



STEVENSON
SYSTEMS INC

Final Report

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FINAL REPORT

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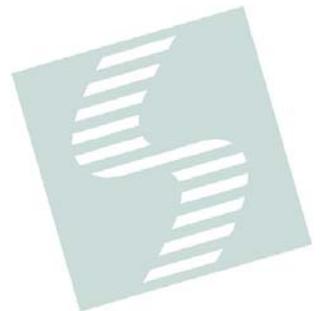
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INTRODUCTION



PURPOSE OF FINAL REPORT

Stevenson Systems' reports are the foundation of a centralized records management and accounting system designed to assist you in evaluating, reporting, and marketing your building's square footage and tenant lease information. The purpose of this Final Report is to provide a clear and concise summary of the square footage calculations and area apportionments in this building. The information in this report is intended for the use of building owners, managers, real estate brokers, space planners, architects, appraisers, and lending institutions.

To ensure consistency and accuracy, this report has been generated from a full scale computerized model of your building. This model was based on the original construction documents for the building. Since all areas, or spaces, within the building have been measured and identified, computations can be verified and repeated. The result is a universal report, based on parameters set forth within, and designed to prevail throughout the life of the building, or until we are directed to change the parameters.

Please keep in mind that this report has been designed and produced as a single document for all building calculations and is the basis from which all computations for tenant calculations will be derived. Tenant calculations arrived at by other standards or methods cannot be verified or justified by this report.

REPORT PARAMETERS

(845 South Figueroa Street)

Calculations in this report use the Building Owners and Managers Association International (BOMA) Standards as a guideline. It follows the STEVENSON STANDARD in that ALL areas that are part of the building complex that are for the use, accessed by and maintained for the benefit of the occupants of the building are measured whether or not BOMA includes those areas. The BOMA method provides general information, if followed will generate Usable and Rentable square footage for a Building, but does not provide detailed guidelines for dealing with a variety of situations that arise when measuring and apportioning areas that are part of a building square footage over time. Furthermore, the BOMA standard does not specifically address the measurement or accounting of the variety of situations that occur with some types of buildings. Since we have found consistency throughout the building measurement process to be an important aspect of measuring, Stevenson Systems has developed the additional methodology, definitions and documentation necessary to supplement BOMA's guidelines.

Following is a list of additional parameters, definitions and clarification used when measuring and apportioning the areas in this building. Also refer to the **Glossary** and **Floor Calculations and Component Listings** sections for more specific information

The following specific Standard was followed: (Boma 2010 Office Standard)

OCCUPANCY

The building is measured as a “Multi-Tenant Occupant Building” where all vertical penetrations are excluded from the Rentable square footages of the building.

MEASUREMENTS

◆ Gross Area is measured:

- (Per the 2010 BOMA Office Standard for determining Interior Gross Area (IGA). Refer to the 2010 BOMA Office Standard for specifics on the definition of Gross Area.)
- To the inside face of the perimeter glass where there is In glass or inside face of the perimeter walls where there is No glass. Gross Area also includes patios, walkways, decks, balconies, overhangs, trash enclosures, parking structures, loading docks and areas that are functional or used by the building.
- For the Retail area measurements are to the outside face of the building.

For clarification the following specific areas are included in Gross Area: (ID & description).

CORRIDORS

◆ Corridors are measured:

- to Hypothetical corridor configurations based on multi-tenant floors are created on floors where there are No current corridors or current corridor configuration which does not comply with the optimum corridor configuration for exiting to stairwells as determined by the architectural plans or the building owner. Any extensions to these hypothetical corridor configurations will be treated as Usable Area and apportioned to the tenant or tenants creating or using the extension.
- to the tenant side of their enclosing walls.

APPORTIONMENT

◆ Building Common Services

- Building Common Areas are apportioned to All tenants on All floors in the building.
- Areas apportioned to all tenants in the building are identified as Building Common; they include: **Floor B** – ID# 515 Electrical Room, ID#516 Transformer Vault, ID# 517 Telephone Room, ID# 518 Lobby, ID# 519 Building Storage,. **Floor 1** – ID# 500 Loading Dock, ID# 501 Loading Dock, ID# 502 Vestibule, ID# 503 Corridor, ID# 504 Main Lobby, ID# 505 Telephone Room, ID# 506 Electrical Room. **Floor 5** – ID# 507 Elevator Machine Room, ID# 508 Mechanical Room, ID# 509 Mechanical Room, ID# 510 Mechanical Room, ID#511 Mechanical Room, ID#512 Mechanical Room, ID#513 Mechanical Room, ID# 514 Vestibule.

◆ Non-Use Areas

- The following areas are included in Floor Non-Use and Building Non-Use. These areas are included in Gross Area, but have not been included in the Rentable or Usable square footage or apportioned to any floor in the building; they include: **Floor 1R** – ID# 400 Patio

CALCULATIONS

- ◆ (For the purpose of tenant calculations, the Load Factor (Add-On) are calculated on a **Floating** (or variable by floor) basis for multi-tenant and single tenant floors. NOTE: Stevenson Systems must be notified of any changes to the building which would affect the Rentable or Usable Area of the project. Any changes to the building will result in a change of the Load Factor for all tenants on the floor where the change occurred. Please refer to the Floating Factor Calculation Summary.)

NOTICE OF RESPONSIBILITY

STEVENSON SYSTEMS warrants that the square footage calculations and drawings are based on architectural drawings prepared by:

**Clements and Associates
830 Wislhire Blvd.
Los Angeles, CA 90017**

**Project Name: N/A
Project Number: 1886820
Issue Date: 3/13/69**

STEVENSON SYSTEMS has conducted a complete field verification of the building architectural elements to insure that the drawings used to measure are consistent to the conditions found in the field.

STEVENSON SYSTEMS' reports, drawings, and square footage calculations will be used as the basis for computing all square footage calculations for:

845 South Figueroa

along with all square footage calculations for tenants that will be leasing space in the building.

STEVENSON SYSTEMS makes no warranties on the accuracy of the square footage calculations where a tenant or occupant, architect, contractor or building owner or its representative has altered or replaced building structures, construction elements or permanently installed fixtures to the building structure after the date of last revision to the report noted: **(N/A)**

Any deviation from the drawings, formulas, or calculations as contained in this report will result in square footage calculations not warranted by STEVENSON SYSTEMS.

ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANT ABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY DISCLAIMED.

BUILDING CALCULATIONS AND SUMMARIES



BUILDING CALCULATIONS

FLOOR PENETRATIONS	4,428.66 SF	3.1%	GROSS AREA	144,152.78 SF	
BUILDING NON-USABLE	1,026.22 SF	0.7%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	6,909.66 SF	4.8%	- TOTAL SERVICES	25,767.08 SF	
FLOOR COMMON	13,402.53 SF	9.3%	= USABLE AREA-MULTI TENANT	118,385.70 SF	82.1%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	25,767.08 SF	17.9%	+ LOBBY AND CORRIDOR	6,738.58 SF	4.7%
			= USABLE AREA-SINGLE TENANT	125,124.28 SF	86.8%

MAXIMUM RENTABLE 139,724 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	125,124.28 SF	86.8%
+ FLOOR COMMON SHARE	6,663.95 SF	4.6%
= NET RENTABLE AREA	131,788.23 SF	91.4%
+ BLDG COMMON SHARE	6,909.66 SF	4.8%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	118,385.70 SF	82.1%
+ FLOOR COMMON SHARE	13,402.53 SF	9.3%
= NET RENTABLE AREA	131,788.23 SF	91.4%
+ BLDG COMMON SHARE	6,909.66 SF	4.8%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%

= RENTABLE AREA	138,698 SF	96.2%
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= RENTABLE AREA	138,698 SF	96.2%
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BUILDING EFFICIENCY 96.22%

AVERAGE FACTOR CALCULATION SUMMARY

FLOOR	GROSS AREA	USABLE AREA		RENTABLE AREA	TENANT ADD-ON FACTOR		RENTABLE EFFICIENCY	
		(SINGLE)	(MULTIPLE)		(SINGLE)	(MULTIPLE)	(SINGLE)	(MULTIPLE)
B	1570.31	0.00	0.00	0	1.0000	1.0000	0.00%	0.00%
1R	25021.16	23765.20	23765.20	23765	1.0000	1.0000	100.00%	100.00%
1	4763.93	1864.77	1864.77	2265	1.2147	1.2147	82.33%	82.33%
2	27234.72	24823.67	23149.49	28119	1.1327	1.2147	88.28%	82.33%
3	27234.72	24823.67	23149.49	28119	1.1327	1.2147	88.28%	82.33%
4	27344.91	24923.49	23228.38	28215	1.1321	1.2147	88.33%	82.33%
5	27344.91	24923.49	23228.38	28215	1.1321	1.2147	88.33%	82.33%
R	3638.13	0.00	0.00	0	1.0000	1.0000	0.00%	0.00%
TOTALS	144152.78	125124.28	118385.70	138698		1.2147	90.21%	85.36%

FLOATING FACTOR CALCULATION SUMMARY

Individual tenant calculations will be based on an AVERAGE FACTOR.
Use this table for comparison information only.

FLOOR	GROSS AREA	USABLE AREA		RENTABLE AREA	TENANT ADD-ON FACTOR		RENTABLE EFFICIENCY	
		(SINGLE)	(MULTIPLE)		(SINGLE)	(MULTIPLE)	(SINGLE)	(MULTIPLE)
B	1570.31	0.00	0.00	0	1.0000	1.0000	0.00%	0.00%
1R	25021.16	23765.20	23765.20	23765	1.0000	1.0000	100.00%	100.00%
1	4763.93	1864.77	1864.77	1984	1.0640	1.0640	93.99%	93.99%
2	27234.72	24823.67	23149.49	28184	1.1354	1.2175	88.08%	82.14%
3	27234.72	24823.67	23149.49	28184	1.1354	1.2175	88.08%	82.14%
4	27344.91	24923.49	23228.38	28290	1.1351	1.2179	88.10%	82.11%
5	27344.91	24923.49	23228.38	28290	1.1351	1.2179	88.10%	82.11%
R	3638.13	0.00	0.00	0	1.0000	1.0000	0.00%	0.00%
TOTALS	144152.78	125124.28	118385.70	138698		1.2147	90.21%	85.36%

CATEGORY/TYPE SUMMARY

CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON	TOTAL
LOBBY	-	-	-	-	-	-	0.00
CORRIDOR	-	-	6738.58	-	296.14	-	7034.72
TOILET	-	-	4096.15	-	-	-	4096.15
ELEVATOR	888.78	-	-	-	-	-	888.78
STAIR	2433.54	-	-	-	-	-	2433.54
SHAFT	1106.33	-	-	-	-	-	1106.33
MECHANICAL	-	-	-	-	3325.73	-	3325.73
ELECTRICAL	-	-	633.97	-	802.40	-	1436.37
COMMUNICATION	-	-	166.31	-	131.07	-	297.37
SERVICE	-	-	-	-	-	-	0.00
OTHER	-	-	1767.52	1026.22	2354.34	-	5148.08
TOTAL	4428.66	-	13402.54	1026.22	6909.66	-	25767.08

