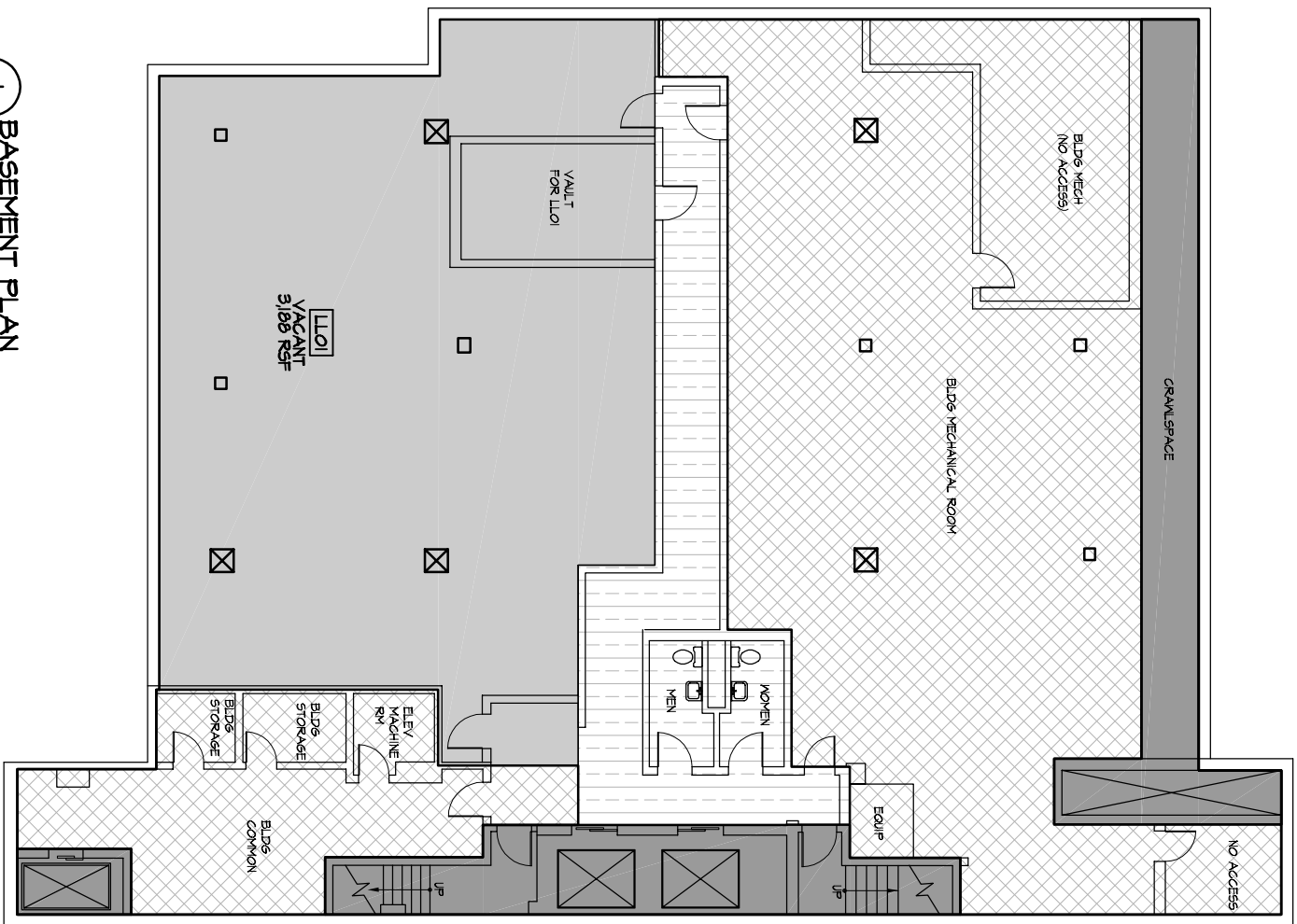


Floor/Suite	A Gross Measured Area	B Non-Rentable Area	C Floor Rentable Area	D Usable Office Area and Store Area	E Usable Building Common Area	F Floor Common Area	G Floor Common Factor	H Basic Office Area and Store Area	I Basic Building Common Area	J Building Common Factor	K Rentable Office Area and Store Area	L R/U Ratio
LL01				2,416.0			1.12079	2,707.8		1.17739	3,188.1	1.31960
<b>B</b>	<b>7,201.7</b>	<b>851.2</b>	<b>6,350.5</b>	<b>2,416.0</b>	<b>3,250.1</b>	<b>684.4</b>	<b>1.12079</b>	<b>2,707.8</b>	<b>3,642.7</b>	<b>1.17739</b>	<b>3,188.1</b>	<b>1.31960</b>
100				1,457.9			1.05735	1,541.5		1.17739	1,814.9	1.24490
101				1,376.8			1.05735	1,455.7		1.17739	1,714.0	1.24490
102				1,449.6			1.05735	1,532.7		1.17739	1,804.6	1.24490
<b>01</b>	<b>6,655.3</b>	<b>928.3</b>	<b>5,727.0</b>	<b>4,284.2</b>	<b>1,132.1</b>	<b>310.6</b>	<b>1.05735</b>	<b>4,529.9</b>	<b>1,197.1</b>	<b>1.17739</b>	<b>5,333.4</b>	<b>1.24490</b>
200				9,707.0			1.06505	10,338.5		1.17739	12,172.4	1.25398
