

Final Report

Address
2140 Cotner Avenue
Los Angeles, CA 90025

Report Type
2017 Office - Method A

Report ID
R03

Report Date
09/23/2021

Approved Date
09/23/2021

JONES LANG LASALLE

Stevenson
Systems™



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Stevenson Systems' reports are the foundation of a centralized records management and accounting system designed to assist you in evaluating, reporting, and maintaining your building's area measurements, calculations and occupant-related information. The purpose of this Final Report is to provide a clear and concise summary of the area calculations and 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 buildings. This model was based on field verification and, if available, the original construction documents for the building. Since all areas within the building have been measured and identified, computations can be verified and repeated. The result is a universal report based on fixed parameters 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 suite and occupant calculations will be derived. We highly recommend field verification of the building to ensure accurate and defensible numbers. Suite and occupant calculations arrived at by other standards or methods cannot be verified or justified by this report.

Method of Measurement - Three Step Process

Step One - Boundaries of Measurement (How & Where to Measure)

The Boundary Area is determined per ANSI/BOMA Z65.1-2017. Boundaries between Space Classifications are determined per the Wall Priority Diagram as defined by ANSI/BOMA Z65.1-2017.

Step Two - Inventory and Classification of Space

Areas (unenclosed and enclosed) and individual rooms of the building have been inventoried, categorized and classified using the following Stevenson Area Classifications: Floor Penetrations, Unenclosed Non-Rentable, Floor Service, Enclosed Non-Rentable, Building Service, Multi-Floor Service, Complex Common and Usable Areas. These classifications share an identical equivalent per the ANSI/BOMA Z65.1-2017 as follows:

| EQUIVALENT STEVENSON SPACE CLASSIFICATIONS | ANSI/BOMA Z65.1-2017 CLASSIFICATIONS |
|--|--|
| Floor Penetrations | Major Vertical Penetrations |
| Unenclosed Non-Rentable* | Not Measured or Classified under BOMA Standard |
| Floor Service | Floor Service & Floor Amenity |
| Enclosed Non-Rentable* | Occupant Storage, Structured Parking, or other areas/rooms not measured or classified under BOMA |
| Building Service | Building Service & Building Amenity |
| Multi-Floor Service | Inter-Building Service & Amenity Areas |
| Complex or Campus Service | Inter Building Service & Amenity Areas |
| Usable Area | Tenant Area / Tenant Ancillary Area |

*This report may inventory additional rooms and areas that are used, accessed by, and/or maintained for the benefit of the occupants that the BOMA Office Standard does not recognize (patios, unattached mechanical, cooling towers, trash enclosures, overhangs, unenclosed mechanical, roof areas, etc.). These additional areas are classified as either Enclosed or Unenclosed Non-Rentable and are not a part of the Rentable Area of the building.



Step Three - Apportionment of Common/Service Areas and Calculations of Rentable Areas

Apportionment of Common/Service Area - Apportionment of Common Service Areas along with Calculations in this report use the ANSI/BOMA Z65.1-2017 Office Standard as a guideline only. The BOMA Method of Measurement provides general information, that if followed correctly will generate a Rentable square footage for a building.

Calculating Rentable Area - The Stevenson Method for apportioning and calculating Rentable Area yields the SAME Total Building Rentable as the ANSI/BOMA Z65.1-2017 Office Standard. However, the Total Floor Rentable Areas may vary. Also, a Glossary is provided at the end of this report to further clarify definitions and formulas used in producing this report.

Disclosed BOMA Areas - This report may include areas that BOMA specifically discloses (Restricted Headroom, Vault Space, Connectors and Unclassified Mezzanines)

Additional Building Notes -

N/A

Stevenson warrants that the square footage calculations and drawings are based on architectural drawings and/or CAD files prepared by third parties.

We have conducted a complete field verification of the buildings' architectural elements to insure that the drawings used to measure are consistent to the conditions found in the field.

Stevenson makes no warranties on the accuracy of the square footage calculations where a tenant or occupant, architect, contractor, 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:

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

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



2.1
Building
Calculations

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2.2
Method B
Calculation
Summary

—

2.3
Category/Type
Summary

—

2.4
Floor/Type
Summary

—

2.5
Floor/Category
Summary

Building Calculation and Summaries

BUILDING CALCULATIONS

| | | | | | |
|-------------------------|--------------|-------|-------------------------------|--------------|-------|
| FLOOR PENETRATIONS | 836.08 SF | 3.1% | ENCLOSED USABLE AREA | 11,103.34 SF | |
| ENCLOSED NON-RENTABLE | 9,837.92 SF | 37.0% | + UNENCLOSED USABLE AREA | 1,547.44 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 12,650.78 SF | 47.6% |
| FLOOR SERVICE | 1,465.49 SF | 5.5% | + LOBBY AND CORRIDOR | 905.55 SF | 3.4% |
| BUILDING SERVICE | 1,806.37 SF | 6.8% | = USABLE AREA-SINGLE OCCUPANT | 13,556.33 SF | 51.0% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 13,945.86 SF | 52.4% | + TOTAL CLASSIFIED AREAS | 13,945.86 SF | |
| | | | = TOTAL AREA MEASURED | 26,596.64 SF | |

SINGLE OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|--------------|-------|
| USABLE AREA | 13,556.33 SF | 51.0% |
| + FLOOR SERVICE SHARE | 559.93 SF | 2.1% |
| = NET RENTABLE AREA | 14,116.27 SF | 53.1% |
| + BLDG SERVICE SHARE | 1,806.37 SF | 6.8% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |

MULTI-OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|--------------|-------|
| USABLE AREA | 12,650.78 SF | 47.6% |
| + FLOOR SERVICE SHARE | 1,465.49 SF | 5.5% |
| = NET RENTABLE AREA | 14,116.27 SF | 53.1% |
| + BLDG SERVICE SHARE | 1,806.37 SF | 6.8% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |

| | | |
|-----------------|--------------|-------|
| = RENTABLE AREA | 15,922.64 SF | 59.9% |
|-----------------|--------------|-------|

| | | |
|-----------------|--------------|-------|
| = RENTABLE AREA | 15,922.64 SF | 59.9% |
|-----------------|--------------|-------|

METHOD "A"
CALCULATION SUMMARY (Floor by Floor Load Factor)

| FLOOR | TOTAL AREA MEASURED | USABLE AREA | | RENTABLE AREA | LOAD/ADD-ON FACTOR | |
|--------|------------------------|---------------|--------------|------------------|--------------------|--------------|
| | | (Single Occ.) | (Multi Occ.) | | (Single Occ.) | (Multi Occ.) |
| B | 5135.42 | 0.00 | 0.00 | 0.00 | 1.0000 | 1.0000 |
| G | 5676.15 | 0.00 | 0.00 | 0.00 | 1.0000 | 1.0000 |
| 1 | 5755.41 | 4517.94 | 4501.94 | 5296.57 | 1.1723 | 1.1765 |
| 2 | 4157.29 | 3696.64 | 3242.83 | 4385.22 | 1.1863 | 1.3523 |
| 3 | 4142.73 | 3682.08 | 3246.33 | 4368.80 | 1.1865 | 1.3458 |
| M | 1729.65 | 1659.67 | 1659.67 | 1872.04 | 1.1280 | 1.1280 |
| TOTALS | 26596.64 | 13556.33 | 12650.78 | 15922.64 | | 1.2586 |

