

## #06.0235 - 1023 - 31ST STREET

## BOMA Area Calculations

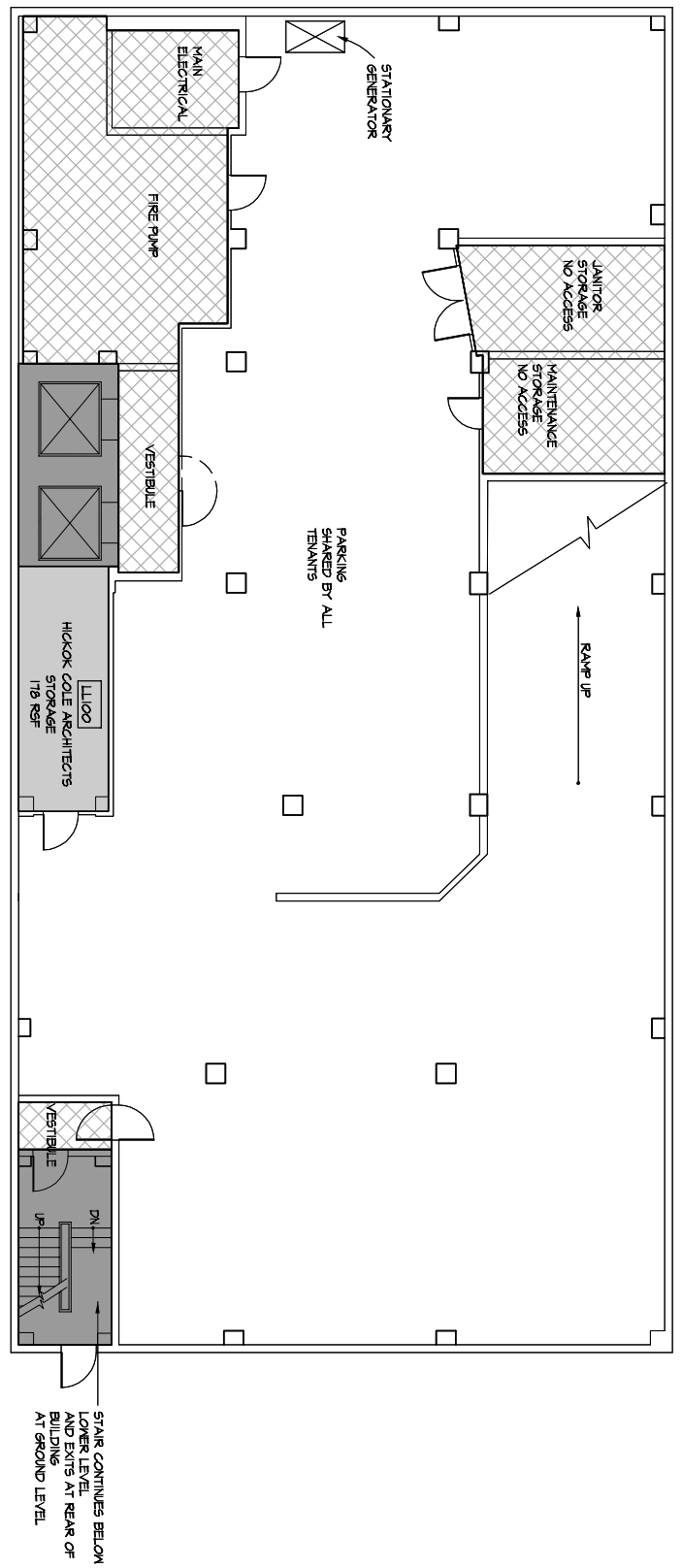
	A	B	C	D	E	F	G	H	I	J	K	L
Floor/Suite	Gross Measured Area	Non-Rentable Area	Floor Rentable Area	Usable Office Area and Store Area	Usable Building Common Area	Floor Common Area	Floor Common Factor	Basic Office Area and Store Area	Basic Building Common Area	Building Common Factor	Rentable Office Area and Store Area	R/U Ratio
LL100				160.7			1.00000	160.7		1.10472	177.5	1.10472
<b>LL</b>	<b>1,382.7</b>	<b>280.3</b>	<b>1,102.4</b>	<b>160.7</b>	<b>941.7</b>		<b>1.00000</b>	<b>160.7</b>	<b>941.7</b>	<b>1.10472</b>	<b>177.5</b>	<b>1.10472</b>
100				4,065.0			1.07487	4,369.3		1.10472	4,826.8	1.18742
<b>01</b>	<b>5,557.6</b>	<b>412.8</b>	<b>5,144.8</b>	<b>4,065.0</b>	<b>721.5</b>	<b>358.3</b>	<b>1.07487</b>	<b>4,369.3</b>	<b>775.5</b>	<b>1.10472</b>	<b>4,826.8</b>	<b>1.18742</b>
200				5,447.8			1.08336	5,901.9		1.10472	6,520.0	1.19681
<b>02</b>	<b>6,318.8</b>	<b>416.9</b>	<b>5,901.9</b>	<b>5,447.8</b>		<b>454.2</b>	<b>1.08336</b>	<b>5,901.9</b>		<b>1.10472</b>	<b>6,520.0</b>	<b>1.19681</b>
