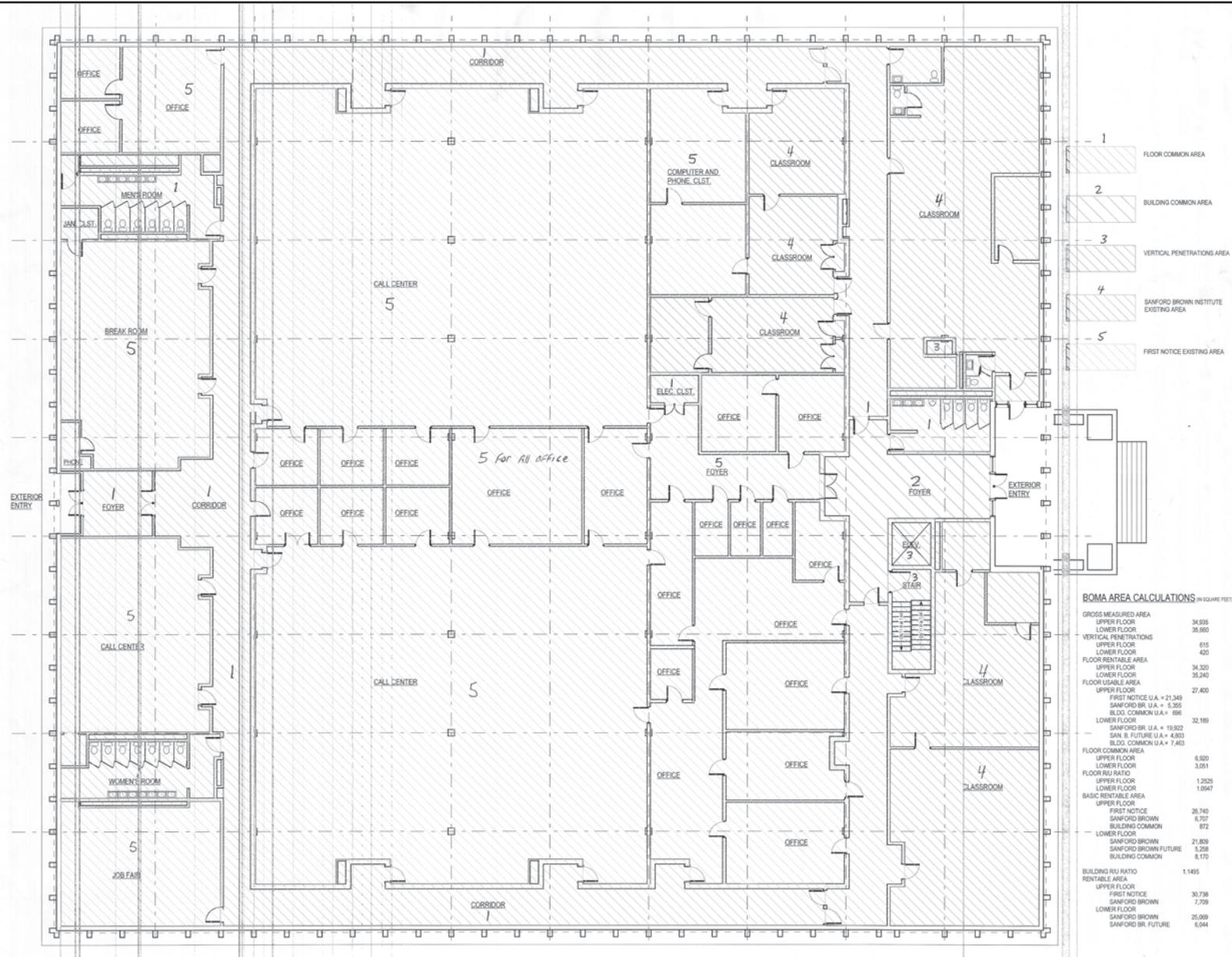


Industrial Building - Upper Level

365 Cadwell Drive
Springfield, MA



EASTERN
RETAIL PROPERTIES



BOMA AREA CALCULATIONS (in SQUARE FEET)

GROSS MEASURED AREA	
UPPER FLOOR	34,836
LOWER FLOOR	35,660
VERTICAL PENETRATIONS	
UPPER FLOOR	615
LOWER FLOOR	420
FLOOR RENTABLE AREA	
UPPER FLOOR	34,320
LOWER FLOOR	35,240
FLOOR USABLE AREA	
UPPER FLOOR	27,400
FIRST NOTICE U.A. = 21,345	
SANFORD BR. U.A. = 5,255	
BLDG. COMMON U.A. = 895	
LOWER FLOOR	
SANFORD BR. U.A. = 19,922	
SAN. B. FUTURE U.A. = 4,803	
BLDG. COMMON U.A. = 7,463	
FLOOR COMMON AREA	
UPPER FLOOR	6,520
LOWER FLOOR	3,051
FLOOR R/U RATIO	
UPPER FLOOR	1,2025
LOWER FLOOR	1,0947
BASIC RENTABLE AREA	
UPPER FLOOR	26,740
FIRST NOTICE	6,207
SANFORD BROWN	872
BUILDING COMMON	21,809
LOWER FLOOR	5,258
SANFORD BROWN FUTURE	8,170
BUILDING R/U RATIO	
RENTABLE AREA	1,1465
UPPER FLOOR	
FIRST NOTICE	30,738
SANFORD BROWN	7,709
LOWER FLOOR	25,009
SANFORD BROWN	6,044
SANFORD BR. FUTURE	