



August 31, 2010

Property Management Company
1000 E. Main St.
Pasadena, CA 91106

RE: "As-Built" Field Measurement of "Main Plaza" office buildings, which are located at 1000 Broadway St. Pasadena, CA 91106

We have measured and created "As-Built" floor plans of the above mentioned space, and used these measurements to calculate the area of the space in accordance with the following standard:

ANSI/BOMA Z65.1-2010 Method B

We hereby certify that, as of August 2010:

- The **Gross Building Area** is: **69,572 SF**
- The **Total Rentable Area** is: **66,119 SF**
- The **Total Usable Area** is: **54,760 SF**
- The **Load Factor** is: **1.196**

As shown on the attached floor plans

This certificate represents a professional opinion based on field measurements and drafting performed by Precision Property Measurements, LTD.

Sincerely,

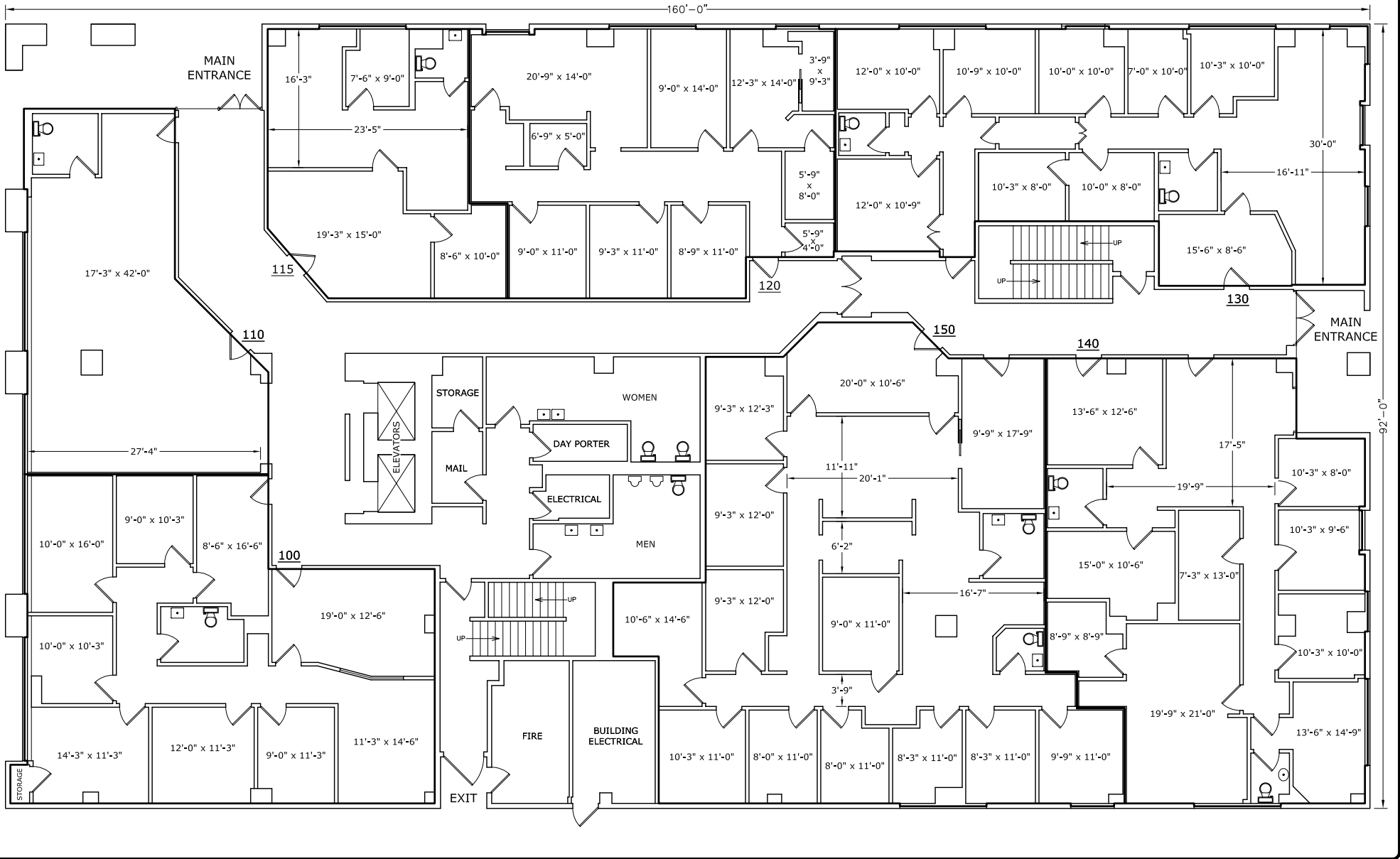
A handwritten signature in black ink, appearing to read 'Andy McFarland', is written over a white background.

