

OCCUPANCY AREA CALCULATIONS
EMPORIUM BUILDING

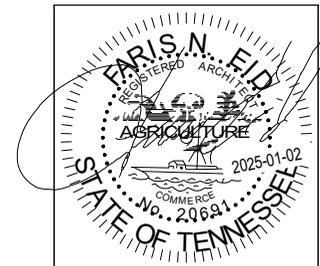
A000

	BASEMENT 02	BASEMENT 01	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTALS
COMMON	7,228* SF	1,131 SF	714 SF	1,015 SF	937 SF	653 SF	6,641 SF	18,319 SF
RESIDENTIAL UNITS	6,575 SF	1,314 SF	3,630 SF **	15,440 SF	15,518 SF	5,988 SF		48,465 SF
COMMERCIAL TENANT	8,638 SF	13,879 SF	14,954 SF **					37,471 SF
LIMITED COMMON						455 SF		455 SF
TOTALS:	22,441 SF	16,324 SF	19,298 SF	16,455 SF	16,455 SF	7,096 SF	6,641 SF	104,710 SF

* = INCLUDING OUTDOOR COURTYARD SPACE

** = INCLUDES LOFT SPACES

EXHIBIT A - EMPORIUM BUILDING



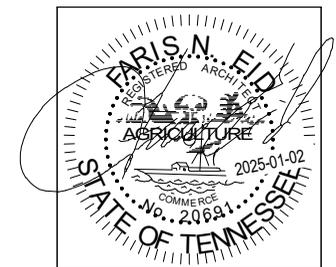
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TENANT AREA SCHEDULE
EMPORIUM BUILDING

A001

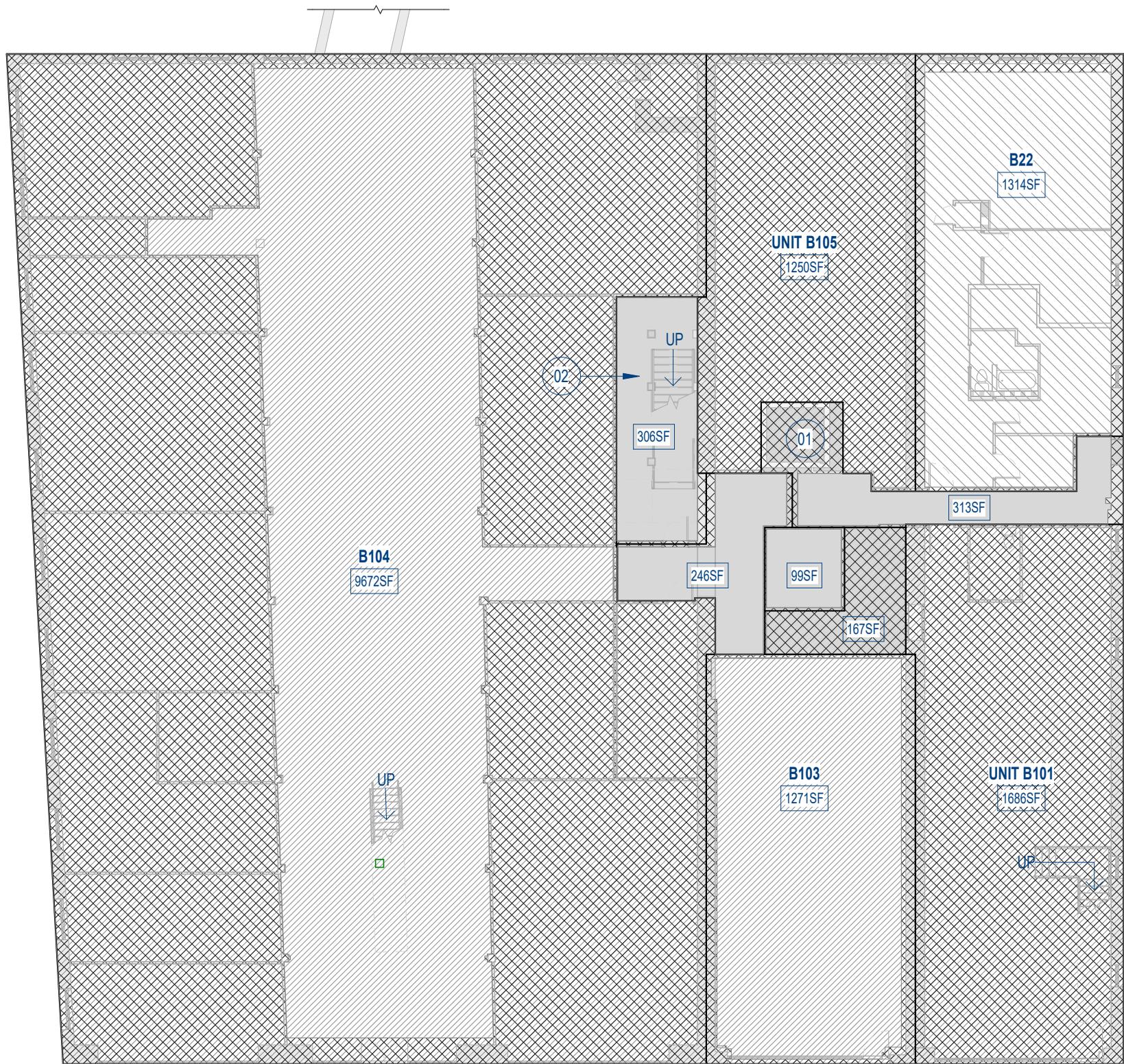
	BASEMENT 02	BASEMENT 01	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTALS
X1	UNIT B1/B2	UNIT B101 **	UNIT 101 ***	UNIT 201/202	UNIT 301	UNIT 401	
	2,032 SF	1,686 SF	1,818 SF	2,795 SF	1,316 SF	1,332 SF	
X2		UNIT B22	UNIT 102***		UNIT 302	UNIT 402	
		1,314 SF	1,812 SF		1,498 SF	1,492 SF	
X3	UNIT B3	UNIT B103 *	UNIT 103 **	UNIT 203	UNIT 303	UNIT 403	
	715 SF	1,271 SF	1,871 SF	735 SF	737 SF	730 SF	
X4	UNIT B4	UNIT B104 **	UNIT 104 *	UNIT 204	UNIT 304	UNIT 404	
	726 SF	9,672 SF	2,978 SF	1,165 SF	1,172 SF	1,188 SF	
X5	UNIT B5	UNIT B105 **	UNIT 105 **	UNIT 205	UNIT 305	UNIT 405	
	692 SF	1,250 SF	6,192 SF	1,203 SF	1,190 SF	1,246 SF	
X6	UNIT B6		UNIT 106 *	UNIT 206	UNIT 306		
	786 SF		1,743 SF	1,228 SF	1,455 SF		
X7	UNIT B7			UNIT 207	UNIT 307		
	744 SF			1,479 SF	1,355 SF		
X8	UNIT B8		UNIT 108 ****	UNIT 208	UNIT 308		
	880 SF		2,170 SF	1,398 SF	1,374 SF		
X9				UNIT 209	UNIT 309		
				1,025 SF	1,022 SF		
X010	UNIT B10 *			UNIT 210	UNIT 310		
	8,638 SF			1,401 SF	1,386 SF		
X11				UNIT 211	UNIT 311		
				1,569 SF	1,537 SF		
X12				UNIT 212	UNIT 312		
				1,442 SF	1,476 SF		
TOTALS	15,213 SF	15,193 SF	18,584 SF	15,440 SF	15,518 SF	5,988 SF	85,936 SF

