






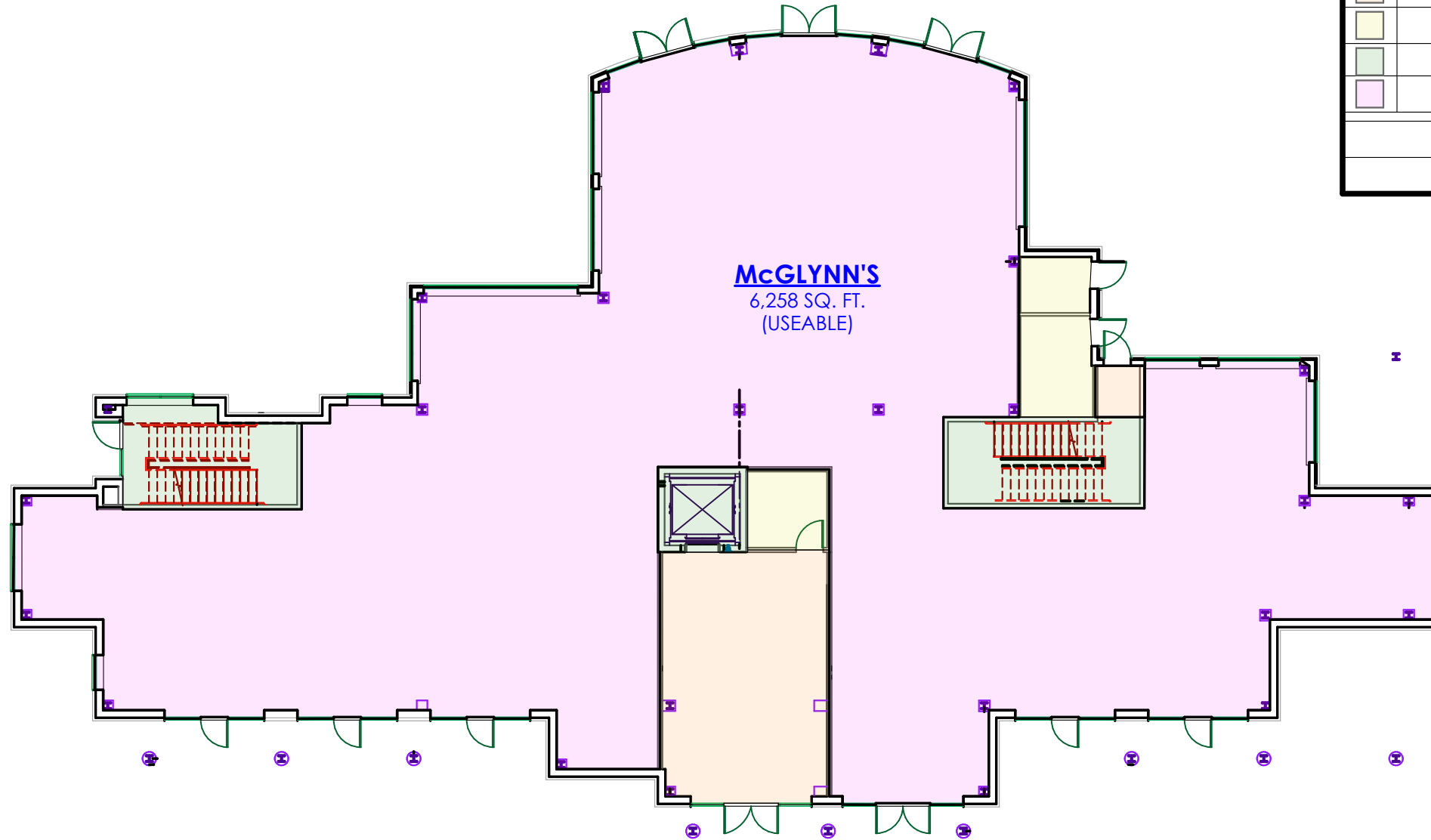


COMPASS POINTE - BOMA CALCULATION SHEET

	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20.00	
				(3-4) =5		USABLE AREAs			(7+8+9) =10	(5-10) =11	(5/10) =12	(7x12) =13	(8x12) =14	(9x12) =15	(Σ13+Σ14+Σ15) =16	16/(16-Σ15) =17	(13x17) =18	(14x17) =19	(18/19) =20	
									BASIC RENTABLE AREAs					RENTABLE AREA						
FLOOR	GROSS BUILDING AREA	GROSS MEASURED AREA (SEE NOTE #1)	MAJOR VERTICAL PENETRATION (SEE NOTE #2)	FLOOR RENTABLE AREA	SPACE I.D.	OFFICE AREA	STORE AREA	BUILDING COMMON AREA	FLOOR USABLE AREA	FLOOR COMMON AREA (SEE NOTE #3)	FLOOR R/U RATIO	OFFICE AREA	STORE AREA	BUILDING COMMON AREA	BUILDING RENTABLE AREA	BUILDING R/U RATIO	OFFICE AREA	STORE AREA	TOTAL RENTABLE AREA	
FIRST					101	6258.00						6459.40						7024.00		7024.00
	7912.00	7556.00	532.00	7024.00		6258.00		547.00	6805.00	219.00	1.0322	6459.40		564.60	7024.00	1.0874	7024.00		7024.00	
SECOND					201	5166.00						5906.60						5906.60		5906.60
					202	1363.00						1558.40						1558.40		1558.40
	8372.00	8105.00	640.00	7465.00		6529.00			6529.00	936.00	1.1434	7465.00		0.00	7465.00	1.0000	7465.00		7465.00	
THIRD					301	5158.00						5940.21						5940.21		5940.21