Andy McFarland
President
Precision Property Measurements



SCALE: 1" = 16'-0"

FIRST FLOOR



REFERENCE# 4000
AS MEASURED ON 8/11/10 BY

PPM
PRECISION PROPERTY
MEASUREMENTS
A BETTER PLAN

3645 EAST 4TH STREET
SUITE A
LONG BEACH CA | 90814
T 562.621.9100
F 888.698.2966
E OFFICE@PPMCO.NET
WWW.PPMCO.NET

SITE INFORMATION

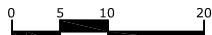
MAIN PLAZA
1000 BROADWAY STREET
PASADENA, CA 91106



FOR LEASING INFORMATION, CONTACT:

PMC
Property Management Company
www.pmco.com

John Doe
1000 E. Main Street
Pasadena, CA 91106
T: 310.792.1199



SCALE: 1" = 20'-0"

FIRST FLOOR



BUILDING SUMMARY ¹	
INTERIOR GROSS AREA	69,572
TOTAL RENTABLE AREA	66,119
TOTAL USABLE AREA	54,760
BUILDING R/O RATIO	1.0098
AVG. FLOOR R/U	1.196
TOTAL FLOOR COMMON	10,716
TOTAL BUILDING COMMON	643
TOTAL VERTICAL	3,453

FLOOR SUMMARY ¹	
INTERIOR GROSS AREA	13,856
TOTAL RENTABLE AREA	12,785
TOTAL USABLE AREA	10,499
LOAD FACTOR	1.218
TOTAL FLOOR COMMON	2,162
TOTAL BUILDING COMMON	643
TOTAL VERTICAL	552

SUITE	USABLE	RENTABLE
100	1,646	2,004
110	944	1,149
115	771	939
120	1,258	1,532
130	1,654	2,014
140	1,766	2,151
150	2,460	2,996

1. PER BOMA Z65.1-2010 METHOD B

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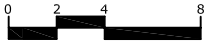


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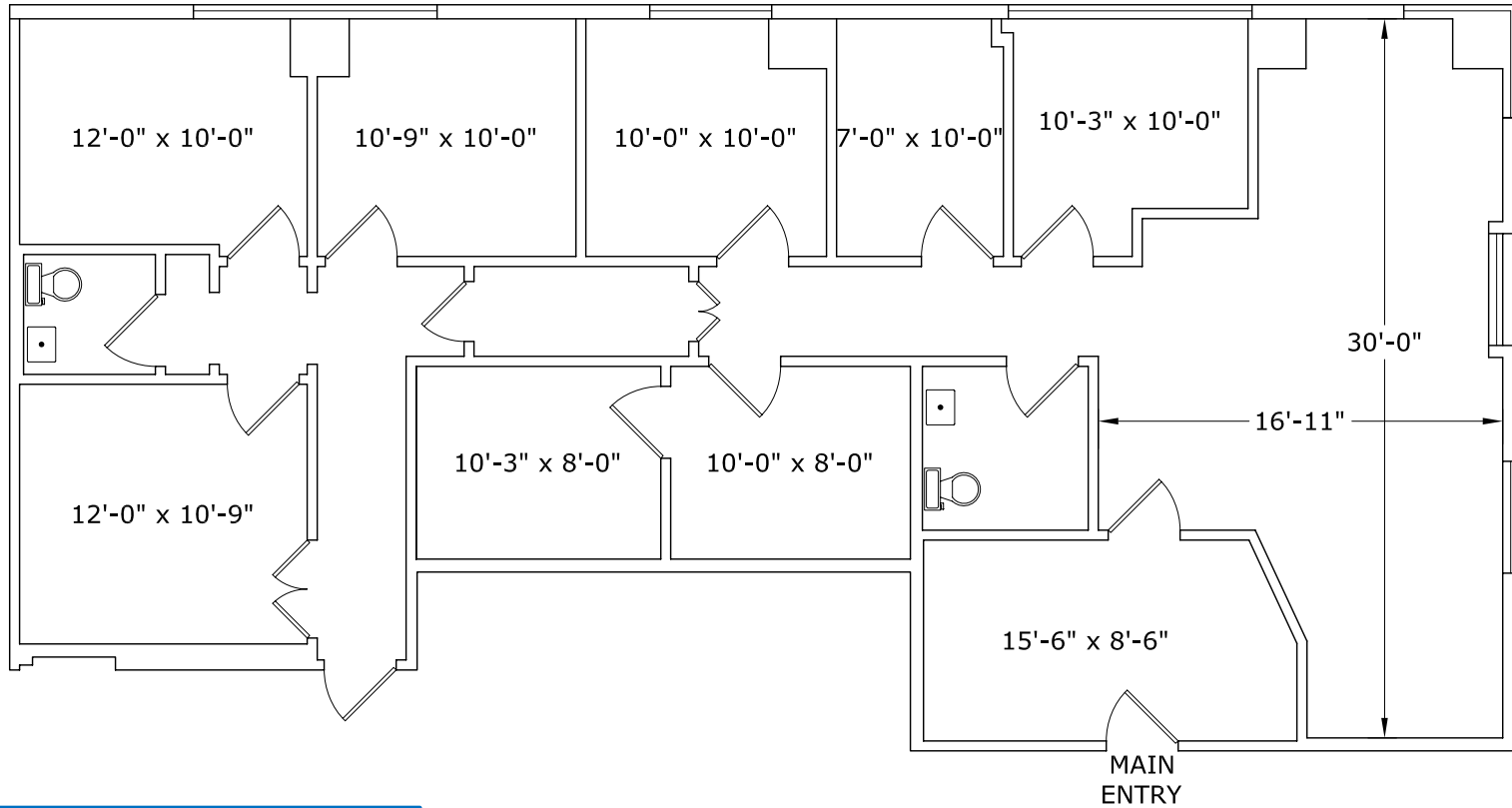
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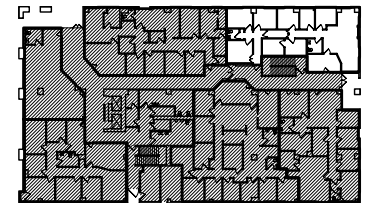
SCALE: 1" = 8'-0"



