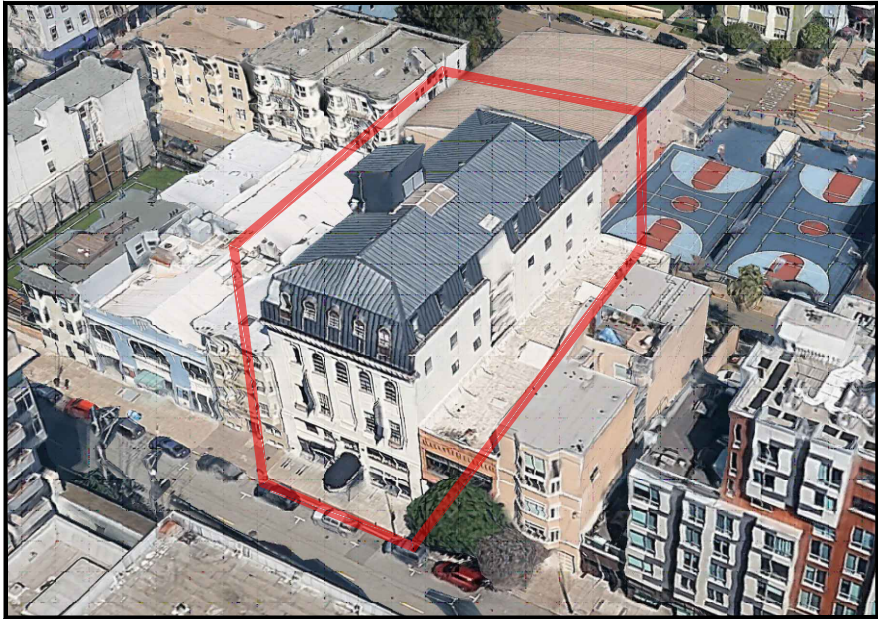


44 PAGE STREET
SAN FRANCISCO, CA 94102



DEFINITIONS:

-  MAJOR VERTICAL PENETRATIONS (MVP)
-  VOID AREA
-  PARKING AREA
-  BUILDING AMENITY AREA
-  BUILDING SERVICE AREA (BSA)
-  FLOOR SERVICE AREA (FSA)
-  TENANT AREA & TENANT ANCILLARY AREA

(Section and page numbers refer to the document: **BOMA 2024 For Office Buildings: Standard Methods of Measurement – ANSI/BOMA Z65.1-2024**)

- The area used for an opening in the floor of a building to accommodate Vertical Service Area and Vertical Circulation Area. It is excluded from Rentable Area. See Section 3.2, Page 26
- The absence of floor space spanning multiple stories within (or attached to) an enclosed building. See Section 3.3, Page 42
- A fully enclosed or partially enclosed structure that is used for transient storage of vehicles, along with any associated Amenity, Service or Circulation areas. See Section 3.2, Page 29
- A non-permanent portion of a building convertible to Tenant Area which facilitates a non-compulsory convenience for tenants
- A portion of a building that provides necessary Services or Circulation for the normal operation of the building and which enables occupants to work in the building. See Section 3.2, Page 36
- A portion of a given floor that provides Services or Circulation necessary for the normal operation of the floor and which enables occupants to work on the floor. See Section 3.2, Page 34
- A portion of the Occupant Area that is suitable for the occupancy and is for the exclusive use of the occupant. Ancillary Area is a specified portion of the Occupant Area located outside the physical boundaries of Tenant Area. See Section 3.2, Page 31

