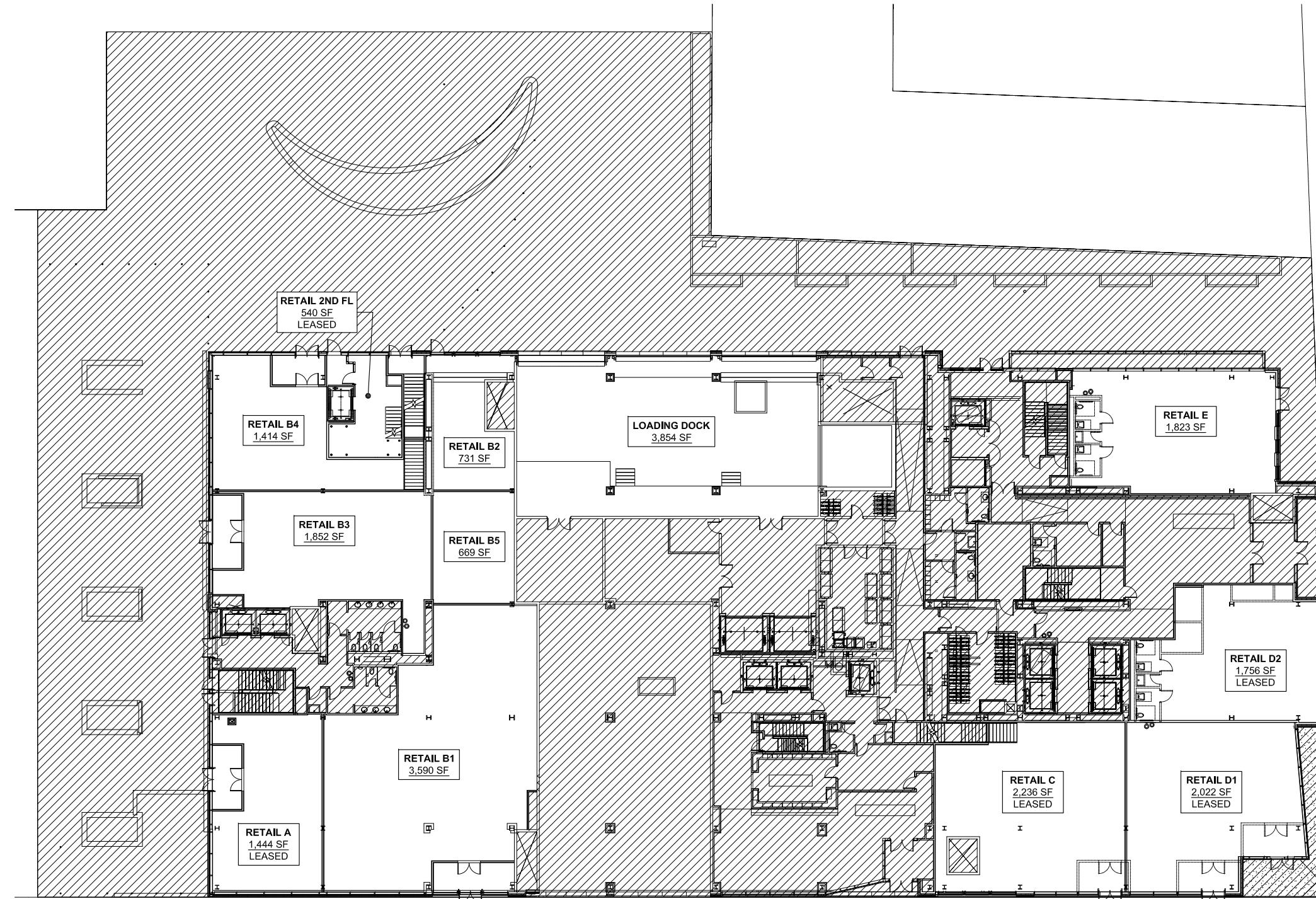


FLUSHING COMMONS



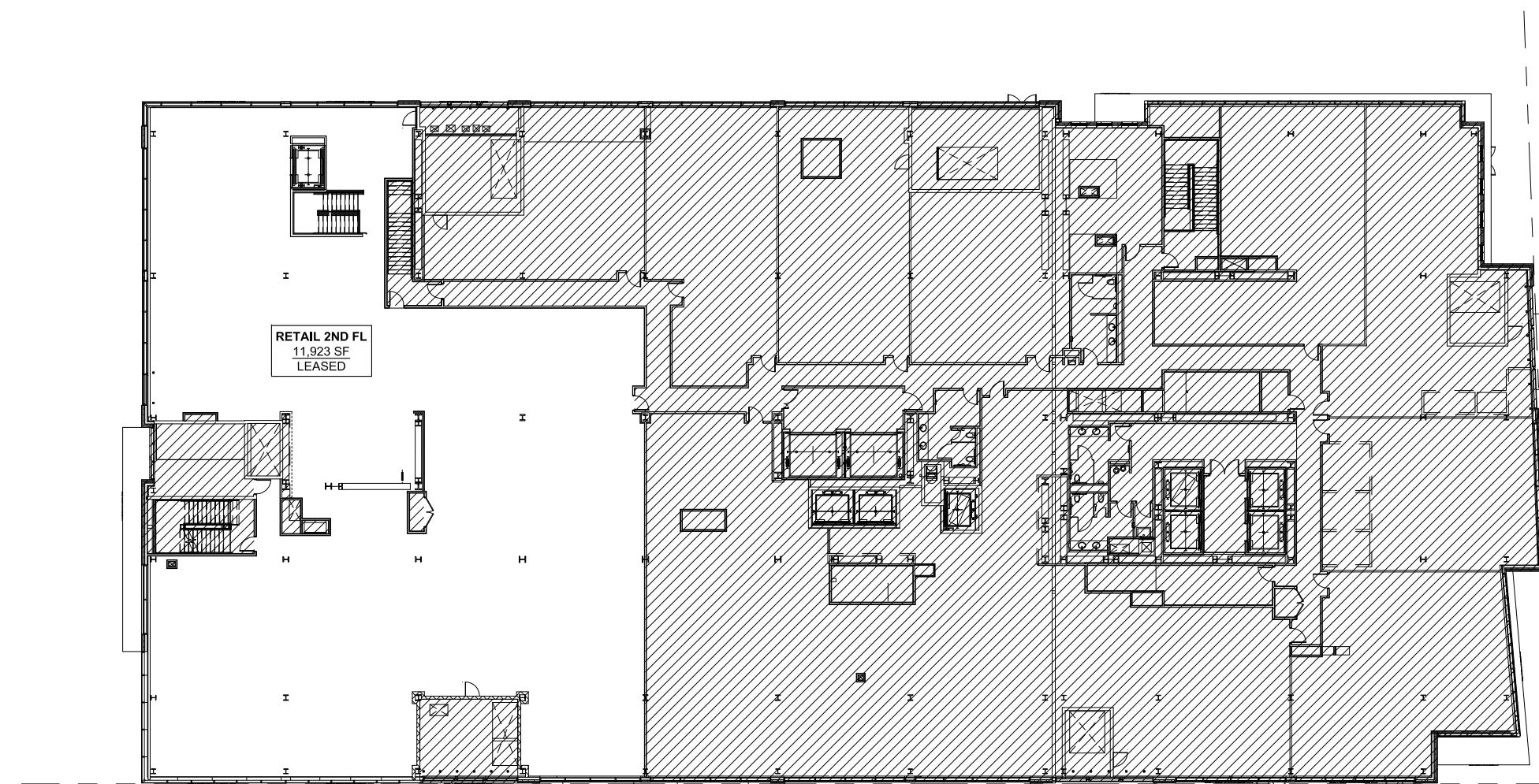
REBNY RECOMMENDED METHOD OF FLOOR MEASUREMENT FOR STORES:

1. THE RENTABLE AREA OF A STORE SHALL BE COMPUTED BY MEASURING FROM THE BUILDING LINE IN THE CASE OF STREET FRONTAGES, AND FROM THE INSIDE SURFACE OF THE OUTER BUILDING WALLS TO THE FINISHED SURFACE OF THE CORRIDOR SIDE OF THE CORRIDOR PARTITION AND FROM THE CENTER OF THE PARTITIONS THAT SEPARATE THE PREMISES FROM ADJOINING RENTABLE AREA.
2. NO DEDUCTIONS SHALL BE MADE FOR COLUMN AND PROJECTIONS NECESSARY TO THE BUILDING.
3. RENTABLE AREA OF A STORE SHALL INCLUDE ALL AREA WITHIN THE OUTSIDE WALLS, LESS THE FOLLOWING, WITH THEIR ENCLOSING WALLS, IF SERVING MORE THAN ONE TENANT: BUILDING STAIRS, FIRE TOWERS, ELEVATOR SHAFTS, FLUES, VENTS, STACKS, PIPE SHAFTS AND VERTICAL DUCTS.
4. THE FOLLOWING AREA SHALL BE INCLUDED IN RENTABLE AREA, IF SUCH AREAS EXCLUSIVELY SERVE A STORE, TOGETHER WITH THEIR ENCLOSING WALLS: PRIVATE STAIRS, PRIVATE ELEVATORS, TOILETS, AIR CONDITIONING FACILITIES, JANITORS' CLOSETS, SLOP SINKS, ELECTRICAL CLOSETS AND TELEPHONE CLOSETS. WHEN AIR CONDITIONING FACILITIES SERVE MORE THAN ONE TENANT AREA, THEY SHALL BE APPORTIONED IN THE SAME MANNER AS THAT USED FOR SINGLE TENANCY FLOORS.
5. WHERE A STORE FRONTS ON A PLAZA OR ARCADE WHICH IS INTENDED FOR USE BY THE GENERAL PUBLIC AND IS NOT FOR THE EXCLUSIVE USE OF THE STORE TENANT, ITS CUSTOMERS, ETC., THE AREA OF THE PLAZA OR ARCADE SHALL NOT BE INCLUDED IN DETERMINING THE RENTABLE AREA OF THE STORE.

RETAIL / REBNY PLAN

1ST FLOOR
05.23.2019

FLUSHING COMMONS



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