S U I T E 1 3 0

USABLE SQUARE FOOTAGE: 1,654

RENTABLE SQUARE FOOTAGE: 2,014



FIRST FLOOR MAP

1. PER BOMA Z65.1-2010 METHOD B

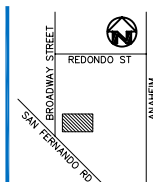
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PRELIMINARY CALCULATIONS (NOT FOR LEASING)				INTERMEDIATE ALLOCATIONS (NOT FOR LEASING)							FINAL CALCULATIONS		
FLOOR LEVEL	INTERIOR GROSS AREA (IGA)	MAJOR VERTICAL PENETRATIONS	PRELIMINARY FLOOR AREA	SPACE ID	OCCUPANT AREA	USABLE AREA (U)	BUILDING SERVICE AREAS	FLOOR SERVICE & AMENITY	R/U RATIO	OCCUPANT + ALLOCATED AREA (O)	R/O RATIO	LOAD FACTOR A	RENTABLE AREA
1				Suite 100	1,646.00	1,646.00	-		1.2059	1,984.93	1.0098	1.2178	2,004.42
				Suite 110	943.70	943.70	-		1.2059	1,138.02	1.0098	1.2178	1,149.19
				Suite 115	771.30	771.30	-		1.2059	930.12	1.0098	1.2178	939.25
				Suite 120	1,257.70	1,257.70	-		1.2059	1,516.67	1.0098	1.2178	1,531.57
				Suite 130	1,653.40	1,653.40	-		1.2059	1,993.85	1.0098	1.2178	2,013.43
				Suite 140	1,766.40	1,766.40	-		1.2059	2,130.12	1.0098	1.2178	2,151.04
				Suite 150	2,460.20	2,460.20	-		1.2059	2,966.78	1.0098	1.2178	2,995.92
				Utility Rooms / Exit	-	-	643.00		1.2059	-	1.0098	1.2178	-
FLOOR TOTALS	13,855.50	552.00	13,303.50		10,498.70	10,498.70	643.00	2,161.80	1.2059	12,660.50	1.0098	1.2178	12,784.83
2				Suite 200	1,975.20	1,975.20	-		1.1679	2,306.83	1.0098	1.1794	2,329.48
				Suite 210	1,947.00	1,947.00	-		1.1679	2,273.90	1.0098	1.1794	2,296.23
				Suite 230	1,937.00	1,937.00	-		1.1679	2,262.22	1.0098	1.1794	2,284.43
				Suite 240	2,178.70	2,178.70	-		1.1679	2,544.50	1.0098	1.1794	2,569.49
				Suite 250	943.20	943.20	-		1.1679	1,101.56	1.0098	1.1794	1,112.38
FLOOR TOTALS	11,067.00	578.00	10,489.00		8,981.10	8,981.10	-	1,507.90	1.1679	10,489.00	1.0098	1.1794	10,592.01
3				Suite 300	1,421.90	1,421.90	-		1.1936	1,697.15	1.0098	1.2053	1,713.81
				Suite 310	1,194.50	1,194.50	-		1.1936	1,425.73	1.0098	1.2053	1,439.73
				Suite 320	1,033.50	1,033.50	-		1.1936	1,233.56	1.0098	1.2053	1,245.68
				Suite 325	1,478.80	1,478.80	-		1.1936	1,765.06	1.0098	1.2053	1,782.40
				Suite 330	1,033.80	1,033.80	-		1.1936	1,233.92	1.0098	1.2053	1,246.04
				Suite 340	1,455.70	1,455.70	-		1.1936	1,737.49	1.0098	1.2053	1,754.55
				Suite 350	1,412.30	1,412.30	-		1.1936	1,685.69	1.0098	1.2053	1,702.24
FLOOR TOTALS	11,356.60	578.00	10,778.60		9,030.50	9,030.50	-	1,748.10	1.1936	10,778.60	1.0098	1.2053	10,884.45