FLOOR/TYPE SUMMARY

FLOOR	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON	TOTAL
B	539.05	-	-	-	1031.26	-	1570.31
1R	229.73	-	-	1026.22	-	-	1255.95
1	487.33	-	-	-	2411.83	-	2899.16
2	745.06	-	3340.17	-	-	-	4085.23
3	745.06	-	3340.17	-	-	-	4085.23
4	755.43	-	3361.10	-	-	-	4116.53
5	755.43	-	3361.10	-	-	-	4116.53
R	171.55	-	-	-	3466.58	-	3638.13
TOTALS	4428.66	-	13402.53	1026.22	6909.66	-	25767.08

FLOOR/CATEGORY SUMMARY

FLOOR	LOBBY	CORR	TOILET	ELEV	STAIR	SHAFT	MECH'L	ELEC'L	COMMUN	SERVICE	OTHER	TOTAL
B	-	-	-	179.54	359.51	-	-	704.34	85.35	-	241.58	1570.31
1R	-	-	-	-	229.73	-	-	-	-	-	1026.22	1255.95
1	-	296.14	-	188.09	174.19	125.06	-	98.06	45.72	-	1971.91	2899.16
2	-	1674.18	1024.04	130.29	369.45	245.32	-	158.49	41.58	-	441.88	4085.23
3	-	1674.18	1024.04	130.29	369.45	245.32	-	158.49	41.58	-	441.88	4085.23
4	-	1695.11	1024.04	130.29	379.83	245.32	-	158.49	41.58	-	441.88	4116.53
5	-	1695.11	1024.04	130.29	379.83	245.32	-	158.49	41.58	-	441.88	4116.53
R	-	-	-	-	171.55	-	3325.73	-	-	-	140.85	3638.13
TOTALS	-	7034.72	4096.15	888.78	2433.54	1106.33	3325.73	1436.37	297.37	-	5148.08	25767.08

FLOOR CALCULATIONS AND COMPONENT LISTINGS

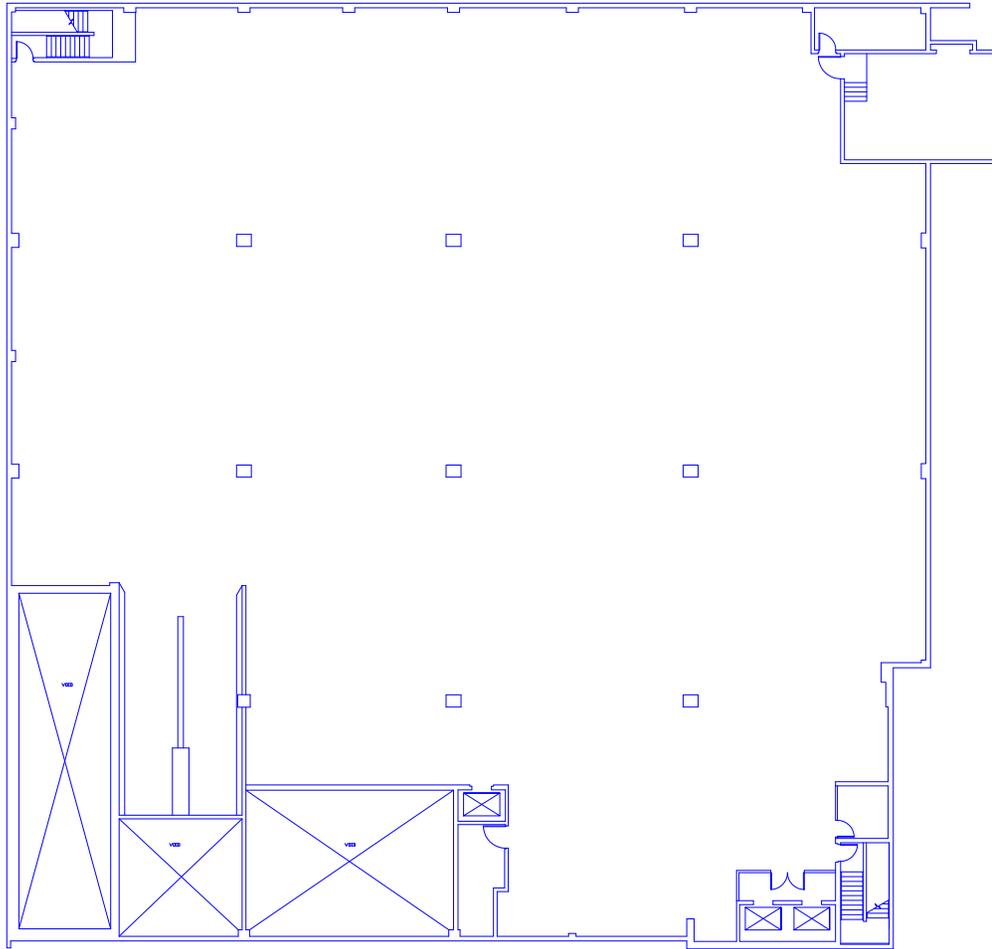


FLOOR B

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	539.05 SF	34.3%	GROSS AREA	1,570.31 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	1,031.26 SF	65.7%	- TOTAL SERVICES	1,570.31 SF	
FLOOR COMMON	0.00 SF	0.0%	= USABLE AREA-MULTI TENANT	0.00 SF	0.0%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	1,570.31 SF	100.0%	+ LOBBY AND CORRIDOR	0.00 SF	0.0%
			= USABLE AREA-SINGLE TENANT	0.00 SF	0.0%

MAXIMUM RENTABLE 1,031 SF



FLOOR B



845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

FLOOR PLATE

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FLOOR B
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
100	Stair No.2	STAIR	191.11	-	-	-	-	-
101	Stair No.2	STAIR	168.40	-	-	-	-	-
102	Elevators No. 1-2	ELEVATOR	126.90	-	-	-	-	-
107	Elevator	ELEVATOR	52.64	-	-	-	-	-
515	Electrical Room	ELECTRICAL	-	-	-	-	150.03	-
516	Transformer Vault	ELECTRICAL	-	-	-	-	554.31	-
517	Telephone Room	COMMUNICATION	-	-	-	-	85.35	-
518	Lobby	OTHER	-	-	-	-	91.36	-
519	Building Storage	OTHER	-	-	-	-	150.21	-
TOTALS			539.05	-	-	-	1031.26	-

ID: 100
SF: 191.1085
Stair No.2

ID: 515
SF: 150.0288
Electrical Room

ID: 516
SF: 554.3064
Transformer Vault

ID: 107
SF: 52.6415
Elevator

ID: 519
SF: 150.2109
Building Storage

ID: 518
SF: 91.3646
Lobby

ID: 517
SF: 85.3455
Telephone Room

ID: 101
SF: 168.4028
Stair No.2

ID: 102
SF: 126.8993
Elevators No. 1-2

ID: 000
SF: 1570.3083
Gross Area

FLOOR B 

845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

COLOR CODE: FLOOR PENETRATION
FLOOR NON-USE
FLOOR COMMON
BUILDING NON-USE
BUILDING COMMON
MULTI-FLR COMMON
COMPLEX COMMON

COMPONENT DRAWING

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FLOOR 1R

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	229.73 SF	0.9%	GROSS AREA	25,021.16 SF	
BUILDING NON-USABLE	1,026.22 SF	4.1%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	0.00 SF	0.0%	- TOTAL SERVICES	1,255.95 SF	
FLOOR COMMON	0.00 SF	0.0%	= USABLE AREA-MULTI TENANT	23,765.20 SF	95.0%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	1,255.95 SF	5.0%	+ LOBBY AND CORRIDOR	0.00 SF	0.0%
			= USABLE AREA-SINGLE TENANT	23,765.20 SF	95.0%

MAXIMUM RENTABLE 24,791 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	23,765.20 SF	95.0%
+ FLOOR COMMON SHARE	0.00 SF	0.0%
= NET RENTABLE AREA	23,765.20 SF	95.0%
+ BLDG COMMON SHARE	0.00 SF	0.0%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	23,765 SF	95.0%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	23,765.20 SF	95.0%
+ FLOOR COMMON SHARE	0.00 SF	0.0%
= NET RENTABLE AREA	23,765.20 SF	95.0%
+ BLDG COMMON SHARE	0.00 SF	0.0%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	23,765 SF	95.0%

