

120 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	1,155.41		0.0000	0.00	1.0766	0.0000	0.00	0.0000	0.00
FLOOR TOTALS	1,155.41	0.00	0.00	0.00	1,155.41			0.00	0.00	0.00	1,155.41	0.00	0.0000	0.00	1.0766	0.0000	0.00	0.0000	0.00
1/1M						BS	BUILDING SERVICE			0.00	7,268.34		1.0503	0.00	1.0766	1.1308	0.00	1.1308	0.00
				100		VACANT	13,467.55	13,467.55		1.0503	14,145.41		1.0766	1.1308	15,228.81	1.1308	15,228.81		
				110		VACANT	3,902.81	3,902.81		1.0503	4,099.25		1.0766	1.1308	4,413.21	1.1308	4,413.21		
				112		VACANT	2,477.98	2,477.98		1.0503	2,602.70		1.0766	1.1308	2,802.04	1.1308	2,802.04		
				115		VACANT	934.21	934.21		1.0503	981.23		1.0766	1.1308	1,056.38	1.1308	1,056.38		
				120		VACANT	6,205.84	6,205.84		1.0503	6,518.20		1.0766	1.1308	7,017.43	1.1308	7,017.43		
				169		BUILDING MANAGEMENT	624.86	624.86		1.0503	656.32		1.0766	1.1308	706.58	1.1308	706.58		
FLOOR TOTALS	38,357.80	2,086.36	0.00	0.00	36,271.44			27,613.24	0.00	27,613.24	7,268.34	1,389.85	1.0503	29,003.10	1.0766	1.1308	31,224.45	1.1308	31,224.45
2						BS	BUILDING SERVICE			0.00	35,121.54		0.0000	0.00	1.0766	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	1.0766	0.0000	0.00	0.0000	0.00
3						BS	BUILDING SERVICE			0.00	331.12		1.1480	0.00	1.0766	1.2359	0.00	1.2359	0.00
				300		FITNESS CENTER	6,098.69	6,098.69		1.1480	7,001.20		1.0766	1.2359	7,537.42	1.2359	7,537.42		
				399		FITNESS CENTER STORAGE	450.69	450.69		1.1480	517.39		1.0766	1.2359	557.01	1.2359	557.01		
FLOOR TOTALS	9,872.90	2,023.19	0.00	0.00	7,849.70			6,549.38	0.00	6,549.38	331.12	969.20	1.1480	7,518.58	1.0766	1.2359	8,094.43	1.2359	8,094.43
4						400	VITALITY GROUP INTERNATIONAL, INC.	24,628.43		24,628.43			1.0941	26,945.70	1.0766	1.1779	29,009.48	1.1779	29,009.48
				425		VACANT	6,659.22	6,659.22		1.0941	7,285.79		1.0766	1.1779	7,843.81	1.1779	7,843.81		
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			31,287.65	0.00	31,287.65	0.00	2,943.83	1.0941	34,231.49	1.0766	1.1779	36,853.29	1.1779	36,853.29
5						500	VACANT	33,153.22		33,153.22			1.0325	34,231.49	1.0766	1.1116	36,853.29	1.1116	36,853.29
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	1.0766	1.1116	36,853.29	1.1116	36,853.29
6						600	VACANT	33,153.22		33,153.22			1.0325	34,231.49	1.0766	1.1116	36,853.29	1.1116	36,853.29
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	1.0766	1.1116	36,853.29	1.1116	36,853.29
7						700	VACANT	33,153.22		33,153.22			1.0325	34,231.49	1.0766	1.1116	36,853.29	1.1116	36,853.29
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	1.0766	1.1116	36,853.29	1.1116	36,853.29
8						800	VACANT	32,629.77		32,629.77			1.0491	34,231.49	1.0766	1.1294	36,853.29	1.1294	36,853.29
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			32,629.77	0.00	32,629.77	0.00	1,601.72	1.0491	34,231.49	1.0766	1.1294	36,853.29	1.1294	36,853.29
9						900	VACANT	32,731.76		32,731.76			1.0458	34,231.49	1.0766	1.1259	36,853.29	1.1259	36,853.29
FLOOR TOTALS	37,197.23	2,965.74	0.00	0.00	34,231.49			32,731.76	0.00	32,731.76	0.00	1,499.73	1.0458	34,231.49	1.0766	1.1259	36,853.29	1.1259	36,853.29
10						1000	VACANT	33,153.22		33,153.22			1.0325	34,231.49	1.0766	1.1116	36,853.29	1.1116	36,853.29
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	1.0766	1.1116	36,853.29	1.1116	36,853.29
11						1100	DIALOGTECH INC.	33,340.80		33,340.80			1.0323	34,419.07	1.0766	1.1114	37,055.24	1.1114	37,055.24
