

10 S. RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606															BOMA 2010 LEGACY METHOD A				
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)									FINAL CALCULATIONS			OPTIONAL ADJUSTMENTS	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
INPUT	MEASURE	MEASURE	MEASURE	MEASURE	=B-C-D-E	INPUT	INPUT	MEASURE	MEASURE	=I+J	MEASURE	=F-K-L	=(K+M)/K	=I*N	=ΣF/ΣO	=N*P	=O*P OR I*Q		=I*S
FLOOR LEVEL	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATION	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA	SPACE ID	TENANT NAME	OCCUPANT AREA	BUILDING AMENITY AREAS	USABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT + ALLOCATED AREA (O)	R/O RATIO	LOAD FACTOR A	RENTABLE AREA	CAPPED LOAD FACTOR	CAPPED RENTABLE AREA
TRACK LEVEL						BS	BUILDING SERVICE - PUMP ROOM			0.00	832.52		0.0000	0.00	1.0761	0.0000	0.00	0.0000	0.00
FLOOR TOTALS	832.52	0.00	0.00	0.00	832.52			0.00	0.00	0.00	832.52	0.00	0.0000	0.00	1.0761	0.0000	0.00	0.0000	0.00
1/1M						BS	BUILDING SERVICE			0.00	7,276.38		1.0656	0.00	1.0761	1.1467	0.00	1.1467	0.00
						100/100M	PLANTE & MORAN PLLC	15,218.05		15,218.05			1.0656	16,216.57	1.0761	1.1467	17,451.25	1.1467	17,451.25
						117A	BUILDING SECURITY	306.69		306.69			1.0656	326.81	1.0761	1.1467	351.70	1.1467	351.70
						117B	STORAGE - BUILDING	279.89		279.89			1.0656	298.26	1.0761	1.1467	320.97	1.1467	320.97
						124	JUST SALAD CHICAGO LLC	2,457.99		2,457.99			1.0656	2,619.27	1.0761	1.1467	2,818.70	1.1467	2,818.70
						140	STARBUCKS CORPORATION	2,412.42		2,412.42			1.0656	2,570.71	1.0761	1.1467	2,766.44	1.1467	2,766.44
						141	VACANT	2,637.92		2,637.92			1.0656	2,811.01	1.0761	1.1467	3,025.03	1.1467	3,025.03
						142/142M	VACANT	4,931.49		4,931.49			1.0656	5,255.07	1.0761	1.1467	5,655.17	1.1467	5,655.17
						162	VACANT	403.88		403.88			1.0656	430.38	1.0761	1.1467	463.15	1.1467	463.15
FLOOR TOTALS	39,890.83	2,086.36	0.00	0.00	37,804.47			28,648.34	0.00	28,648.34	7,276.38	1,879.75	1.0656	30,528.08	1.0761	1.1467	32,852.39	1.1467	32,852.39
2						BS	BUILDING SERVICE			0.00	35,121.54		0.0000	0.00	1.0761	0.0000	0.00	0.0000	0.00
FLOOR TOTALS	37,197.23	2,075.68	0.00	0.00	35,121.54			0.00	0.00	0.00	35,121.54	0.00	0.0000	0.00	1.0761	0.0000	0.00	0.0000	0.00
3						BS	BUILDING SERVICE			0.00	453.93		1.2892	0.00	1.0761	1.3874	0.00	1.3874	0.00
						300	TENANT LOUNGE	1,014.28		1,014.28			1.2892	1,307.62	1.0761	1.3874	1,407.18	1.3874	1,407.18
						320	BUILDING MANAGEMENT STORAGE	415.07		415.07			1.2892	535.12	1.0761	1.3874	575.86	1.3874	575.86
						330	FITNESS CENTER	4,301.06		4,301.06			1.2892	5,544.97	1.0761	1.3874	5,967.14	1.3874	5,967.14
FLOOR TOTALS	9,872.90	2,031.27	0.00	0.00	7,841.63			5,730.41	0.00	5,730.41	453.93	1,657.29	1.2892	7,387.70	1.0761	1.3874	7,950.18	1.3874	7,950.18
4						400	PARSONS TRANSPORTATION GROUP	33,153.22		33,153.22			1.0325	34,231.49	1.0761	1.1111	36,837.77	1.1111	36,837.77
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			33,153.22	0.00	33,153.22	0.00	1,078.27	1.0325	34,231.49	1.0761	1.1111	36,837.77	1.1111	36,837.77
5						500	MORGAN STANLEY SERVICES GROUP INC.	32,871.87		32,871.87			1.0414	34,231.49	1.0761	1.1206	36,837.77	1.1206	36,837.77
