



1000 WILSON BOULEVARD
Financial Report
April 30, 2015



Rosslyn Portfolio

Building 1000 Wilson Boulevard

Financial Report

Month Ended April 30, 2015



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Executive Summary

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Trial Balance

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SECTION 1

Executive Summary



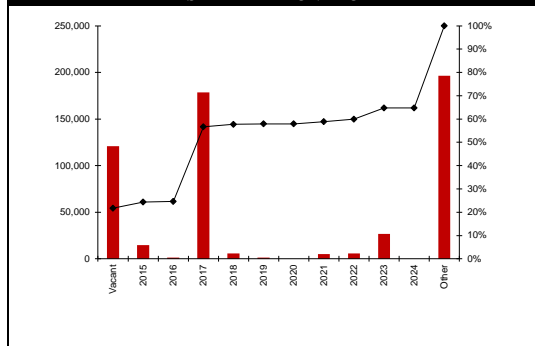
PROPERTY INFORMATION

Property Name	1000 Wilson
Submarket	Rosslyn
Year Built/Renovated	1981/2002
Year Acquired	2007
No. of Stories	31
Asset Quality	A
Total SF	557,799
Leased	75%
Ownership	USREO (89%) / Monday (11%)

MAJOR TENANTS

Tenant Name	SF	LXP
Sinclair Comm.	75,442	Jun-17
American Psych.	57,916	Dec-17
GSA - Trade & Dev.	32,071	Nov-17
Capitol News	70,000	Feb-27
Sands Capital	78,417	Feb-16

LEASE EXPIRATION PROFILE



STRATEGY

MP management signed a lease with Sands Capital for 78,417 RSF, which will reduce vacancy to 119k sf by mid year 2016. MP management continuing to work with NGKF leasing team to market all vacancies in the building. The leasing team is aggressively promoting the planned rooftop deck amenity at 1100 Wilson Blvd for tenant use.

CRITICAL ISSUES

* Regular discussions with APA regarding their approximately. 75k rsf up in 2017.
 * Monitor and maintain continuous dialogue with Sinclair/WJLA for their approximately. 100k rsf leased in both 1000 and 1100 Wilson Blvd (75K sf of which is in 1000 Wilson)

ASSET-LEVEL DEBT

Appraised Value	\$ 327,000,000	as of	Dec-14
Senior Debt	\$ 244,215,000	75% LTV	5.909% Jun-17

CASH FLOW PERFORMANCE

Period	Apr-15 YTD	Actual	Budget	PSF
Projected Occupancy		75.2%	58.6%	
Effective Gross Revenue	\$	5,423,413	\$ 5,520,585	\$ 10
Real Estate Taxes		(716,044)	(1,186,465)	(2)
Operating Expenses		(1,890,557)	(1,876,198)	(3)
Net Operating Income		2,816,812	2,457,922	4
Capital Improvements- Building Improv.		(484,630)	(898,083)	(2)
Capital Improvements- Furniture, Fixture & Equip.		(4,627)	(28,200)	-
Tenant Improvements		(5,106,889)	(8,276,709)	(15)
Leasing Commissions		(4,359,749)	(4,186,477)	(8)
Total Leasing and Capital		(9,955,895)	(13,389,469)	(24)
CF before Senior Debt Service		(7,139,083)	(10,931,547)	(20)
Senior Debt Service		(4,810,547)	(4,810,548)	
DSCR on NOI		0.59x	0.51x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service	\$	(11,949,630)	\$ (15,742,095)	

DISTRIBUTIONS (PLANNED VS ACTUAL)

* None planned

LEASING

MP management and Newmark continue to jointly market vacancies at the project.

RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Mar-15 / Feb-16	Sands Capital	28th-31st	78,417	New	\$64.50	2.75%	0	\$90.00	15 yrs.	\$66.69

LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
___/ Feb-16	Ryan Tax	21st	19,000	New	No	\$54.50	2.75%	8	\$75.00	8 yrs.	\$39.20
___/ Jul-15	Sinclair	6th&7th	99,977	Renewal	No	\$46.00	2.75%	14 mos.	\$70.00	10 yrs.	\$30.31
___/ Jul-15	APA	P18, E19-21	70,000	Renewal	No	\$56.50	2.75%	12 mos.	\$40.00	15 yrs.	\$57.51

SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD
ENTITY: 3430

Trial Balance
Monday Production DB
1000 Wilson Boulevard

Page: 1
Date: 5/27/2015
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Accrual
Year to Date Balances for period 04/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	76,532,320.67	
0132-0000	Building	287,907,301.54	
0142-0002	Bldg Impr-Non Escalatable	12,134,167.63	
0142-0020	Bldg Impr-CM Fee	364,587.65	
0152-0001	Equip-Furniture/Fixtures	109,289.25	
0162-0001	TI-Construction	6,253,446.54	
0162-0002	TI-Space Planning	19,309.33	
0162-0004	TI-Landlord Work	6,801,897.75	
0162-0020	TI-CM Fee	364,655.27	
0202-0001	Def Leasing-Brokerage	7,385,209.30	
0202-0002	Def Leasing-Legal	307,162.14	
0202-0003	Def Leasing-Other	2,250.00	
0202-0006	Deferred Leas-Monday	3,636,347.86	
0222-4220	Def Fin-Wachovia (Oak)	9,107,792.61	
0229-0000	Acc Amort-Def Financing		6,608,624.17
0250-0000	Def Selling Costs	0.00	
0311-0006	Cash - Petty Cash	500.00	
0311-3430	BA9515551208 1000Wilson	421,357.52	
0321-3430	BA9515551179 1000WilsonRT	524.00	
0412-0100	Cash Management	348,768.60	
0412-0101	Tax and Insurance Reserve	2,200,048.98	
0412-4425	TI/LC Reserves	131,872.74	
0491-0010	Due To/From Managing Agen		52,768.85
0491-0025	Due to/from Monday	0.00	
0491-3401	I/E-Rosslyn Series		1,703,200.00
0491-3435	I/E-1100 Wilson Boulevard	1,300,082.13	
0491-3440	I/E-1101 Wilson Boulevard	17,867.48	
0491-3450	I/E-1400 Key Boulevard		1,002,020.00
0491-3455	I/E-1401 Wilson Boulevard		38,316.42
0491-3470	I/E-1701 N.Ft. MyerDrive		1,623,160.05
0491-3480	I/E-1200 Wilson Boulevard		911,625.70
0491-3485	I/E - 1812 N. Moore Street		0.00
0511-0000	Tenant A/R	495,284.82	
0512-0000	Accr Tenant A/R	26,900.00	
0513-0000	Accr Tenant Recovery A/R	58,513.78	
0532-0000	Parking Operator A/R	195,470.11	
0581-0000	Res for Bad Debts-Billed		34,518.55
0632-0000	Prepaid Insurance	47,451.54	
0633-0000	Prepaid Taxes	46,756.41	
0711-0001	Due To/From Partner	22,305.93	
2231-0000	N/P-Mortgage		244,215,000.00
2511-0000	Accounts Payable Trade		562,028.25
2514-0000	A/P-Seller Obligations		8,353.34
2552-0000	Accr Miscellaneous		383,940.76
2553-0000	Accr Taxes		1,162,280.00
2556-0000	Accr Interest/Financing		801,757.85
2571-0000	Security Deposits		345,803.58
2572-0001	Tenant LOC		789,541.67
2572-0002	Tenant LOC Offset	789,541.67	
2591-0000	Prepaid Rents		344,006.24
3311-0001	Retained Earnings	6,659,116.94	
3341-0001	Distribution	10,434,852.83	
3421-9999	Mbr Contrib-Misc		175,529,748.49
4111-0000	Office Income		5,137,212.33
4111-0001	Office Income Concession	1,015,877.56	
4121-0000	Retail Income		106,021.56

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Trial Balance
Monday Production DB
1000 Wilson Boulevard

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Accrual
Year to Date Balances for period 04/15
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Account	Description	Debit	Credit
4151-0000	Storage Income		11,442.89
4171-0000	Gar/Prkg Income		783,077.70
4311-0000	Oper Exp Rec-Billed		31,771.45
4331-0000	R/E Tax Rec-Billed		202,448.43
4332-0000	R/E Tax Rec-Accrual		57,062.22
4371-0000	Utility Reimb Billed		61,417.49
4521-0000	Int Inc-Bank		40.44
4861-1000	O/T HVAC Serv Income		5,458.53
4862-1200	Condenser Water		1,097.04
4862-1400	Other Income		1,025.01
4862-1600	Carpentry/Repair Income		160.00
4862-1700	Card/Access Card Income		1,475.00
4863-2700	Cleaning		3,651.12
4891-0000	Misc Other Income		851.84
4891-1000	Antenna Income		19,777.44
4891-2400	Late Chg Income		300.56
4893-0000	Construction Management F		15,000.00
5120-0000	Clean-Contract Interior	193,426.12	
5121-0000	Clean- Vacancy Credit		50,789.50
5152-0000	Clean-Trash Rem/Recyl-O/S	1,037.24	
5160-0000	Clean-Other	2,767.75	
5210-0000	Util-Elec-Public Area	200,356.70	
5220-0000	Util-Gas	68,641.72	
5230-0000	Util-Fuel Oil	1,033.52	
5250-0000	Util-Water/Sewer-Water	9,529.99	
5310-0000	R&M-Payroll-Gen'l	135,200.29	
5310-1000	R & M Payroll-OT	24,455.62	
5310-2000	R & M Payroll-Taxes	14,426.18	
5310-4000	R & M -Benefits	24,155.23	
5320-0000	R&M-Elev-Maint Contract	58,556.00	
5322-0000	R&M-Elev-Outside Svs	16,023.87	
5330-0000	R&M-HVAC-Contract Svs	6,702.00	
5332-0000	R&M-HVAC-Water Treatment	8,288.54	
5334-0000	R&M-HVAC-Supplies	20,822.09	
5336-0000	R&M-HVAC-Outside Svs	22,364.98	
5340-0000	R&M-Electrical-Supplies	6,131.91	
5342-0000	R&M-Electrical-Outside Svs	7,635.85	
5360-0000	R&M-Plumbing-Supplies	2,408.52	
5370-0000	R&M-Fire/Life Safety-Supp	765.45	
5372-0000	R&M-Fire/Life Safety-O/S	53,794.22	
5380-0000	R&M-GB Interior-Supplies	2,648.02	
5381-0000	R&M-GB Interior-O/S	21,921.24	
5384-0000	R&M-GB Interior-Pest Cont	2,946.88	
5385-0000	R&M-GB Interior-Plant Mnt	9,468.24	
5388-0000	R&M-GB Exterior	398.10	
5390-0000	R&M-Other	16,593.26	
5412-0000	Grounds-Landscape-O/S	3,079.74	
5430-0000	Grounds-Snow Rem-Supplies	104.80	
5432-0000	Grounds-Snow Rem-O/S	5,824.34	
5520-0000	Security-Contract	133,095.59	
5540-0000	Security-Other	75.00	
5610-0000	Mgmt Fee-Current Yr	96,146.92	
5710-0000	Adm-Payroll	67,448.28	
5710-1000	Admi-Payroll taxes	5,603.83	
5710-5000	Admin-Other Payroll Exp	9,235.89	
5710-5555	Deferred Compensation	29,012.24	

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Trial Balance
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1000 Wilson Boulevard

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Accrual Year to Date Balances for period 04/15
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Account	Description	Debit	Credit
5730-0000	Adm-Office Exp-Mgmt Rent	17,368.92	
5732-0000	Adm-Office Exp-Mgmt Exps	1,460.54	
5736-0000	Adm-Office Exp-Postge/Del	205.25	
5746-0000	Adm-Office Exp-Telecomm	2,387.14	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	13.69	
5756-0000	Adm-Mgmt Exp-Dues & Subs	6,740.87	
5758-0001	Office/Lunchroom Supplies	1,003.23	
5758-0002	Internet/IT Contracts	4,698.17	
5758-0003	Computer Hardware/Software	5,131.75	
5758-0004	Copiers/Office Equipment	712.37	
5758-0005	Phone - Corporate/Teleconferencing	859.22	
5758-0006	Phone - Wireless/Cellular	2,677.63	
5758-0007	Postage/Delivery	597.69	
5758-0008	Car Service	511.85	
5758-0009	Printing/Reproduction	26.05	
5758-0010	Corporate Events/Gifts	271.46	
5758-0011	Temporary Staffing	9,292.56	
5758-0012	Other Corp Admin Exp	1,627.44	
5758-0013	Meals	377.82	
5758-0014	Travel	2,273.76	
5760-0000	Adm-Mgmt Exp-Travel & Ent	84.46	
5762-0000	Adm-Mgmt Exp-Meals	6.67	
5772-0000	Adm-Other-Tenant Relation	4,054.65	
5810-0000	Insurance-Policies	44,631.20	
5810-1000	Insurance-Workers Comp	2,820.32	
5830-0000	Insurance- Customer Claims/Losses	7,518.61	
6110-0000	Electric - Sep Tenant Chg	63,674.70	
6212-0000	Svs Costs-Misc Bldg	13,273.52	
6214-0000	Svs Costs-Cleaning	3,083.78	
6217-0000	Svc Costs - Plumbing	3,146.00	
6310-0000	Parking Exp-Operator	146,031.15	
6312-0000	Parking Exp-Non Operator	104,627.50	
6318-0000	Parking Exp - Mgmt Fee	59,032.00	
6320-0000	Parking Exp-Misc	13,344.81	
6410-0000	Promotion and Advertising	34,338.78	
6411-0000	Leasing Meals & Entertainment	15,468.39	
6630-0000	Legal	22,295.42	
6632-0000	Misc Professional Serv	55,138.30	
6633-0000	Bank & Credit Card Fees	6,988.26	
6634-0000	Charitable Contributions	1,341.87	
6645-0000	Sales & Use Taxes	83.35	
6710-0000	RE Taxes-General	1,162,280.00	
6711-0000	Real Estate Tax- Prior Yr		470,614.65
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	23,378.20	
8102-0000	Int Exp-Security Deposit	5.92	
8201-0000	Mortgage Interest Expense	4,810,547.10	
Total:		443,077,389.12	443,077,389.12

Database: MONDAYPROD
ENTITY: 3430
Report: MRI_BALST

Balance Sheet
Monday Production DB
1000 Wilson Boulevard

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Accrual Report includes an open period. Entries are not final.

Apr 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land	76,532,320.67
Building	287,907,301.54
BLDG IMPROVEMENTS	12,498,755.28
EQUIPMENT	109,289.25
TENANT IMPROVEMENTS	13,439,308.89
DEFERRED LEASING	11,330,969.30

Total Direct Investments in Real Property	401,817,944.93
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Indirect Investments in Real Property

Mortgage Note Rec	22,305.93
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Total Indirect Investments in Real Property	22,305.93
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Total Investments in Real Property	401,840,250.86
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Cash and Cash Equivalents

OPERATING CASH	421,857.52
RENT CASH	524.00

Total Cash and Cash Equivalents	422,381.52
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Restricted Cash

MORTGAGE ESCROWS	2,680,690.32
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Total Restricted Cash	2,680,690.32
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Accounts and Notes Receivable, net

I/E-Unallocated	(52,768.85)
Tenant A/R	495,284.82
Accr Tenant A/R	26,900.00
Accr Tenant Recovery A/R	58,513.78
Parking Operator A/R	195,470.11
Res for Bad Debts-Billed	(34,518.55)

Total Accounts and Notes Receivable, net	688,881.31
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Deferred Financing & Other Assets

Deferred Financing

Deferred Financing	9,107,792.61
Acc Amort-Def Financing	(6,608,624.17)

Total Deferred Financing	2,499,168.44
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Other Assets

Deposits	0.00
Prepaid Other	0.00
Prepaid Insurance	47,451.54
Prepaid Taxes	46,756.41

Total Other Assets	94,207.95
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Total Def Financing & Other Assets	2,593,376.39
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Database: MONDAYPROD
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Balance Sheet
Monday Production DB
1000 Wilson Boulevard

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Accrual Report includes an open period. Entries are not final.

Apr 2015

TOTAL ASSETS 408,225,580.41

LIABILITIES AND EQUITY

LIABILITIES

Notes Payable

N/P-Mortgage 244,215,000.00

Total Notes Payable 244,215,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade 562,028.25

A/P-Seller Obligations 8,353.34

Accr Miscellaneous 383,940.76

Accr Taxes 1,162,280.00

Accr Interest/Financing 801,757.85

Deferred Liability 0.00

Security Deposits 345,803.58

Prepaid Rents 344,006.24

Total Accounts Payable, Accrued Exp & Other 3,608,170.02

TOTAL LIABILITIES 247,823,170.02

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL (6,659,116.94)

Total Partners'/Members' Equity (6,659,116.94)

Partners'/Members' Contributions

MEMBERS CONTRIB 175,529,748.49

Total Partners'/Members' Contributions 175,529,748.49

Partners'/Members' Distributions

PARTNERS DISTRIB (10,434,852.83)

Total Partners'/Members' Distributions (10,434,852.83)

I/E Adjustments

I/E-RosslynOfficeProp LLC 3,960,372.56

Total I/E Adjustments 3,960,372.56

Current Year Profit (Loss) (1,993,740.89)

Total Current & Prior Profit (Loss) (1,993,740.89)

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Report: MRI_BALST

Balance Sheet
Monday Production DB
1000 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

Apr 2015

TOTAL EQUITY ACCOUNTS

160,402,410.39

TOTAL LIABILITY AND EQUITY

408,225,580.41

Database: MONDAYPROD
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 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1000 Wilson Boulevard

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Apr 2015	Apr 2015			Apr 2015	Apr 2015		
Revenues								
Rental Income								
Office Income	1,316,683.13	1,362,253.17	(45,570.04)	-3.35%	5,137,212.33	5,328,604.50	(191,392.17)	-3.59%
Office Income Concession	(275,011.62)	(302,599.62)	27,588.00	9.12%	(1,015,877.56)	(1,078,105.40)	62,227.84	5.77%
Total Office Income	1,041,671.51	1,059,653.55	(17,982.04)	-1.70%	4,121,334.77	4,250,499.10	(129,164.33)	-3.04%
Retail Income								
Retail Income	26,505.39	26,505.39	0.00	0.00%	106,021.56	95,081.01	10,940.55	11.51%
Total Retail Income	26,505.39	26,505.39	0.00		106,021.56	95,081.01	10,940.55	11.51%
Storage Income								
Storage Income	2,866.50	3,697.17	(830.67)	-22.47%	11,442.89	14,765.57	(3,322.68)	-22.50%
Storage Income	2,866.50	3,697.17	(830.67)	-22.47%	11,442.89	14,765.57	(3,322.68)	-22.50%
Total Rental Income	1,071,043.40	1,089,856.11	(18,812.71)	-1.73%	4,238,799.22	4,360,345.68	(121,546.46)	-2.79%
Recoveries								
Operating Expense Reimb								
Oper Exp Rec-Billed	8,008.30	7,061.66	946.64	13.41%	31,771.45	28,059.50	3,711.95	13.23%
Total Operating Expense Reimb	8,008.30	7,061.66	946.64	13.41%	31,771.45	28,059.50	3,711.95	13.23%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	51,698.31	64,372.49	(12,674.18)	-19.69%	202,448.43	257,535.80	(55,087.37)	-21.39%
R/E Tax Rec-Accrual	13,182.00	0.00	13,182.00	0.00%	57,062.22	0.00	57,062.22	0.00%
Total Real Estate Tax Reimb	64,880.31	64,372.49	507.82	0.79%	259,510.65	257,535.80	1,974.85	0.77%
Total Recoveries	72,888.61	71,434.15	1,454.46	2.04%	291,282.10	285,595.30	5,686.80	1.99%
Garage/Parking Income								
Gar/Prkg Income	205,014.50	198,455.00	6,559.50	3.31%	783,077.70	790,752.00	(7,674.30)	-0.97%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3430	SOP Detail - W/Cash Flow Format						Date: 5/27/2015
Report: MP_CMPINC	Monday Production DB						Time: 12:32 PM
1000 Wilson Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance
Total Garage/Parking Income	205,014.50	198,455.00	6,559.50	3.31%	783,077.70	790,752.00	(7,674.30) -0.97%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Bank	7.83	7.00	0.83	11.86%	40.44	28.00	12.44 44.43%
Total Interest and Dividend Income	7.83	7.00	0.83	11.86%	40.44	28.00	12.44 44.43%
Utility Reimbursement							
Utility Reimb Billed	14,432.23	13,169.72	1,262.51	9.59%	61,417.49	54,068.88	7,348.61 13.59%
Total Utility Reimbursement	14,432.23	13,169.72	1,262.51	9.59%	61,417.49	54,068.88	7,348.61 13.59%
Service Income							
O/T HVAC Serv Income	3,048.27	750.00	2,298.27	306.44%	5,458.53	3,000.00	2,458.53 81.95%
Condenser Water	274.26	274.26	0.00	0.00%	1,097.04	1,097.04	0.00 0.00%
Other Income	250.00	250.00	0.00	0.00%	1,025.01	1,000.00	25.01 2.50%
Locks/Keys Income	0.00	50.00	(50.00)	-100.00%	0.00	200.00	(200.00) -100.00%
Carpentry/Repair Income	0.00	50.00	(50.00)	-100.00%	160.00	200.00	(40.00) -20.00%
Card/Access Card Income	1,425.00	50.00	1,375.00	2750.00%	1,475.00	200.00	1,275.00 637.50%
Plumbing Income	0.00	50.00	(50.00)	-100.00%	0.00	200.00	(200.00) -100.00%
Cleaning	912.78	912.78	0.00	0.00%	3,651.12	3,651.12	0.00 0.00%
Total Service Income	5,910.31	2,387.04	3,523.27	147.60%	12,866.70	9,548.16	3,318.54 34.76%
Miscellaneous Income							
Misc Other Income	0.00	0.00	0.00	0.00%	851.84	270.00	581.84 215.50%
Antenna Income	4,944.36	4,944.36	0.00	0.00%	19,777.44	19,777.44	0.00 0.00%
Late Chg Income	300.56	0.00	300.56	0.00%	300.56	0.00	300.56 0.00%
Electric Repair Income	0.00	50.00	(50.00)	-100.00%	0.00	200.00	(200.00) -100.00%
Construction Management F	15,000.00	0.00	15,000.00	0.00%	15,000.00	0.00	15,000.00 0.00%
Total Miscellaneous Income	20,244.92	4,994.36	15,250.56	305.36%	35,929.84	20,247.44	15,682.40 77.45%
Total Interest and Other Income	40,595.29	20,558.12	20,037.17	97.47%	110,254.47	83,892.48	26,361.99 31.42%

