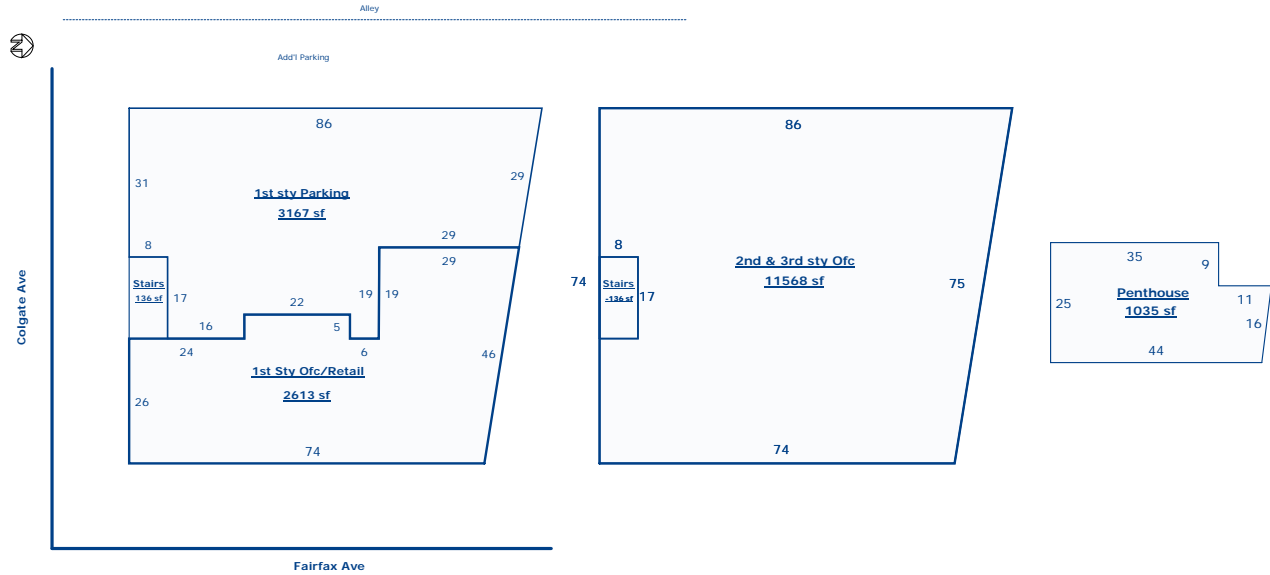


SKETCH/AREA TABLE ADDENDUM

Parcel No **5511-039-032**

SUBJECT	Property Address 425 S Fairfax Ave		
	City Los Angeles	State CA	Zip 90036
	Owner		
	Client		
	Appraiser Name E.Tuan		

IMPROVEMENTS SKETCH



Scale: **1" = 40'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	1st Sty Ofc/Retail	1.00	2613	256	2613
GBA2	2nd sty Ofc	1.00	5920	309	
	Stairs	1.00	-136	50	5784
GBA3	Third Floor	1.00	5920	309	
	Stairs	1.00	-136	50	5784
GAR	1st sty Parking	1.00	3167	274	3167
OTH	Penthouse	1.00	1035	140	1035

Net BUILDING Area (rounded w/ factors) 14181

Comment Table 1

Comment Table 2

Comment Table 3

CALCULATIONS ADDENDUM

Parcel No **5511-039-032**

SUBJECT	Property Address 425 S Fairfax Ave		
	City Los Angeles	State CA	Zip 90036
	Owner		
	Client		
	Appraiser Name E.Tuan		

1st sty Parking	GAR
0.5 x 29 x	0 = 0
2 x	52 = 104
0.5 x 5 x	29 = 69
81 x	29 = 2356
5 x	6 = 30
5 x	16 = 80
12 x	44 = 528
0.5 x 2 x	0 = 0
Area total (rounded w/o multipliers) = 3167	

1st Sty Ofc/Retail	GBA1
0.5 x 4 x	26 = 54
5 x	22 = 110
0.5 x 0 x	19 = 1
74 x	26 = 1924
26 x	19 = 495
0.5 x 0 x	26 = 0
0.5 x 3 x	19 = 29
Area total (rounded w/o multipliers) = 2613	

2nd sty Ofc	GBA2
74 x	74 = 5476
0.5 x 12 x	74 = 444
Area total (rounded w/o multipliers) = 5920	

Stairs	GBA2
8 x	17 = 136
Area total (rounded w/o multipliers) = -136	

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

CALCULATIONS ADDENDUM

Parcel No **5511-039-032**

SUBJECT	Property Address 425 S Fairfax Ave		
	City Los Angeles	State CA	Zip 90036
	Owner		
	Client		
	Appraiser Name E.Tuan		

Third Floor	GBA3
0.5 x	74 x = 5476
12 x	74 x = 444
Area total (rounded w/o multipliers) = 5920	

Stairs	GBA3
8 x	17 = 136
Area total (rounded w/o multipliers) = -136	

Penthouse	OTH
0.5 x	2 x = 16
	9 x = 315
	44 x = 704
Area total (rounded w/o multipliers) = 1035	

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS