



**15535 San Fernando Mis..**  
Mission Hills, CA 91345

**26,417.28** Total Rentable SqFt

ANSI/BOMA Z65.1-2017 Method A (Office)



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
PRELIMINARY CALCULATIONS (NOT FOR LEASING)				INTERMEDIATE CALCULATIONS (NOT FOR LEASING)												FINAL CALCULATIONS	
Floor	Measure	Measure	B + C	Unit Code	Measure	Measure	F + G	Measure	H + I	Measure	D - J - K	(J + L) / J	H * M	(I * M) + K	ΣD / (ΣD - ΣO)	N * P	Q / H
	Boundary Area (IPMS-2)	Rentable Exclusions	Floor Rentable Area		Tenant Area (IPMS-3)	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A
Parking	-	-	-	- Elev Mach Rm	-	-	-	-	-	56.00	-	-	-	-	1.0700	-	-
	-	-	-	- Elevator	-	-	-	-	-	67.67	-	-	-	-	1.0700	-	-
	-	-	-	- Lobby	-	-	-	-	-	63.72	-	-	-	-	1.0700	-	-
	-	-	-	- Maintenance	-	-	-	-	-	45.22	-	-	-	-	1.0700	-	-
	-	14,245.74	-	- Parking Area	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
	-	122.38	-	- Parking Fan Room	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
	-	278.40	-	- Rentable Exclusion	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
	-	-	-	- Stair No.1	-	-	-	-	-	109.44	-	-	-	-	1.0700	-	-
	-	-	-	- Stair No.2	-	-	-	-	-	114.78	-	-	-	-	1.0700	-	-
<b>P Totals</b>	<b>15,103.35</b>	<b>14,646.51</b>	<b>456.83</b>							<b>456.83</b>		<b>1.0000</b>		<b>456.83</b>	<b>1.0700</b>		<b>-</b>
Floor 01	-	-	-	- Suite 100	2,934.19	-	2,934.19	-	2,934.19	-	-	-	2,934.19	-	1.0700	3,139.54	1.0700
	-	-	-	- Suite 110	1,077.62	-	1,077.62	-	1,077.62	-	-	-	1,077.62	-	1.0700	1,153.04	1.0700
	-	-	-	- Corridor	-	-	-	-	-	220.30	-	-	-	-	1.0700	-	-
	-	-	-	- Egress Corridor	-	-	-	-	-	97.18	-	-	-	-	1.0700	-	-
	-	-	-	- Egress Corridor	-	-	-	-	-	28.03	-	-	-	-	1.0700	-	-
	-	-	-	- Egress Corridor	-	-	-	-	-	173.47	-	-	-	-	1.0700	-	-
	-	-	-	- Fire Control	-	-	-	-	-	227.38	-	-	-	-	1.0700	-	-
	-	-	-	- Mail Room	-	-	-	-	-	84.63	-	-	-	-	1.0700	-	-
	-	-	-	- Main Lobby	-	-	-	-	-	134.11	-	-	-	-	1.0700	-	-
	-	-	-	- Main Tele	-	-	-	-	-	198.00	-	-	-	-	1.0700	-	-
	-	2,629.43	-	- Parking Area	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
	-	2,399.20	-	- Parking Area	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
	-	35.99	-	- Parking Exhaust	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
	-	277.74	-	- Rentable Exclusion	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
-	-	-	- Stair No.2	-	-	-	-	-	107.94	-	-	-	-	1.0700	-	-	
<b>01 Totals</b>	<b>10,625.23</b>	<b>5,342.36</b>	<b>5,282.87</b>		<b>4,011.81</b>		<b>4,011.81</b>		<b>4,011.81</b>	<b>1,271.06</b>		<b>1.0000</b>	<b>4,011.81</b>	<b>1,271.06</b>	<b>1.0700</b>	<b>4,292.58</b>	<b>-</b>
Floor 02	-	-	-	- Suite 200	9,729.39	-	9,729.39	-	9,729.39	-	-	1.0600	10,313.14	-	1.0700	11,034.91	1.1342
	-	-	-	- Elec Room	-	-	-	-	-	79.27	1.0600	-	-	1.0700	-	-	
	-	-	-	- Janitor	-	-	-	-	-	52.36	1.0600	-	-	1.0700	-	-	
	-	-	-	- Lobby	-	-	-	-	-	90.88	1.0600	-	-	1.0700	-	-	
	-	-	-	- Mens Restroom	-	-	-	-	-	180.00	1.0600	-	-	1.0700	-	-	
	-	518.70	-	- Rentable Exclusion	-	-	-	-	-	-	1.0600	-	-	1.0700	-	-	
	-	-	-	- Womens Restroom	-	-	-	-	-	181.25	1.0600	-	-	1.0700	-	-	
<b>02 Totals</b>	<b>10,831.85</b>	<b>518.70</b>	<b>10,313.14</b>		<b>9,729.39</b>		<b>9,729.39</b>		<b>9,729.39</b>		<b>583.76</b>	<b>1.0600</b>	<b>10,313.14</b>		<b>1.0700</b>	<b>11,034.91</b>	<b>-</b>