300				5,572.8			1.05906	5,901.9		1.10472	6,520.0	1.16996
<b>03</b>	<b>6,318.8</b>	<b>416.9</b>	<b>5,901.9</b>	<b>5,572.8</b>		<b>329.1</b>	<b>1.05906</b>	<b>5,901.9</b>		<b>1.10472</b>	<b>6,520.0</b>	<b>1.16996</b>
400				5,240.0			1.06279	5,569.0		1.10472	6,152.2	1.17408
<b>04</b>	<b>5,985.8</b>	<b>416.8</b>	<b>5,569.0</b>	<b>5,240.0</b>		<b>329.0</b>	<b>1.06279</b>	<b>5,569.0</b>		<b>1.10472</b>	<b>6,152.2</b>	<b>1.17408</b>
500				5,240.0			1.06279	5,569.0		1.10472	6,152.2	1.17408
<b>05</b>	<b>5,985.8</b>	<b>416.8</b>	<b>5,569.0</b>	<b>5,240.0</b>		<b>329.0</b>	<b>1.06279</b>	<b>5,569.0</b>		<b>1.10472</b>	<b>6,152.2</b>	<b>1.17408</b>
<b>PH</b>	<b>1,302.7</b>	<b>143.2</b>	<b>1,159.5</b>		<b>1,159.5</b>		<b>1.00000</b>		<b>1,159.5</b>	<b>1.10472</b>	<b>.0</b>	<b>1.10472</b>
<b>Total</b>	<b>32,852.4</b>	<b>2,503.8</b>	<b>30,348.6</b>	<b>25,726.2</b>	<b>2,822.8</b>	<b>1,799.6</b>	<b>1.06304</b>	<b>27,471.8</b>	<b>2,876.8</b>	<b>1.10472</b>	<b>30,348.6</b>	<b>1.17968</b>