CATEGORY/TYPE SUMMARY

| CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE | TOTAL |
|--------------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|-----------------|
| LOBBY | - | - | - | - | - | 40.18 | - | 40.18 |
| CORRIDOR | - | - | - | 905.55 | - | 931.73 | - | 1837.29 |
| RESTROOM | - | - | - | 471.83 | - | - | - | 471.83 |
| ELEVATOR | - | 248.11 | - | - | - | 67.11 | - | 315.22 |
| STAIR | - | 406.20 | - | - | - | 185.03 | - | 591.23 |
| SHAFT | - | 181.77 | - | - | - | - | - | 181.77 |
| MECHANICAL | - | - | - | - | - | - | - | 0.00 |
| TELE/ELEC | - | - | - | 59.59 | - | 177.63 | - | 237.23 |
| BALCONY-TERR | - | - | - | - | - | - | - | 0.00 |
| SERVICE | - | - | - | - | - | - | - | 0.00 |
| OTHER | 1547.44 | - | 9837.92 | 28.51 | - | 404.68 | - | 10271.11 |
| TOTAL | 1547.44 | 836.08 | 9837.92 | 1465.49 | - | 1806.37 | - | 13945.86 |

FLOOR/TYPE SUMMARY

| FLOOR | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE | TOTAL |
|--------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|----------|
| B | - | - | 4509.02 | - | - | 626.40 | - | 5135.42 |
| G | - | 149.69 | 5223.20 | - | - | 303.25 | - | 5676.15 |
| 1 | 1547.44 | 166.93 | 16.07 | 193.75 | - | 876.72 | - | 2800.90 |
| 2 | - | 253.52 | 16.04 | 644.90 | - | - | - | 914.45 |
| 3 | - | 253.52 | 16.04 | 626.84 | - | - | - | 896.40 |
| M | - | 12.42 | 57.56 | - | - | - | - | 69.98 |
| TOTALS | 1547.44 | 836.08 | 9837.92 | 1465.49 | - | 1806.37 | - | 15493.31 |

FLOOR/CATEGORY SUMMARY

| FLOOR | LOBBY | CORR | RESTRM | ELEV | STAIR | SHAFT | MECH'L | TEL/EL | BAL/TER | SERVICE | OTHER | TOTAL |
|--------|-------|---------|--------|--------|--------|--------|--------|--------|---------|---------|----------|----------|
| B | - | - | - | 67.11 | 57.78 | - | - | 177.63 | - | - | 4832.90 | 5135.42 |
| G | 40.18 | 152.94 | - | 62.03 | 91.17 | 25.83 | - | - | - | - | 5304.01 | 5676.15 |
| 1 | - | 794.80 | 151.84 | 62.03 | 154.98 | 47.84 | - | 16.41 | - | - | 1573.02 | 2800.90 |
| 2 | - | 453.80 | 160.00 | 62.03 | 143.65 | 47.84 | - | 21.59 | - | - | 25.54 | 914.45 |
| 3 | - | 435.75 | 160.00 | 62.03 | 143.65 | 47.84 | - | 21.59 | - | - | 25.54 | 896.40 |
| M | - | - | - | - | - | 12.42 | - | - | - | - | 57.56 | 69.98 |
| TOTALS | 40.18 | 1837.29 | 471.83 | 315.22 | 591.23 | 181.77 | - | 237.23 | - | - | 11818.56 | 15493.31 |

3.0

3.1
Space Classifications

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3.2
Space Classification
Table

Floor Calculations and Classifications

Final Report
JONES LANG LASALLE

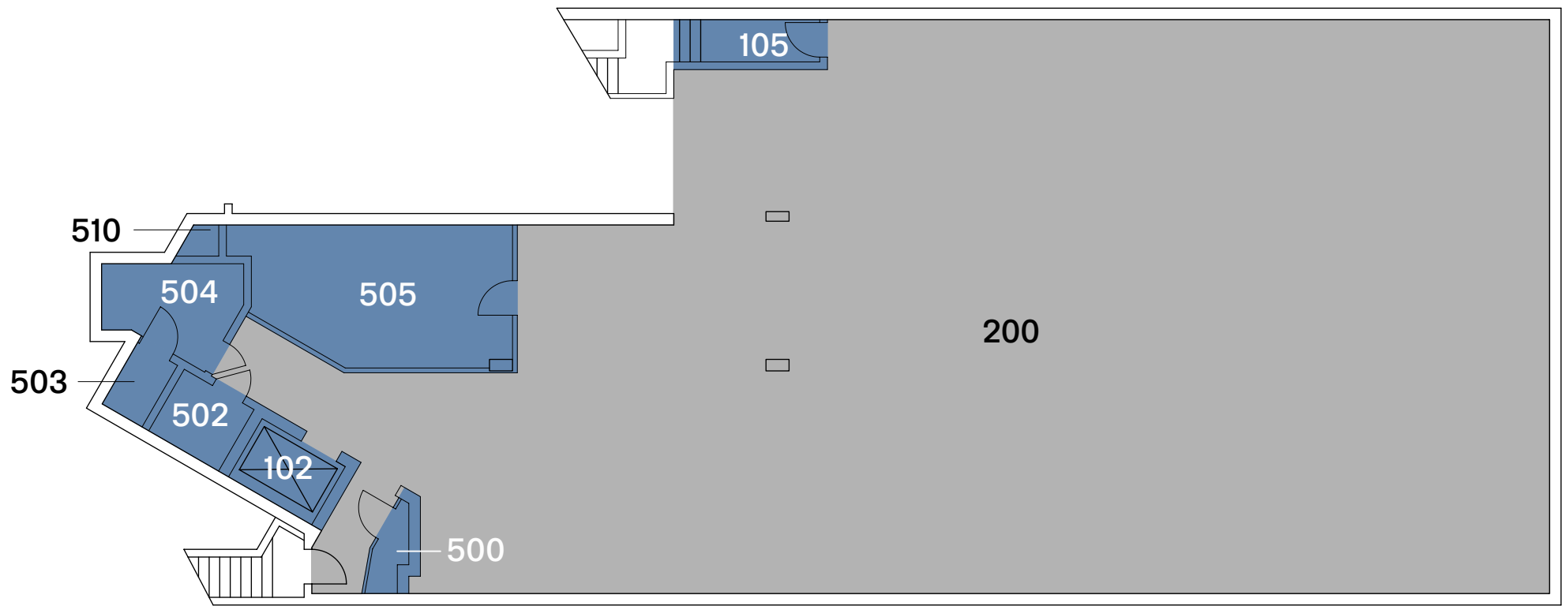
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Systems™



FLOOR B

METHOD "A" CALCULATIONS

| | | | | | |
|-------------------------|-------------|--------|-------------------------------|-------------|------|
| FLOOR PENETRATIONS | 0.00 SF | 0.0% | ENCLOSED USABLE AREA | 0.00 SF | |
| ENCLOSED NON-RENTABLE | 4,509.02 SF | 87.8% | + UNENCLOSED USABLE AREA | 0.00 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 0.00 SF | 0.0% |
| FLOOR SERVICE | 0.00 SF | 0.0% | + LOBBY AND CORRIDOR | 0.00 SF | 0.0% |
| BUILDING SERVICE | 626.40 SF | 12.2% | = USABLE AREA-SINGLE OCCUPANT | 0.00 SF | 0.0% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 5,135.42 SF | 100.0% | + TOTAL CLASSIFIED AREAS | 5,135.42 SF | |
| | | | = TOTAL AREA MEASURED | 5,135.42 SF | |



9.23.21
Floor
B

2140 Cotner
2140 Cotner Avenue
Los Angeles, CA 90025
Report ID **3**

Space Classification Drawing
● Building Service (626.40) ● Parking Area (4,509.02)