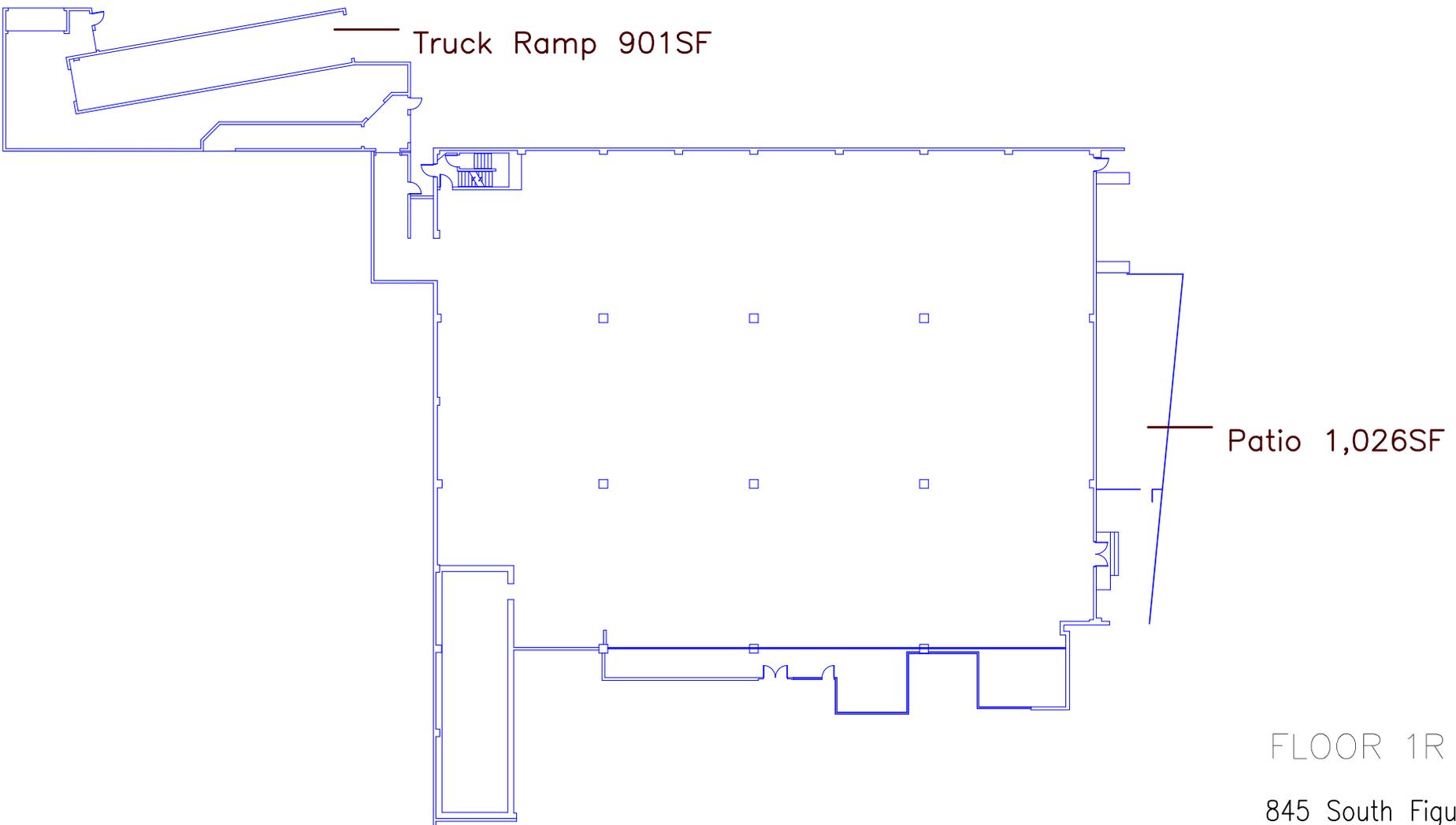
FLOOR ADD-ON FACTOR 1.0000

FLOOR ADD-ON FACTOR 1.0000

TENANT ADD-ON FACTOR 1.0000

TENANT ADD-ON FACTOR 1.0000

FLOOR EFFICIENCY 94.98%



FLOOR 1R 

845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

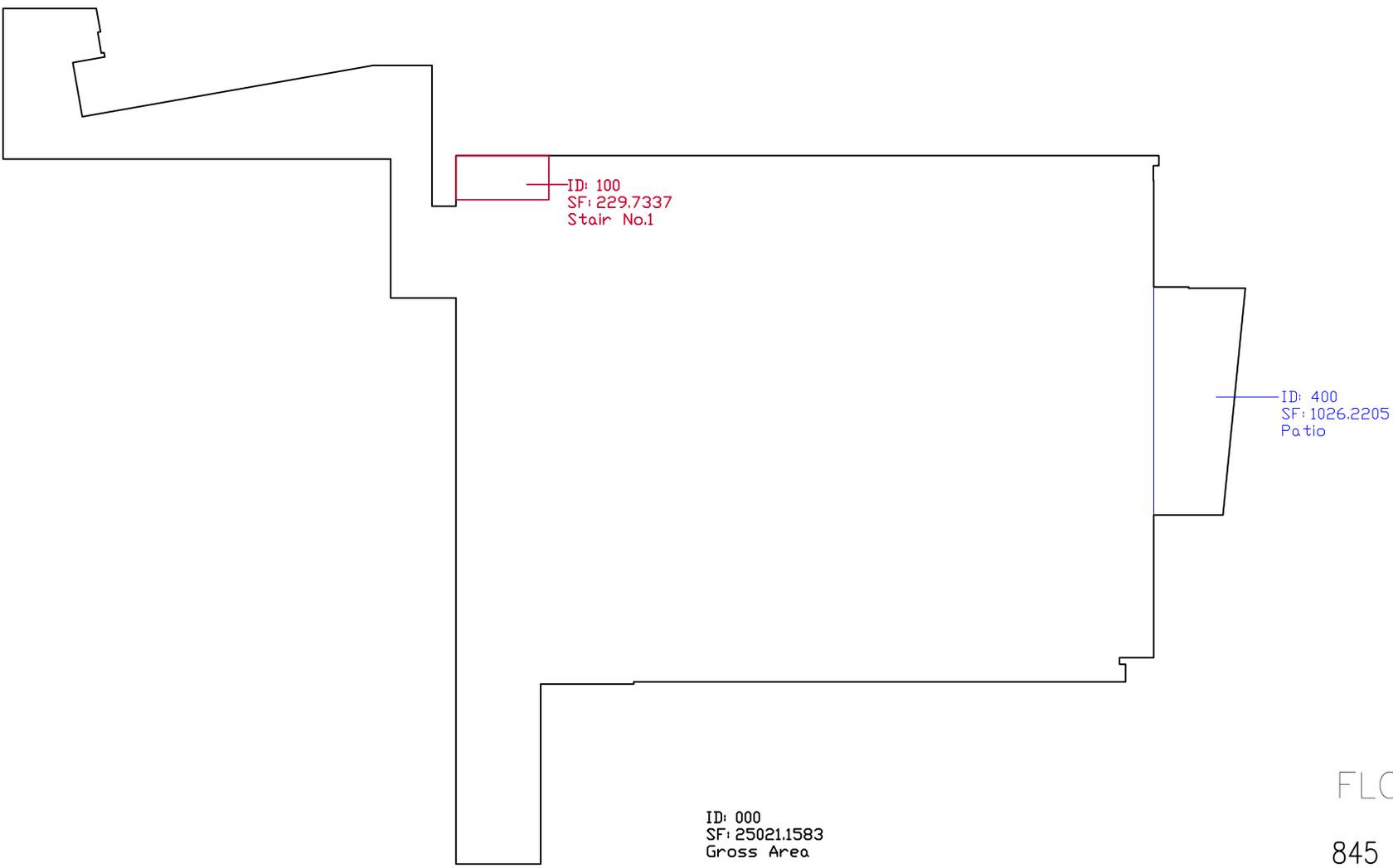
FLOOR PLATE

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FLOOR 1R
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
100	Stair No.1	STAIR	229.73	-	-	-	-	-
400	Patio	OTHER	-	-	-	1026.22	-	-
TOTALS			229.73	-	-	1026.22	-	-



FLOOR 1R 

845 South Figueroa Street
 845 South Figueroa Street
 Los Angeles, CA 90017

COLOR CODE:
 FLOOR PENETRATION
 FLOOR NON-USE
 FLOOR COMMON
 BUILDING NON-USE
 BUILDING COMMON
 MULTI-FLR COMMON
 COMPLEX COMMON

COMPONENT DRAWING

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FLOOR 1

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	487.33 SF	10.2%	GROSS AREA	4,763.93 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	2,411.83 SF	50.6%	- TOTAL SERVICES	2,899.16 SF	
FLOOR COMMON	0.00 SF	0.0%	= USABLE AREA-MULTI TENANT	1,864.77 SF	39.1%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	2,899.16 SF	60.9%	+ LOBBY AND CORRIDOR	0.00 SF	0.0%
			= USABLE AREA-SINGLE TENANT	1,864.77 SF	39.1%

MAXIMUM RENTABLE 4,277 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	1,864.77 SF	39.1%
+ FLOOR COMMON SHARE	0.00 SF	0.0%
= NET RENTABLE AREA	1,864.77 SF	39.1%
+ BLDG COMMON SHARE	119.28 SF	2.5%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	1,984 SF	41.6%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	1,864.77 SF	39.1%
+ FLOOR COMMON SHARE	0.00 SF	0.0%
= NET RENTABLE AREA	1,864.77 SF	39.1%
+ BLDG COMMON SHARE	119.28 SF	2.5%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	1,984 SF	41.6%

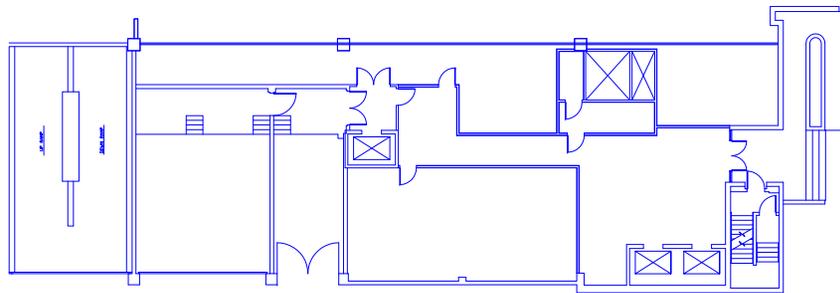
FLOOR ADD-ON FACTOR 1.0000

FLOOR ADD-ON FACTOR 1.0000

TENANT ADD-ON FACTOR 1.0640

TENANT ADD-ON FACTOR 1.0640

FLOOR EFFICIENCY 41.65%



FLOOR 1



845 South Figueroa Street
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FLOOR PLATE

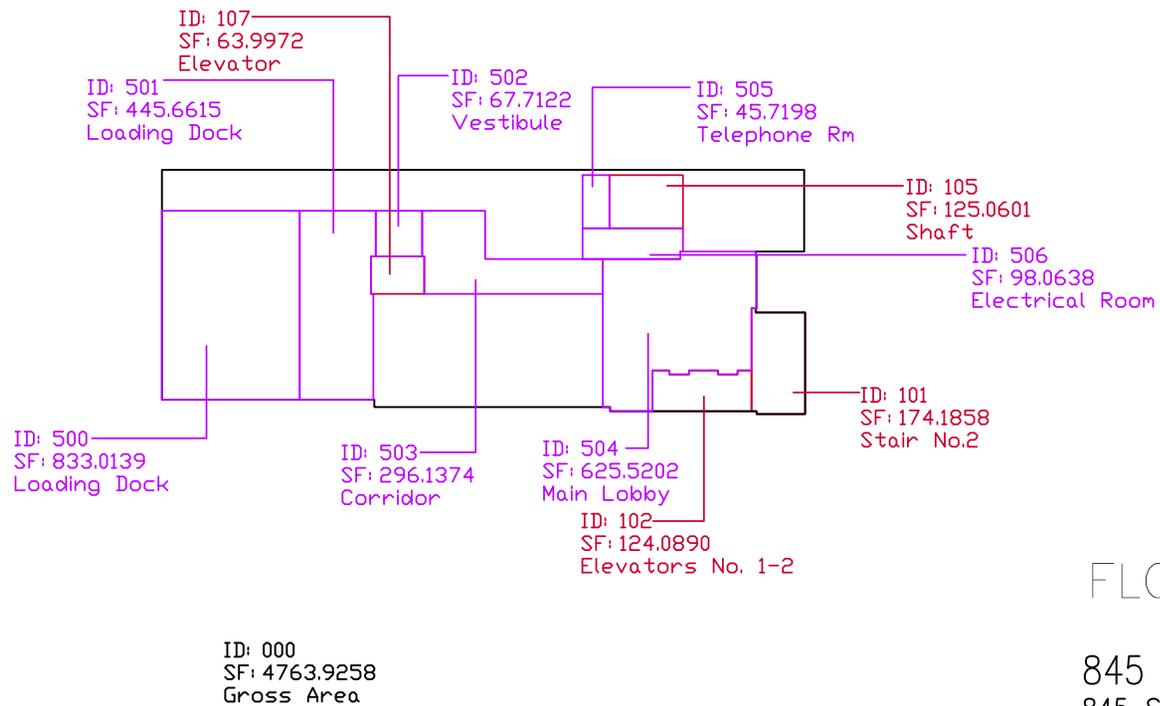
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845SF