* = COMMERCIAL TENANT SPACE
 ** = COMMERCIAL TENANT SPACE BASED ON AVAILABLE SPACE, ACTUAL SQUARE FOOTAGE DEPENDANT UPON UNVERIFIABLE SPACES
 *** = RESIDENTIAL UNIT INCLUDES LOFT AREA
 **** = COMMERCIAL TENANT SPACE INCLUDES LOFT AREA



**BASEMENT - UPPER LEVEL
EMPORIUM BUILDING**

B100



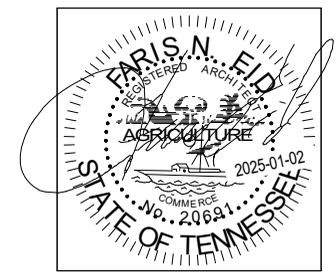
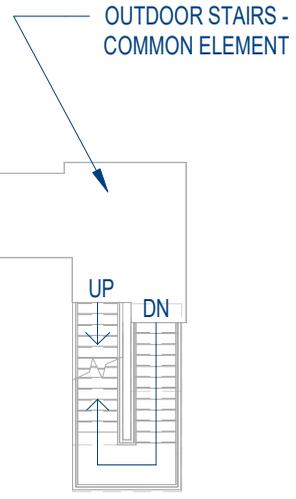
LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

UNVERIFIABLE SPACE NOTE: AREAS HIGHLIGHTED IN PLANS WITH THIS HATCH HAVE PRESUMED BOUNDARIES BASED OFF LIMITED AVAILABLE MEASUREMENTS. AREA BOUNDARIES WERE DEVELOPED USING CONSTRUCTION DRAWINGS WHERE INFORMATION WAS NOT ABLE TO BE VERIFIED BY FIELD MEASUREMENTS. HATCHED AREA IS PRESUMED TO BE A PART OF THE LARGER IT SITS INSIDE OF.

- 01 UNVERIFIABLE SPACE - ELEVATOR SHAFT
- 02 STAIRWELLS MEASURED AT FLOOR LEVEL

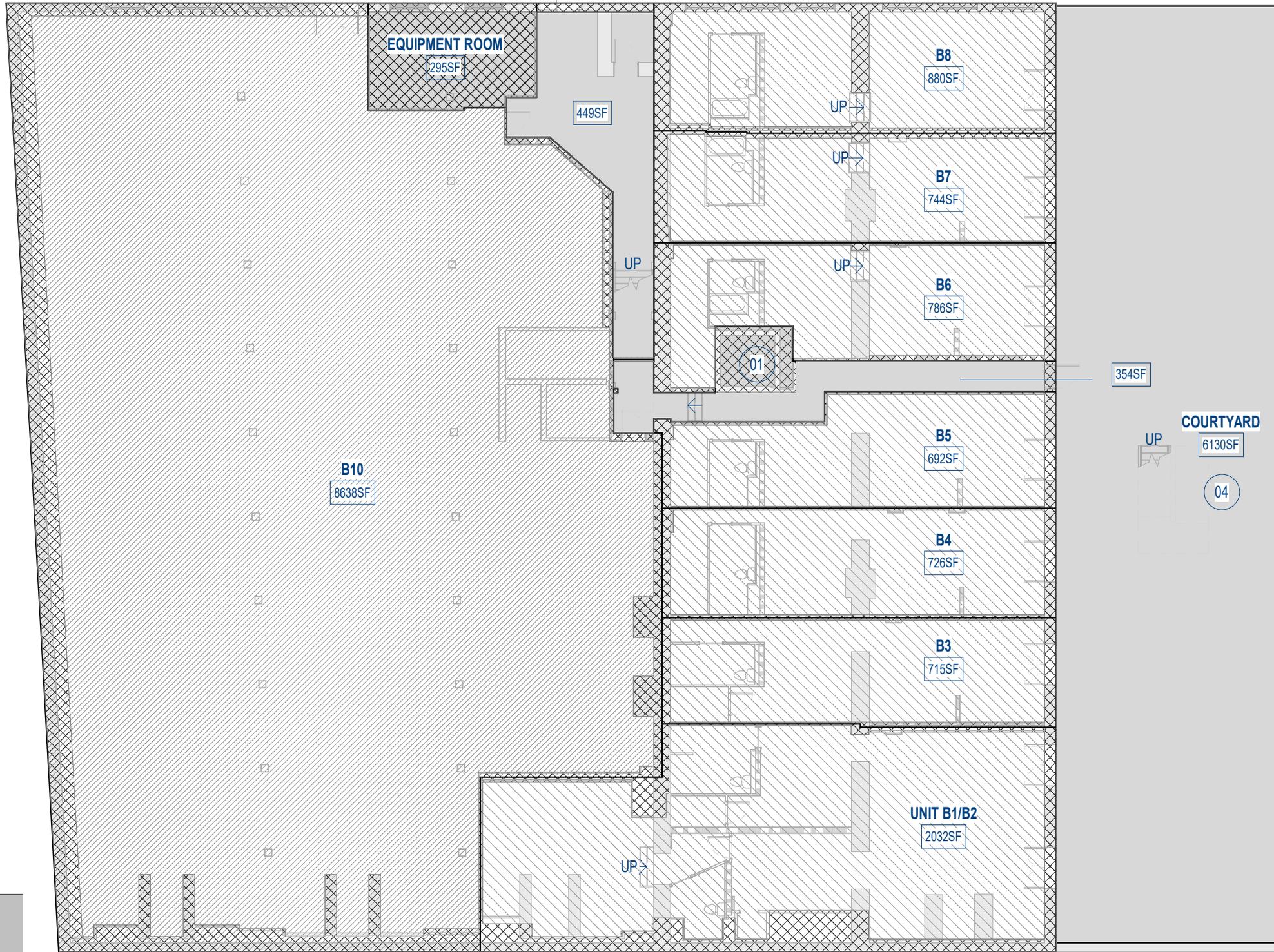
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**BASEMENT - SUB-BASEMENT
EMPORIUM BUILDING**

