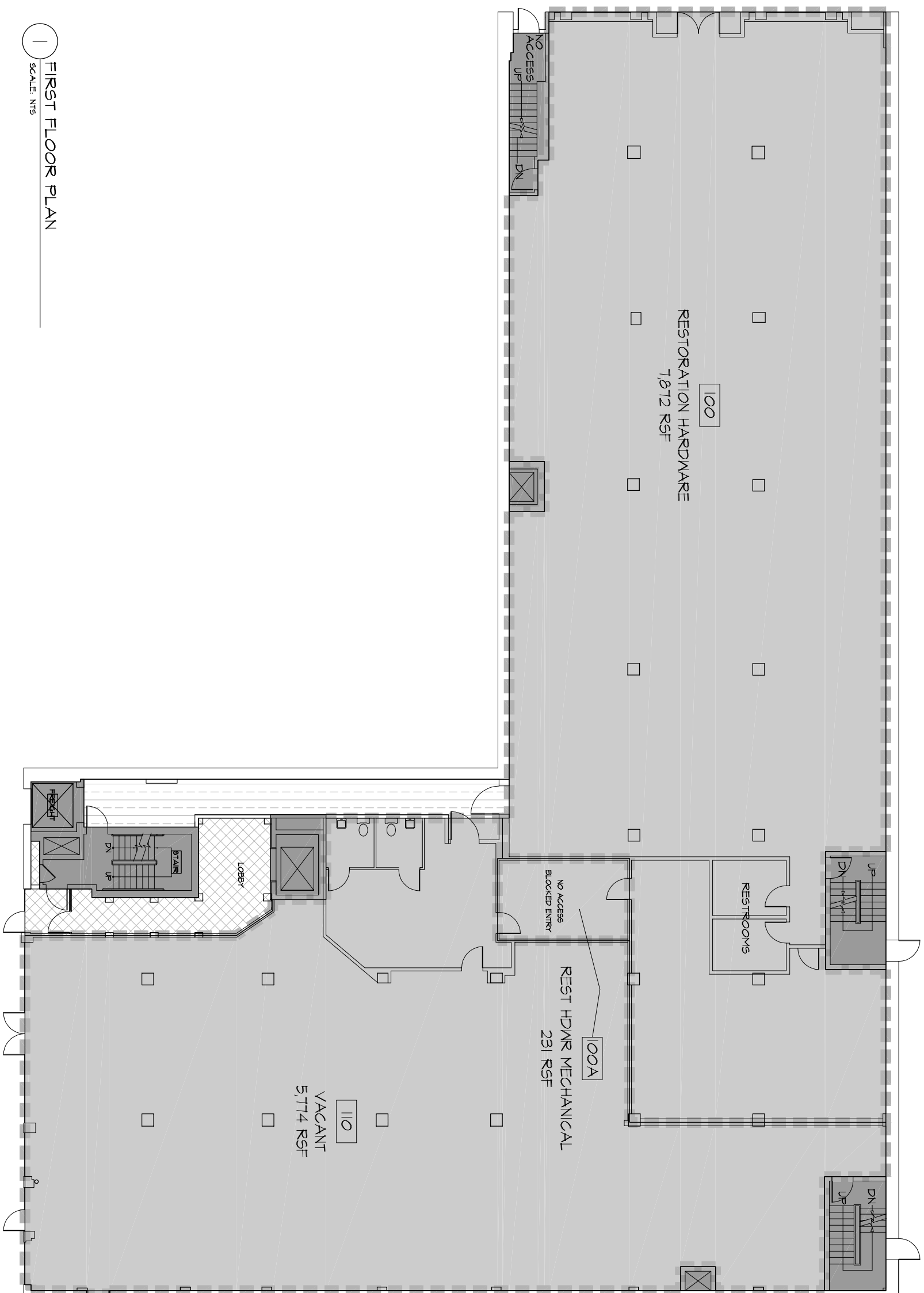


#06.0119 - 108 S. WASHINGTON STREET

BOMA Area Calculations

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
LL1				5,364.7			1.02181	5,481.7		1.03374	5,666.7	1.05628
LL2				5,180.3			1.02181	5,293.3		1.03374	5,471.9	1.05628
LL3				2,940.1			1.02181	3,004.3		1.03374	3,105.6	1.05628
LL	15,651.4	845.5	14,805.9	13,485.2	1,004.7	316.0	1.02181	13,779.3	1,026.6	1.03374	14,244.2	1.05628
100				7,422.8			1.02594	7,615.3		1.03374	7,872.3	1.06056
100A				217.4			1.02594	223.1		1.03374	230.6	1.06056
110				5,444.2			1.02594	5,585.4		1.03374	5,773.9	1.06056
01	14,560.5	815.1	13,745.4	13,084.4	313.5	347.6	1.02594	13,423.8	321.6	1.03374	13,876.8	1.06056
200				6,555.8			1.12710	7,389.0		1.03374	7,638.4	1.16513
210				5,797.6			1.12710	6,534.4		1.03374	6,754.9	1.16513
02	14,647.8	724.3	13,923.5	12,353.3		1,570.1	1.12710	13,923.5		1.03374	14,393.3	1.16513
300				6,645.3			1.00000	6,645.3		1.03374	6,869.5	1.03374
STOR. A				453.5			1.00000	453.5		1.03374	468.8	1.03374
03	7,753.1	474.3	7,278.8	7,098.8	180.0		1.00000	7,098.8	180.0	1.03374	7,338.4	1.03374
STOR. B				1,045.3			1.00000	1,045.3		1.03374	1,080.6	1.03374
PH	1,309.5	130.0	1,179.6	1,045.3	134.3		1.00000	1,045.3	134.3	1.03374	1,080.6	1.03374
Total	53,922.4	2,989.2	50,933.2	47,067.1	1,632.5	2,233.7	1.04587	49,270.7	1,662.5	1.03374	50,933.2	1.08214



1 FIRST FLOOR PLAN
SCALE: NTS

SYMBOLS LEGEND

	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA <small>Copyright 2006, GTM Architects, Inc.</small>