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FLOOR 1
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
101	Stair No.2	STAIR	174.19	-	-	-	-	-
102	Elevators No. 1-2	ELEVATOR	124.09	-	-	-	-	-
105	Shaft	SHAFT	125.06	-	-	-	-	-
107	Elevator	ELEVATOR	64.00	-	-	-	-	-
500	Loading Dock	OTHER	-	-	-	-	833.01	-
501	Loading Dock	OTHER	-	-	-	-	445.66	-
502	Vestibule	OTHER	-	-	-	-	67.71	-
503	Corridor	CORRIDOR	-	-	-	-	296.14	-
504	Main Lobby	OTHER	-	-	-	-	625.52	-
505	Telephone Rm	COMMUNICATION	-	-	-	-	45.72	-
506	Electrical Room	ELECTRICAL	-	-	-	-	98.06	-
TOTALS			487.33	-	-	-	2411.83	-



FLOOR 1



845 South Figueroa Street
 845 South Figueroa Street
 Los Angeles, CA 90017

COLOR CODE: FLOOR PENETRATION
 FLOOR NON-USE
 FLOOR COMMON
 BUILDING NON-USE
 BUILDING COMMON
 MULTI-FLR COMMON
 COMPLEX COMMON

COMPONENT DRAWING

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FLOOR 2

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	745.06 SF	2.7%	GROSS AREA	27,234.72 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	0.00 SF	0.0%	- TOTAL SERVICES	4,085.23 SF	
FLOOR COMMON	3,340.17 SF	12.3%	= USABLE AREA-MULTI TENANT	23,149.49 SF	85.0%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	4,085.23 SF	15.0%	+ LOBBY AND CORRIDOR	1,674.18 SF	6.1%
			= USABLE AREA-SINGLE TENANT	24,823.67 SF	91.1%

MAXIMUM RENTABLE 26,490 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	24,823.67 SF	91.1%
+ FLOOR COMMON SHARE	1,665.99 SF	6.1%
= NET RENTABLE AREA	26,489.66 SF	97.3%
+ BLDG COMMON SHARE	1,694.40 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,184 SF	103.5%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	23,149.49 SF	85.0%
+ FLOOR COMMON SHARE	3,340.17 SF	12.3%
= NET RENTABLE AREA	26,489.66 SF	97.3%
+ BLDG COMMON SHARE	1,694.40 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,184 SF	103.5%

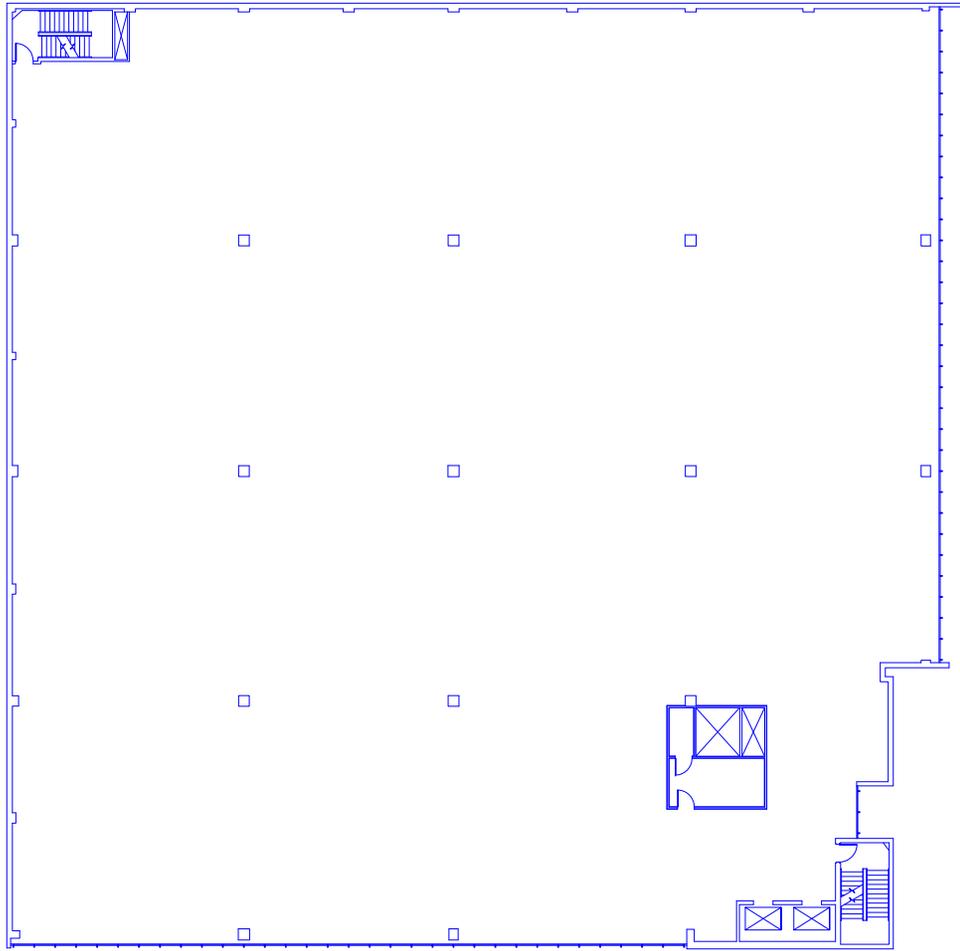
FLOOR ADD-ON FACTOR 1.0671

FLOOR ADD-ON FACTOR 1.1443

TENANT ADD-ON FACTOR 1.1354

TENANT ADD-ON FACTOR 1.2175

FLOOR EFFICIENCY 103.49%



FLOOR 2



845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

FLOOR PLATE

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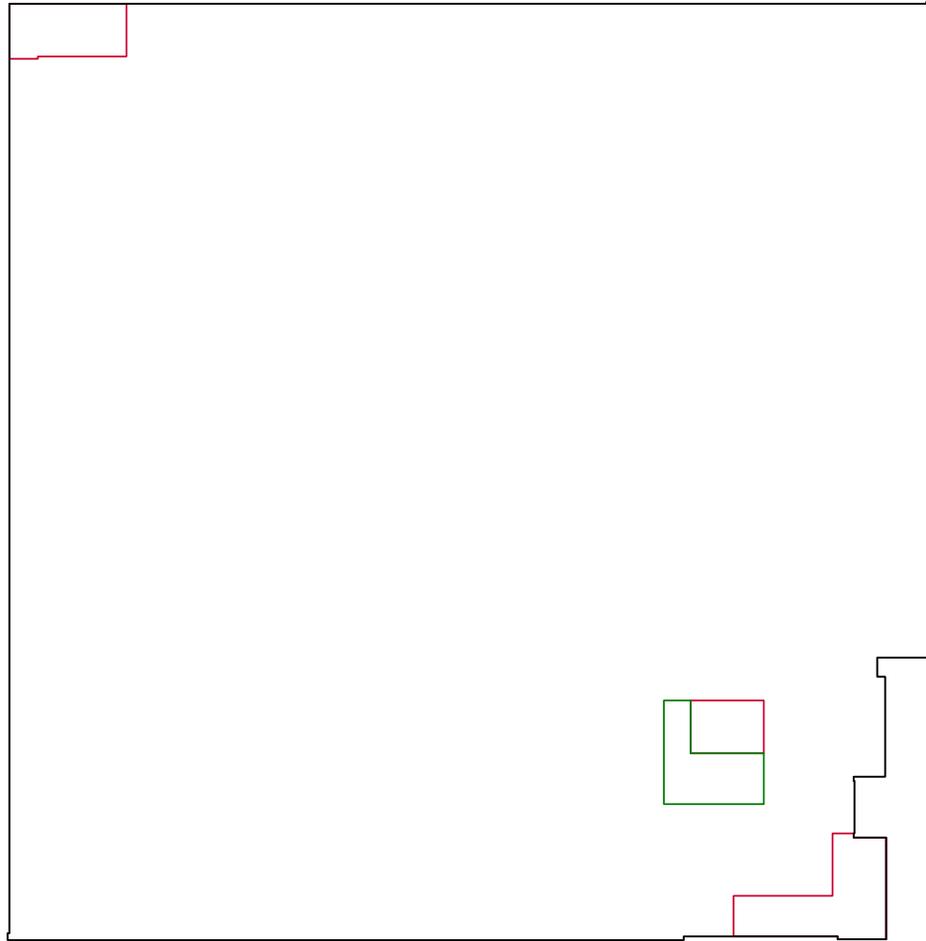
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FLOOR 2
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
100	Stair No.1	STAIR	199.62	-	-	-	-	-
101	Stair No.2	STAIR	169.84	-	-	-	-	-
102	Elevators No. 1-2	ELEVATOR	130.29	-	-	-	-	-
103	Shaft	SHAFT	121.67	-	-	-	-	-
104	Shaft	SHAFT	45.72	-	-	-	-	-
105	Shaft	SHAFT	77.93	-	-	-	-	-
300	Elevator Lobby	OTHER	-	-	395.33	-	-	-
301	Pipe Chase	OTHER	-	-	22.89	-	-	-
302	Women's Restroom	TOILET	-	-	256.19	-	-	-
303	Men's Restroom	TOILET	-	-	256.22	-	-	-
304	Corridor	CORRIDOR	-	-	1674.18	-	-	-
305	Pipe Chase	OTHER	-	-	23.67	-	-	-
306	Women's Restroom	TOILET	-	-	256.19	-	-	-
307	Men's Restroom	TOILET	-	-	255.44	-	-	-
308	Electrical Room	ELECTRICAL	-	-	158.49	-	-	-
309	Telephone Room	COMMUNICATION	-	-	41.58	-	-	-
TOTALS			745.06	-	3340.17	-	-	-



FLOOR 2



845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

COLOR CODE: FLOOR PENETRATION
FLOOR NON-USE
FLOOR COMMON
BUILDING NON-USE
BUILDING COMMON
MULTI-FLR COMMON
COMPLEX COMMON

COMPONENT DRAWING

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FLOOR 3

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	745.06 SF	2.7%	GROSS AREA	27,234.72 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	0.00 SF	0.0%	- TOTAL SERVICES	4,085.23 SF	
FLOOR COMMON	3,340.17 SF	12.3%	= USABLE AREA-MULTI TENANT	23,149.49 SF	85.0%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	4,085.23 SF	15.0%	+ LOBBY AND CORRIDOR	1,674.18 SF	6.1%
			= USABLE AREA-SINGLE TENANT	24,823.67 SF	91.1%