<b>02</b>	<b>11,324.5</b>	<b>986.0</b>	<b>10,338.5</b>	<b>9,707.0</b>		<b>631.5</b>	<b>1.06505</b>	<b>10,338.5</b>		<b>1.17739</b>	<b>12,172.4</b>	<b>1.25398</b>
300				9,707.0			1.06505	10,338.5		1.17739	12,172.4	1.25398
<b>03</b>	<b>11,324.5</b>	<b>986.0</b>	<b>10,338.5</b>	<b>9,707.0</b>		<b>631.5</b>	<b>1.06505</b>	<b>10,338.5</b>		<b>1.17739</b>	<b>12,172.4</b>	<b>1.25398</b>
400				515.4			1.00000	515.4		1.17739	606.8	1.17739
<b>PH</b>	<b>1,034.8</b>	<b>316.1</b>	<b>718.7</b>	<b>515.4</b>	<b>203.3</b>		<b>1.00000</b>	<b>515.4</b>	<b>203.3</b>	<b>1.17739</b>	<b>606.8</b>	<b>1.17739</b>
<b>Total</b>	<b>37,540.8</b>	<b>4,067.7</b>	<b>33,473.1</b>	<b>26,629.6</b>	<b>4,585.6</b>	<b>2,257.9</b>	<b>1.07234</b>	<b>28,430.0</b>	<b>5,043.1</b>	<b>1.17739</b>	<b>33,473.1</b>	<b>1.25699</b>



**1** BASEMENT PLAN  
SCALE: 1/8"=1'-0"

**SYMBOLS LEGEND**

[Solid Grey Box]	NON RENTABLE AREA
[Horizontal Line Pattern Box]	OFFICE/ STORE AREA
[Diagonal Line Pattern Box]	BUILDING COMMON AREA
[Vertical Line Pattern Box]	FLOOR COMMON AREA <small>Copyright 2006, GTM Architects, Inc.</small>