B200



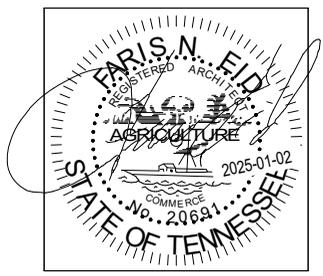
LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

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- 01 UNVERIFIABLE SPACE - ELEVATOR SHAFT
- 04 SEE SURVEY FOR EXTENTS OF BOUNDARY

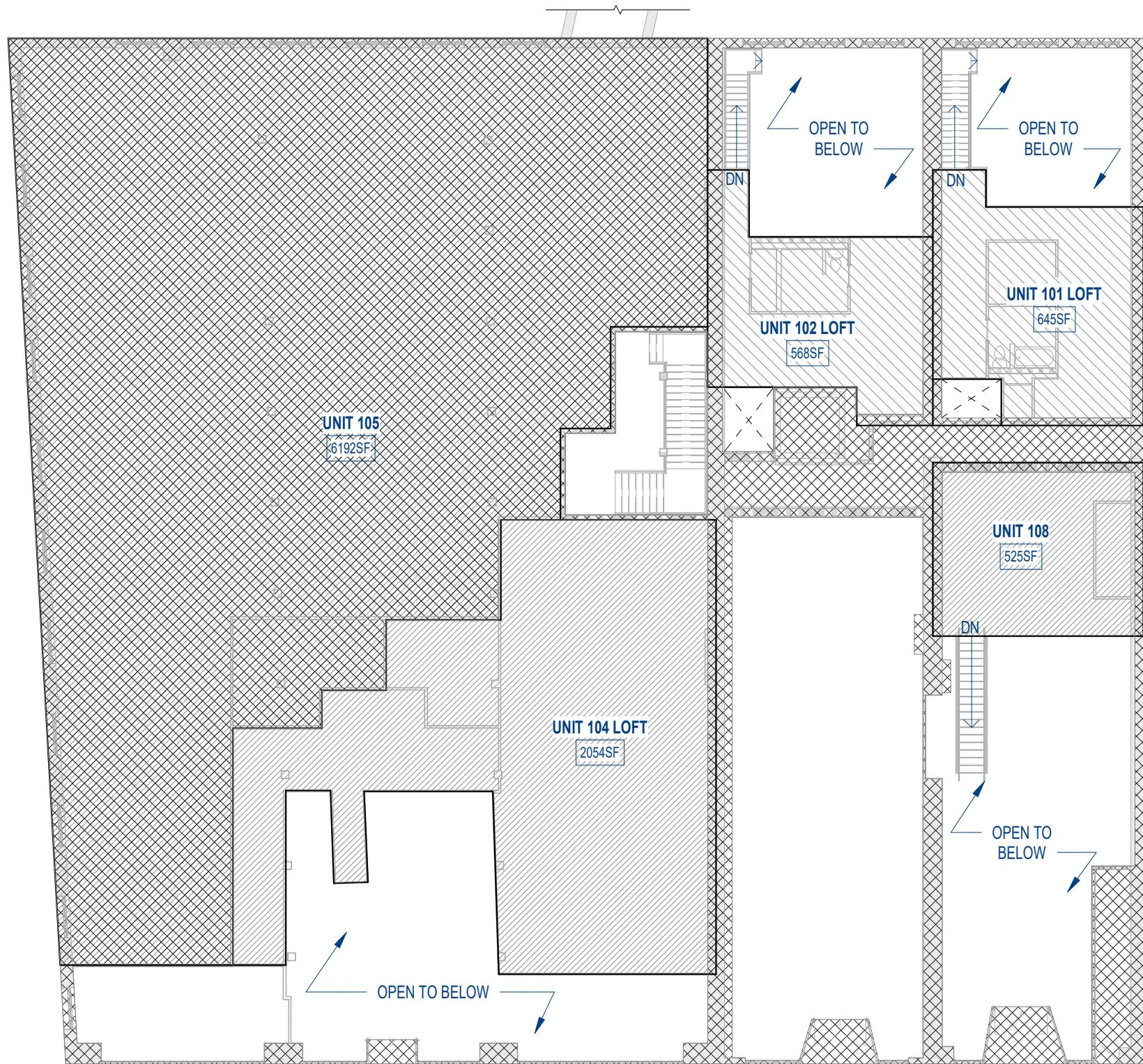
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FIRST FLOOR LOFTS
EMPORIUM BUILDING

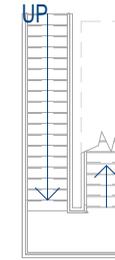
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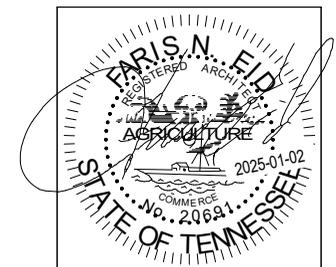
LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

UNVERIFIABLE SPACE NOTE: AREAS HIGHLIGHTED IN PLANS WITH THIS HATCH HAVE PRESUMED BOUNDARIES BASED OFF LIMITED AVAILABLE MEASUREMENTS. AREA BOUNDARIES WERE DEVELOPED USING CONSTRUCTION DRAWINGS WHERE INFORMATION WAS NOT ABLE TO BE VERIFIED BY FIELD MEASUREMENTS. HATCHED AREA IS PRESUMED TO BE A PART OF THE LARGER IT SITS INSIDE OF.



