



Home Measurement Report

**1919 Condon Ave
Redondo Beach, CA 90278**

February 7, 2023

Client: Forrest Bagley

VIA EMAIL

RE: 1919 Condon Ave, Redondo Beach, CA 90278

Measurement Services

Dear Forrest:

In accordance with your request, we have measured the above referenced property. The building sketch is attached.

The approximate square footage calculations are as follows:

Living Area

Total Living Area: 1,015 Sq Ft

Non-Living Area

1 Car Attached Garage	230 Sq Ft
Covered Porch	94 Sq Ft
Open Patio	360 Sq Ft

Total Non-Living Area: 684 Sq Ft

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

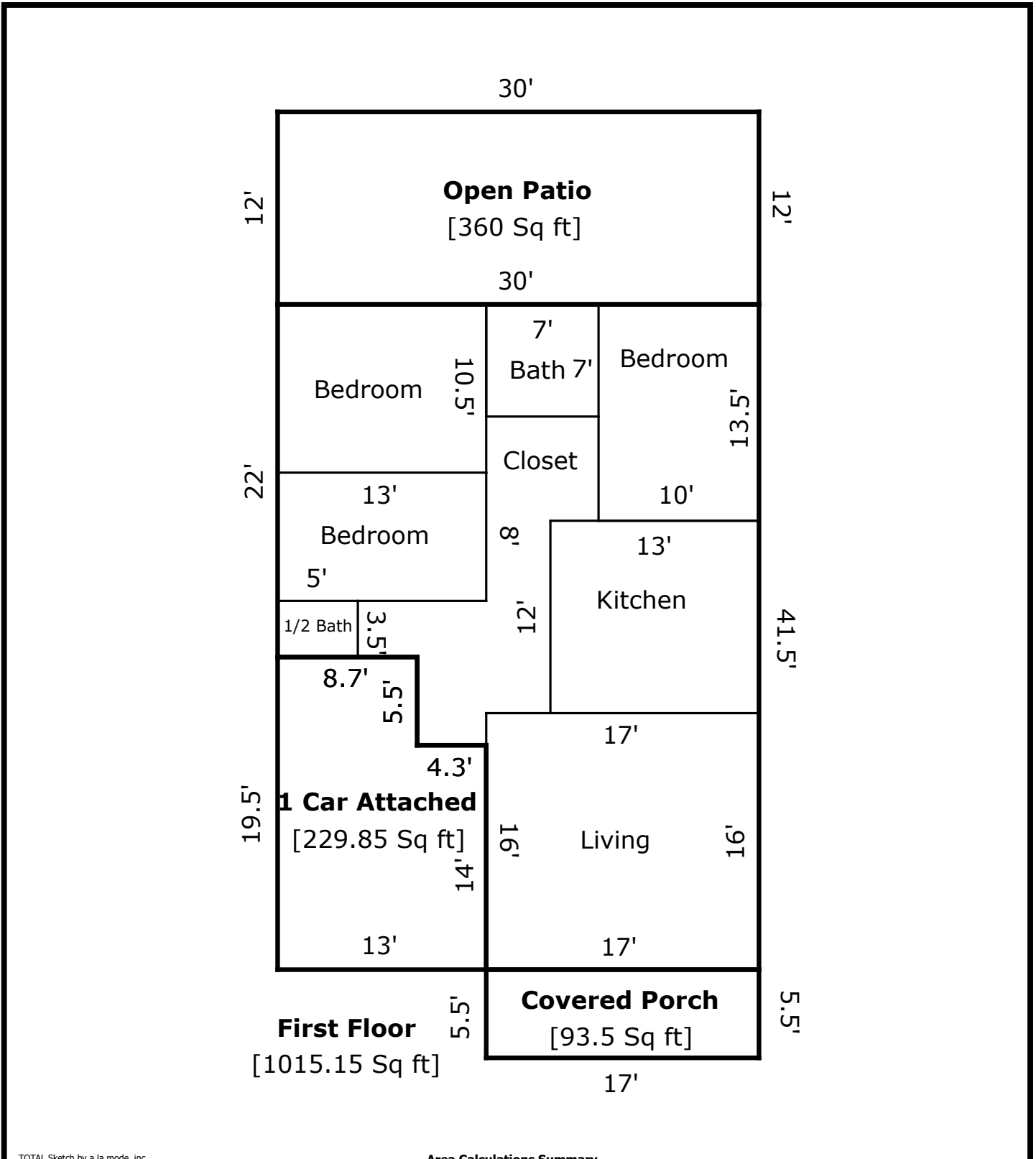
Timothy Lillis

Upward Appraisal

info@UpwardAppraisalCA.com

Building Sketch

Borrower/Client	Forrest Bagley				
Property Address	1919 Condon Ave				
City	Redondo Beach	County	Los Angeles	State	CA
Lender	N/A			Zip Code	90278



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1015.15 Sq ft	$17 \times 14 = 238$ $27.5 \times 21.3 = 585.75$ $22 \times 8.7 = 191.4$
Total Living Area (Rounded):	1015 Sq ft	
Non-living Area		
1 Car Attached	229.85 Sq ft	$13 \times 14 = 182$ $5.5 \times 8.7 = 47.85$
Covered Porch	93.5 Sq ft	$17 \times 5.5 = 93.5$
Open Patio	360 Sq ft	$30 \times 12 = 360$

Supplemental Addendum

File No. 2153

Borrower/Client	Forrest Bagley				
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Lender	N/A				