					304	1324.00						1524.79						1524.79		1524.79
	8372.00	8105.00	640.00	7465.00		6482.00			6482.00	983.00	1.1517	7465.00		0.00	7465.00	1.0000	7465.00		7465.00	
FOURTH					401	1428.00						1706.21						1706.21		1706.21
					402	1977.00						2362.17						2362.17		2362.17
	6750.00	6370.00	642.00	5728.00		4794.00			4794.00	934.00	1.1948	5728.00		0.00	5728.00	1.0000	5728.00		5728.00	
TOTALS	31406.00	30136.00	2454.00	27682.00		24063.00		547.00	24610.00	3072.00		27117.40		564.60	27682.00		27682.00		27682.00	

NOTES
 1. MEASURED TO INSIDE FACE OF EXTERIOR WALL
 2. MEASURE OF ELEVATOR AND STAIRWELLS
 3. MEASURE OF COMMON CORRIDORS AND TOILET ROOMS.

BOMA LEGEND					
	SUITE NO.	SPACE	AREA (SF)	AREA (USEABLE)	AREA (RENTABLE)
		BUILDING COMMON AREA	546		
		FLOOR COMMON AREA	223		
		MAJOR VERTICAL PENETRATION	532		
	101	McGLYNN'S		6,258	7,024
TOTAL FLOOR USEABLE AREA				6,258	
TOTAL FLOOR RENTABLE AREA					7,024



1 FIRST FLOOR LEASE PLAN

SCALE: 1/16" = 1'-0"

ONIX GROUP
COMPASS POINTE

800 NORTH STATE STREET DOVER, DE 19904

PROJ. MGR.: J. SARRO	P.M. e-MAIL: jims@mg-architects.com
DRAWN BY: JAS	DATE: 10/30/19
CLIENT PROJ #: -	CLIENT: DEAN PLETZ