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15

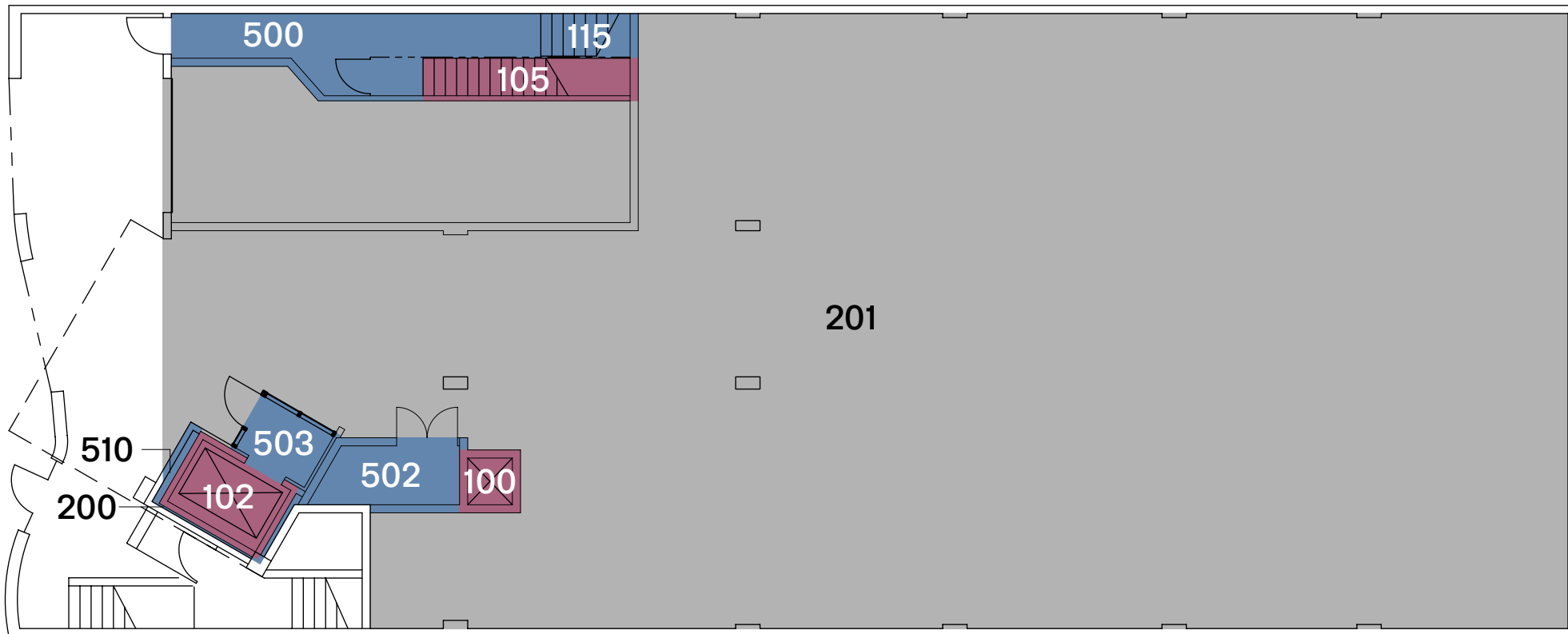
FLOOR B
SPACE CLASSIFICATION

| ID | DESCRIPTION | CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE |
|--------|--------------------|-----------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|
| 102 | Elevator | ELEVATOR | - | - | - | - | - | 67.11 | - |
| 105 | Stair No.3 | STAIR | - | - | - | - | - | 57.78 | - |
| 200 | Parking Area | OTHER | - | - | 4509.02 | - | - | - | - |
| 500 | Main Telephone Rm | TELE/ELEC | - | - | - | - | - | 31.75 | - |
| 502 | Main Electrical Rm | TELE/ELEC | - | - | - | - | - | 52.39 | - |
| 503 | Building Storage | OTHER | - | - | - | - | - | 27.33 | - |
| 504 | Main Electrical Rm | TELE/ELEC | - | - | - | - | - | 93.50 | - |
| 505 | Building Storage | OTHER | - | - | - | - | - | 283.69 | - |
| 510 | Trapped Space | OTHER | - | - | - | - | - | 12.85 | - |
| TOTALS | | | | - | 4509.02 | - | - | 626.40 | - |

FLOOR G

METHOD "A" CALCULATIONS

| | | | | | |
|-------------------------|-------------|--------|-------------------------------|-------------|------|
| FLOOR PENETRATIONS | 149.69 SF | 2.6% | ENCLOSED USABLE AREA | 0.00 SF | |
| ENCLOSED NON-RENTABLE | 5,223.20 SF | 92.0% | + UNENCLOSED USABLE AREA | 0.00 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 0.00 SF | 0.0% |
| FLOOR SERVICE | 0.00 SF | 0.0% | + LOBBY AND CORRIDOR | 0.00 SF | 0.0% |
| BUILDING SERVICE | 303.25 SF | 5.3% | = USABLE AREA-SINGLE OCCUPANT | 0.00 SF | 0.0% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 5,676.15 SF | 100.0% | + TOTAL CLASSIFIED AREAS | 5,676.15 SF | |
| | | | = TOTAL AREA MEASURED | 5,676.15 SF | |



9.23.21

2140 Cotner

Space Classification Drawing

Floor
G

2140 Cotner Avenue
Los Angeles, CA 90025

Report ID **3**

- Vertical Penetrations (149.69)
- Building Service (303.25)
- Parking Area (5,223.20)



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FLOOR G
SPACE CLASSIFICATION

| ID | DESCRIPTION | CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE |
|--------|----------------------|----------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|
| 100 | Shaft | SHAFT | - | 25.83 | - | - | - | - | - |
| 102 | Elevator | ELEVATOR | - | 62.03 | - | - | - | - | - |
| 105 | Stair No.3 | STAIR | - | 61.83 | - | - | - | - | - |
| 115 | Stair No.3 | STAIR | - | - | - | - | - | 29.33 | - |
| 200 | Trapped Space | OTHER | - | - | - | - | - | 4.22 | - |
| 201 | Parking Area | OTHER | - | - | 5223.20 | - | - | - | - |
| 500 | Building Egress Corr | CORRIDOR | - | - | - | - | - | 152.94 | - |
| 502 | Trash | OTHER | - | - | - | - | - | 69.87 | - |
| 503 | Lobby | LOBBY | - | - | - | - | - | 40.18 | - |
| 510 | Mailboxes | OTHER | - | - | - | - | - | 6.72 | - |
| TOTALS | | | | 149.69 | 5223.20 | - | - | 303.25 | - |

FLOOR 1

METHOD "A" CALCULATIONS

| | | | | | |
|-------------------------|-------------|-------|-------------------------------|-------------|-------|
| FLOOR PENETRATIONS | 166.93 SF | 2.9% | ENCLOSED USABLE AREA | 2,954.50 SF | |
| ENCLOSED NON-RENTABLE | 16.07 SF | 0.3% | + UNENCLOSED USABLE AREA | 1,547.44 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 4,501.94 SF | 78.2% |
| FLOOR SERVICE | 193.75 SF | 3.4% | + LOBBY AND CORRIDOR | 16.00 SF | 0.3% |
| BUILDING SERVICE | 876.72 SF | 15.2% | = USABLE AREA-SINGLE OCCUPANT | 4,517.94 SF | 78.5% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 1,253.46 SF | 21.8% | + TOTAL CLASSIFIED AREAS | 1,253.46 SF | |
| | | | = TOTAL AREA MEASURED | 5,755.41 SF | |