DRAWN BY: ASK
CHECKED BY: RL
SCALE: AS NOTED
DATE: AS NOTED
PROJECT NO: 06 0119
DRAWING NO: **AC01**

REVISIONS:
03-15-06 ISSUED
03-16-06 REVISED

**DOUGLAS DEVELOPMENT
108 S. WASHINGTON ST.**

108 S. WASHINGTON ST.
ALEXANDRIA, VA
FIRST FLOOR
AREA CALCULATIONS

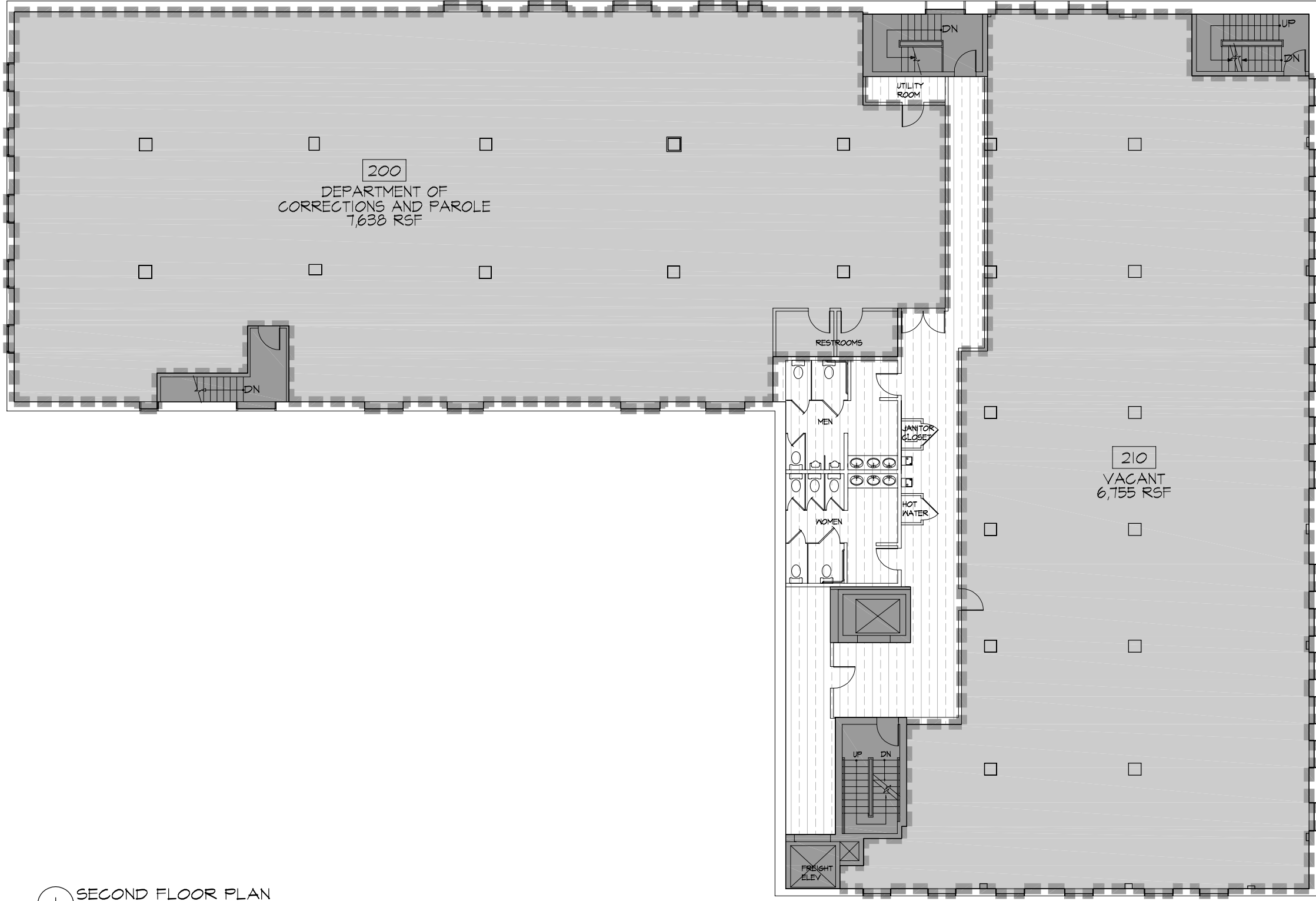
GTM ARCHITECTS
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BETHESDA, MD 20814
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(240)333-2001 FAX

