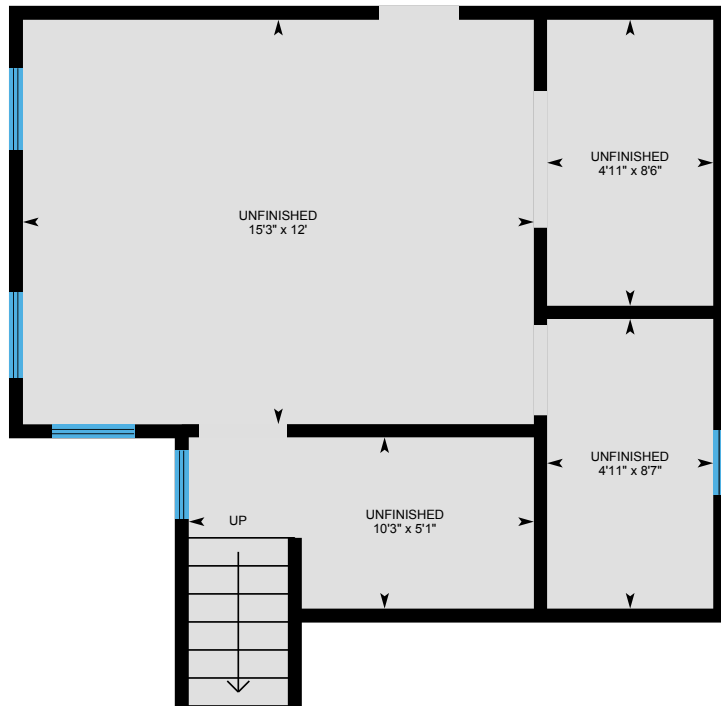


221 6th St, Manhattan Beach, CA

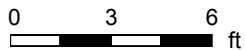
Unit A: Total Exterior Area Above Grade 1810.23 sq ft



1st Floor
Exterior Area 373.20 sq ft



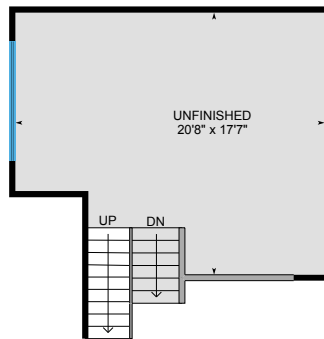
2nd Floor
Exterior Area 552.19 sq ft



PREPARED: 2021/10/05

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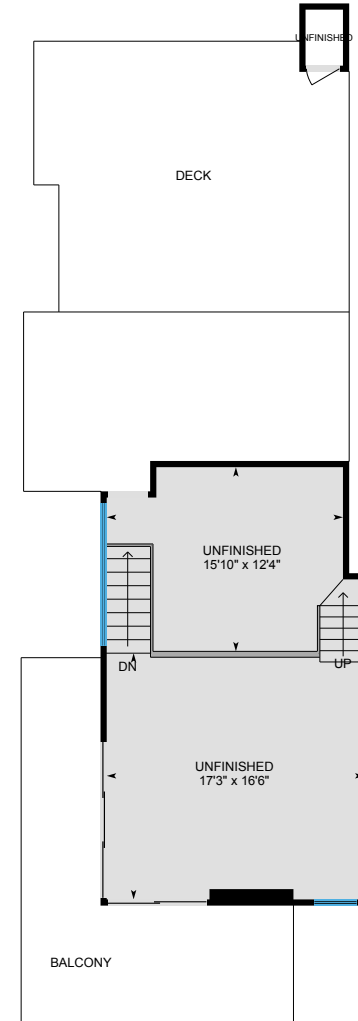
Unit A: Total Exterior Area Above Grade 1810.23 sq ft



