

ACADEMY SPACE AVAILABLE FOR LEASE - NOT COUNTING COMMON AREAS

ROOM	MEASUREMENTS	SQUARE FOOTAGE
FIRST FLOOR		
105	7' X 9'	63
103	26' X 28'	728
104	5' 10" X 21' 3"	124
111	5'4" X 24' 3"	129
109	26' X 28'	728
110	6' X 22' 8"	136
113	32' 2" X 26' 3"	844
118	26' X 28'	728
119	6' X 21' 8"	130
120	6' X 30' 8"	184
125	5'8" X 20' 3"	115
123	26' X 28'	728
124	6' 10" X 30' 2"	206
128	6' 10" X 19'	130
127	32' 2" X 26' 6"	852
129	5' X 8' 10"	44
TOTAL		5,869

SECOND FLOOR		
ROOM	MEASUREMENTS	SQUARE FOOTAGE
210	6' x 22' 10"	137
209	26' x 28'	728
211	6' 10" x 24'	164
203	26' x 28'	728
205	9' 3" x 7'	65
204	6' x 21' 10"	131
228	32' 2" x 26' 3"	844
229	7' 2" x 19'	136
229	7' 5" x 19'	141
227	5' 3" x 17' 2"	90
225	26' x 28'	728
226	7' 4" x 28'	205
221	7' 5" x 31'	230
220	6' x 22' 3"	133
219	26' x 28'	728
213	26' X 32'	848
TOTAL		6,036

THIRD FLOOR		
ROOM	MEASUREMENTS	SQUARE FOOTAGE
316	25' 4" X" x 27' 8"	701
314	7' 1" x 11' 7"	82
317	21' x 6'	126
318	26' 8" x 32'	853
310	25' x 28'	700
303	26' x 28'	728
307	6' x 31'	186
308	7' x 31'	217
309	28' x 63' 8"	1,783
315	26' x 28'	728
313	7' x 9'	63
TOTAL		6,167

Total rental area available in the Academy - 18,072 square feet

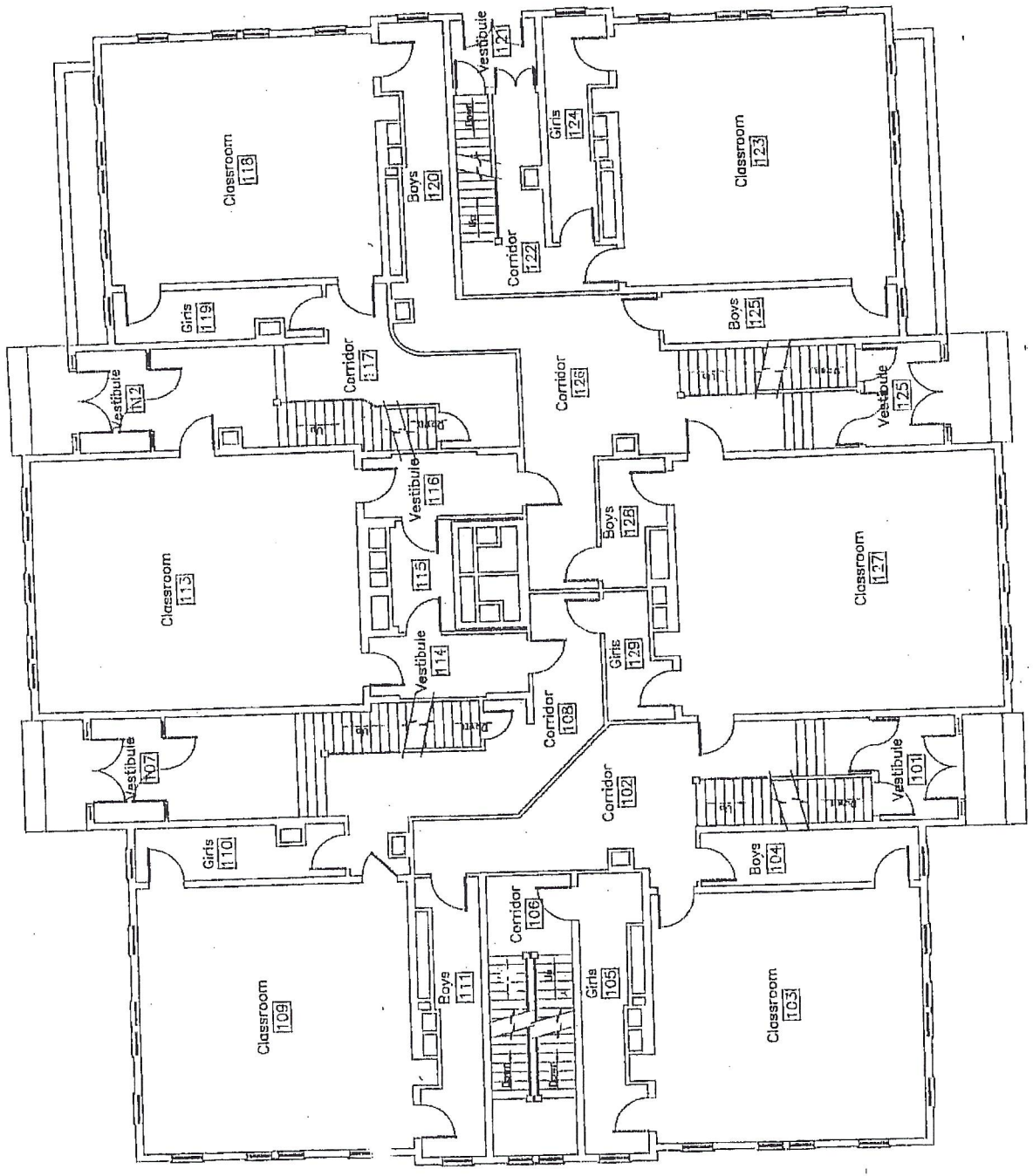
Rental rate based on \$250,000. expenses - \$13.83 per square foot