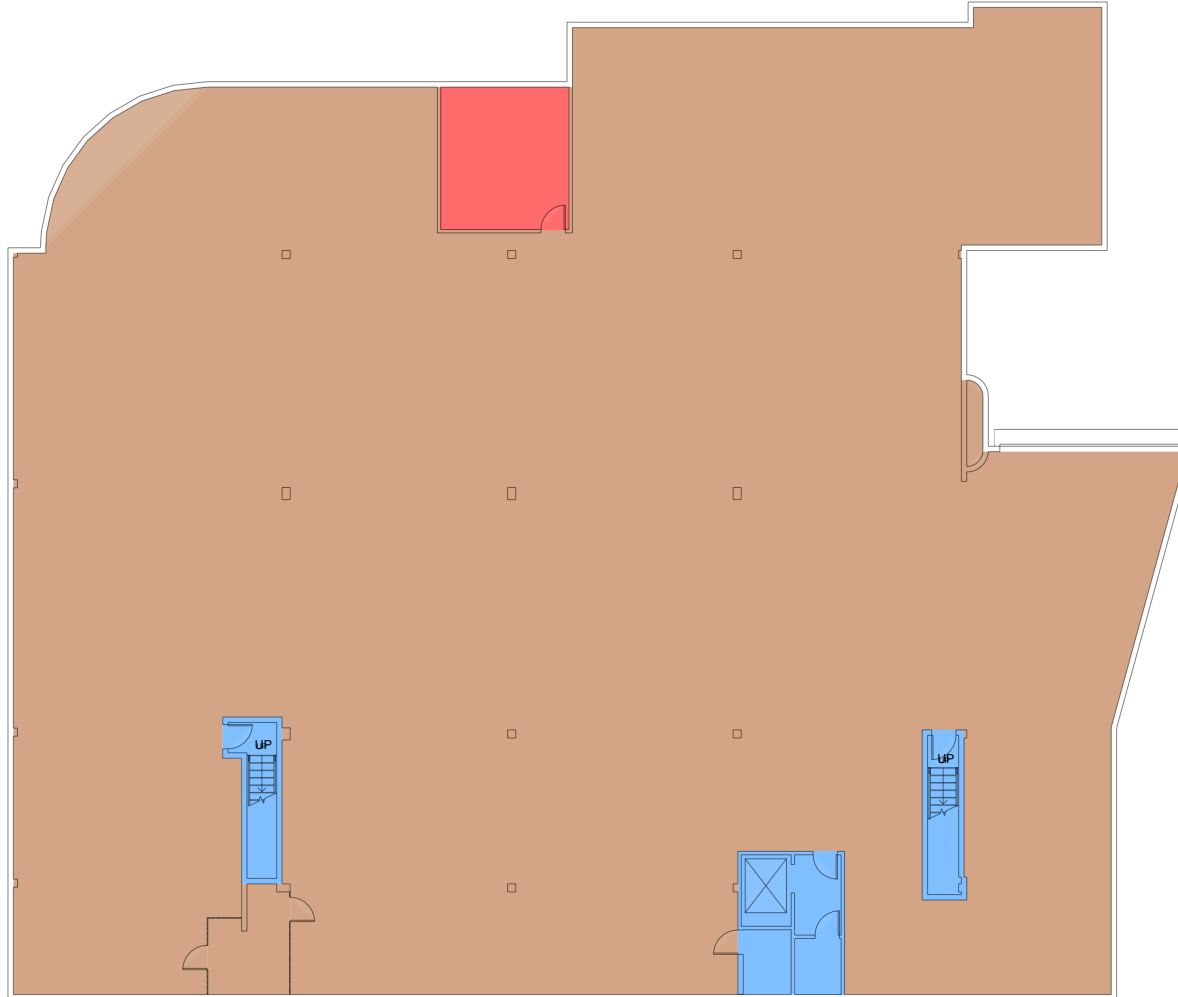
**ANSI/BOMA Z65.1-2017 Method A (Office)**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
PRELIMINARY CALCULATIONS (NOT FOR LEASING)				INTERMEDIATE CALCULATIONS (NOT FOR LEASING)												FINAL CALCULATIONS	
Floor	Measure	Measure	B + C	Measure	Measure	F + G	Measure	H + I	Measure	D - J - K	(J + L) / J	H * M	(I * M) + K	ΣD / (ΣD - ΣO)	N * P	Q / H	
	Boundary Area (IPMS-2)	Rentable Exclusions	Floor Rentable Area	Unit Code	Tenant Area (IPMS-3)	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A
Floor 03	-	-	-	Suite 300	9,782.95	-	9,782.95	-	9,782.95	-	-	1.0594	10,364.43	-	1.0700	11,089.79	1.1336
	-	-	-	Elec Room	-	-	-	-	-	-	77.12	1.0594	-	-	1.0700	-	-
	-	-	-	Janitor	-	-	-	-	-	-	52.36	1.0594	-	-	1.0700	-	-
	-	-	-	Lobby	-	-	-	-	-	-	90.75	1.0594	-	-	1.0700	-	-