3rd Floor
Exterior Area 362.24 sq ft



0 6 12
ft



4th Floor
Exterior Area 522.60 sq ft



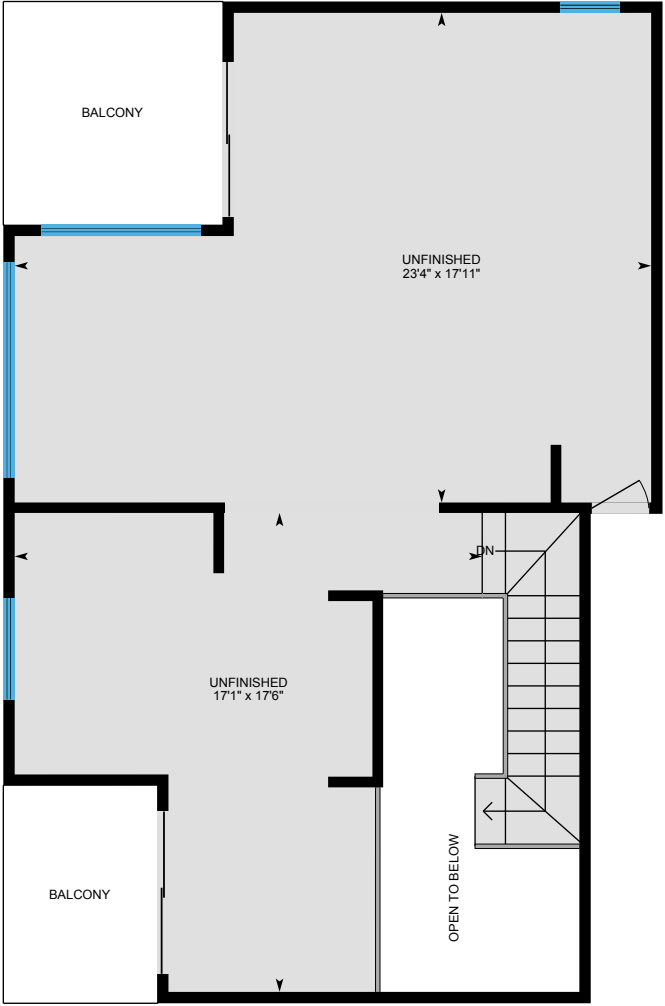
PREPARED: 2021/10/05

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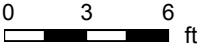
Unit B: Total Exterior Area Above Grade 1490.59 sq ft