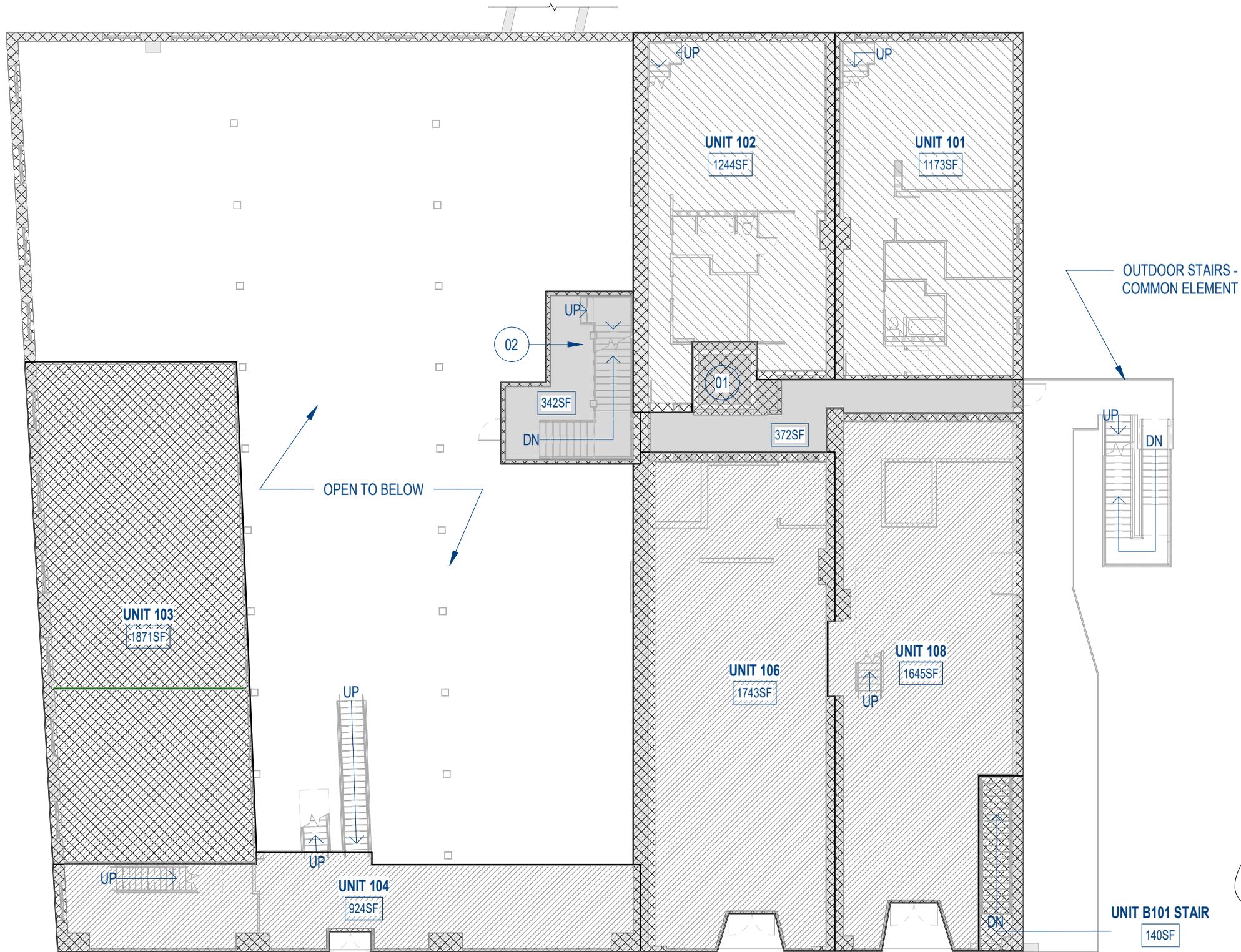
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FIRST FLOOR PLAN EMPORIUM BUILDING

L100



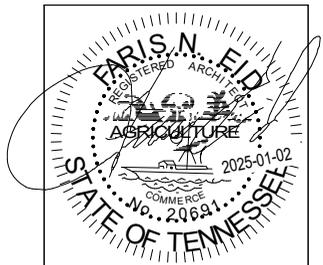
LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

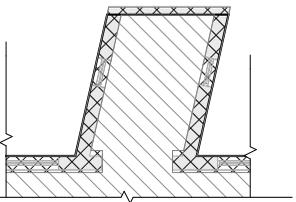
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- 01 UNVERIFIABLE SPACE - ELEVATOR SHAFT
- 02 STAIRWELLS MEASURED AT FLOOR LEVEL

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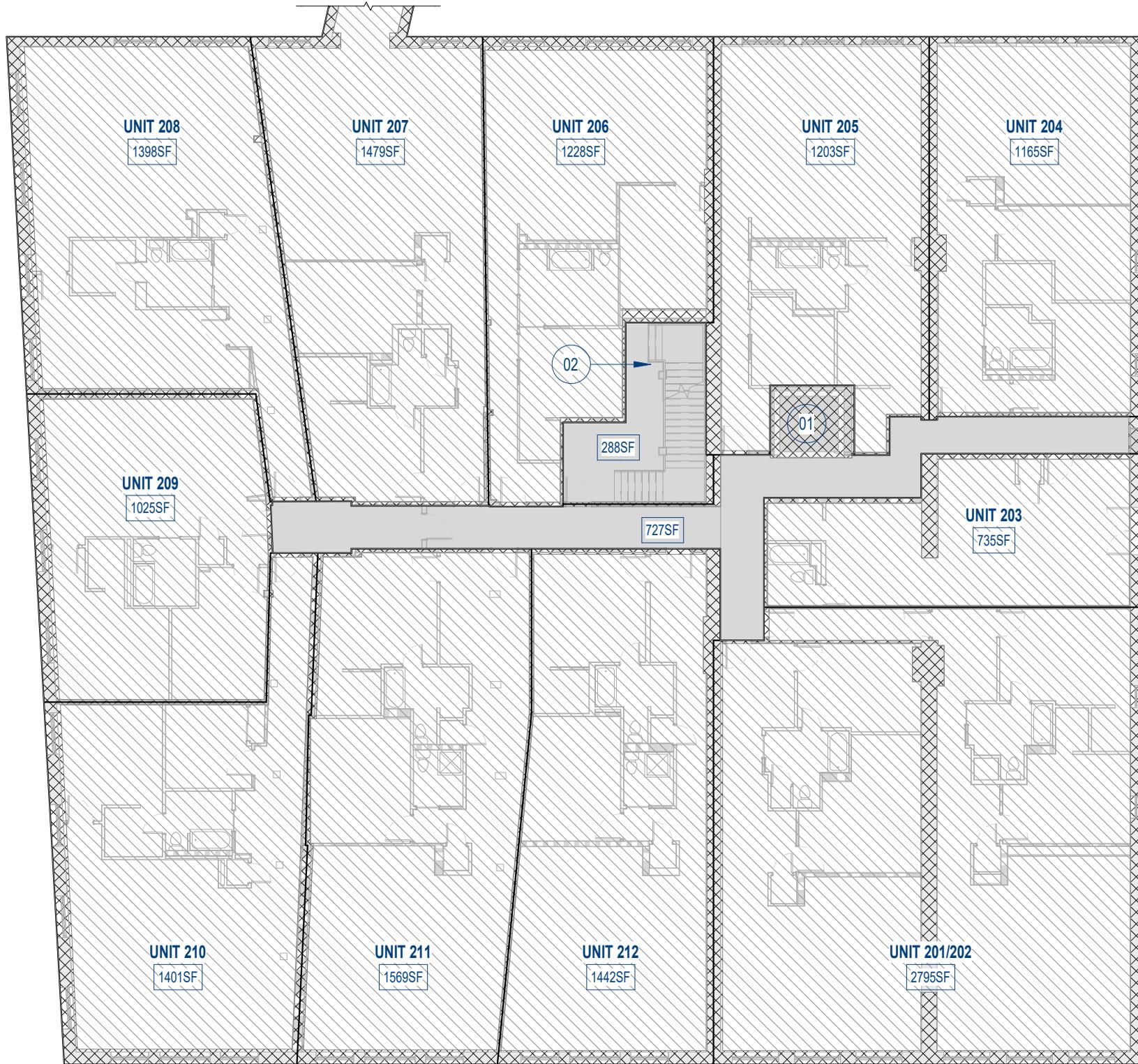