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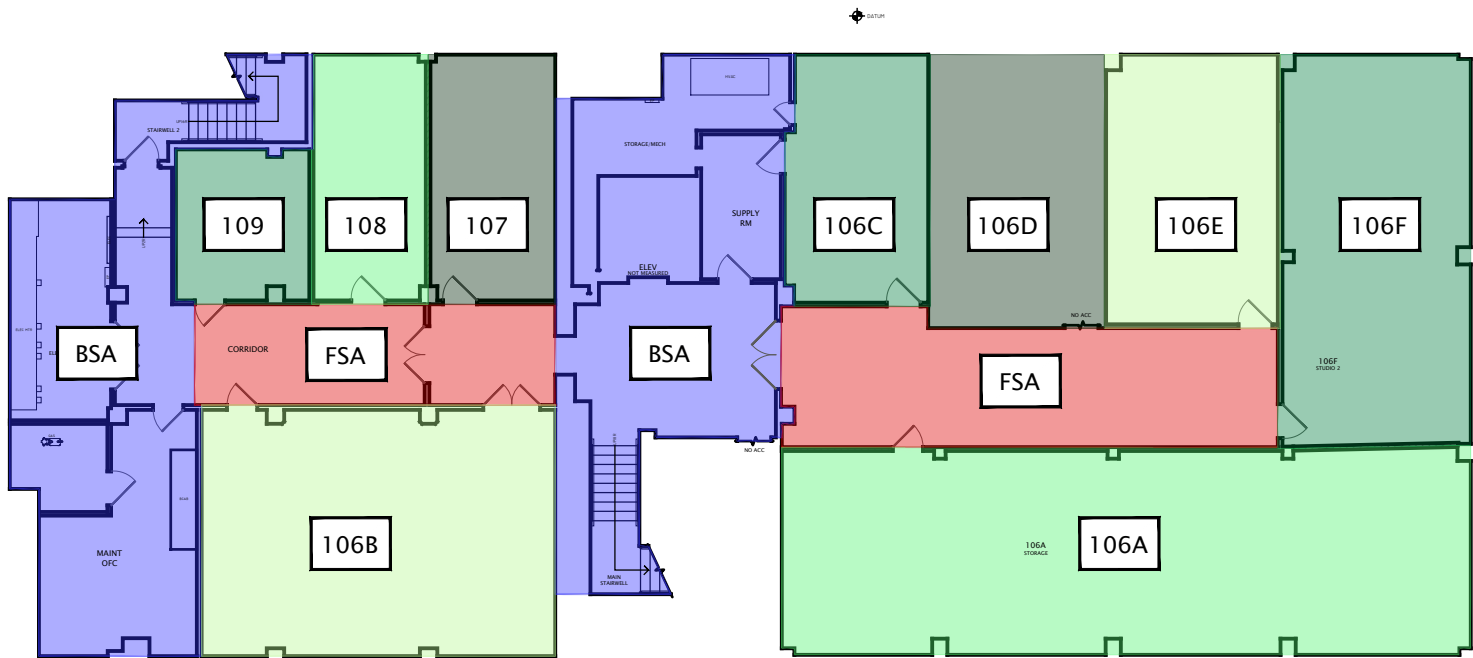
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BOMA LAYOUT DIAGRAMS



1 EXISTING BASEMENT LEVEL BOMA DIAGRAM

BOMA 2024 FOR OFFICE BUILDINGS - STANDARD METHOD OF MEASUREMENT - METHOD A																			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Input	Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (J * N) * L	= (QD - SF) / (SD - SF - SP)	= F * (O * Q)	= R / I
Floor Level	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
BASEMENT LEVEL					Stairwells, Elevator, Electrical Room, Maintenance Office, Supply Room, Storage/Mechanical (BSA)							1,493		1.00		1,493	1.08		
					TENANT STORAGE 106A	1,099								1.00			1.08	1,099	
					TENANT STORAGE 106B	683								1.00			1.08	683	
					TENANT STORAGE 106C	274								1.00			1.08	274	
					TENANT STORAGE 106D	367								1.00			1.08	367	
					TENANT STORAGE 106E	371								1.00			1.08	371	
					TENANT STORAGE 106F	578								1.00			1.08	578	
					TENANT STORAGE 107	245								1.00			1.08	245	
					TENANT STORAGE 108	223								1.00			1.08	223	
					TENANT STORAGE 109	160								1.00			1.08	160	
FLOORTOTALS	6,254	6,254		6,254	Tenant Storage Circulation (FSA)							761	1.00				1.08		
BUILDING TOTALS (2)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