SINGLE OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|-------------|-------|
| USABLE AREA | 4,517.94 SF | 78.5% |
| + FLOOR SERVICE SHARE | 177.75 SF | 3.1% |
| = NET RENTABLE AREA | 4,695.69 SF | 81.6% |
| + BLDG SERVICE SHARE | 600.88 SF | 10.4% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 5,296.57 SF | 92.0% |

MULTI-OCCUPANT FLOOR CALCULATIONS

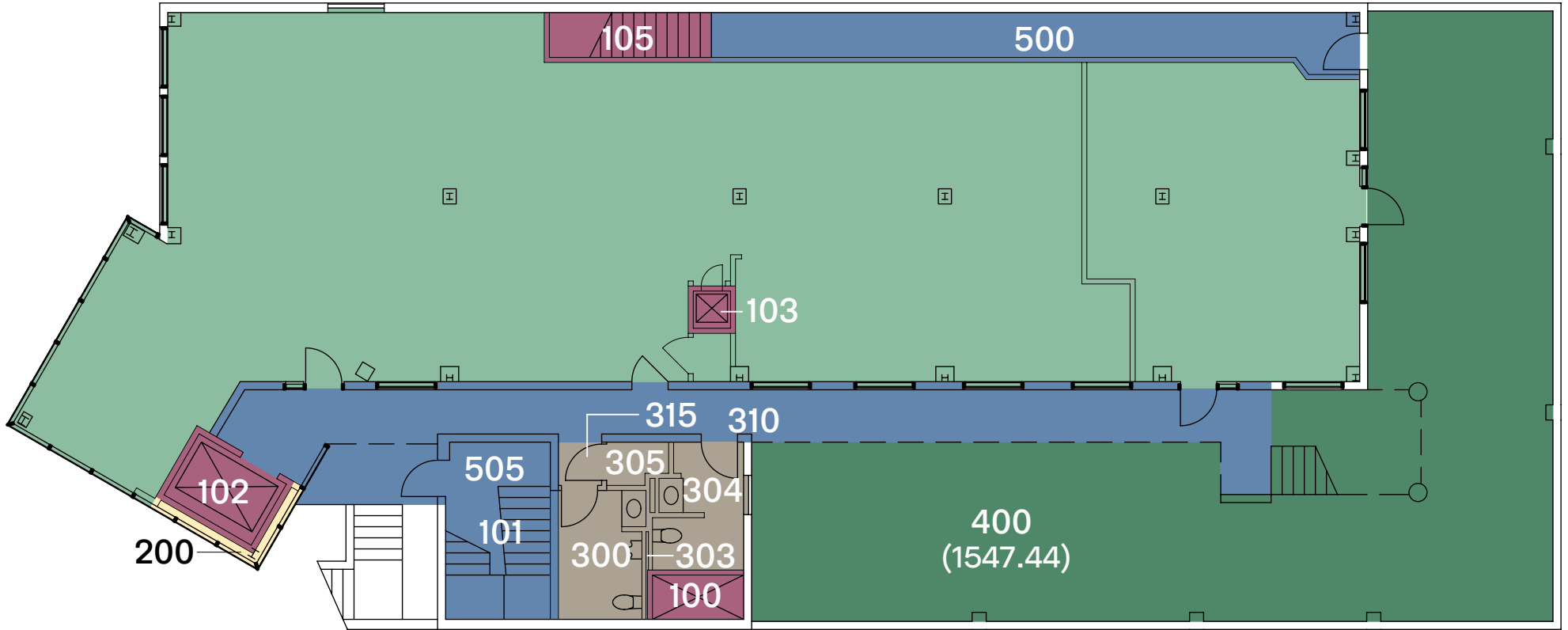
| | | |
|-----------------------------|-------------|-------|
| USABLE AREA | 4,501.94 SF | 78.2% |
| + FLOOR SERVICE SHARE | 193.75 SF | 3.4% |
| = NET RENTABLE AREA | 4,695.69 SF | 81.6% |
| + BLDG SERVICE SHARE | 600.88 SF | 10.4% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 5,296.57 SF | 92.0% |

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.0393

TOTAL LOAD/ADD-ON FACTOR 1.1723

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.0430

TOTAL LOAD/ADD-ON FACTOR 1.1765



9.23.21

2140 Cotner

Floor

2140 Cotner Avenue
Los Angeles, CA 90025

1

Report ID 3

Space Classification Drawing

- Occupant Area (2,954.50)
- Building Service (876.72)
- Floor Service (193.75)
- Vertical Penetrations (166.93)
- Balcony | Terrace (1,547.44)
- Enclosed Non-RSF (16.07)



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FLOOR 1
SPACE CLASSIFICATION

| ID | DESCRIPTION | CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE |
|--------|----------------------|-----------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|
| 100 | Shaft | SHAFT | - | 32.50 | - | - | - | - | - |
| 101 | Stair No.1 | STAIR | - | - | - | - | - | 97.92 | - |
| 102 | Elevator | ELEVATOR | - | 62.03 | - | - | - | - | - |
| 103 | Shaft | SHAFT | - | 15.34 | - | - | - | - | - |
| 105 | Stair No.3 | STAIR | - | 57.06 | - | - | - | - | - |
| 200 | Trapped Space | OTHER | - | - | 16.07 | - | - | - | - |
| 300 | Men's Restroom | RESTROOM | - | - | - | 76.10 | - | - | - |
| 303 | Pipe Chase | OTHER | - | - | - | 9.50 | - | - | - |
| 304 | Women's Restroom | RESTROOM | - | - | - | 75.74 | - | - | - |
| 305 | Electrical Room | TELE/ELEC | - | - | - | 16.41 | - | - | - |
| 310 | External Circulation | CORRIDOR | - | - | - | - | - | 511.43 | - |
| 315 | Corridor | CORRIDOR | - | - | - | 16.00 | - | - | - |
| 400 | Roof Terrace | OTHER | 1547.44 | - | - | - | - | - | - |
| 500 | Building Egress Corr | CORRIDOR | - | - | - | - | - | 228.40 | - |
| 505 | Building Egress Corr | CORRIDOR | - | - | - | - | - | 38.97 | - |
| TOTALS | | | 1547.44 | 166.93 | 16.07 | 193.75 | - | 876.72 | - |

FLOOR 2

METHOD "A" CALCULATIONS

| | | | | | |
|-------------------------|-----------|-------|-------------------------------|-------------|-------|
| FLOOR PENETRATIONS | 253.52 SF | 6.1% | ENCLOSED USABLE AREA | 3,242.83 SF | |
| ENCLOSED NON-RENTABLE | 16.04 SF | 0.4% | + UNENCLOSED USABLE AREA | 0.00 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 3,242.83 SF | 78.0% |
| FLOOR SERVICE | 644.90 SF | 15.5% | + LOBBY AND CORRIDOR | 453.80 SF | 10.9% |
| BUILDING SERVICE | 0.00 SF | 0.0% | = USABLE AREA-SINGLE OCCUPANT | 3,696.64 SF | 88.9% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 914.45 SF | 22.0% | + TOTAL CLASSIFIED AREAS | 914.45 SF | |
| | | | = TOTAL AREA MEASURED | 4,157.29 SF | |