FIRST FLOOR LEASE PLAN

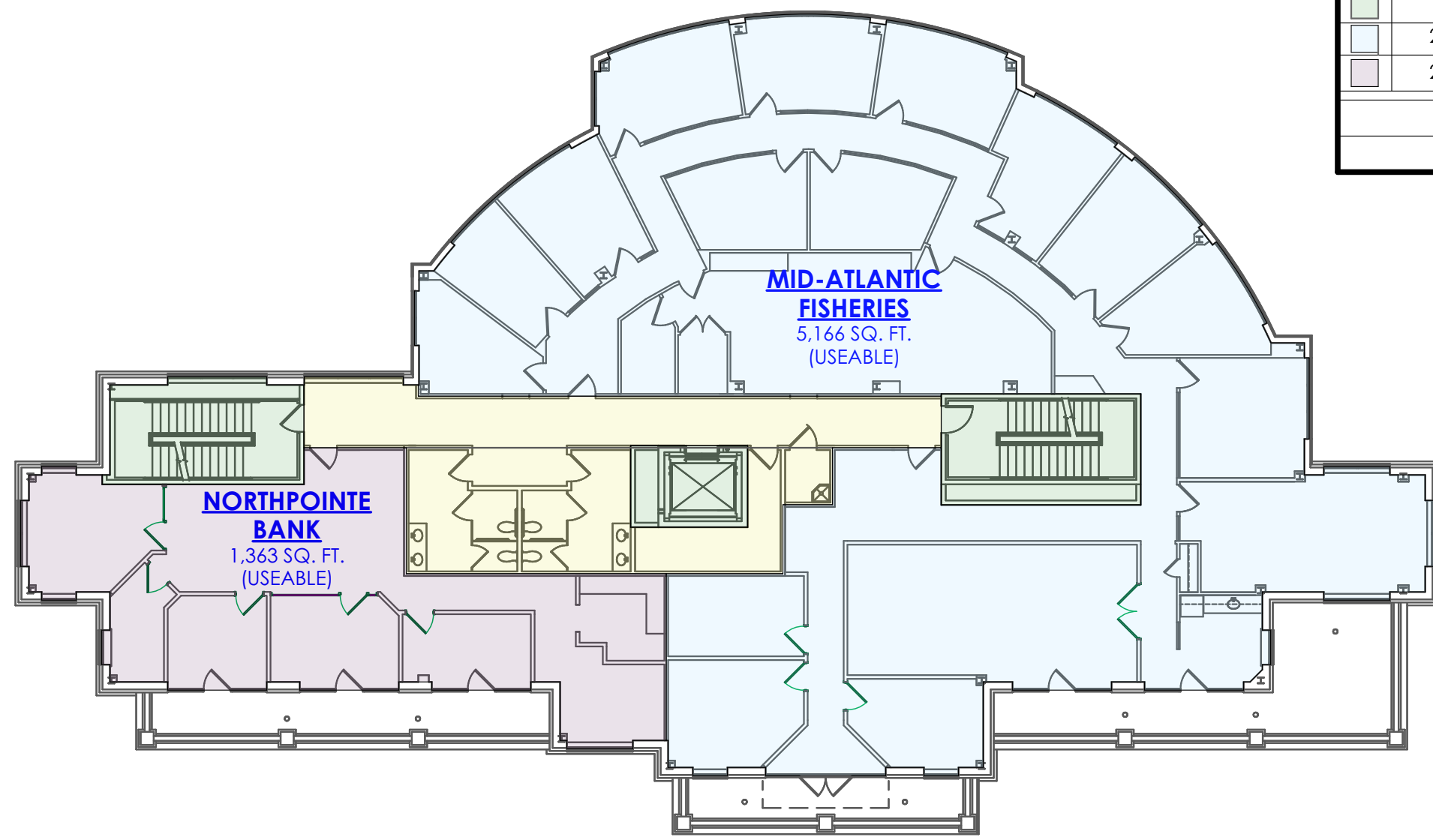


ESTABLISHED 1920

PROJECT #:
3887G

LP-1

BOMA LEGEND					
	SUITE NO.	SPACE	AREA (SF)	AREA (USEABLE)	AREA (RENTABLE)
		FLOOR COMMON AREA	934		
		MAJOR VERTICAL PENETRATION	640		
	201	MID-ATLANTIC FISHERIES		5,166	5,907
	202	NORTHPOINTE BANK		1,363	1,558
TOTAL FLOOR USEABLE AREA				6,529	
TOTAL FLOOR RENTABLE AREA					7,465



1 SECOND FLOOR LEASE PLAN

SCALE: 1/16" = 1'-0"