REV#: 4 RELEASE DATE: 8/17/26

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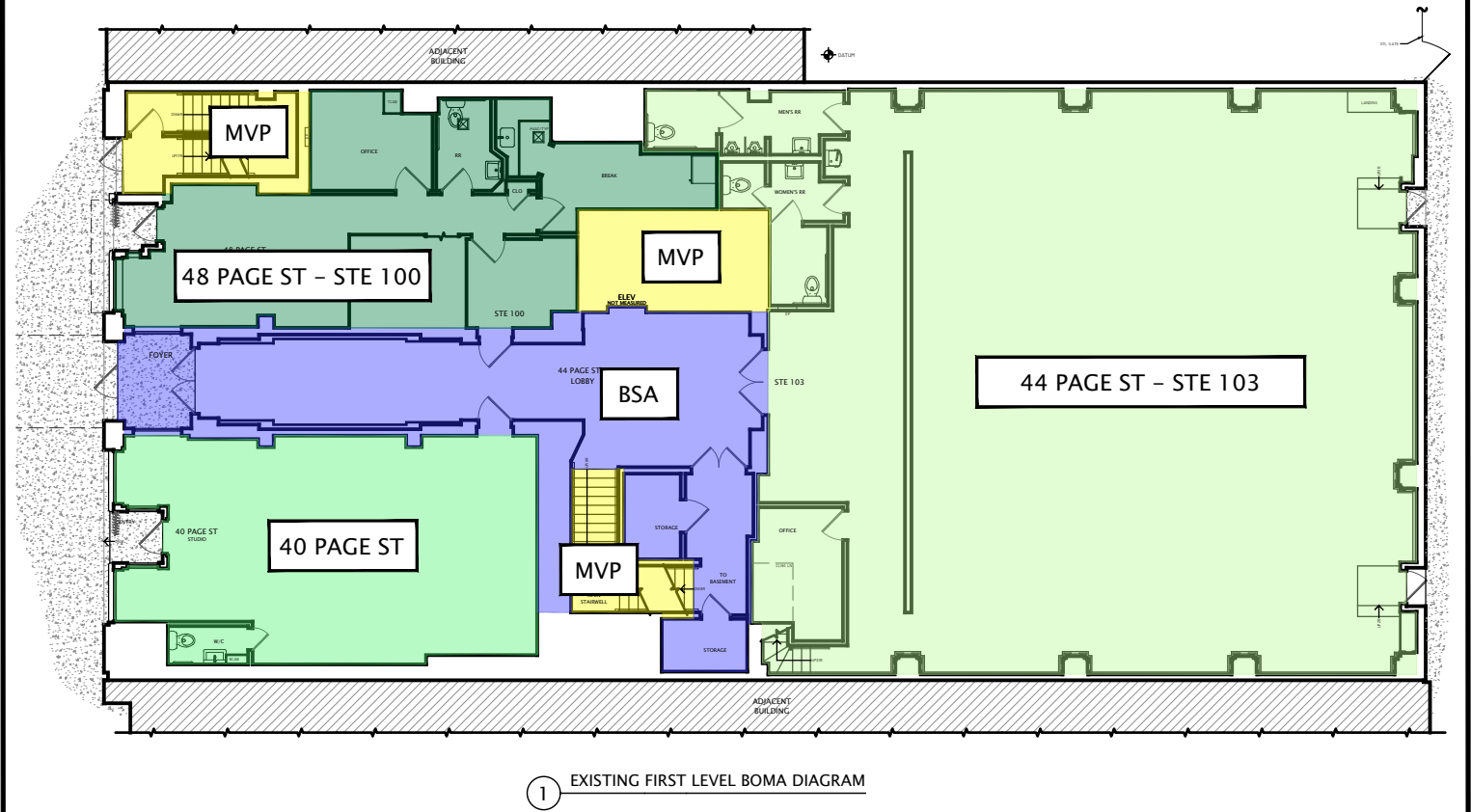
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BOMA LAYOUT DIAGRAMS



BOMA 2024 FOR OFFICE BUILDINGS - STANDARD METHOD OF MEASUREMENT - METHOD A

A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Input	Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (J * N) + L	= (SD - SF) / (SD - SF - SP)	= F + (O * Q)	= R / I
Floor Level	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
FIRST LEVEL					Foyer, Lobby, Storage Rooms (BSA)							888		1.00		888	1.08		
			407		Elevator, Stairwells (MVP)									1.00			1.08		
					40 Page St		742		742		742			1.00	742		1.08	804	1.08
					STE 100		766		766		766			1.00	766		1.08	830	1.08
					STE 103		3,232		3,232		3,232			1.00	3,232		1.08	3,503	1.08
FLOOR TOTALS	6,396	6,035	407	5,628			4,740		4,740		4,740	888		1.00	4,740	888	1.08	5,138	
BUILDING TOTALS (Σ)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