4				Suite 400	930.80	930.80	-		1.2026	1,119.40	1.0098	1.2144	1,130.40
				Suite 420	2,733.60	2,733.60	-		1.2026	3,287.49	1.0098	1.2144	3,319.78
				Suite 430	1,001.10	1,001.10	-		1.2026	1,203.95	1.0098	1.2144	1,215.77
				Suite 435	327.40	327.40	-		1.2026	393.74	1.0098	1.2144	397.61
				Suite 440	1,005.20	1,005.20	-		1.2026	1,208.88	1.0098	1.2144	1,220.75
				Suite 450	1,150.90	1,150.90	-		1.2026	1,384.10	1.0098	1.2144	1,397.69
				Suite 460/470	1,744.30	1,744.30	-		1.2026	2,097.74	1.0098	1.2144	2,118.34
FLOOR TOTALS	11,273.30	578.00	10,695.30		8,893.30	8,893.30	-	1,802.00	1.2026	10,695.30	1.0098	1.2144	10,800.33
5				Suite 500	1,528.50	1,528.50	-		1.1950	1,826.50	1.0098	1.2067	1,844.44
				Add'l: 500	125.00	125.00	-		1.1950	149.37	1.0098	1.2067	150.84
				Suite 510	767.30	767.30	-		1.1950	916.89	1.0098	1.2067	925.90
				Suite 515	904.90	904.90	-		1.1950	1,081.32	1.0098	1.2067	1,091.94
				Suite 520	962.20	962.20	-		1.1950	1,149.79	1.0098	1.2067	1,161.08
				Suite 530	1,332.40	1,332.40	-		1.1950	1,592.17	1.0098	1.2067	1,607.80
				Suite 540	1,169.00	1,169.00	-		1.1950	1,396.91	1.0098	1.2067	1,410.63
				Suite 550	901.10	901.10	-		1.1950	1,076.78	1.0098	1.2067	1,087.35
				Shared 1: 510/515	354.30	354.30	-		1.1950	423.37	1.0098	1.2067	427.53
				Shared 2: 520/550	381.30	381.30	-		1.1950	455.64	1.0098	1.2067	460.11
				Shared 3: 530/540	369.60	369.60	-		1.1950	441.66	1.0098	1.2067	445.99
FLOOR TOTALS	11,088.40	578.00	10,510.40		8,795.60	8,795.60	-	1,714.80	1.1950	10,510.40	1.0098	1.2067	10,613.62
6				Suite 600	1,306.90	1,306.90	-		1.2081	1,578.88	1.0098	1.2200	1,594.39
				Suite 610	1,362.10	1,362.10	-		1.2081	1,645.57	1.0098	1.2200	1,661.73
				Add'l: 610	16.20	16.20	-		1.2081	19.57	1.0098	1.2200	19.76
				Suite 620	1,481.50	1,481.50	-		1.2081	1,789.82	1.0098	1.2200	1,807.39
				Suite 630	1,223.40	1,223.40	-		1.2081	1,478.00	1.0098	1.2200	1,492.52
				Suite 640	1,273.50	1,273.50	-		1.2081	1,538.53	1.0098	1.2200	1,553.64
				Suite 650	1,200.10	1,200.10	-		1.2081	1,449.86	1.0098	1.2200	1,464.09
				Shared 2: 630/640	454.80	454.80	-		1.2081	549.45	1.0098	1.2200	554.85
				Shared 1: 620/650	241.80	241.80	-		1.2081	292.12	1.0098	1.2200	294.99
	FLOOR TOTALS	10,930.80	589.00	10,341.80		8,560.30	8,560.30	-	1,781.50	1.2081	10,341.80	1.0098	1.2200

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