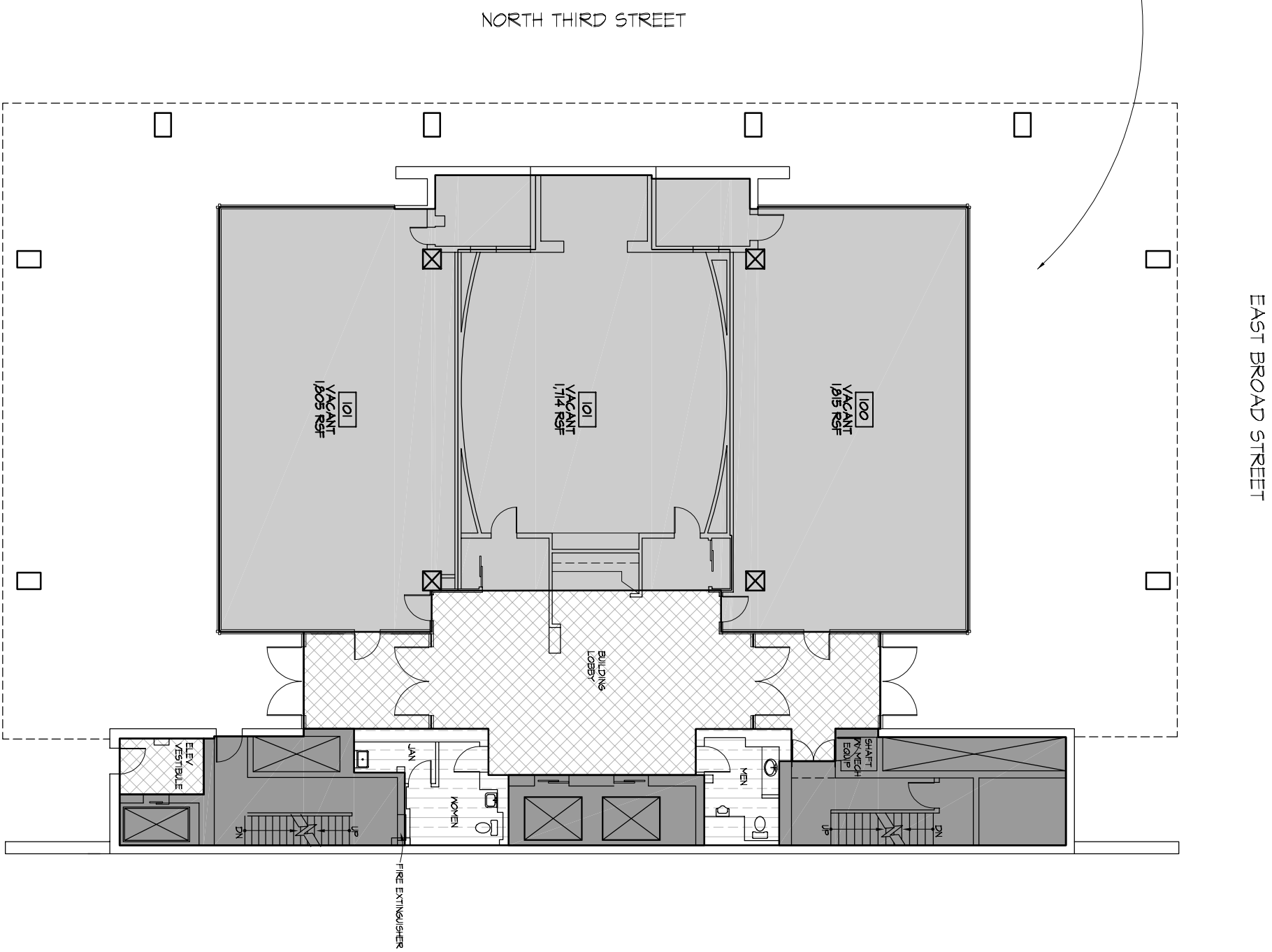
**GTM**  
G T M ARCHITECTS  
735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

224 E. BROAD STREET  
RICHMOND, VA  
BASEMENT  
AREA CALCULATIONS

**DOUGLAS DEVELOPMENT  
224 E. BROAD STREET**

REVISIONS:  
SEAL:  
DRAWN BY: ASK  
CHECKED BY: HF/RL  
SCALE: AS NOTED  
DATE: 03-06-07  
PROJECT NO: 07.0074  
DRAWING NO:  
**AC00**

PLEASE NOTE:  
 IF THE OUTDOOR SPACE BENEATH THE SECOND FLOOR IS TO BE USED BY THE FIRST FLOOR TENANTS, THEN THE BOMA CALCULATIONS CAN BE REVISED TO COUNT THIS SPACE AS STORE AREA.



1 FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

SYMBOLS LEGEND	
[Solid Grey Box]	NON RENTABLE AREA
[Diagonal Line Box]	OFFICE/ STORE AREA
[Cross-hatch Box]	BUILDING COMMON AREA
[Dotted Box]	FLOOR COMMON AREA

DRAWN BY:	ASK
CHECKED BY:	HF/RL
SCALE:	AS NOTED
DATE:	03-06-07
PROJECT NO:	07.0074
DRAWING NO:	AC01

**DOUGLAS DEVELOPMENT**  
**224 E. BROAD STREET**

REVISIONS:

SEAL:

G T M ARCHITECTS  
 775 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

**224 E. BROAD STREET**  
**RICHMOND, VA**  
**FIRST FLOOR PLAN**  
**AREA CALCULATIONS**

FLOOR COMMON AREA  
 Copyright 2006, GTM Architects, Inc.