B-main Floor

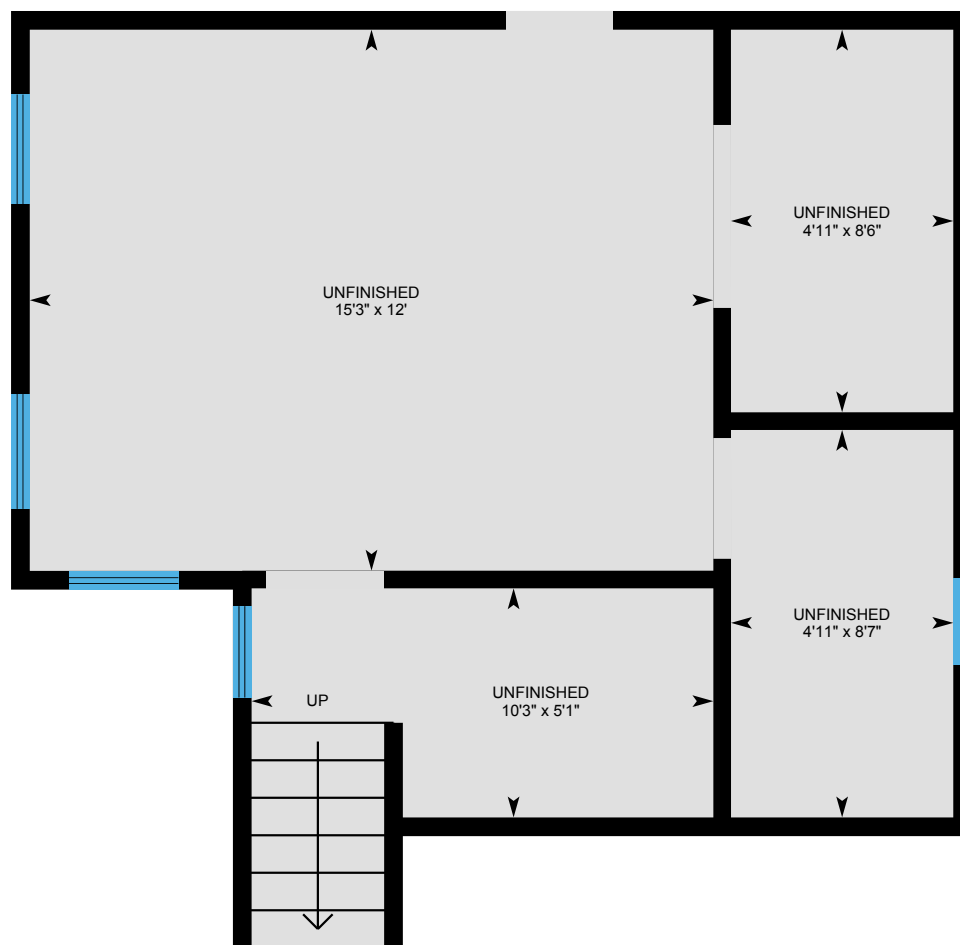


B-2nd Floor



221 6th St, Manhattan Beach, CA

1st Floor Total Exterior Area 373.20 sq ft
Total Interior Area 344.90 sq ft



0 2 4 ft

PREPARED: 2021/10/05



221 6th St, Manhattan Beach, CA

2nd Floor Total Exterior Area 552.19 sq ft
Total Interior Area 510.68 sq ft



0 3 6
ft

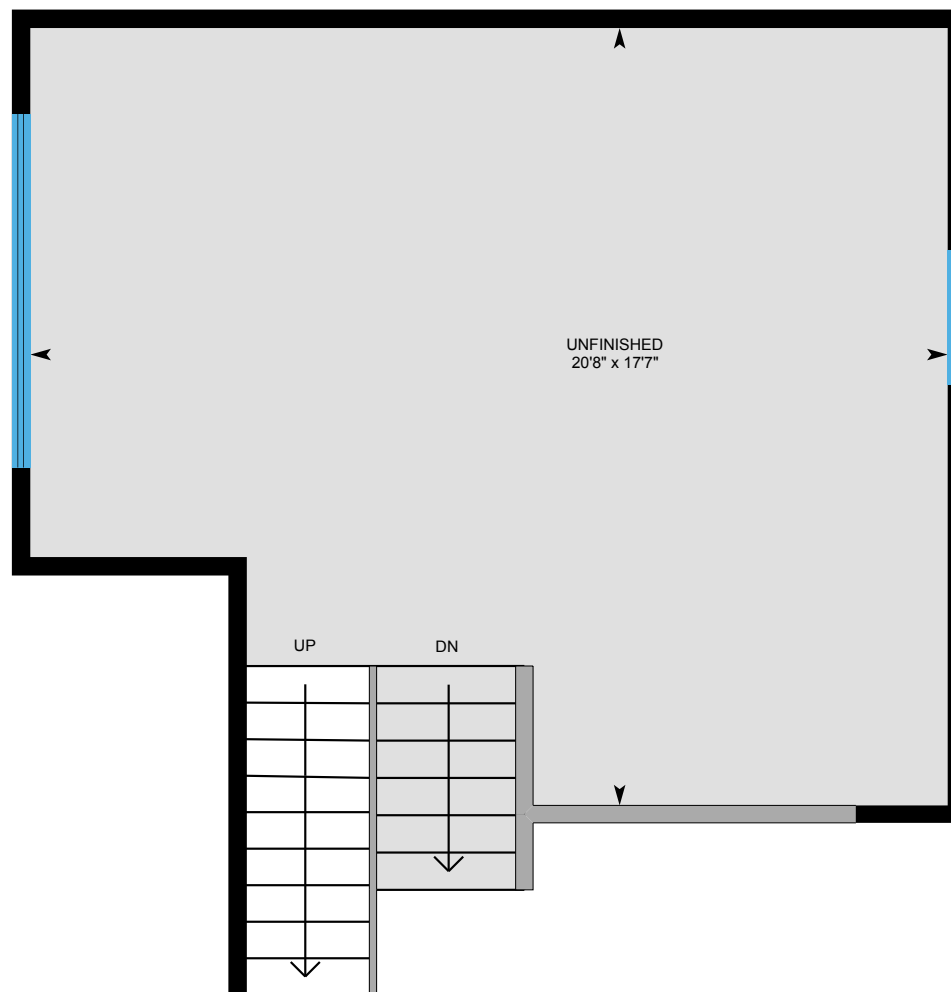
PREPARED: 2021/10/05



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

221 6th St, Manhattan Beach, CA