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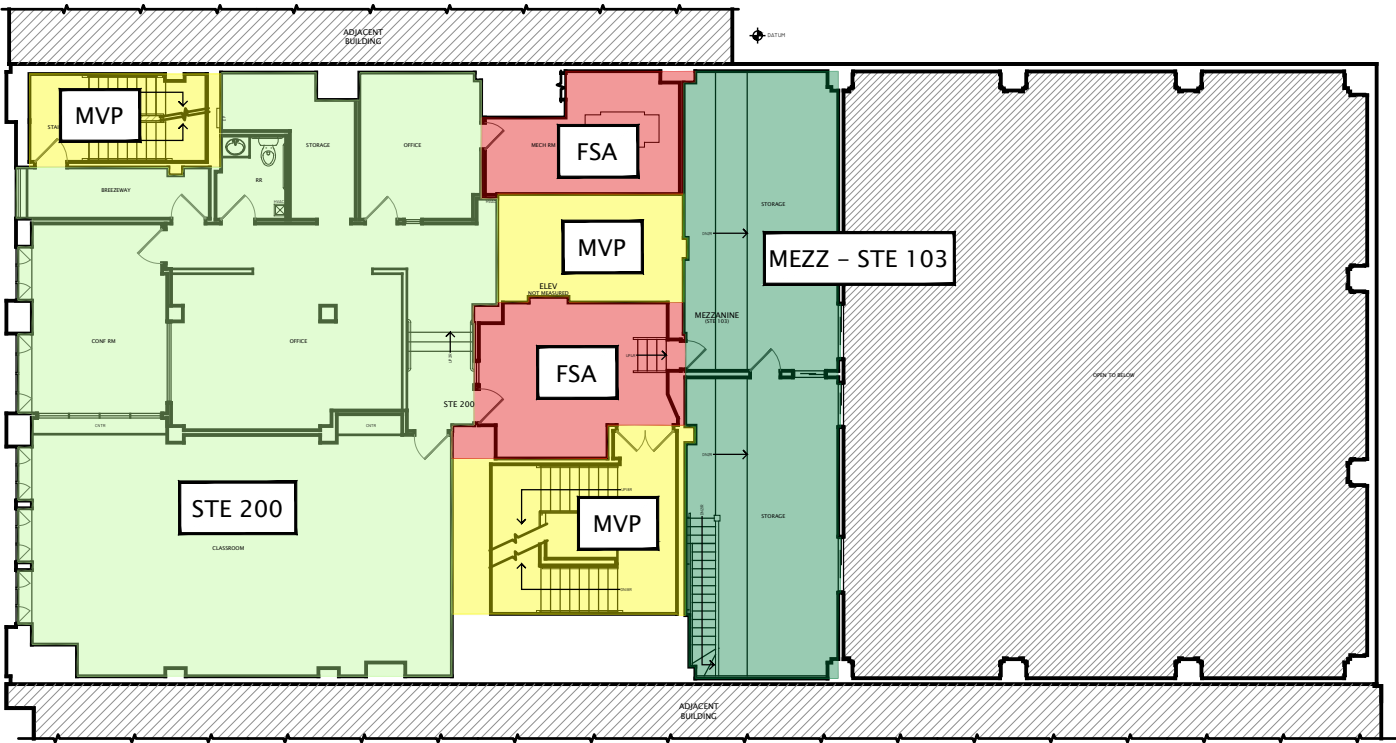
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BOMA LAYOUT DIAGRAMS



1 EXISTING SECOND LEVEL BOMA DIAGRAM

BOMA 2024 FOR OFFICE BUILDINGS - STANDARD METHOD OF MEASUREMENT - METHOD A																			
A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Input	Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (J * N) * L	= (I * D - 1/2 F) / (1/2 D - 1/2 F - 1/2 P)	= F + (O * Q)	= R / I
Floor Level	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
SECOND LEVEL			594		Elevator, Stairwells (MVP)		1,919		1,919		1,919			1.15			1.08		
					STE 200									1.15	2,213		1.08	2,399	1.25
					Mezzanine (STE 103)		716		716		716			1.15	826		1.08	895	1.25
					Lobby, Mechanical Room (FSA)								404	1.15			1.08		
FLOORTOTALS	6,513	3,633	594	3,039			2,635		2,635		2,635		404	1.15	3,039		1.08	3,294	
BUILDING TOTALS (Σ)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