	-	-	-	Mens Restroom	-	-	-	-	-	-	180.00	1.0594	-	-	1.0700	-	-
	-	512.81	-	Rentable Exclusion	-	-	-	-	-	-	-	1.0594	-	-	1.0700	-	-
	-	-	-	Womens Restroom	-	-	-	-	-	-	181.25	1.0594	-	-	1.0700	-	-
<b>03 Totals</b>	<b>10,877.24</b>	<b>512.81</b>	<b>10,364.43</b>		<b>9,782.95</b>		<b>9,782.95</b>		<b>9,782.95</b>		<b>581.48</b>	<b>1.0594</b>	<b>10,364.43</b>		<b>1.0700</b>	<b>11,089.79</b>	
Roof	-	147.22	-	Rentable Exclusion	-	-	-	-	-	-	-	-	-	-	1.0700	-	-
<b>R Totals</b>	<b>147.22</b>	<b>147.22</b>										<b>1.0000</b>			<b>1.0700</b>		
<b>B Totals</b>	<b>47,584.89</b>	<b>21,167.61</b>	<b>26,417.28</b>		<b>23,524.15</b>		<b>23,524.15</b>		<b>23,524.15</b>	<b>1,727.89</b>	<b>1,165.23</b>	<b>1.0495</b>	<b>24,689.39</b>	<b>1,727.89</b>	<b>1.0700</b>	<b>26,417.28</b>	<b>1.1230</b>