FLOOR TOTALS	37,197.23	2,778.16	0.00	0.00	34,419.07			33,340.80	0.00	33,340.80	0.00	1,078.27	1.0323	34,419.07	1.0766	1.1114	37,055.24	1.1114	37,055.24
12						1200	MCGRAW-HILL GLOBAL EDUCATION	33,314.64		33,314.64			1.0325	34,396.07	1.0766	1.1115	37,030.47	1.1115	37,030.47
FLOOR TOTALS	37,197.23	2,801.16	0.00	0.00	34,396.07			33,314.64	0.00	33,314.64	0.00	1,081.42	1.0325	34,396.07	1.0766	1.1115	37,030.47	1.1115	37,030.47
14						1400	MCGRAW-HILL GLOBAL EDUCATION	19,173.30		19,173.30			1.0706	20,527.70	1.0766	1.1526	22,099.92	1.1526	22,099.92
				1410		MCGRAW-HILL GLOBAL EDUCATION	487.55	487.55		1.0706	521.99		1.0766	1.1526	561.97	1.1526	561.97		
				1420		VACANT	5,064.20	5,064.20		1.0706	5,421.93		1.0766	1.1526	5,837.20	1.1526	5,837.20		
				1430		TENANT LOUNGE	3,436.00	3,436.00		1.0706	3,678.72		1.0766	1.1526	3,960.47	1.1526	3,960.47		
				1450		CONFERENCE ROOM	3,954.13	3,954.13		1.0706	4,233.45		1.0766	1.1526	4,557.69	1.1526	4,557.69		
FLOOR TOTALS	37,197.23	2,813.44	0.00	0.00	34,383.78			32,115.17	0.00	32,115.17	0.00	2,268.61	1.0706	34,383.78	1.0766	1.1526	37,017.25	1.1526	37,017.25
15						BS	BUILDING SERVICE			0.00	908.93		1.0695	0.00	1.0766	1.1514	0.00	1.1514	0.00
				1500		ULTA INC.	20,102.												

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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
19						1900	MEDIAOCEAN, LLC	21,495.79		21,495.79			1.0888	23,404.64	1.0766	1.1722	25,197.21	1.1722	25,197.21
						1910	VERIZON WIRELESS	203.09		203.09			1.0888	221.12	1.0766	1.1722	238.06	1.1722	238.06
						1920	COMCAST	187.78		187.78			1.0888	204.46	1.0766	1.1722	220.12	1.1722	220.12
						1930	VACANT	63.54		63.54			1.0888	69.18	1.0766	1.1722	74.48	1.1722	74.48
						1950	VACANT	1,779.74		1,779.74			1.0888	1,937.79	1.0766	1.1722	2,086.20	1.1722	2,086.20
						1975	PROJECT MANAGEMENT ADVISORS, INC	8,302.62		8,302.62			1.0888	9,039.91	1.0766	1.1722	9,732.28	1.1722	9,732.28
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,032.57	0.00	32,032.57	0.00	2,844.53	1.0888	34,877.10	1.0766	1.1722	37,548.35	1.1722	37,548.35
20						2000	HOME PARTNERS OF AMERICA, INC.	33,105.60		33,105.60			1.0535	34,877.10	1.0766	1.1342	37,548.35	1.1342	37,548.35
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			33,105.60	0.00	33,105.60	0.00	1,771.50	1.0535	34,877.10	1.0766	1.1342	37,548.35	1.1342	37,548.35
21						2100	P & M CORPORATE FINANCE	4,592.71		4,592.71			1.0718	4,922.43	1.0766	1.1539	5,299.44	1.1539	5,299.44
						2150	LEOPARDO COMPANIES, INC.	10,413.42		10,413.42			1.0718	11,161.01	1.0766	1.1539	12,015.84	1.1539	12,015.84
						2190	ACADEMY OF NUTRITION AND DIETETICS	17,534.82		17,534.82			1.0718	18,793.66	1.0766	1.1539	20,233.07	1.1539	20,233.07
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,540.96	0.00	32,540.96	0.00	2,336.15	1.0718	34,877.10	1.0766	1.1539	37,548.35	1.1539	37,548.35
22						2200	HUSCH BLACKWELL LLP	33,412.80		33,412.80			1.0438	34,877.10	1.0766	1.1238	37,548.35	1.1238	37,548.35
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			33,412.80	0.00	33,412.80	0.00	1,464.30	1.0438	34,877.10	1.0766	1.1238	37,548.35	1.1238	37,548.35
PH						BS	BUILDING SERVICE			0.00	5,568.86		0.0000	0.00	1.0766	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	1.0766	0.0000	0.00	0.0000	0.00
BUILDING TOTALS	762,053.12	54,250.01	0.00	0.00	707,803.10			623,489.34	0.00	623,489.34	50,354.21	33,959.56		657,448.89	1.0766		707,803.10		707,803.10