3rd Floor Total Exterior Area 362.24 sq ft
Total Interior Area 335.14 sq ft



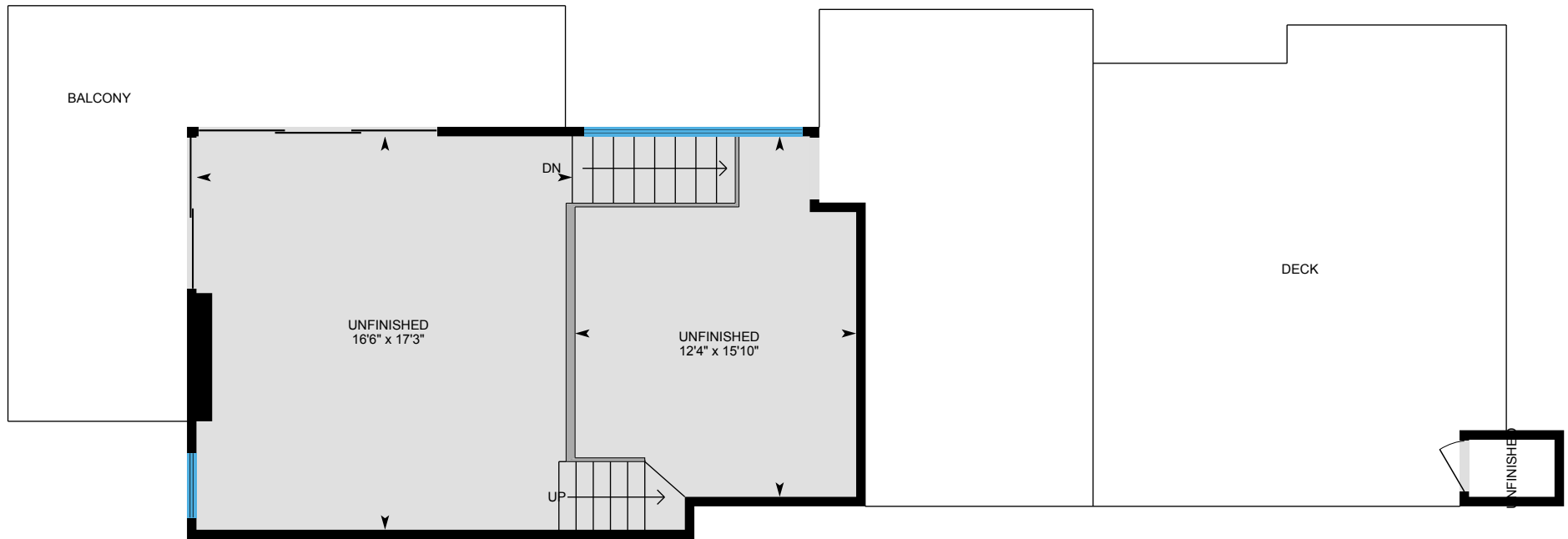
0 2 4 ft

PREPARED: 2021/10/05



221 6th St, Manhattan Beach, CA

4th Floor Total Exterior Area 522.60 sq ft
Total Interior Area 477.52 sq ft



0 5 10 ft

PREPARED: 2021/10/05



221 6th St, Manhattan Beach, CA

B-main Floor Total Exterior Area 839.03 sq ft
Total Interior Area 788.79 sq ft



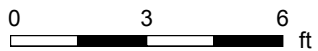
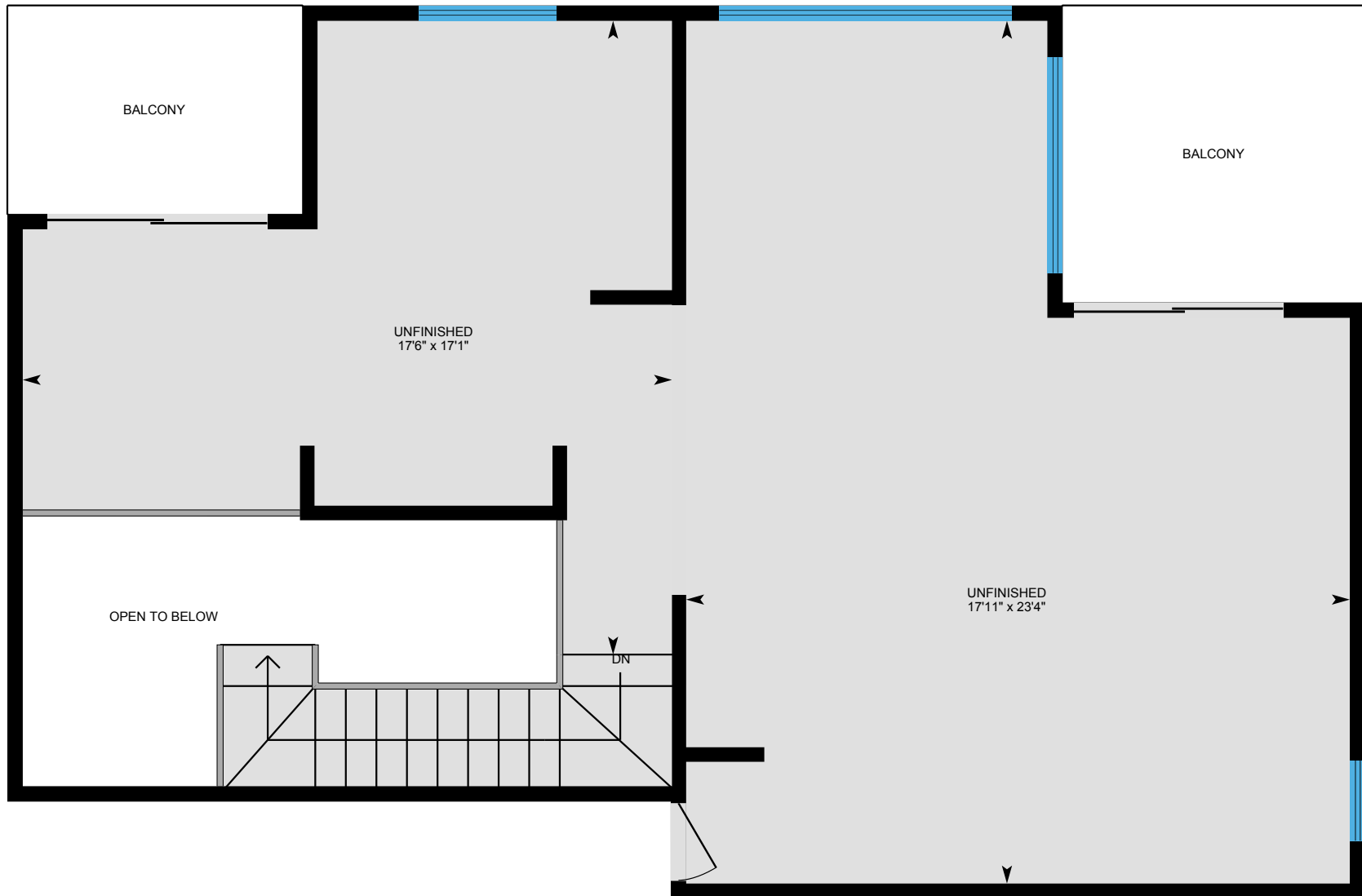
0 3 6 ft