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Total Revenue	1,389,541.80	1,380,303.38	9,238.42	0.67%	5,423,413.49	5,520,585.46	(97,171.97)	-1.76%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(48,356.53)	(48,675.63)	319.10	0.66%	(193,426.12)	(194,702.52)	1,276.40	0.66%
Clean- Vacancy Credit	12,898.55	11,739.00	1,159.55	9.88%	50,789.50	48,114.00	2,675.50	5.56%
Clean-Window Wash Ext	0.00	(14,500.00)	14,500.00	100.00%	0.00	(15,400.00)	15,400.00	100.00%
Clean-Trash Rem/Recyl-O/S	(1,267.00)	(4,250.00)	2,983.00	70.19%	(1,037.24)	(8,000.00)	6,962.76	87.03%
Clean-Other	(318.63)	(675.00)	356.37	52.80%	(2,767.75)	(2,700.00)	(67.75)	-2.51%
Total Cleaning	(37,043.61)	(56,361.63)	19,318.02	34.28%	(146,441.61)	(172,688.52)	26,246.91	15.20%
Utilities								
Util-Elec-Public Area	(40,656.84)	(49,745.00)	9,088.16	18.27%	(200,356.70)	(199,992.75)	(363.95)	-0.18%
Util-Gas	(7,875.48)	(3,950.00)	(3,925.48)	-99.38%	(68,641.72)	(31,497.00)	(37,144.72)	-117.93%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	(1,033.52)	(1,000.00)	(33.52)	-3.35%
Util-Water/Sewer-Water	(3,616.80)	(3,990.00)	373.20	9.35%	(9,529.99)	(14,332.00)	4,802.01	33.51%
Total Utilities	(52,149.12)	(57,685.00)	5,535.88	9.60%	(279,561.93)	(246,821.75)	(32,740.18)	-13.26%
Repair & Maintenance								
R&M-Payroll-Gen'l	(31,759.22)	(34,257.00)	2,497.78	7.29%	(135,200.29)	(134,335.00)	(865.29)	-0.64%
R & M Payroll-OT	(4,460.28)	(1,890.00)	(2,570.28)	-135.99%	(24,455.62)	(7,766.00)	(16,689.62)	-214.91%
R & M Payroll-Taxes	(2,407.50)	(2,638.00)	230.50	8.74%	(14,426.18)	(12,546.00)	(1,880.18)	-14.99%
R & M -Benefits	(4,790.32)	(5,957.03)	1,166.71	19.59%	(24,155.23)	(21,787.06)	(2,368.17)	-10.87%
R&M-Elev-Maint Contract	(14,639.00)	(14,639.00)	0.00	0.00%	(58,556.00)	(58,556.00)	0.00	0.00%
R&M-Elev-Outside Svs	(4,646.73)	(2,635.34)	(2,011.39)	-76.32%	(16,023.87)	(10,541.36)	(5,482.51)	-52.01%
R&M-HVAC-Contract Svs	(1,438.50)	(2,188.50)	750.00	34.27%	(6,702.00)	(8,202.00)	1,500.00	18.29%
R&M-HVAC-Water Treatment	(1,840.38)	(4,064.69)	2,224.31	54.72%	(8,288.54)	(28,258.76)	19,970.22	70.67%
R&M-HVAC-Supplies	(11,629.18)	(2,500.00)	(9,129.18)	-365.17%	(20,822.09)	(11,500.00)	(9,322.09)	-81.06%
R&M-HVAC-Outside Svs	(9,792.00)	(3,500.00)	(6,292.00)	-179.77%	(22,364.98)	(16,500.00)	(5,864.98)	-35.55%

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
R&M-Electrical-Supplies	(1,928.23)	(2,500.00)	571.77	22.87%	(6,131.91)	(10,000.00)	3,868.09	38.68%
R&M-Electrical-Outside Svs	(2,757.65)	(2,666.91)	(90.74)	-3.40%	(7,635.85)	(13,067.64)	5,431.79	41.57%
R&M-Plumbing-Supplies	(1,320.24)	(1,350.00)	29.76	2.20%	(2,408.52)	(5,400.00)	2,991.48	55.40%
R&M-Plumbing-Outside Svs	0.00	(1,500.00)	1,500.00	100.00%	0.00	(3,000.00)	3,000.00	100.00%
R&M-Fire/Life Safety-Supp	(314.95)	(100.00)	(214.95)	-214.95%	(765.45)	(400.00)	(365.45)	-91.36%
R&M-Fire/Life Safety-O/S	(1,351.75)	(13,226.75)	11,875.00	89.78%	(53,794.22)	(25,532.00)	(28,262.22)	-110.69%
R&M-GB Interior-Supplies	(548.13)	(1,400.00)	851.87	60.85%	(2,648.02)	(7,100.00)	4,451.98	62.70%
R&M-GB Interior-O/S	(8,356.56)	(11,216.55)	2,859.99	25.50%	(21,921.24)	(26,866.20)	4,944.96	18.41%
R&M-GB Interior-Pest Cont	(736.72)	(736.75)	0.03	0.00%	(2,946.88)	(2,947.00)	0.12	0.00%
R&M-GB Interior-Plant Mnt	(2,154.56)	(2,579.56)	425.00	16.48%	(9,468.24)	(10,318.24)	850.00	8.24%
R&M-GB Exterior	(58.10)	0.00	(58.10)	0.00%	(398.10)	(2,000.00)	1,601.90	80.10%
R&M-Other	(4,624.15)	(1,865.00)	(2,759.15)	-147.94%	(16,593.26)	(19,212.00)	2,618.74	13.63%
Total Repair & Maintenance	(111,554.15)	(113,411.08)	1,856.93	1.64%	(455,706.49)	(435,835.26)	(19,871.23)	-4.56%
Roads & Grounds								
Grounds-Landscape-O/S	(1,793.10)	(3,592.00)	1,798.90	50.08%	(3,079.74)	(4,879.00)	1,799.26	36.88%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(104.80)	(5,000.00)	4,895.20	97.90%
Grounds-Snow Rem-O/S	(3,972.50)	0.00	(3,972.50)	0.00%	(5,824.34)	(8,000.00)	2,175.66	27.20%
Total Roads & Grounds	(5,765.60)	(3,592.00)	(2,173.60)	-60.51%	(9,008.88)	(17,879.00)	8,870.12	49.61%
Security								
Security-Contract	(36,827.29)	(31,909.71)	(4,917.58)	-15.41%	(133,095.59)	(124,286.84)	(8,808.75)	-7.09%
Security-Equipment	0.00	(6,000.00)	6,000.00	100.00%	0.00	(12,000.00)	12,000.00	100.00%
Security-Other	(75.00)	0.00	(75.00)	0.00%	(75.00)	0.00	(75.00)	0.00%
Total Security	(36,902.29)	(37,909.71)	1,007.42	2.66%	(133,170.59)	(136,286.84)	3,116.25	2.29%
Management Fees								
	(22,080.78)	(27,605.93)	5,525.15	20.01%	(96,146.92)	(110,411.15)	14,264.23	12.92%
Total Management Fees	(22,080.78)	(27,605.93)	5,525.15	20.01%	(96,146.92)	(110,411.15)	14,264.23	12.92%
Administrative								
Adm-Payroll	(16,506.30)	(21,459.00)	4,952.70	23.08%	(67,448.28)	(85,836.00)	18,387.72	21.42%

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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Admi-Payroll taxes	(1,003.47)	(1,642.00)	638.53	38.89%	(5,603.83)	(7,597.00)	1,993.17	26.24%
Admin-Other Payroll Exp	(1,371.23)	(2,229.59)	858.36	38.50%	(9,235.89)	(10,302.47)	1,066.58	10.35%
Deferred Compensation	0.00	0.00	0.00	0.00%	(29,012.24)	0.00	(29,012.24)	0.00%
Adm-Office Exp-Mgmt Rent	(4,881.06)	(4,186.83)	(694.23)	-16.58%	(17,368.92)	(16,747.32)	(621.60)	-3.71%
Adm-Office Exp-Mgmt Exps	(291.25)	0.00	(291.25)	0.00%	(1,460.54)	0.00	(1,460.54)	0.00%
Adm-Office Exp-Postge/Del	(43.95)	0.00	(43.95)	0.00%	(205.25)	0.00	(205.25)	0.00%
Adm-Office Exp-Telecomm	(267.50)	(411.56)	144.06	35.00%	(2,387.14)	(1,646.24)	(740.90)	-45.01%
Adm-Mgmt Exp-Tuition,Educ	(13.69)	(1,099.75)	1,086.06	98.76%	(13.69)	(2,659.50)	2,645.81	99.49%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(6,740.87)	(5,341.00)	(1,399.87)	-26.21%
Adm-Mgmt Exp-Travel & Ent	0.00	0.00	0.00	0.00%	(84.46)	0.00	(84.46)	0.00%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(6.67)	0.00	(6.67)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(460.00)	460.00	100.00%
Adm-Other-Tenant Relation	(1,974.91)	(200.00)	(1,774.91)	-887.46%	(4,054.65)	(2,300.00)	(1,754.65)	-76.29%
Adm - Other - Misc	(6,915.88)	(11,622.00)	4,706.12	40.49%	(30,061.00)	(37,681.00)	7,620.00	20.22%
Total Administrative	(33,269.24)	(42,850.73)	9,581.49	22.36%	(173,683.43)	(170,570.53)	(3,112.90)	-1.82%
Insurance								
Insurance-Policies	(11,157.80)	(10,890.02)	(267.78)	-2.46%	(44,631.20)	(43,560.08)	(1,071.12)	-2.46%
Insurance-Workers Comp	(705.08)	(759.52)	54.44	7.17%	(2,820.32)	(3,038.08)	217.76	7.17%
Insurance- Customer Claims/Losses	(1,919.00)	0.00	(1,919.00)	0.00%	(7,518.61)	0.00	(7,518.61)	0.00%
Total Insurance	(13,781.88)	(11,649.54)	(2,132.34)	-18.30%	(54,970.13)	(46,598.16)	(8,371.97)	-17.97%
Total Property Exp-Escalatable	(312,546.67)	(351,065.62)	38,518.95	10.97%	(1,348,689.98)	(1,337,091.21)	(11,598.77)	-0.87%
Real Estate Taxes								
RE Taxes-General	(290,570.00)	(290,569.99)	(0.01)	0.00%	(1,162,280.00)	(1,162,279.96)	(0.04)	0.00%
Real Estate Tax- Prior Yr	0.00	0.00	0.00	0.00%	470,614.65	0.00	470,614.65	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(5,844.55)	(5,796.36)	(48.19)	-0.83%	(23,378.20)	(23,184.88)	(193.32)	-0.83%
Total Real Estate Taxes	(296,414.55)	(296,366.35)	(48.20)	-0.02%	(716,043.55)	(1,186,464.84)	470,421.29	39.65%
Total Escalatable Expenses	(608,961.22)	(647,431.97)	38,470.75	5.94%	(2,064,733.53)	(2,523,556.05)	458,822.52	18.18%

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	Actual	Budget		Actual	Budget	
Thru:	Apr 2015	Apr 2015	Variance	Apr 2015	Apr 2015	Variance

Property Exp-Non Escalatable

Non Esc Utilities

Electric - Sep Tenant Chg	(20,887.52)	(11,671.00)	(9,216.52)	-78.97%	(63,674.70)	(48,212.00)	(15,462.70)	-32.07%
Water/Sewer - Sep Tenant Chg	0.00	(1,773.26)	1,773.26	100.00%	0.00	(6,955.04)	6,955.04	100.00%
Total Non Esc Utilities	(20,887.52)	(13,444.26)	(7,443.26)	-55.36%	(63,674.70)	(55,167.04)	(8,507.66)	-15.42%

Service Costs

Svs Costs-OT HVAC	0.00	(620.00)	620.00	100.00%	0.00	(2,480.00)	2,480.00	100.00%
Svc Costs - Locks/Keys	0.00	(42.00)	42.00	100.00%	0.00	(168.00)	168.00	100.00%
Svs Costs-Misc Bldg	(3,810.78)	(42.00)	(3,768.78)	-8973.29%	(13,273.52)	(168.00)	(13,105.52)	-7800.90%
Svc Costs - Electrical	0.00	(42.00)	42.00	100.00%	0.00	(168.00)	168.00	100.00%
Svs Costs-Cleaning	(1,048.52)	(758.00)	(290.52)	-38.33%	(3,083.78)	(3,032.00)	(51.78)	-1.71%
Svc Costs - Plumbing	0.00	(42.00)	42.00	100.00%	(3,146.00)	(168.00)	(2,978.00)	-1772.62%
Svc Costs - Carpentry/Rpr	0.00	(42.00)	42.00	100.00%	0.00	(168.00)	168.00	100.00%
Total Service Costs	(4,859.30)	(1,588.00)	(3,271.30)	-206.00%	(19,503.30)	(6,352.00)	(13,151.30)	-207.04%

Parking Expenses

Parking Exp-Operator	(39,972.32)	(32,869.00)	(7,103.32)	-21.61%	(146,031.15)	(132,296.00)	(13,735.15)	-10.38%
Parking Exp-Non Operator	(24,770.00)	(24,110.00)	(660.00)	-2.74%	(104,627.50)	(96,440.00)	(8,187.50)	-8.49%
Parking Exp - Mgmt Fee	(14,569.69)	(14,570.00)	0.31	0.00%	(59,032.00)	(58,280.00)	(752.00)	-1.29%
Parking Exp-Misc	(2,523.73)	(3,239.06)	715.33	22.08%	(13,344.81)	(39,925.24)	26,580.43	66.58%
Total Parking Expenses	(81,835.74)	(74,788.06)	(7,047.68)	-9.42%	(323,035.46)	(326,941.24)	3,905.78	1.19%

Leasing Costs

Promotion and Advertising	(21,305.08)	(11,710.00)	(9,595.08)	-81.94%	(34,338.78)	(69,140.00)	34,801.22	50.33%
Leasing Meals & Entertainment	(6,219.74)	0.00	(6,219.74)	0.00%	(15,468.39)	0.00	(15,468.39)	0.00%
Leasing Miscellaneous	0.00	(47,600.00)	47,600.00	100.00%	0.00	(47,600.00)	47,600.00	100.00%
Total Leasing Costs	(27,524.82)	(59,310.00)	31,785.18	53.59%	(49,807.17)	(116,740.00)	66,932.83	57.33%

Owner Costs

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	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Legal	(11,035.15)	(2,916.75)	(8,118.40)	-278.34%	(22,295.42)	(11,667.00)	(10,628.42)	-91.10%
Misc Professional Serv	(17,322.01)	(25.00)	(17,297.01)	9188.04%	(55,138.30)	(11,877.51)	(43,260.79)	-364.22%
Bank & Credit Card Fees	(1,680.51)	(1,750.00)	69.49	3.97%	(6,988.26)	(7,000.00)	11.74	0.17%
Charitable Contributions	(976.78)	0.00	(976.78)	0.00%	(1,341.87)	(1,380.00)	38.13	2.76%
Sales & Use Taxes	(3.57)	(991.00)	987.43	99.64%	(83.35)	(1,982.00)	1,898.65	95.79%
Total Owner Costs	(31,018.02)	(5,682.75)	(25,335.27)	-445.83%	(85,847.20)	(33,906.51)	(51,940.69)	-153.19%
Total Property Exp-Non Escalatable	(166,125.40)	(154,813.07)	(11,312.33)	-7.31%	(541,867.83)	(539,106.79)	(2,761.04)	-0.51%
Total Operating Expenses	(775,086.62)	(802,245.04)	27,158.42	3.39%	(2,606,601.36)	(3,062,662.84)	456,061.48	14.89%
Net Operating Income (Loss)	614,455.18	578,058.34	36,396.84	6.30%	2,816,812.13	2,457,922.62	358,889.51	14.60%
Interest Expense								
Int Exp-Security Deposit	(1.48)	0.00	(1.48)	0.00%	(5.92)	0.00	(5.92)	0.00%
Mortgage Interest Expense	(1,202,636.78)	(1,202,637.00)	0.22	0.00%	(4,810,547.10)	(4,810,548.00)	0.90	0.00%
Total Interest Expense	(1,202,638.26)	(1,202,637.00)	(1.26)	0.00%	(4,810,553.02)	(4,810,548.00)	(5.02)	0.00%
Amort of Financing Costs								
Amort-Def Financing	0.00	(86,106.00)	86,106.00	100.00%	0.00	(344,424.00)	344,424.00	100.00%
Total Amort of Financing Costs	0.00	(86,106.00)	86,106.00	100.00%	0.00	(344,424.00)	344,424.00	100.00%
Net Income(Loss)	(588,183.08)	(710,684.66)	122,501.58	17.24%	(1,993,740.89)	(2,697,049.38)	703,308.49	26.08%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Debt Service Accrual	(40,087.89)	0.00	(40,087.89)		(40,087.88)	0.00	(40,087.88)	
Real Estate Tax Accrual	290,570.00	0.00	290,570.00		1,162,280.00	0.00	1,162,280.00	

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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Real Estate Tax Prepayment	5,844.55	0.00	5,844.55		(46,756.41)	0.00	(46,756.41)	
Insurance Prepayment	11,862.88	0.00	11,862.88		47,451.52	0.00	47,451.52	
Change in Capital Assets:								
Building Improvements	(21,684.36)	(251,566.17)	229,881.81	91.38%	(484,630.44)	(898,083.01)	413,452.57	46.04%
Equipment	(4,627.38)	(3,200.00)	(1,427.38)	-44.61%	(4,627.38)	(28,200.00)	23,572.62	83.59%
Tenant Improvements	(702,184.74)	(2,871,951.06)	2,169,766.32	75.55%	(5,106,888.72)	(8,276,709.20)	3,169,820.48	38.30%
Leasing Expenses	(16,864.03)	0.00	(16,864.03)		(4,359,749.44)	(4,186,477.00)	(173,272.44)	-4.14%
Other Balance Sheet Adjustments:								
Change in A/R	764,416.27	0.00	764,416.27		593,226.63	0.00	593,226.63	
Change in A/P	(2,363,112.82)	0.00	(2,363,112.82)		83,938.85	0.00	83,938.85	
Change in Other Assets	(1,180,261.72)	0.00	(1,180,261.72)		(265.16)	0.00	(265.16)	
Change in Other Liabilities	(1,038,033.76)	0.00	(1,038,033.76)		(1,183,232.51)	0.00	(1,183,232.51)	
Change in I/C Balances	1,203,592.72	0.00	1,203,592.72		1,005,684.14	0.00	1,005,684.14	
Change in Equity	3,760,000.00	0.00	3,760,000.00		10,758,000.00	0.00	10,758,000.00	
Total Cash Flow Adjustments	669,429.72	0.00	3,796,146.95	121.41%	2,424,343.20	0.00	15,813,812.41	118.11%
Cash Balances:								
Cash Balance - Beginning of Period	3,021,825.20	0.00	3,021,825.20	0.00%	2,672,469.53	0.00	2,672,469.53	0.00%
Net Income/(Loss)	(588,183.08)	0.00	122,501.58		(1,993,740.89)	0.00	703,308.49	
+/- Cash Flow Adjustments	669,429.72	0.00	3,796,146.95		2,424,343.20	0.00	15,813,812.41	
Cash Balance - End of Period	3,103,071.84	0.00	6,940,473.73		3,103,071.84	0.00	19,189,590.43	
Cash Balance Composition:								
Operating Cash	422,381.52	0.00	422,381.52		422,381.52	0.00	422,381.52	
Escrow Cash	2,680,690.32	0.00	2,680,690.32		2,680,690.32	0.00	2,680,690.32	
Total Cash	3,103,071.84	0.00	3,103,071.84		3,103,071.84	0.00	3,103,071.84	

1000 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

Year to Date					
	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Rental Income:					
Rental Income	\$ 4,238,799	\$ 4,360,346	(121,546)	-2.79%	
Recoveries	291,282	285,595	5,687	1.99%	
Parking Income	783,078	790,752	(7,674)	-0.97%	
Interest and Other Income	110,254	83,892	26,362	31.42%	A
Total Rental Income	5,423,413	5,520,585	(97,172)	-1.76%	
Operating Expenses:					
Cleaning	(146,442)	(172,689)	26,247	15.20%	B
Utilities	(279,562)	(246,822)	(32,740)	-13.26%	C
Repairs and Maintenance	(455,706)	(435,835)	(19,871)	-4.56%	
Roads and Grounds	(9,009)	(17,879)	8,870	49.61%	
Security	(133,171)	(136,287)	3,116	2.29%	
Management Fees	(96,147)	(110,411)	14,264	12.92%	D
Administrative	(173,683)	(170,571)	(3,113)	-1.82%	
Insurance	(54,970)	(46,598)	(8,372)	-17.97%	
Real Estate Taxes	(716,044)	(1,186,465)	470,421	39.65%	E
Non- Escalatable Expenses	(541,868)	(539,107)	(2,761)	-0.51%	
Total Expenses	(2,606,601)	(3,062,663)	456,061	14.89%	
Net Operating Income (Loss)	\$2,816,812	\$2,457,923	\$358,890	14.60%	
Other Income and Expenses:					
Interest Expense	(4,810,553)	(4,810,548)	(5)	0.00%	
Amortization - Financing Costs	-	(344,424)	344,424	0.00%	
Total Other Income (Expenses)	(4,810,553)	(5,154,972)	344,419	6.68%	
Net Income (Loss)	(\$1,993,741)	(\$2,697,049)	\$703,308	-26.08%	
CASH BASIS					
Property Activity					
Net Income (Loss)	(1,993,741)	(2,697,049)	703,308	-26.08%	
<i>Non-Cash Adjustments to Net Income/(Loss):</i>					
Depreciation/Amortization	-	344,424	(344,424)	100.00%	
Capital Expenditures- Building Improvements	(484,630)	(898,083)	413,453	46.04%	F
Capital Expenditures- Furniture, Fixture & Equipment	(4,627)	(28,200)	23,573	83.59%	G
Tenant Improvements	(5,106,889)	(8,276,709)	3,169,820	38.30%	H
Leasing Costs	(4,359,749)	(4,186,477)	(173,272)	-4.14%	
Deferred Selling Costs	-	-	-	-100.00%	
(Distributions)/Contributions	10,758,000	-	10,758,000	-100.00%	
Other Changes in Assets/Liabilities, Net	1,622,239	-	1,622,239	100.00%	
Total Property Activity	430,602	(\$15,742,095)	\$16,172,697	-102.74%	
Operating Cash Activity					
Plus: Beginning of Year Cash Balance	2,672,470				
Less: Ending Cash Balance (Note A)	3,103,072				
Total Property Activity	\$ 430,602				
(Distributions)/Contributions	\$ 10,758,000				
			(Note A) - Ending Cash consists of:		
			Operating & lockbox	422,382	
			Escrows	2,680,690	
			Total	\$ 3,103,072	

1000 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis

(Variances Greater than \$10K AND 5% Must Be Explained)

Notes:

A	\$	26,362	The positive variance in Interest and Other Income is primarily due to:
		15,000	Unbudgeted Capitol News TI coordination fee (Permanent Variance)
		7,349	Budgeted utility reimbursements were lower than actual due to higher utility usage (Permanent Variance)
		4,013	Miscellaneous variance
	<u>\$</u>	<u>26,362</u>	
B	\$	26,247	The positive variance in Cleaning is primarily due to:
		15,400	Budgeted window wash ext was higher than actual due to work occurred in April, we have not been invoiced (Timing Variance)
		6,963	Budgeted trash removal was higher than actual due to a \$4,500 refund of prior year expenses (Permanent Variance)
		3,884	Miscellaneous variance
	<u>\$</u>	<u>26,247</u>	
C	\$	(32,740)	The negative variance in Utilities is primarily due to:
		(37,145)	Budgeted gas lower than actual due to cold winter resulting in higher usage (Permanent Variance)
		4,405	Miscellaneous variance
	<u>\$</u>	<u>(32,740)</u>	
D	\$	14,264	The positive variance in Management Fees is due to:
		14,264	Budgeted management fees are higher than actual due to decrease in prepaid rent (Timing Variance)
		-	Miscellaneous Variance
	<u>\$</u>	<u>14,264</u>	
E	\$	470,421	The positive variance in Real Estate Taxes is primarily due to:
		470,421	Budgeted real estate tax higher than actual due to \$470k prior year tax refund (Permanent Variance)
		-	Miscellaneous Variance
	<u>\$</u>	<u>470,421</u>	
F	\$	413,453	The positive variance in Capital Expenditures is primarily due to:
		314,829	Budgeted escalator retrofit (34301411) higher than actual due to March invoice not yet received (Timing Variance)
		23,262	Budgeted installation of DDC Valves (34301501) is higher than actuals due to invoices not yet received (Timing Variance)
		38,622	Budgeted expansion joint leak repair (34301437) lower than budget due to timing of project. Expected to commence in May (Timing Variance)
		7,725	Budgeted frosting of mall level windows (34301507) lower than budget due to proposal coming in lower than expected (Permanent Variance)
		17,180	Unbudgeted MPC refund check received for main storefront (3430BISR) (Permanent Variance)
		(50)	Unbudgeted Update Freedom Park Amenities (34301406) (2014 carryover) (Permanent Variance)
		11,884	Budgeted CM fees, net CM fees incurred (Permanent Variance)
		413,453	
	<u>\$</u>	<u>413,453</u>	
G	\$	23,573	The positive variance in Capital Expenditures- Furniture, Fixture & Equipment is primarily due to:
		15,000	Budgeted Furnitre & Fixtures Benches & Trash Cans not yet ordered (Timing Variance)
		10,000	Budgeted Furnitre & Fixtures Mall level Seating Pods not yet ordered (Timing Variance)
		-	
	<u>\$</u>	<u>25,000</u>	

1000 Wilson Boulevard
BUDGET COMPARISON REPORT
Period Ended April 30, 2015 (Unaudited)
Accrual Basis
(Variances Greater than \$10K AND 5% Must Be Explained)