SYMBOLS LEGEND

[Pattern]	NON RENTABLE AREA
[Pattern]	OFFICE/ STORE AREA
[Pattern]	BUILDING COMMON AREA
[Pattern]	FLOOR COMMON AREA

DRAWN BY:	ASK
DESIGNED BY:	RL
SCALE:	AS NOTED
DATE:	06-06-08
PROJECT NO.:	09-0235
DRAWING NO.:	

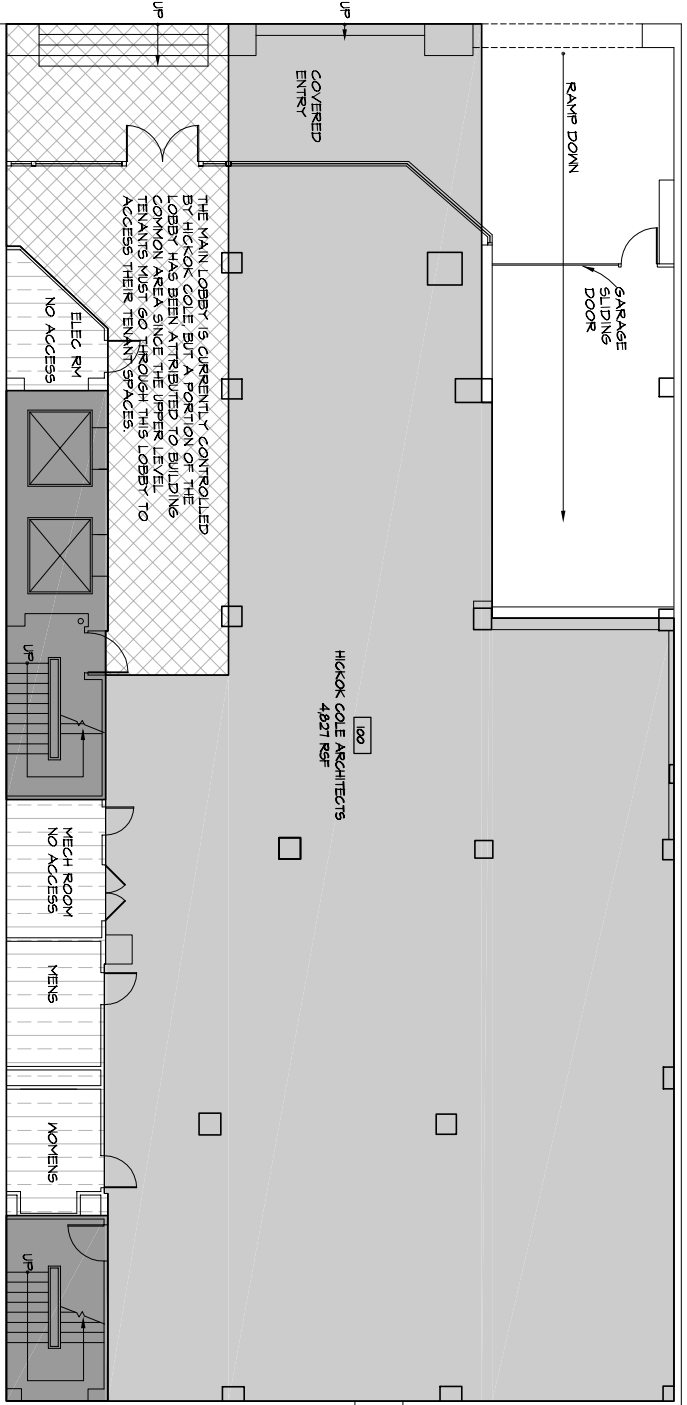
[Pattern]	FLOOR COMMON AREA
[Pattern]	BUILDING COMMON AREA
[Pattern]	OFFICE/ STORE AREA
[Pattern]	NON RENTABLE AREA



1 LOWER LEVEL - AREA CALCULATIONS  
 SCALE: NTS

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

DESIGNED BY:	ASK
CHECKED BY:	RL
SCALE:	AS NOTED
DATE:	AS NOTED
PROJECT NO.:	06.0235
DRAWING NO.:	<b>AC01</b>



**1 FIRST FLOOR - AREA CALCULATIONS**  
 SCALE: N/A

G T M ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 200 WY 2014  
 (202)333-2000  
 (202)333-2001 FAX