G T M ARCHITECTS

735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

224 E. BROAD STREET  
RICHMOND, VA

SECOND FLOOR PLAN  
AREA CALCULATIONS

**DOUGLAS DEVELOPMENT**  
**224 E. BROAD STREET**

REVISIONS:

SEAL:

DRAWN BY: ASK

CHECKED BY: HF/RL

SCALE: AS NOTED

DATE: 03-06-07

PROJECT NO. 07.0074

DRAWING NO.

**AC02**

**SYMBOLS LEGEND**

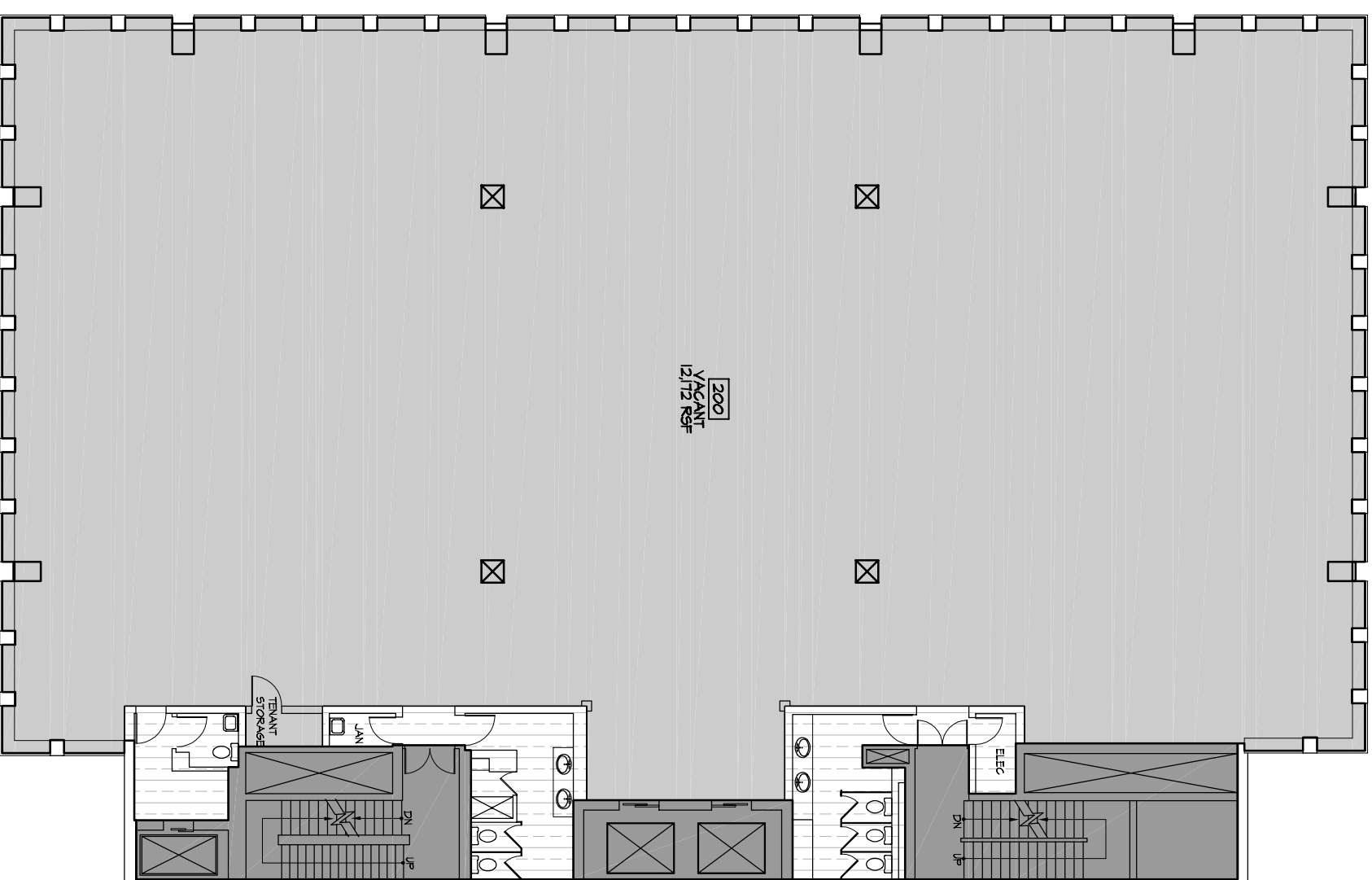
NON RENTABLE AREA

OFFICE / STORE AREA

BUILDING COMMON AREA

FLOOR COMMON AREA

Copyright 2006, GTM Architects, Inc.



