

Floor	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Space	Space ID	USABLE AREAS				BASIC RENTABLE AREAS			RENTABLE AREAS		RENTABLE AREAS				
						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	Total Rentable Space	
1st Floor					Site 101 - Favor	1,274.00						1,288.65				1,375.25			
					Site 102 - Advantage	1,463.00									1,479.83			1,579.27	
					Site 103 - Favor	1,993.00									2,015.92			2,151.39	
					Site 104 - Law Firm	5,730.00									5,795.91			6,185.37	
2nd Floor	12,725.00	12,387.00	75.00	12,312.00		10,460.00	0.00	1,712.00	12,172.00	140.00	1.01	10,580.31	0.00	1,731.69		11,291.28	11,291.28		
2nd Floor					Site 200 - Parking	4,287.00						4,979.18				5,313.76			
					Site 220 - Empty	2,417.00									2,807.25			2,995.89	
					Site 230 - Empty	3,266.00									3,793.33			4,048.23	
					Site 240 - Clarity	912.00									1,059.25			1,130.43	
2nd Floor	13,448.00	13,047.00	408.00	12,639.00		10,882.00	0.00	0.00	10,882.00	1,757.00	1.16	12,639.00	0.00	0.00		13,488.30	13,488.30		
LOFTS					Suite 200 Lofts	881.00						977.57				1,043.26			
					Suite 220 Lofts	460.00									510.42			544.72	
					Suite 230 Lofts	690.00									765.63			817.08	
					Suite 240 Lofts	268.00									297.38			317.36	
2nd Floor	2,861.00	2,551.00	0.00	2,551.00		2,299.00	0.00	0.00	2,299.00	252.00	1.11	2,551.00	0.00	0.00		2,722.42	2,722.42		
Total	29,034.00	27,985.00	483.00	27,502.00		23,641.00	0.00	1,712.00	25,353.00	2,149.00		25,770.31	0.00	1,731.69		27,502.00	1.07	27,502.00	27,502.00

architecture
engineering
interior design

Ship to or visit P.O. Box 400 804 343 1010
101 S 15th St Richmond, Va fax 343 0909
Site 200 • 23219 232 18 - 0400 baskervill.com

Mill Race Commons
Fredericksburg, VA

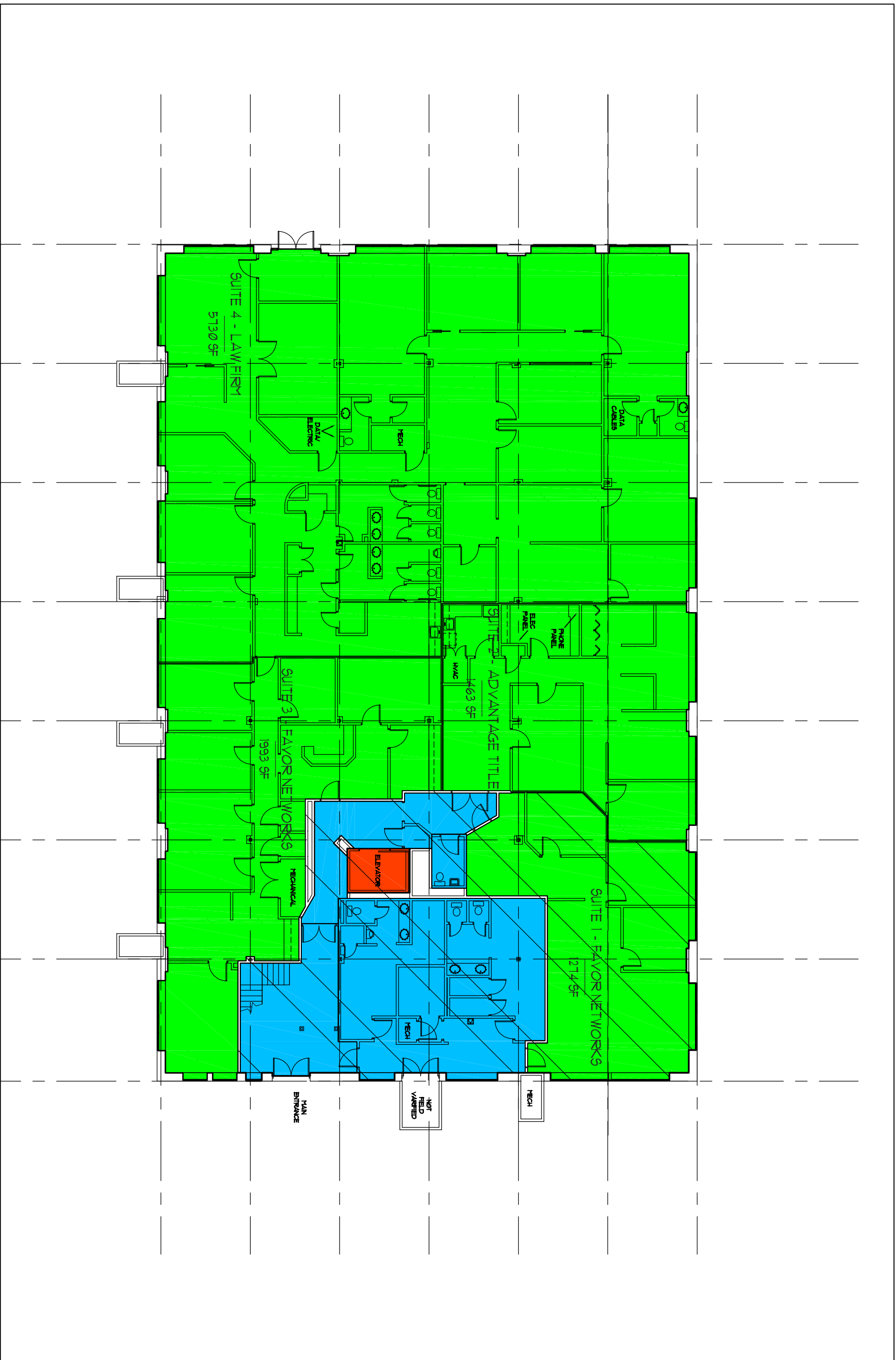
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Proj. No: 2080131