H \$ 3,169,820 The positive variance in Tenant Improvements is primarily due to:

TI Construction

390,914 Budgeted TI construction work Suite 26001 Free Beacon (34301438) higher than budgeted due to invoices not yet received (Timing Variance)
(227,220) Budgeted TI construction work Suite 25001 The Moran Companies (34301416) lower than actuals due to carryover from 2014. Leasing anticipated 50% completion in 2014 when only 15% was complete (Permanent Variance)
94,380 Budgeted TI construction work Suite 18002 Cobro (34301508) higher than actuals due to project not yet started (Timing Variance)
859,590 Budgeted TI construction work Suite 17001 AIA (34301513) higher than actuals due to project not yet started (Timing Variance)
(791,043) Budgeted TI construction work Suite 09901 Politico (34301435) lower than actual due to budget assumed 50% completion in 2014 (Permanent Variance)
756,402 Budgeted TI construction work Suite 8801 and 8803 Politico (34301435) higher than actuals due to invoices not yet received (Timing Variance)
64,328 Budgeted TI construction work APA TIA Carryover is higher than actual due to timing of tenant requisition (Timing Variance)
96,213 Budgeted TI construction work USTDA TIA Carryover is higher than actual due to timing of tenant requisition (Timing Variance)
(73,122) Unbudgeted Riveron relocation TI allowance reclassified from LL Work (34301439) (Permanent Variance)

TI Landlord Work

-
115,523 Budgeted TI general landlord work suite 28001 to 31000 Sands (34301502) higher than actuals due to work not yet started (Timing Variance)
549,660 Budgeted TI general landlord work suite 26001 Free Beacon higher than actuals due to invoices not yet received (Timing Variance)
(75,803) Budgeted TI general landlord work suite 26002 (34301423) higher than actuals due to invoices not yet received (Timing Variance)
1,090,918 Budgeted TI general landlord work suite 22001 Riveron (34301424) higher than actuals due to Tenant TI Allowance reclassified to Tenant Improvements (Permanent Variance)
30,000 Budgeted TI general landlord work suite 17001 AIA higher than actuals due to work not yet started (Timing Variance)
351,681 Budgeted TI general landlord work suite 12001, 14001, 15002 (34301504-14/ 34301505-15) higher than actuals due to work not yet started (Timing Variance)
(151,757) Budgeted TI general landlord work suite 08801 and 08803 Politico elevators (34301417) lower than actual due to heat pump work budgeted in 2014 (Permanent Variance)
14,143 Budgeted TI general landlord work suite 09901 Politico elevators (34301405) higher than actual due to timing of elevator work (Timing Variance)
(28,049) Unbudgeted Ste 25001 Moran LL work (34301404) due to unanticipated cable relocation (Permanent Variance)
(2,015) Unbudgeted Ste 18002 Cobro LL work (34301403) due to rekeying of the 18th floor common area closets (Permanent Variance)
(2,981) Unbudgeted 28th Flr LL Work 2014 Carryover (34301408) (Permanent Variance)

TI CM Fees

108,058 Budgeted CM fees, net CM fees incurred (Permanent Variance)

\$ 3,169,820

SECTION 3

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3430	Monday Production DB	Date: 5/27/2015
	1000 Wilson Blvd	Time: 01:25 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3430-010112		WJLA-TV/NEWSCHANNEL 8		Master Occupant Id: 00002974-1			Exp. Date: 1/31/2012		SQFT: 0	
				ANT02 Current			Day Due: 1		Delq Day: 0	
				Security Deposit: 0.00			Last Payment: 5/5/2015		1,591.35	
4/10/2015	PPR	Prepaid Rent	CR	-1,591.35	-1,591.35	0.00	0.00	0.00	0.00	0.00

	PPR	Prepaid Rent		-1,591.35	-1,591.35	0.00	0.00	0.00	0.00
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WJLA-TV/NEWSCHANNEL 8 Total: -1,591.35 -1,591.35 0.00 0.00 0.00 0.00

3430-010398		PwC Strategy & Inc.		Master Occupant Id: 00003120-1			Exp. Date: 7/31/2022		SQFT: 0	
		Monique Salazar		24001 Current			Day Due: 1		Delq Day: 6	
		(703) 682-5706		Security Deposit: 0.00		Last Payment:		4/28/2015 77,269.36		
4/1/2015	ACC	Access Cards	CH	200.00	200.00	0.00	0.00	0.00	0.00	
4/1/2015	ACC	Access Cards	CH	1,125.00	1,125.00	0.00	0.00	0.00	0.00	
4/1/2015	ELS	Electric Submeter	CH	182.80	182.80	0.00	0.00	0.00	0.00	
4/1/2015	ELS	Electric Submeter	CH	3.68	3.68	0.00	0.00	0.00	0.00	
4/1/2015	ELS	Electric Submeter	CH	180.00	180.00	0.00	0.00	0.00	0.00	
4/1/2015	HVA	O/T HVAC	CH	1,063.35	1,063.35	0.00	0.00	0.00	0.00	
4/1/2015	HVA	O/T HVAC	CH	638.01	638.01	0.00	0.00	0.00	0.00	
4/1/2015	HVA	O/T HVAC	CH	638.01	638.01	0.00	0.00	0.00	0.00	
4/28/2015	PPR	Prepaid Rent	CR	-77,269.36	-77,269.36	0.00	0.00	0.00	0.00	

	ACC	Access Cards		1,325.00	1,325.00	0.00	0.00	0.00	0.00
	ELS	Electric Submeter		366.48	366.48	0.00	0.00	0.00	0.00
	HVA	O/T HVAC		2,339.37	2,339.37	0.00	0.00	0.00	0.00
	PPR	Prepaid Rent		-77,269.36	-77,269.36	0.00	0.00	0.00	0.00

PwC Strategy & Inc. Total: -73,238.51 -73,238.51 0.00 0.00 0.00 0.00

3430-010410		Atlantean		Master Occupant Id: 00003129-1			Exp. Date: 3/31/2015		SQFT: 0	
		Laura Engelbrecht		27004 Inactive			Day Due: 1		Delq Day: 6	
		703-337-4900		Security Deposit: 27,610.00			Last Payment: 2/26/2015		7,585.66	
4/1/2015	OPE	Operating Escalation	CH	26.97	26.97	0.00	0.00	0.00	0.00	0.00
4/1/2015	RET	Real Estate Tax	CH	16.14	16.14	0.00	0.00	0.00	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	7,542.55	7,542.55	0.00	0.00	0.00	0.00	0.00

	OPE	Operating Escalation		26.97	26.97	0.00	0.00	0.00	0.00
	RET	Real Estate Tax		16.14	16.14	0.00	0.00	0.00	0.00
	RNT	Commercial Rent		7,542.55	7,542.55	0.00	0.00	0.00	0.00

Atlantean Total: 7,585.66 7,585.66 0.00 0.00 0.00 0.00

3430-010443		Manpower International		Master Occupant Id: 00003149-1		Exp. Date: 12/31/2019		SQFT: 0	
		Katie McAllister		07703 Current		Day Due: 1		Delq Day: 6	
		(314) 813-9586		Security Deposit: 0.00		Last Payment: 5/6/2015		6,008.17	
12/8/2014	PPR	Prepaid Rent	CR	-37.74	0.00	0.00	0.00	0.00	-37.74

	PPR	Prepaid Rent		-37.74	0.00	0.00	0.00	0.00	-37.74
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Manpower International Total: -37.74 0.00 0.00 0.00 0.00 0.00 -37.74

3430-010479		Goodrich Corporation		Master Occupant Id: 00003159-1			Exp. Date: 9/30/2023		SQFT: 0	
		Joan Goveart		23001 Current			Day Due: 1		Delq Day: 11	
		703-558-8233		Security Deposit: 0.00			Last Payment: 5/15/2015		59,704.13	
12/1/2014	RNT	Commercial Rent	CH	962.97	0.00	0.00	0.00	0.00	0.00	962.97
4/15/2015	PPR	Prepaid Rent	CR	-60,128.10	-60,128.10	0.00	0.00	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3430	Monday Production DB	Date: 5/27/2015
	1000 Wilson Blvd	Time: 01:25 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	PPR	Prepaid Rent	-60,128.10	-60,128.10	0.00	0.00	0.00	0.00
	RNT	Commercial Rent	962.97	0.00	0.00	0.00	0.00	962.97
Goodrich Corporation Total:			-59,165.13	-60,128.10	0.00	0.00	0.00	962.97
3430-010493	Riveron Consulting, LP Brooklyn Brock 404-626-7123		Master Occupant Id: 00003171-1 24002 Current Security Deposit: 0.00		Exp. Date: 6/30/2015 Day Due: 1 Last Payment:		SQFT: 0 Delq Day: 6 5/11/2015 23,352.35	
12/8/2014	PPR	Prepaid Rent	CR	-51,336.60	0.00	0.00	0.00	-51,336.60
	PPR	Prepaid Rent		-51,336.60	0.00	0.00	0.00	-51,336.60
Riveron Consulting, LP Total:			-51,336.60	0.00	0.00	0.00	0.00	-51,336.60
3430-010561	The Moran Companies, LLC Sara Hodgson (703) 841-8413		Master Occupant Id: 00003218-1 25000 Current Security Deposit: 0.00		Exp. Date: 4/30/2026 Day Due: 1 Last Payment:		SQFT: 0 Delq Day: 6 5/12/2015 139.66	
10/1/2014	PPR	Prepaid Rent	CR	-38,558.54	0.00	0.00	0.00	-38,558.54
	PPR	Prepaid Rent		-38,558.54	0.00	0.00	0.00	-38,558.54
The Moran Companies, LLC Total:			-38,558.54	0.00	0.00	0.00	0.00	-38,558.54
3430-010570	Capitol News Company, LLC Michael Leber 703-647-8759		Master Occupant Id: 00003228-1 27003 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 2/28/2027 Day Due: 1 Last Payment:		SQFT: 0 Delq Day: 6 5/18/2015 22,156.01	
2/27/2015	PPR	Prepaid Rent	CR	-5,247.06	0.00	0.00	-5,247.06	0.00
3/26/2015	PPR	Prepaid Rent	CR	-9,568.17	0.00	-9,568.17	0.00	0.00
4/1/2015	ELS	Electric Submeter	CH	540.80	540.80	0.00	0.00	0.00
4/1/2015	ELS	Electric Submeter	CH	7,289.04	7,289.04	0.00	0.00	0.00
4/1/2015	ELS	Electric Submeter	CH	0.72	0.72	0.00	0.00	0.00
	ELS	Electric Submeter		7,830.56	7,830.56	0.00	0.00	0.00
	PPR	Prepaid Rent		-14,815.23	0.00	-9,568.17	-5,247.06	0.00
Capitol News Company, LLC Total:			-6,984.67	7,830.56	-9,568.17	-5,247.06	0.00	0.00
3430-010580	Free Beacon LLC		Master Occupant Id: 00003236-1 26001 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 4/30/2025 Day Due: 1 Last Payment:		SQFT: 0 Delq Day: 6 12/9/2014 31,552.08	
12/9/2014	PPR	Prepaid Rent	CR	-31,552.08	0.00	0.00	0.00	-31,552.08
	PPR	Prepaid Rent		-31,552.08	0.00	0.00	0.00	-31,552.08
Free Beacon LLC Total:			-31,552.08	0.00	0.00	0.00	0.00	-31,552.08
3430-010581	Cobro Ventures		Master Occupant Id: 00003237-1 18002 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 6/30/2022 Day Due: 1 Last Payment:		SQFT: 0 Delq Day: 5 12/9/2014 27,588.00	
12/9/2014	PPR	Prepaid Rent	CR	-27,588.00	0.00	0.00	0.00	-27,588.00
	PPR	Prepaid Rent		-27,588.00	0.00	0.00	0.00	-27,588.00
Cobro Ventures Total:			-27,588.00	0.00	0.00	0.00	0.00	-27,588.00

Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3430	Monday Production DB	Date: 5/27/2015
	1000 Wilson Blvd	Time: 01:25 PM
	Period: 04/15	

Invoice Date	Category		Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3430-003631		Aerospace Industries Assoc. Brian Aybar 703-358-1028		Master Occupant Id: Aero1701-1 17001 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 1/31/2017 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 5/6/2015 88,472.46			
6/16/2014	PPR	Prepaid Rent	CR	-64.66	0.00	0.00	0.00	0.00	-64.66
PPR Prepaid Rent				-64.66	0.00	0.00	0.00	0.00	-64.66
Aerospace Industries Assoc. Total:				-64.66	0.00	0.00	0.00	0.00	-64.66
3430-003405		WJLA TV - Allbritton Comm. Co. Kevin O'Tool 703-236-9202		Master Occupant Id: Albritto-1 06601 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 6/30/2017 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 5/5/2015 235,723.33			
4/14/2015	PPR	Prepaid Rent	CR	-7,830.56	-7,830.56	0.00	0.00	0.00	0.00
PPR Prepaid Rent				-7,830.56	-7,830.56	0.00	0.00	0.00	0.00
WJLA TV - Allbritton Comm. Co. Total:				-7,830.56	-7,830.56	0.00	0.00	0.00	0.00
3430-010499		Allure, Ltd. Salomon Cohen 703-522-1888		Master Occupant Id: ALL001-3 07709 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 12/31/2018 SQFT: 0 Day Due: 1 Delq Day: 0 Last Payment: 5/13/2015 61.12			
12/1/2014	RTL	Retail Rent	CH	380.00	0.00	0.00	0.00	0.00	380.00
1/1/2015	ELS	Electric Submeter	CH	43.82	0.00	0.00	0.00	43.82	0.00
1/1/2015	ELS	Electric Submeter	CH	38.39	0.00	0.00	0.00	38.39	0.00
1/1/2015	RTL	Retail Rent	CH	215.00	0.00	0.00	0.00	215.00	0.00
1/20/2015	CON	Concession	NC	-150.00	0.00	-150.00	0.00	0.00	0.00
1/20/2015	CON	Concession	NC	-65.00	0.00	-65.00	0.00	0.00	0.00
2/1/2015	CON	Concession	NC	-10.00	0.00	-10.00	0.00	0.00	0.00
CON Concession				-225.00	0.00	-225.00	0.00	0.00	0.00
ELS Electric Submeter				82.21	0.00	0.00	0.00	82.21	0.00
RTL Retail Rent				595.00	0.00	0.00	0.00	215.00	380.00
Allure, Ltd. Total:				452.21	0.00	-225.00	0.00	297.21	380.00
3430-003632		American Psychiatric Assoc. Jarnice Roach 703-907-7397		Master Occupant Id: APA1000-1 18001 Current Security Deposit: 151,968.17 Letter of Credit Info:		Exp. Date: 12/31/2017 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 5/1/2015 235,887.12			
5/1/2014	RTT	RET True-up	NC	-355.74	0.00	0.00	0.00	0.00	-355.74
RTT RET True-up				-355.74	0.00	0.00	0.00	0.00	-355.74
American Psychiatric Assoc. Total:				-355.74	0.00	0.00	0.00	0.00	-355.74
3430-010392		Dr. Jason Farr Faveagehi Amir 703-263-7222		Master Occupant Id: DRJ001-2 07708 Current Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 8/31/2027 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 5/8/2015 41.41			
2/5/2015	PPR	Prepaid Rent	CR	-15.57	0.00	0.00	-15.57	0.00	0.00
3/2/2015	PPR	Prepaid Rent	CR	-15.57	0.00	-15.57	0.00	0.00	0.00
3/30/2015	PPR	Prepaid Rent	CR	-15.57	0.00	-15.57	0.00	0.00	0.00
4/1/2015	LPC	Late Pay Charge	CH	5.70	5.70	0.00	0.00	0.00	0.00
4/28/2015	PPR	Prepaid Rent	CR	-6,052.37	-6,052.37	0.00	0.00	0.00	0.00

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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LPC	Late Pay Charge		5.70	5.70	0.00	0.00	0.00	0.00
PPR	Prepaid Rent		-6,099.08	-6,052.37	-31.14	-15.57	0.00	0.00

Dr. Jason Farr Faveagehi Total: -6,093.38 -6,046.67 -31.14 -15.57 0.00 0.00

3430-003723		George Mason Roof Dish Roland Saldana 703-993-3100		Master Occupant Id: George M-1		Exp. Date: 1/31/2004		SQFT: 0	
				MISC3 Current		Day Due: 1		Delq Day: 0	
				Security Deposit: 0.00		Last Payment: 5/13/2015		24.91	
				Letter of Credit Info:					
1/1/2015	ELS	Electric Submeter	CH	19.52	0.00	0.00	0.00	19.52	0.00
4/1/2015	ELS	Electric Submeter	CH	20.48	20.48	0.00	0.00	0.00	0.00

ELS	Electric Submeter			40.00	20.48	0.00	0.00	19.52	0.00
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George Mason Roof Dish Total: 40.00 20.48 0.00 0.00 19.52 0.00

3430-003640		The Great Eatery Mr. Hueng Moon 703-527-2110		Master Occupant Id: GRE001-1			Exp. Date: 3/31/2021		SQFT: 0
				07702 Current			Day Due: 1		Delq Day: 0
				Security Deposit: 39,795.37			Last Payment: 5/20/2015		1,379.38
				Letter of Credit Info:					
12/1/2011	ELS	Electric Submeter	CH	267.04	0.00	0.00	0.00	0.00	267.04
1/1/2012	ELS	Electric Submeter	CH	742.73	0.00	0.00	0.00	0.00	742.73
2/1/2012	ELS	Electric Submeter	CH	1,596.27	0.00	0.00	0.00	0.00	1,596.27
2/1/2012	ELS	Electric Submeter	CH	8.26	0.00	0.00	0.00	0.00	8.26
3/1/2012	ELS	Electric Submeter	CH	343.89	0.00	0.00	0.00	0.00	343.89
12/1/2012	STR	Storage Rent	CH	106.60	0.00	0.00	0.00	0.00	106.60
6/1/2014	CAR	Carpentry/Rpr Income	CH	1,193.67	0.00	0.00	0.00	0.00	1,193.67
7/11/2014	NSF	NSF Check Fee	CH	25.00	0.00	0.00	0.00	0.00	25.00
4/1/2015	OPF	Operating Fixed	CH	2,268.50	2,268.50	0.00	0.00	0.00	0.00
4/1/2015	RTL	Retail Rent	CH	14,587.38	14,587.38	0.00	0.00	0.00	0.00
4/1/2015	STR	Storage Rent	CH	119.91	119.91	0.00	0.00	0.00	0.00
4/10/2015	PPR	Prepaid Rent	CR	-13,513.86	-13,513.86	0.00	0.00	0.00	0.00

CAR	Carpentry/Rpr Income			1,193.67	0.00	0.00	0.00	0.00	1,193.67
ELS	Electric Submeter			2,958.19	0.00	0.00	0.00	0.00	2,958.19
NSF	NSF Check Fee			25.00	0.00	0.00	0.00	0.00	25.00
OPF	Operating Fixed			2,268.50	2,268.50	0.00	0.00	0.00	0.00
PPR	Prepaid Rent			-13,513.86	-13,513.86	0.00	0.00	0.00	0.00
RTL	Retail Rent			14,587.38	14,587.38	0.00	0.00	0.00	0.00
STR	Storage Rent			226.51	119.91	0.00	0.00	0.00	106.60

The Great Eatery Total: 7,745.39 3,461.93 0.00 0.00 0.00 4,283.46

3430-003633		GS11B01534 US TRD & DV Syreeta Postell 202-708-4729		Master Occupant Id: GS01534-1 15001 Inactive Security Deposit: 0.00 Letter of Credit Info:		Exp. Date: 11/11/2012 SQFT: 0 Day Due: 1 Delq Day: 0 Last Payment: 6/9/2014 700.00			
12/1/2012	RET	Real Estate Tax	CH	34,518.55	0.00	0.00	0.00	0.00	34,518.55

RET	Real Estate Tax			34,518.55	0.00	0.00	0.00	0.00	34,518.55
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GS11B01534 US TRD & DV Total: 34,518.55 0.00 0.00 0.00 0.00 34,518.55

3430-010543		GS-11P-LVA12618 USTDA		Master Occupant Id: GS01534-2		Exp. Date: 11/11/2017		SQFT: 0	
		Syreeta Postell		15001 Current		Day Due: 1		Delq Day: 0	
		202-708-4729		Security Deposit: 0.00		Last Payment: 5/8/2015		700.00	
8/1/2014	HVA	O/T HVAC	CH	283.56	0.00	0.00	0.00	0.00	283.56

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
9/1/2014	PLU Plumbing	CH	139.80	0.00	0.00	0.00	0.00	139.80
9/1/2014	PLU Plumbing	CH	120.00	0.00	0.00	0.00	0.00	120.00
12/1/2014	RET Real Estate Tax	CH	121,509.88	0.00	0.00	0.00	0.00	121,509.88
12/26/2014	PPR Prepaid Rent	CR	-167.84	0.00	0.00	0.00	0.00	-167.84
1/21/2015	RET Real Estate Tax	CH	6,467.15	0.00	6,467.15	0.00	0.00	0.00
2/2/2015	PPR Prepaid Rent	CR	-0.02	0.00	0.00	-0.02	0.00	0.00
3/1/2015	CLN Cleaning	CH	700.00	0.00	700.00	0.00	0.00	0.00
4/1/2015	CLN Cleaning	CH	700.00	700.00	0.00	0.00	0.00	0.00
4/1/2015	PPR Prepaid Rent	CR	-265.02	-265.02	0.00	0.00	0.00	0.00
4/1/2015	RNT Commercial Rent	CH	53,551.14	53,551.14	0.00	0.00	0.00	0.00
4/1/2015	RNT Commercial Rent	CH	78,875.30	78,875.30	0.00	0.00	0.00	0.00

CLN Cleaning	1,400.00	700.00	700.00	0.00	0.00	0.00
HVA O/T HVAC	283.56	0.00	0.00	0.00	0.00	283.56
PLU Plumbing	259.80	0.00	0.00	0.00	0.00	259.80
PPR Prepaid Rent	-432.88	-265.02	0.00	-0.02	0.00	-167.84
RET Real Estate Tax	127,977.03	0.00	6,467.15	0.00	0.00	121,509.88
RNT Commercial Rent	132,426.44	132,426.44	0.00	0.00	0.00	0.00

GS-11P-LVA12618 USTDA Total: 261,913.95 132,861.42 7,167.15 -0.02 0.00 121,885.40

3430-003238	GSA #11B01487 State Dept Krystal Payton (202) 690-9186	Master Occupant Id: GSA1000-1 11001 Inactive Security Deposit: 0.00	Exp. Date: 12/26/2012 SQFT: 0 Day Due: 1 Delq Day: 0 Last Payment: 2/3/2014 8,231.21
Additional space Occupant: GSA #11B01487 State Dept		Contact: Donnita Meanneally	
8/31/2012	PPR Prepaid Rent	CR	-271.45 0.00 0.00 0.00 0.00 -271.45
12/1/2012	RNT Commercial Rent	CH	1,273.69 0.00 0.00 0.00 0.00 1,273.69
1/1/2013	RNT Commercial Rent	CH	7,896.83 0.00 0.00 0.00 0.00 7,896.83

PPR Prepaid Rent	-271.45	0.00	0.00	0.00	0.00	-271.45
RNT Commercial Rent	9,170.52	0.00	0.00	0.00	0.00	9,170.52