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			32,871.87	0.00	32,871.87	0.00	1,359.62	1.0414	34,231.49	1.0761	1.1206	36,837.77	1.1206	36,837.77
6						600	A. I. RESEARCH IN BEHAVIORAL SCIENCES	33,153.22		33,153.22			1.0325	34,231.49	1.0761	1.1111	36,837.77	1.1111	36,837.77
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			33,153.22	0.00	33,153.22	0.00	1,078.27	1.0325	34,231.49	1.0761	1.1111	36,837.77	1.1111	36,837.77
7						700	VACANT	7,386.08		7,386.08			1.0738	7,931.23	1.0761	1.1556	8,535.09	1.1556	8,535.09
						701	VACANT	258.77		258.77			1.0738	277.87	1.0761	1.1556	299.03	1.1556	299.03
						750	PLANTE & MORAN PLLC	15,974.61		15,974.61			1.0738	17,153.67	1.0761	1.1556	18,459.70	1.1556	18,459.70
						770	MORGAN STANLEY SERVICES GROUP	8,259.13		8,259.13			1.0738	8,868.72	1.0761	1.1556	9,543.95	1.1556	9,543.95
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			31,878.59	0.00	31,878.59	0.00	2,352.90	1.0738	34,231.49	1.0761	1.1556	36,837.77	1.1556	36,837.77
8						800	ASSOCIATION FORUM OF CHICAGOLAND	7,730.87		7,730.87			1.0745	8,306.92	1.0761	1.1563	8,939.38	1.1563	8,939.38
						820	BARRETT TRADE & FINANCE GROUP, LLC	1,039.03		1,039.03			1.0745	1,116.45	1.0761	1.1563	1,201.45	1.1563	1,201.45
						840	CONFERENCE ROOM	1,544.76		1,544.76			1.0745	1,659.86	1.0761	1.1563	1,786.24	1.1563	1,786.24
						850	BUILDING MANAGEMENT OFFICE	3,566.44		3,566.44			1.0745	3,832.18	1.0761	1.1563	4,123.95	1.1563	4,123.95
						875/875A	RGN-CHICAGO VI, LLC (REGUS)	17,976.60		17,976.60			1.0745	19,316.08	1.0761	1.1563	20,786.75	1.1563	20,786.75
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			31,857.69	0.00	31,857.69	0.00	2,373.79	1.0745	34,231.49	1.0761	1.1563	36,837.77	1.1563	36,837.77
9						900	PLANTE & MORAN PLLC	32,976.25		32,976.25			1.0381	34,231.49	1.0761	1.1171	36,837.77	1.1171	36,837.77
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			32,976.25	0.00	32,976.25	0.00	1,255.24	1.0381	34,231.49	1.0761	1.1171	36,837.77	1.1171	36,837.77
10						1000	PLANTE & MORAN PLLC	32,976.25		32,976.25			1.0381	34,231.49	1.0761	1.1171	36,837.77	1.1171	36,837.77
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			32,976.25	0.00	32,976.25	0.00	1,255.24	1.0381	34,231.49	1.0761	1.1171	36,837.77	1.1171	36,837.77
11						1100/1150	AETNA HEALTH MANAGEMENT, LLC	33,335.29		33,335.29			1.0325	34,419.07	1.0761	1.1111	37,039.63	1.1111	37,039.63
FLOOR TOTALS	37,197.23	2,778.16	0.00	0.00	34,419.07			33,335.29	0.00	33,335.29	0.00	1,083.78	1.0325	34,419.07	1.0761	1.1111	37,039.63	1.1111	37,039.63
12						1200/1275	AETNA HEALTH MANAGEMENT, LLC	18,820.59		18,820.59			1.0930	20,570.11	1.0761	1.1762	22,136.26	1.1762	22,136.26
						1210	AETNA HEALTH MANAGEMENT, LLC	5,091.03		5,091.03			1.0930	5,564.28	1.0761	1.1762	5,987.93	1.1762	5,987.93
						1250	AETNA HEALTH MANAGEMENT, LLC	7,558.33		7,558.33			1.0930	8,260.94	1.0761	1.1762	8,889.90	1.1762	8,889.90
FLOOR TOTALS	37,197.23	2,801.90	0.00	0.00	34,395.33			31,469.95	0.00	31,469.95	0.00	2,925.38	1.0930	34,395.33	1.0761	1.1762	37,014.08	1.1762	37,014.08
14						1400/1430/1434	VESTOR CAPITAL, LLC	6,199.23		6,199.23			1.0777	6,680.69	1.0761	1.1597	7,189.34	1.1597	7,189.34