SINGLE OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|-------------|--------|
| USABLE AREA | 3,696.64 SF | 88.9% |
| + FLOOR SERVICE SHARE | 191.09 SF | 4.6% |
| = NET RENTABLE AREA | 3,887.73 SF | 93.5% |
| + BLDG SERVICE SHARE | 497.49 SF | 12.0% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 4,385.22 SF | 105.5% |

MULTI-OCCUPANT FLOOR CALCULATIONS

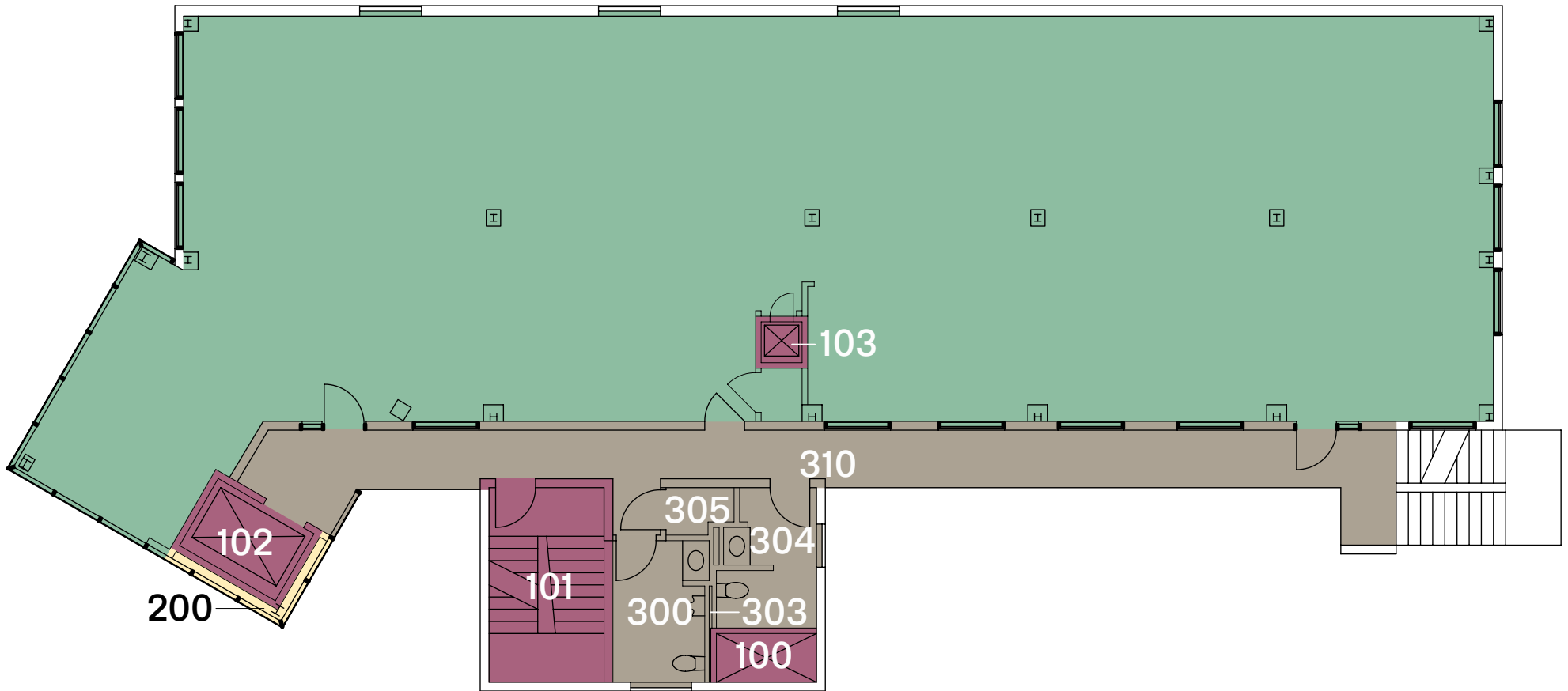
| | | |
|-----------------------------|-------------|--------|
| USABLE AREA | 3,242.83 SF | 78.0% |
| + FLOOR SERVICE SHARE | 644.90 SF | 15.5% |
| = NET RENTABLE AREA | 3,887.73 SF | 93.5% |
| + BLDG SERVICE SHARE | 497.49 SF | 12.0% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 4,385.22 SF | 105.5% |

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.0517

TOTAL LOAD/ADD-ON FACTOR 1.1863

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.1989

TOTAL LOAD/ADD-ON FACTOR 1.3523



9.23.21

2140 Cotner

Floor

2140 Cotner Avenue
Los Angeles, CA 90025

2

Report ID 3

Space Classification Drawing

● Occupant Area (3,242.83)
● Enclosed Non-RSF (16.04)

● Vertical Penetrations (253.52)

● Floor Service (644.90)



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FLOOR 2
SPACE CLASSIFICATION

| ID | DESCRIPTION | CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE |
|--------|----------------------|-----------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|
| 100 | Shaft | SHAFT | - | 32.50 | - | - | - | - | - |
| 101 | Stair No.1 | STAIR | - | 143.65 | - | - | - | - | - |
| 102 | Elevator | ELEVATOR | - | 62.03 | - | - | - | - | - |
| 103 | Shaft | SHAFT | - | 15.34 | - | - | - | - | - |
| 200 | Trapped Space | OTHER | - | - | 16.04 | - | - | - | - |
| 300 | Men's Restroom | RESTROOM | - | - | - | 79.67 | - | - | - |
| 303 | Pipe Chase | OTHER | - | - | - | 9.50 | - | - | - |
| 304 | Women's Restroom | RESTROOM | - | - | - | 80.32 | - | - | - |
| 305 | Electrical Room | TELE/ELEC | - | - | - | 21.59 | - | - | - |
| 310 | External Circulation | CORRIDOR | - | - | - | 453.80 | - | - | - |
| TOTALS | | | | 253.52 | 16.04 | 644.90 | - | - | - |

FLOOR 3

METHOD "A" CALCULATIONS

| | | | | | |
|-------------------------|-----------|-------|-------------------------------|-------------|-------|
| FLOOR PENETRATIONS | 253.52 SF | 6.1% | ENCLOSED USABLE AREA | 3,246.33 SF | |
| ENCLOSED NON-RENTABLE | 16.04 SF | 0.4% | + UNENCLOSED USABLE AREA | 0.00 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 3,246.33 SF | 78.4% |
| FLOOR SERVICE | 626.84 SF | 15.1% | + LOBBY AND CORRIDOR | 435.75 SF | 10.5% |
| BUILDING SERVICE | 0.00 SF | 0.0% | = USABLE AREA-SINGLE OCCUPANT | 3,682.08 SF | 88.9% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 896.40 SF | 21.6% | + TOTAL CLASSIFIED AREAS | 896.40 SF | |
| | | | = TOTAL AREA MEASURED | 4,142.73 SF | |

SINGLE OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|-------------|--------|
| USABLE AREA | 3,682.08 SF | 88.9% |
| + FLOOR SERVICE SHARE | 191.09 SF | 4.6% |
| = NET RENTABLE AREA | 3,873.18 SF | 93.5% |
| + BLDG SERVICE SHARE | 495.63 SF | 12.0% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 4,368.80 SF | 105.5% |

