Oaktree Development
June 10, 2009

Preliminary Building Program and Unit Mix:

Cambridge/St James: 46 Units

Address:	*City:*	*County:*	*State:*	*Zip Code*	*Country*
2013 Massachusetts Ave	Cambridge	Middlesex	MA	02140	USA

Program Summary

Leasable Areas:	**Basemt**	**Level 1**	**Level 2**	**Level 3**	**Level 4**	**Level 5 (NOT USED)**	**Level 6 (NOT USED)**	**Level 7 (NOT USED)**	**Total**	**Notes**
Housing	0	4,560	19,543	19,543	9,347	0	0	0	52,993	
Retail		2,057							2,057	
Parish House		11,400							11,400	
Chapel		603							603	
Gross Leasable Area:	**0**	**18,620**	**19,543**	**19,543**	**9,347**	**0**	**0**	**0**	**67,053**	
Non- Leasable Areas:										
Stairs, Cores, Corridors, Gallery	242	1,567	3,084	3,084	2,409				10,144	
Housing Lobby/Mail/Storage		413							413	
Housing Amenity Space		711							711	
Parish House (NOT USED)									0	
Parking ***64 Spaces***	23,678									Includes parking ramp.
Subtotal: Non Leasable	**23,920**	**2,691**	**3,084**	**3,084**	**2,409**	**0**	**0**	**0**	**11,268**	
Gross Building Areas:										
Gross Building Area, Basement	23,920									
Gross Building Area, Above Grade		**21,311**	**22,627**	**22,627**	**11,756**	**0**	**0**	**0**	**78,321**	
Efficiency		**87%**	**86%**	**86%**	**80%**				**86%**	
Site Area									**58,450**	**To be Verified**
FAR									**1.34**	