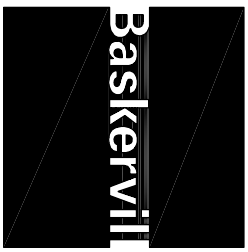
Date: 04/18/08

Prepared by: hbd

File Path: J:\Lester Properties\2080131 Mill Race Commons - As Built Survey\B_Building_Design\B6_Schedules\BOMA Calculations



Lester Properties
 Mill Race Commons BOMA - FIRST FLOOR

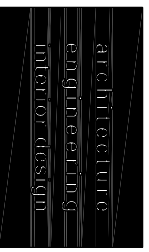


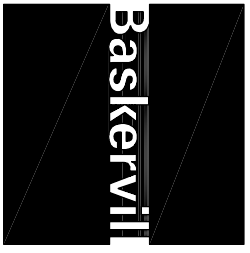
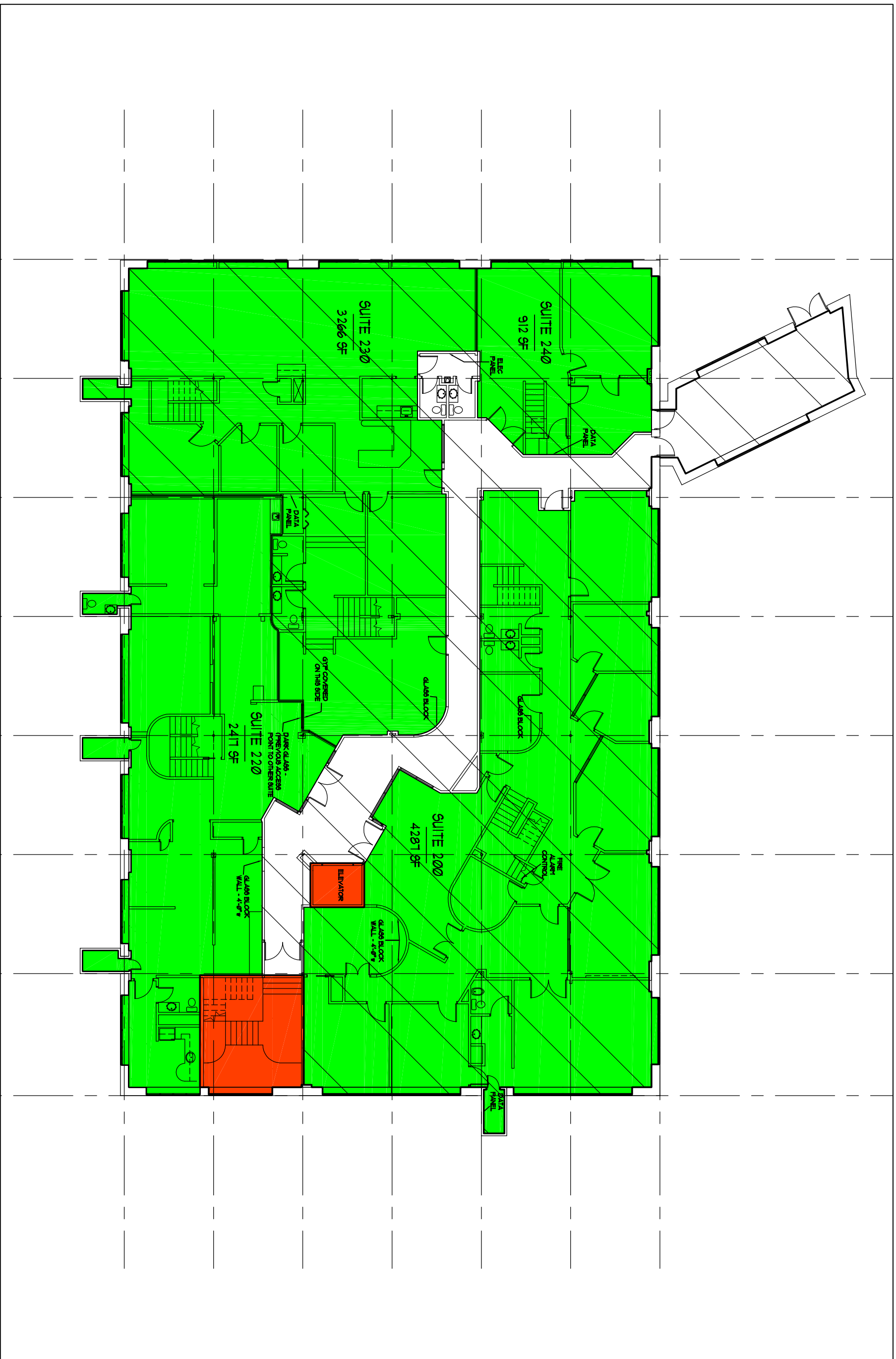
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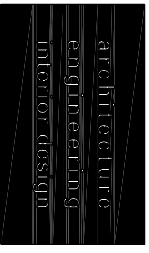
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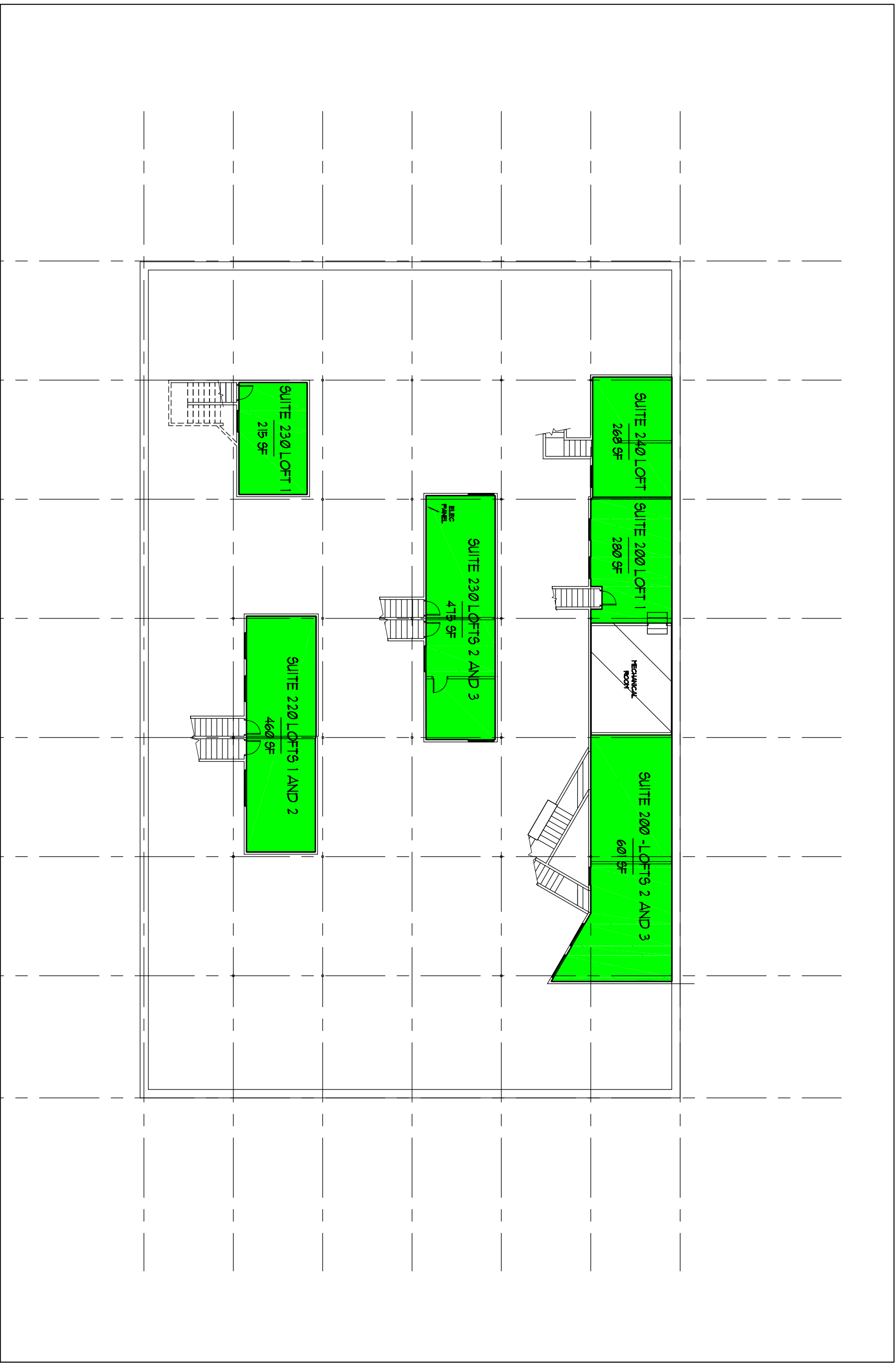
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