

Hooks and Associates
COMMENT ADDENDUM

File No. JH230410

Case No.

Borrower Lawrence Clayton

Property Address 1456 Manhattan Beach Blvd., #D

City Manhattan Beach

County Los Angeles

State CA

Zip Code 90266

Lender/Client Lawrence Clayton

Address

04/26/2023

Dear Client,

On 04/26/2023 The subject property was measured to determine the approximate size of the subject. All measurements were from the interior walls of the unit as a "subdivision of airspace".

The garage was measured. This area is not measured as "living area".

The assessors office reports that the subject unit has 1,152 sf. The assessors totals are for "Mass Valuation" tax purposes and are estimated for Mass Valuation taxation and not necessarily accurate.

This can be noticed where the reported interior width of the garage and both floors of the subject unit are wider than reported by the assessors office.

All measurements were checked with a laser measurement device as well as a steel tape measure. Both indicated wider widths than reported by the assessors office.

The appraiser's measurements for the 1st Level are 592.6 sf

2nd Level are 631.2 sf

Total 1,223.8

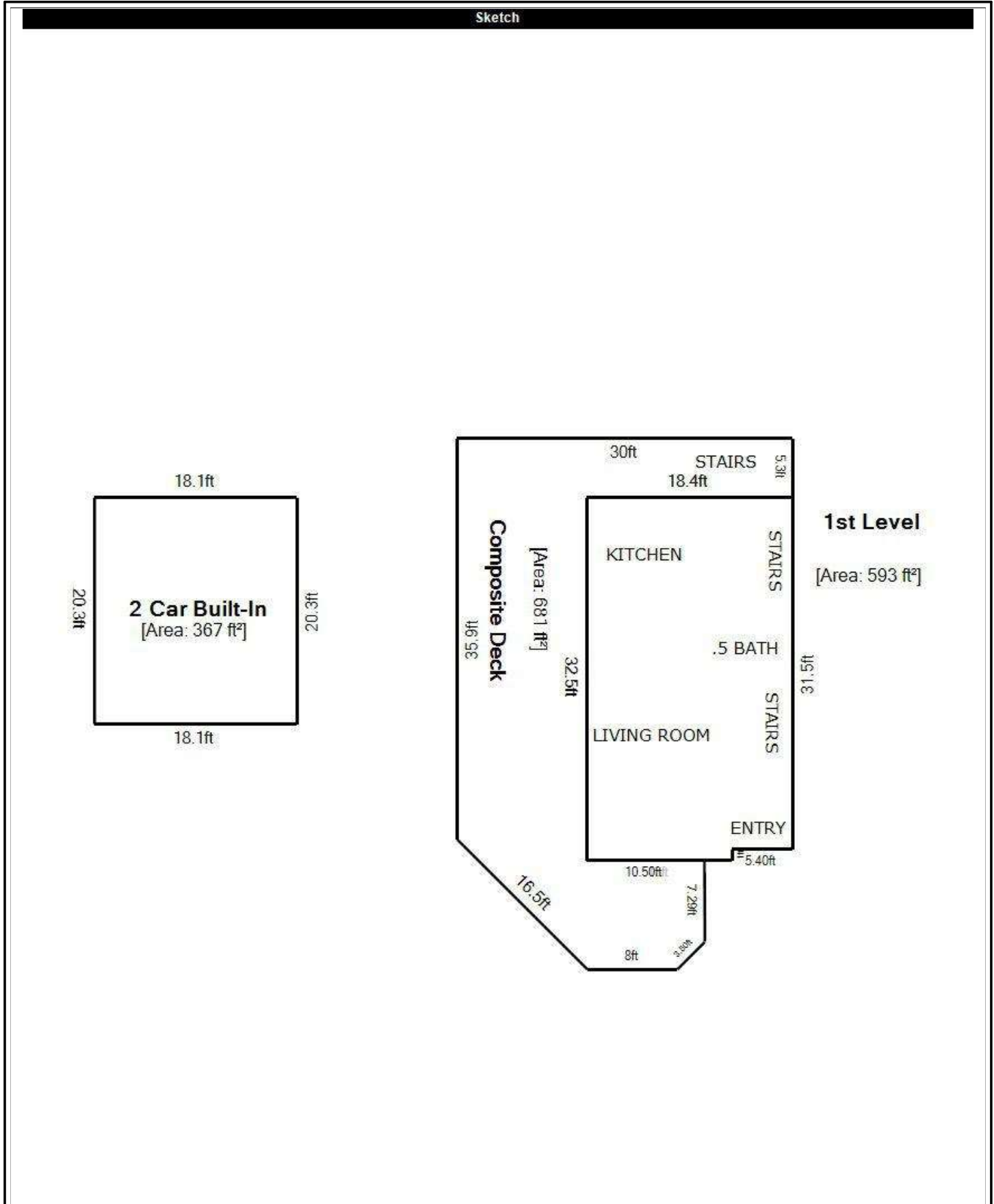
Rounded Total 1,224 sf

Respectfully, John R. Hooks

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