**1 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"



G T M ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

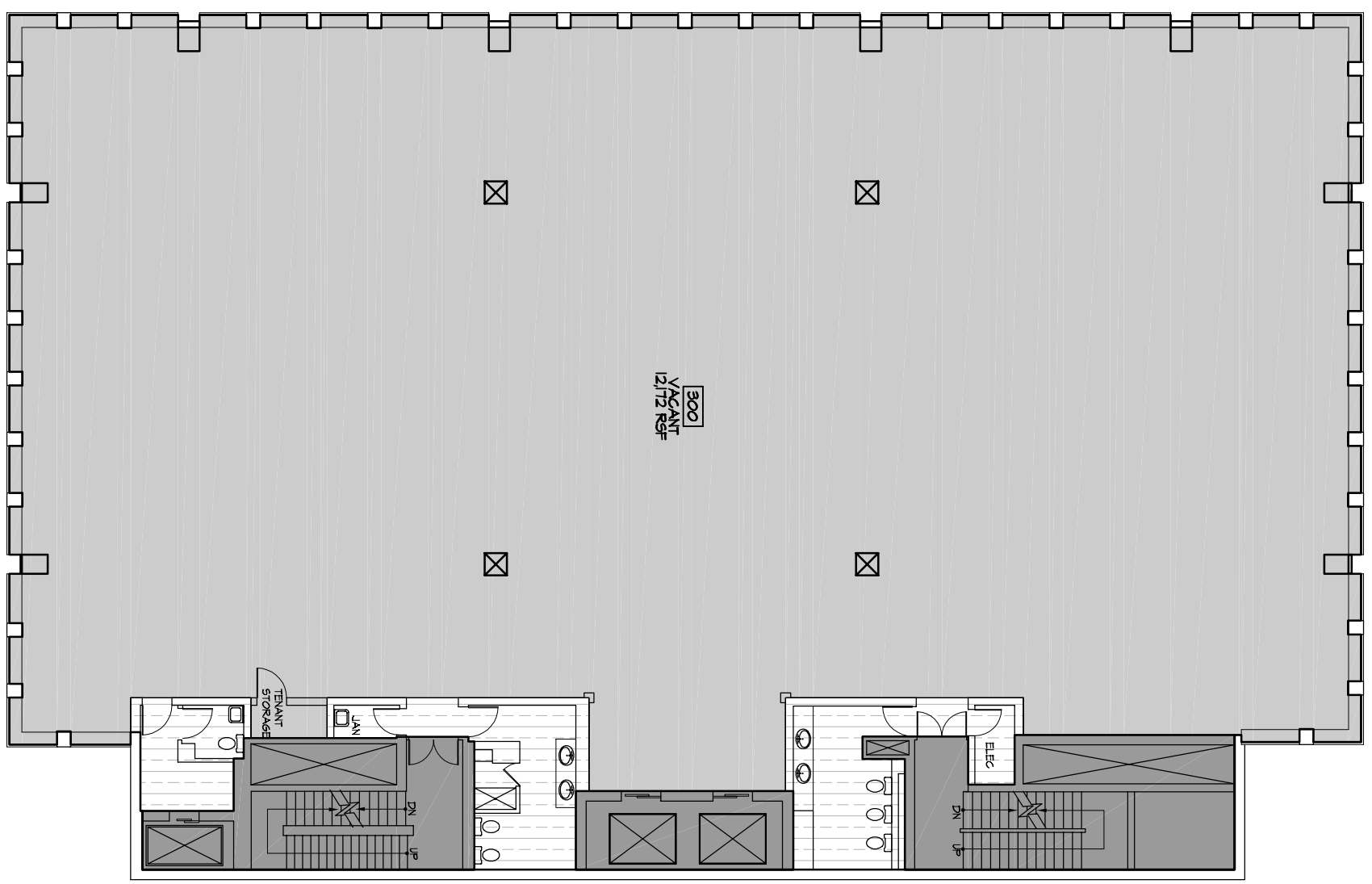
224 E. BROAD STREET  
 RICHMOND, VA  
 THIRD FLOOR PLAN  
 AREA CALCULATIONS

**DOUGLAS DEVELOPMENT**  
**224 E. BROAD STREET**

REVISIONS:
SEAL:

SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE / STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA

Copyright 2006, GTM Architects, Inc.







