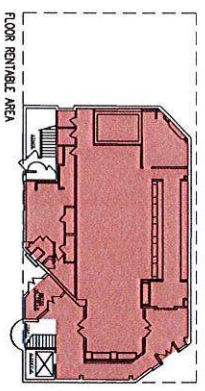


① FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING DATA

PROJECT DESCRIPTION: EXISTING OFFICE BUILDING, MULTIPLE TENANTS
 296 KINDERKAMACK ROAD, ORADELL, NJ
 THE FOLLOWING CHART IS CALCULATED USING THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) INTERNATIONAL STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS - ANSI/BOMA Z65.1--1996

FLOOR	FLOOR RENTABLE AREA / FLOOR RATIO	FLOOR RATIO	FLOOR RATIO
FIRST FLOOR	3,475.5 SF	2,628.6 SF	1,220,987
TENANT A - BANK (VACANT)	2,628.6 SF	1,220,987	3,475.5 SF
TOTAL (FLOOR RENTABLE AREA = SUM OF ALL BASIC RENTABLE AREAS)	3,475.5 SF	2,628.6 SF	1,220,987
SECOND FLOOR	FLOOR RENTABLE AREA / FLOOR RATIO	FLOOR RATIO	FLOOR RATIO
TENANT A - VACANT	1,220,987	1,220,987	1,220,987
TOTAL (FLOOR RENTABLE AREA = SUM OF ALL BASIC RENTABLE AREAS)	1,220,987	1,220,987	1,220,987
ENTIRE BUILDING	7,154.7 SF	8,790.4 SF	8,790.4 SF
TOTAL FLOOR RENTABLE AREA = SUM OF ALL BASIC RENTABLE AREAS	7,154.7 SF	8,790.4 SF	8,790.4 SF



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 2007-2008 AIA National Award Winner
 2008-2009 AIA National Award Winner

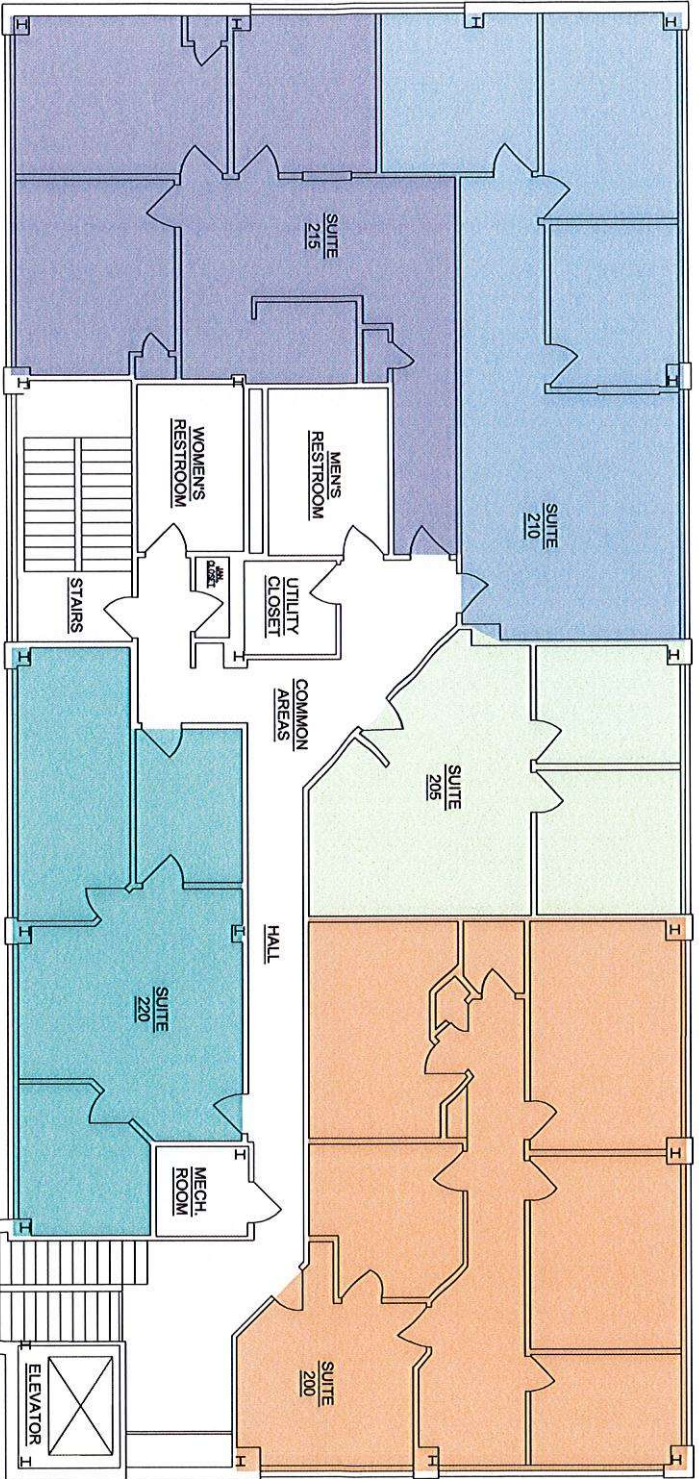
PROJECT:
 EXISTING OFFICE BUILDING
 MULTIPLE TENANTS
 296 KINDERKAMACK ROAD
 ORADELL, NJ 07049