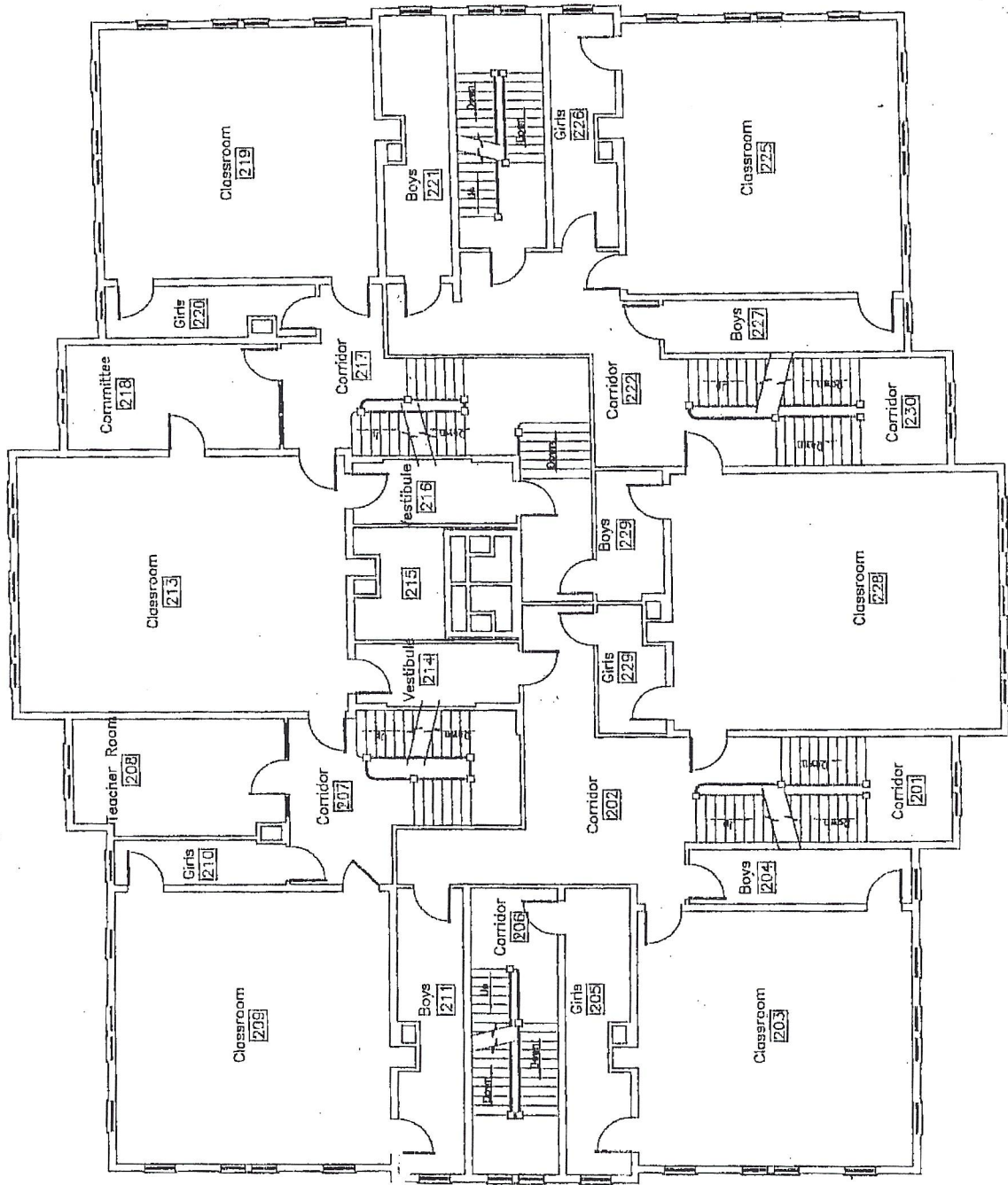
Total area of Academy - 41,000 square feet

Note: Square footage costs are estimates, as until the actual expenses and responsibility for expenses are determined and spaces used by lessee actual square footage rates can't be determined. It may be that a lessee takes a whole floor which will turn some common spaces into lessee space.