ONIX GROUP
COMPASS POINTE

800 NORTH STATE STREET DOVER, DE 19904

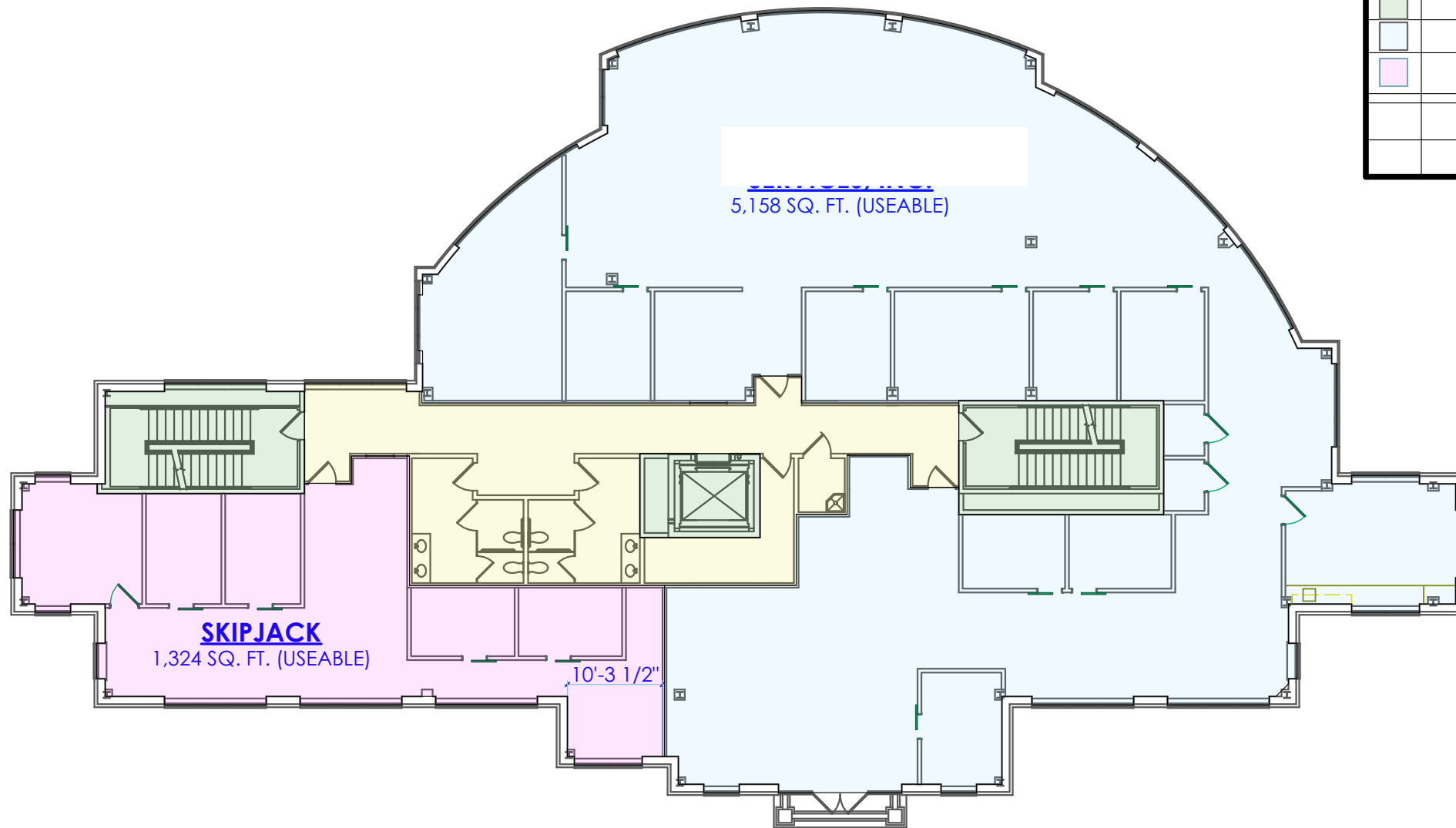
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DRAWN BY: JAS	DATE: 10/30/19
CLIENT PROJ #: -	CLIENT: DEAN PLETZ

SECOND FLOOR LEASE PLAN

PROJECT #:
3887G

LP-2

BOMA LEGEND					
	SUITE NO.	SPACE	AREA (SF)	AREA (USEABLE)	AREA (RENTABLE)
		FLOOR COMMON AREA	983		
		MAJOR VERTICAL PENETRATION	640		
	301			5,158	5,940
	304	SKIPJACK		1,324	1,525
				TOTAL FLOOR USEABLE AREA	
					TOTAL FLOOR RENTABLE AREA
					7,465



1 THIRD FLOOR LEASE PLAN

SCALE: 1/16" = 1'-0"