1023-31ST STREET  
 WASHINGTON DC  
 SECOND FLOOR  
 AREA CALCULATIONS

DOUGLAS DEVELOPMENT  
 1023-31ST STREET

REVISIONS:  
 09-09-08 ISSUED

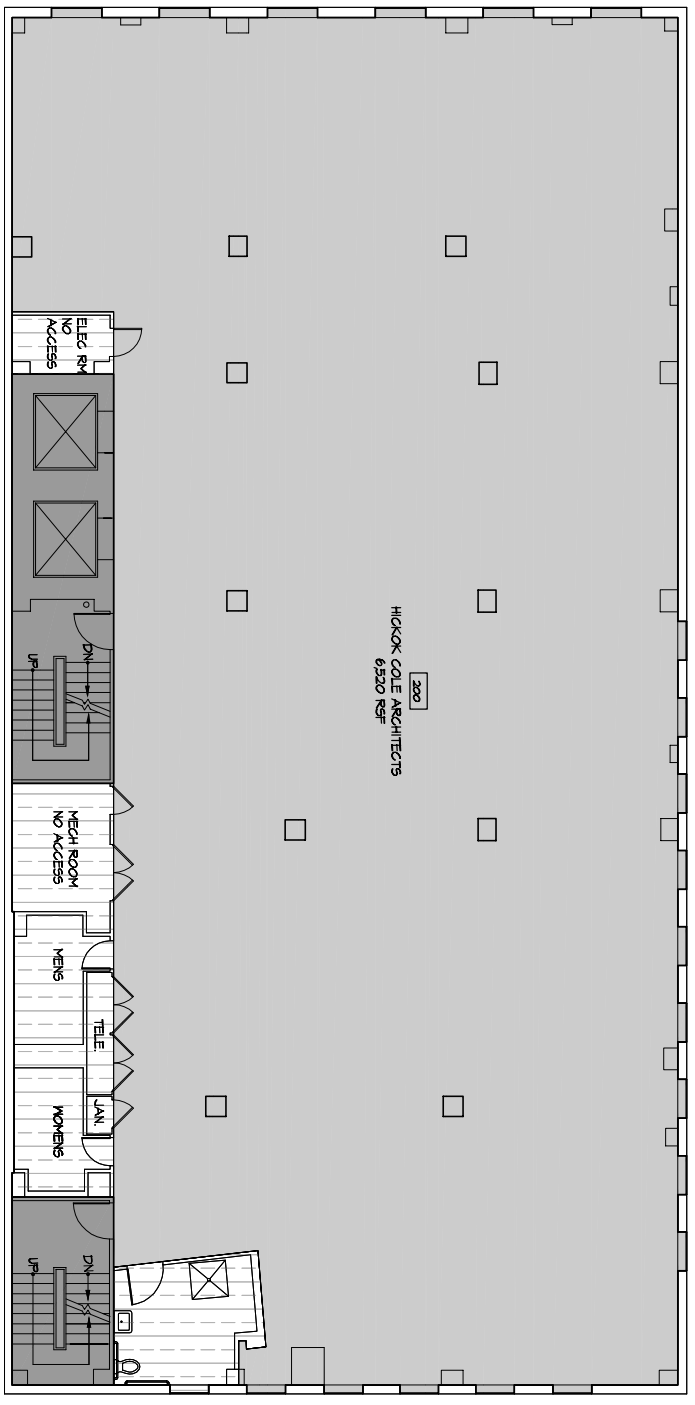
SCALE

DRAWN BY: ASK  
 CHECKED BY: RL

SCALE: AS NOTED  
 DATE: 06-10-07  
 PROJECT NO: 00-0235  
 DRAWING NO:

AC02

SYMBOLS LEGEND	
[Pattern]	NON RENTABLE AREA
[Pattern]	OFFICE/ STORE AREA
[Pattern]	BUILDING COMMON AREA
[Pattern]	FLOOR COMMON AREA



1 SECOND FLOOR - AREA CALCULATIONS  
 SCALE: NPS

G T M ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 200 WY 2014  
 WASHINGTON DC 20014  
 (202)333-2000  
 (202)333-2001 FAX

