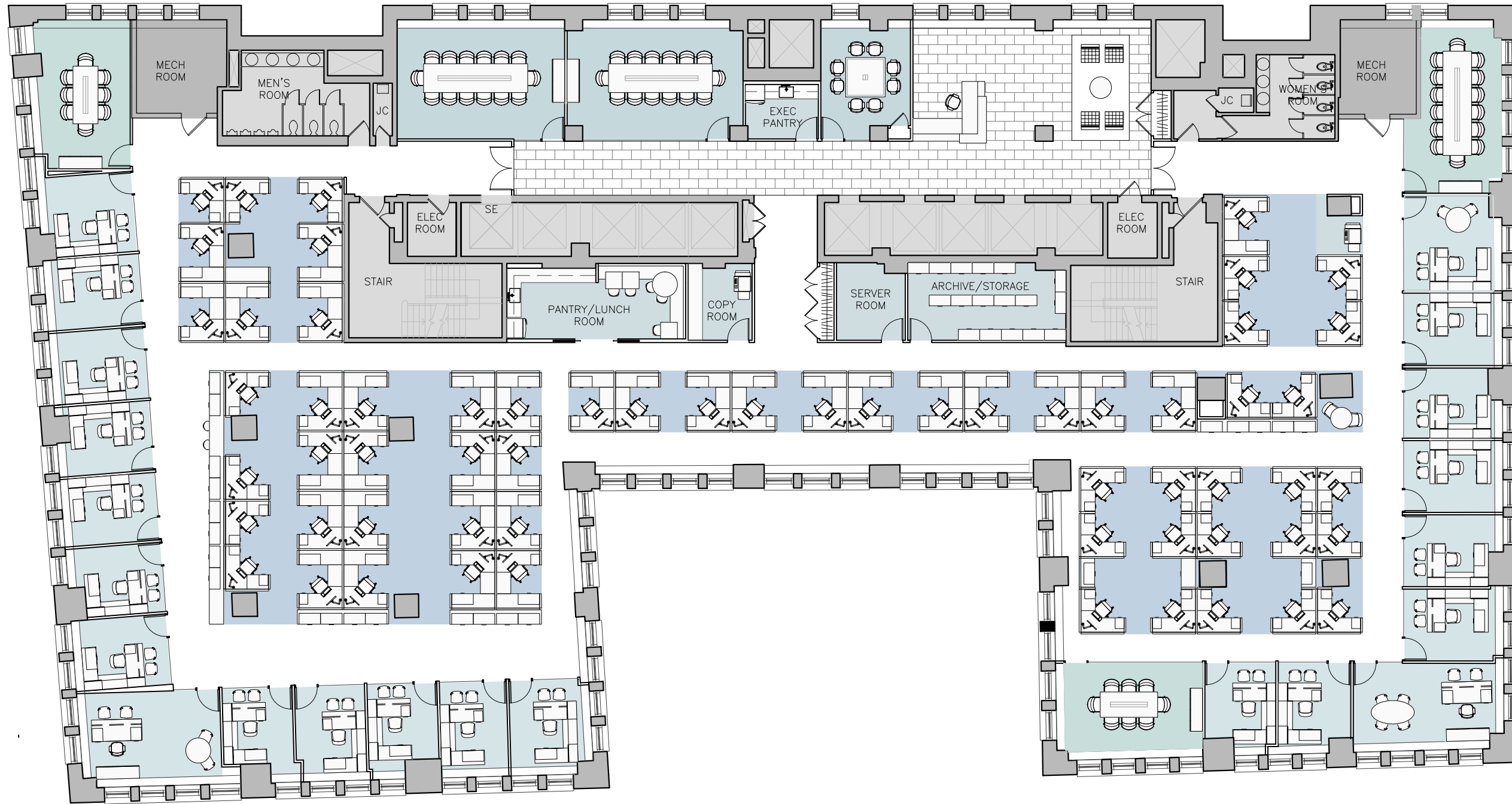


TRINITY PLACE

BROADWAY

EXCHANGE PLACE



LEGEND	
EXECUTIVE OFFICE	2
PRIVATE OFFICE	20
CONFERENCE ROOM	3
MEETING ROOMS	3
WORKSTATIONS (5'x30")	61
COPY ROOM	1
COPY STATION	1
SERVER ROOM	1
PANTRY/LUNCH ROOM	1
EXEC PANTRY	1
ARCHIVE/STORAGE	1
RECEPTION	1
TOTAL	82

TOTAL RSF	24,479
RSF/PER PERSON	298