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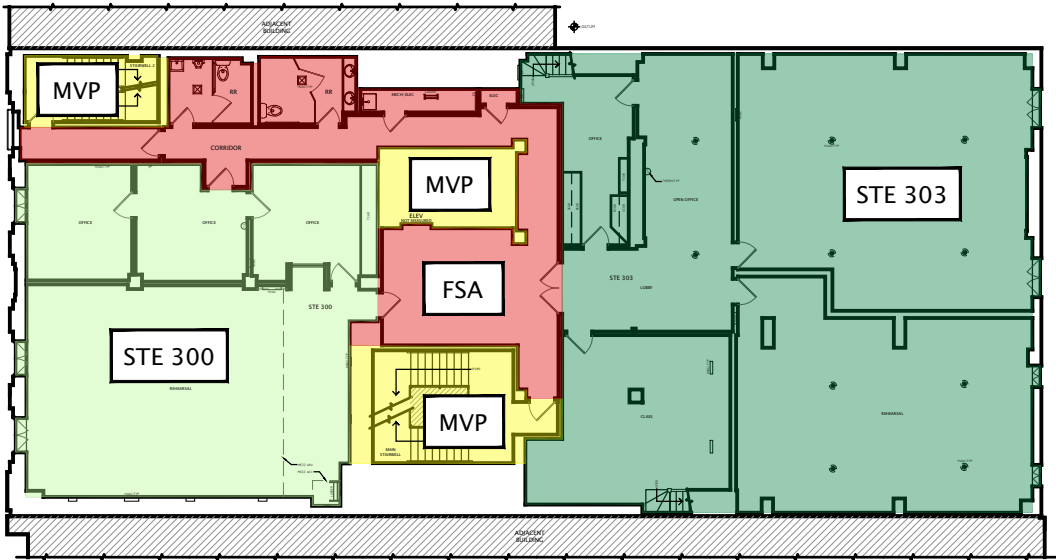
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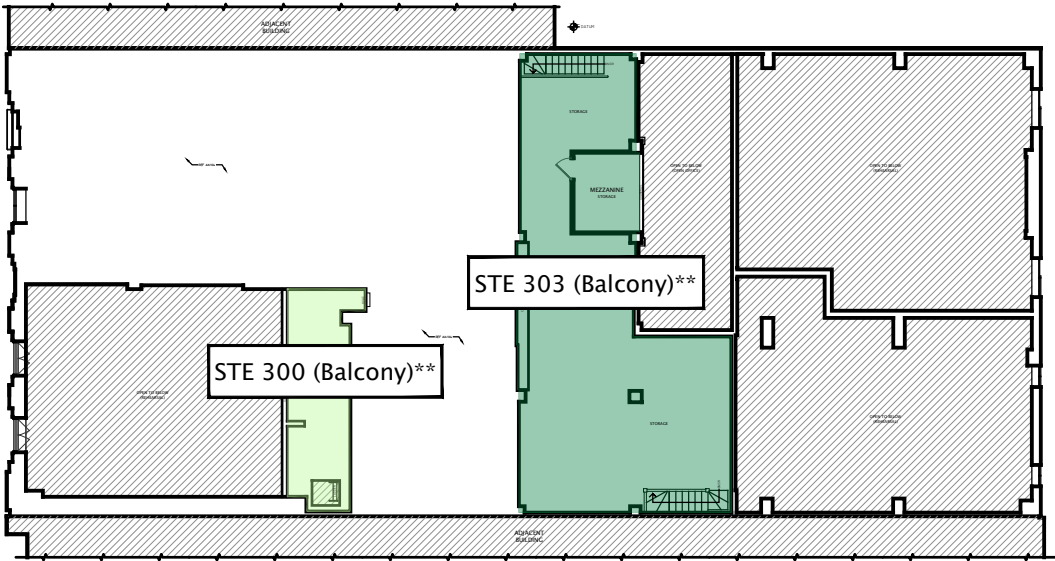


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BOMA LAYOUT DIAGRAMS



1 EXISTING THIRD LEVEL BOMA DIAGRAM



1 EXISTING THIRD LEVEL BALCONY BOMA DIAGRAM

**NOTE:
THIS AREA IS ASSOCIATED WITH THE BOUNDARY AREA BELOW AND IS NOT INCLUDED IN THE CALCULATIONS ACCORDING TO THE SPECIAL CONDITIONS SECTION (MEZZANINES) OF THE BOMA OFFICE STANDARD:
Office Buildings: Standard Methods of Measurement (ANSI/BOMA 265.1 - 2024).

BOMA 2024 FOR OFFICE BUILDINGS - STANDARD METHOD OF MEASUREMENT - METHOD A																			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Input	Input	Input	Input & ID	= B + C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (J * N) + L	= ((D - SF) / ((D - SF) - SP)	= F + (O * Q)	= R / I	
Floor Level	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
THIRD LEVEL			590		Elevator, Stairwells (MVP)		1,511		1,511		1,511		120	120	1,634	1.08	1,966	1.30	
					STE 300		2,974		2,974		2,974		898	120	3,969	1.08	3,069	1.30	
					STE 303														
					Lobby, Corridor, RR's, Mech/Elec, Elec (FSA)														
FLOOR TOTALS*	7,715	5,973	590	5,383			4,485		4,485		4,485	2,504	4,635		5,383	1.08	5,835		
BUILDING TOTALS (S)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