GSA #11B01487 State Dept Total: 8,899.07 0.00 0.00 0.00 0.00 8,899.07

3430-010466	GSA #11B-01487 Krystal Payton	Master Occupant Id: GSA1000-2 14001 Inactive Security Deposit: 0.00	Exp. Date: 12/26/2013 SQFT: 0 Day Due: 1 Delq Day: 0 Last Payment: 7/25/2014 16,635.15
Additional space Occupant: GSA #11B-01487		Contact: Pat Connors	
2/1/2013	RNT Commercial Rent	CH	7,896.82 0.00 0.00 0.00 0.00 7,896.82
3/1/2013	RNT Commercial Rent	CH	7,896.82 0.00 0.00 0.00 0.00 7,896.82
4/1/2013	RNT Commercial Rent	CH	7,896.82 0.00 0.00 0.00 0.00 7,896.82
5/1/2013	RNT Commercial Rent	CH	7,896.82 0.00 0.00 0.00 0.00 7,896.82
6/1/2013	RNT Commercial Rent	CH	7,896.82 0.00 0.00 0.00 0.00 7,896.82
7/1/2013	RNT Commercial Rent	CH	7,896.82 0.00 0.00 0.00 0.00 7,896.82
8/1/2013	RNT Commercial Rent	CH	7,896.80 0.00 0.00 0.00 0.00 7,896.80
9/1/2013	RNT Commercial Rent	CH	7,896.80 0.00 0.00 0.00 0.00 7,896.80
10/1/2013	RNT Commercial Rent	CH	7,896.80 0.00 0.00 0.00 0.00 7,896.80
11/1/2013	RNT Commercial Rent	CH	7,896.80 0.00 0.00 0.00 0.00 7,896.80
12/1/2013	RNT Commercial Rent	CH	6,623.26 0.00 0.00 0.00 0.00 6,623.26
2/3/2014	PPR Prepaid Rent	CR	-11,823.17 0.00 0.00 0.00 0.00 -11,823.17

PPR Prepaid Rent	-11,823.17	0.00	0.00	0.00	0.00	-11,823.17
RNT Commercial Rent	85,591.38	0.00	0.00	0.00	0.00	85,591.38

GSA #11B-01487 Total: 73,768.21 0.00 0.00 0.00 0.00 73,768.21

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3430-010552	GSA #11B-01487 Krytal Payton	Master Occupant Id: GSA1000-3 14001 Inactive Security Deposit: 0.00	Exp. Date: 9/30/2014 Day Due: 1 Delq Day: 0 Last Payment: 6/30/2014	SQFT: 0 800.00				
10/1/2014	RET Real Estate Tax	CH	70,442.89	0.00	0.00	0.00	0.00	70,442.89
1/21/2015	RET Real Estate Tax	CH	5,397.63	0.00	5,397.63	0.00	0.00	0.00
1/21/2015	RET Real Estate Tax	NC	-16,209.59	0.00	-16,209.59	0.00	0.00	0.00
	RET Real Estate Tax		59,630.93	0.00	-10,811.96	0.00	0.00	70,442.89
	GSA #11B-01487 Total:		59,630.93	0.00	-10,811.96	0.00	0.00	70,442.89
3430-010430	GSA #VA175 Dept of Def Julie / Paul Beke 703-695-1781	Master Occupant Id: GSAVA175-3 25003 Current Security Deposit: 0.00	Exp. Date: 6/30/2015 Day Due: 1 Delq Day: 6 Last Payment: 4/24/2015	SQFT: 0 29,236.79				
10/1/2014	HVA O/T HVAC	CH	2,275.00	0.00	0.00	0.00	0.00	2,275.00
10/1/2014	HVA O/T HVAC	CH	2,275.00	0.00	0.00	0.00	0.00	2,275.00
	HVA O/T HVAC		4,550.00	0.00	0.00	0.00	0.00	4,550.00
	GSA #VA175 Dept of Def Total:		4,550.00	0.00	0.00	0.00	0.00	4,550.00
3430-010387	Gulfstream Aerospace Corp. Pat Grier 912-965-4545	Master Occupant Id: Gulfstre-3 27001 Current Security Deposit: 0.00	Exp. Date: 6/30/2017 Day Due: 1 Delq Day: 6 Last Payment: 5/1/2015	SQFT: 0 20,121.23				
3/1/2015	ELS Electric Submeter	CH	2.66	0.00	2.66	0.00	0.00	0.00
4/1/2015	ELS Electric Submeter	CH	1.92	1.92	0.00	0.00	0.00	0.00
	ELS Electric Submeter		4.58	1.92	2.66	0.00	0.00	0.00
	Gulfstream Aerospace Corp. Total:		4.58	1.92	2.66	0.00	0.00	0.00
3430-004454	M. G. Mills Electrical Mark Mills	Master Occupant Id: M. G. Mi-1 STR06 Current Security Deposit: 0.00	Exp. Date: 5/31/2006 Day Due: 1 Delq Day: 0 Last Payment: 4/29/2015	SQFT: 0 159.18				
1/1/2015	STR Storage Rent	CH	4.50	0.00	0.00	0.00	4.50	0.00
4/29/2015	PPR Prepaid Rent	CR	-159.18	-159.18	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-159.18	-159.18	0.00	0.00	0.00	0.00
	STR Storage Rent		4.50	0.00	0.00	0.00	4.50	0.00
	M. G. Mills Electrical Total:		-154.68	-159.18	0.00	0.00	4.50	0.00
3430-003696	MCI, Inc. Stacey Tedrow 813-246-3414	Master Occupant Id: MCI Inc-1 STR01 Current Security Deposit: 0.00	Exp. Date: 12/31/2999 Day Due: 1 Delq Day: 0 Last Payment: 5/15/2015	SQFT: 260 93.16				
4/28/2015	PPR Prepaid Rent	CR	-934.40	-934.40	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-934.40	-934.40	0.00	0.00	0.00	0.00
	MCI, Inc. Total:		-934.40	-934.40	0.00	0.00	0.00	0.00
3430-010390	Twin Tower Florists Young Pae 703-527-7110	Master Occupant Id: TWI001-2 07701 Current Security Deposit: 0.00	Exp. Date: 12/31/2016 Day Due: 1 Delq Day: 6 Last Payment: 5/11/2015	SQFT: 0 75.35				
1/1/2015	ELS Electric Submeter	CH	101.74	0.00	0.00	0.00	101.74	0.00

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4/1/2015	ELS	Electric Submeter	CH	124.24	124.24	0.00	0.00	0.00
4/1/2015	LPC	Late Pay Charge	CH	5.09	5.09	0.00	0.00	0.00

ELS	Electric Submeter	225.98	124.24	0.00	0.00	101.74	0.00
LPC	Late Pay Charge	5.09	5.09	0.00	0.00	0.00	0.00
Twin Tower Florists Total:		231.07	129.33	0.00	0.00	101.74	0.00

3430-003651				WJLA TV - Allbritton Comm		Master Occupant Id: WJLA001-1		Exp. Date: 6/30/2017		SQFT: 0	
				Michelle Fraizer		27003 Inactive		Day Due: 1		Delq Day: 0	
				703-647-8758		Security Deposit: 0.00		Last Payment: 8/11/2014		64,505.57	
Letter of Credit Info:											
3/1/2014	LCH	Legal Charge	NC	-2,575.00	0.00	0.00	0.00	0.00	0.00	-2,575.00	

LCH	Legal Charge	-2,575.00	0.00	0.00	0.00	0.00	-2,575.00
WJLA TV - Allbritton Comm Total:		-2,575.00	0.00	0.00	0.00	0.00	-2,575.00

ACC	Access Cards	1,325.00	1,325.00	0.00	0.00	0.00	0.00
CAR	Carpentry/Rpr Income	1,193.67	0.00	0.00	0.00	0.00	1,193.67
CLN	Cleaning	1,400.00	700.00	700.00	0.00	0.00	0.00
CON	Concession	-225.00	0.00	-225.00	0.00	0.00	0.00
ELS	Electric Submeter	11,508.00	8,343.68	2.66	0.00	203.47	2,958.19
HVA	O/T HVAC	7,172.93	2,339.37	0.00	0.00	0.00	4,833.56
LCH	Legal Charge	-2,575.00	0.00	0.00	0.00	0.00	-2,575.00
LPC	Late Pay Charge	10.79	10.79	0.00	0.00	0.00	0.00
NSF	NSF Check Fee	25.00	0.00	0.00	0.00	0.00	25.00
OPE	Operating Escalation	26.97	26.97	0.00	0.00	0.00	0.00
OPF	Operating Fixed	2,268.50	2,268.50	0.00	0.00	0.00	0.00
PLU	Plumbing	259.80	0.00	0.00	0.00	0.00	259.80
PPR	Prepaid Rent	-344,006.24	-167,744.20	-9,599.31	-5,262.65	0.00	-161,400.08
RET	Real Estate Tax	222,142.65	16.14	-4,344.81	0.00	0.00	226,471.32
RNT	Commercial Rent	235,693.86	139,968.99	0.00	0.00	0.00	95,724.87
RTL	Retail Rent	15,182.38	14,587.38	0.00	0.00	215.00	380.00
RTT	RET True-up	-355.74	0.00	0.00	0.00	0.00	-355.74
STR	Storage Rent	231.01	119.91	0.00	0.00	4.50	106.60
BLDG 3430 Total:		151,278.58	1,962.53	-13,466.46	-5,262.65	422.97	167,622.19

ACC	Access Cards	1,325.00	1,325.00	0.00	0.00	0.00	0.00
CAR	Carpentry/Rpr Income	1,193.67	0.00	0.00	0.00	0.00	1,193.67
CLN	Cleaning	1,400.00	700.00	700.00	0.00	0.00	0.00
CON	Concession	-225.00	0.00	-225.00	0.00	0.00	0.00
ELS	Electric Submeter	11,508.00	8,343.68	2.66	0.00	203.47	2,958.19
HVA	O/T HVAC	7,172.93	2,339.37	0.00	0.00	0.00	4,833.56
LCH	Legal Charge	-2,575.00	0.00	0.00	0.00	0.00	-2,575.00
LPC	Late Pay Charge	10.79	10.79	0.00	0.00	0.00	0.00
NSF	NSF Check Fee	25.00	0.00	0.00	0.00	0.00	25.00
OPE	Operating Escalation	26.97	26.97	0.00	0.00	0.00	0.00
OPF	Operating Fixed	2,268.50	2,268.50	0.00	0.00	0.00	0.00
PLU	Plumbing	259.80	0.00	0.00	0.00	0.00	259.80
PPR	Prepaid Rent	-344,006.24	-167,744.20	-9,599.31	-5,262.65	0.00	-161,400.08
RET	Real Estate Tax	222,142.65	16.14	-4,344.81	0.00	0.00	226,471.32
RNT	Commercial Rent	235,693.86	139,968.99	0.00	0.00	0.00	95,724.87
RTL	Retail Rent	15,182.38	14,587.38	0.00	0.00	215.00	380.00
RTT	RET True-up	-355.74	0.00	0.00	0.00	0.00	-355.74
STR	Storage Rent	231.01	119.91	0.00	0.00	4.50	106.60

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Grand Total:			151,278.58	1,962.53	-13,466.46	-5,262.65	422.97	167,622.19

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			Monday Production DB					Date:	5/27/2015	
ENTITY:	3430		1000 Wilson Boulevard					Time:	01:18 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 08/12

Vendor: INT044 InterTechnomics, Inc.

2303	6/25/2012		5/22/12 service call	6320-0000	115.00	0.00	115.00			
2532	7/17/2012		ticket ribbon	6320-0000	161.70	0.00	161.70			
Expense Period 08/12 Total:					276.70	0.00	276.70			

Expense Period: 04/15

Vendor: BRA007 Compugraphics

AL31976	4/15/2015		Towers Tour Path	6410-0000	3,815.73	0.00	3,815.73	5/4/2015	13322	05/15
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Vendor: CDW001 CDW DIRECT LLC

ALTS08931	4/9/2015		324 VA RECEPTION	5758-0003	34.91	0.00	34.91	5/4/2015	13324	05/15
ALTS36161	4/10/2015		324 VA RECEPTION	5758-0003	13.21	0.00	13.21	5/4/2015	13326	05/15

Vendor: COR020 CoreNet Global Inc.

ALERS2015001	2/13/2015		Cornet event	6411-0000	4,922.14	0.00	4,922.14	5/4/2015	13327	05/15
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Vendor: COS004 COSTAR REALTY INFORMATION INC

AL192895PSI	2/10/2015		Jan 31 day Ad Run Ro	6410-0000	389.10	0.00	389.10	5/4/2015	13329	05/15
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Vendor: DOM003 DOMINION ELECTRIC SUPPLY CO INC

S102435477.001	4/6/2015		20th flr AHU	5334-0000	436.30	0.00	436.30	5/5/2015	10190	05/15
S102435487.001	4/8/2015		16th flr AHU	5334-0000	436.30	0.00	436.30	5/5/2015	10190	05/15

Vendor: ENE003 Energy Watch, Inc.

4253	3/20/2015		QtrlyEngAprJun15	5390-0000	861.24	0.00	861.24	5/11/2015	13354	05/15
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Database:	MONDAYPROD			Open Status Report				Page:		2
				Monday Production DB				Date:		5/27/2015
ENTITY:	3430			1000 Wilson Boulevard				Time:		01:18 PM
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: ENG003 Engineers Outlet

273789	3/31/2015		lube, tape	5380-0000	19.88	0.00	19.88	5/5/2015	10191	05/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	9.80	0.00	9.80	5/4/2015	13332	05/15
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Vendor: HIT001 HITT Constructon

App No. 1-Hitt	2/28/2015		Free Beacon TA	0162-0001	28,981.00	0.00	28,981.00	5/5/2015	10193	05/15
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Vendor: LOC016 Local News Now LLC

AL1824	4/16/2015		ArINow 12 Ad Run	6410-0000	492.21	0.00	492.21	5/4/2015	13335	05/15
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Vendor: MME111 Mitchell's Music and Entertainment

15042201	4/6/2015		Earth Day2015 MusicD	5772-0000	147.88	0.00	147.88	5/4/2015	13336	05/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

DTF0315ROSS	4/26/2015		DUE TO MGT AGNT 3/15	0491-0010	27,546.68	0.00	27,546.68	5/5/2015	10195	05/15
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Vendor: MONCMF MONDAY PROPERTIES SERVICES LLC

3430CMF0415	4/7/2015		ESCALTOR RETROFIT	0142-0020	13,409.56	0.00	13,409.56	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		FREEDOM PARK EXP	0142-0020	150.00	0.00	150.00	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		INSTALL DDC CHILLED	0142-0020	453.53	0.00	453.53	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		MORANS CO TI	0162-0020	6,520.20	0.00	6,520.20	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		POLITICO TI ALLOWANC	0162-0020	96,345.87	0.00	96,345.87	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		FREE BEACON TI	0162-0020	9.73	0.00	9.73	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		LL 185TH FLR RR	0162-0020	-137.33	0.00	-137.33	5/5/2015	10196	05/15

Database:	MONDAYPROD			Open Status Report				Page:		3
				Monday Production DB				Date:		5/27/2015
ENTITY:	3430			1000 Wilson Boulevard				Time:		01:18 PM
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

3430CMF0415	4/7/2015		LL 25TH FLR RR	0162-0020	492.72	0.00	492.72	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		9th FLR POLITICO	0162-0020	325.72	0.00	325.72	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		28TH FLR ELEV/LOBBY	0162-0020	36.04	0.00	36.04	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		8th flr politico	0162-0020	6,157.24	0.00	6,157.24	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		26TH FLR LL WORK	0162-0020	4,828.57	0.00	4,828.57	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		22ND FLR LL WORK	0162-0020	4,509.17	0.00	4,509.17	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		RIVERON 22ND FLR	0162-0020	411.72	0.00	411.72	5/5/2015	10196	05/15
3430CMF0415	4/7/2015		SANDS CAP28-31	0162-0020	209.52	0.00	209.52	5/5/2015	10196	05/15

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3430_0000000001	4/30/2015		Management Fee	5610-0000	453.63	0.00	453.63	5/5/2015	10197	05/15
3430_0000000002	4/30/2015		Management Fee	5610-0000	1,326.99	0.00	1,326.99	5/5/2015	10197	05/15
3430_0000000003	4/30/2015		Management Fee	5610-0000	0.00	0.00	0.00			
3430_0000000004	4/30/2015		Management Fee	5610-0000	16,199.87	0.00	16,199.87	5/5/2015	10197	05/15
3430_0000000005	5/1/2015		Management Fee	5610-0000	0.00	0.00	0.00			

Vendor: MPC001 MPC SERVICES, LLC

34301423-4	3/31/2015		26th Floor Demo	0162-0004	146,529.62	0.00	146,529.62	5/5/2015	10198	05/15
34301424-3	3/31/2015		22nd Floor Demo	0162-0004	105,701.30	0.00	105,701.30	5/5/2015	10198	05/15
34301502-1	3/31/2015		28-31st Flr Demo/AHU	0162-0004	65,363.94	0.00	65,363.94	5/5/2015	10198	05/15

Vendor: PEA004 Peapod, LLC

ALK61277967	4/20/2015		Customer ID ox82558	5758-0001	5.96	0.00	5.96	5/4/2015	13339	05/15
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Database:	MONDAYPROD			Open Status Report				Page:	4	
				Monday Production DB				Date:	5/27/2015	
ENTITY:	3430			1000 Wilson Boulevard				Time:	01:18 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: RED005 Red Top Cab of Arlington

AL033831	4/15/2015		Account# 2840200	5758-0008	2.16	0.00	2.16	5/4/2015	13341	05/15
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Vendor: TOY002 To Your Taste Catering, LLC

168172	4/15/2015		EngineersHolidayLunc	5732-0000	291.25	0.00	291.25	5/11/2015	13367	05/15
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Vendor: VAI002 Avision Young-Washington DC LLC

2015-47	3/31/2015		TestFit28-31flrs San	0162-0001	7,841.70	0.00	7,841.70	5/5/2015	10200	05/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

187835	11/13/2013		OEI Strategy	6632-0000	6,616.52	0.00	6,616.52	5/5/2015	10201	05/15
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AL205597	4/13/2015		email Correspondance	6630-0000	77.55	0.00	77.55	5/4/2015	13342	05/15
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AL205603	4/13/2015		Outdoor Kiosk Screen	6630-0000	264.90	0.00	264.90	5/4/2015	13343	05/15
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Vendor: WAS004 WASHINGTON GAS

WT3430042215	4/22/2015		3/23-4/21/15 3617942	5220-0000	1,315.09	0.00	1,315.09	5/12/2015	430042215	05/15
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WT3430042215	4/22/2015		3/23-4/21/15 3617942	0491-3435	1,213.92	0.00	1,213.92	5/12/2015	430042215	05/15
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Vendor: WAS005 WASHINGTON BUSINESS JOURNAL

16712	3/20/2015		Sands Cap Ad	6410-0000	4,384.00	0.00	4,384.00	5/5/2015	10202	05/15
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Vendor: WIL019 Webb Gentech Services LLC

9629	3/23/2015		filters	5334-0000	2,074.55	0.00	2,074.55	5/5/2015	10204	05/15
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Vendor: ZAC001 Accenture LLP

VC1100005427	4/3/2015		3/15 LSE ADMIN	5758-0011	259.96	0.00	259.96	5/6/2015	13345	05/15
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Expense Period 04/15 Total:					561,751.55	0.00	561,751.55			
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	5/27/2015	
ENTITY:	3430		1000 Wilson Boulevard					Time:	01:18 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

1000 Wilson Boulevard Total:	562,028.25	0.00	562,028.25
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Grand Total:	562,028.25	0.00	562,028.25
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ENTITY: 3430			Monday Production DB						Date: 5/27/2015	
			1000 Wilson Boulevard						Time: 01:28 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
10108	4/7/2015	04/15	CSC001	C S C						
3430	2015 Ind Dir Serv Fe			6632-0000	AL76032557	3/14/2015	4/13/2015	600.00	0.00	600.00
							Check Total:	600.00	0.00	600.00
10109	4/7/2015	04/15	ELE012	Elevator Control Service						
3430	March20115 Elev Main			5320-0000	0181043-IN	3/10/2015	4/9/2015	14,639.00	0.00	14,639.00
							Check Total:	14,639.00	0.00	14,639.00
10110	4/7/2015	04/15	FRE017	Manoth Mane, LLC *** VOID ***						
3430	FreeBeacon TA			0162-0001	JLL/SKB-2/18	2/18/2015	3/20/2015	42,005.94	0.00	42,005.94
3430	lost check			0162-0001	JLL/SKB-2/18	2/18/2015	3/20/2015	-42,005.94	0.00	-42,005.94
							Check Total:	0.00	0.00	0.00
10111	4/7/2015	04/15	GRE017	The Great Eatery, Inc						
3430	snow day eng lunch		MNDSRV03153	5732-0000	180589	3/5/2015	4/4/2015	53.62	0.00	53.62
							Check Total:	53.62	0.00	53.62
10112	4/7/2015	04/15	JOS005	Joseph Neto & Associates						
3430	Elevator Modernizati			0142-0002	1316325	3/6/2015	4/5/2015	1,800.00	0.00	1,800.00
3430	EscalatorModernizati			0142-0002	1316328	3/6/2015	4/5/2015	600.00	0.00	600.00
3430	Elevator Modernizati			0142-0002	1316373	3/6/2015	4/5/2015	1,531.28	0.00	1,531.28
							Check Total:	3,931.28	0.00	3,931.28
10113	4/7/2015	04/15	MAU001	Maurice Electrical Supply						
3430	lamps, ballasts		3430031516	5340-0000	S103282210.001	3/16/2015	4/15/2015	1,129.10	0.00	1,129.10
							Check Total:	1,129.10	0.00	1,129.10
10114	4/7/2015	04/15	MON020	MONDAY PROPERTIES SERVICES, LLC						
3430	DUE TO MPS 2/15			0491-0010	DTF0215ROSS	3/16/2015	4/15/2015	32,676.17	0.00	32,676.17
							Check Total:	32,676.17	0.00	32,676.17
10115	4/7/2015	04/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3430	Management Fee			5610-0000	3430_0000000001	3/31/2015	3/31/2015	28,980.51	0.00	28,980.51

Database:	MONDAYPROD	Check Register							Page:	2
ENTITY:	3430	Monday Production DB							Date:	5/27/2015
		1000 Wilson Boulevard							Time:	01:28 PM
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 28,980.51 0.00 28,980.51

10116	4/7/2015	04/15	MPC001	MPC SERVICES, LLC				
3430	25th Flr RR & Corr			0162-0004	34301404-8	2/28/2015	3/30/2015	10,973.41
3430	28th Flr Demo, RR,Co			0162-0004	34301408-10	2/28/2015	3/30/2015	1,201.24
3430	8th floor Politico			0162-0004	34301417-5	2/28/2015	3/30/2015	26,007.20

Check Total: 38,181.85 0.00 38,181.85

10117	4/7/2015	04/15	OTJ001	OTJ ARCHITECTS				
3430	18th flr Reno			0162-0004	149319	9/30/2014	10/30/2014	1,500.00
3430	roof deck arch serv			6632-0000	152321	2/28/2015	3/30/2015	4,279.21
3430	18th flr reimbursabl			0162-0004	149319	9/30/2014	10/30/2014	25.49

Check Total: 5,804.70 0.00 5,804.70

10118	4/7/2015	04/15	PER010	Perkins + Will Virginia, Inc.				
3430	Riveron 22nd Flr			0162-0004	01215043	3/2/2015	4/1/2015	14,460.00
3430	reimb Riveron 22nd			0162-0004	01215043	3/2/2015	4/1/2015	130.94

Check Total: 14,590.94 0.00 14,590.94

10119	4/7/2015	04/15	QUI006	Quick Messenger Services of DC Inc				
3430	1000 Courier Charges			6411-0000	0567132	1/2/2015	2/1/2015	120.46

Check Total: 120.46 0.00 120.46

10120	4/7/2015	04/15	SCH016	Schneider Electric Building				
3430	25th aHU's "take ove		3430021514	0142-0002	010249	3/10/2015	4/9/2015	5,104.93

Check Total: 5,104.93 0.00 5,104.93

10121	4/7/2015	04/15	SEC009	SecurAmerica LLC				
3430	Feb2015 Security			5520-0000	INV901013	3/11/2015	4/10/2015	18,586.56
3430	Feb2015 Rovers			5520-0000	INV901018	3/11/2015	4/10/2015	10,448.84
3430	2/2/15 garage rover			5520-0000	INV901019	3/11/2015	4/10/2015	520.37