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SECOND FLOOR PLAN
EMPORIUM BUILDING

L200



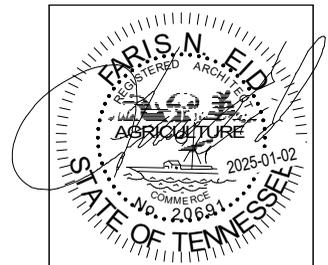
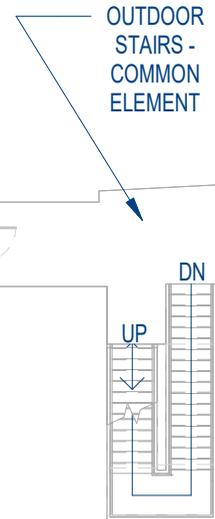
LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

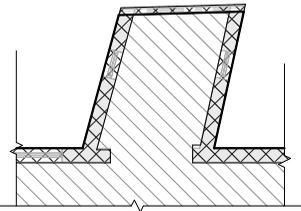
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- 01 UNVERIFIABLE SPACE - ELEVATOR SHAFT
- 02 STAIRWELLS MEASURED AT FLOOR LEVEL

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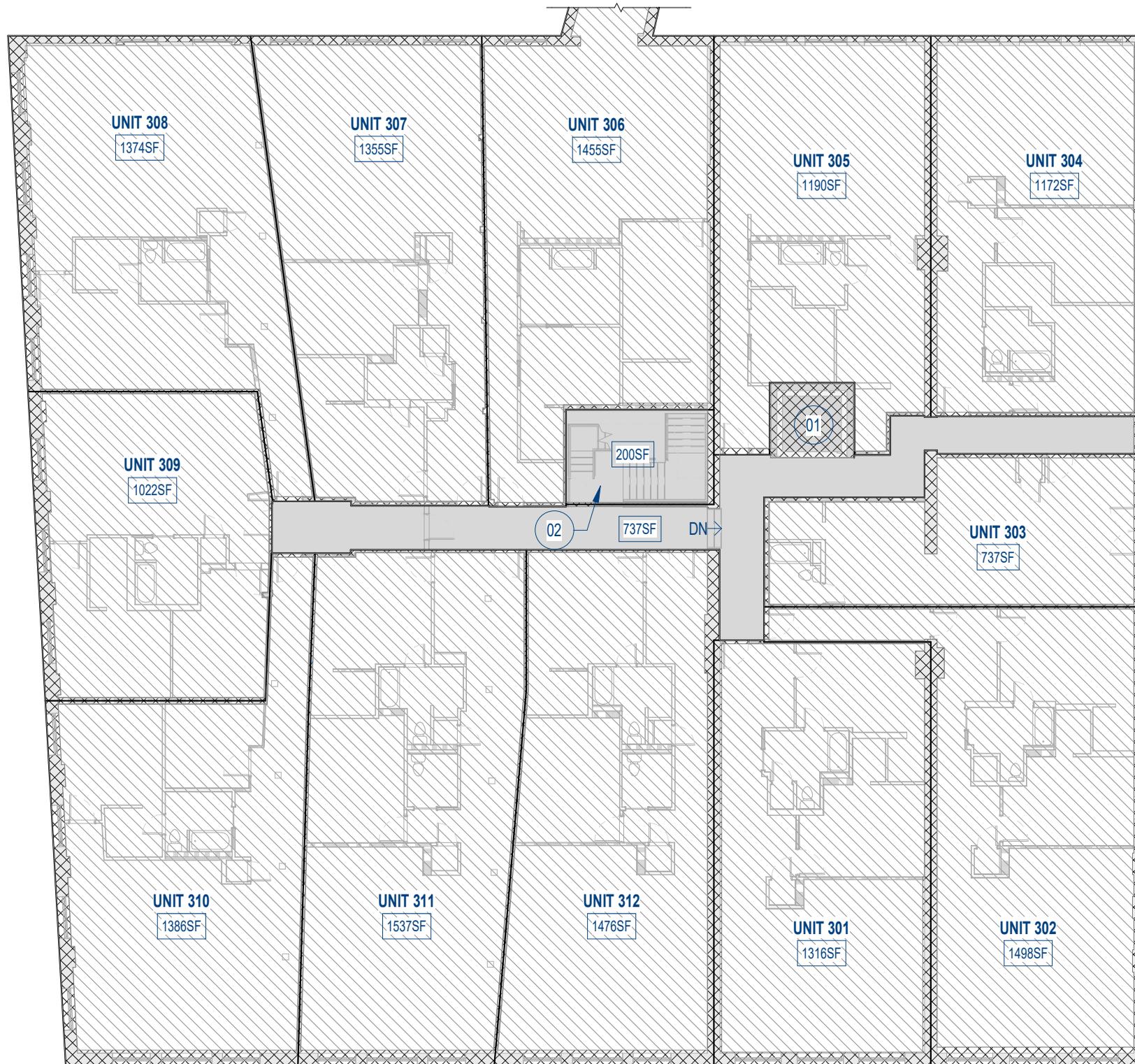


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THIRD FLOOR PLAN
EMPORIUM BUILDING