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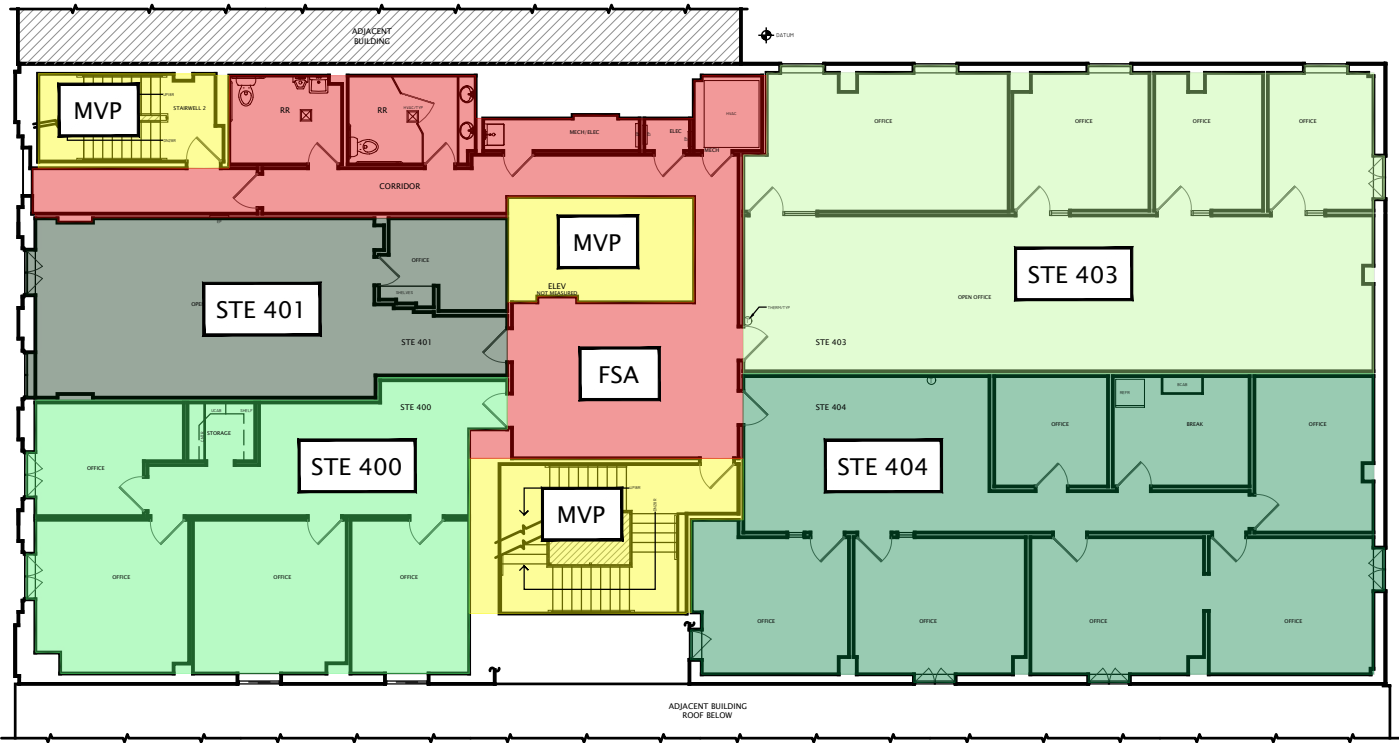
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BOMA LAYOUT DIAGRAMS



1 EXISTING FOURTH LEVEL BOMA DIAGRAM

BOMA 2024 FOR OFFICE BUILDINGS - STANDARD METHOD OF MEASUREMENT - METHOD A																			
A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Input	Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (P * N) + L	= ((D - IF) / ((D - IF) - SP))	= F * (O * Q)	= R / I
Floor Level /	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
FOURTH LEVEL			579		Elevator, Stairwells (MVP)									119			1.08		
					STE 400		947		947		947			119	1,129		1.08	1,224	1.29
					STE 401		644		644		644			119	768		1.08	832	1.29
					STE 403		1,459		1,459		1,459			119	1,740		1.08	1,886	1.29
					STE 404		1,527		1,527		1,527			119	1,821		1.08	1,974	1.29
						Lobby, Corridor, RR's, Mech/Elec Rm's (FSA)							881	119			1.08		
FLOOR TOTALS	6,518	6,037	579	5,458			4,577		4,577		4,577		881	119	5,458		1.08	5,916	
BUILDING TOTALS (2)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