MULTI-OCCUPANT FLOOR CALCULATIONS

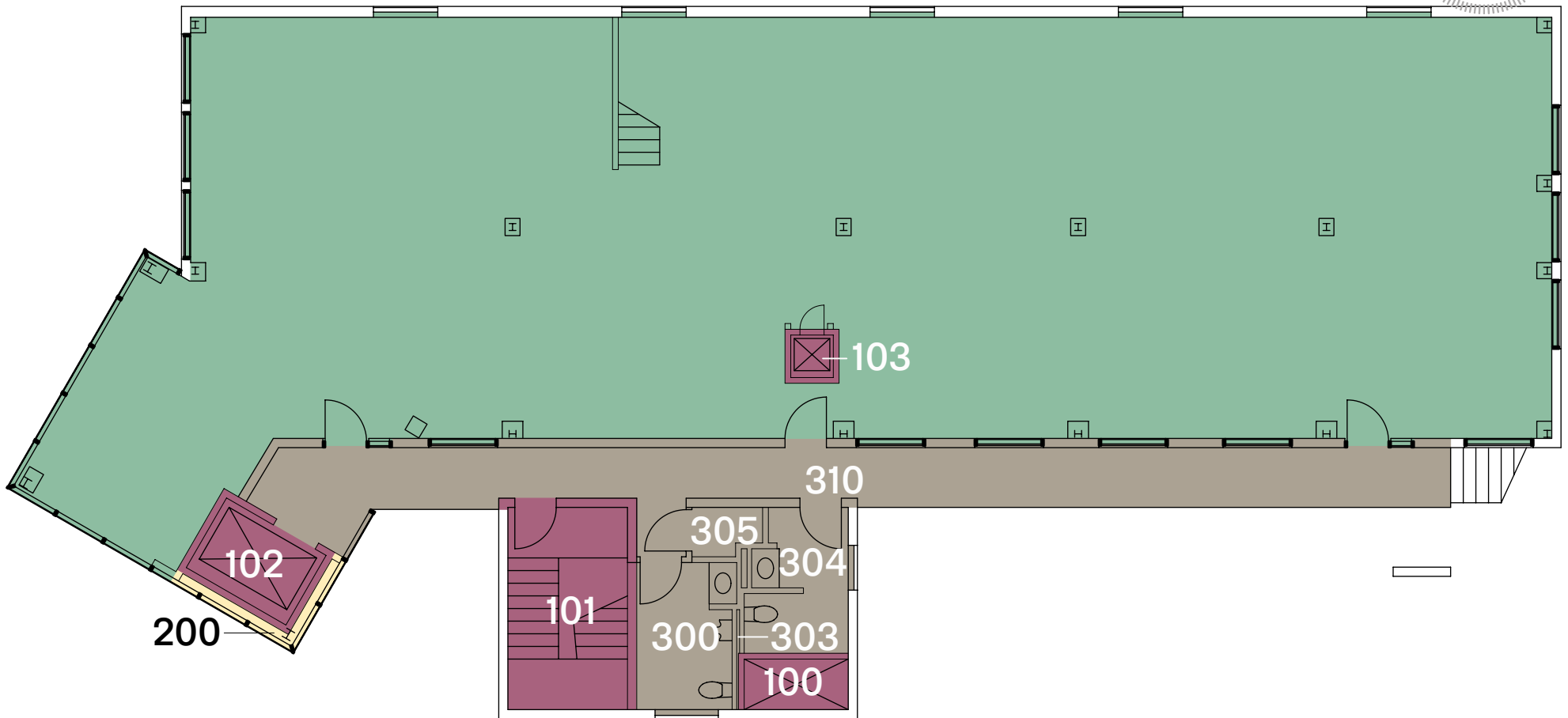
| | | |
|-----------------------------|-------------|--------|
| USABLE AREA | 3,246.33 SF | 78.4% |
| + FLOOR SERVICE SHARE | 626.84 SF | 15.1% |
| = NET RENTABLE AREA | 3,873.18 SF | 93.5% |
| + BLDG SERVICE SHARE | 495.63 SF | 12.0% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 4,368.80 SF | 105.5% |

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.0519

TOTAL LOAD/ADD-ON FACTOR 1.1865

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.1931

TOTAL LOAD/ADD-ON FACTOR 1.3458



9.23.21

2140 Cotner

Space Classification Drawing

Floor

2140 Cotner Avenue
Los Angeles, CA 90025

● Occupant Area (3,246.33)
● Enclosed Non-RSF (16.04)

● Vertical Penetrations (253.52)

● Floor Service (626.84)

3

Report ID 3



Stevenson
Systems

FLOOR 3
SPACE CLASSIFICATION

| ID | DESCRIPTION | CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE |
|--------|----------------------|-----------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|
| 100 | Shaft | SHAFT | - | 32.50 | - | - | - | - | - |
| 101 | Stair No.1 | STAIR | - | 143.65 | - | - | - | - | - |
| 102 | Elevator | ELEVATOR | - | 62.03 | - | - | - | - | - |
| 103 | Shaft | SHAFT | - | 15.34 | - | - | - | - | - |
| 200 | Trapped Space | OTHER | - | - | 16.04 | - | - | - | - |
| 300 | Men's Restroom | RESTROOM | - | - | - | 79.67 | - | - | - |
| 303 | Pipe Chase | OTHER | - | - | - | 9.50 | - | - | - |
| 304 | Women's Restroom | RESTROOM | - | - | - | 80.32 | - | - | - |
| 305 | Electrical Room | TELE/ELEC | - | - | - | 21.59 | - | - | - |
| 310 | External Circulation | CORRIDOR | - | - | - | 435.75 | - | - | - |
| TOTALS | | | | 253.52 | 16.04 | 626.84 | - | - | - |

FLOOR M

METHOD "A" CALCULATIONS

| | | | | | |
|-------------------------|----------|------|-------------------------------|-------------|-------|
| FLOOR PENETRATIONS | 12.42 SF | 0.7% | ENCLOSED USABLE AREA | 1,659.67 SF | |
| ENCLOSED NON-RENTABLE | 57.56 SF | 3.3% | + UNENCLOSED USABLE AREA | 0.00 SF | |
| UNENCLOSED NON-RENTABLE | 0.00 SF | 0.0% | = USABLE AREA-MULTI OCCUPANT | 1,659.67 SF | 96.0% |
| FLOOR SERVICE | 0.00 SF | 0.0% | + LOBBY AND CORRIDOR | 0.00 SF | 0.0% |
| BUILDING SERVICE | 0.00 SF | 0.0% | = USABLE AREA-SINGLE OCCUPANT | 1,659.67 SF | 96.0% |
| MULTI-FLOOR SERVICE | 0.00 SF | 0.0% | | | |
| TOTAL CLASSIFIED AREAS | 69.98 SF | 4.0% | + TOTAL CLASSIFIED AREAS | 69.98 SF | |
| | | | = TOTAL AREA MEASURED | 1,729.65 SF | |

SINGLE OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|-------------|--------|
| USABLE AREA | 1,659.67 SF | 96.0% |
| + FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = NET RENTABLE AREA | 1,659.67 SF | 96.0% |
| + BLDG SERVICE SHARE | 212.38 SF | 12.3% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 1,872.04 SF | 108.2% |

MULTI-OCCUPANT FLOOR CALCULATIONS

| | | |
|-----------------------------|-------------|--------|
| USABLE AREA | 1,659.67 SF | 96.0% |
| + FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = NET RENTABLE AREA | 1,659.67 SF | 96.0% |
| + BLDG SERVICE SHARE | 212.38 SF | 12.3% |
| + MULTI-FLOOR SERVICE SHARE | 0.00 SF | 0.0% |
| = RENTABLE AREA | 1,872.04 SF | 108.2% |