MAXIMUM RENTABLE 26,490 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	24,823.67 SF	91.1%
+ FLOOR COMMON SHARE	1,665.99 SF	6.1%
= NET RENTABLE AREA	26,489.66 SF	97.3%
+ BLDG COMMON SHARE	1,694.40 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,184 SF	103.5%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	23,149.49 SF	85.0%
+ FLOOR COMMON SHARE	3,340.17 SF	12.3%
= NET RENTABLE AREA	26,489.66 SF	97.3%
+ BLDG COMMON SHARE	1,694.40 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,184 SF	103.5%

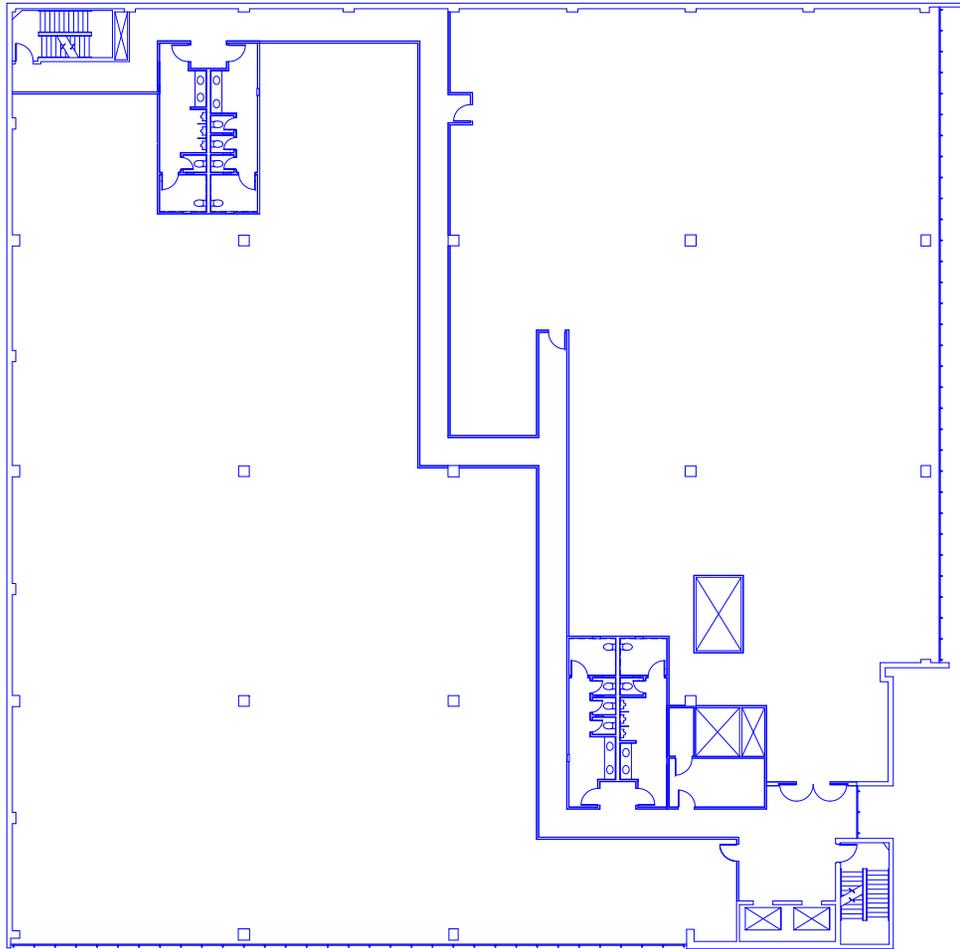
FLOOR ADD-ON FACTOR 1.0671

FLOOR ADD-ON FACTOR 1.1443

TENANT ADD-ON FACTOR 1.1354

TENANT ADD-ON FACTOR 1.2175

FLOOR EFFICIENCY 103.49%



FLOOR 3



845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

FLOOR PLATE

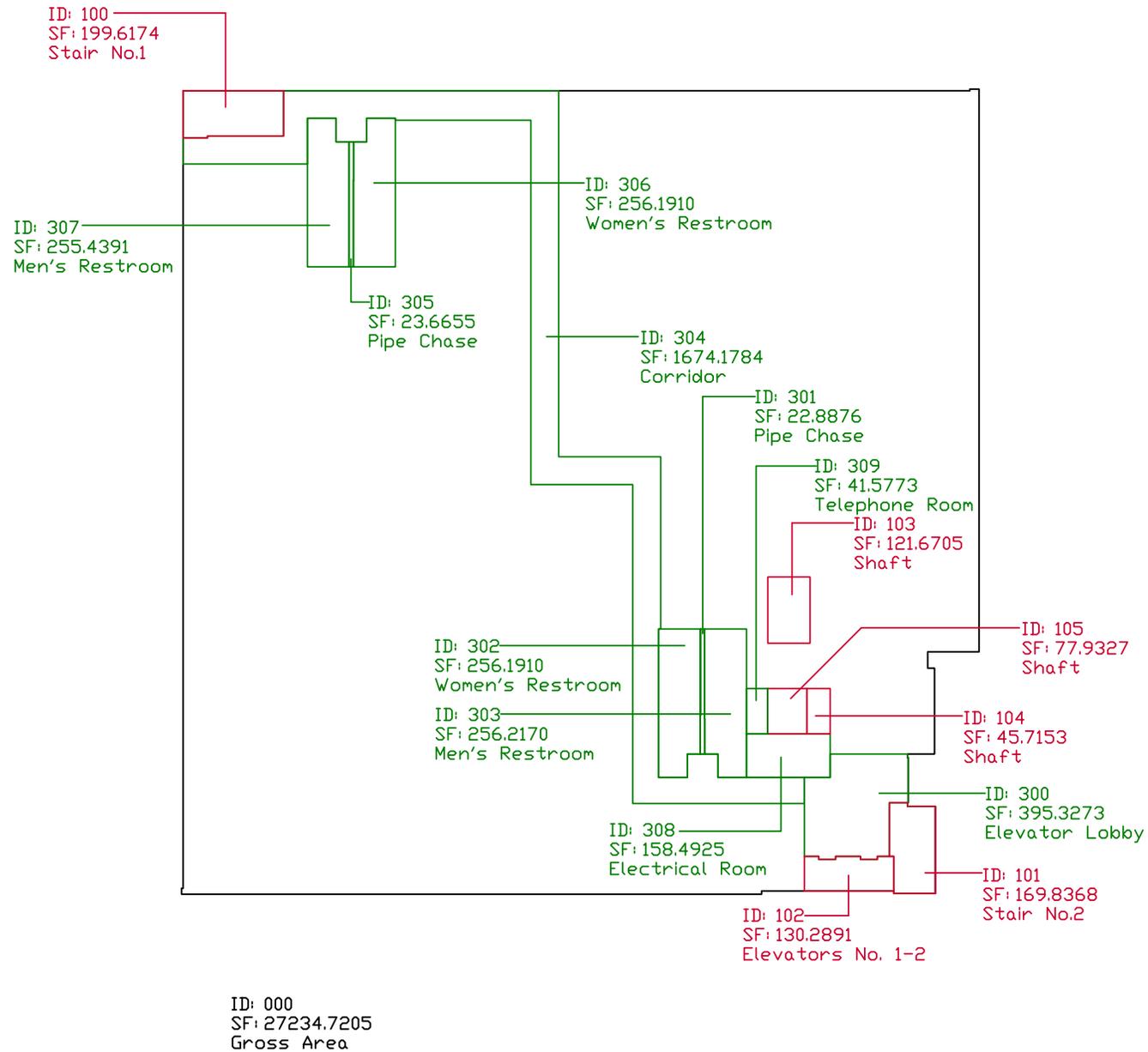
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FLOOR 3
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
100	Stair No.1	STAIR	199.62	-	-	-	-	-
101	Stair No.2	STAIR	169.84	-	-	-	-	-
102	Elevators No. 1-2	ELEVATOR	130.29	-	-	-	-	-
103	Shaft	SHAFT	121.67	-	-	-	-	-
104	Shaft	SHAFT	45.72	-	-	-	-	-
105	Shaft	SHAFT	77.93	-	-	-	-	-
300	Elevator Lobby	OTHER	-	-	395.33	-	-	-
301	Pipe Chase	OTHER	-	-	22.89	-	-	-
302	Women's Restroom	TOILET	-	-	256.19	-	-	-
303	Men's Restroom	TOILET	-	-	256.22	-	-	-
304	Corridor	CORRIDOR	-	-	1674.18	-	-	-
305	Pipe Chase	OTHER	-	-	23.67	-	-	-
306	Women's Restroom	TOILET	-	-	256.19	-	-	-
307	Men's Restroom	TOILET	-	-	255.44	-	-	-
308	Electrical Room	ELECTRICAL	-	-	158.49	-	-	-
309	Telephone Room	COMMUNICATION	-	-	41.58	-	-	-
TOTALS			745.06	-	3340.17	-	-	-



FLOOR 3



845 South Figueroa Street
 845 South Figueroa Street
 Los Angeles, CA 90017

COLOR CODE: FLOOR PENETRATION
 FLOOR NON-USE
 FLOOR COMMON
 BUILDING NON-USE
 BUILDING COMMON
 MULTI-FLR COMMON
 COMPLEX COMMON

COMPONENT DRAWING

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FLOOR 4

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	755.43 SF	2.8%	GROSS AREA	27,344.91 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	0.00 SF	0.0%	- TOTAL SERVICES	4,116.53 SF	
FLOOR COMMON	3,361.10 SF	12.3%	= USABLE AREA-MULTI TENANT	23,228.37 SF	84.9%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	4,116.53 SF	15.1%	+ LOBBY AND CORRIDOR	1,695.11 SF	6.2%
			= USABLE AREA-SINGLE TENANT	24,923.49 SF	91.1%

MAXIMUM RENTABLE 26,589 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	24,923.49 SF	91.1%
+ FLOOR COMMON SHARE	1,665.99 SF	6.1%
= NET RENTABLE AREA	26,589.47 SF	97.2%
+ BLDG COMMON SHARE	1,700.79 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,290 SF	103.5%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	23,228.38 SF	84.9%
+ FLOOR COMMON SHARE	3,361.10 SF	12.3%
= NET RENTABLE AREA	26,589.47 SF	97.2%
+ BLDG COMMON SHARE	1,700.79 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,290 SF	103.5%