Check Total: 29,555.77 0.00 29,555.77

10122	4/7/2015	04/15	THO013	Thornton Tomasetti, Inc.				
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ENTITY: 3430		Monday Production DB						Date: 5/27/2015		
		1000 Wilson Boulevard						Time: 01:28 PM		
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3430	FP Expansion Joint R			0162-0004	L14071.01-2	2/10/2015	3/12/2015	5,000.00	0.00	5,000.00
							Check Total:	5,000.00	0.00	5,000.00
10123	4/7/2015	04/15	TRA020	Trane U.S. Inc						
3430	26th Fee Beacon VAV;		3430021511	0162-0004	34740900	3/10/2015	4/9/2015	15,130.65	0.00	15,130.65
3430	26th Free Beacon VAV		3430031549	0162-0004	34749190	3/11/2015	4/10/2015	477.85	0.00	477.85
							Check Total:	15,608.50	0.00	15,608.50
10124	4/7/2015	04/15	UNI025	UNIVERSAL BUILDING SERVICES, INC						
3430	Window Diligence		3430031520	0162-0004	124705	3/23/2015	4/22/2015	1,232.00	0.00	1,232.00
							Check Total:	1,232.00	0.00	1,232.00
10125	4/7/2015	04/15	VIK002	VIKA, INC.						
3430	rooftop spot elevati		3430021525	6632-0000	6314	3/10/2015	4/9/2015	1,800.00	0.00	1,800.00
							Check Total:	1,800.00	0.00	1,800.00
10126	4/7/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3430	roof deck project			6632-0000	203430	2/10/2015	3/12/2015	7,586.45	0.00	7,586.45
							Check Total:	7,586.45	0.00	7,586.45
10127	4/7/2015	04/15	WBM001	W.B. MASON						
3430	engineer soda			5732-0000	I24000002	2/27/2015	3/29/2015	125.33	0.00	125.33
3430	engineer drinks			5732-0000	I24079972	3/3/2015	4/2/2015	47.57	0.00	47.57
							Check Total:	172.90	0.00	172.90
10128	4/7/2015	04/15	CAP018	Capitol News Company, LLC						
3430	Capital News TA			0162-0001	2015-002	3/9/2015	4/8/2015	2,010,605.00	0.00	2,010,605.00
							Check Total:	2,010,605.00	0.00	2,010,605.00
10129	4/16/2015	04/15	ELE012	Elevator Control Service						
3430	Escalators 1-6			0142-0002	0180642-IN	2/24/2015	3/26/2015	435,498.77	0.00	435,498.77
							Check Total:	435,498.77	0.00	435,498.77
10130	4/28/2015	04/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						

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ENTITY: 3430		Monday Production DB						Date: 5/27/2015	
		1000 Wilson Boulevard						Time: 01:28 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
3430	March2015 night cln			5120-0000	7838796	3/31/2015	4/30/2015	39,179.43	39,179.43
3430	2/16/15 snow removal		3430031522	5432-0000	7877422	3/25/2015	4/24/2015	1,575.00	1,575.00
3430	2/21/15 snow removal		3430031522	5432-0000	7877429	3/25/2015	4/24/2015	997.50	997.50
3430	3/5/15 snow removal		3430031522	5432-0000	7877431	3/25/2015	4/24/2015	1,400.00	1,400.00
3430	April2015 Sec clean			5160-0000	7921092	4/8/2015	5/8/2015	318.63	318.63
3430	March2015 day porter			5120-0000	7838796	3/31/2015	4/30/2015	9,177.10	9,177.10
3430	Marhc2015 vacancy cr			5121-0000	7838796	3/31/2015	4/30/2015	-12,496.20	-12,496.20
3430	March2015 state dept			6214-0000	7838796	3/31/2015	4/30/2015	230.28	230.28
3430	Marhc2015 US trade			6214-0000	7838796	3/31/2015	4/30/2015	293.98	293.98
Check Total:								40,675.72	40,675.72
10131	4/28/2015	04/15	AEP001	ABM Electrical Power Solutions, LLC					
3430	Marhc2015Eng SVC Ma			5342-0000	MCS-0000777	3/13/2015	4/12/2015	1,157.65	1,157.65
Check Total:								1,157.65	1,157.65
10132	4/28/2015	04/15	AND011	Andrew Beauchemin					
3430	ping pong paddles			5388-0000	Andrew B4/6/15	4/6/2015	5/6/2015	37.51	37.51
10132	4/28/2015	04/15	AND011	Andrew Beauchemin					
3430	ping pong balls			5388-0000	Andrew B4/6/15	4/6/2015	5/6/2015	13.11	13.11
10132	4/28/2015	04/15	AND011	Andrew Beauchemin					
3430	gold balls			5388-0000	Andrew B4/6/15	4/6/2015	5/6/2015	7.48	7.48
Check Total:								58.10	58.10
10133	4/28/2015	04/15	ARL004	ARLINGTON COUNTY, VIRGINIA *** VOID ***			Voided Check		
3430	28th Sands Elec Clos			0162-0004	3430-4/24/15	4/24/2015	5/24/2015	668.99	668.99
Check Total:								668.99	668.99
10134	4/28/2015	04/15	CAP036	Captivate Network					
3430	April2015 Elev Scree			5322-0000	0000041243	4/1/2015	5/1/2015	1,432.12	1,432.12
Check Total:								1,432.12	1,432.12
10135	4/28/2015	04/15	CAP038	Capital Design, Inc					
3430	WBJ Ads 1000 Plan		3430031550	6410-0000	3598	3/24/2015	4/23/2015	1,785.00	1,785.00
Check Total:								1,785.00	1,785.00

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10136	4/28/2015	04/15	CHE010	Chesapeake Systems,LLC						
3430	compressor		3430021533	5334-0000	20329839	3/25/2015	4/24/2015	1,002.73	0.00	1,002.73
							Check Total:	1,002.73	0.00	1,002.73
10137	4/28/2015	04/15	CIN001	CINTAS CORPORATION #145						
3430	uniforms w/e 3/4/15			5390-0000	145209729	3/4/2015	4/3/2015	87.40	0.00	87.40
3430	uniforms w/e 3/11/15			5390-0000	145213322	3/11/2015	4/10/2015	87.40	0.00	87.40
3430	uniforms w/e 3/18/15			5390-0000	145216525	3/18/2015	4/17/2015	145.49	0.00	145.49
							Check Total:	320.29	0.00	320.29
10138	4/28/2015	04/15	COM032	COMCAST						
3430	3/21/15-056139694840			5746-0000	3/21/15-561396	3/21/2015	4/20/2015	183.63	0.00	183.63
3430	3/21/15-other charge			5746-0000	3/21/15-561396	3/21/2015	4/20/2015	12.57	0.00	12.57
							Check Total:	196.20	0.00	196.20
10139	4/28/2015	04/15	COM052	Commodities Export & Management						
3430	DDC Valves AHU 25 We		3430021526	0142-0002	3430021526	3/2/2015	4/1/2015	1,700.00	0.00	1,700.00
3430	WJLA AHU water senso		3430021535	5390-0000	3430021535	2/26/2015	3/28/2015	1,539.12	0.00	1,539.12
3430	repair MCC disconnec		3430031537	5342-0000	3430031537	3/27/2015	4/26/2015	1,600.00	0.00	1,600.00
3430	26th flr AHU takeove		343003158	0162-0004	343003158	3/18/2015	4/17/2015	3,400.00	0.00	3,400.00
							Check Total:	8,239.12	0.00	8,239.12
10140	4/28/2015	04/15	COM053	Commerical Roofing & Sheet Metal Co						
3430	test cuts SandsRoof		3430041533	0162-0004	8204	4/7/2015	5/7/2015	607.00	0.00	607.00
							Check Total:	607.00	0.00	607.00
10141	4/28/2015	04/15	DAT003	Datawatch Systems Inc.						
3430	May2015 Fire Monitor			5372-0000	688527	4/1/2015	5/1/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
10142	4/28/2015	04/15	DAT004	Datapark USA, Inc.						
3430	validation machine			6320-0000	237942	2/28/2015	3/30/2015	98.43	0.00	98.43
3430	computer/reciept iss			6320-0000	237953	2/28/2015	3/30/2015	62.89	0.00	62.89
3430	help desk access			6320-0000	237954	2/28/2015	3/30/2015	132.51	0.00	132.51
3430	replace brush reader		3430041532	6320-0000	239613	3/31/2015	4/30/2015	318.02	0.00	318.02

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Check Total: 611.85 0.00 611.85

10143 4/28/2015 04/15 DFS001 DFS Construction Company
 3430 Moran Water Heater R 3430021528 0162-0004 1-FINAL 3/2/2015 4/1/2015 3,303.30 0.00 3,303.30
 3430 The Moran Co. TA 0162-0001 App No. 3 3/3/2015 4/2/2015 20,521.00 0.00 20,521.00

Check Total: 23,824.30 0.00 23,824.30

10144 4/28/2015 04/15 DIS004 Distinctive Plantings
 3430 seasonal flowers 5385-0000 29666 3/27/2015 4/26/2015 2,154.56 0.00 2,154.56

Check Total: 2,154.56 0.00 2,154.56

10145 4/28/2015 04/15 DMD001 Drinkmore Delivery, Inc.
 3430 earth day water 2015 5772-0000 1813544 4/21/2015 5/21/2015 48.58 0.00 48.58

Check Total: 48.58 0.00 48.58

10146 4/28/2015 04/15 DOM003 DOMINION ELECTRIC SUPPLY CO INC
 3430 26th flr AHU 343003156 0162-0004 S102398019.002 3/27/2015 4/26/2015 465.06 0.00 465.06

Check Total: 465.06 0.00 465.06

10147 4/28/2015 04/15 ELE012 Elevator Control Service
 3430 Elev#13 shut down 3430041524 5322-0000 0181365-IN 3/24/2015 4/23/2015 975.00 0.00 975.00
 3430 April2015 Elev Maint 5320-0000 0181848-IN 4/10/2015 5/10/2015 14,639.00 0.00 14,639.00

Check Total: 15,614.00 0.00 15,614.00

10148 4/28/2015 04/15 ENG003 Engineers Outlet
 3430 earplugs, dusk mask 5380-0000 273122 3/17/2015 4/16/2015 213.45 0.00 213.45
 3430 latex caulk white 5380-0000 273262 3/19/2015 4/18/2015 50.88 0.00 50.88
 3430 digital stat 5334-0000 273264 3/19/2015 4/18/2015 53.57 0.00 53.57
 3430 Gauge 5334-0000 273581 3/26/2015 4/25/2015 641.30 0.00 641.30
 3430 duct seal 5334-0000 273582 3/26/2015 4/25/2015 40.58 0.00 40.58
 3430 ext cords 5340-0000 273583 3/26/2015 4/25/2015 247.93 0.00 247.93
 3430 Politoc Motor 3430031544 5334-0000 273850 4/1/2015 5/1/2015 737.74 0.00 737.74
 3430 26th flr sensor 343003157 0162-0004 273916 4/2/2015 5/2/2015 848.00 0.00 848.00
 3430 gloves 5380-0000 273917 4/2/2015 5/2/2015 114.48 0.00 114.48
 3430 refrigerant 3430031510 5334-0000 273124 3/17/2015 4/16/2015 403.54 0.00 403.54

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Check Total: 3,351.47 0.00 3,351.47

10149 4/28/2015 04/15 FAS002 FastSigns

3430	Elev lobby pkg cards	3430031517	6320-0000	272-31830	3/23/2014	4/22/2014	502.00	0.00	502.00
3430	26th flr signage	3430031523	0162-0004	272-31863	4/15/2015	5/15/2015	4,413.24	0.00	4,413.24

Check Total: 4,915.24 0.00 4,915.24

10150 4/28/2015 04/15 FED007 FEDERAL LOCK & SAFE, INC

3430	9th flr master GM	3430041511	5390-0000	0109550-IN	3/2/2015	4/1/2015	455.00	0.00	455.00
3430	function lever	3430041514	0162-0004	0110017-IN	3/23/2015	4/22/2015	374.23	0.00	374.23
3430	31st Flr cut key	3430041516	5390-0000	0110091-IN	3/12/2015	4/11/2015	350.00	0.00	350.00
3430	26th floor	343004159	0162-0004	0110146-IN	3/20/2015	4/19/2015	280.00	0.00	280.00
3430	rekey 25th floor	343004152	0162-0004	0110185-IN	3/25/2015	4/24/2015	1,511.65	0.00	1,511.65

Check Total: 2,970.88 0.00 2,970.88

10151 4/28/2015 04/15 FOR010 Form Architects, PLLC

3430	The Moran Co. TA		0162-0001	14008-00-07	2/10/2015	3/12/2015	1,687.51	0.00	1,687.51
3430	The Moran TA		0162-0001	14008.00-08	3/12/2015	4/11/2015	555.20	0.00	555.20

Check Total: 2,242.71 0.00 2,242.71

10152 4/28/2015 04/15 FRE017 Manoth Mane, LLC

3430	Free Beacon TA		0162-0001	WFB-3/18/15	1/27/2015	4/18/2015	14,421.80	0.00	14,421.80
3430	FreeBeacon TA		0162-0001	JLL/SKB-2/18	2/18/2015	3/20/2015	42,005.94	0.00	42,005.94

Check Total: 56,427.74 0.00 56,427.74

10153 4/28/2015 04/15 GOT005 Gotham Technologies

3430	filter bags	3430041534	5332-0000	6814	2/10/2015	3/12/2015	318.42	0.00	318.42
3430	April2015 wtr treatm		5332-0000	7026	4/1/2015	5/1/2015	1,277.72	0.00	1,277.72
3430	acid sulfate		5332-0000	7098	4/6/2015	5/6/2015	244.24	0.00	244.24

Check Total: 1,840.38 0.00 1,840.38

10154 4/28/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC

3430	Sands Lease		0202-0002	176361	3/4/2015	4/3/2015	15,611.03	0.00	15,611.03
3430	Politoco Lease		0202-0002	176365	3/4/2015	4/3/2015	291.00	0.00	291.00
3430	Free Beacon 1st Amdt		0202-0002	176585	3/4/2015	4/3/2015	962.00	0.00	962.00

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3430	Oct201	kastle markup		6630-0000	177115	4/9/2015	5/9/2015	243.00	0.00	243.00
							Check Total:	17,107.03	0.00	17,107.03
10155	4/28/2015	04/15	HIL006	Hillmann Consulting, LLC						
3430	Moisture/Micobial Co		343004157	5830-0000	8165	2/9/2015	3/11/2015	1,919.00	0.00	1,919.00
							Check Total:	1,919.00	0.00	1,919.00
10156	4/28/2015	04/15	ITC	I.T.C. INC						
3430	gauge			5360-0000	42786	2/10/2015	3/12/2015	55.01	0.00	55.01
3430	plastic clip			5360-0000	42842	2/13/2015	3/15/2015	26.83	0.00	26.83
3430	sloan for WJLA bathr		3430021510	5360-0000	42785	2/10/2015	3/12/2015	708.66	0.00	708.66
							Check Total:	790.50	0.00	790.50
10157	4/28/2015	04/15	JCB001	JCB Services LLC						
3430	replace rise valves		3430031518	5336-0000	15-009	4/6/2015	5/6/2015	3,488.00	0.00	3,488.00
3430	replace valves		3430041513	5336-0000	15-010	4/6/2015	5/6/2015	375.00	0.00	375.00
							Check Total:	3,863.00	0.00	3,863.00
10158	4/28/2015	04/15	JOS005	Joseph Neto & Associates						
3430	Escalator Mod			0142-0002	1317137	4/2/2015	5/2/2015	3,500.00	0.00	3,500.00
							Check Total:	3,500.00	0.00	3,500.00
10159	4/28/2015	04/15	KAS001	KASTLE SYSTEMS						
3430	overlays			5540-0000	W0082471	3/16/2015	4/15/2015	75.00	0.00	75.00
							Check Total:	75.00	0.00	75.00
10160	4/28/2015	04/15	KCS001	KCS Landscape Management, Inc.						
3430	spring pansie rplcmn		3430031540	5412-0000	15389-501	4/6/2015	5/6/2015	1,364.22	0.00	1,364.22
3430	Expan Joint leak rpr		343004153	0142-0002	15397-302	4/6/2015	5/6/2015	1,378.00	0.00	1,378.00
							Check Total:	2,742.22	0.00	2,742.22
10161	4/28/2015	04/15	LIM002	Limbach						
3430	verve circuit board		3430021536	5334-0000	000295081	4/3/2015	5/3/2015	850.00	0.00	850.00
3430	25th flr AHU		343002157	5336-0000	000295125	4/3/2015	5/3/2015	1,827.00	0.00	1,827.00

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3430	25th flr new pipe in		343002158	5336-0000	000295127	4/3/2015	5/3/2015	3,827.00	0.00	3,827.00
							Check Total:	6,504.00	0.00	6,504.00
10162	4/28/2015	04/15	MAR021	MARK'S PLUMBING PARTS &						
3430	swivel,level, valve		3430031521	5360-0000	INV001404235	3/24/2015	4/23/2015	529.74	0.00	529.74
							Check Total:	529.74	0.00	529.74
10163	4/28/2015	04/15	MAU001	Maurice Electrical Supply						
3430	lamps, ballasts		3430031516	5340-0000	S103282210.002	4/1/2015	5/1/2015	551.20	0.00	551.20
							Check Total:	551.20	0.00	551.20
10164	4/28/2015	04/15	MON026	Mona Electric Group, Inc.						
3430	minor generator PM			5336-0000	265371	3/18/2015	4/17/2015	275.00	0.00	275.00
							Check Total:	275.00	0.00	275.00
10165	4/28/2015	04/15	MOR015	The Moran Company						
3430	The Moran Co TA			0162-0001	Request 7	4/8/2015	5/8/2015	31,493.87	0.00	31,493.87
3430	The Moran Co TA			0162-0001	Request 8	4/3/2015	5/3/2015	17,269.69	0.00	17,269.69
							Check Total:	48,763.56	0.00	48,763.56
10166	4/28/2015	04/15	MPA004	MDISTRICT PARK 1						
3430	4/1/15 RSRVE PARKIN			6312-0000	119672	3/20/2015	4/19/2015	24,420.00	0.00	24,420.00
3430	4/15 VALET PRKING			6312-0000	119774	4/1/2015	5/1/2015	350.00	0.00	350.00
							Check Total:	24,770.00	0.00	24,770.00
10167	4/28/2015	04/15	MPC001	MPC SERVICES, LLC						
3430	25th Flr RR & Corrid			0162-0004	34301404-9	3/31/2015	4/30/2015	571.71	0.00	571.71
3430	8th flr Politico HVA			0162-0004	34301417-6	3/31/2015	4/30/2015	4,141.80	0.00	4,141.80
3430	26th Flr Demo,Corr,			0162-0004	34301423-3	2/28/2015	3/30/2015	140,025.28	0.00	140,025.28
3430	22nd Flr Demo			0162-0004	34301424-2	2/28/2015	3/30/2015	146,551.28	0.00	146,551.28
							Check Total:	291,290.07	0.00	291,290.07
10168	4/28/2015	04/15	ORK001	Orkin LLC						
3430	March2015 exterminat			5384-0000	25843958	4/7/2015	5/7/2015	736.72	0.00	736.72

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				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 736.72 0.00 736.72

10169 **4/28/2015** **04/15** **OTJ001** **OTJ ARCHITECTS**
3430 Free Beacon 343004158 0162-0001 152342 2/28/2015 3/30/2015 1,500.00 0.00 1,500.00

Check Total: 1,500.00 0.00 1,500.00

10170 **4/28/2015** **04/15** **PER010** **Perkins + Will Virginia, Inc.**
3430 22nd Rvieron bldg ou 0162-0004 0315036 3/30/2015 4/29/2015 24,260.00 0.00 24,260.00
3430 22nd Flr Riveron 6632-0000 0315036 3/30/2015 4/29/2015 504.71 0.00 504.71

Check Total: 24,764.71 0.00 24,764.71

10171 **4/28/2015** **04/15** **PRO025** **IESI-MD Corporation**
3430 April2015front load 5152-0000 1300345561 4/1/2015 5/1/2015 825.00 0.00 825.00
3430 March2015 recycle co 5152-0000 1300348112 3/31/2015 4/30/2015 442.00 0.00 442.00

Check Total: 1,267.00 0.00 1,267.00

10172 **4/28/2015** **04/15** **QUI007** **iPROMOTEU**
3430 Tenant Cards MNDSRV04156 5772-0000 877085QM 4/2/2015 5/2/2015 1,293.68 0.00 1,293.68

Check Total: 1,293.68 0.00 1,293.68

10173 **4/28/2015** **04/15** **RAD001** **Radice Enterprises, LLC**
3430 April2015 clean&poli 5381-0000 819 3/28/2015 4/27/2015 4,516.56 0.00 4,516.56

Check Total: 4,516.56 0.00 4,516.56

10174 **4/28/2015** **04/15** **RAM006** **RAMCO OF VIRGINIA, INC.**
3430 15th floor demo perm 3430041537 0162-0004 9731126 4/6/2015 5/6/2015 750.00 0.00 750.00
3430 14th Floor demo perm 3430041538 0162-0004 9761127 4/6/2015 5/6/2015 750.00 0.00 750.00
3430 22ndFlr Riveron Perm 3430041539 0162-0001 9761128 4/6/2015 5/6/2015 750.00 0.00 750.00

Check Total: 2,250.00 0.00 2,250.00

10175 **4/28/2015** **04/15** **RAN002** **Rand Construction**
3430 8th flr HVAC/Heat pu 3430041543 0162-0004 21392 4/22/2015 5/22/2015 7,007.00 0.00 7,007.00

Check Total: 7,007.00 0.00 7,007.00

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10176	4/28/2015	04/15	RCC001	RCC Group, Inc.						
3430	Tenant Emerg	Prep Mt		5772-0000	1108	3/31/2015	4/30/2015	85.47	0.00	85.47
3430	3/31/15	Tenant Emerg		5772-0000	1108-2	3/31/2015	4/30/2015	51.77	0.00	51.77
							Check Total:	137.24	0.00	137.24
10177	4/28/2015	04/15	SCH016	Schneider Electric Building						
3430	plant upgrades		343012148	5334-0000	010395	3/30/2015	4/29/2015	4,032.00	0.00	4,032.00
3430	April2015	BAS		5342-0000	010441	4/8/2015	5/8/2015	1,438.50	0.00	1,438.50
							Check Total:	5,470.50	0.00	5,470.50
10178	4/28/2015	04/15	SEC009	SecurAmerica LLC						
3430	March2015	security		5520-0000	INV901030	4/8/2015	5/8/2015	20,889.50	0.00	20,889.50
3430	March2015	Grg Rover		5520-0000	INV901036	4/8/2015	5/8/2015	1,136.80	0.00	1,136.80
							Check Total:	22,026.30	0.00	22,026.30
10179	4/28/2015	04/15	SHA007	Shalom Baranes Associates						
3430	wilson studies			6632-0000	20935	4/13/2015	5/13/2015	5,521.65	0.00	5,521.65
3430	OEI			6632-0000	34949470	4/22/2015	5/22/2015	1,128.29	0.00	1,128.29
							Check Total:	6,649.94	0.00	6,649.94
10180	4/28/2015	04/15	SHE005	SHERWIN - WILLIAMS CO.						
3430	paint			5380-0000	2713-6	3/24/2015	4/23/2015	123.03	0.00	123.03
3430	paint			5380-0000	2733-4	3/24/2015	4/23/2015	26.41	0.00	26.41
							Check Total:	149.44	0.00	149.44
10181	4/28/2015	04/15	SUN009	Sunbelt Rentals, Inc.						
3430	25th Floor		3430041526	0162-0004	49570163-001	12/10/2014	1/9/2015	1,118.58	0.00	1,118.58
							Check Total:	1,118.58	0.00	1,118.58
10182	4/28/2015	04/15	SUP015	SupplySource DC LLC						
3430	50% lobby	furniture	3430041525	0152-0001	2260	4/8/2015	5/8/2015	4,627.38	0.00	4,627.38
							Check Total:	4,627.38	0.00	4,627.38
10183	4/28/2015	04/15	TEL005	Telco Experts LLC						

