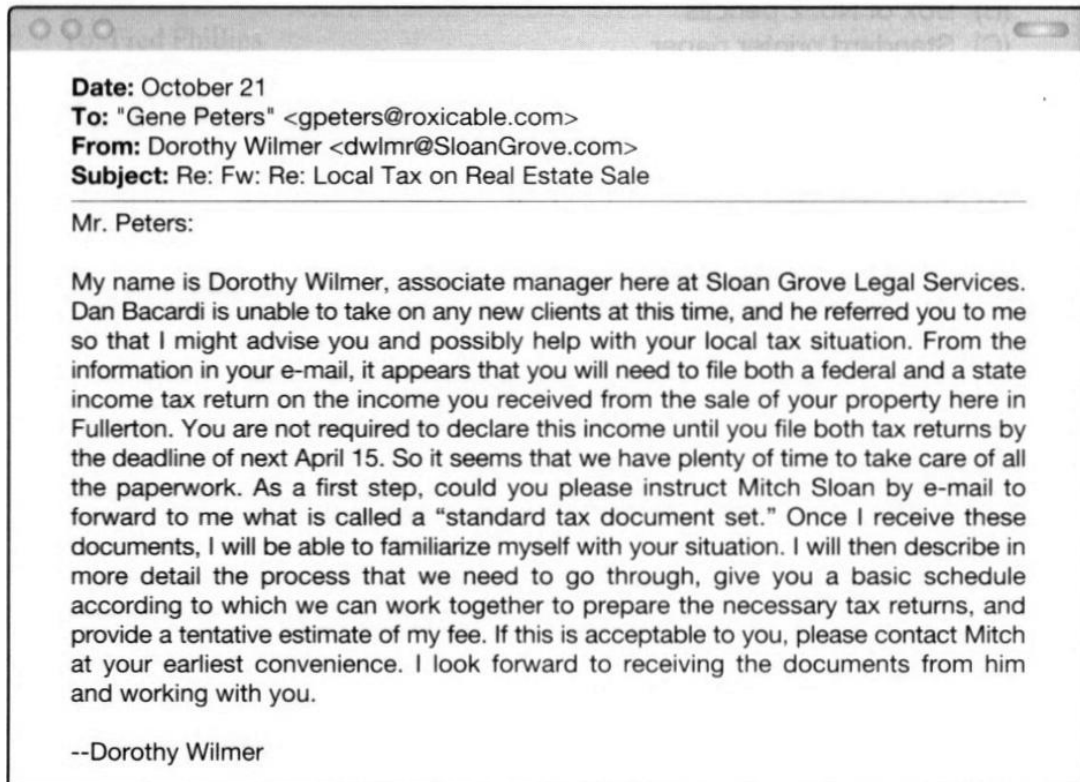
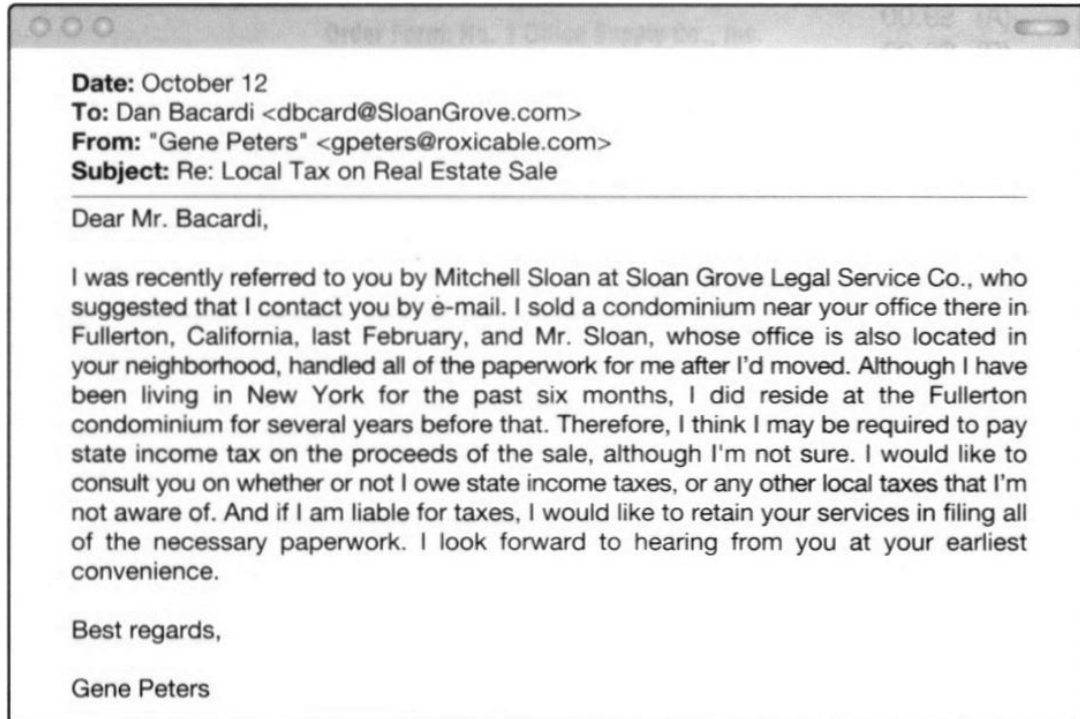
✓ 其他字彙

*request v. 請求

*promptly adv. 迅速地

*flash n. 閃光燈

【土地稅】



✓ 核心字彙

- *condominium n. (自住用) 公寓大樓
- *paperwork n. 文件
- *reside v. 居住
- *income tax 所得稅
- *proceeds n. 收入
- *liable a. 有...義務的
- *retain sb's service 使用某人的服務
- *file v. 提出申請
- *federal a. 聯邦的
- *tax return 報稅單
— tax refund 退稅
- *property n. 財產
- *declare v. 申報
- *standard tax document set 標準報稅
文件組
- *process n. 程序
- *tentative estimate 初步估價

✓ 補充字彙

- *levy v. 徵收
- *capital gains tax 資本所得稅
- *customs duty (個人) 關稅
- *tariff n. (進口) 關稅
- *progressive tax 漸進稅
— flat rate 單一稅率
- *value-added tax 增值稅
- *deductible a. 可扣除的
— deduction n. 扣除額
- *dependent n. 被撫養人
- *IRS = Internal Revenue Service 美國
國稅局
- *taxable income 應稅收入
- *tax evasion 逃稅
- *tax haven 避稅天堂

*tax shelter 避稅工具

*write-off 可免稅支出

*tax bracket (某個) 稅級

✓ 其他字彙

*be referred to 被介紹給...

*consult v. 諮詢

*at your earliest convenience 盡快

*associate manager 副理

*forward v. 轉寄

*familiarize oneself with... 某人去熟
悉...