**0 RSF**

**Load Factor: 1.0000**

15535 San Fernando Mission Blvd  
Parking



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	457 sf (3%)	--	--	--	14,368 sf (95%)	278 sf (2%)	--	--

2017 Method A

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15535 San Fernando Mission Blvd, Mission Hills, CA

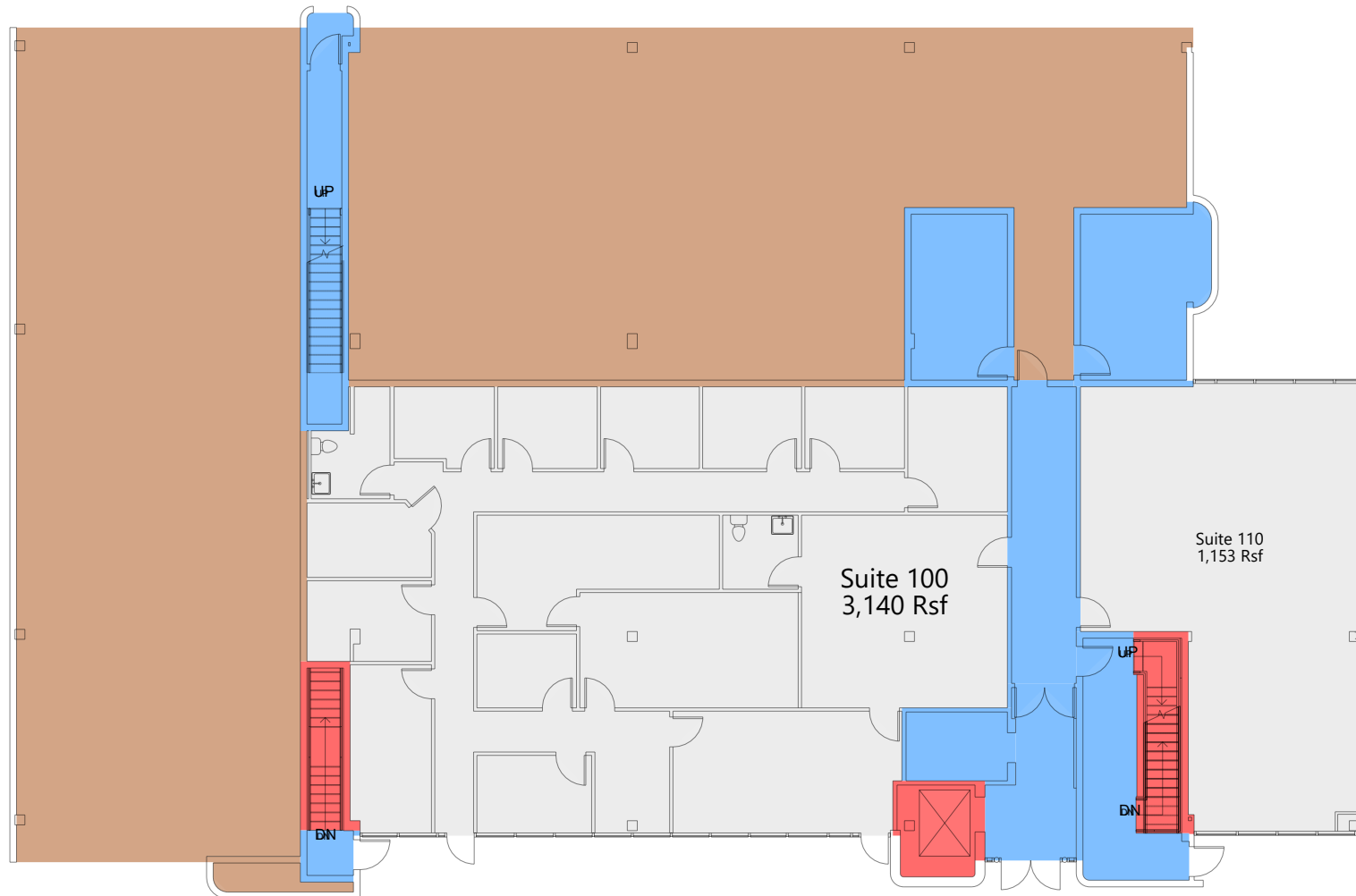
**FLOOR: Parking**

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**Load Factor: 1.0000**

**4,293 RSF**  
**Load Factor: 1.0700**

15535 San Fernando Mission Blvd  
Floor 01



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	1,271 sf (12%)	--	--	--	5,065 sf (48%)	278 sf (3%)	--	4,012 sf (38%)

