

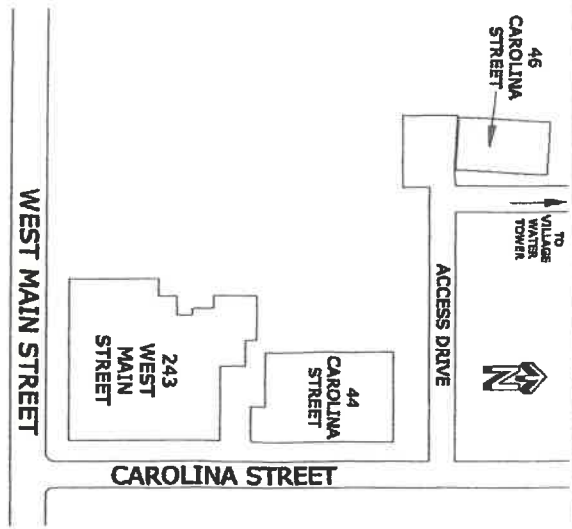
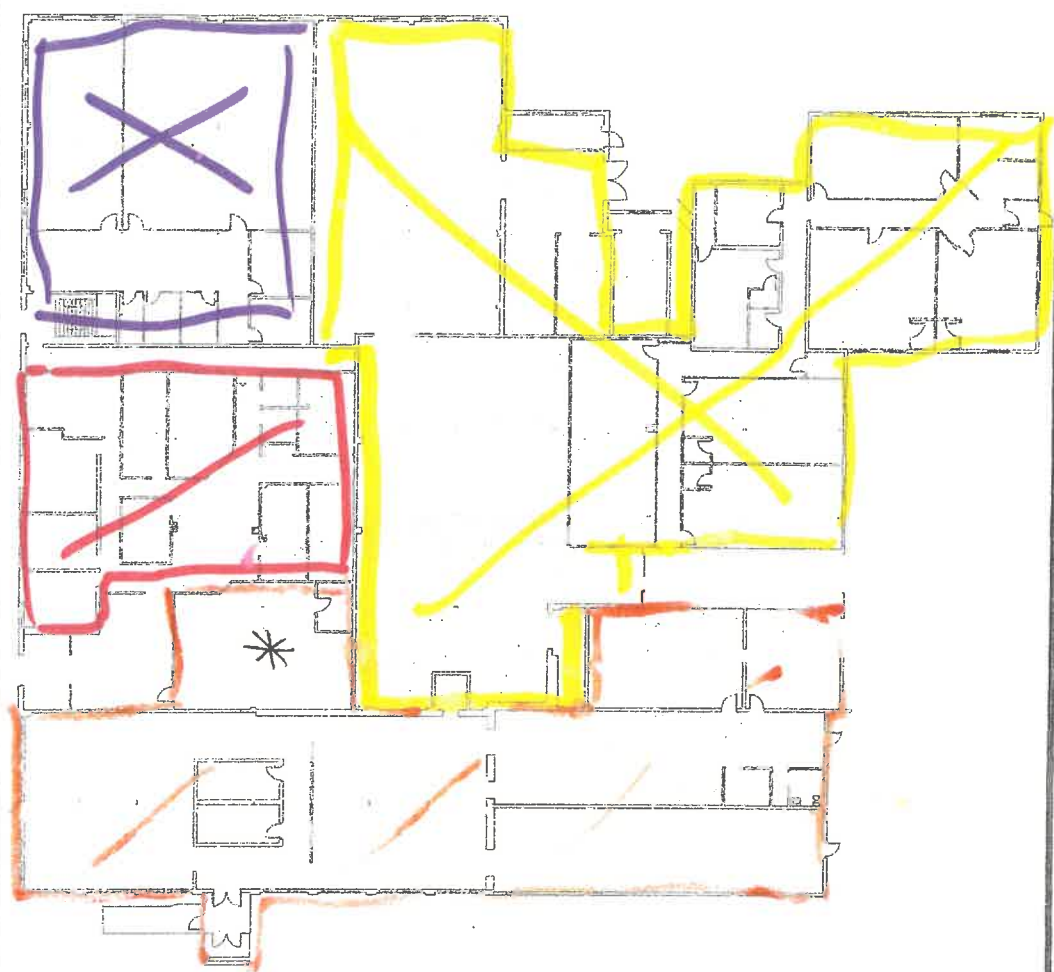
RJR ENGINEERING, P.C.
 100 WEST MAIN STREET
 SPRINGVILLE, NY 14141
 P.O. BOX 181 - 23
 SPRINGVILLE, NY 14141
 (716) 532-2800 FAX (716) 532-2140
 www.rjr.com