REVISIONS:
 03-15-06 ISSUED
 03-16-06 REVISED

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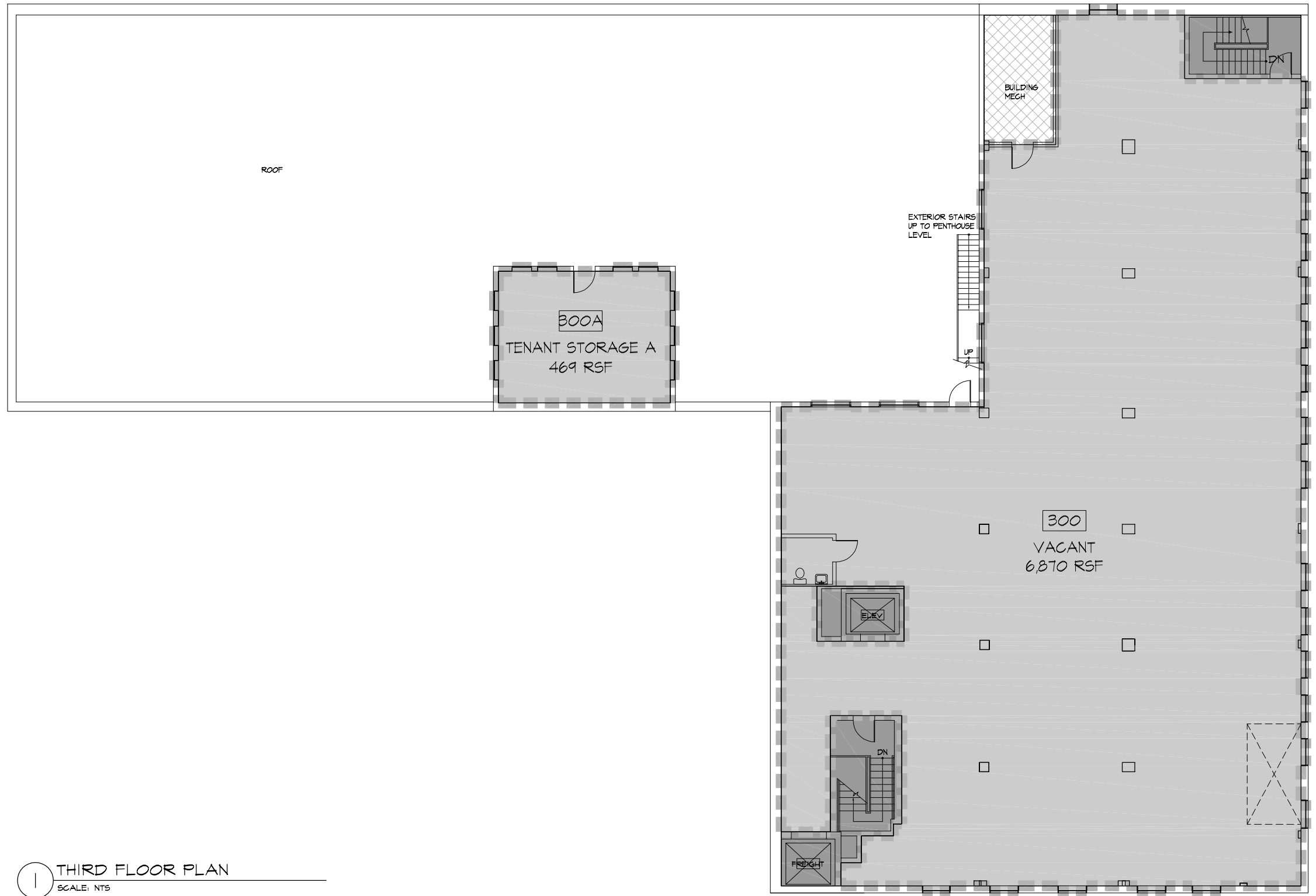
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AC02