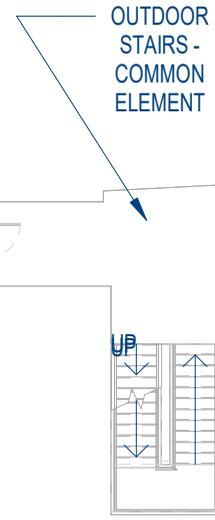
L300



LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

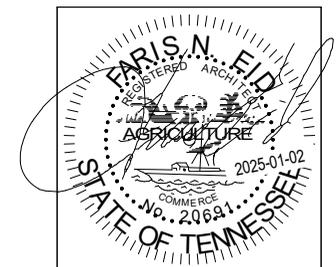
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OUTDOOR STAIRS - COMMON ELEMENT

- 01 UNVERIFIABLE SPACE - ELEVATOR SHAFT
- 02 STAIRWELLS MEASURED AT FLOOR LEVEL

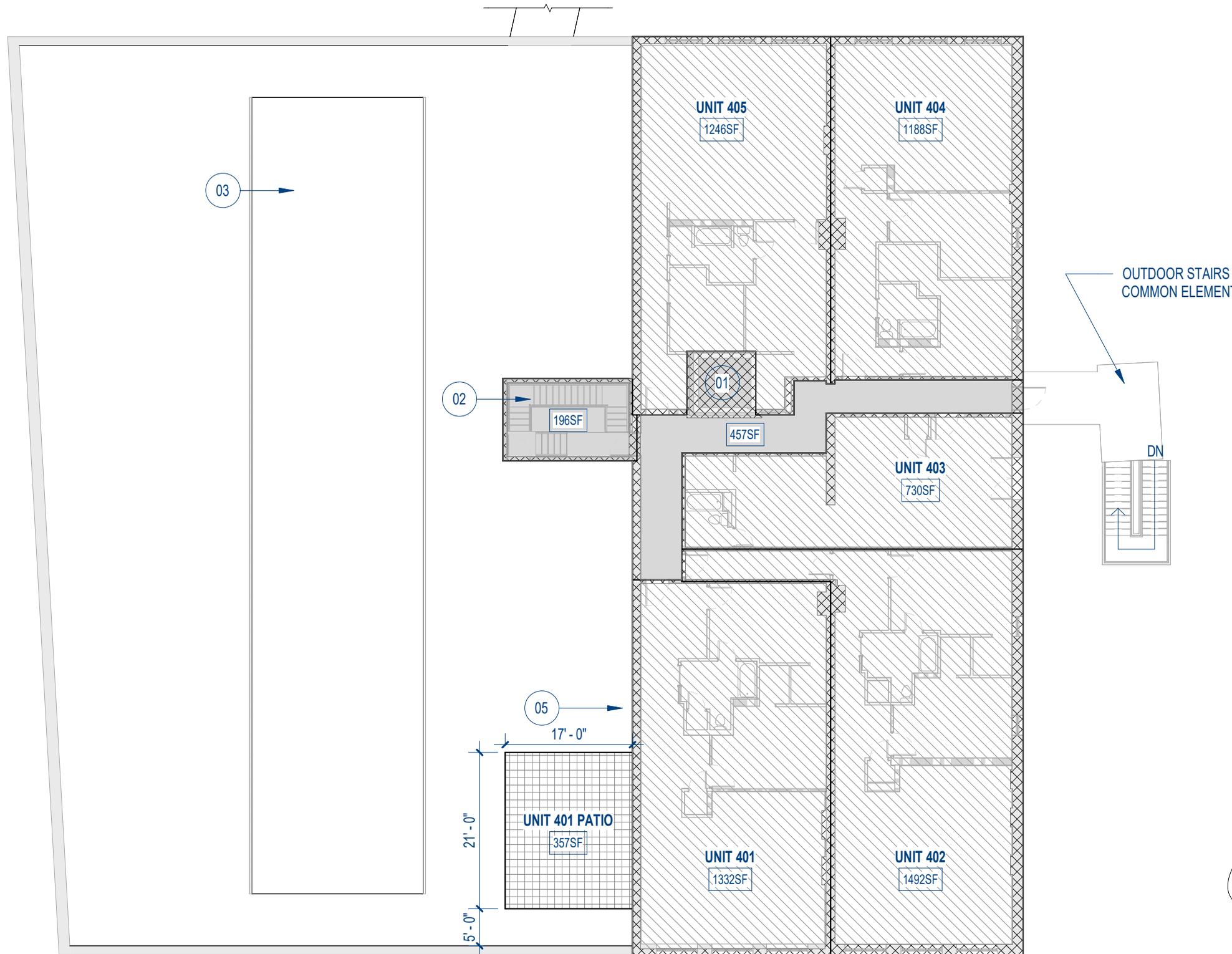
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FOURTH FLOOR PLAN EMPORIUM BUILDING

L400



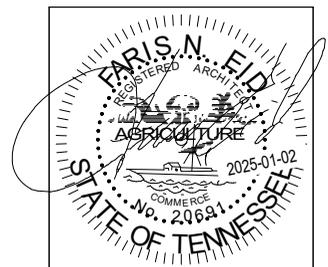
LEGEND

-  COMMERCIAL UNIT
-  COMMON ELEMENT
-  RESIDENTIAL UNIT
-  UNVERIFIABLE

UNVERIFIABLE SPACE NOTE: AREAS HIGHLIGHTED IN PLANS WITH THIS HATCH HAVE PRESUMED BOUNDARIES BASED OFF LIMITED AVAILABLE MEASUREMENTS. AREA BOUNDARIES WERE DEVELOPED USING CONSTRUCTION DRAWINGS WHERE INFORMATION WAS NOT ABLE TO BE VERIFIED BY FIELD MEASUREMENTS. HATCHED AREA IS PRESUMED TO BE A PART OF THE LARGER IT SITS INSIDE OF.

