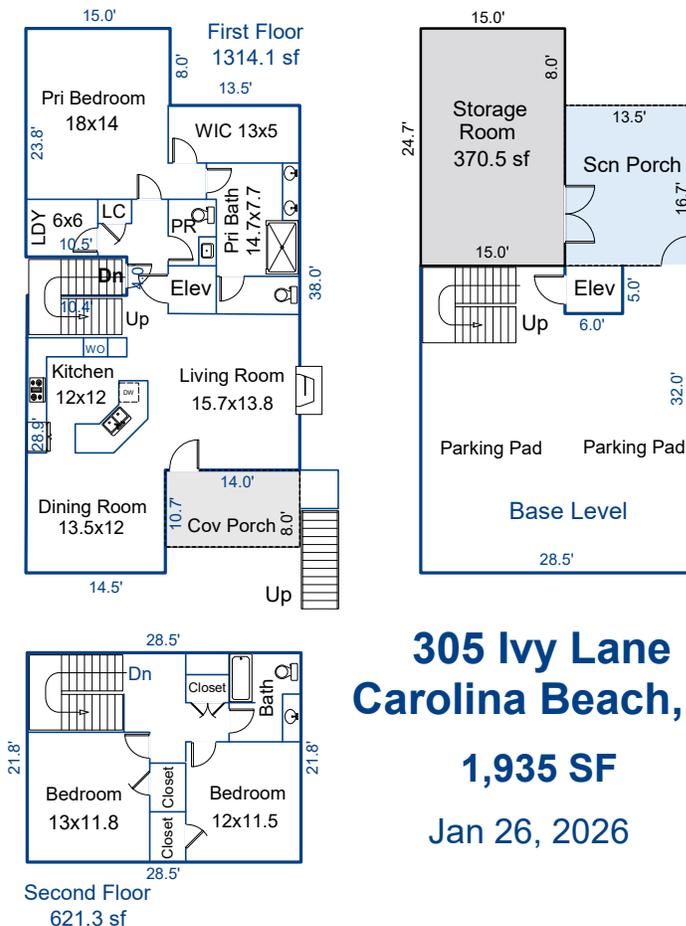


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.:
 Property Address: 305 Ivy Lane
 City: Carolina Beach County: New Hanover State: NC ZipCode: 28428
 Owner:
 Client: Riley Jones Real Estate Media Client Address:
 Verifier Name: Size Matters - Paul Hayden 910-797-0439 Inspection Date: 01/26/2026

SKETCH



305 Ivy Lane
Carolina Beach, NC
1,935 SF
Jan 26, 2026

Disclosure: Interior walls and room sizes are approximate

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1314.1	191.3	1314.1	First Floor	0.5 x	28.9 x	0.1 =	2.0
GLA2	Second Floor	1.0	621.3	100.6	621.3			23.8 x	15.0 =	357.0
OTH	Storage	1.0	370.5	79.4	370.5			22.2 x	4.5 =	99.9
P/P	Scn Porch	1.0	225.5	60.4				38.0 x	13.5 =	513.0
	Cov Porch	1.0	112.0	44.0	337.5			18.2 x	10.4 =	188.6
								14.4 x	10.7 =	153.7
						Second Floor		28.5 x	21.8 =	621.3
	Net LIVABLE	cnt	2 (rounded)		1,935	7 total items			(rounded)	1,935

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SKETCH

Storage (OTH)

15.00 x 8.00 = 120.00
16.70 x 15.00 = 250.50
Total area: 370.50

Scn Porch (P/P)

16.70 x 7.52 = 125.63
16.70 x 5.98 = 99.82
Total area: 225.45

Second Floor (GLA2)

28.50 x 21.80 = 621.30
Total area: 621.30

Cov Porch (P/P)

14.00 x 8.00 = 112.00
Total area: 112.00