PREPARED: 2021/10/05



221 6th St, Manhattan Beach, CA

B-2nd Floor Total Exterior Area 651.56 sq ft
Total Interior Area 601.58 sq ft



PREPARED: 2021/10/05



221 6th St, Manhattan Beach, CA

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Unit A

1ST FLOOR

Unfinished: 15'3" x 12'
Unfinished: 4'11" x 8'6"
Unfinished: 4'11" x 8'7"
Unfinished: 10'3" x 5'1"

2ND FLOOR

Unfinished: 13'6" x 10'2"
Unfinished: 6'1" x 5'
Unfinished: 15'1" x 15'11"
Unfinished: 4'6" x 6'3"
Unfinished: 6'9" x 8'3"

3RD FLOOR

Unfinished: 20'8" x 17'7"

4TH FLOOR

Unfinished: 17'3" x 16'6"
Unfinished: 15'10" x 12'4"

Unit B

B-MAIN FLOOR

Unfinished: 9'4" x 20'3"
Unfinished: 6'2" x 4'9"
Unfinished: 23'5" x 15'2"
Unfinished: 7'4" x 8'2"
Unfinished: 7'11" x 4'8"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Unit A

1ST FLOOR

Interior Area: 344.90 sq ft
Perimeter Wall Length: 68 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 373.20 sq ft

2ND FLOOR

Interior Area: 510.68 sq ft
Perimeter Wall Length: 100 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 552.19 sq ft

3RD FLOOR

Interior Area: 335.14 sq ft
Perimeter Wall Length: 65 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 362.24 sq ft

4TH FLOOR

Interior Area: 477.52 sq ft
Excluded Area: 9.39 sq ft
Perimeter Wall Length: 108 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 522.60 sq ft

221 6th St, Manhattan Beach, CA

Property Details

Room Measurements

Unfinished: 13'2" x 12'1"
Unfinished: 8'3" x 5'1"

B-2ND FLOOR

Unfinished: 17'1" x 17'6"
Unfinished: 23'4" x 17'11"

Floor Area Information

Unit B

B-MAIN FLOOR

Interior Area: 788.79 sq ft
Perimeter Wall Length: 121 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 839.03 sq ft

B-2ND FLOOR

Interior Area: 601.58 sq ft
Excluded Area: 76.05 sq ft
Perimeter Wall Length: 120 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 651.56 sq ft

Total Above Grade Floor Area

Unit A Interior: 1668.25 sq ft
Unit A Excluded: 9.39 sq ft
Unit A Exterior: 1810.23 sq ft

Unit B Interior: 1390.37 sq ft
Unit B Excluded: 76.05 sq ft
Unit B Exterior: 1490.59 sq ft

221 6th St, Manhattan Beach, CA

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. Perimeter Wall Thickness is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. Perimeter Wall Length is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.