DATE: APRIL 7, 2008
 SCALE: 1/8" = 1'-0"
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: 243 W. MAIN ST. - 1ST FLOOR

RODIO, LLC
 PO BOX 181
 SPRINGVILLE, NY 14141

131E ROAD BUILDING
 140 WEST MAIN STREET
 SPRINGVILLE, NY 14141
 VILLAGE OF SPRINGVILLE, SEN. COUNTY

SHEET NO. **1** OF **5**
SPACE LAYOUT PLAN



- 243 W. MAIN ST. - 1ST FLOOR**
- PERFORMER'S BAR 7,600 S.F.
 - R.A. MERCER 3,200 S.F.
 - DUFFY DANCE STUDIO 3,800 S.F.
 - COMMON AREA 1,500 S.F.
 - EARLY BIRD DAY CARE 5,650 S.F.
 - AVAILABLE SPACE 7,050 S.F.
 - HEALTH-CLUB ACCESS 400 S.F.
 - INSURANCE OFFICE 1,000 S.F.
 - UTILITY SPACE 200 S.F.
 - TOTAL 30,400 S.F.**

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 The undersigned hereby certifies that he is a duly Licensed Professional Engineer in the State of New York, State License No. 12148.
 The New York State Education Law

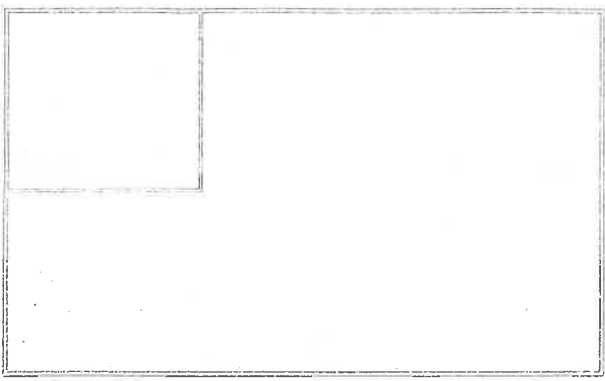
RJR
RJR ENGINEERING, P.C.
 PROFESSIONAL ENGINEERS
 P.O. BOX 314 - 23 WINDOCK STREET
 SPRINGFIELD, NEW YORK 14151-0314
 PHONE: (716) 312-3300 FAX: (716) 312-3100
 WWW.RJRENG.COM

ISSUE NO. 01
 DATE: APRIL 20, 2008
 PROJECT: WINDOCK PROJECT DEVELOPMENT/PLAN NUMBER 14141

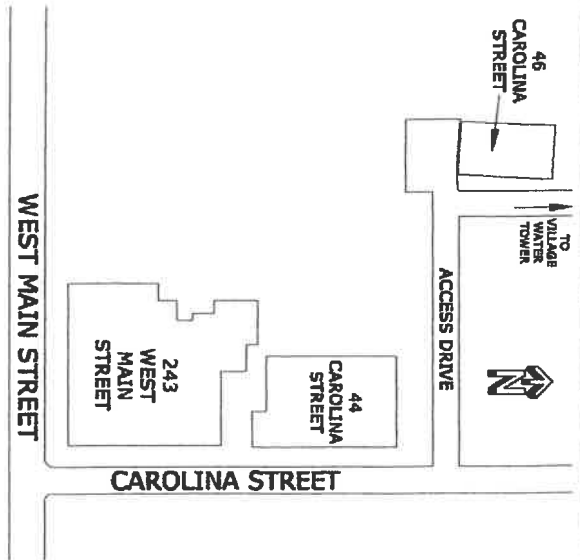
OWNER:
ROAD, LLC
 PO BOX 161
 SPRINGVILLE, NY 14141

PROJECT:
THE ROAD BUILDING
 44 WEST MAIN STREET
 VILLAGE OF SPRINGVILLE, NY 14141

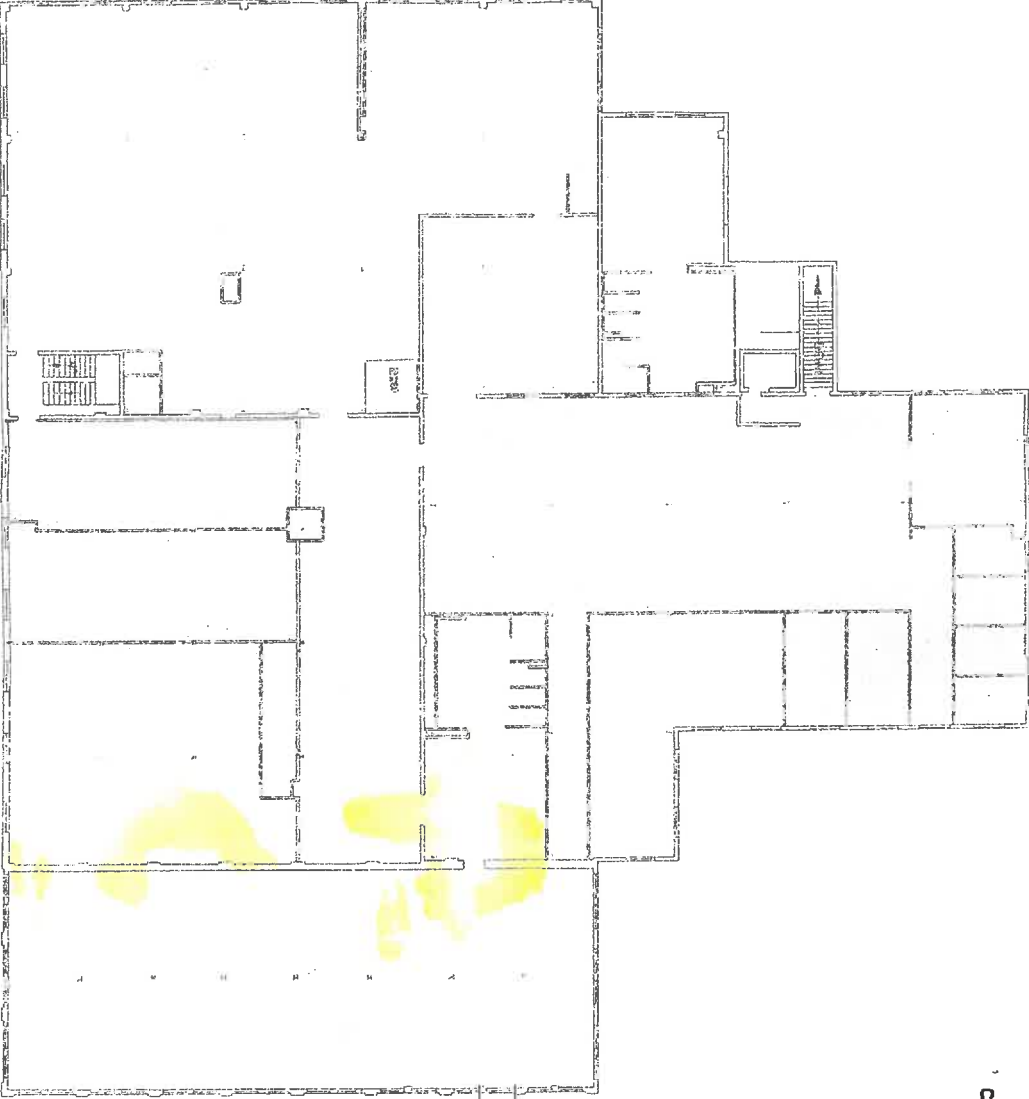
SHEET NO. 5
 OF 9
SPACE LAYOUT PLAN



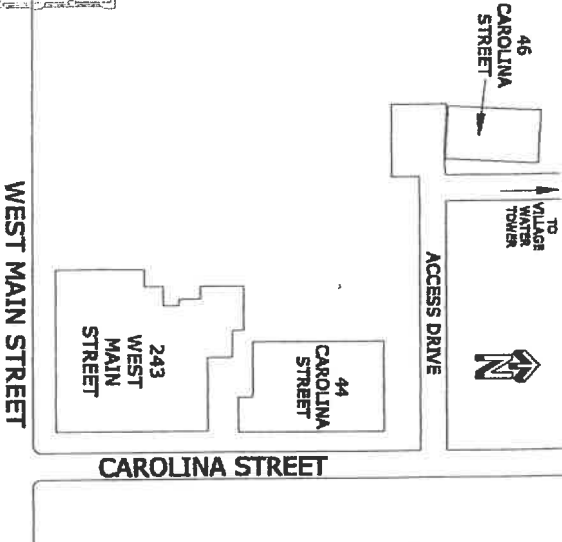
46 CAROLINA STREET
LAMB & WEBSTER 8,000 S.F.
PIV-STOP EQUIPMENT 1,000 S.F.
TOTAL 9,000 S.F.



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243 W. MAIN ST - 2nd FLOOR
HEALTH CLUB / GYM 23,000 S.F.
COMMON AREA 500 S.F.
TOTAL 23,500 S.F.



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 The New York State Education Law.

RJR ENGINEERING, P.C.
 PROFESSIONAL ENGINEERS
 P.O. BOX 341 - 21 WINDING STAIR
 SPRINGVILLE, NY 14141
 (716) 337-3880 Fax (716) 331-8110
 www/rjre.com

ISSUED BY: []
 DATE: MARCH 29, 2008
 SCALE: 1/8" = 1'-0"
 APPROVED BY: []
 PROJ. NO.: 2008-1-001

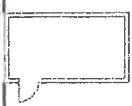
CLIENT:
ROBYN, LLC
 PO BOX 161
 SPRINGVILLE, NY 14141

PROJECT:
THE ROBYN BUILDING
 341 WEST MAIN STREET
 SPRINGVILLE, NY 14141
 VILLAGE OF SPRINGVILLE 3RD FLOOR

SHEET NAME:
SPACE LAYOUT PLAN

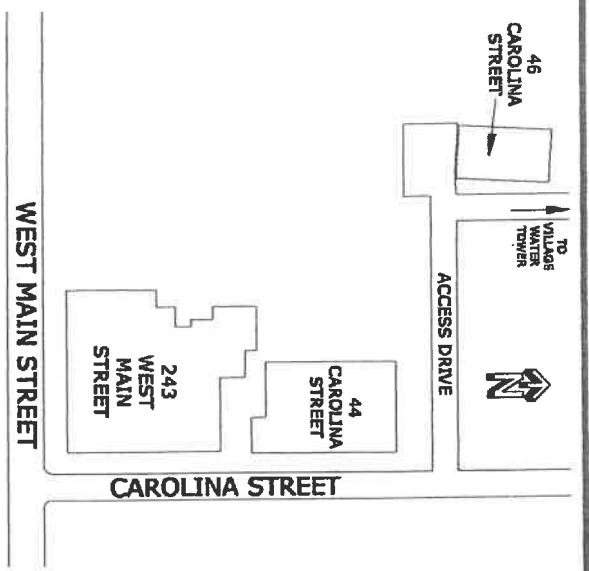
SHEET NO:
3
 OF **5**

EDGE OF ROOF BELOW



243 W. MAIN ST - 3rd FLOOR
 AVAILABLE SPACE **3,650 S.F.**
 TOTAL **3,650 S.F.**

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RENT for RORH 2021

Name	Rent for 2021	Square Footage
*RA Mercer – CPA (Lease expires 12/25 with 2(two) – 5-year extensions)	2286.63	3200
Warehouse used for general storage	\$1000	15,300
Office Space (Both Leases for 1 year)	\$375	
*SteelBound Restaurant	4612.50	7600
*Office Space – 1 st Floor (Lease expires 12/31/24 with 2(two) – 5-year extension terms)	\$615	1000
*Early Bird Nursery School (Lease expires "First amended restated lease on 10/2/22)	\$9900	10,000
*Early Bird Academy (Lease expires 8/31/25)	2833.33	3400
*Springville Health & Fitness (Lease expires 10/31/23)	\$2033.40	23,000
*Fraser Enterprise Inc Lease expires 2/28/23	\$1615	6000

Name	Rent for 2021	Square Footage
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*Soul to Sole	\$1800 (Expires 7/31/23)	2300
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3 rd Floor Vacant Unimproved Space		3650
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Total Rent for Year: \$27070.86 x 12 = \$324,850.32

* These renters are subject to yearly increases built into their contracts.