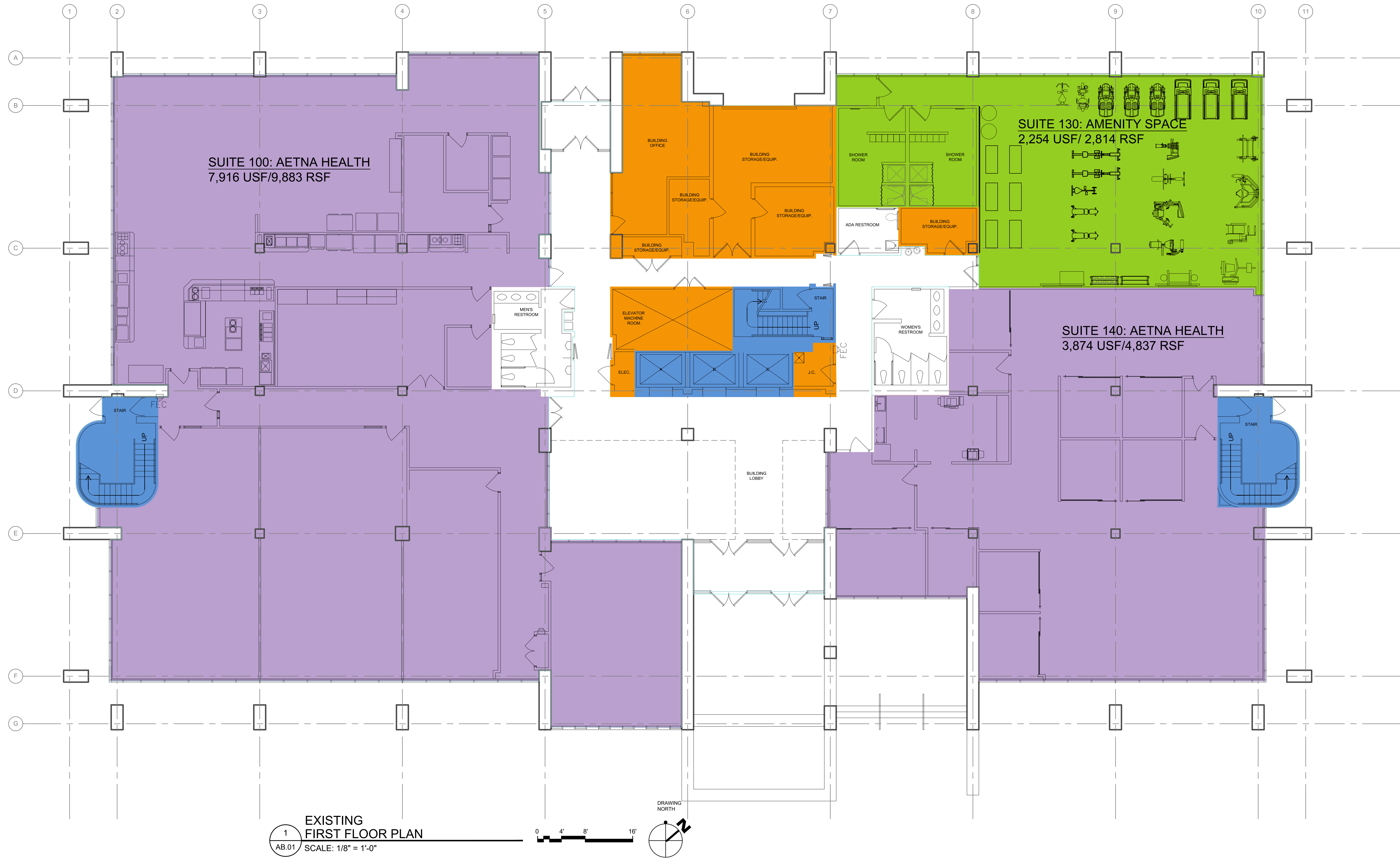
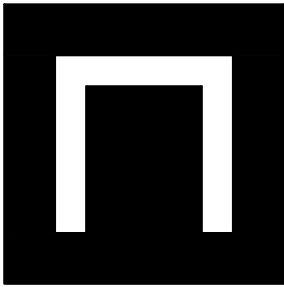


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BOMA 2010- METHOD A																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
					=B-C-D-E				=H+I		=F-J-K	=(J+L)/J	=H*M	=ΣF/ΣN	=M*O	=H*P
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)						FINAL CALCULATIONS				
	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA (R)	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREAS	USEABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT+ ALLOCATED AREA (O)	R/O RATIO	LOAD A FACTOR	RENTABLE AREA
FLOOR 1	19,198	855	0.00	0.00	18343	1st FLOOR	11790	2254	14044.00	1455	2844.00	1.20251	14177.55	1.04	1.248460	14,719.34
FLOOR 2	22,518	1057	0.00	42.00	21,419.00	2nd FLOOR	19375	0	19375.00	109	1935.00	1.09987	21310.00	1.04	1.141902	22,124.35
FLOOR 3	21,927	1,039	0.00	0.00	20888	3rd FLOOR	19150	0	19150.00	104	1634.00	1.08533	20784.00	1.04	1.126802	21,578.25
FLOOR 4	23,154	1,019	0.00	0.00	22135	4th FLOOR	20522	0	20522.00	108	1505.00	1.07334	22027.00	1.04	1.114353	22,868.75
FLOOR 5	23,721	980	0.00	94.00	22,647.00	5th FLOOR	22307	0	22307.00	110	230.00	1.01031	22537.00	1.04	1.048919	23,398.24
FLOOR 6	23,787	1,070	0.00	94.00	22,623.00	6th FLOOR	21629	0	21629.00	117	877.00	1.04055	22506.00	1.04	1.080312	23,366.06
TOTAL	134,305.00	6,020.00	0.00	230.00	128,055.00		114,773.00	2,254.00	117,027.00	2003.00	9,025.00		123,341.55	1.04	1.13	128,055.00

VERSIONS/REVISIONS:



NEXT

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SUITE 100
PITTSBURGH, PA 15222

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FOSTER PLAZA BUILDING 8

BOMA CALCULATIONS
730 HOLIDAY DRIVE
PITTSBURGH, PA 15220
GREEN TREE BOROUGH - ALLEGHENY COUNTY

Existing
First Floor Plan

DRAWING NO.

AB.01

PROJECT No. 20004.06

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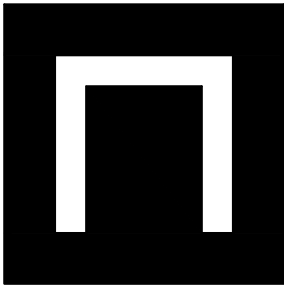
1
AB.02
EXISTING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

DRAWING NORTH

BOMA 2010- METHOD A																	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
					=B-C-D-E				=H+I		=F-J-K	=(J+L)/J	=H*M	=ΣF/ΣN	=M*O	=H*P	
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)								FINAL CALCULATIONS			
	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA (R)	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREAS	USEABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT+ALLOCATED AREA (O)	R/O RATIO	LOAD A FACTOR	RENTABLE AREA	
FLOOR 1	19,198	855	0.00	0.00	18343	1st FLOOR	11790	2254	14044.00	1455	2844.00	1.20251	14177.55	1.04	1.248460	14,719.34	
FLOOR 2	22,518	1057	0.00	42.00	21,419.00	2nd FLOOR	19375	0	19375.00	109	1935.00	1.09987	21310.00	1.04	1.141902	22,124.35	
FLOOR 3	21,927	1,039	0.00	0.00	20888	3rd FLOOR	19150	0	19150.00	104	1634.00	1.08533	20784.00	1.04	1.126802	21,578.25	
FLOOR 4	23,154	1,019	0.00	0.00	22135	4th FLOOR	20522	0	20522.00	108	1505.00	1.07334	22027.00	1.04	1.114353	22,868.75	
FLOOR 5	23,721	980	0.00	94.00	22,647.00	5th FLOOR	22307	0	22307.00	110	230.00	1.01031	22537.00	1.04	1.048919	23,398.24	
FLOOR 6	23,787	1,070	0.00	94.00	22,623.00	6th FLOOR	21629	0	21629.00	117	877.00	1.04055	22506.00	1.04	1.080312	23,366.06	
TOTAL	134,305.00	6,020.00	0.00	230.00	128,055.00		114,773.00	2,254.00	117,027.00	2003.00	9,025.00		123,341.55	1.04	1.13	128,055.00	

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FOSTER PLAZA BUILDING 8

BOMA CALCULATIONS
730 HOLIDAY DRIVE
PITTSBURGH, PA 15220
GREEN TREE BOROUGH - ALLEGHENY COUNTY

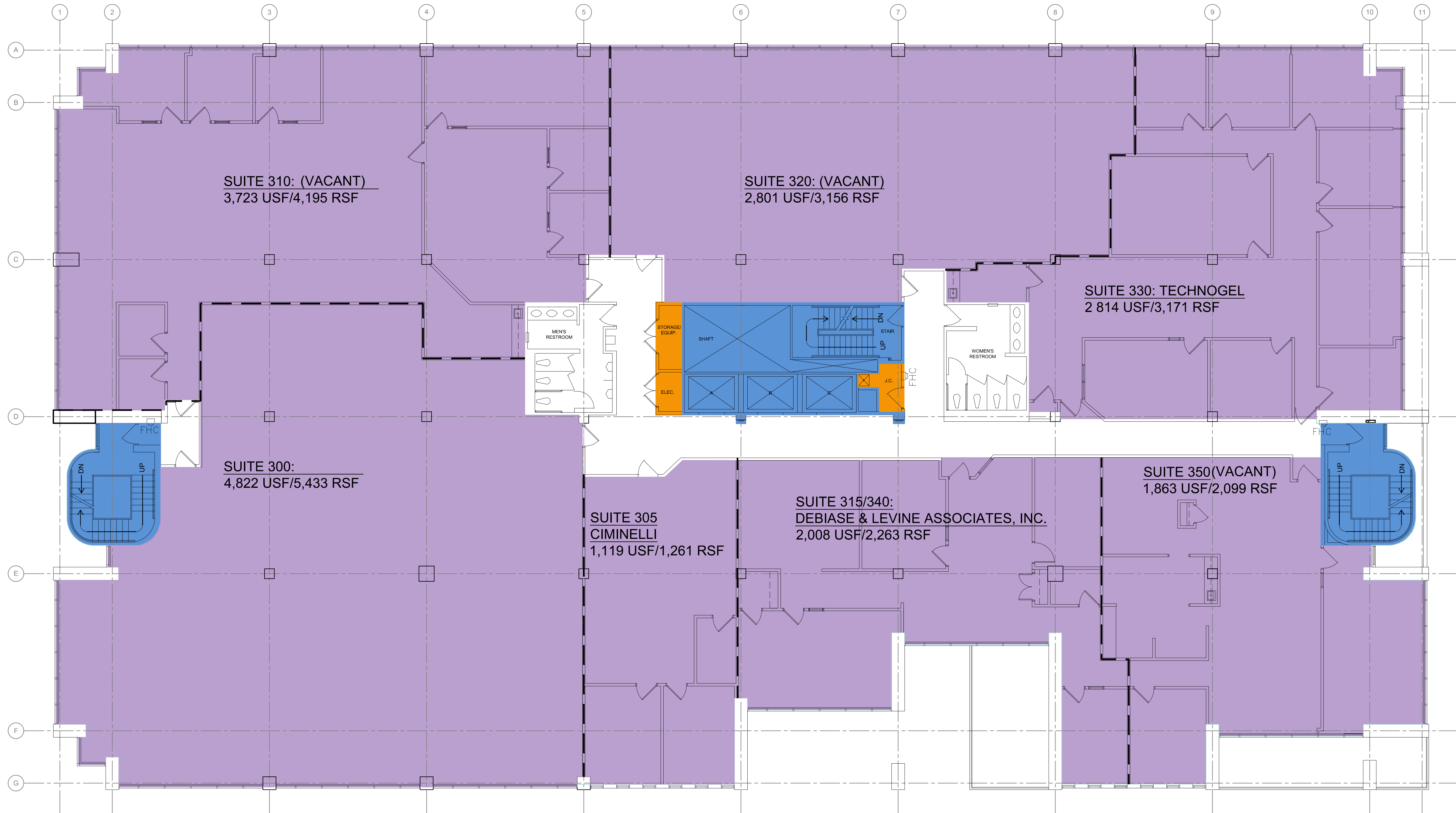
Existing
Second
Floor Plan

DRAWING NO.