						1450	STEWART TITLE GUARANTY COMPANY	9,167.03		9,167.03			1.0777	9,878.98	1.0761	1.1597	10,631.14	1.1597	10,631.14
						1460	BULLEY & ANDREWS	1,039.36		1,039.36			1.0777	1,120.08	1.0761	1.1597	1,205.36	1.1597	1,205.36
						1465/1470	SUPERIOR GRAPHITE CO.	12,598.02		12,598.02			1.0777	13,576.43	1.0761	1.1597	14,610.10	1.1597	14,610.10
						1475	MICRODESK, INC.	2,419.90		2,419.90			1.0777	2,607.84	1.0761	1.1597	2,806.39	1.1597	2,806.39
						1480	SUPERIOR GRAPHITE CO.	241.15		241.15			1.0777	259.88	1.0761	1.1597	279.67	1.1597	279.67
						1490	SUPERIOR GRAPHITE CO.	241.15		241.15			1.0777	259.88	1.0761	1.1597	279.67	1.1597	279.67
FLOOR TOTALS	37,197.23	2,813.44	0.00	0.00	34,383.78			31,905.84	0.00	31,905.84	0.00	2,477.95	1.0777	34,383.78	1.0761	1.1597	37,001.66	1.1597	37,001.66
15						BS	BUILDING SERVICE			0.00	908.93		1.0775	0.00	1.0761	1.1595	0.00	1.1595	0.00
						1500	ADAGE TECHNOLOGIES, INC.	6,942.51		6,942.51			1.0775	7,480.34	1.0761	1.1595	8,049.87	1.1595	8,049.87
						1520	KINGSWAY AMERICA INC.	2,776.26		2,776.26			1.0775	2,991.34	1.0761	1.1595	3,219.09	1.1595	3,219.09
						1530	AETNA HEALTH MANAGEMENT, LLC	17,724.86		17,724.86			1.0775	19,098.00	1.0761	1.1595	20,552.06	1.1595	20,552.06
						1550	SEDGWICK CLAIMS MANAGEMENT	3,984.59		3,984.59			1.0775	4,293.28	1.0761	1.1595	4,620.15	1.1595	4,620.15

10 S. RIVERSIDE PLAZA - CHICAGO, ILLINOIS 60606															BOMA 2010 LEGACY METHOD A				
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)									FINAL CALCULATIONS			OPTIONAL ADJUSTMENTS	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
INPUT	MEASURE	MEASURE	MEASURE	MEASURE	=B-C-D-E	INPUT	INPUT	MEASURE	MEASURE	=I+J	MEASURE	=F-K-L	=(K+M)/K	=I*N	=ΣF/ΣO	=N*P	=O*P OR I*Q		=I*S
FLOOR LEVEL	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATION	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA	SPACE ID	TENANT NAME	OCCUPANT AREA	BUILDING AMENITY AREAS	USABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT + ALLOCATED AREA (O)	R/O RATIO	LOAD FACTOR A	RENTABLE AREA	CAPPED LOAD FACTOR	CAPPED RENTABLE AREA
						1590	VERIZON WIRELESS	97.65		97.65			1.0775	105.21	1.0761	1.1595	113.22	1.1595	113.22
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			31,525.87	0.00	31,525.87	908.93	2,442.30	1.0775	33,968.17	1.0761	1.1595	36,554.40	1.1595	36,554.40
16						1600	ZACKS INVESTMENT RESEARCH	33,809.57		33,809.57			1.0316	34,877.10	1.0761	1.1101	37,532.53	1.1101	37,532.53
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			33,809.57	0.00	33,809.57	0.00	1,067.53	1.0316	34,877.10	1.0761	1.1101	37,532.53	1.1101	37,532.53
17						1700/1700A	NATIONAL EQUITY FUND, INC.	25,619.63		25,619.63			1.0760	27,567.17	1.0761	1.1579	29,666.05	1.1579	29,666.05
						1770	GIMBEL ABRAMS & SINGER	6,793.51		6,793.51			1.0760	7,309.93	1.0761	1.1579	7,866.49	1.1579	7,866.49
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,413.14	0.00	32,413.14	0.00	2,463.97	1.0760	34,877.10	1.0761	1.1579	37,532.53	1.1579	37,532.53
18						1800	VACANT	8,049.76		8,049.76			1.0756	8,658.13	1.0761	1.1575	9,317.33	1.1575	9,317.33
						1810	VACANT	11,726.74		11,726.74			1.0756	12,613.00	1.0761	1.1575	13,573.31	1.1575	13,573.31
