



**LOCATION MAP**

**DEVELOPMENT DATA**

DEPARTMENT STORES	
K MART DEPARTMENT STORE #1	94,841 S.F.
JOPENNEY DEPARTMENT STORE #2	51,320 S.F.
SEARS DEPARTMENT STORE #3	82,400 S.F.
<b>TOTAL DEPARTMENT STORES</b>	<b>228,561 S.F.</b>
SMALL SHOPS LEASABLE AREA	154,422 S.F.
COMMON AREA	69,430 S.F.
<b>TOTAL MALL COVERED AREA</b>	<b>223,852 S.F.</b>
<b>TOTAL LEASABLE AREA</b>	<b>382,983 S.F.</b>
<b>TOTAL COVERED AREA</b>	<b>452,413 S.F.</b>
REQUIRED PARKING RATIO: 5.4 CARS PER 1,000 SF. OF G.L.A.	202 CARS
ACTUAL NUMBER OF PARKING SPACES PROVIDED	216 CARS (INCLUDES 32 H.C. SPACES) - 282 CARS
RUTLAND FIELD HOUSE	38,000 S.F.
PROPOSED FUTURE EXPANSION AREA FOR ICE RINK	30,000 S.F.
<b>TOTAL LEASABLE AREA (INCLUDES ICE RINK EXPANSION)</b>	<b>450,983 S.F.</b>
REQUIRED PARKING RATIO: 5.0 CARS PER 1,000 SF. OF G.L.A.	225 CARS
ACTUAL NUMBER OF PARKING SPACES PROVIDED (INCLUDING FUTURE)	216 CARS
K MART FUTURE EXPANSION	20,000 S.F.
JOPENNEY FUTURE EXPANSION	12,420 S.F.
<b>OVERALL LEASABLE AREA</b>	<b>483,403 S.F.</b>
<b>OVERALL COVERED AREA</b>	<b>552,833 S.F.</b>
REQUIRED PARKING RATIO AFTER EXPANSION OF 4.5 CARS PER 1,000 SF. OF G.L.A.	216 CARS
FUTURE EXPANSIONS ARE SUBJECT TO FUTURE STATE ACT 250 APPROVAL	
ACTUAL NUMBER OF PARKING SPACES PROVIDED (INCLUDING FUTURE)	216 CARS
<b>TOTAL LAND AREA</b>	<b>91.92 ACRES</b>

**PLOT PLAN  
FOR  
DIAMOND RUN MALL  
RUTLAND, VERMONT**

**DIAMOND RUN MALL, LLC**  
DEVELOPED BY  
**GEORGE D. ZAMIAS**  
MANAGED BY

**GEMINI REAL ESTATE ADVISORS, LLC**  
200 PARK AVENUE SOUTH  
SUITE 1305  
NEW YORK, NEW YORK 10003  
TELE: (212)871-6280



**NOTE:**  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DIMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE OCCUPIED IN THE PROJECT. ANY COORDINATES WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.