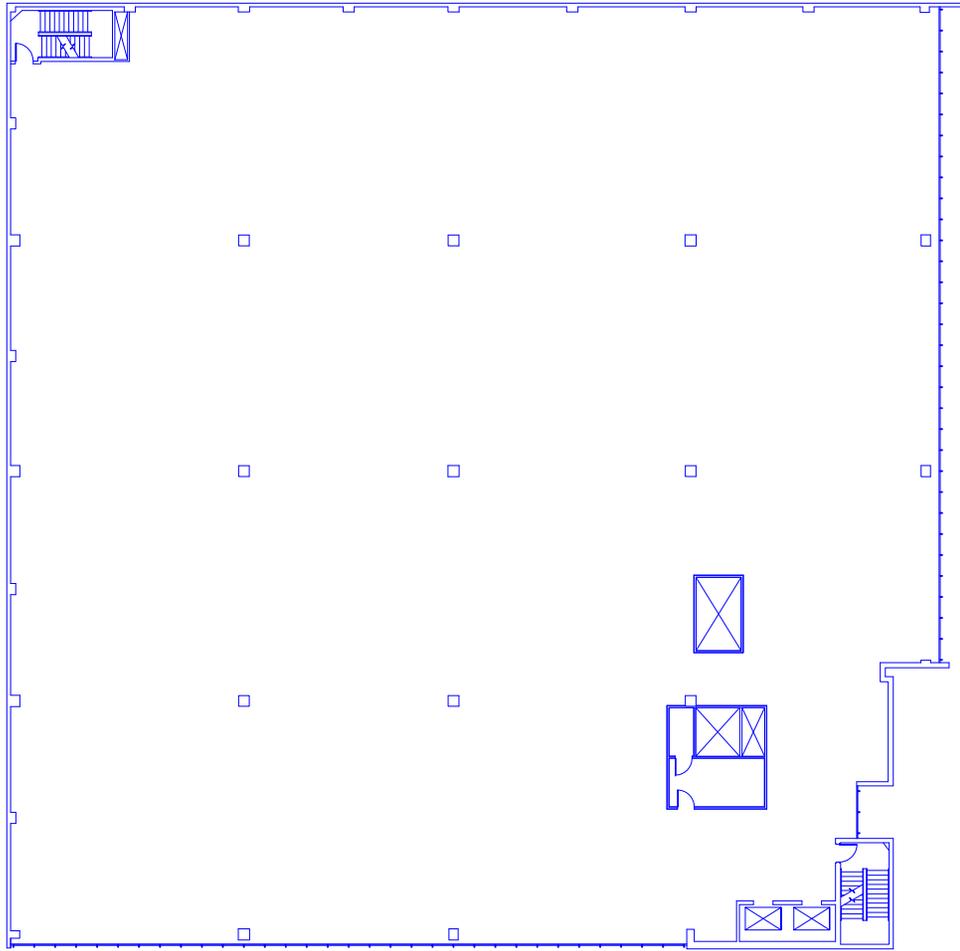
FLOOR ADD-ON FACTOR 1.0668

FLOOR ADD-ON FACTOR 1.1447

TENANT ADD-ON FACTOR 1.1351

TENANT ADD-ON FACTOR 1.2179

FLOOR EFFICIENCY 103.46%



FLOOR 4



845 South Figueroa Street
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FLOOR PLATE

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FLOOR 4
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
100	Stair No.1	STAIR	209.99	-	-	-	-	-
101	Stair No.2	STAIR	169.84	-	-	-	-	-
102	Elevators No. 1-2	ELEVATOR	130.29	-	-	-	-	-
103	Shaft	SHAFT	121.67	-	-	-	-	-
104	Shaft	SHAFT	45.72	-	-	-	-	-
105	Shaft	SHAFT	77.93	-	-	-	-	-
300	Elevator Lobby	OTHER	-	-	395.33	-	-	-
301	Pipe Chase	OTHER	-	-	22.89	-	-	-
302	Women's Restroom	TOILET	-	-	256.19	-	-	-
303	Men's Restroom	TOILET	-	-	256.22	-	-	-
304	Corridor	CORRIDOR	-	-	1695.11	-	-	-
305	Pipe Chase	OTHER	-	-	23.67	-	-	-
306	Women's Restroom	TOILET	-	-	256.19	-	-	-
307	Men's Restroom	TOILET	-	-	255.44	-	-	-
308	Electrical Room	ELECTRICAL	-	-	158.49	-	-	-
309	Telephone Room	COMMUNICATION	-	-	41.58	-	-	-
TOTALS			755.43	-	3361.10	-	-	-



FLOOR 4



845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

COLOR CODE: FLOOR PENETRATION
FLOOR NON-USE
FLOOR COMMON
BUILDING NON-USE
BUILDING COMMON
MULTI-FLR COMMON
COMPLEX COMMON

COMPONENT DRAWING

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FLOOR 5

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	755.43 SF	2.8%	GROSS AREA	27,344.91 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	0.00 SF	0.0%	- TOTAL SERVICES	4,116.53 SF	
FLOOR COMMON	3,361.10 SF	12.3%	= USABLE AREA-MULTI TENANT	23,228.37 SF	84.9%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	4,116.53 SF	15.1%	+ LOBBY AND CORRIDOR	1,695.11 SF	6.2%
			= USABLE AREA-SINGLE TENANT	24,923.49 SF	91.1%

MAXIMUM RENTABLE 26,589 SF

SINGLE TENANT CALCULATIONS

USABLE AREA	24,923.49 SF	91.1%
+ FLOOR COMMON SHARE	1,665.99 SF	6.1%
= NET RENTABLE AREA	26,589.47 SF	97.2%
+ BLDG COMMON SHARE	1,700.79 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,290 SF	103.5%

MULTIPLE TENANT CALCULATIONS

USABLE AREA	23,228.38 SF	84.9%
+ FLOOR COMMON SHARE	3,361.10 SF	12.3%
= NET RENTABLE AREA	26,589.47 SF	97.2%
+ BLDG COMMON SHARE	1,700.79 SF	6.2%
+ MULTI-FLOOR COMMON SHARE	0.00 SF	0.0%
= RENTABLE AREA	28,290 SF	103.5%