ONIX GROUP
COMPASS POINTE

800 NORTH STATE STREET DOVER, DE 19904

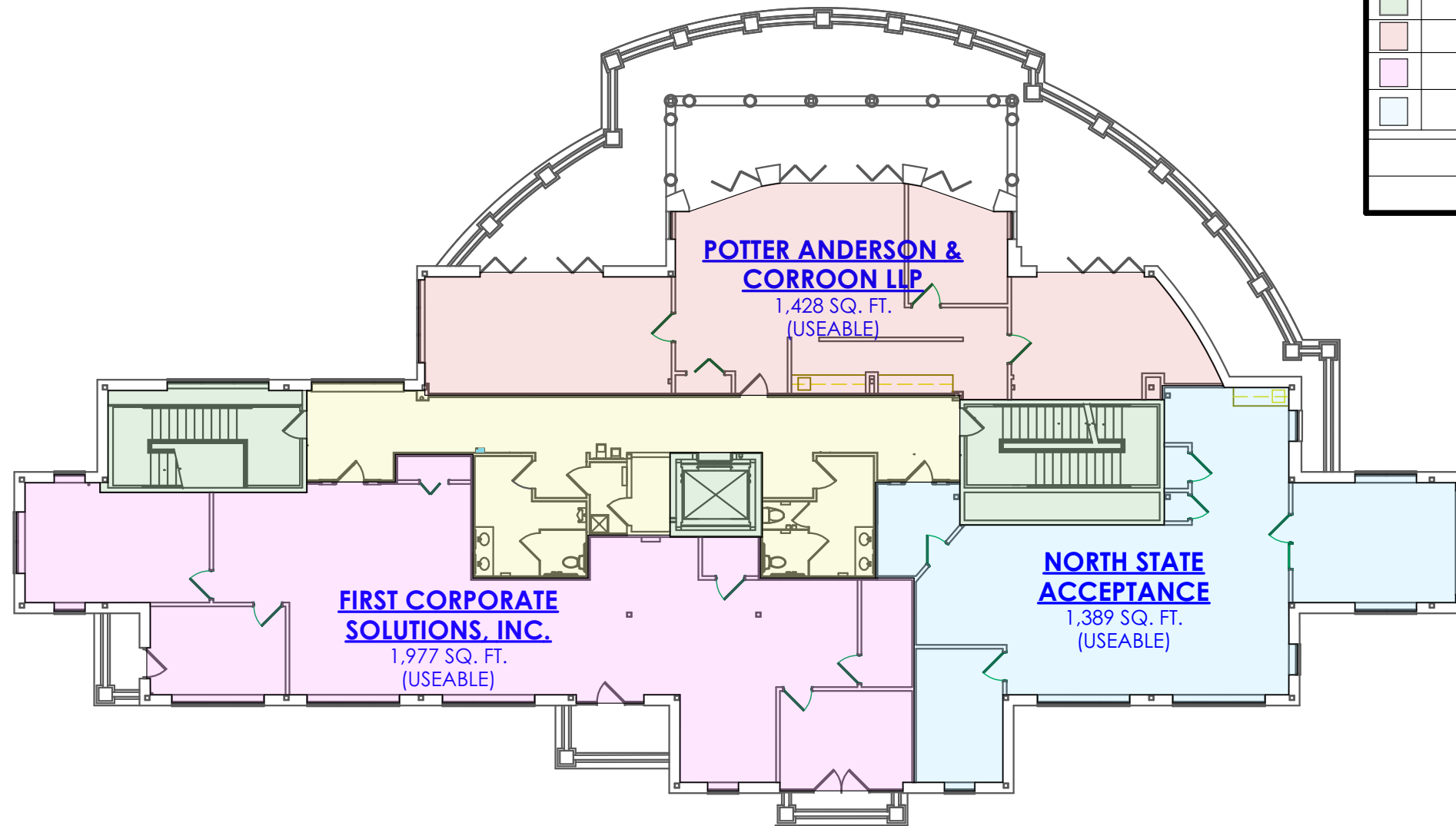
PROJ. MGR.: J. SARRO	P.M. e-MAIL: jims@mg-architects.com
DRAWN BY: JAS	DATE: 10/30/19
CLIENT PROJ #: -	CLIENT: DEAN PLETZ

THIRD FLOOR LEASE PLAN

PROJECT #:
3887G

LP-3

BOMA LEGEND					
	SUITE NO.	SPACE	AREA (SF)	AREA (USEABLE)	AREA (RENTABLE)
		FLOOR COMMON AREA	925		
		MAJOR VERTICAL PENETRATION	642		
	401	POTTER, ANDERSON & CORROON, LLP		1,428	1,706
	402	FIRST CORPORATE SOLUTIONS		1,977	2,362
	403	NORTH STATE ACCEPTANCE		1,389	1,660
				TOTAL FLOOR USEABLE AREA	4,794
				TOTAL FLOOR RENTABLE AREA	5,728



1 FOURTH FLOOR LEASE PLAN

SCALE: 1/16" = 1'-0"

ONIX GROUP
COMPASS POINTE

800 NORTH STATE STREET DOVER, DE 19904

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DRAWN BY: JAS	DATE: 10/30/19
CLIENT PROJ #: -	CLIENT: DEAN PLETZ

FOURTH FLOOR LEASE PLAN

PROJECT #:
3887G

LP-4