**1 THIRD FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

**AC03**

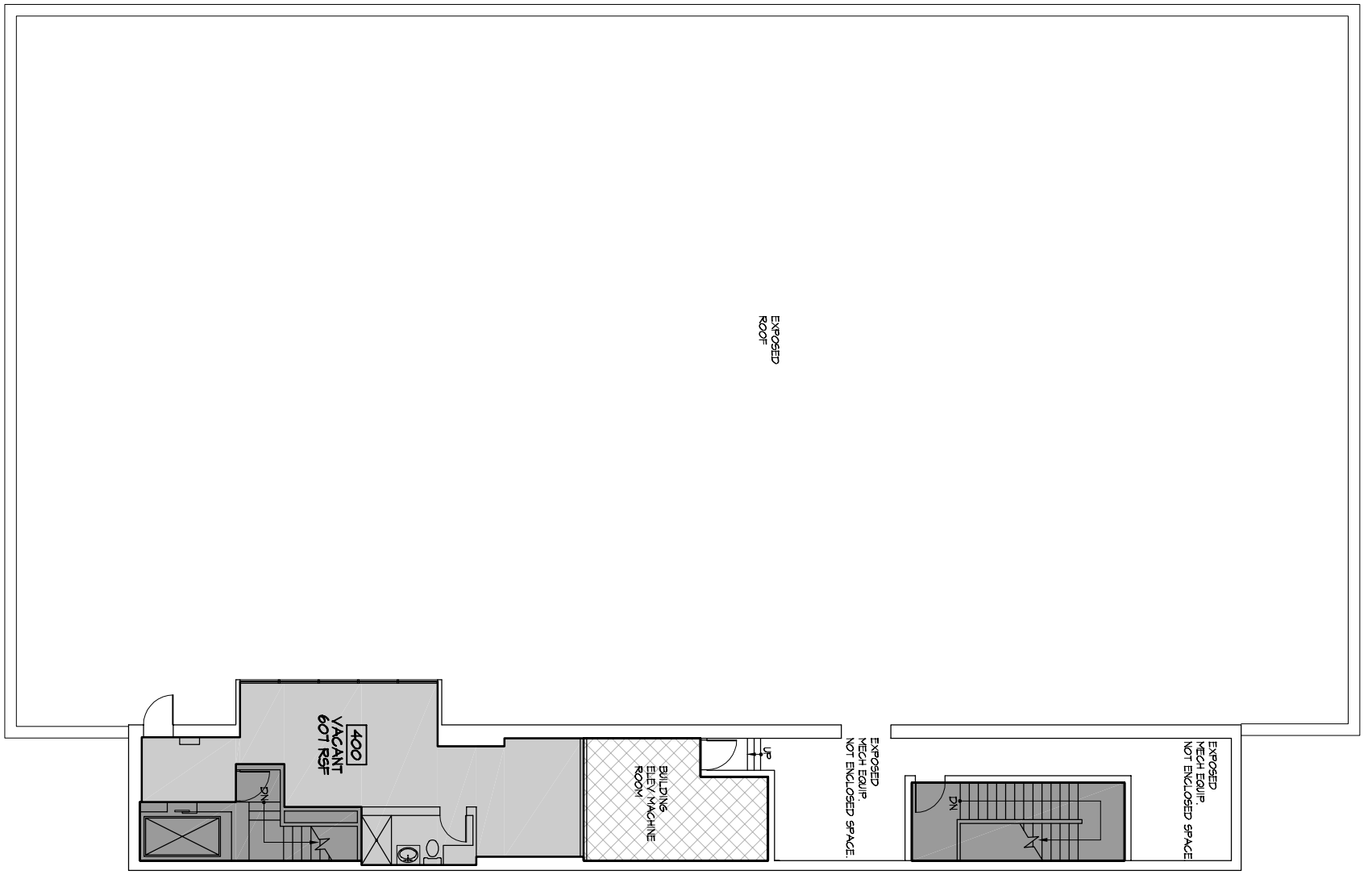
DRAWN BY: ASK  
 CHECKED BY: HF/RL  
 SCALE: AS NOTED  
 DATE: 03-06-07  
 PROJECT NO: 07.0074  
 DRAWING NO:

**DOUGLAS DEVELOPMENT**  
**224 E. BROAD STREET**

REVISIONS:
SEAL:

SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA

Copyright 2006, GTM Architects, Inc.



**1 PENTHOUSE PLAN**  
 SCALE: 1/8"=1'-0"