- 01 UNVERIFIABLE SPACE - ELEVATOR SHAFT
- 02 STAIRWELLS MEASURED AT FLOOR LEVEL
- 03 CLERESTORY ROOF
- 05 LOCATION OF ROOF ACCESS LADDER

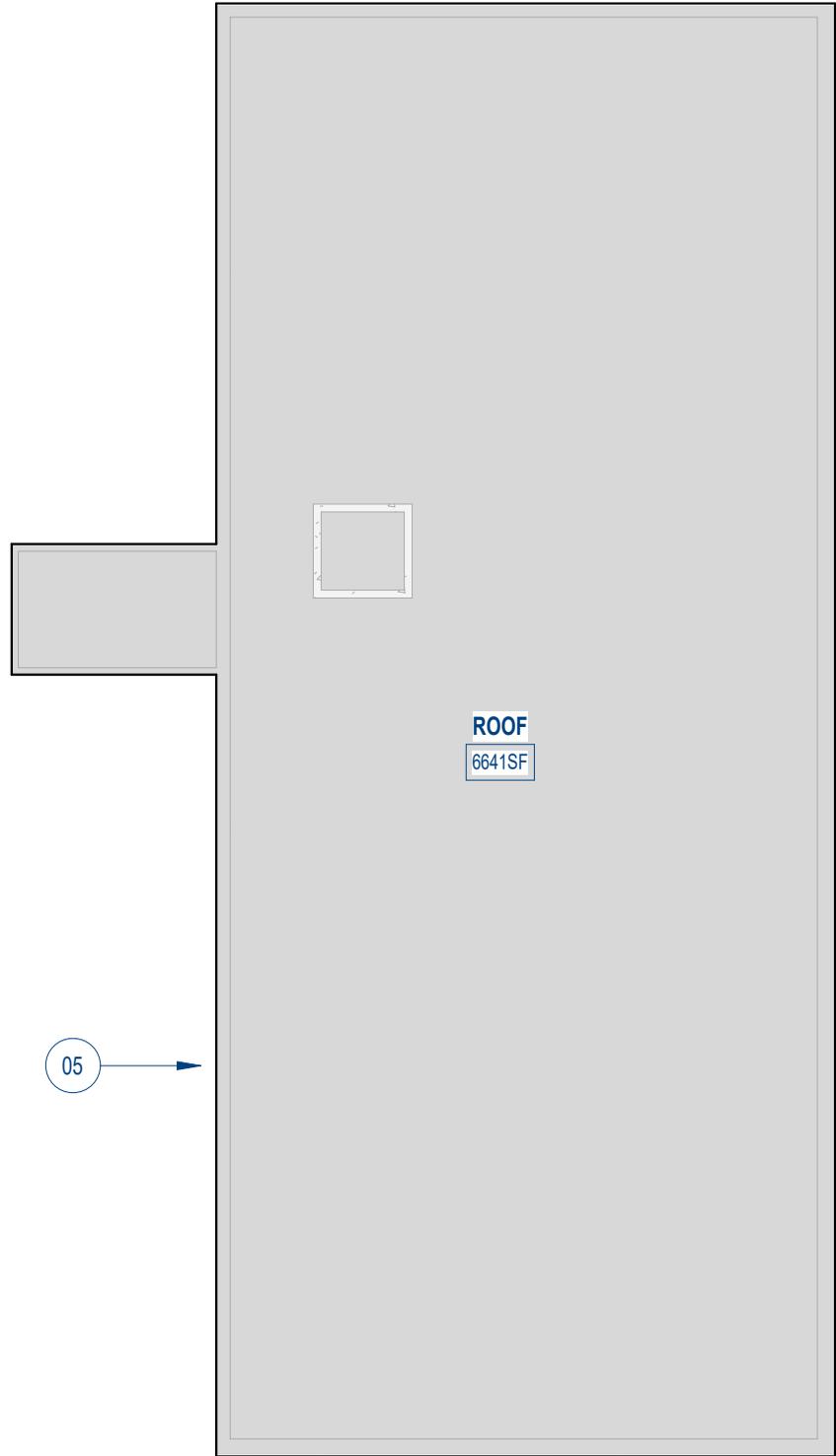
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ROOF PLAN
EMPORIUM BUILDING

L500



LEGEND

 COMMERCIAL UNIT

 COMMON ELEMENT

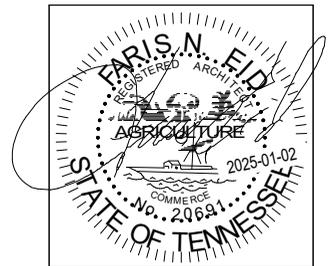
 RESIDENTIAL UNIT

 UNVERIFIABLE

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05 LOCATION OF ROOF ACCESS LADDER

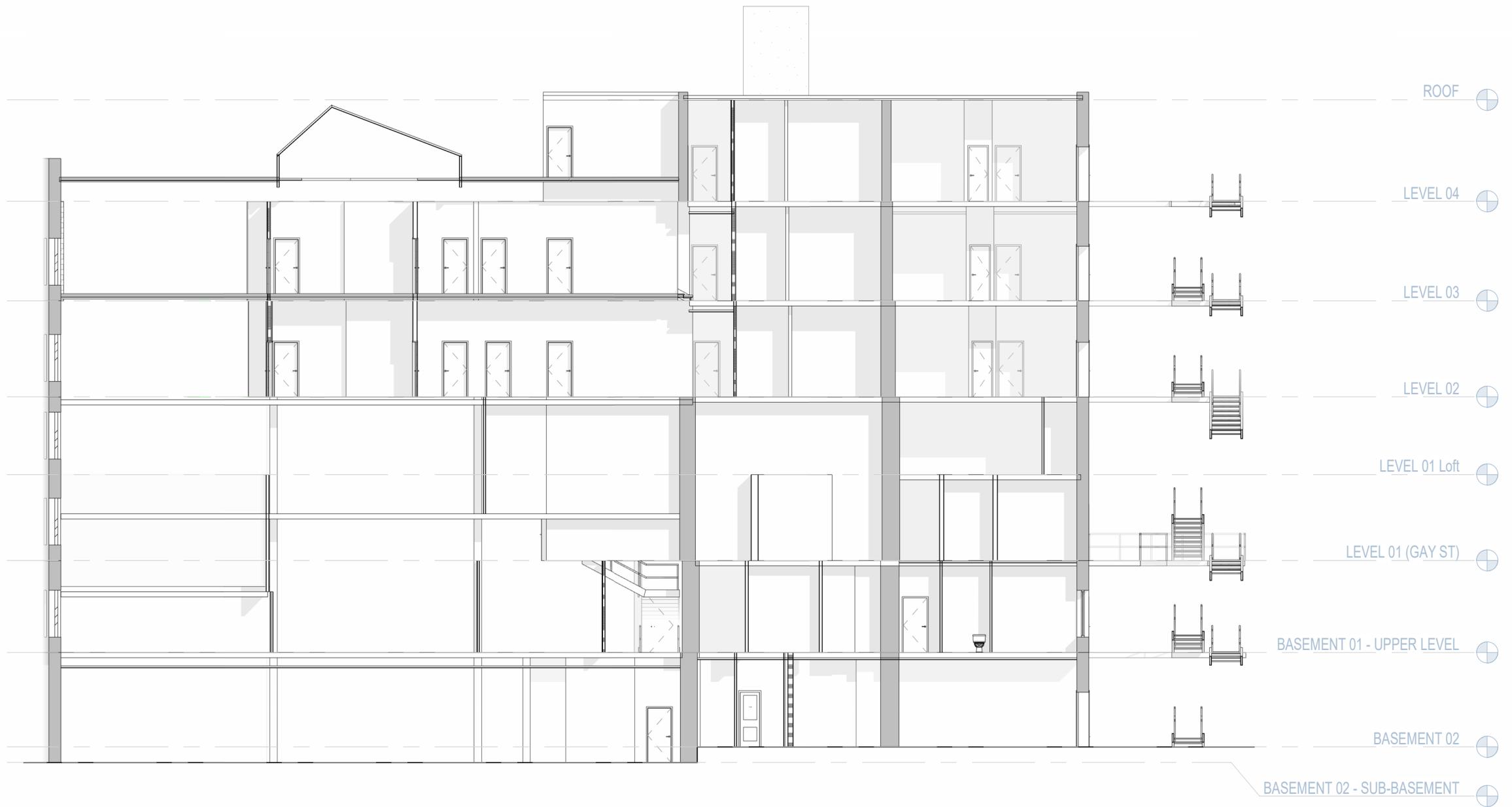
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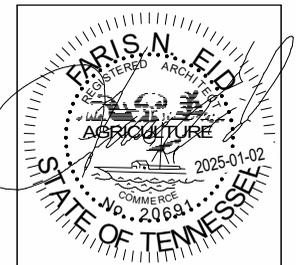
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SECTION A
EMPORIUM BUILDING