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3430	April2015Acct1679 EI			5322-0000	1679150401	4/1/2015	5/1/2015	713.40	0.00	713.40
3430	April2015Acct1679pho			5746-0000	1679150401	4/1/2015	5/1/2015	222.94	0.00	222.94
Check Total:								936.34	0.00	936.34
10184	4/28/2015	04/15	THO013	Thornton Tomasetti, Inc.						
3430	Fountian Investigati			5381-0000	L15007.00-1	3/13/2015	4/12/2015	3,840.00	0.00	3,840.00
3430	EscalatorRenoTrussCo		343004156	0142-0002	M11015.00-23	1/16/2015	2/15/2015	675.00	0.00	675.00
3430	reimb FP Roof Repair			6632-0000	L14071.00-6	3/12/2015	4/11/2015	15.84	0.00	15.84
Check Total:								4,530.84	0.00	4,530.84
10185	4/28/2015	04/15	TOT006	TOTAL FILTRATION SERVICES, INC.						
3430	filters		3430021538	5334-0000	PSV1320631	3/16/2015	4/15/2015	920.57	0.00	920.57
Check Total:								920.57	0.00	920.57
10186	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3430	roof deck project			0162-0004	204616	3/11/2015	4/10/2015	6,893.50	0.00	6,893.50
Check Total:								6,893.50	0.00	6,893.50
10187	4/28/2015	04/15	ZEE001	ZEE MEDICAL INC						
3430	medical supplies			5370-0000	0136129168	3/23/2015	4/22/2015	314.95	0.00	314.95
Check Total:								314.95	0.00	314.95
10188	4/28/2015	04/15	ZOO001	ZOOM DELIVERY OF DC, LLC.						
3430	Customer# 840210			5736-0000	91741	4/4/2015	5/4/2015	43.95	0.00	43.95
Check Total:								43.95	0.00	43.95
13009	4/22/2015	04/15	TIM005	TIME WARNER CABLE OF NYC *** VOID ***			Voided Check			
3430	lost check			5758-0001	AL24835084	2/22/2015	3/24/2015	-0.73	0.00	-0.73
Check Total:								-0.73	0.00	-0.73
13141	4/6/2015	04/15	DEN005	Deniz Yener						
3430	Broker Events			6411-0000	ALDY032415	3/24/2015	4/23/2015	76.91	0.00	76.91
Check Total:								76.91	0.00	76.91

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			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount
								Check Amount

13144	4/6/2015	04/15	KBUR01	Kevin Burns						
3430	Staff lunch			5758-0013	KevinB.3/19/15	3/19/2015	4/18/2015	14.90	0.00	14.90
							Check Total:	14.90	0.00	14.90
13146	4/6/2015	04/15	PEA004	Peapod, LLC						
3430	Customer ID ox82558			5758-0001	ALk60561695	3/23/2015	4/22/2015	5.88	0.00	5.88
							Check Total:	5.88	0.00	5.88
13149	4/6/2015	04/15	REA002	REALDATA MANAGEMENT INC						
3430	NY 8098Z SUPPORT S\			6410-0000	AL8098Z.Q2.15	4/1/2015	5/1/2015	722.49	0.00	722.49
							Check Total:	722.49	0.00	722.49
13151	4/6/2015	04/15	TIM007	TIM HELMIG						
3430	Cab from airport			5758-0008	ALTHPers0315	3/17/2015	4/16/2015	2.11	0.00	2.11
3430	Broker Event GLove			6411-0000	ALTHPers0315	3/17/2015	4/16/2015	172.22	0.00	172.22
							Check Total:	174.33	0.00	174.33
13153	4/6/2015	04/15	UNI005	UNITED PARCEL SERVICE						
3430	NY 0721WH/A9826T 3/2			5758-0007	AL000A9826T135	3/28/2015	4/27/2015	18.69	0.00	18.69
							Check Total:	18.69	0.00	18.69
13162	4/13/2015	04/15	COM032	COMCAST						
3430	Acct# 05613951384012			5758-0001	Comcast3/15	3/21/2015	4/20/2015	10.43	0.00	10.43
							Check Total:	10.43	0.00	10.43
13163	4/13/2015	04/15	CUS003	CUSHMAN & WAKEFIELD						
3430	APPRAISING 10 PROP			6632-0000	AL14260019558	1/5/2015	2/4/2015	3,500.00	0.00	3,500.00
							Check Total:	3,500.00	0.00	3,500.00
13167	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3430	10-11WiiOw2014DELLC			6632-0000	AL4327996-2015	3/25/2015	4/24/2015	150.00	0.00	150.00
							Check Total:	150.00	0.00	150.00
13168	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
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3430	RossSeries2014DELLCf			6632-0000	AL4331175-2015	3/25/2015	4/24/2015	30.00	0.00	30.00
							Check Total:	30.00	0.00	30.00
13172	4/13/2015	04/15	INS004	INSTITUTE OF REAL ESTATE MGMT						
3430	IREMGalaCommittee			6634-0000	VA04032015	4/3/2015	5/3/2015	337.88	0.00	337.88
							Check Total:	337.88	0.00	337.88
13174	4/13/2015	04/15	MAY003	Mayer Brown LLP						
3430	OEI Strategy			6632-0000	34932741	3/16/2015	4/15/2015	1,126.51	0.00	1,126.51
							Check Total:	1,126.51	0.00	1,126.51
13176	4/13/2015	04/15	MME111	Mitchell's Music and Entertainment						
3430	Earth Day sound syst			5772-0000	15042201.1	4/6/2015	5/6/2015	36.97	0.00	36.97
							Check Total:	36.97	0.00	36.97
13179	4/13/2015	04/15	PEA004	Peapod, LLC						
3430	Customer ID ox82558			5758-0001	ALk60746588	3/30/2015	4/29/2015	5.92	0.00	5.92
							Check Total:	5.92	0.00	5.92
13180	4/13/2015	04/15	PET005	PETTY CASH						
3430	arl permit - 22nd fl			0162-0004	WTPC4115	4/1/2015	5/1/2015	1,320.00	0.00	1,320.00
3430	arl cty permit - 26t			0162-0001	WTPC4115	4/1/2015	5/1/2015	1,058.01	0.00	1,058.01
3430	Arl Cty Permit - 29t			0162-0004	WTPC4115	4/1/2015	5/1/2015	381.29	0.00	381.29
3430	truck repairs			5390-0000	WTPC4115	4/1/2015	5/1/2015	291.60	0.00	291.60
3430	Arl Cty Permit - 15t			0162-0001	WTPC4115	4/1/2015	5/1/2015	611.24	0.00	611.24
							Check Total:	3,662.14	0.00	3,662.14
13182	4/13/2015	04/15	RED005	Red Top Cab of Arlington						
3430	Acct# 2840200			5758-0008	AL022192	3/15/2015	4/14/2015	6.01	0.00	6.01
							Check Total:	6.01	0.00	6.01
13183	4/13/2015	04/15	REM004	REMLU, INC						
3430	EAPprog QtyJan-Mar20			5372-0000	REM 15-017	3/12/2015	4/11/2015	1,250.00	0.00	1,250.00

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				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 1,250.00 0.00 1,250.00

13185 4/13/2015 04/15 TEL005 Telco Experts LLC
3430 VA-Acct# 1775 4/1/15 5758-0005 AL1775150401 4/1/2015 5/1/2015 93.29 0.00 93.29

Check Total: 93.29 0.00 93.29

13186 4/13/2015 04/15 TRE003 State Corporation Commission
3430 2015VAAAnnualLLCRegF 6632-0000 ALT0339970-15 2/1/2015 3/3/2015 25.00 0.00 25.00

Check Total: 25.00 0.00 25.00

13187 4/13/2015 04/15 UNI005 UNITED PARCEL SERVICE
3430 VA0721WH/A148V1 4/4 5758-0007 AL000A148V1145 4/4/2015 5/4/2015 16.03 0.00 16.03

Check Total: 16.03 0.00 16.03

13188 4/13/2015 04/15 UNI005 UNITED PARCEL SERVICE
3430 NY 0721WH/A9826T 4/4 5758-0007 AL000A9826T145 4/4/2015 5/4/2015 22.31 0.00 22.31

Check Total: 22.31 0.00 22.31

13195 4/20/2015 04/15 PET005 PETTY CASH
3430 NY Office Supply 5758-0001 ALPC041315 4/13/2015 4/20/2015 0.42 0.00 0.42

Check Total: 0.42 0.00 0.42

13197 4/21/2015 04/15 ALL019 Allied Telecom Group LLC
3430 208 INTRNT ACCESS 5758-0002 AL1031984 4/5/2015 5/5/2015 86.58 0.00 86.58

Check Total: 86.58 0.00 86.58

13201 4/21/2015 04/15 CDW001 CDW DIRECT LLC
3430 324 R POTTERTON 5758-0003 ALTK59011 3/26/2015 4/25/2015 182.56 0.00 182.56

Check Total: 182.56 0.00 182.56

13208 4/21/2015 04/15 COS004 COSTAR REALTY INFORMATION INC
3430 28 Day Ad Run MNDSRV03159 6410-0000 AL193086PSI 3/10/2015 4/9/2015 417.78 0.00 417.78

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Entity	Reference		Address ID	Vendor Name
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				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 417.78 0.00 417.78

13214 4/21/2015 04/15 FIR010 FIRST CORPORATE SEDANS CORP
3430 Andrew McGeorge 5758-0008 AL793780 4/9/2015 5/9/2015 9.25 0.00 9.25

Check Total: 9.25 0.00 9.25

13216 4/21/2015 04/15 FRE013 Freshdirect
3430 Carried to 13217 5758-0001 AL201503 4/7/2015 Unused - Continued Check 4/22/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13217 4/21/2015 04/15 FRE013 Freshdirect
3430 NY 11717338932-20150 5758-0001 AL201503 4/7/2015 4/22/2015 3.18 0.00 3.18

Check Total: 3.18 0.00 3.18

13218 4/21/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC
3430 Costar Contract Revi 6630-0000 AL176370 3/4/2015 4/3/2015 80.15 0.00 80.15

Check Total: 80.15 0.00 80.15

13219 4/21/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC
3430 Ryan LOI 6630-0000 AL176604 3/4/2015 4/3/2015 303.75 0.00 303.75

Check Total: 303.75 0.00 303.75

13220 4/21/2015 04/15 HAT002 Maria Hatcher
3430 PWC lease Anniver gi 5772-0000 MariaH-4/14/15 4/14/2015 5/14/2015 103.30 0.00 103.30
3430 PWC lease anniver gi 5772-0000 MariaH-4/14/15 4/14/2015 5/14/2015 69.31 0.00 69.31

Check Total: 172.61 0.00 172.61

13221 4/21/2015 04/15 ICO002 iContact LLC
3430 5/1-5/31 Monthy Subs 6410-0000 AL5658874 4/10/2015 5/10/2015 21.26 0.00 21.26

Check Total: 21.26 0.00 21.26

13223 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3430 3/1/15 Elcon Parkers 5322-0000 118769 2/20/2015 3/22/2015 297.21 0.00 297.21

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Entity	Reference		Address ID	Vendor Name
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				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 297.21 0.00 297.21

13224 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3430 Jan,Feb,Mar2015 Elco 5322-0000 118842 2/20/2015 3/22/2015 251.47 0.00 251.47

Check Total: 251.47 0.00 251.47

13225 4/21/2015 04/15 MPA004 MDISTRICT PARK 1
3430 April2015 Elcon Park 5322-0000 119670 3/20/2015 4/19/2015 297.21 0.00 297.21

Check Total: 297.21 0.00 297.21

13226 4/21/2015 04/15 NEX004 Next Generation Security Concepts
3430 4/1/15-6/30/15 CCTV 5540-0000 033115-1 3/1/2015 3/31/2015 1,030.00 0.00 1,030.00

Check Total: 1,030.00 0.00 1,030.00

13229 4/21/2015 04/15 PEA004 Peapod, LLC
3430 Customer ID ox82558 5758-0001 ALk59941012 3/2/2015 4/1/2015 5.64 0.00 5.64

Check Total: 5.64 0.00 5.64

13231 4/21/2015 04/15 PEA004 Peapod, LLC
3430 Customer ID ox82558 5758-0001 ALk60966805 4/6/2015 5/6/2015 5.91 0.00 5.91

Check Total: 5.91 0.00 5.91

13233 4/21/2015 04/15 PEA004 Peapod, LLC
3430 Customer ID ox82558 5758-0001 ALk61146272 4/13/2015 5/13/2015 5.89 0.00 5.89

Check Total: 5.89 0.00 5.89

13234 4/21/2015 04/15 PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP
3430 OEI Strategy 6632-0000 7971294 3/24/2015 4/23/2015 257.85 0.00 257.85

Check Total: 257.85 0.00 257.85

13237 4/21/2015 04/15 REA002 REALDATA MANAGEMENT INC
3430 335 RDM DOCS SUBSC 5758-0003 AL8098K.Q2.15 4/1/2015 5/1/2015 456.49 0.00 456.49

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Check Total: 456.49 0.00 456.49

13238 4/21/2015 04/15 REA024 Reallogic Analytics Inc
3430 340 ABSTRACTING 5758-0003 AL33334 2/28/2015 3/30/2015 575.00 0.00 575.00

Check Total: 575.00 0.00 575.00

13240 4/21/2015 04/15 RED005 Red Top Cab of Arlington
3430 Account# 2840200 5758-0008 AL029450 3/31/2015 4/30/2015 3.10 0.00 3.10

Check Total: 3.10 0.00 3.10

13242 4/21/2015 04/15 RED007 Redirect, Inc.
3430 215 HELP DESK 5758-0002 AL14972 3/4/2015 4/3/2015 301.22 0.00 301.22

Check Total: 301.22 0.00 301.22

13244 4/21/2015 04/15 RED007 Redirect, Inc.
3430 202 SCORECARD 5758-0002 AL15007 3/12/2015 4/11/2015 131.79 0.00 131.79

Check Total: 131.79 0.00 131.79

13246 4/21/2015 04/15 RED007 Redirect, Inc.
3430 215 HELP DESK 5758-0002 AL15050 4/3/2015 5/3/2015 305.09 0.00 305.09

Check Total: 305.09 0.00 305.09

13252 4/21/2015 04/15 SEC008 Secure Shred LLC
3430 On Site Shredding 5758-0012 AL8911 3/31/2015 4/30/2015 36.92 0.00 36.92

Check Total: 36.92 0.00 36.92

13253 4/21/2015 04/15 SPE008 Special Olympics District Columbia
3430 special olympics don 6634-0000 SO41715 4/17/2015 5/17/2015 638.90 0.00 638.90

Check Total: 638.90 0.00 638.90

13256 4/21/2015 04/15 TEL005 Telco Experts LLC
3430 Account #1197 5758-0005 AL1197150401 4/1/2015 5/1/2015 92.72 0.00 92.72

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			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Check Total: 92.72 0.00 92.72

13257	4/21/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3430	Carried to 13258			5758-0001	AL24835084	2/22/2015	3/24/2015	0.00	0.00
								0.00	0.00

Check Total: 0.00 0.00 0.00

13258	4/21/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3430	2.22 TO 3.21.15			5758-0001	AL24835084	2/22/2015	3/24/2015	0.73	0.73
								0.00	0.73

Check Total: 0.73 0.00 0.73

13260	4/21/2015	04/15	TIM009	Time Warner Cable					
3430	210 4/15 #030065301			5758-0002	AL04012015	4/1/2015	5/1/2015	51.86	51.86
								0.00	51.86

Check Total: 51.86 0.00 51.86

13261	4/21/2015	04/15	TRE003	State Corporation Commission					
3430	2015VALLCRegAssessr			6632-0000	ALT03427922015	3/1/2015	3/31/2015	5.00	5.00
								0.00	5.00

Check Total: 5.00 0.00 5.00

13267	4/21/2015	04/15	VER013	VERIZON WIRELESS					
3430	VA-Acct#720396355000			5758-0006	AL9743092113	3/28/2015	4/27/2015	619.62	619.62
								0.00	619.62

Check Total: 619.62 0.00 619.62

13269	4/21/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3430	Arlington Cnty zonin			6630-0000	AL182880	6/10/2013	7/10/2013	510.80	510.80
								0.00	510.80

Check Total: 510.80 0.00 510.80

13270	4/21/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3430	Waterline Easement			6630-0000	AL204613	3/11/2015	4/10/2015	357.25	357.25
								0.00	357.25

Check Total: 357.25 0.00 357.25

13274	4/21/2015	04/15	WBM001	W.B. MASON					
3430	Carried to 13276			5758-0004	ALIS0343496	3/31/2015	4/30/2015	0.00	0.00
								0.00	0.00

Unused - Continued Check

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Entity	Reference		Address ID	Vendor Name
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				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 0.00 0.00 0.00

13275 4/21/2015 04/15 WBM001 W.B. MASON
3430 Carried to 13276 5758-0004 ALIS0343496 3/31/2015 4/30/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13276 4/21/2015 04/15 WBM001 W.B. MASON
3430 NY C2012992 RENTAL 5758-0004 ALIS0343496 3/31/2015 4/30/2015 0.38 0.00 0.38
3430 NY C2012992 OFF SUP 5758-0001 ALIS0343496 3/31/2015 4/30/2015 8.78 0.00 8.78

Check Total: 9.16 0.00 9.16

13280 4/21/2015 04/15 WBM001 W.B. MASON
3430 Item for B.Potterton 5758-0001 ALIS0343548 3/31/2015 4/30/2015 12.38 0.00 12.38
3430 Office supplies 5758-0001 ALIS0343548 3/31/2015 4/30/2015 96.02 0.00 96.02
3430 Coffee machine renta 5758-0004 ALIS0343548 3/31/2015 4/30/2015 5.38 0.00 5.38

Check Total: 113.78 0.00 113.78

13282 4/21/2015 04/15 XER005 Xerox Financial Services LLC
3430 VA-Con#010000055900: 5758-0004 AL296677 4/5/2015 5/5/2015 160.05 0.00 160.05

Check Total: 160.05 0.00 160.05

13283 4/28/2015 04/15 AMT002 AmTrust North America, Inc.
3430 Carried to 13284 5710-5000 04022015 4/2/2015 5/2/2015 0.00 0.00 0.00

Check Total: 0.00 0.00 0.00

13284 4/28/2015 04/15 AMT002 AmTrust North America, Inc.
3430 2015 DisabilityPremi 5710-5000 04022015 4/2/2015 5/2/2015 4.03 0.00 4.03

Check Total: 4.03 0.00 4.03

13285 4/28/2015 04/15 ATS002 At Site Real Estate
3430 March2015 BPM serv 5390-0000 2015092 3/15/2015 4/14/2015 806.90 0.00 806.90

Check Total: 806.90 0.00 806.90

13289 4/28/2015 04/15 CAH001 CAHILL, AILEEN

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Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
3430	VA Travel			5758-0014	AC04162015	4/16/2015	5/16/2015	174.74	174.74
3430	VA Taxi			5758-0008	AC04162015	4/16/2015	5/16/2015	3.03	3.03
3430	VA Meals			5758-0013	AC04162015	4/16/2015	5/16/2015	17.14	17.14
Check Total:								194.91	194.91
13290	4/28/2015	04/15	CIT006	CITISTORAGE INC.			Unused - Continued Check		
3430	Carried to 13291			5758-0001	AL0800439	4/1/2015	5/1/2015	0.00	0.00
Check Total:								0.00	0.00
13291	4/28/2015	04/15	CIT006	CITISTORAGE INC.					
3430	NY #2510 STORAGE FE			5758-0001	AL0800439	4/1/2015	5/1/2015	37.84	37.84
Check Total:								37.84	37.84
13293	4/28/2015	04/15	DCJ001	DCJOBS.Com			Unused - Continued Check		
3430	Carried to 13294			5758-0012	142946	4/1/2015	5/1/2015	0.00	0.00
Check Total:								0.00	0.00
13294	4/28/2015	04/15	DCJ001	DCJOBS.Com					
3430	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	5/1/2015	509.36	509.36
Check Total:								509.36	509.36
13295	4/28/2015	04/15	DEN005	Deniz Yener					
3430	Broker lunch/drinks			6411-0000	ALDY042015	4/20/2015	5/20/2015	45.25	45.25
Check Total:								45.25	45.25
13297	4/28/2015	04/15	INT023	Interior Foliage Design Inc			Unused - Continued Check		
3430	Carried to 13298			5758-0012	AL188307	4/10/2015	5/10/2015	0.00	0.00
Check Total:								0.00	0.00
13298	4/28/2015	04/15	INT023	Interior Foliage Design Inc					
3430	NY #3980 4/15 MNTNAN			5758-0012	AL188307	4/10/2015	5/10/2015	0.75	0.75
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13300	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)					

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		1000 Wilson Boulevard						Time: 01:28 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3430	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	4/17/2015	8.42	8.42
							Check Total:	8.42	8.42
13301	4/28/2015	04/15	NOV006	Nova Offset Corp					
3430	bus. cards S.Napolit			5758-0001	AL55630	4/16/2015	5/16/2015	68.12	68.12
							Check Total:	68.12	68.12
13304	4/28/2015	04/15	ROB025	Robinson & Cole LLP					
3430	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	65.73	65.73
							Check Total:	65.73	65.73
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP					
3430	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	658.22	658.22
							Check Total:	658.22	658.22
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3430	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	50.20	50.20
							Check Total:	50.20	50.20
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES					
3430	Customer# MONPROVA			5758-0005	ALS1663065	4/17/2015	5/17/2015	66.70	66.70
							Check Total:	66.70	66.70
13315	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC			Unused - Continued Check		
3430	Carried to 13316			5758-0001	AL25071831	4/20/2015	5/20/2015	0.00	0.00
							Check Total:	0.00	0.00
13316	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3430	NY 8150200070312472			5758-0001	AL25071831	4/20/2015	5/20/2015	0.64	0.64
							Check Total:	0.64	0.64
13318	4/28/2015	04/15	UNI005	UNITED PARCEL SERVICE					
3430	NY 0721WH/A9826T-4/2			5758-0007	AL000A9826T175	4/25/2015	5/25/2015	26.57	26.57

Database:	MONDAYPROD	Check Register	Page:	23
ENTITY:	3430	Monday Production DB	Date:	5/27/2015
		1000 Wilson Boulevard	Time:	01:28 PM
04/15 Through 04/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

							Check Total:	26.57	0.00	26.57
13319	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3430	Realize Rosslyn			6630-0000	AL204619	3/11/2015	4/10/2015	2,283.37	0.00	2,283.37
							Check Total:	2,283.37	0.00	2,283.37
13320	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3430	Realize Rosslyn			6630-0000	AL205602	4/13/2015	5/13/2015	6,914.38	0.00	6,914.38
							Check Total:	6,914.38	0.00	6,914.38
004142015	4/14/2015	04/15	1000OW	1000 - 1100 Wilson Owners			Hand Check			
3430	414 3435PartKeyBankW			0611-1600	WT343004142015	4/14/2015	4/14/2015	186,000.00	0.00	186,000.00
							Check Total:	186,000.00	0.00	186,000.00
004282015	4/28/2015	04/15	1000OW	1000 - 1100 Wilson Owners			Hand Check			
3430	0428 3435Bal-MarApr			0611-1600	WT343004282015	4/28/2015	4/28/2015	1,048,691.57	0.00	1,048,691.57
							Check Total:	1,048,691.57	0.00	1,048,691.57
0215STAMP	2/28/2015	04/15	STA034	Stamps.com, Inc.			Hand Check			
3430	STAMP.COM			5758-0004	WT0215STAMP	4/7/2015	4/7/2015	2.73	0.00	2.73
3430	VA POSTAGE			5758-0007	WT0215STAMP	4/7/2015	4/7/2015	10.24	0.00	10.24
							Check Total:	12.97	0.00	12.97
282151000	4/28/2015	04/15	1701NF	1701 NORTH FORT MEYER			Hand Check			
3430	0428 InterProp3470			0491-3470	WT0428151000	4/28/2015	4/28/2015	1,004,000.00	0.00	1,004,000.00
							Check Total:	1,004,000.00	0.00	1,004,000.00
30022315A	3/20/2015	04/15	WAS004	WASHINGTON GAS			Hand Check			
3430	12/19-2/20/15 #42002			5220-0000	WT3430022315	2/23/2015	3/16/2015	4,719.97	0.00	4,719.97
3430	12/19-2/20/15 #42002			0491-3435	WT3430022315	2/23/2015	3/16/2015	4,356.91	0.00	4,356.91
							Check Total:	9,076.88	0.00	9,076.88
30040615B	4/27/2015	04/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3430	2/23/-3/20/15 091422			5250-0000	WT3430040615B	4/6/2015	4/27/2015	1,995.12	0.00	1,995.12