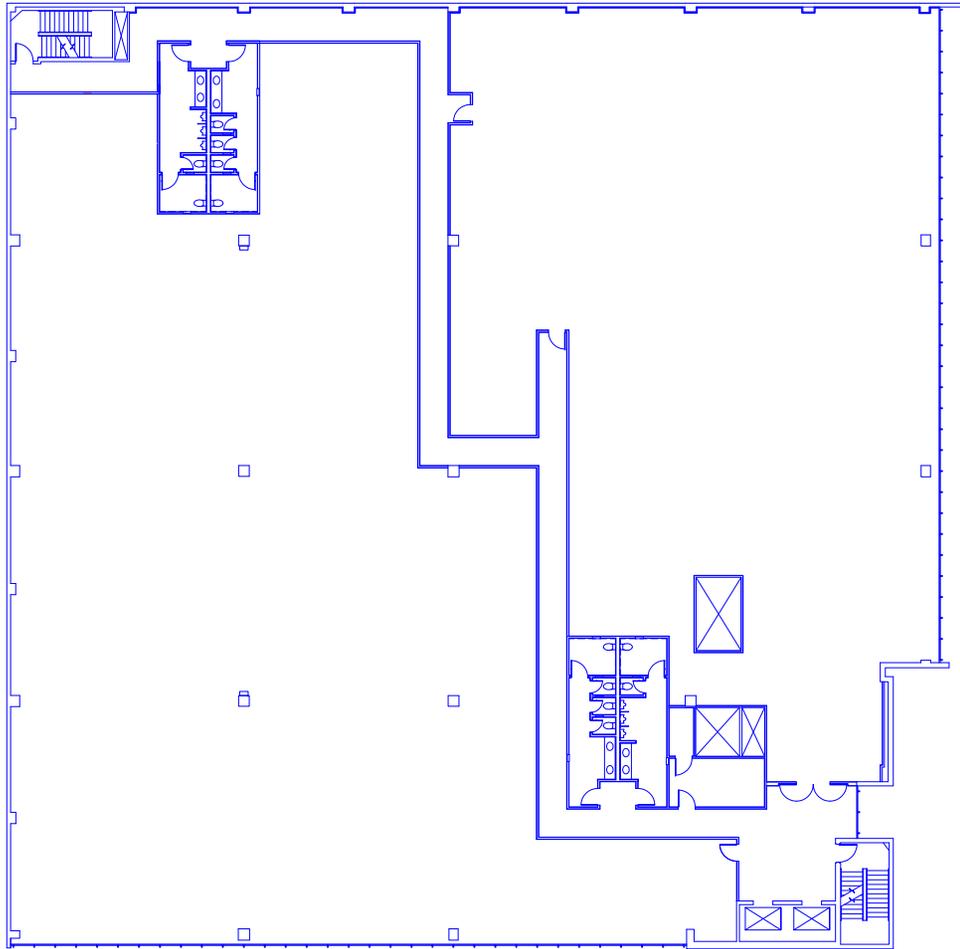
FLOOR ADD-ON FACTOR 1.0668

FLOOR ADD-ON FACTOR 1.1447

TENANT ADD-ON FACTOR 1.1351

TENANT ADD-ON FACTOR 1.2179

FLOOR EFFICIENCY 103.46%



FLOOR 5



845 South Figueroa Street
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Los Angeles, CA 90017

FLOOR PLATE

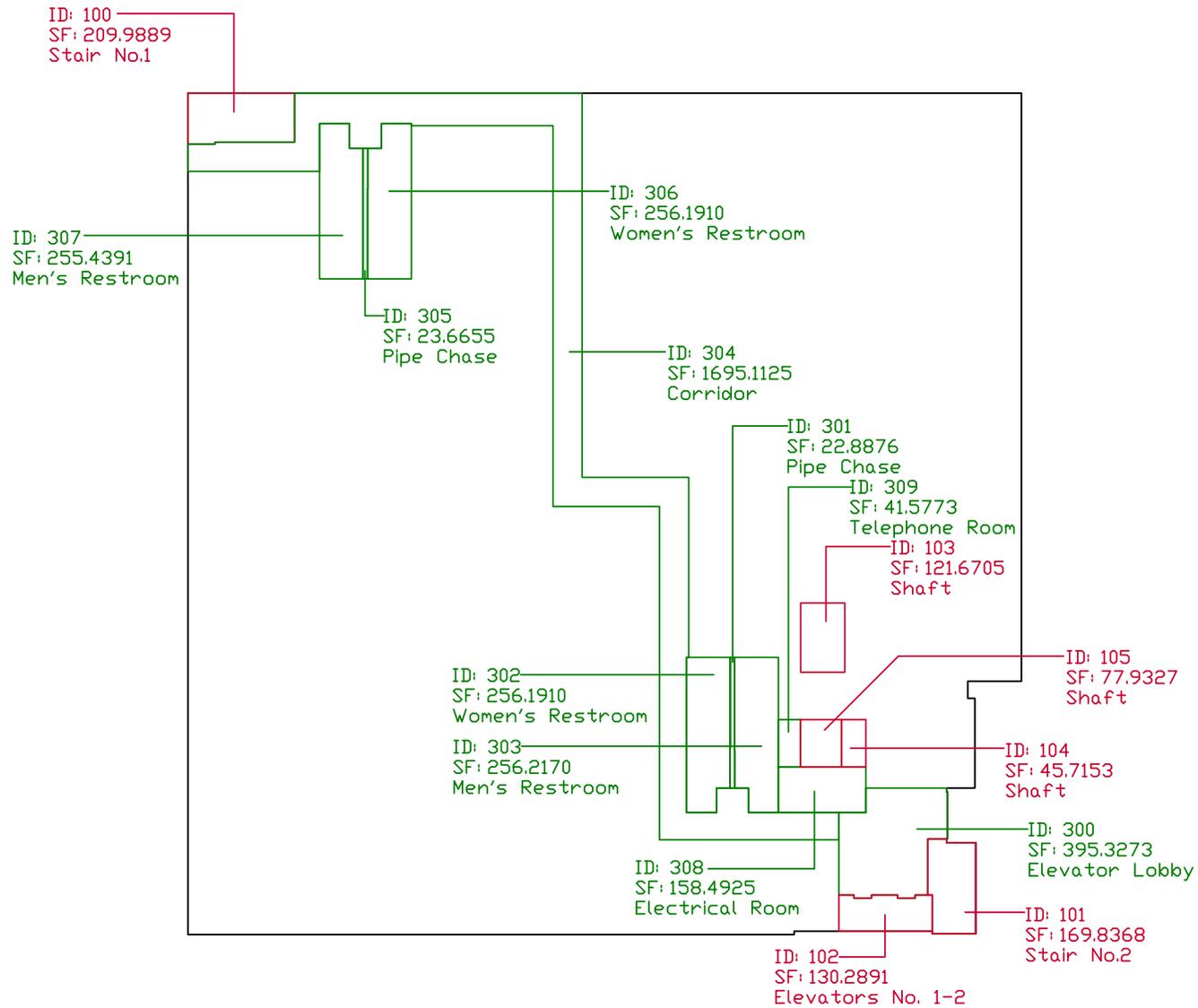
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FLOOR 5
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
100	Stair No.1	STAIR	209.99	-	-	-	-	-
101	Stair No.2	STAIR	169.84	-	-	-	-	-
102	Elevators No. 1-2	ELEVATOR	130.29	-	-	-	-	-
103	Shaft	SHAFT	121.67	-	-	-	-	-
104	Shaft	SHAFT	45.72	-	-	-	-	-
105	Shaft	SHAFT	77.93	-	-	-	-	-
300	Elevator Lobby	OTHER	-	-	395.33	-	-	-
301	Pipe Chase	OTHER	-	-	22.89	-	-	-
302	Women's Restroom	TOILET	-	-	256.19	-	-	-
303	Men's Restroom	TOILET	-	-	256.22	-	-	-
304	Corridor	CORRIDOR	-	-	1695.11	-	-	-
305	Pipe Chase	OTHER	-	-	23.67	-	-	-
306	Women's Restroom	TOILET	-	-	256.19	-	-	-
307	Men's Restroom	TOILET	-	-	255.44	-	-	-
308	Electrical Room	ELECTRICAL	-	-	158.49	-	-	-
309	Telephone Room	COMMUNICATION	-	-	41.58	-	-	-
TOTALS			755.43	-	3361.10	-	-	-



ID: 000
 SF: 27344.9080
 Gross Area

FLOOR 5



845 South Figueroa Street
 845 South Figueroa Street
 Los Angeles, CA 90017

COLOR CODE:
 FLOOR PENETRATION
 FLOOR NON-USE
 FLOOR COMMON
 BUILDING NON-USE
 BUILDING COMMON
 MULTI-FLR COMMON
 COMPLEX COMMON

COMPONENT DRAWING

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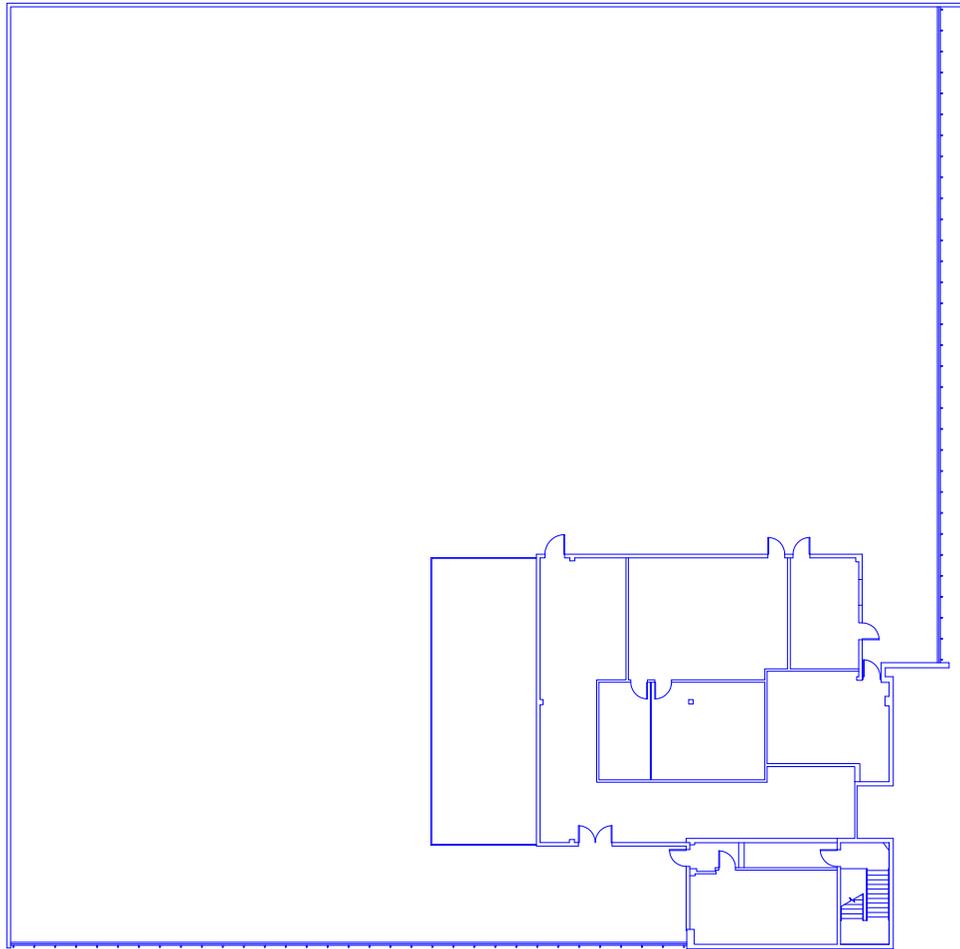


FLOOR R

FLOATING FACTOR CALCULATIONS

FLOOR PENETRATIONS	171.55 SF	4.7%	GROSS AREA	3,638.13 SF	
BUILDING NON-USABLE	0.00 SF	0.0%			
FLOOR NON-USABLE	0.00 SF	0.0%			
BUILDING COMMON	3,466.58 SF	95.3%	- TOTAL SERVICES	3,638.13 SF	
FLOOR COMMON	0.00 SF	0.0%	= USABLE AREA-MULTI TENANT	0.00 SF	0.0%
MULTI-FLOOR COMMON	0.00 SF	0.0%			
TOTAL SERVICES	3,638.13 SF	100.0%	+ LOBBY AND CORRIDOR	0.00 SF	0.0%
			= USABLE AREA-SINGLE TENANT	0.00 SF	0.0%

MAXIMUM RENTABLE 3,467 SF



FLOOR R



845 South Figueroa Street
845 South Figueroa Street
Los Angeles, CA 90017

FLOOR PLATE

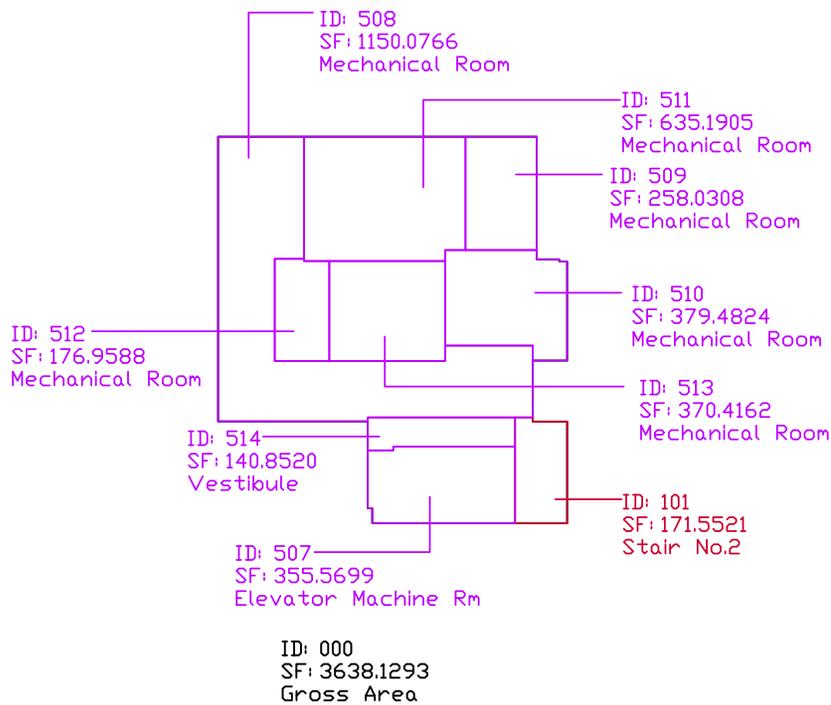
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FLOOR R
COMPONENT LISTING

ID	DESCRIPTION	CATEGORY	FLOOR PENETRATION	FLOOR NON-USE	FLOOR COMMON	BLDG NON-USE	BLDG COMMON	MULTI-FLR COMMON
101	Stair No.2	STAIR	171.55	-	-	-	-	-
507	Elevator Machine Rm	MECHANICAL	-	-	-	-	355.57	-
508	Mechanical Room	MECHANICAL	-	-	-	-	1150.08	-
509	Mechanical Room	MECHANICAL	-	-	-	-	258.03	-
510	Mechanical Room	MECHANICAL	-	-	-	-	379.48	-
511	Mechanical Room	MECHANICAL	-	-	-	-	635.19	-
512	Mechanical Room	MECHANICAL	-	-	-	-	176.96	-
513	Mechanical Room	MECHANICAL	-	-	-	-	370.42	-
514	Vestibule	OTHER	-	-	-	-	140.85	-
TOTALS			171.55	-	-	-	3466.58	-



FLOOR R



845 South Figueroa Street
 845 South Figueroa Street
 Los Angeles, CA 90017

COLOR CODE: FLOOR PENETRATION
 FLOOR NON-USE
 FLOOR COMMON
 BUILDING NON-USE
 BUILDING COMMON
 MULTI-FLR COMMON
 COMPLEX COMMON

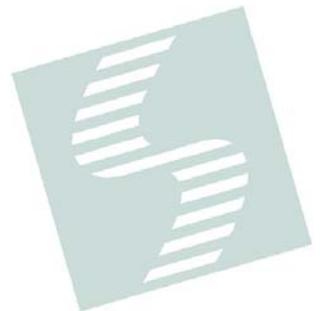
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GLOSSARY



AREA TYPES

GROSS CONSTRUCTION AREA

The total enclosed area of a floor or building measured to the *outside* surface of the permanent exterior walls of the building or structure or to a predetermined surface, or plane as in the case of overhangs and projections to the outside surface of the building. Gross Construction Area may include areas above, below, or outside boundaries of the building. This area may include other structures separated from the main building that are used by the main building such as the buildings central plant, parking structures, etc. This area may include areas such as penthouse mechanical rooms, basement services, exterior corridors, tunnels, balconies, overhangs, etc. Gross Construction Area is not to be used as Rentable Area except where an entire building is leased by a single occupant.