In communication with the client, I was only asked to provide physical measurements of the subject property to determine the total gross living area for the purpose of verification and due diligence in connection with a real estate decision. A sketch of the subject has been provided and is based on these measurements. Although I am a California State Certified Residential Real Estate Appraiser, I was not asked to determine items such as an opinion of value, condition, structural integrity, environmental hazards, functional utility, or anything beyond physical measurements. The purpose was only to estimate gross living area. These measurements are estimates only; I am not an architect or designer and do not guarantee their accuracy as measuring techniques/styles vary. It should be noted that square footage numbers listed by the tax assessor are estimates only and using the square footage total from the assessor was never designed for, or intended to be a part of the real estate information process.

As stated above, I am a California State Certified Residential Real Estate Appraiser; however, I was not hired with the expectation to perform valuation services. Thus, my appraisal licensing credentials were not necessary for this task and adhering to USPAP is not required as this was not a valuation service.

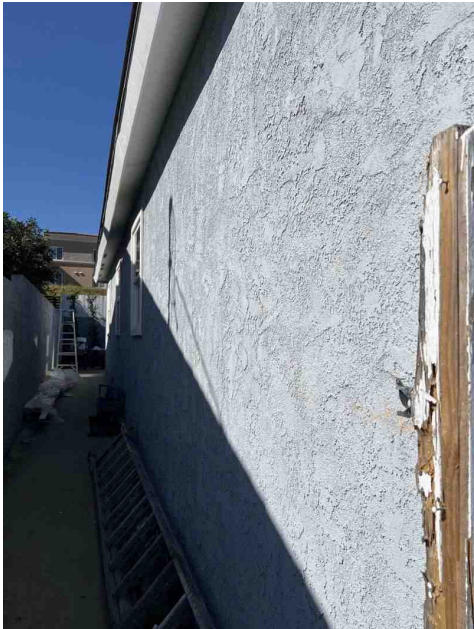
Subject Photo Page

Borrower/Client	Forrest Bagley				
Property Address	1919 Condon Ave				
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Lender	N/A				



Subject Front

1919 Condon Ave
Sales Price
Gross Living Area 1,015
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.1
Location
View
Site
Quality
Age



Side



Rear

Subject Photo Page

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Side

1919 Condon Ave
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