Database: MONDAYPROD	Check Register							Page: 24
ENTITY: 3430	Monday Production DB							Date: 5/27/2015
	1000 Wilson Boulevard							Time: 01:28 PM
04/15 Through 04/15								
Check #	Check Date	Check Pd	Vendor/Alternate					
Entity	Reference		Address ID	Vendor Name	Invoice		Invoice	Discount
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount
								Check
								Amount

						Check Total:	1,995.12	0.00	1,995.12
30040815B	4/8/2015	04/15	KEY002	Keybank	Hand Check				
3430	03/15 Bank Fee			6633-0000	WT3430040815B	4/13/2015	4/13/2015	54.36	54.36
						Check Total:	54.36	0.00	54.36
30041115A	4/11/2015	04/15	BER015	Berkadia Commercial	Hand Check				
3430	0315 CMBS Pmt			8201-0000	WT3430041115A	4/11/2015	4/11/2015	669,611.79	669,611.79
3430	0315 Bank Fee			6633-0000	WT3430041115A	4/11/2015	4/11/2015	83.34	83.34
3430	0315 Reserve Pmt			0611-1600	WT3430041115A	4/11/2015	4/11/2015	266,947.36	266,947.36
						Check Total:	936,642.49	0.00	936,642.49
30041115B	4/11/2015	04/15	KEY002	Keybank	Hand Check				
3430	0315 CMBS Pmt			8201-0000	WT3430041115B	4/11/2015	4/11/2015	573,112.88	573,112.88
						Check Total:	573,112.88	0.00	573,112.88
30041415A	4/14/2015	04/15	1101OW	1101 Owner LLC	Hand Check				
3430	414 3440PartKeyBankW			0611-1600	WT3430041415A	4/14/2015	4/14/2015	254,000.00	254,000.00
						Check Total:	254,000.00	0.00	254,000.00
30042815A	4/28/2015	04/15	1101OW	1101 Owner LLC	Hand Check				
3430	0428 3440BalMar-Apr			0611-1600	WT3430042815A	4/28/2015	4/28/2015	818,715.05	818,715.05
						Check Total:	818,715.05	0.00	818,715.05
430022315	4/1/2015	04/15	WAS004	WASHINGTON GAS	*** VOID ***	Voided Check			
3430	incorrect amount			5220-0000	WT3430022315	2/23/2015	3/16/2015	-9,863.52	-9,863.52
3430	incorrect amount			0491-3435	WT3430022315	2/23/2015	3/16/2015	-9,104.80	-9,104.80
						Check Total:	-18,968.32	0.00	-18,968.32
430032415	4/13/2015	04/15	WAS004	WASHINGTON GAS	Hand Check				
3430	2/20-3/23/15 3617942			5220-0000	WT3430032415	3/24/2015	4/13/2015	4,386.66	4,386.66
3430	2/20-3/23/15 3617942			0491-3435	WT3430032415	3/24/2015	4/13/2015	4,049.23	4,049.23
						Check Total:	8,435.89	0.00	8,435.89

Database: MONDAYPROD		Check Register						Page: 25		
ENTITY: 3430		Monday Production DB						Date: 5/27/2015		
		1000 Wilson Boulevard						Time: 01:28 PM		
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice		Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	
			P.O. Number						Amount	
430040115	4/6/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check				
3430	3/1-3/31/15	17651009		5210-0000	WT3430040115	4/1/2015	4/12/2015	63,544.94	63,544.94	
3430	3/1-3/31/15	17651009		0491-3435	WT3430040115	4/1/2015	4/12/2015	58,656.85	58,656.85	
Check Total:								122,201.79	0.00	122,201.79
C10142015	10/14/2014	04/15	ZAC001	Accenture LLP		Hand Check				
3430	200 9/14 LSE ADMIN			5758-0002	VC1000711633	10/7/2014	11/6/2014	440.00	440.00	
Check Total:								440.00	0.00	440.00
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check				
3430	367 03/2015 EXPENSES			5758-0003	WTAMEX032015	3/30/2015	4/29/2015	3.04	3.04	
3430	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	47.73	47.73	
3430	03/2015 EXPENSES			5758-0014	WTAMEX032015	3/30/2015	4/29/2015	308.47	308.47	
3430	03/2015 EXPENSES			6411-0000	WTAMEX032015	3/30/2015	4/29/2015	1,252.35	1,252.35	
Check Total:								1,611.59	0.00	1,611.59
STX042015	4/20/2015	04/15	DEP014	Department of Taxation		Hand Check				
3430	03/2015 #208966273			6645-0000	WT3430STX0315	4/20/2015	4/20/2015	3.57	3.57	
Check Total:								3.57	0.00	3.57
T34300315	3/8/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check				
3430	1/30-3/1/15	17651009		5210-0000	WT3430030315	3/3/2015	4/8/2015	75,336.57	75,336.57	
3430	1/30-3/1/15	17651009		0491-3435	WT3430030315	3/3/2015	4/8/2015	69,541.45	69,541.45	
Check Total:								144,878.02	0.00	144,878.02
1000 Wilson Boulevard Total:								8,445,085.57	0.00	8,445,085.57
Grand Total:								8,445,085.57	0.00	8,445,085.57

1000 Wilson	ACCT	SSA 05/07/15	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
March 1, 2015	LEASING	af 5.15.15																
Management Fees	MGMT	KB 5.18.15		18,237	22,988	32,842	22,081	27,667	27,617	26,685	26,507	25,373	25,426	25,393	35,094	315,909	330,174	(14,265)
				18,237	22,988	32,842	22,081	27,667	27,617	26,685	26,507	25,373	25,426	25,393	35,094	315,909	330,174	(14,265)

Leasing Commission - OB																		
1000 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-
Suite 31000, 30001, Sands Capital		34301509	Y	-	-	2,884,425	-	-	-	-	-	-	-	-	-	2,884,425	1,146,384	1,738,041
Suite 29001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	573,192	(573,192)
Suite 28001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	923,650	(923,650)
Suite 27005, Atlantean (Vacate)				-	-	-	-	-	-	-	-	-	-	-	-	-	14,414	(14,414)
Suite 26001, Free Beacon				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Suite 26002, Vacant Spec Suite 2				-	-	-	-	-	-	-	235,200	-	-	-	-	235,200	210,184	25,016
Suite 24002, New Assumption				-	-	-	-	-	-	-	-	-	50,013	-	-	50,013	50,013	-
Suite 25001A, Vacant				-	-	-	-	-	-	-	-	-	25,176	-	-	25,176	25,176	-
Suite 20001, 19001, 18003, 18001, 10002, American Psychiatric				-	-	-	-	-	-	-	-	-	1,489,771	-	-	1,489,771	1,489,771	-
Suite 11001, Vacant				-	-	-	-	-	-	-	-	-	-	453,761	-	453,761	453,761	-
																	-	-
UNBUDGETED				-													-	-
																	-	-
																	-	-
																	-	-
TOTAL 1000 Wilson	-			-	-	2,884,425	-	-	-	-	235,200	-	1,564,960	453,761	-	5,138,346	4,886,545	251,801

Leasing Commission - CO																		
1000 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																0		-
Suite 31000, 30001, Sands Capital		34301509	Y	-	-	213,261	-	-	-	-	-	-	-	-	-	213,261	346,369	(133,108)
Suite 29001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	173,184	(173,184)
Suite 28001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	173,184	(173,184)
Suite 26001, Free Beacon				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Suite 26002, Vacant Spec Suite 2				-	-	-	-	-	-	-	44,100	-	-	-	-	44,100	39,409	4,691
Suite 24002, New Assumptions				-	-	-	-	-	-	-	-	-	9,377	-	-	9,377	9,377	-
Suite 25001A, Vacant				-	-	-	-	-	-	-	-	-	4,720	-	-	4,720	4,720	-
Suite 20001, 19001, 18003, 18001, 10002, American Psychiatric				-	-	-	-	-	-	-	-	-	279,332	-	-	279,332	279,332	-
Suite 11001, Vacant				-	-	-	-	-	-	-	-	-	-	85,080	-	85,080	85,080	-
																-	-	-
																-	-	-
UNBUDGETED				-													-	-
																	-	-
																	-	-
TOTAL 1000 Wilson	-			-	-	213,261	-	-	-	-	44,100	-	293,429	85,080	-	635,870	1,110,655	(474,785)

Leasing Commission - MPS																		
1000 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																0		-
Suite 31000, 30001, Sands Capital		34301510	Y	-	-	1,228,951	-	-	-	-	-	-	-	-	-	1,228,951	358,245	870,706
Suite 29001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	179,123	(179,123)
Suite 28001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	288,641	(288,641)
Suite 27005, Atlantean (Vacate)				-	-	-	-	-	-	-	7,207	-	-	-	-	7,207	7,207	-
Suite 26001, Free Beacon				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Suite 26002, Vacant Spec Suite 2				-	-	-	-	-	-	-	73,500	-	-	-	-	73,500	65,682	7,818
Suite 24002, New Assumptions				-	-	-	-	-	-	-	-	-	15,629	-	-	15,629	15,629	-
Suite 25001A, Vacant				-	-	-	-	-	-	-	-	-	7,867	-	-	7,867	7,867	-
Suite 20001, 19001, 18003, 18001, 10002, American Psychiatric				-	-	-	-	-	-	-	-	-	465,554	-	-	465,554	465,554	-
Suite 11001, Vacant				-	-	-	-	-	-	-	-	-	-	141,800	-	141,800	141,800	-
																-	-	-
																-	-	-
																-	-	-
UNBUDGETED				-													-	-
																	-	-
																	-	-
TOTAL 1000 Wilson	-			-	-	1,228,951	-	-	-	-	80,707	-	489,050	141,800	-	1,940,508	1,529,748	410,760

Leasing Commission - Legal																		
1000 Wilson	Lease Sq Footages	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																0		-
Suite 31000, 30001, Sands Capital		34301503	Y	5,000	10,142	-	15,611	-	-	-	-	-	-	-	-	30,753	9,802	20,951
Suite 29001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	9,802	(9,802)
Suite 28001, Sands Capital				-	-	-	-	-	-	-	-	-	-	-	-	-	4,901	(4,901)
Suite 27005, Atlantean (Vacate)				-	-	-	-	-	-	-	-	-	2,265	-	-	2,265	2,265	-
Suite 26001, Free Beacon		34301425	Y	-	863	-	962	-	-	-	-	-	-	-	-	1,825	-	1,825
Suite 26002, Vacant Spec Suite 2				-	-	-	-	-	-	-	-	-	3,322	-	-	3,322	3,322	-
Suite 25001A, Vacant				-	-	-	-	-	-	-	-	-	2,437	-	-	2,437	2,437	-
Suite 24002, New lease Assumptions				-	-	-	-	-	-	-	-	-	1,108	-	-	1,108	1,108	-
Suite 20001, 19001, 18003, 18001, 10002, American Psychiatric				-	-	-	-	-	-	-	-	-	14,479	-	-	14,479	14,479	-
Suite 11001, Vacant				-	-	-	-	-	-	-	-	-	4,776	-	-	4,776	4,776	-

1000 Wilson	ACCT	SSA 05/07/15		Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance		
March 1, 2015	LEASING	af 5.15.15																			
UNBUDGETED																					
Suite 18002 Cobro Ventures			34301426	Y		86											86		86		
Riveron 22nd Flr Relocation			3430LGRC	Y		158											158		158		
Politico			34,301,415	Y		-		291									291		291		
																	-		-		
TOTAL 1000 Wilson					-	5,000	11,248	-	16,864	-	-	-	-	28,387	-	-	61,499	52,892	8,607		
TI - Construction																					
	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
Suite 31000, 30001, Sands Capital Relo	3,528,720			34301512	Y	-	-	-	1,232	-	-	586,888	588,120	588,120	588,120	588,120	588,120	3,528,720	3,528,720	-	
Suite 29001, Sands Capital Relo	1,764,360				Y	-	-	-	-	-	-	294,060	294,060	294,060	294,060	294,060	294,060	1,764,360	1,764,360	-	
Suite 28001, Sands Capital Relo	1,764,360				Y	-	-	-	-	-	-	294,060	294,060	294,060	294,060	294,060	294,060	1,764,360	1,764,360	-	
Suite 27005, Atlantean (Vacate)	33,975					-	-	-	-	-	-	-	33,975	-	-	-	-	33,975	33,975	-	
Suite 26001, Free Beacon	487,500			34301438	Y	-	1,511	324	94,750	390,914	-	-	-	-	-	-	-	487,500	487,500	(0)	
Suite 25001, Moran Company (2014 carryover)	569,445			34301416	Y	9,376	250,856	217,340	71,527	20,346	-	-	-	-	0	-	-	569,445	321,879	247,566	
Suite 20001, 19001, 18003, 18001, 10002, American Psychiatric	2,606,220					-	-	-	-	-	-	-	2,606,220	-	0	-	-	2,606,220	2,606,220	-	
Suite 18002, COBRO Ventures	377,520			34301508	Y	-	-	-	-	94,380	141,570	141,570	-	-	-	-	-	377,520	94,380	283,140	
Suite 17001, AIA Renewal	859,590			34301513	Y	-	-	-	-	-	-	214,898	214,898	214,898	214,898	-	-	859,590	859,590	-	
Suite 11001, Vacant	1,528,160					-	-	-	-	-	-	-	-	-	-	-	1,528,160	1,528,160	-		
Suite 09901, Politico - TI	3,544,529				Y	-	-	2,011,805	16,048	1,451,802	64,874	-	-	-	-	-	-	3,544,529	789,310	2,755,219	
Suite 08801-08803, Politico - TI	2,651,526				Y	-	-	1,199,724	-	1,451,802	-	-	-	-	-	-	-	2,651,526	1,768,626	882,900	
Suite 08801-08803, Politico - Restroom Allowance (To be paid to tenant to perform work)	187,500				Y	-	-	-	-	-	-	-	187,500	-	-	-	-	187,500	187,500	-	
Politico 9th Fl. LL Work - HVAC (To be paid to tenant to perform	85,000			34301435	Y	-	-	-	-	-	-	-	85,000	-	-	-	-	85,000	85,000	-	
Suite 9th FL , Politico - Restroom Allowance (To be paid to tenant to perform work)	187,500				Y	-	-	-	-	-	-	-	187,500	-	-	-	-	187,500	187,500	-	
Suite 9th FL , Politico - Patio Allowance (To be paid to tenant to perform work)	150,000				Y	-	-	-	-	-	-	-	150,000	-	-	-	-	150,000	175,000	(25,000)	
APA TI Allowance 2014 carryover	64,328					-	-	-	-	-	-	64,328	-	-	-	-	-	64,328	64,328	-	
USTDA TI Allowance 2014 carryover	96,213					-	-	-	-	-	-	-	96,213	-	-	-	-	96,213	96,213	-	
UNBUDGETED																					
Suite 22001 River Relocation TI Allowance	850,140			34301439	Y	-	19,797	13,724	39,601	259,006	259,006	259,006	-	-	-	-	-	850,140	-	850,140	
																		-	-	-	
																		-	-	-	
																		-	-	-	
TOTAL 1000 Wilson					0	0	9,376	272,164	3,442,917	223,158	3,668,249	465,450	1,854,810	4,737,546	1,391,138	1,391,138	1,176,240	2,704,400	21,336,585	16,342,621	4,993,964
Total CM FEE 3%							281	8,165	103,288	6,695	110,047	13,964	55,644	142,126	41,734	41,734	35,287	81,132	640,098	490,279	149,819
TI - Landlord Work																					
	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance	
Suite 31000, 30001, Sands Capital Relocation (RR, Corr & AHU in May, General in Aug)	5,218,014	620,000		34301502	Y	-	-	6,984	73,533		733,928	733,928	733,928	733,928	733,928	733,928	733,928	5,218,014	3,310,000	1,908,014	
Suite 29001, Sands Capital Relocation (Demo in Feb, RR & AHU in May)	0	359,896		Roof3430-1506	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	751,040	(751,040)	
Suite 28001, Sands Capital Relo	0	263,500				-	-	-	-	-	-	-	-	-	-	-	-	-	385,000	(385,000)	
Suite 27005, Atlantean (Vacate)	11,325					-	-	-	-	-	-	-	-	-	-	11,325	-	11,325	-	-	
Suite 26001, Free Beacon	549,660					-	-	-	-	274,830	274,830	-	-	-	-	-	-	549,660	549,660	-	
Suite 26002, Vacant Spec Suite 1 (AHU & Demo in Feb, General in May)	699,048	139,475	457,891	34301423	Y	7,193	25,734	160,953	157,472	347,696	-	-	-	-	-	-	-	699,048	1,272,074	(573,026)	
Suite 25001A, Vacant	194,960					-	-	-	-	-	-	-	-	-	194,960	-	-	194,960	194,960	-	
Suite 22001 Riveron Relocation LL Work	655,000			34301424	Y	8,107	57,421	150,305	107,021	87,341	122,402	122,402	-	-	-	-	-	655,000	1,413,773	(758,773)	
Suite 20001, 19001, 18003, 18001, 10002, American Psychiatric	975,000					-	-	-	-	-	-	-	-	-	-	975,000	-	975,000	975,000	-	
Suite 17001, AIA Renewal	30,000					-	-	-	-	-	-	30,000	-	-	-	-	-	30,000	30,000	-	
Suite 15002, 14001, 12001, Vacant	200,976	108,066/ 36,830.40		34301504-14/ 34301505-15	Y	-	-	-	2,111	98,647	100,218	-	-	-	-	-	-	200,976	353,792	(152,816)	
Suite 11001, Vacant	851,918					-	-	-	-	-	-	-	-	-	-	-	851,918	851,918	-	-	
Politico 8th Fl. LL Work - Elevators	337,235	603,073	640,933	34301417	Y	455	9,912	205,241	11,149	110,478	-	-	-	-	-	-	-	337,235	75,000	262,235	
Politico 9th Fl. LL Work - Elevators	38,914			34301405	Y	2,464	2,113	6,280	-	28,057	-	-	-	-	-	-	-	38,914	25,000	13,914	
UNBUDGETED																		-	-	-	
Suite 25001, Moran Companies carryover				34301404	Y	2,310	2,810	16,424	6,505	10,470								38,519		38,519	
Suite 18002, Cobro				34301403	Y	490			1,525									2,015		2,015	
28th Flr LL Work 2014 Carryover				34301408	Y	-	1,780	1,201										2,981		2,981	
																		-	-	-	
TOTAL 1000 Wilson					1,985,943	1,098,824	21,019	99,770	547,388	359,317	957,519	1,231,378	886,330	733,928	733,928	928,888	1,720,253	1,585,846	9,805,566	10,198,542	(392,976)
Total CM FEE 3%							631	2,993	16,422	10,780	28,726	36,941	26,590	22,018	22,018	27,867	51,608	47,575	294,167	305,956	(11,789)

1000 Wilson March 1, 2015 BI - Non Esc	ACCT	SSA 05/07/15			Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
	LEASING	af 5.15.15																		
		Original	Revised																	
	Full Cost of Proj.	MPC Job	MPC Job	Job Code	Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																		-	-	-
Frosting of Mall Level Windows (30 panels)	2,775			34301507	Y	-	2,775	-	-	-	-	-	-	-	-	-	-	2,775	10,500	(7,725)
Expansion Joint Leak Repair	100,000			34301437	Y	5,000	-	5,000	1378	13,622	25,000	25,000	25,000	-	-	-	-	100,000	100,000	-
Escalator Retrofit- 34301411	1,190,070			34301411	Y	378	2,691	446,985	4,042	289,407	289,407	157,160	-	-	-	-	-	1,190,070	1,098,906	91,164
Installation of DDC Chilled & Condenser Water Control Valves from pneumatic	85,000			34301501	Y	-	2,250	15,118	1,870	11,631	11,631	-	21,250	-	-	21,250	-	85,000	85,000	(0)
	0																	-	-	-
UNBUDGETED	0																	-	-	-
Main Storefront (2013 carryover)	(17,180)			34308ISR	Y	(20,115)	2,935											(17,180)	-	(17,180)
Update Freedom Park Amenities (2014 carryover)	50			34301406	Y		50											50	-	50
Lifestyle Enhancement Seating in Mall	381			34301407						381								381	-	381
																		-	-	-
TOTAL 1000 Wilson		0	0			(14,737)	10,701	467,103	7,671	314,660	326,038	182,160	46,250	-	-	21,250	-	1,361,096	1,294,406	66,690
	Total CM FEE 3%					(442)	321	14,013	230	9,440	9,781	5,465	1,388	-	-	638	-	40,833	38,832	2,001
	Total CM Fee					470	11,479	133,722	17,704	148,213	60,686	87,699	165,532	63,752	69,601	87,532	128,707	975,097	835,067	140,030

SECTION 4

Leasing Report


Rent Roll

Stacking Plan

1000 Wilson Boulevard

Leasing Status Report

as of April 30, 2015

BUILDING INFORMATION				
	YR Built:	1981	RSF Office	535,145
	Renovated:	2002	RSF Retail	18,962
	Stories:	31	RSF Storage	3,692
			Total Building	557,799
	Occupancy:	75%	Vacant Office	131,578
			Vacant Retail	5,888
			Vacant Storage	1,117
			Total Vacancy	138,583

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
GSA VA Dept of Def.	6,184	25th	Jun-15	
Towers Florist	1,200		Dec-16	
WJLA Storage	901		MTM	
MG Mills	122		MTM	
Total	8,407			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	138,583	24.84%
2015	7,207	1.29%
2016	1,200	0.22%
2017	197,735	35.45%
2018	5,776	1.04%
2019	1,383	0.25%
thereafter	205,915	36.92%
	557,799	100.00%

CURRENT VACANCY				
Floor/ Suite	SF	General Space	Condition	
27th	1,506	Vacant		
26th	19,604	Vacant	6,589 Leased to Free Beacon	
25th	2,367	Vacant		
23rd	6,571	Vacant		
22nd	19,102	Vacant	9,520 Leased to Riveron	
21st	19,102	Vacant		
15th	6,020	Vacant		
14th	19,102	Vacant		
11th-12th	38,204	Vacant		
7th	5,888	Vacant		
Storage (Various)	1,117			
Total	138,583			

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
APA	57,916	Multi	Dec-17	
WJLA	75,442	Multi	Jun-17	
Total	133,358			

LEASES UNDER NEGOTIATION / LOIs																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Total		0									\$ -		\$ -		\$ -	\$ -	

OUTSTANDING PROPOSALS																
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs					
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
APA	Renew	70,000	P18, E19-21	Jul-15	CBRE	15.0 yrs	\$ 56.50	2.75%	12 months	\$57.51	\$ 61.91	\$ 4,333,521	\$ 40.00	\$ 2,800,000	\$ -	\$ 7,133,521
Sinclair	Renew	99,977	E 6th & 7th	Jul-15	JLL	12.0 yrs	\$ 42.50	2.75%	18 months	\$28.43	\$ 34.68	\$ 3,467,028	\$ 85.00	\$ 8,498,045	\$ -	\$ 11,965,073
Ryan Tax	New	19,000	E 21st	Feb-16	JLL	7.5 yrs	\$ 54.50	2.50%	8 months	\$39.20	\$ 26.78	\$ 508,851	\$ 75.00	\$ 1,425,000	\$ -	\$ 1,933,851
Total		188,977									\$ 8,309,400	\$ 12,723,045	\$ -	\$ 21,032,445		

DEALS SIGNED 2015																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Sands Capital	New	78,417	28-31	Jun-15	Avison	15.0 yrs	\$ 64.50	2.75%	0 months	\$ 68.01	\$ 43.86	\$ 4,300,000	\$ 90.00	\$ 7,057,530	\$ 50.00	\$ 3,920,850	\$ 15,278,380
Total		78,417									\$ 4,300,000		\$ 7,057,530		\$ 3,920,850	\$ 15,278,380	

