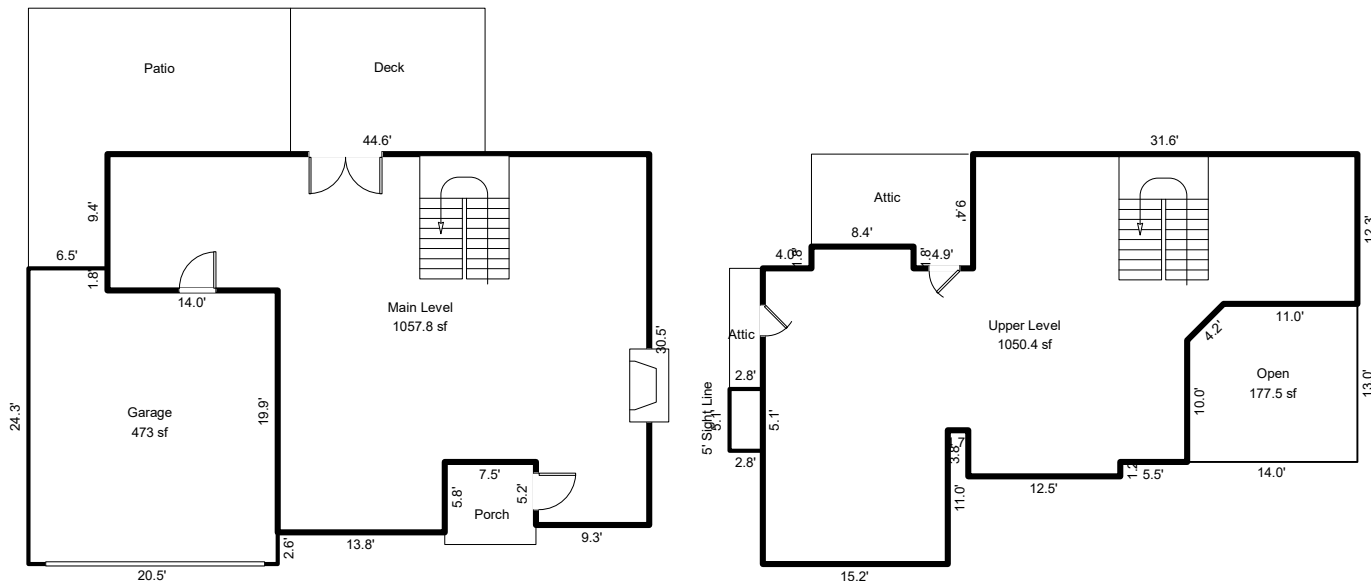



Property Measurements

| Parcel | | | |
|-----------------------------------|----------------|-----------------------------|----------------|
| Legal: | Parcel No.: | | |
| Property Address: 3763 Kennedy Rd | | | |
| City: Gastonia | County: Gaston | State: NC | ZipCode: 28056 |
| Owner: | | | |
| : | : | : | : |
| Measurer: Square Up Measuring | | Inspection Date: 09/04/2025 | |

Legal



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|---------------|--------|----------|-----------|------------|--|-----------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | <div>For a more accurate measurement, measurements are based on the Official ANSI Z765-2021 Handbook and the current North Carolina Residential Square Footage Guideline approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for single-family dwellings, townhouses and condos for both North and South Carolina. Measurements for marketing and informational purposes.</div> <div><div>• Doors, stairs and fireplace locations are approximate.</div><div>• Room locations are approximate.</div><div>• All measurements are rounded to the nearest tenth of an inch.</div></div> <div></div> | |
| GLA1 | Main Level | 1.0 | 1057.8 | 161.7 | 1057.8 | | |
| GLA2 | Upper Level | 1.0 | 1050.4 | 174.6 | 1050.4 | | |
| GAR | Garage | 1.0 | 473.0 | 89.6 | 473.0 | | |
| OTH | 5' Sight Line | 1.0 | 14.0 | 15.7 | 14.0 | | |
| UND | Open | 1.0 | 177.5 | 52.2 | 177.5 | | |
| | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| Net LIVABLE | | | | | | | |
| | | cnt | 2 | (rounded) | 2,108 | | |

Property Measurements

| Parcel | | | |
|-----------------------------------|----------------|-----------------------------|----------------|
| Legal: | Parcel No.: | | |
| Property Address: 3763 Kennedy Rd | | | |
| City: Gastonia | County: Gaston | State: NC | ZipCode: 28056 |
| Owner: | | | |
| : | | | |
| Measurer: Square Up Measuring | | Inspection Date: 09/04/2025 | |
| Legal | | | |
| Main Level (GLA1) | | | |
| 21.70 | x | 13.75 | = 298.38 |
| 16.80 | x | 15.90 | = 267.12 |
| 14.00 | x | 1.80 | = 25.20 |
| 9.30 | x | 5.20 | = 48.36 |
| 44.55 | x | 9.40 | = 418.77 |
| Total area: | | | 1057.83 |
| Garage (GAR) | | | |
| 20.50 | x | 19.90 | = 407.95 |
| 6.50 | x | 1.80 | = 11.70 |
| 20.50 | x | 2.60 | = 53.30 |
| Total area: | | | 472.95 |
| Upper Level (GLA2) | | | |
| 8.40 | x | 1.80 | = 15.12 |
| 20.60 | x | 12.30 | = 253.38 |
| 0.5 | x | 4.24 | = 2.12 = 4.50 |
| 17.60 | x | 13.00 | = 228.80 |
| 12.30 | x | 11.00 | = 135.30 |
| 12.10 | x | 1.20 | = 14.52 |
| 17.30 | x | 13.30 | = 230.09 |
| 3.80 | x | 0.40 | = 1.52 |
| 15.20 | x | 11.00 | = 167.20 |
| Total area: | | | 1050.43 |
| Open (UND) | | | |
| 0.5 | x | 4.24 | = 2.12 = 4.50 |
| 10.00 | x | 3.00 | = 30.00 |
| 13.00 | x | 11.00 | = 143.00 |
| Total area: | | | 177.50 |
| 5' Sight Line (OTH) | | | |
| 5.10 | x | 2.75 | = 14.03 |
| Total area: | | | 14.03 |