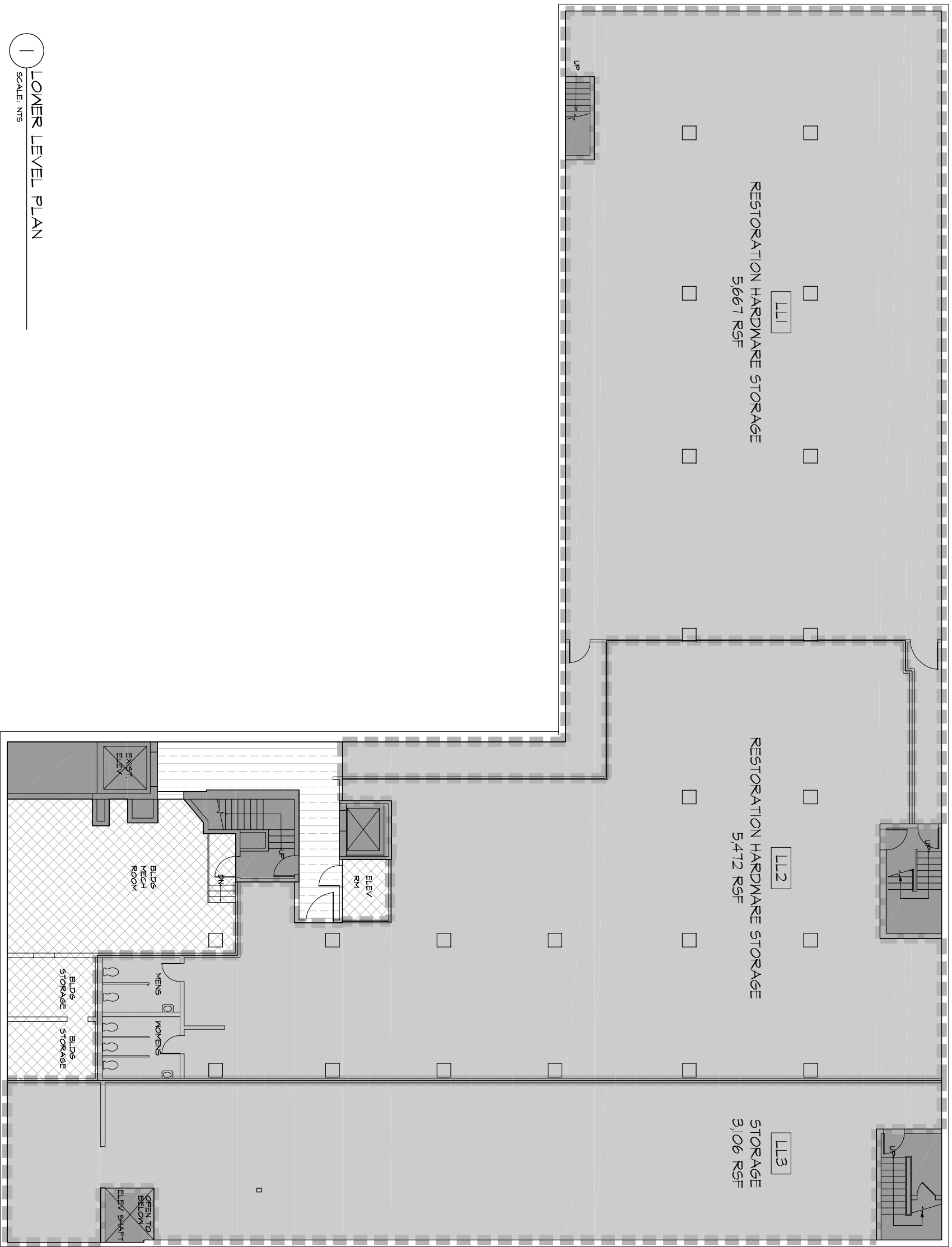
1 SECOND FLOOR PLAN
 SCALE: NTS

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



1 THIRD FLOOR PLAN
 SCALE: NTS

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



1 LOWER LEVEL PLAN
SCALE: NTS

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

DRAWN BY:	ASK
CHECKED BY:	RL
SCALE:	AS NOTED
DATE:	AS NOTED
PROJECT NO:	06 0119
DRAWING NO:	

ACLL

**DOUGLAS DEVELOPMENT
108 S. WASHINGTON ST.**

108 S. WASHINGTON ST.
ALEXANDRIA, VA
LOWER LEVEL
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108 S. WASHINGTON ST.
 ALEXANDRIA, VA
 PENTHOUSE
 AREA CALCULATIONS

DOUGLAS DEVELOPMENT
108 S. WASHINGTON ST.