GROSS AREA

The total area of a floor or building measured to the *inside* surface of the permanent exterior walls of the building or structure or to a predetermined surface, or plane as in the case of overhangs and projections to the outside surface of the building. Gross Area may include areas above, below, or outside boundaries of the building in the case of central plants, parking structures and other structures separated from the main building that are used by the main building. This area may include areas such as penthouse, mechanical rooms, basement services, exterior corridors, tunnels, balconies, overhangs, central plants, mechanical within the parking structure, or other buildings separated from the main building but used by the main building.

FLOOR PENETRATIONS

Are major holes in the floors of the building where there is no floor. Includes stairs, shafts, flues, major pipe shafts, vertical ducts, and the like, which serve more than one floor. Does not include stairs, dumb-waiters, etc., exclusively serving a single tenant occupying offices on more than one floor.

FLOOR COMMON AREAS

The areas which are shared by and apportioned to all tenants on a particular floor or floors in the building. May include the elevator lobby, common corridors, restrooms, mechanical and electrical rooms, and other floor service areas.

FLOOR NON-USE

The non-rentable and non-usable areas on the floor that are not apportioned to tenants on any floor(s) of the building. Commonly includes void spaces, service areas, and mechanical rooms. Floor Non-Use areas may be converted to Floor Common or Multi-Floor Common areas.

BUILDING COMMON AREAS

The areas which are shared by and apportioned to all floors in the building. May include the main lobby, mail room, building mechanical and electrical rooms, fire control rooms, main communication rooms, pump rooms, loading docks and other building service areas.

BUILDING NON-USE

The non-rentable and non-usable areas of the building not apportioned to all floor in the building. Commonly includes basements, penthouse mechanical rooms and building service areas. Building Non-Use areas may be converted to Building Common.

MULTI-FLOOR COMMON

Those areas which are shared by and apportioned to tenants on two or more (but not all) floors of the building. May include mechanical, electrical, elevator equipment rooms or other services.

COMPLEX COMMON AREAS

The areas which are shared or used by multiple buildings within a complex of buildings. The areas shared may include loading docks, engineer's office, central mechanical and electrical plants (central plant), etc.

CATEGORIES

Building or Elevator Lobby (LOBBY)

Includes the areas between the elevator banks on each floor and the main lobby(s) for the building.

Corridor (CORR)

Includes the public corridor areas on each floor that connect the tenant spaces with the stairs and elevators.

Restroom (TOILET)

Includes all restroom areas on each floor. (Does not include private restrooms)

Elevator Shafts (ELEV)

Includes all elevator shafts except those for the exclusive use of one tenant.

Stair (STAIR)

Includes all stair penetrations on each floor, except those for the exclusive use of one tenant.

Vertical Penetration (SHAFT)

Includes all other floor penetrations, such as ducts, pipe chases, etc., except those for the exclusive use of one tenant.

Mechanical Equipment (MECH'L)

Includes all mechanical rooms, fire control room, fan rooms, etc.

Electrical Equipment (ELEC'L)

Includes all electrical rooms, switch gear rooms, etc.

Communication (COMMUN)

Includes all areas used for communication and telephone equipment, etc.

Service (SERVICE)

Includes all areas that service tenants, such as janitor closets, trash rooms, loading docks, etc...

Miscellaneous (OTHER)

All other areas not included in the above categories, such as void spaces, storage rooms, Engineer's office, etc.

CALCULATIONS

USABLE AREA

The actual occupiable area of a floor or office suite.

Single Tenant Floor:

Usable Area = Gross Area minus all floor penetrations, non-usable areas, and all common areas except the lobby and corridor.

Lobbies and Corridors are included as Usable Area.

Multiple Tenant Floor:

Usable Area = Gross floor area minus all floor penetrations, non-usable areas, and all common areas.

Lobbies and Corridors are not included as Usable Area

A tenant's Usable Area may include that tenant's share of any extensions to the preset corridor.

MINIMUM OR OPTIMUM CORRIDOR

The minimum corridor is the shortest possible corridor necessary to provide legal access to the required stairways or exit, elevator lobby, and any common areas, such as restrooms or mechanical areas. The minimum corridor does not include any entryways or extensions to the corridor provided for access to a particular tenant suite.

CORRIDOR EXTENSION POLICY

Any part of any corridor that extends beyond the minimum or optimum established corridor. Corridor extensions may fluctuate to satisfy the different requirements of tenant access and building code requirements. In most cases, the area is apportioned as Usable Area to those specific tenants causing the extension.

SUITE USABLE AREA

The actual area a tenant occupies on a floor. The Suite Usable Area does not include any corridor extensions or areas outside the suite (Exception: Corridor setbacks for door swings are usually included in Suite Usable). Suite Usable Area is normally measured to the centerline of demising walls between tenants, the inside surface of the perimeter walls, and the tenant side of the core walls.

RETAIL/STORE AREA

Retail Area is generally measured to the building line (where street frontage exists); to the inner surface of the remaining outer building walls, to the tenant side of corridors and other permanent partitions, and to the center of partitions that separate the area from adjoining tenants. Typically, no addition is made for bay windows extending outside the building line, and no deduction is made for vestibules inside the building line.

FLOOR COMMON SHARE

Single Tenant Floor

Includes all Floor Common Areas except the elevator lobby and corridors.

Multiple Tenant Floor

Includes all Floor Common Areas including the elevator lobby and corridors.

CALCULATIONS

NET RENTABLE AREA (FLOOR)

Net Rentable Area = Floor Usable Area + Floor Common + all Common Shares (Building and Multi-Floor)

Note: The Net Rentable area is always the same whether the floor is leased to a single tenant or multiple tenants.

NET RENTABLE AREA (BUILDING)

Net Rentable Area of all floors in the building = Total Usable Area within the building + Total Floor Common within the building + Total Multi-Common Share

Note: The Net Rentable area is always the same whether the floor is leased to a single tenant or multiple tenants.

MULTI-FLOOR COMMON SHARE

The Floor's portion of the Multi-Floor Common areas, such as a shared mechanical room, etc.

Multi-Floor Common Share = Total Multi-Floor Common Square Footage X (Net Rentable Area of the floor sharing the Floor Common Area / Total Net Rentable of all of the floors sharing the Floor Common Area.

BUILDING COMMON SHARE

The Floor's portion of the Building Common areas, such as the main lobby, mail room, etc.

Floor's Building Common Share = Total Building Common Square Footage X (Floor Net Rentable / Total Building Net Rentable).

MULTI-BUILDING COMPLEX COMMON SHARE

Each buildings portion of the Complex Common Area, such as central plant, engineer's office, etc., is shared between multiple buildings but not all the buildings within the complex.

Building's Complex Common Share = Total of all Complex Common Areas located within all buildings in the complex X (Each building's Building Net Rentable + Multi-Floor Common + Building Common Areas / Total of all Building Net Rentables + Multi-Floor Common Areas + Building Common Areas located within the Complex.

COMPLEX COMMON SHARE

Each buildings portion of the Complex Common Area, such as central plan, engineers office, etc., where all buildings within the complex share in the Complex Common Area.

Building's Complex Common Share = Total of all Complex Common Areas located within all buildings in the complex X (Each building's Building Net Rentable + Multi-Floor Common + Building Common Areas / Total of all Building Net Rentables + Multi-Floor Common Areas + Building Common Areas located within the Complex.

RENTABLE AREA

Rentable Area = Net Rentable Area + Multi Floor Common Share + Building Common Share + Building Complex Common Share

Note: The Rentable area is always the same whether the floor is leased to a single tenant or multiple tenants.

MAXIMUM RENTABLE AREA

The total Rentable Area that could be achieved in the building if all, Non-Use areas within the building were included into the Rentable of the building. Non-Uses Areas might include overhangs, storage areas, etc. and are not currently apportioned.

FACTORS

FLOATING FACTOR

The Floating Factor System establishes for each floor a specific factor based on the common area apportionment that actually serve that floor. The Factors are calculated as follows:

Floor Factor (Add-On)

(Floor Factor = Net Rentable Area / Usable Area)

Usable Area multiplied by the Floor Conversion Factor = Net Rentable Area

Tenant Factor (Add-On)

(Tenant Factors = Rentable Area / Usable Area)

Usable Area multiplied by the Tenant Conversion Factor = Rentable Area

FLAT FACTOR\AVERAGE FACTOR

Is a single average factor system establishing one factor for all floor of the building based on a multi-tenant occupancy. This Flat or Average Factor is calculated using the average of the Floating Factor of the building. The factor is calculated as follows:

Flat Building Factor = Total Rentable Area of Building / Total Usable Area of Building

MARKET FACTOR

A Market Factor is a single, arbitrary factor assigned to all tenants in the building that is less than the actual calculated factor. It is controlled by market forces and usually is established were the actual factor are determined to be too high to be used. There is no relationship to the actual Rentable Area and Factors in the building except that a Market Factor can be transformed into actual factors at a later date.

EFFICIENCY FACTOR

Building Efficiency = Total Rentable Area / Total Gross Area

Floor Efficiency = Floor Rentable Area / Floor Gross Area

CURRENT LEASED AREA

The Rentable Area currently assigned to a tenant as it appears on the current lease agreement. The Current Leased area may or may not be the actual Rentable Area of the space.

DEFINITIONS & EXPLANATIONS

VOID SPACE

An area that is fully enclosed or trapped between other services or rooms within a building and occupy floor area. Void spaces are not penetrations or shafts. These areas are generally representing architectural furring of walls, double walls, column bracing, false columns, etc. These areas may be included as usable or apportioned as common area depending on their location and proximity to the area they adjoin on the floor. If the enclosing walls of a Void area were removed they would be accessible by or through the adjacent area or room.

LOSS FACTOR/ EFFICIENCY FACTOR

A Loss Factor or Loss Percentage is a system for showing the efficiency of a floor. It is the inverse of an add-on factor (i.e. Usable Area / Rentable Area). A Loss Factor cannot be used in calculating the rentable area of the building, and should not be confused with an Add-On Factor.

ESCALATION PERCENTAGE (or Proportion)

Escalation Percentage = Tenant's Rentable Area / Total Rentable Area of the building