						1815	DELL MARKETING L.P.	4,174.46		4,174.46			1.0756	4,489.94	1.0761	1.1575	4,831.79	1.1575	4,831.79
						1831	VACANT	403.07		403.07			1.0756	433.53	1.0761	1.1575	466.54	1.1575	466.54
						1832	VACANT	580.30		580.30			1.0756	624.16	1.0761	1.1575	671.68	1.1575	671.68
						1844/1845	KEMPERLESNIK COMMUNICATIONS, INC.	7,492.12		7,492.12			1.0756	8,058.34	1.0761	1.1575	8,671.88	1.1575	8,671.88
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,426.44	0.00	32,426.44	0.00	2,450.66	1.0756	34,877.10	1.0761	1.1575	37,532.53	1.1575	37,532.53
19						1900	PURE INSURANCE	10,785.93		10,785.93			1.0748	11,592.96	1.0761	1.1567	12,475.61	1.1567	12,475.61
						1925	RUSIN & MACIOROWSKI LTD.	15,753.40		15,753.40			1.0748	16,932.11	1.0761	1.1567	18,221.27	1.1567	18,221.27
						1930	COMCAST	418.61		418.61			1.0748	449.93	1.0761	1.1567	484.18	1.1567	484.18
						1935	VACANT	567.68		567.68			1.0748	610.15	1.0761	1.1567	656.61	1.1567	656.61
						1950	GILBANE BUILDING COMPANY	1,745.41		1,745.41			1.0748	1,876.01	1.0761	1.1567	2,018.84	1.1567	2,018.84
						1960	PURE INSURANCE	3,178.14		3,178.14			1.0748	3,415.94	1.0761	1.1567	3,676.02	1.1567	3,676.02
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,449.16	0.00	32,449.16	0.00	2,427.94	1.0748	34,877.10	1.0761	1.1567	37,532.53	1.1567	37,532.53
20						2000	BELVEDERE INFRASTRUCTURE LLC	11,447.62		11,447.62			1.0675	12,220.39	1.0761	1.1488	13,150.82	1.1488	13,150.82
						2010	VACANT	890.47		890.47			1.0675	950.58	1.0761	1.1488	1,022.96	1.1488	1,022.96
						2020	BELVEDERE INFRASTRUCTURE LLC	6,658.63		6,658.63			1.0675	7,108.12	1.0761	1.1488	7,649.31	1.1488	7,649.31
						2050	VACANT	11,878.82		11,878.82			1.0675	12,680.70	1.0761	1.1488	13,646.17	1.1488	13,646.17
						2060	VACANT	1,796.06		1,796.06			1.0675	1,917.30	1.0761	1.1488	2,063.28	1.1488	2,063.28
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,671.59	0.00	32,671.59	0.00	2,205.51	1.0675	34,877.10	1.0761	1.1488	37,532.53	1.1488	37,532.53
21						2100	BELVEDERE INFRASTRUCTURE LLC	33,898.08		33,898.08			1.0289	34,877.10	1.0761	1.1072	37,532.53	1.1072	37,532.53
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			33,898.08	0.00	33,898.08	0.00	979.02	1.0289	34,877.10	1.0761	1.1072	37,532.53	1.1072	37,532.53
22						2200	CLUNE CONSTRUCTION COMPANY, L.P.	16,408.59		16,408.59			1.0721	17,592.35	1.0761	1.1538	18,931.77	1.1538	18,931.77
						2225	RESILIENCE ENTERPRISES LLC	2,757.49		2,757.49			1.0721	2,956.42	1.0761	1.1538	3,181.51	1.1538	3,181.51
						2250	AETNA HEALTH MANAGEMENT, LLC	12,377.92		12,377.92			1.0721	13,270.90	1.0761	1.1538	14,281.30	1.1538	14,281.30
						2290	CLUNE CONSTRUCTION COMPANY, L.P.	986.28		986.28			1.0721	1,057.44	1.0761	1.1538	1,137.95	1.1538	1,137.95
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,530.29	0.00	32,530.29	0.00	2,346.81	1.0721	34,877.10	1.0761	1.1538	37,532.53	1.1538	37,532.53
PH						BS	BUILDING SERVICE			0.00	5,568.86		0.0000	0.00	1.0761	0.0000	0.00	0.0000	0.00
FLOOR TOTALS	5,919.69	350.83	0.00	0.00	5,568.86			0.00	0.00	0.00	5,568.86	0.00	0.0000	0.00	1.0761	0.0000	0.00	0.0000	0.00
BUILDING TOTALS	763,263.26	54,258.82	0.00	0.00	709,004.44			621,681.03	0.00	621,681.03	50,162.17	37,161.23		658,842.26	1.0761		709,004.44		709,004.44