AB.02

PROJECT No. 20004.06

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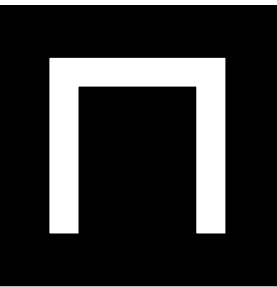
1
AB.03
EXISTING
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

DRAWING NORTH

BOMA 2010- METHOD A																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
					=B-C-D-E				=H+I		=F-J-K	=(J+L)/J	=H*M	=ΣF/ΣN	=M*O	=H*P
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)						FINAL CALCULATIONS				
	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA (R)	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREAS	USEABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT+ ALLOCATED AREA (O)	R/O RATIO	LOAD A FACTOR	RENTABLE AREA
FLOOR 1	19,198	855	0.00	0.00	18343	1st FLOOR	11790	2254	14044.00	1455	2844.00	1.20251	14177.55	1.04	1.248460	14,719.34
FLOOR 2	22,518	1057	0.00	42.00	21,419.00	2nd FLOOR	19375	0	19375.00	109	1935.00	1.09987	21310.00	1.04	1.141902	22,124.35
FLOOR 3	21,927	1,039	0.00	0.00	20888	3rd FLOOR	19150	0	19150.00	104	1634.00	1.08533	20784.00	1.04	1.126802	21,578.25
FLOOR 4	23,154	1,019	0.00	0.00	22135	4th FLOOR	20522	0	20522.00	108	1505.00	1.07334	22027.00	1.04	1.114353	22,868.75
FLOOR 5	23,721	980	0.00	94.00	22,647.00	5th FLOOR	22307	0	22307.00	110	230.00	1.01031	22537.00	1.04	1.048919	23,398.24
FLOOR 6	23,787	1,070	0.00	94.00	22,623.00	6th FLOOR	21629	0	21629.00	117	877.00	1.04055	22506.00	1.04	1.080312	23,366.06
TOTAL	134,305.00	6,020.00	0.00	230.00	128,055.00		114,773.00	2,254.00	117,027.00	2003.00	9,025.00		123,341.55	1.04	1.13	128,055.00

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FOSTER PLAZA BUILDING 8

BOMA CALCULATIONS
730 HOLIDAY DRIVE
PITTSBURGH, PA 15220
GREEN TREE BOROUGH - ALLEGHENY COUNTY

Existing
Third
Floor Plan

DRAWING NO.

AB.03

PROJECT No. 20004.06

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1
AB.04

EXISTING
FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

DRAWING
NORTH

BOMA 2010- METHOD A																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
					=B-C-D-E				=H+I		=F-J-K	=(J+L)/J	=H*M	=ΣF/ΣN	=M*O	=H*P
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)							FINAL CALCULATIONS			
	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA (R)	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREAS	USEABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT+ ALLOCATED AREA (O)	R/O RATIO	LOAD A FACTOR	RENTABLE AREA
FLOOR 1	19,198	855	0.00	0.00	18343	1st FLOOR	11790	2254	14044.00	1455	2844.00	1.20251	14177.55	1.04	1.248460	14,719.34
FLOOR 2	22,518	1057	0.00	42.00	21,419.00	2nd FLOOR	19375	0	19375.00	109	1935.00	1.09987	21310.00	1.04	1.141902	22,124.35
FLOOR 3	21,927	1,039	0.00	0.00	20888	3rd FLOOR	19150	0	19150.00	104	1634.00	1.08533	20784.00	1.04	1.126802	21,578.25
FLOOR 4	23,154	1,019	0.00	0.00	22135	4th FLOOR	20522	0	20522.00	108	1505.00	1.07334	22027.00	1.04	1.114353	22,868.75
FLOOR 5	23,721	980	0.00	94.00	22,647.00	5th FLOOR	22307	0	22307.00	110	230.00	1.01031	22537.00	1.04	1.048919	23,398.24
FLOOR 6	23,787	1,070	0.00	94.00	22,623.00	6th FLOOR	21629	0	21629.00	117	877.00	1.04055	22506.00	1.04	1.080312	23,366.06
TOTAL	134,305.00	6,020.00	0.00	230.00	128,055.00		114,773.00	2,254.00	117,027.00	2003.00	9,025.00		123,341.55	1.04	1.13	128,055.00

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FOSTER PLAZA BUILDING 8

BOMA CALCULATIONS
730 HOLIDAY DRIVE
PITTSBURGH, PA 15220
GREEN TREE BOROUGH - ALLEGHENY COUNTY

Existing
Fourth
Floor Plan

DRAWING NO.