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.0000

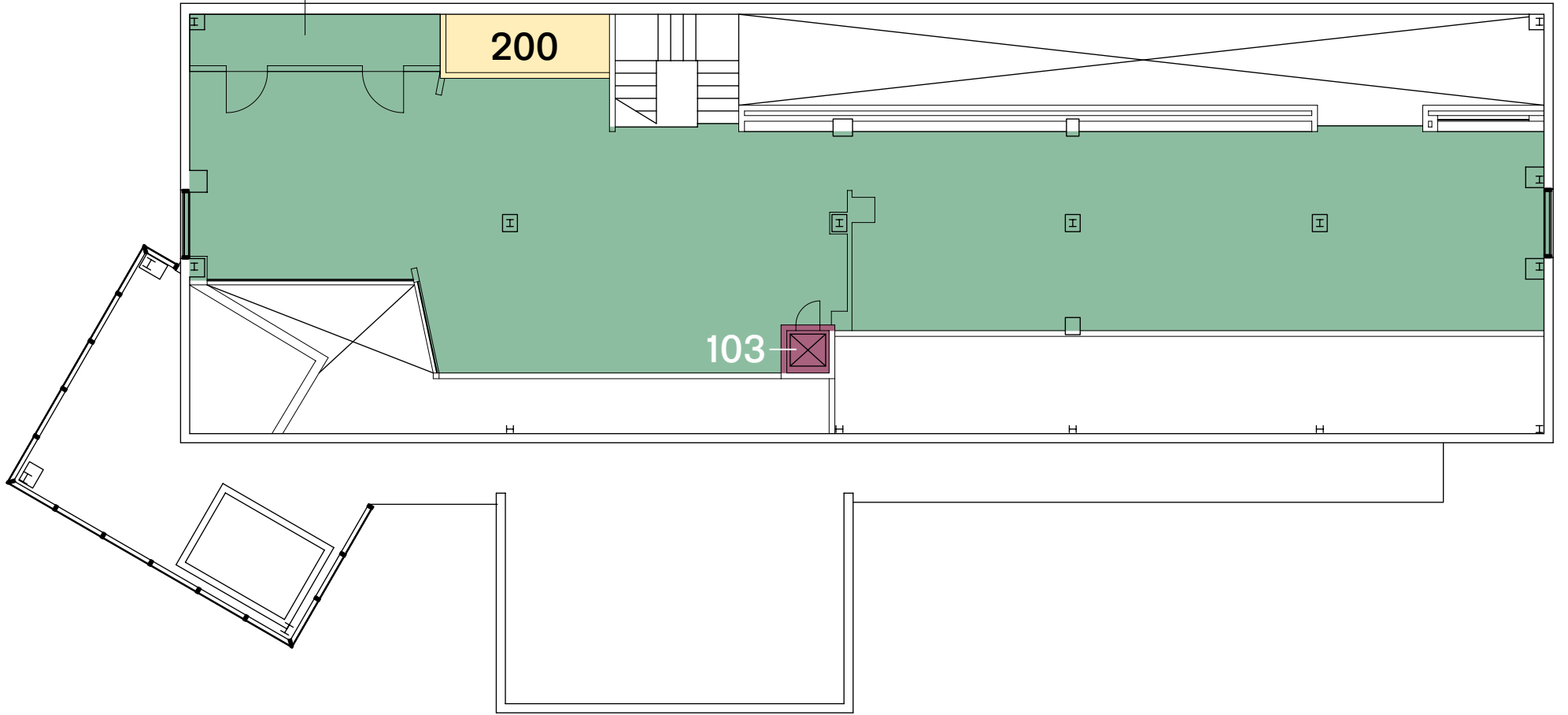
TOTAL LOAD/ADD-ON FACTOR 1.1280

FLOOR SERVICE LOAD/ADD-ON FACTOR 1.0000

TOTAL LOAD/ADD-ON FACTOR 1.1280



Restricted Headroom:
76.0417 SF



9.23.21

2140 Cotner

Space Classification Drawing

Floor
M

2140 Cotner Avenue
Los Angeles, CA 90025

Report ID **3**

● Occupant Area (1,659.67)

● Vertical Penetrations (12.42)

● Enclosed Non-RSF (57.56)



**Stevenson
Systems**

FLOOR M
SPACE CLASSIFICATION

| ID | DESCRIPTION | CATEGORY | UNENCLOSED USABLE | FLOOR PENETRATION | ENCLOSED NON-RNTBLE | FLOOR SERVICE | UNENCLOSED NON-RNTBLE | BLDG SERVICE | MULTI-FLR SERVICE |
|--------|---------------|----------|----------------------|----------------------|------------------------|------------------|--------------------------|-----------------|----------------------|
| 103 | Shaft | SHAFT | - | 12.42 | - | - | - | - | - |
| 200 | Trapped Space | OTHER | - | - | 57.56 | - | - | - | - |
| TOTALS | | | | 12.42 | 57.56 | - | - | - | - |

4.0

4.1
Method of
Measurement

—

4.2
Method A
Calculation
Summary

—

4.3
Floor Calculations

—

4.4
Glossary

Appendix



Method of Measurement

About Measurement Standards

There are multiple methods and published standards for measuring a commercial building including BOMA, RICS, IFMA, ICSC, GWCAR, REBNY, AIA, GSA, Private Standards, Local Municipalities, and others. This report may use any of these Standards as a guideline in measuring. Regardless the Standard of measurement used a 3-step process is almost always followed when measuring and calculating area.

Step 1 - How and Where to Measure

The first step defines the sequential process of how to measure a building. For example, one must first establish the building perimeter and so on. If the specific order of measurement is changed, the final calculation will be incorrect. The Standard also defines where the boundaries of the measured space are established. For example, the inside face of the dominant portion (glass or wall) of a vertical exterior enclosure defines the boundary. Again, if the rules of boundaries are not followed, significant discrepancies will occur in the final calculations.

Step 2 - Inventory and Categorize

The next step is to identify and inventory a complete list of all measured rooms and areas within the building. Categories may include lobbies, corridors, restrooms, occupant area, mechanical, elevator, electrical shafts, etc. Incidentally, there are some areas of a building that the BOMA standard does not recognize or measure. It is our practice at Stevenson to measure all parts, areas, patios, walkways, overhangs, etc., that go with the building. These areas typically are not included in the calculations but many commercial real estate professionals want a complete inventory of the entire building.

Step 3 - Apportionments and Calculations

The third step is to apportion all inventoried areas to their respective classification of space. Many standards clearly identify the classes including major vertical penetrations, occupant areas, building and floor service, etc. The standard also identifies where the boundaries of each class of space is located (wall priority diagram). Finally, once all areas have been classified a series of calculations and formulas are applied to determine Rentable, Gross Area, Usable square feet and other calculated areas. A formula may also be applied to obtain a load factor. As tenants move in and out of a building, measurement becomes increasingly sophisticated. Maintaining correct building calculations requires diligent and expert documentation by an expert Space Accounting firm.

Method of Measurement

Same Name Different Definitions

There are many different types of areas which share similar or even the same name. Occasionally different measurement standards share the same name but have very different or slightly different definitions. It is very important when referencing an area that the definition of the area is also defined. For example, the BOMA Gross standard defines Exterior Gross Area differently than RICS defines Gross Exterior Area, although the names are very similar.

Measured Versus Calculated

Distances are measured and areas are calculated. When field verification is performed, often times only measurements are taken to build or draft an as-built construction drawing (floor plan). After the as-built floor plan is completed, area calculations are performed in a CAD program by polylining rooms to determine the boundaries of their individual areas. Calculating the area of individual rooms is very straightforward. Individual rooms are usually combined to create a larger classification of area such as Usable or Building Service Area.