2017 Method A

15535 San Fernando Mission Blvd, Mission Hills, CA

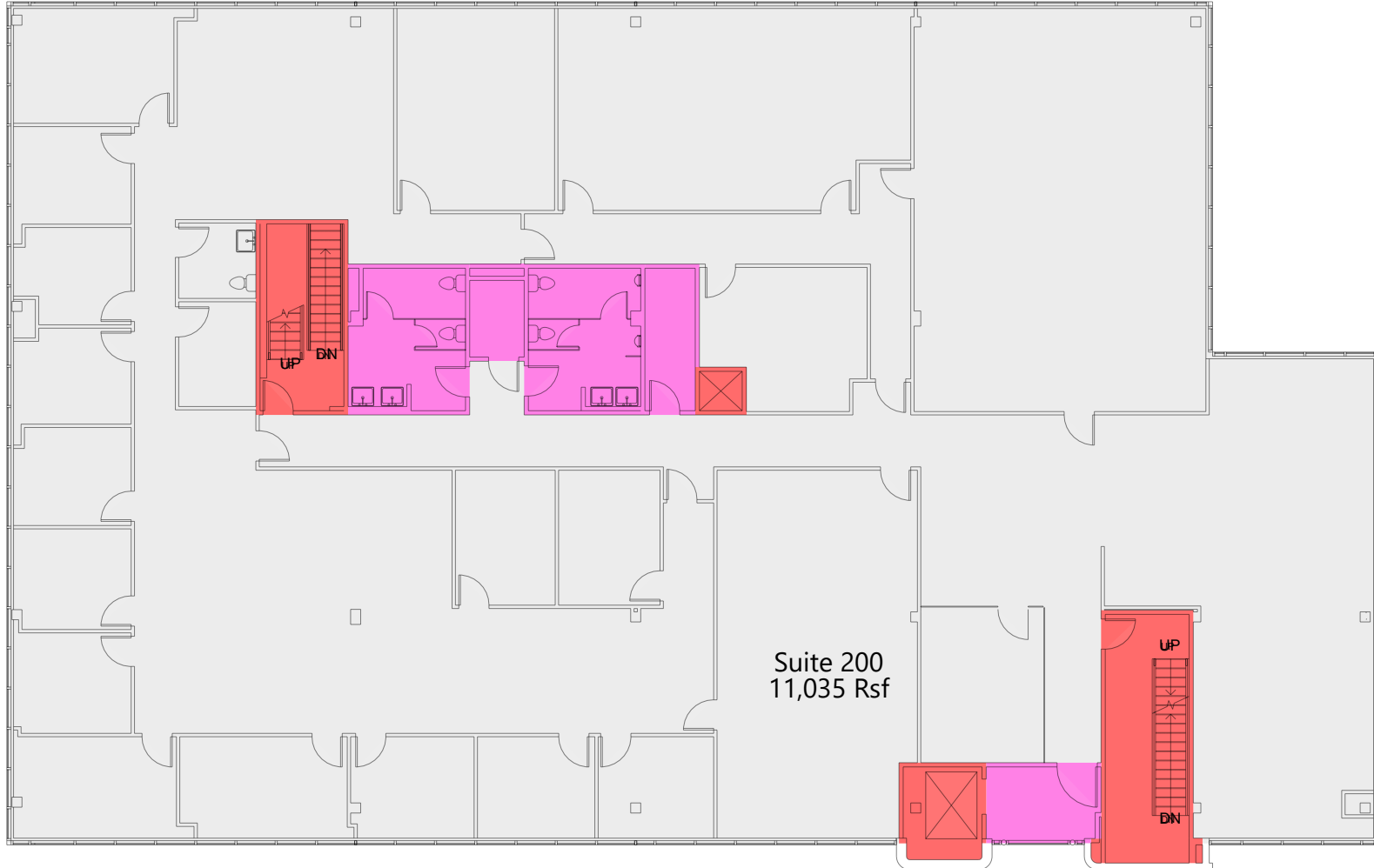
**FLOOR: Floor 01**

**Load Factor: 1.0700**

<b>Floor</b>	<b>Unit</b>	<b>Tenant</b>	<b>Lease Exp</b>	<b>Occupant</b>	<b>Corridor</b>	<b>Rentable</b>
Floor 01	100	Unicom Systems Inc.		2,934	-	3,140
Floor 01	110	Unicom Systems Inc.		1,078	-	1,153
<b>Totals</b>				<b>4,012</b>	<b>0</b>	<b>4,293</b>

**11,035 RSF**  
**Load Factor: 1.1342**

15535 San Fernando Mission Blvd  
Floor 02



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	--	584 sf (5%)	--	--	--	519 sf (5%)	--	9,729 sf (90%)



2017 Method A

15535 San Fernando Mission Blvd, Mission Hills, CA

**FLOOR: Floor 02****Load Factor: 1.1342**

<b>Floor</b>	<b>Unit</b>	<b>Tenant</b>	<b>Lease Exp</b>	<b>Occupant</b>	<b>Corridor</b>		<b>Rentable</b>
Floor 02	200	Unicom Systems Inc.		9,729	584	1.1342	11,035
<b>Totals</b>				<b>9,729</b>	<b>584</b>		<b>11,035</b>

**11,090 RSF**  
**Load Factor: 1.1336**

15535 San Fernando Mission Blvd  
Floor 03



Suite 300  
11,090 Rsf

Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	--	581 sf (5%)	--	--	--	513 sf (5%)	--	9,783 sf (90%)