AB.04

PROJECT No. 20004.06

SUITE 500: AETNA HEALTH
22,307 USF/23,398 RSF

The floor plan shows a large rectangular suite with a central core area. The core area includes a staircase with 'UP' and 'DN' directions, a 'SHAFT', 'STAIR', 'J.C.', 'ELEC.', and 'STORAGE/EQUIP.' rooms. To the left of the core is a 'MEN'S RESTROOM' and 'STORAGE'. To the right is a 'WOMEN'S RESTROOM' and 'FHC'. The suite is divided into several smaller rooms by walls, and the entire area is overlaid with a grid from 1 to 11 horizontally and A to G vertically.

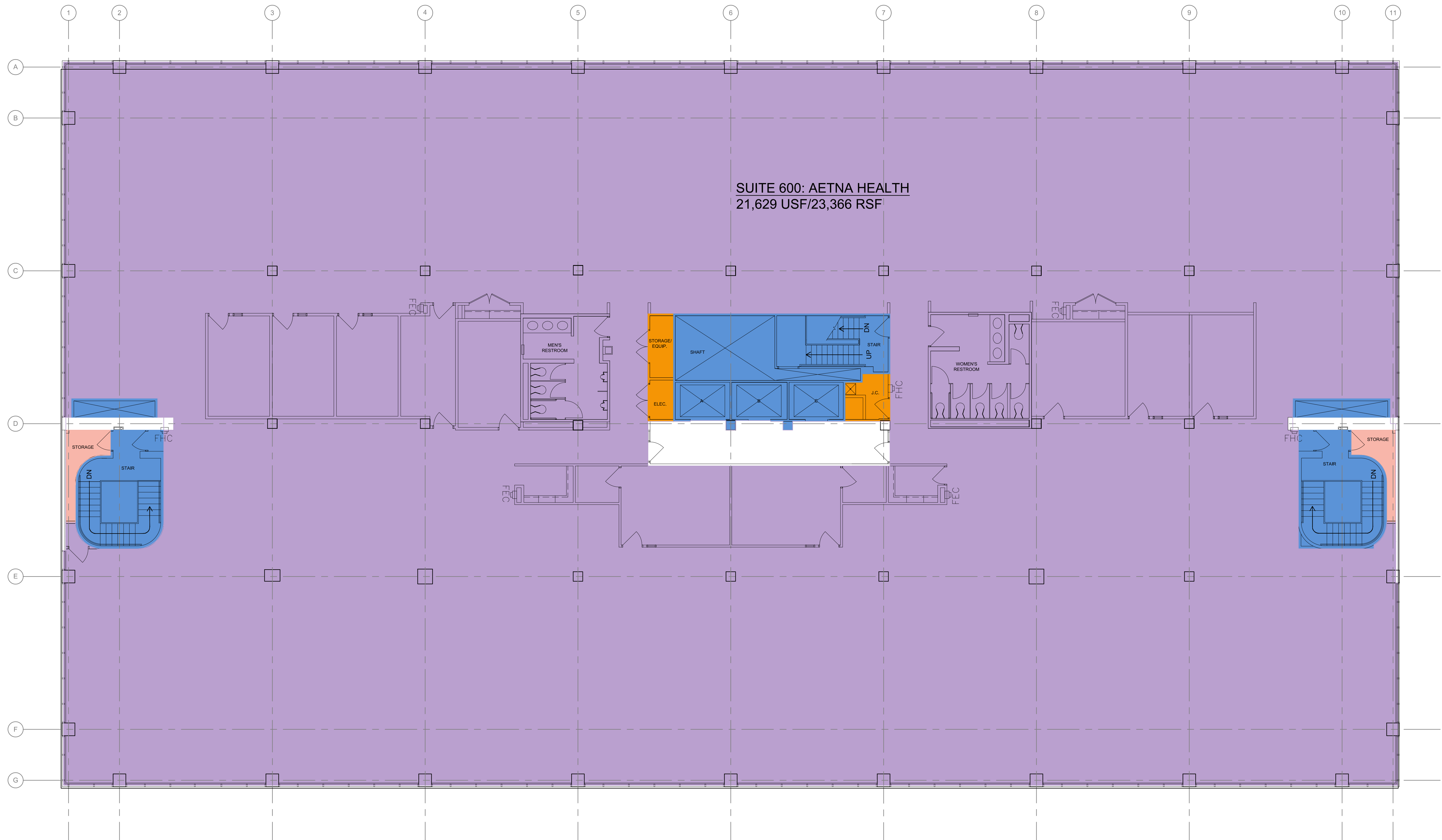
DRAWING
NORTH



BOMA 2010- METHOD A																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
					=B-C-D-E				=H+I		=F-J-K	=(J+L)/J	=H*M	=ΣF/ΣN	=M*O	=H*P
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)								FINAL CALCULATIONS		
	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA (R)	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREAS	USEABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT+ ALLOCATED AREA (O)	R/O RATIO	LOAD A FACTOR	RENTABLE AREA
FLOOR 1	19,198	855	0.00	0.00	18343	1st FLOOR	11790	2254	14044.00	1455	2844.00	1.20251	14177.55	1.04	1.248460	14,719.34
FLOOR 2	22,518	1057	0.00	42.00	21,419.00	2nd FLOOR	19375	0	19375.00	109	1935.00	1.09987	21310.00	1.04	1.141902	22,124.35
FLOOR 3	21,927	1,039	0.00	0.00	20888	3rd FLOOR	19150	0	19150.00	104	1634.00	1.08533	20784.00	1.04	1.126802	21,578.25
FLOOR 4	23,154	1,019	0.00	0.00	22135	4th FLOOR	20522	0	20522.00	108	1505.00	1.07334	22027.00	1.04	1.114353	22,868.75
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FLOOR 6	23,787	1,070	0.00	94.00	22,623.00	6th FLOOR	21629	0	21629.00	117	877.00	1.04055	22506.00	1.04	1.080312	23,366.06
TOTAL	134,305.00	6,020.00	0.00	230.00	128,055.00		114,773.00	2,254.00	117,027.00	2003.00	9,025.00		123,341.55	1.04	1.13	128,055.00