REVISIONS:
 03-15-06 ISSUED
 03-16-06 REVISED

SEAL:

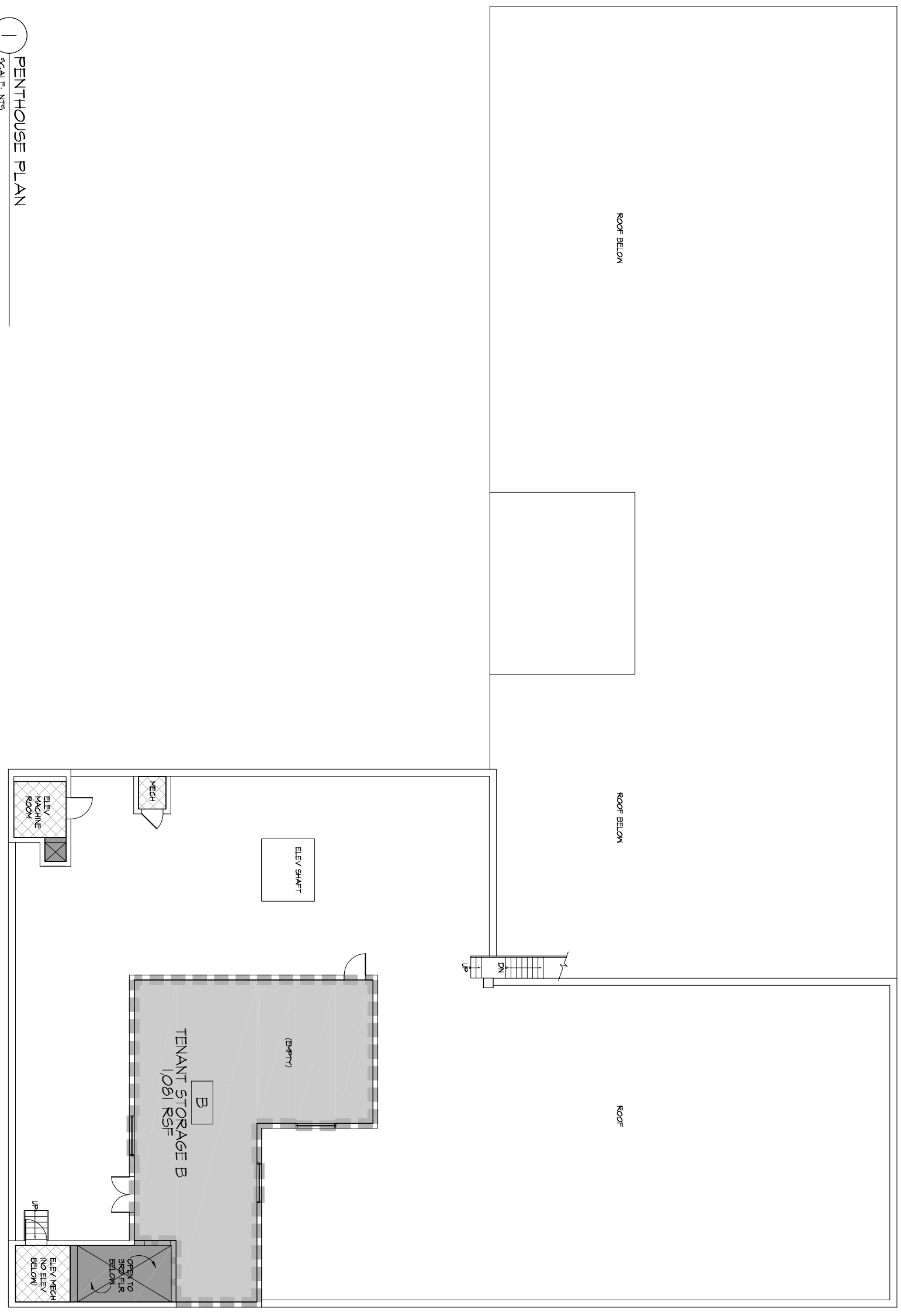
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 DATE: AS NOTED

PROJECT NO: 06 0119
 DRAWING NO:

ACPH

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

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1 PENTHOUSE PLAN
 SCALE: NTS