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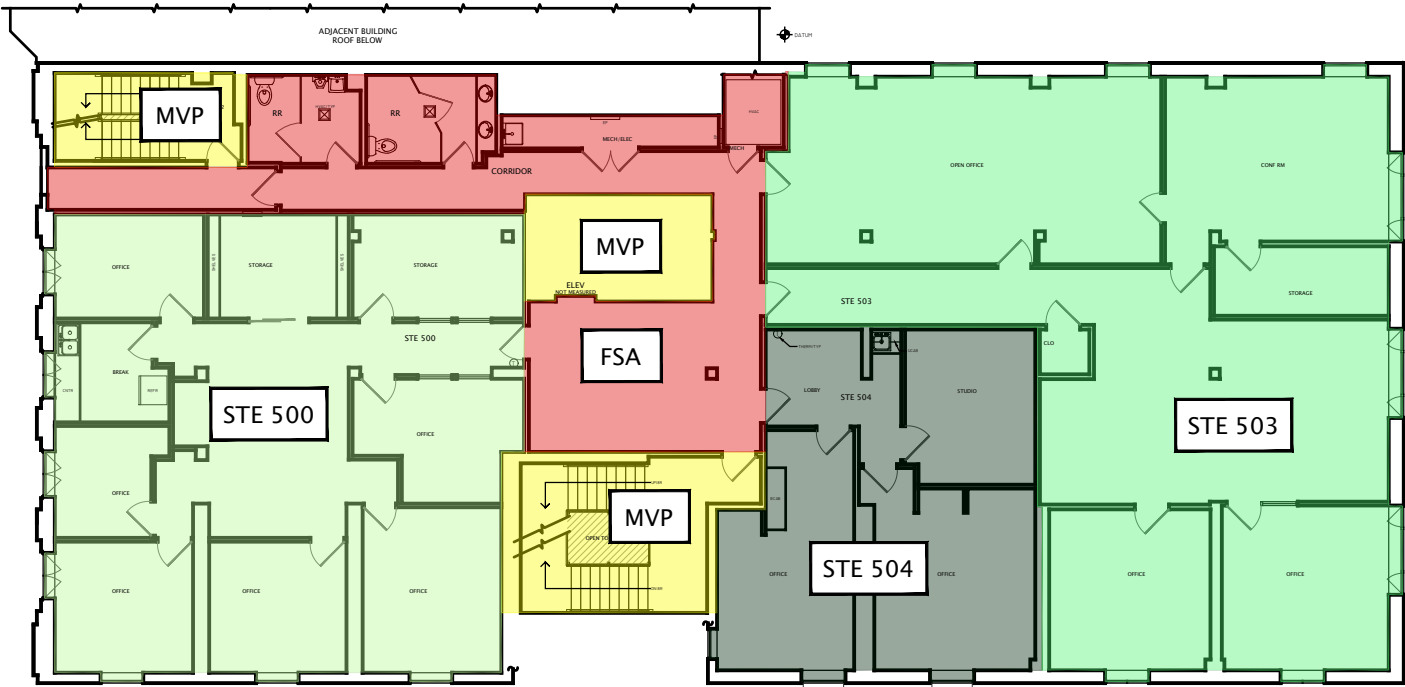
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BOMA LAYOUT DIAGRAMS



1 EXISTING FIFTH LEVEL BOMA DIAGRAM

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Input	Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (J * N) + L	= ((D - SF) / ((D - SF) - SP))	= F * (O * Q)	= R / I
Floor Level	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space / ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
FIFTH LEVEL			583		Elevator, Stairwells (MVP)		1,641		1,641		1,641			1.19			1.08		
					STE 500		2,165		2,165		2,165			1.19	1,957		1.08	2,121	1.29
					STE 503		794		794		794			1.19	2,582		1.08	2,799	1.29
					STE 504									1.19	947		1.08	1,026	1.29
					Lobby, Corridor, RR's, Mech/Elec Rm's (FSA)							860	1.19				1.08		
FLOOR TOTALS	6,406	6,043	583	5,460			4,600		4,600		4,600		860	1.19	5,460		1.08	5,919	
BUILDING TOTALS (1)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