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EXISTING
SIXTH FLOOR PLAN

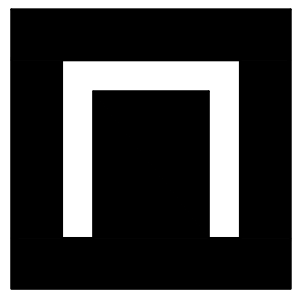
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

DRAWING NORTH

BOMA 2010- METHOD A																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
					=B-C-D-E				=H+I		=F-J-K	=(J+L)/J	=H*M	=ΣF/ΣN	=M*O	=H*P
PRELIMINARY CALCULATIONS (NOT FOR LEASING)						INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)						FINAL CALCULATIONS				
	INTERIOR GROSS AREA	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA (R)	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREAS	USEABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT+ALLOCATED AREA (O)	R/O RATIO	LOAD A FACTOR	RENTABLE AREA
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FLOOR 2	22,518	1057	0.00	42.00	21,419.00	2nd FLOOR	19375	0	19375.00	109	1935.00	1.09987	21310.00	1.04	1.141902	22,124.35
FLOOR 3	21,927	1,039	0.00	0.00	20888	3rd FLOOR	19150	0	19150.00	104	1634.00	1.08533	20784.00	1.04	1.126802	21,578.25
FLOOR 4	23,154	1,019	0.00	0.00	22135	4th FLOOR	20522	0	20522.00	108	1505.00	1.07334	22027.00	1.04	1.114353	22,868.75
FLOOR 5	23,721	980	0.00	94.00	22,647.00	5th FLOOR	22307	0	22307.00	110	230.00	1.01031	22537.00	1.04	1.048919	23,398.24
FLOOR 6	23,787	1,070	0.00	94.00	22,623.00	6th FLOOR	21629	0	21629.00	117	877.00	1.04055	22506.00	1.04	1.080312	23,366.06
TOTAL	134,305.00	6,020.00	0.00	230.00	128,055.00		114,773.00	2,254.00	117,027.00	2003.00	9,025.00		123,341.55	1.04	1.13	128,055.00

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BOMA CALCULATIONS
730 HOLIDAY DRIVE
PITTSBURGH, PA 15220
GREEN TREE BOROUGH - ALLEGHENY COUNTY

Existing
Sixth
Floor Plan

DRAWING NO.

AB.06

PROJECT No. 20004.06