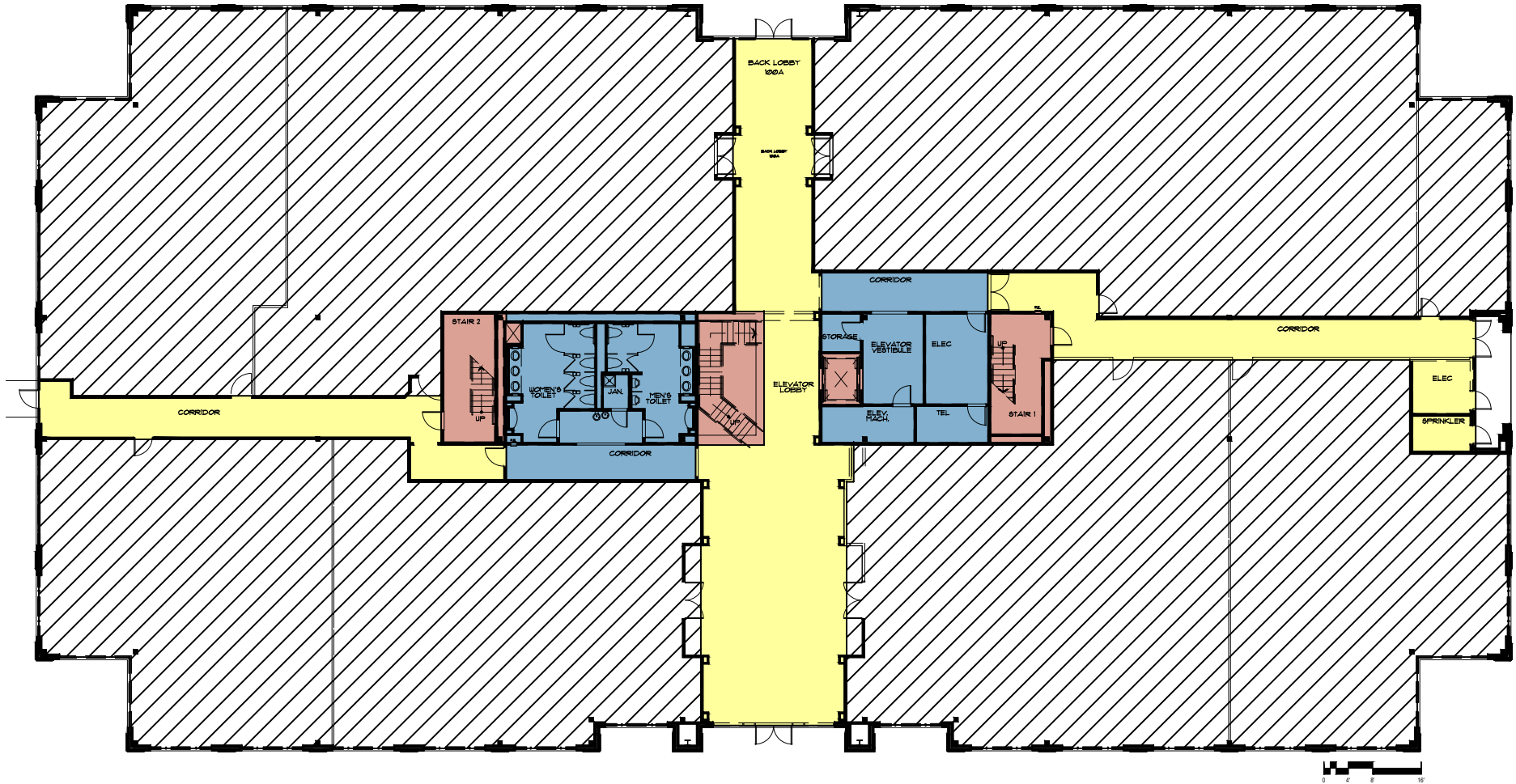


- Vertical Penetrations: 795
- Bldg. Common Area: 3,323
- Floor Common Area: 1,587
- Office Area: 22,271