S001



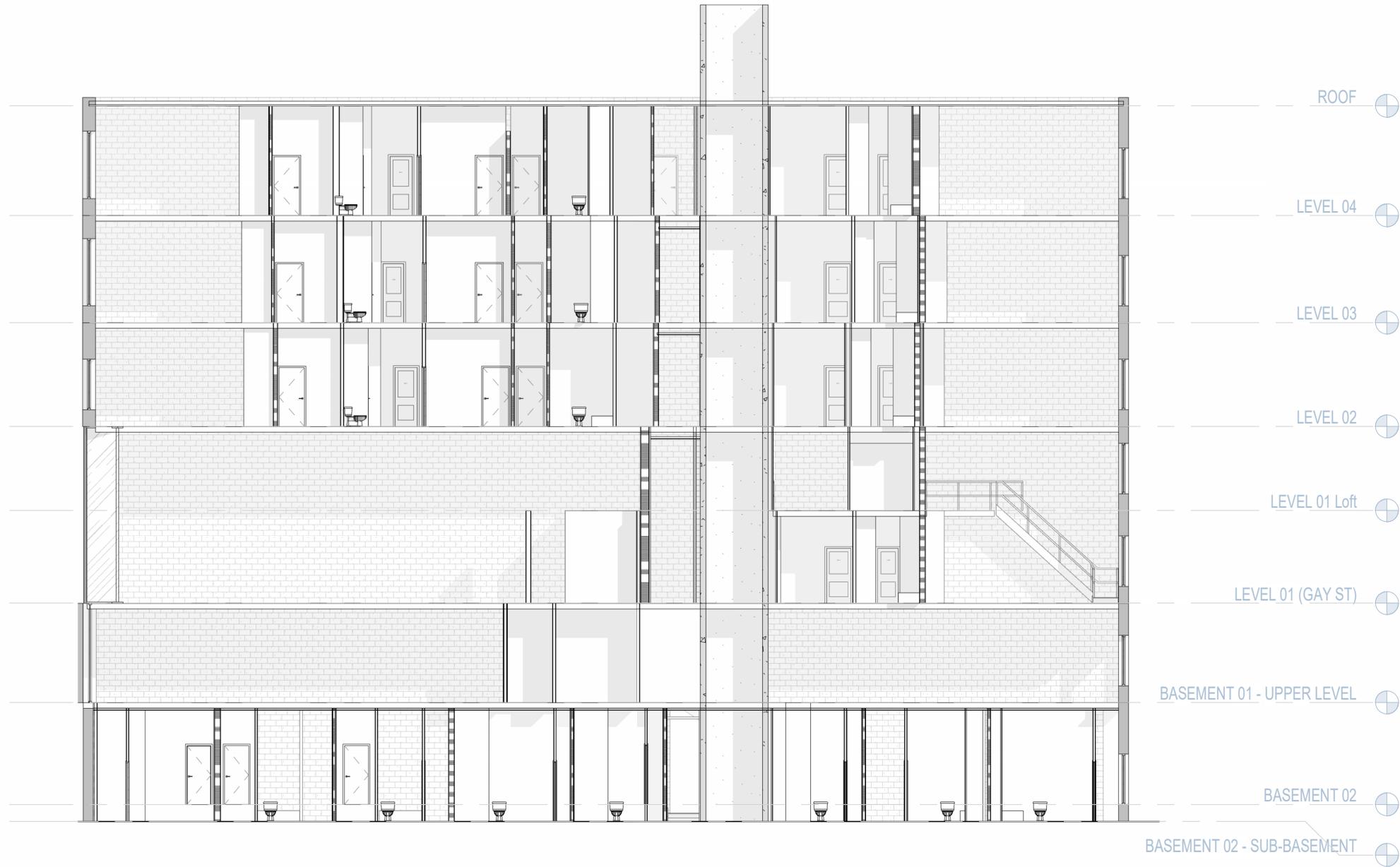
* FLOOR TO FLOOR HEIGHTS ARE ASSUMED BASED ON AVAILABLE CEILING HEIGHT MEASUREMENTS



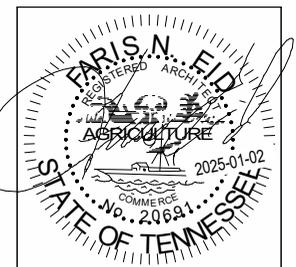
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SECTION B
EMPORIUM BUILDING

S002



* FLOOR TO FLOOR HEIGHTS ARE ASSUMED BASED ON AVAILABLE CEILING HEIGHT MEASUREMENTS



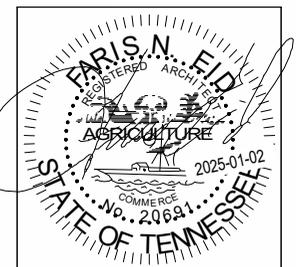
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SECTION C
EMPORIUM BUILDING

S003



* FLOOR TO FLOOR HEIGHTS ARE ASSUMED BASED ON AVAILABLE CEILING HEIGHT MEASUREMENTS



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