OWNER:

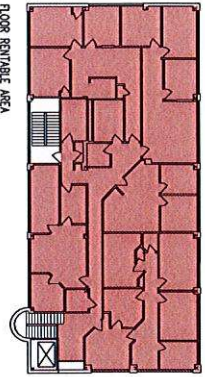
NO.	DATE	REVISIONS	BY
A	09/26/14	REVISED	JL
B	10/20/14	REVISED PER BOMA	JL

GROUND FLOOR PLAN

DATE: 07.31.2013
 DRAWN BY: JL
 CHECKED BY: JL
 PROJECT NO.: 13-031
 JOB: WKS AIA #
 A-1
 2 OF 2



① SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



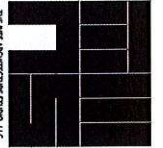
FLOOR RENTABLE AREA

BUILDING DATA

PROJECT DESCRIPTION: EXISTING OFFICE BUILDING, MULTIPLE TENANTS
 296 KINDERKAMACK ROAD, ORADELL, NJ
 THE FOLLOWING CHART IS CALCULATED USING THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) INTERNATIONAL STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS - ANSI/BOMA Z39.1-1998

BEST FLOOR		FLOOR RENTABLE AREA / FLOOR USABLE AREA =	FLOOR R/U RATIO	% FLOOR USABLE AREA
RENTAL A - BANK (VACANT)	2856.6 SF	x	1.2286997	34.753 %
TOTAL FLOOR RENTABLE AREA = SUM OF ALL BASIC RENTABLE AREAS	3,475.3 SF			

SECOND FLOOR		FLOOR RENTABLE AREA / FLOOR USABLE AREA =	FLOOR R/U RATIO	% FLOOR USABLE AREA
SUITE 200 - VACANT	1394.8 SF	x	1.2270387	17.95 %
SUITE 205 - VACANT	548.4 SF	x	1.2270387	7.85 %
SUITE 210 - EDWARD JONES	897.0 SF	x	1.2270387	12.53 %
SUITE 215 - A SCORPIONER	928.4 SF	x	1.2270387	12.97 %
SUITE 220 - CHR	669.5 SF	x	1.2270387	9.35 %
TOTAL FLOOR RENTABLE AREA = SUM OF ALL BASIC RENTABLE AREAS	5,284.9 SF			
ENTIRE BUILDING				
TOTAL RENTANT USABLE AREAS	7,154.7 SF			
TOTAL FLOOR RENTABLE AREA = SUM OF ALL BASIC RENTABLE AREAS	8,780.4 SF			



PROJECT: EXISTING OFFICE BUILDING
 MULTIPLE TENANTS
 296 KINDERKAMACK ROAD
 ORADELL, NJ 07066

NO.	DATE	REVISIONS	BY
A	07/08/14	REVISED	JA
B	10/20/14	REVISED PER BOMA	JA

GROUND FLOOR PLAN

Drawn By: JS
 Check By: JA
 Date: 07.31.2013
 Project #: 13-031
 Job: FFE, NJ, NJ, NJ

 A-1
 3 OF 3