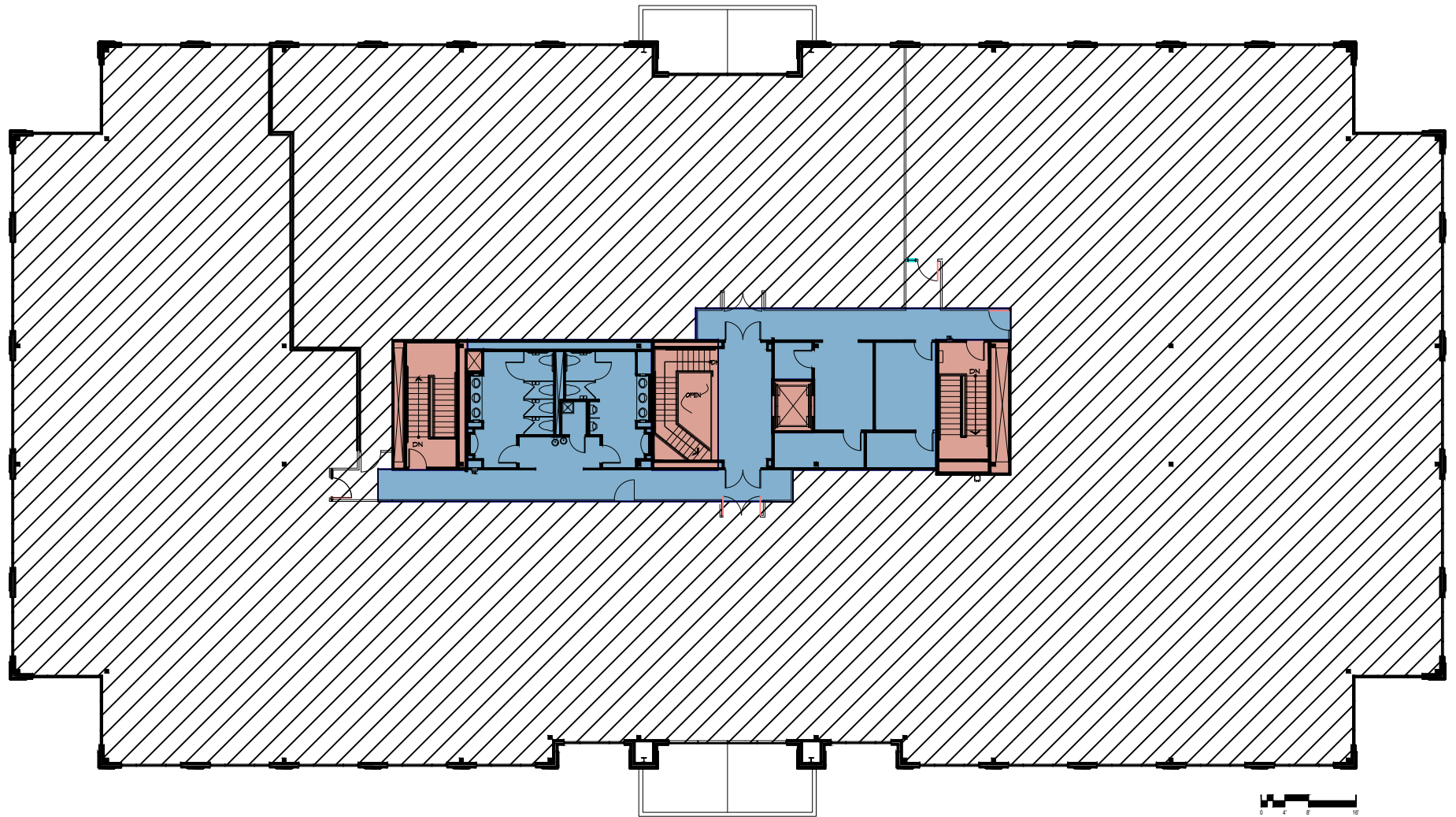
NELSON

BOMA Study

3120 Stonecrest Blvd • 1st Floor

Scale: N.T.S.

- Vertical Penetrations: 891
- Floor Common Area: 2,077
- Office Area: 25,132



NELSON

BOMA Study

3120 Stonecrest Blvd. • 2nd Floor

Scale: N.T.S.

3120 Stonecrest Blvd - 1st and 2nd Floor

1	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
			(3-4)=5		(5-8-9-11)=7			(7+8+9)=10		(5/10)=12	(7x12)=13	(8x12)=14	(9x12)=15	(S13+S14+S15)=16	16/(16-S15)=17	(13xS17)=18	(14x17)=19	(18+19)=20			
					USABLE AREAS							BASIC RENTABLE AREAS					RENTABLE AREA				
Building - Floor	Gross Measured Area	Major Vertical Penetrations	Floor Rentable Area	Space ID	Office Area	Store Area	Building Common Area	Floor Usable Area	Floor Common Area	Floor R/U Ratio	Office Area	Store Area	Building Common Area	Building Rentable Area	Building R/U Ratio	Office Area	Store Area	Total Rentable Area	Floor factor		
1	27,976	795	27,181		22,271		3,323	25,594	1,587	1.0620	23,652	0	3,529	27,181	1.06939	25,293	0	25,293	1.1357		
2	28,100	891	27,209		25,132			25,132	2,077	1.0826	27,209	0	0	27,209	1.06939	29,097	0	29,097	1.1578		
Total	56,076		54,390	0	47,403	0	3,323	50,726	3,664		50,861	0	3,529	54,390		54,390	0	54,390			

Calculation Criteria Sheet

The following is the general criteria for the previously listed area calculations for:

1. GROSS BUILDING AREA is the area enclosed by the extreme exterior face of the building skin.
2. GROSS MEASURED AREA is the floor area enclosed by the building perimeter DOMINANT PORTION, measured to the inside face of the glass.
3. MAJOR VERTICAL PENETRATIONS include elevator shafts, stairs, mechanical duct enclosures, and is measured to the outside face of enclosing partition.
4. FLOOR RENTABLE AREA is derived arithmetically by subtracting major vertical penetrations from the gross measured area. BUILDING RENTABLE is the sum of FLOOR RENTABLE AREA.
5. BUILDING COMMON AREA - These are the areas which are designed to benefit all building tenants without being used by any one tenant. Included without limitation are the main building lobby, mail room, all building mechanical and electrical rooms, fire command center, building service areas, etc., and their enclosing walls. This area will be prorated on a consistent ratio to each floor.
6. FLOOR COMMON AREA (multi-tenant floors) - These are the areas within the core that not "usable"; less all penetrations, and include toilets, mechanical rooms, electrical rooms, telephone closets, janitor's closet, service elevator vestibule, multi-tenant corridors, elevator lobbies, etc. including their enclosing walls.
7. OFFICE USABLE AREA - The space actually available for the discretionary use of tenant(s).
8. RENTABLE - The usable area multiplied by the appropriate building factor (R/U RATIO). The total of all RENTABLE AREAS equals the BUILDING RENTABLE AREA.