1023-31ST STREET  
 WASHINGTON DC  
 THIRD FLOOR  
 AREA CALCULATIONS





DOUGLAS DEVELOPMENT  
 1023-31ST STREET

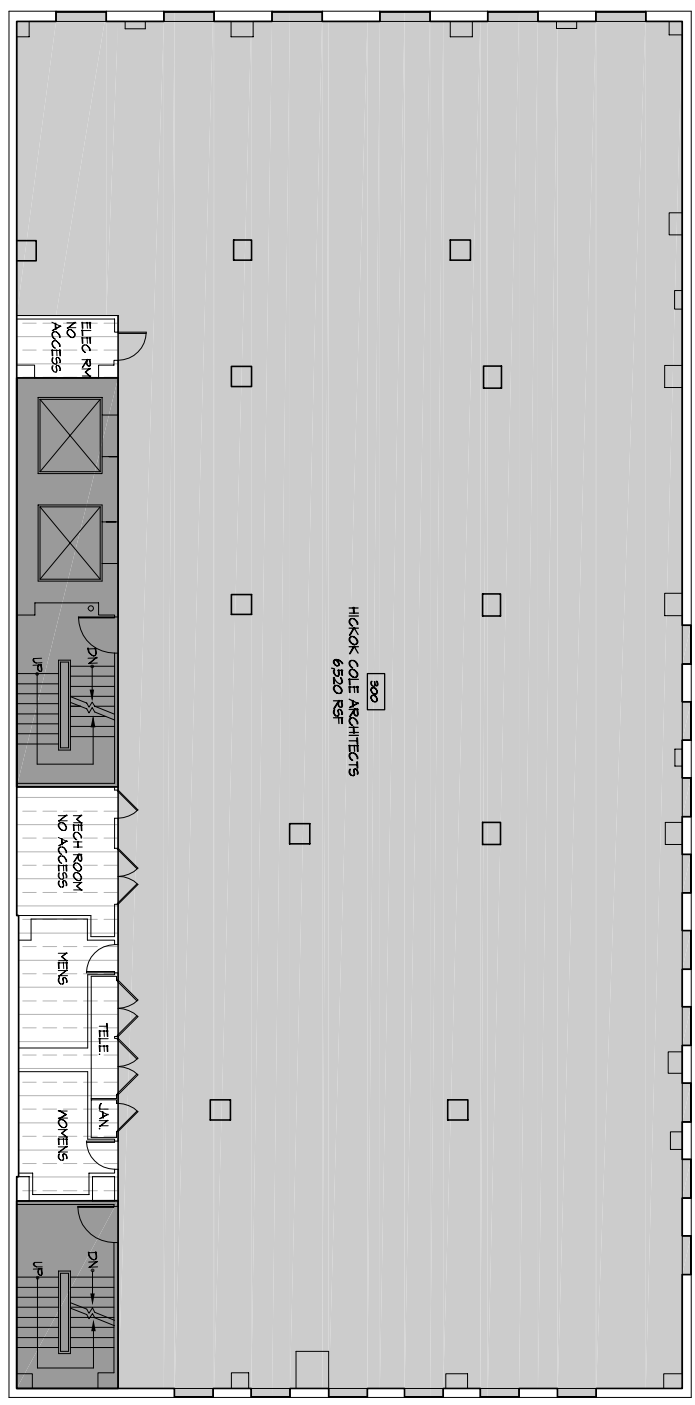
REVISIONS:  
 06-06-08 ISSUED

SCALE

DRAWN BY: ASK  
 CHECKED BY: RL  
 SCALE: AS NOTED  
 DATE: AS NOTED  
 PROJECT NO.: 06-0235  
 DRAWING NO.:

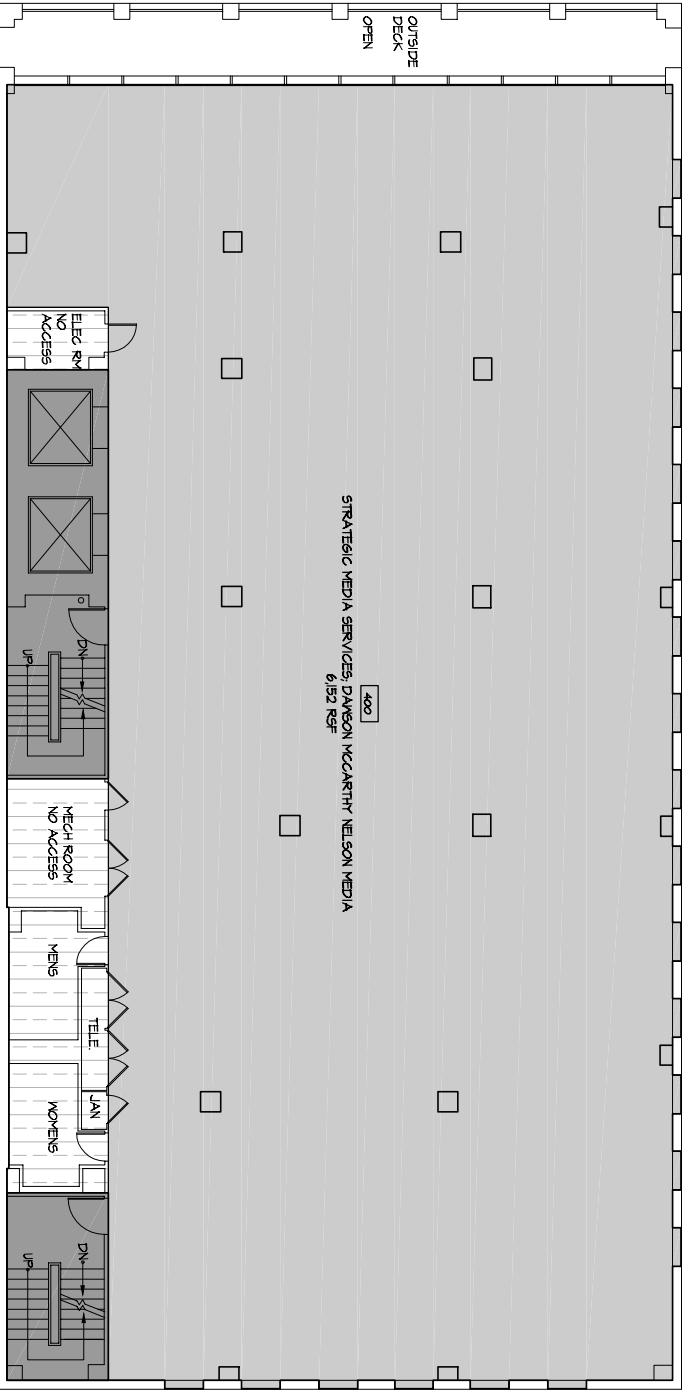
**AC03**

SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA COMMON TO ALL STAIR AREAS, ETC.



1 THIRD FLOOR - AREA CALCULATIONS  
 SCALE: NTS

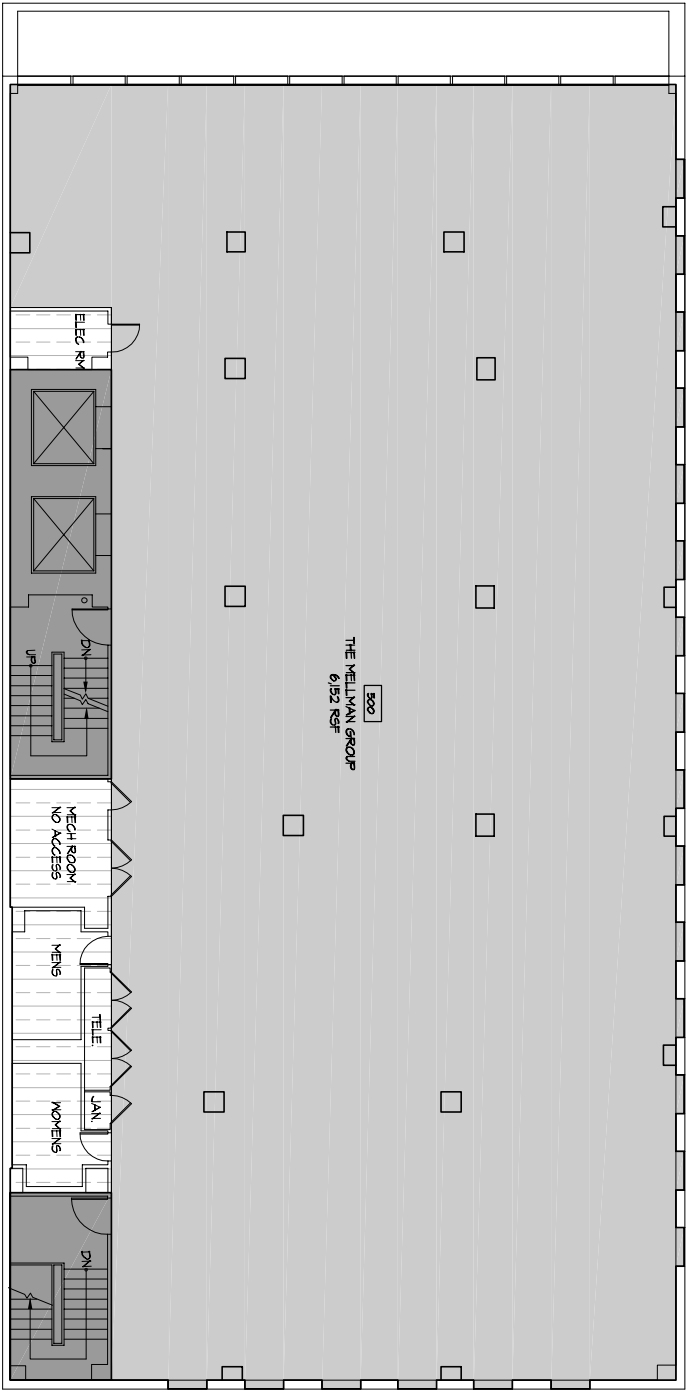
**1** FOURTH FLOOR - AREA CALCULATIONS  
 SCALE: NPS