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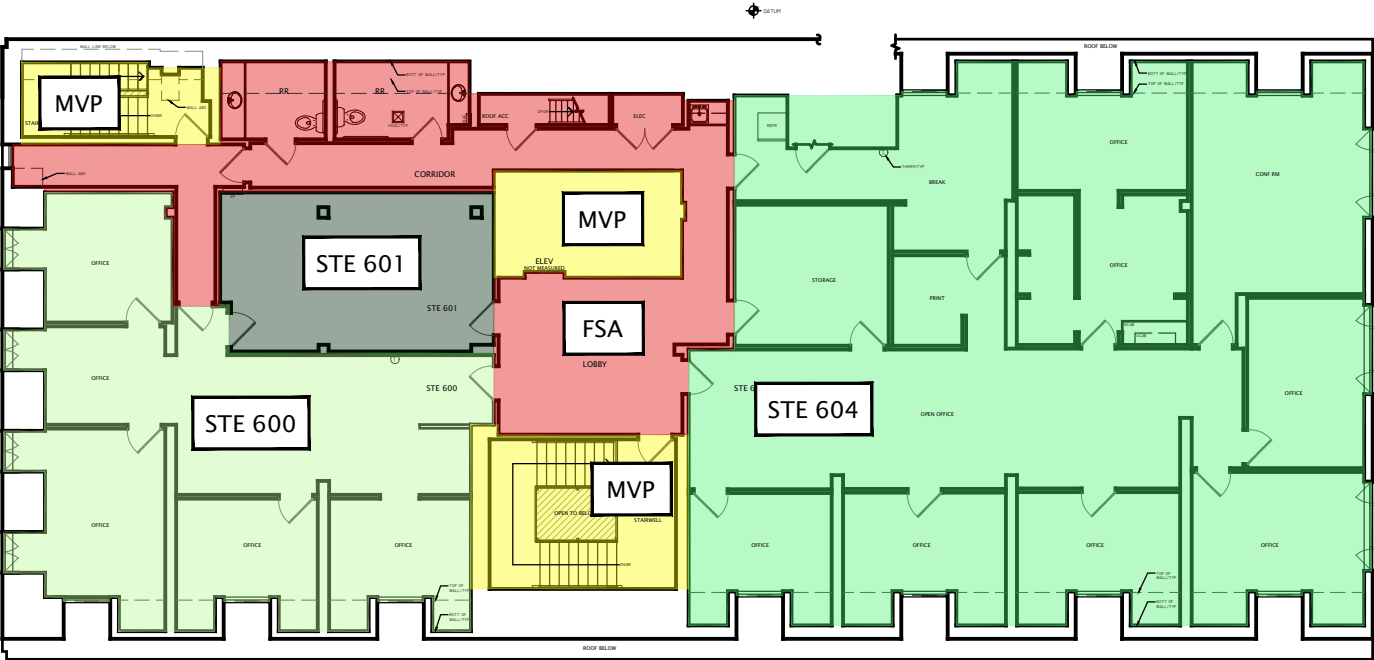
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BOMA LAYOUT DIAGRAMS



1 EXISTING SIXTH LEVEL BOMA DIAGRAM

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A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Input	Input	Input	Input & ID	= B - C	Input	Input & ID	Input & ID	Input & ID	= G + H	Input & ID	= I + J	Input & ID	= D - F - K - L	= (K + M) / K TOTAL	= I * N	= (J * N) + L	= (ID - SF) / (ID - SF - SR)	= F + (D * Q)	= R / I
Floor Level	Asbuilt Services GMA	Boundary Areas	Rentable Exclusions	Floor Rentable Areas	Space ID	Non-Allocated Tenant Areas	Tenant Usable Areas	Tenant Ancillary Areas	Occupant Areas	Building Amenity Areas	Floor Usable Areas	Building Service Areas	Floor Service Areas	Floor Allocation Ratios	Floor Allocations	Building Amenity & Service Areas	Building Allocation Ratio	RENTABLE AREAS	Load Factors A
SIXTH LEVEL			538		Elevator, Stairwells (MVP)		1,106		1,106		1,106			1.20		1.08			
					STE 600		336		336		336			1.20	1,328		1.08	1,439	1.30
					STE 601									1.20	403		1.08	437	1.30
					STE 604		2,700		2,700		2,700			1.20	3,242		1.08	3,514	1.30
					Lobby, Corridor, RR's, Elec, Roof Acc (FSA)							831		1.20		1.08			
FLOOR TOTALS	6,545	5,511	538	4,973			4,142		4,142		4,142		831	1.20	4,973		1.08	5,391	
BUILDING TOTALS (2)	46,470	39,609	3,291	36,318		4,000	25,179		25,179		25,179	2,504	4,635		29,053	2,504	1.08	35,493	

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