DEALS SIGNED 2014																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
GS-11P-12618 (TDA)	Renewal	32,071	15th & 16th	Nov-12	None	5.0 yrs	\$ 49.50	0.00%	3 months	\$ 45.65	\$ 7.43	\$ 238,127	\$ 3.00	\$ 96,213	\$ 3.00	\$ 96,213	\$ 430,553
Aerospace Industries	Renewal	19,102	17th	Feb-17	Studley	10.0 yrs	\$ 58.00	2.50%	12 months	\$ 46.65	\$ 38.99	\$ 744,744	\$ 65.00	\$ 1,241,630	\$ 1.50	\$ 28,653	\$ 2,015,027
Riveron Consulting	Expansion	9,520	P 22nd	Jul-15	JLL	10.6 yrs	\$ 64.71	3.00%	7 months	\$ 57.00	\$ 47.83	\$ 455,331	\$ 90.00	\$ 856,800	\$ -	\$ -	\$ 1,312,131
COBRO Ventures	New	5,808	18th	Jan-15	JLL	7.3 yrs	\$ 57.00	2.75%	7 months	\$ 43.54	\$ 26.94	\$ 156,450	\$ 65.00	\$ 377,520	\$ -	\$ -	\$ 533,970
WFB	New	6,589	P26th	Mar-15	Transw	10.0 yrs	\$ 58.25	2.75%	10 months	\$ 47.60	\$ 39.61	\$ 260,977	\$ 75.00	\$ 494,175	\$ -	\$ -	\$ 755,152
State Dept - 01487	Renewal	25,122	14-15th	Jan-14	None	0.8 yrs	\$ 49.12	0.00%	0 months	\$ 49.12	\$ 2.21	\$ 55,530	\$ -	\$ -	\$ -	\$ -	\$ 55,530
Capitol News	Renewal	14,188	27th	Aug-14	Studley	12.4 yrs	\$ 58.00	2.75%	10 months	\$ 52.41	\$ 47.54	\$ 674,524	\$ 40.00	\$ 567,520	\$ -	\$ -	\$ 1,242,044
Capitol News	New	18,752	9th	Oct-14	Studley	12.3 yrs	\$ 47.00	2.75%	12 months	\$ 37.55	\$ 40.44	\$ 758,411	\$ 85.00	\$ 1,593,920	\$ 13.58	\$ 254,652	\$ 2,606,983
Capitol News	New	41,619	8th	Oct-14	Studley	12.3 yrs	\$ 47.00	2.75%	21 months	\$ 32.94	\$ 40.44	\$ 1,683,250	\$ 85.00	\$ 3,537,615	\$ 13.58	\$ 565,186	\$ 5,786,051
Moran Group	New	8,047	25th	Mar-15	NGKF	11.0 yrs	\$ 57.50	2.75%	13 months	\$ 45.23	\$ 43.01	\$ 346,084	\$ 80.00	\$ 643,760	\$ 2.07	\$ 16,657	\$ 1,006,501
Total		180,818										\$ 5,373,428	\$ 9,409,153		\$ 961,361		\$ 15,743,942

SPACE VACATED 2015					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Atlantean	1,506	27th	03/31/15	03/31/15	
Total	1,506				

1000 Wilson Boulevard

as of April 30, 2015

[illegible]

Rosslyn Class A
Lease Comparables
as of March 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
						**TIA includes Lease Liability Assumption			
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
						Includes FF&E			
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
Mar-14	4401 Wilson Blvd Ballston	10th	Am Assoc of Motor Vehicle Admins	30,095	15.00	\$40.25	\$75.00	12	\$29.19
Mar-14	1001 N 19th St Rosslyn	9th	FD Stonewater	6,500	3.00	\$51.00	\$15.00	4	\$43.32
						Renewal in Place			
Jan-14	1300 N 17th St Rosslyn	10th	Kaspersky Solutions	4,500	5.00	\$52.00	\$15.00	5	\$47.62
Dec-13	1776 Wilson Blvd Rosslyn		Black & Veatch	14,365	7.55	\$47.50	\$80.00	7	\$36.50
Dec-13	1300 N 17th Street Rosslyn	16th-17th	Graham Holdings	30,000	11.00	\$57.25	\$75.00	13	\$39.18

Rosslyn Class B
Lease Comparables
as of
March 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.L.	Months Free	N.E.R.
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 *	1	\$36.95 **
							* Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER		
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488	15.00	\$35.50	\$75.00 *	9 *	
				72,748 rsf Expansion 144,740 rsf Extension			* Expansion Only		



Rosslyn Retail

Lease Comparables

as of

March 31, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
May-14	1501 Wilson Blvd Direct Rosslyn	Ground	SpinFire Pizza	2,474	10.00	\$42.50 \$3.50 CAM 5% Rent	\$45.00	0	50.57
May-13	1501 Wilson Blvd Direct Ballston	Ground	Heavy Seas Alehouse	5,495	10.00	\$35.00 NNN	\$115.00	6	18.56
Oct-12	800 N Glebe Road Direct Ballston	Ground	Mussle Bar	7,500	10.00	\$36.00 NNN	\$150.00	3	15.39
Sep-12	1515 Wilson Blvd Direct Rosslyn	Ground	Tom Yum	2,181	10.00	\$40.00	\$40.00	6	36.09
Oct-11	1735 N Lynn St Direct Rosslyn	Ground	Perfect Pita	1,094	10.00	\$52.00		0	59.61
Jun-11	1501 Wilson Blvd Direct Rosslyn	Ground	Roti Mediterranean	2,700	10.00	\$46.00 NNN	\$32.50	0	\$47.44
May-11	Washington Harbor Direct District	Ground	Confidential	10,000	10.00	\$42.00 3% esc.	\$200.00	0	\$12.14
May-11	1201 Penn Ave Direct District	Ground	Del Frisco's Grill	7,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Passion Fish	8,000	10.00	\$39.00 3% esc.	\$120.00	0	\$21.61
May-11	Reston Town Center Direct Reston	Ground	Jacksons	10,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Mon Ami Gabi	7,000	10.00	\$40.00 3% esc.	\$110.00	0	\$24.22
May-11	1220 N. Fillmore (Station Square) Direct Clarendon	Ground	Cava	4,000	10.00	\$42.00 3% esc.	\$65.00	0	\$33.38
May-11	875 N Randolph Direct Ballston	Ground	Rustico	7,500	10.00	\$33.00 YR 3: \$40 3% esc.	\$140.00	0	\$15.69
Apr-11	1100 Wilson Direct Rosslyn	Mall	Gallery Group	1,536	10.00	\$45.00	\$45.00	0	\$44.26
Nov-10	1401 Wilson Direct Rosslyn	Ground	Subway	1,379	10.00	\$42.50	\$0.00	0	\$48.72
Dec-10	1000 Wilson Boulevard Rosslyn	Ground	Great Eatery	5,171	10.00	\$43.50	\$0.00	0	\$52.23
Oct-10	1100 Wilson Boulevard	Ground	Zpizza	1,180	1.00	\$48.50	\$0.00	3	\$35.28
Sep-10	1100 Wilson Boulevard Rosslyn	Ground	CVS	9,722	15.00	\$62.00	\$0.00	0	\$82.76

Database: MONDAYPROD
Bldg Status: Active only
1000 Wilson Boulevard

Rent Roll
1000 Wilson Blvd
4/30/2015

Page: 1
Date: 5/27/2015
Time: 01:31 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

New Leases

3430	-17001	Aerospace Industries Assoc.	2/1/2017	12/31/2027	19,102								
3430	-22001	Riveron Consulting, LP	7/1/2015	1/31/2026	9,520								
3430	-26001	Free Beacon LLC	5/1/2015	4/30/2025	6,589								

Vacant Suites

3430	-07707	Vacant			5,888								
3430	-11001	Vacant			19,102								
3430	-12001	Vacant			19,102								
3430	-14001	Vacant			19,102								
3430	-15002	Vacant			6,020								
3430	-21001	Vacant			19,102								
3430	-22001	Vacant			9,520								
3430	-22002	Vacant			9,582								
3430	-23002	Vacant			6,571								
3430	-25001	Vacant			2,367								
3430	-26001	Vacant			6,589								
3430	-26002	Vacant			13,015								
3430	-27004	Vacant			1,506								
3430	-ST03A	Vacant			286								
3430	-STR05	Vacant			653								
3430	-STRA2	Vacant			178								

Occupied Suites

3430	-06601	WJLA TV - Allbritton Comm. Co.	7/1/2002	6/30/2017	55,034	189,624.54	41.35	19,742.79		1,361.72	HLD	7/1/2017	301,759.01	65.80
											RNT	7/1/2015	195,313.27	42.59
											RNT	7/1/2016	201,172.67	43.87

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										Cat	Date	Monthly Amount	PSF
	Additional Space 3430 -07705	12/29/2008	6/30/2017	4,511	16,160.66	42.99	797.25		149.26	CWT	12/29/2015	153.73	0.41
										CWT	12/29/2016	158.35	0.42
										HLD	7/1/2017	25,718.34	68.42
										RNT	12/29/2015	16,645.59	44.28
										RNT	12/29/2016	17,145.56	45.61
	Additional Space 3430 -07706	12/13/2010	6/30/2017	1,709	6,122.49	42.99	330.28			RNT	1/1/2016	6,306.21	44.28
										RNT	1/1/2017	6,495.62	45.61
	Additional Space 3430 -STR02	11/1/2012	10/31/2015	901	1,434.34	19.10							
		Total		62,155	213,342.03		20,870.32		1,510.98				
3430 -07701	Twin Tower Florists	1/1/2012	12/31/2016	1,200	3,300.00	33.00	12.83			RTL	1/1/2016	3,400.00	34.00
3430 -07702	The Great Eatery	4/1/1992	3/31/2021	5,171	14,587.38	33.85	2,268.50		-3,646.84	CON	8/1/2015	-4,084.46	-9.48
										OPF	4/1/2016	2,359.24	5.47
										OPF	4/1/2017	2,453.61	5.69
										OPF	4/1/2018	2,551.76	5.92
										OPF	4/1/2019	2,653.83	6.16
										OPF	4/1/2020	2,759.98	6.40
										RTL	8/1/2015	15,025.00	34.87
										RTL	8/1/2016	15,475.75	35.91
										RTL	8/1/2017	15,940.02	36.99
										RTL	8/1/2018	16,418.22	38.10
										RTL	8/1/2019	16,910.77	39.24
										RTL	8/1/2020	17,418.09	40.42
	Additional Space 3430 -STR03	4/1/2011	3/31/2021	82	119.91	17.55				STR	4/1/2016	124.71	18.25
										STR	4/1/2017	129.70	18.98
										STR	4/1/2018	134.88	19.74
										STR	4/1/2019	140.28	20.53
										STR	4/1/2020	145.89	21.35
		Total		5,253	14,707.29		2,268.50		-3,646.84				
3430 -07703	Manpower International	10/26/2012	12/31/2019	1,383	5,318.79	46.15	476.60		212.78	OPF	1/1/2016	441.41	3.83
										OPF	1/1/2017	454.09	3.94
										OPF	1/1/2018	467.92	4.06
										OPF	1/1/2019	481.75	4.18
										RNT	1/1/2016	5,477.83	47.53
										RNT	1/1/2017	5,642.64	48.96
										RNT	1/1/2018	5,812.06	50.43
										RNT	1/1/2019	5,986.09	51.94
3430 -07704	Verve Health & Fitness	9/7/2009	12/31/2018	1,218									
3430 -07708	Dr. Jason Farr Faveagehi	9/1/2012	8/31/2027	1,523	5,993.01	47.22	43.79			RTL	9/1/2015	6,173.23	48.64
										RTL	9/1/2016	6,358.53	50.10
										RTL	9/1/2017	6,548.90	51.60
										RTL	9/1/2018	6,745.62	53.15
										RTL	9/1/2019	6,947.42	54.74

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										Cat	Date	Monthly Amount	PSF
										RTL	9/1/2020	7,155.56	56.38
										RTL	9/1/2021	7,370.05	58.07
										RTL	9/1/2022	7,590.89	59.81
										RTL	9/1/2023	7,818.07	61.60
										RTL	9/1/2024	8,052.86	63.45
										RTL	9/1/2025	8,294.00	65.35
										RTL	9/1/2026	8,542.76	67.31
3430	-07709 Allure, Ltd.	7/1/2013	12/31/2018	1,596	2,625.00	19.74				RET	5/1/2015	0.00	0.00
										RTL	7/1/2015	2,756.25	20.72
										RTL	7/1/2016	2,894.06	21.76
										RTL	7/1/2017	3,038.77	22.85
										RTL	7/1/2018	3,190.70	23.99
3430	-07710 Monday Properties Investments	5/15/2007	5/31/2017	5,277	12,341.70	28.07	780.65			HLD	6/1/2017	46,034.86	104.68
										RNT	6/1/2015	12,680.24	28.84
										RNT	6/1/2016	23,017.42	52.34
	Additional Space 3430 -07711	5/15/2007	5/31/2017	4,680	28,797.31	73.84	1,821.52		-30,618.83	MFA	6/1/2015	-5,006.98	-12.84
										RA1	6/1/2015	-4,930.53	-12.64
										RA2	6/1/2015	-3,669.88	-9.41
										RA3	6/1/2015	-2,373.39	-6.09
										RA4	6/1/2015	-2,519.93	-6.46
										RA5	6/1/2015	-2,143.54	-5.50
										RA6	6/1/2015	-2,109.07	-5.41
										RA7	6/1/2015	-2,789.73	-7.15
										RA9	6/1/2015	-1,391.90	-3.57
										RAB	6/1/2015	-4,473.79	-11.47
										RNT	6/1/2015	29,587.22	75.86
		Total		9,957	41,139.01		2,602.17		-30,618.83				
3430	-07712 Mailroom	8/1/2009	12/31/2999	983									
3430	-08801 Capitol News Company, LLC	10/27/2014	2/28/2027	41,619	163,007.75	47.00			-163,007.75	CON	5/1/2016	-167,481.79	-48.29
										RNT	5/1/2016	167,481.79	48.29
										RNT	5/1/2017	172,094.57	49.62
										RNT	5/1/2018	176,811.39	50.98
										RNT	5/1/2019	181,666.94	52.38
										RNT	5/1/2020	186,661.22	53.82
										RNT	5/1/2021	191,794.23	55.30
										RNT	5/1/2022	197,065.97	56.82
										RNT	5/1/2023	202,476.44	58.38
										RNT	5/1/2024	208,060.32	59.99
										RNT	5/1/2025	213,782.93	61.64
										RNT	5/1/2026	219,678.96	63.34
	Additional Space 3430 -09901	10/27/2014	2/28/2027	18,752	73,445.33	47.00			-73,445.33	CON	5/1/2016	-75,461.17	-48.29
										CON	9/1/2016	-3,879.56	-2.48
										RNT	5/1/2016	75,461.17	48.29

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										Cat	Date	Monthly Amount	PSF
										RNT	5/1/2017	77,539.52	49.62
										RNT	5/1/2018	79,664.75	50.98
										RNT	5/1/2019	81,852.48	52.38
										RNT	5/1/2020	84,102.72	53.82
										RNT	5/1/2021	86,415.47	55.30
										RNT	5/1/2022	88,790.72	56.82
										RNT	5/1/2023	91,228.48	58.38
										RNT	5/1/2024	93,744.37	59.99
										RNT	5/1/2025	96,322.77	61.64
										RNT	5/1/2026	98,979.31	63.34
			Total	60,371	236,453.08		0.00		-236,453.08				
3430	-10001 Pal-Tech, Inc.	10/1/2012	9/30/2017	13,318	55,239.76	49.77				RNT	10/1/2015	57,311.25	51.64
										RNT	10/1/2016	59,460.42	53.58
3430	-15001 GS-11P-LVA12618 USTDA	11/12/2012	11/11/2017	12,969	53,551.14	49.55			700.00	CLN	6/13/2015	700.00	0.65
										CLN	6/13/2016	700.00	0.65
	Additional Space 3430 -16001	11/12/2012	11/11/2017	19,102	78,875.30	49.55							
			Total	32,071	132,426.44		0.00		700.00				
3430	-17001 Aerospace Industries Assoc.	2/1/2003	1/31/2017	19,102	81,072.07	50.93	7,400.39			HLD	2/1/2017	166,996.56	104.91
										RNT	2/1/2016	83,507.58	52.46
3430	-18001 American Psychiatric Assoc.	1/1/2003	12/31/2017	11,176	40,822.13	43.83	19,048.98			RNT	1/1/2016	41,944.74	45.04
										RNT	1/1/2017	43,098.22	46.28
	Additional Space 3430 -10002	1/1/2013	12/31/2017	5,590	26,068.03	55.96	314.48			RNT	1/1/2016	26,785.42	57.50
										RNT	1/1/2017	27,521.43	59.08
	Additional Space 3430 -18003	6/7/2007	12/31/2017	1,946	8,429.42	51.98	504.79			RNT	6/1/2015	8,661.32	53.41
										RNT	6/1/2016	8,899.71	54.88
										RNT	6/1/2017	9,144.58	56.39
	Additional Space 3430 -19001	1/1/2003	12/31/2017	19,102	69,773.11	43.83				RNT	1/1/2016	71,691.87	45.04
										RNT	1/1/2017	73,663.40	46.28
	Additional Space 3430 -20001	1/1/2003	12/31/2017	19,102	69,773.11	43.83				RNT	1/1/2016	71,691.87	45.04
										RNT	1/1/2017	73,663.40	46.28
	Additional Space 3430 -STR04	1/1/2003	12/31/2017	1,000	1,153.07	13.84				STR	1/1/2016	1,187.66	14.25
										STR	1/1/2017	1,223.29	14.68
			Total	57,916	216,018.87		19,868.25		0.00				
3430	-18002 Cobro Ventures	3/19/2015	6/30/2022	5,808						CON	7/1/2015	-6,868.50	-14.19
										RNT	7/1/2015	27,588.00	57.00
										RNT	4/1/2016	28,347.88	58.57
										RNT	4/1/2017	29,127.12	60.18
										RNT	4/1/2018	29,925.72	61.83
										RNT	4/1/2019	30,748.52	63.53
										RNT	4/1/2020	31,595.52	65.28
										RNT	4/1/2021	32,466.72	67.08
										RNT	4/1/2022	33,357.28	68.92

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										Cat	Date	Monthly Amount	PSF
3430 -23001	Goodrich Corporation	9/16/2013	9/30/2023	12,247	59,704.13	58.50	423.97			CON	9/16/2015	-59,704.13	-58.50
										CON	9/16/2016	-62,765.88	-61.50
										RNT	9/16/2015	59,704.13	58.50
										RNT	9/16/2016	62,765.88	61.50
										RNT	9/16/2017	64,490.66	63.19
										RNT	9/16/2018	66,266.48	64.93
										RNT	9/16/2019	68,093.32	66.72
										RNT	9/16/2020	69,960.99	68.55
										RNT	9/16/2021	71,889.89	70.44
3430 -24001	PwC Strategy & Inc.	3/28/2012	7/31/2022	14,387	76,730.67	64.00	413.69		125.00	RNT	9/16/2022	73,869.82	72.38
										RNT	4/1/2016	78,840.76	65.76
										RNT	4/1/2017	81,010.80	67.57
										RNT	4/1/2018	83,240.78	69.43
										RNT	4/1/2019	85,530.72	71.34
										RNT	4/1/2020	87,880.59	73.30
										RNT	4/1/2021	90,302.40	75.32
										RNT	4/1/2022	92,784.16	77.39
										RNT	7/1/2015	23,894.17	64.71
3430 -24002	Riveron Consulting, LP	6/12/2013	6/30/2015	4,431	23,199.98	62.83	152.37			RNT	7/1/2016	24,610.51	66.65
										RNT	7/1/2017	25,349.01	68.65
										RNT	7/1/2018	26,109.67	70.71
										RNT	7/1/2019	26,892.48	72.83
										RNT	7/1/2020	27,697.44	75.01
										RNT	7/1/2021	28,528.26	77.26
										RNT	7/1/2015	23,894.17	64.71
										RNT	7/1/2016	24,610.51	66.65
										RNT	7/1/2017	25,349.01	68.65
3430 -25000	The Moran Companies, LLC	3/16/2015	4/30/2026	8,047	38,558.54	57.50			-38,558.54	CON	4/1/2016	-39,618.90	-59.08
										OPE	3/1/2016	0.01	0.00
										RET	3/1/2016	0.01	0.00
										RNT	4/1/2016	39,618.90	59.08
										RNT	4/1/2017	40,708.42	60.71
										RNT	4/1/2018	41,827.90	62.38
										RNT	4/1/2019	42,978.17	64.09
										RNT	4/1/2020	44,160.07	65.85
										RNT	4/1/2021	45,374.47	67.66
										RNT	4/1/2022	46,622.27	69.52
										RNT	4/1/2023	47,904.38	71.44
										RNT	4/1/2024	49,221.75	73.40
										RNT	4/1/2025	50,575.35	75.42
										RNT	4/1/2026	51,966.17	77.49
										RNT	9/1/2015	16,113.28	65.28
3430 -25002	NCC, INC. (New Century)	8/11/2011	8/31/2018	2,962	15,644.30	63.38	543.58			RNT	9/1/2016	16,597.07	67.24
										RNT	9/1/2017	17,095.68	69.26
3430 -25003	GSA #VA175 Dept of Def	7/1/2012	6/30/2015	6,184	29,236.79	56.73							
3430 -27001	Gulfstream Aerospace Corp.	7/1/2012	6/30/2017	4,117	20,018.91	58.35	102.32			RNT	7/1/2015	20,619.31	60.10
										RNT	7/1/2016	21,236.86	61.90

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										Cat	Date	Monthly Amount	PSF
3430	-27003 Capitol News Company, LLC	8/1/2014	2/28/2027	14,188	52,137.81	44.10	4,484.72			CON	7/1/2017	-57,942.00	-49.01
										RNT	2/1/2016	53,706.24	45.42
										RNT	2/1/2017	55,314.63	46.78
										RNT	7/1/2017	57,942.00	49.01
										RNT	7/1/2018	59,540.40	50.36
										RNT	7/1/2019	61,178.76	51.74
										RNT	7/1/2020	62,857.08	53.16
										RNT	7/1/2021	64,585.35	54.63
										RNT	7/1/2022	66,363.57	56.13
										RNT	7/1/2023	68,191.74	57.68
										RNT	7/1/2024	70,069.86	59.26
										RNT	7/1/2025	71,997.93	60.89
										RNT	7/1/2026	73,975.95	62.57
3430	-28001 Sands Capital Management LLC	2/24/2015	2/28/2031	19,605									
	Additional Space 3430 -29001	2/24/2015	2/28/2031	19,604									
	Additional Space 3430 -30001	2/24/2015	2/28/2031	19,604									
	Additional Space 3430 -31001	2/24/2015	2/28/2031	19,604									
			Total	78,417	0.00		0.00		0.00				
3430	-ANT02 WJLA-TV/NEWSCHANNEL 8	2/1/2009	1/31/2012	0	1,591.35								
3430	-MISC3 George Mason Roof Dish	9/1/1992	1/31/2004	0	2,418.61								
3430	-STR01 MCI, Inc.	6/1/1992	12/31/2999	260	934.40	43.13							
3430	-STR06 M. G. Mills Electrical	2/17/2006	5/31/2006	122	159.18	15.66				STR	3/1/2016	163.95	16.13
										STR	3/1/2017	168.87	16.61
										STR	3/1/2018	173.94	17.11
										STR	3/1/2019	179.16	17.62
										STR	3/1/2020	184.53	18.15
Totals:		Occupied Sqft:	75.16% 41 Units	419,216	1,327,970.02		59,663.50		-306,728.53				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	24.84% 16 Units	138,583									
		Total Sqft:	57 Units	557,799	1,327,970.02								
Total 1000 Wilson Boulevard:		Occupied Sqft:	75.16% 41 Units	419,216	1,327,970.02		59,663.50		-306,728.53				
		Leased/Unoccupied Sqft:	0 Units	0									
		Vacant Sqft:	24.84% 16 Units	138,583									
		Total Sqft:	57 Units	557,799	1,327,970.02								

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										Cat	Date	Monthly Amount	PSF

Grand Total:

Occupied Sqft:	75.16%	41 Units	419,216	1,327,970.02	59,663.50	-306,728.53
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	24.84%	16 Units	138,583			
Total Sqft:		57 Units	557,799	1,327,970.02		

Stacking Plan

as of April 30, 2015

Storage	3,692	0
	557,799	558,956

Vacant Office	131,578
Vacant Retail	5,888
Vacant Storage	1,117
Total Vacancy	138,583

Expiration Key

2015 2016 2017 2018 2019+

* Rent figures include scheduled Base Rent plus estimated pass throughs as of 7/31/14*