Additional Noted Areas

- 115 Unknown
- 100 Nothing

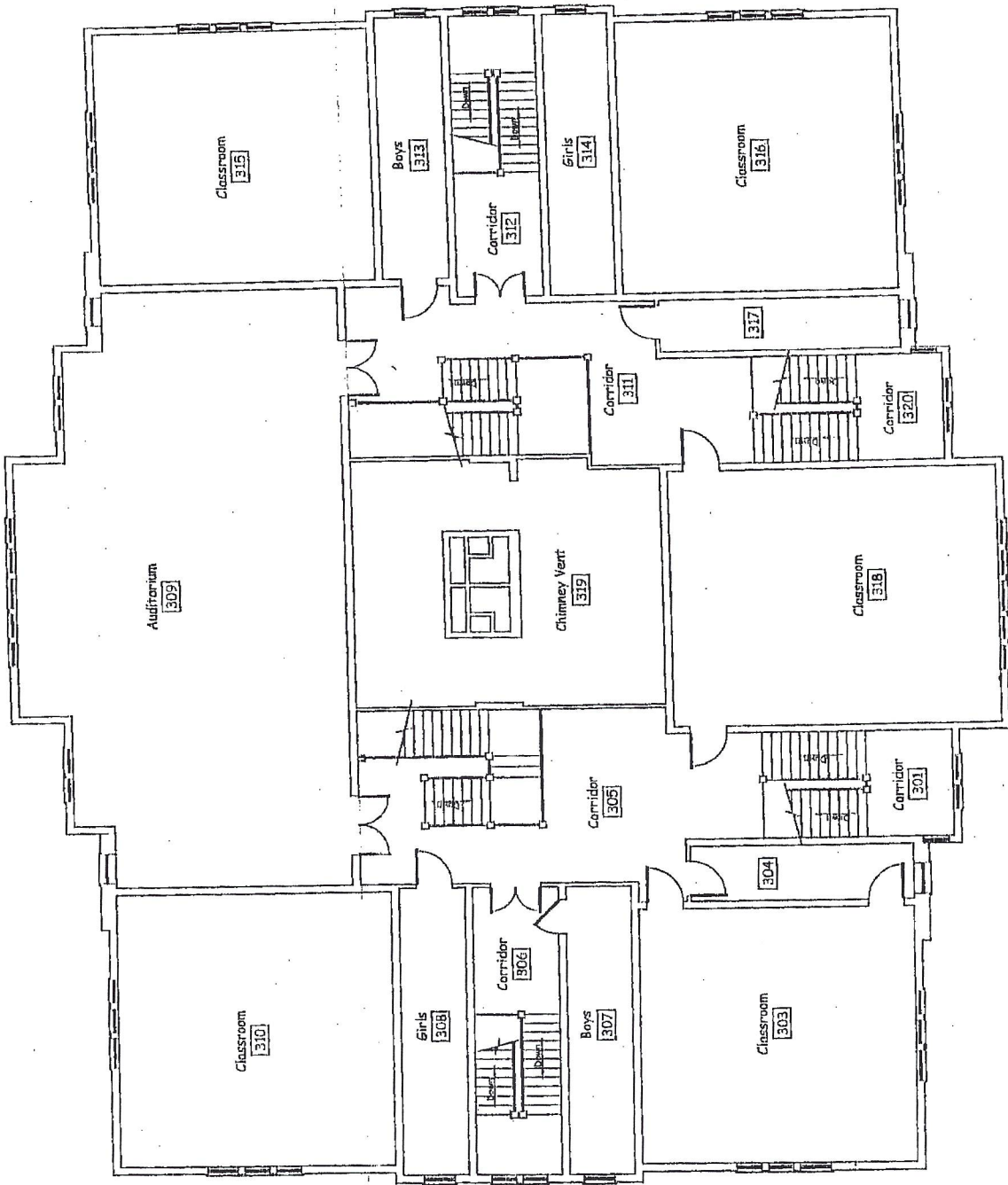




Additional Noted Areas

- 215 Storage
- 000 Nothing

EXISTING SECOND FLOOR LAYOUT



Additional Noted Areas

- 304 Storage
- 317 Storage

EXISTING THIRD FLOOR LAYOUT