

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	PROTEIN BAR	2,477.98		2,477.98			1.0503	2,602.70	1.0766	1.1308	2,802.04	1.1308	2,802.04
						115	RIVERSIDE NEWSSTAND	934.21		934.21			1.0503	981.23	1.0766	1.1308	1,056.38	1.1308	1,056.38
						120	BOSTON BLACKIES	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	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
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	32,732.65		32,732.65			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			32,732.65	0.00	32,732.65	0.00	1,498.83	1.0458	34,231.49	1.0766	1.1259	36,853.29	1.1259	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.	20,102.68		20,102.68			1.0695	21,498.86	1.0766	1.1514	23,145.46	1.1514	23,145.46
						1525	ULTA INC.	96.00		96.00			1.0695	102.67	1.0766	1.1514	110.53	1.1514	110.53
						1550	VACANT	11,563.52		11,563.52			1.0695	12,366.64	1.0766	1.1514	13,313.80	1.1514	13,313.80
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			31,762.20	0.00	31,762.20	908.93	2,205.97	1.0695	33,968.17	1.0766	1.1514	36,569.80	1.1514	36,569.80
16						1600	VACANT	3,370.57		3,370.57			1.0752	3,623.93	1.0766	1.1575	3,901.49	1.1575	3,901.49
						1620	THE HALLSTAR COMPANY	11,648.30		11,648.30			1.0752	12,523.89	1.0766	1.1575	13,483.09	1.1575	13,483.09
						1650	TRADESTATION SECURITIES, INC.	11,574.81		11,574.81			1.0752	12,444.88	1.0766	1.1575	13,398.03	1.1575	13,398.03
						1652	TRADESTATION SECURITIES, INC.	2,147.23		2,147.23			1.0752	2,308.63	1.0766	1.1575	2,485.45	1.1575	2,485.45
						1655	ACADEMY OF NUTRITION AND DIETETICS	548.82		548.82			1.0752	590.07	1.0766	1.1575	635.26	1.1575	635.26
						1675	GOLDBERG LAW GROUP, LLC	2,711.65		2,711.65			1.0752	2,915.48	1.0766	1.1575	3,138.78	1.1575	3,138.78
						1690	VACANT	437.35		437.35			1.0752	470.23	1.0766	1.1575	506.24	1.1575	506.24
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,438.72	0.00	32,438.72	0.00	2,438.38	1.0752	34,877.10	1.0766	1.1575	37,548.35	1.1575	37,548.35
17						1700	VACANT	32,900.35		32,900.35			1.0601	34,877.10	1.0766	1.1413	37,548.35	1.1413	37,548.35
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			32,900.35	0.00	32,900.35	0.00	1,976.75	1.0601	34,877.10	1.0766	1.1413	37,548.35	1.1413	37,548.35
18						1800	VACANT	33,100.86		33,100.86			1.0537	34,877.10	1.0766	1.1344	37,548.35	1.1344	37,548.35
FLOOR TOTALS	37,197.23	2,320.13	0.00	0.00	34,877.10			33,100.86	0.00	33,100.86	0.00	1,776.25	1.0537	34,877.10	1.0766	1.1344	37,548.35	1.1344	37,548.35
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

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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
						1920	COMCAST	187.78		187.78			1.0888	204.46	1.0766	1.1722	220.12	1.1722	220.12
						1930	PROJECT MANAGEMENT ADVISORS, INC	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	VACANT	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			625,457.78	0.00	625,457.78	50,354.21	31,991.11		657,448.89	1.0766		707,803.10		707,803.10