**SYMBOLS LEGEND**

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

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



1 FIFTH FLOOR - AREA CALCULATIONS  
 SCALE: NTS

G T M ARCHITECTS  
 775 OLD GEORGETOWN ROAD  
 SUITE 200 WY 2014  
 WASHINGTON DC 20003  
 (202) 331-2000 FAX  
 (202) 331-2001 FAX

1023-31ST STREET  
 WASHINGTON DC  
 PENTHOUSE  
 AREA CALCULATIONS

**DOUGLAS DEVELOPMENT**  
**1023-31ST STREET**

REVISIONS:  
 06-06-08 ISSUED

SCALE

DRAWN BY: ASK

CHECKED BY: RL

SCALE: AS NOTED

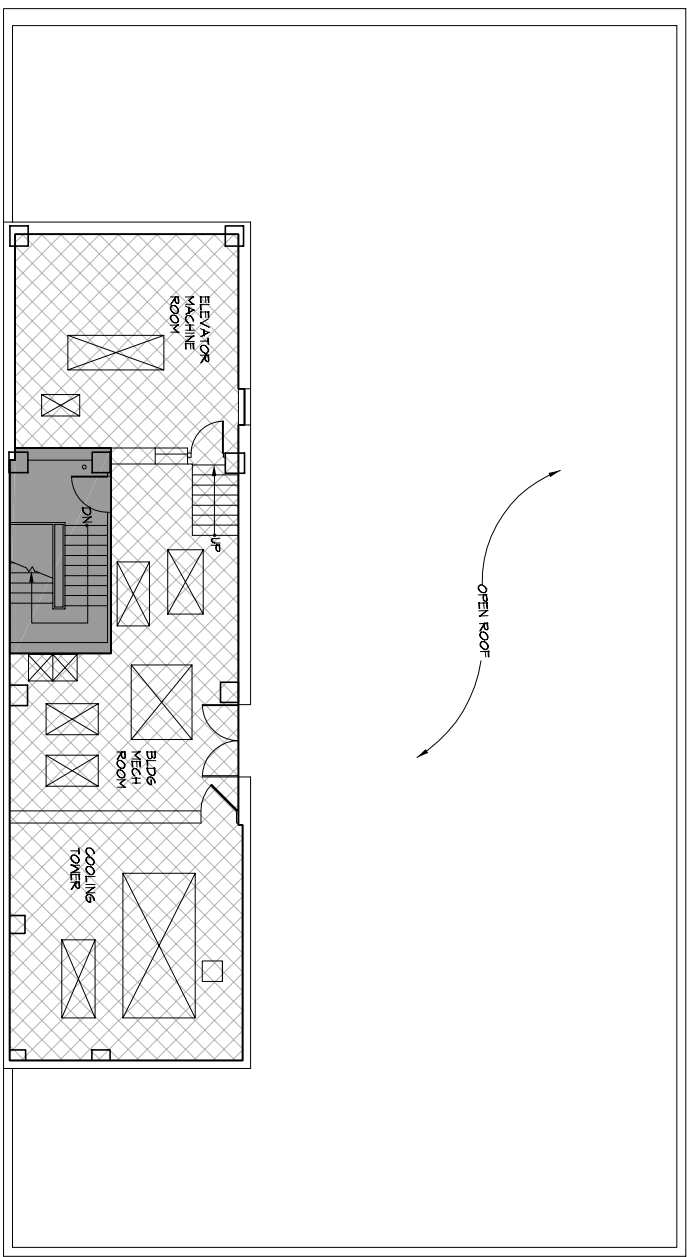
DATE: AS NOTED

PROJECT NO: 06.0235

DRAWING NO:

**ACPH**

SYMBOLS LEGEND	
[Pattern]	NON RENTABLE AREA
[Pattern]	OFFICE/ STORE AREA
[Pattern]	BUILDING COMMON AREA
[Pattern]	FLOOR COMMON AREA



1 PENTHOUSE - AREA CALCULATIONS  
 SCALE: NTS