15535 San Fernando Mission Blvd, Mission Hills, CA

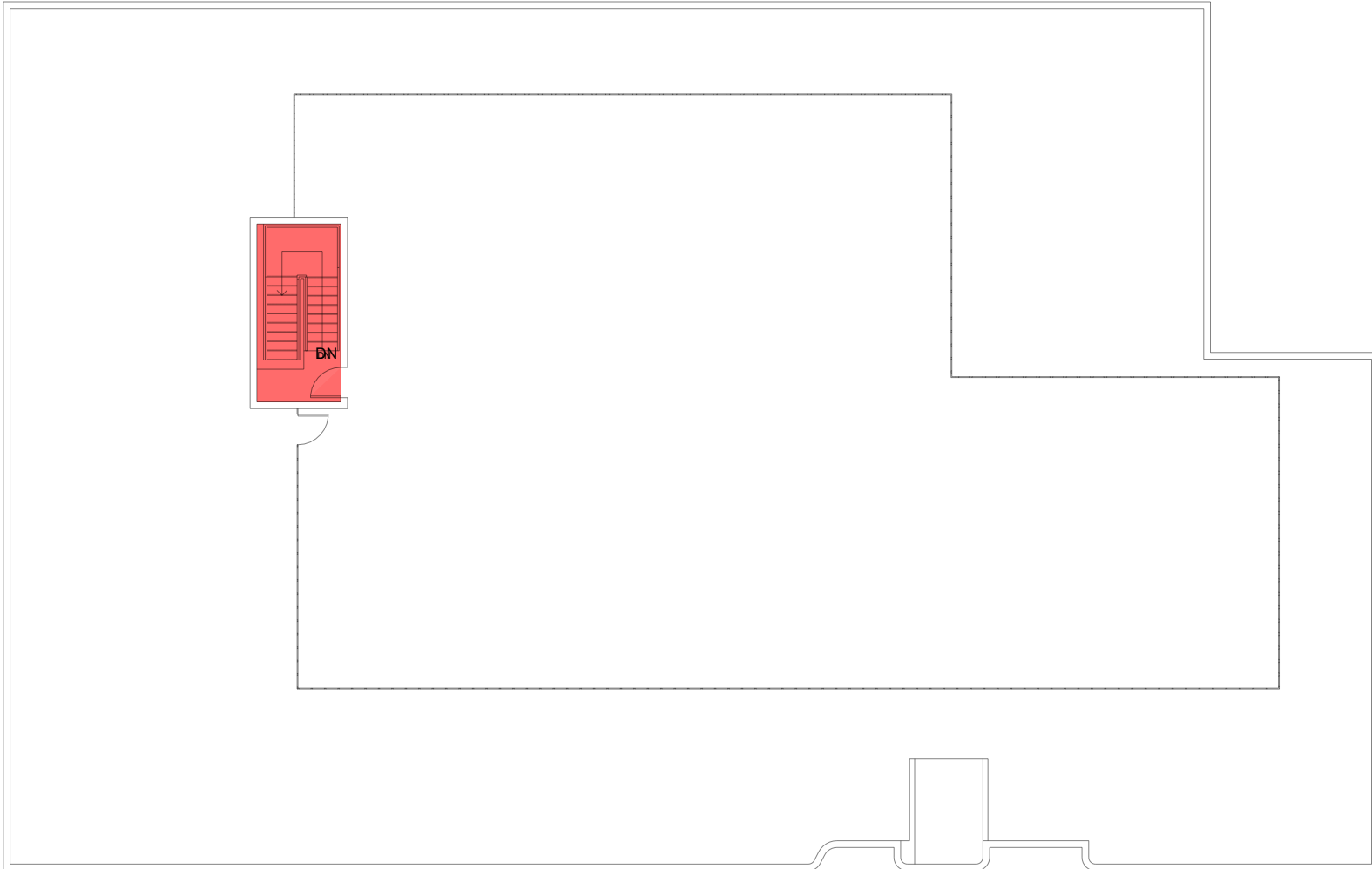
**FLOOR: Floor 03**

**Load Factor: 1.1336**

<b>Floor</b>	<b>Unit</b>	<b>Tenant</b>	<b>Lease Exp</b>	<b>Occupant</b>	<b>Corridor</b>	<b>Load Factor</b>	<b>Rentable</b>
Floor 03	300	Unicom Systems Inc.		9,783	581	1.1336	11,090
<b>Totals</b>				<b>9,783</b>	<b>581</b>		<b>11,090</b>

**0 RSF**  
**Load Factor: 1.0000**

15535 San Fernando Mission Blvd  
Roof



Building Amenity	Building Service	Floor Service	Inter-Building Amenity Area	Inter-Building Service Area	Parking	Rentable Exclusion	Tenant Ancillary	Tenant Area
--	--	--	--	--	--	147 sf (100%)	--	--

2017 Method A

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15535 San Fernando Mission Blvd, Mission Hills, CA

**FLOOR: Roof**

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**Load Factor: 1.0000**