Another type of calculation is to calculate the pro-rated share of an individual room or group of rooms against another classification of space. This can be very complicated and specific formulas and processes must always be followed. A good example of this type of space is Rentable Area.

METHOD "B"
 CALCULATION SUMMARY (Single Load Factor)

Individual tenant calculations will be based on Method A.
 Use this table for comparison information only.

| FLOOR | TOTAL AREA MEASURED | USABLE AREA | | RENTABLE AREA | LOAD/ADD-ON FACTOR | |
|--------|------------------------|---------------|--------------|------------------|--------------------|--------------|
| | | (Single Occ.) | (Multi Occ.) | | (Single Occ.) | (Multi Occ.) |
| B | 5135.42 | 0.00 | 0.00 | 0.00 | 1.0000 | 1.0000 |
| G | 5676.15 | 0.00 | 0.00 | 0.00 | 1.0000 | 1.0000 |
| 1 | 5755.41 | 4517.94 | 4501.94 | 5666.28 | 1.2542 | 1.2586 |
| 2 | 4157.29 | 3696.64 | 3242.83 | 4081.52 | 1.1041 | 1.2586 |
| 3 | 4142.73 | 3682.08 | 3246.33 | 4085.93 | 1.1097 | 1.2586 |
| M | 1729.65 | 1659.67 | 1659.67 | 2088.90 | 1.2586 | 1.2586 |
| TOTALS | 26596.64 | 13556.33 | 12650.78 | 15922.64 | | 1.2586 |

Construction Gross Area (CGA)

The total of all the horizontal floor areas (as viewed on a floor plan) of all floors of a building contained within their building perimeters excluding voids (except for occupant voids), interstitial space, roofs, unexcavated areas, crawl spaces, un-structured on-grade parking and other site improvements. Make no deductions for columns or any structural elements within the building perimeter.

Total Measured Area

All areas of the project that were measured and accounted.

Interior Gross Area (IGA)

The area, measured in a horizontal plane, of a floor level of a building that is circumscribed by the IGA boundary as defined by the ANSI/BOMA Z65.1-2010 Standard, without deductions for columns or projections necessary to the building.

Exterior Gross Area (EGA)

The total of all the horizontal floor areas (as viewed on a floor plan) of all floors of a building contained within their measure lines, excluding voids (with the exception of occupant voids), interstitial space, unexcavated space and crawl space. Make no deductions for columns or any structural elements within the measure line.

Floor Service Areas

Portion of a specific floor that provides services that enable occupants to work on that floor. Examples of floor service areas include the following areas that primarily service only the floor upon which they are located.

- Restrooms
- Janitorial Closets
- Electrical and Telephone Closets
- Mechanical Rooms
- On an upper level multi-occupant floor, the elevator lobby and the multi-occupant corridor (Method A only)
- On an entry level floor, the public corridor (if any) in addition to building service areas providing access and egress for multiple occupants (Method A only). In Method B, the elevator lobby and multi-occupant corridor areas are called base building circulation and extended circulation.

**Floor Penetrations**

A floor opening in excess of 1 square foot (.1 square meter) that serves vertical building systems or vertical occupant circulation functions.

Floor Common Areas

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

Enclosed Non-Rentable

Enclosed areas that are for the use, accessed by and maintained for the benefit of the occupants that are not recognized as Rentable area. These areas may include but are not limited to overhangs, structured parking, occupant storage, crawl space, trapped areas, low headroom areas, interstitial space, etc.

Unenclosed Non-Rentable

Unenclosed areas that are for the use, accessed by and maintained for the benefit of the occupants and are not recognized as Rentable Area. These areas may include but are not limited to private and public balconies, covered connectors, decks, terraces, trash enclosures, overhangs, loading areas, rooftop mechanical, cooling towers, etc.

Building Common Areas

The areas which are shared by and apportioned to all floors in the building. These 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 Service Area

A portion of a building that provides services that enables occupants to work in the building. These areas include, but are not limited to the following areas that serve the entire building:

- Main and auxiliary lobbies
- Building corridors, including egress corridors
- Fully enclosed mechanical or equipment rooms
- Building electrical rooms
- Fire control rooms
- Building restrooms and janitorial closets
- Storage for building supplies and equipment
- Building offices, including building staff locker and shower areas

Multi-Floor Service Areas / Limited Service Areas

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

Complex Service Areas / Inner Building Service Areas (IBSA)

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.

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 occupant.

Stair (STAIR)

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

Vertical Penetration (SHAFT)

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

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 occupants, 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.

Usable Area

The actual occupiable area of a floor or office suite.

Single Tenant Floor:

Usable Area = Gross Area minus all floor penetrations, service/common areas and enclosed non-rentable areas. Lobbies, minimum or optimum corridors and/or Base Building Circulation Corridors are included as Usable Area on Single Occupant Floors.

Multiple Tenant Floor:

Usable Area = Gross floor area minus all floor penetrations, service/floor areas and enclosed non-rentable areas. Lobbies, corridors and/or Base Building Circulation Corridors are not included as Usable Area on Multi-Occupant Floors

Extended Circulation / Corridor Extension:

A portion of usable area or occupant area that is located outside the physical enclosing walls of an occupant's premises and between it and the base building circulation (in Method B) or a multi-occupant corridor (in Method A).

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 occupant 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 occupant access and building code requirements. In most cases, the area is apportioned as Usable Area to those specific occupants causing the extension.

Suite Usable Area

The actual area an occupant 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 occupants, the Perimeter Boundary defined in the Report Parameters, and the occupant 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 occupant side of corridors and other permanent partitions, and to the center of partitions that separate the area from adjoining occupants. 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.

Net Rentable Area (Floor)

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

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

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 occupant or multiple occupant.

Multi-Floor Common Share

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

Multi-Floor Common Share = Total Multi-Floor Common Square Footage × (Net Rentable Area of the floor sharing the Floor Common Area ÷ Total Net Rentable of all of the floors sharing the Floor Common Area)

Total Classified Areas

The total of Floor Penetrations, Enclosed and Unenclosed Non-Rentable, Floor Service and Multi-Floor Service Areas.

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 × (Floor Net Rentable ÷ Total Building Net Rentable)

Multi-Building Complex Common Share

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

Multi-Building's Complex Common Share = Total of all Complex Common Areas located within all buildings in the complex × {(Each building's Building Net Rentable + Multi-Floor Common + Building Common Areas) ÷ (Total of all Building Net Rentable's + Multi-Floor Common Areas + Building Common Areas located within the Complex)}

Complex Common Share

Each buildings portion of the Complex Common Area, such as a central plan or engineers' office, where all buildings within the complex share the Complex Common Area

Building's Complex Common Share = Total of all Complex Common Areas located within all buildings in the complex × (Each building's Building Net Rentable + Multi-Floor Common + Building Common Areas ÷ Total of all Building Net Rentable's + 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 occupant or multiple occupants.

Load / Add On Factor (Method A)

The Load / Add On Factor establishes a specific load factor based on the common area apportionment that actually serves 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

Load / Add On Factor (Method B)

A single factor system establishing one factor for all floors of the building based on a multi-tenant occupancy. The factor is calculated as follows:

Single Building Factor = Total Rentable Area of the building ÷ Total Usable Area of the Building

Market Factor

A Market Factor is a single, arbitrary factor assigned to all floors in the building that are less than the actual single load factor. It is controlled by market forces and is usually established when the actual factor is determined too high to be used.

Total Area Measured

The total of all enclosed and unenclosed areas quantified and measured for this report.

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 generally represent 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.