

FROM:

Dan Goldberg
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TO:

Justin Itzen
Oppenheim Group

For Measurement Services	
File#:	Bennett10.sketch
Date:	03/05/2026

Owner: Bird Family Trust

3310 Bennett Drive, Los Angeles, CA 90068	175.00
	175.00
	175.00

Dan Goldberg Appraisals

Justin Itzen,

RE: 3310 Bennett Drive, Los Angeles, CA 90068

Owner: The Bird Family Trust

Measurement Services

In accordance with your request, I have measured the above referenced property. The building sketch is attached.

The approximate square footage calculations are as follows:

Living Area 2,775 square feet

Storage 216 square feet

Garage 379 square feet

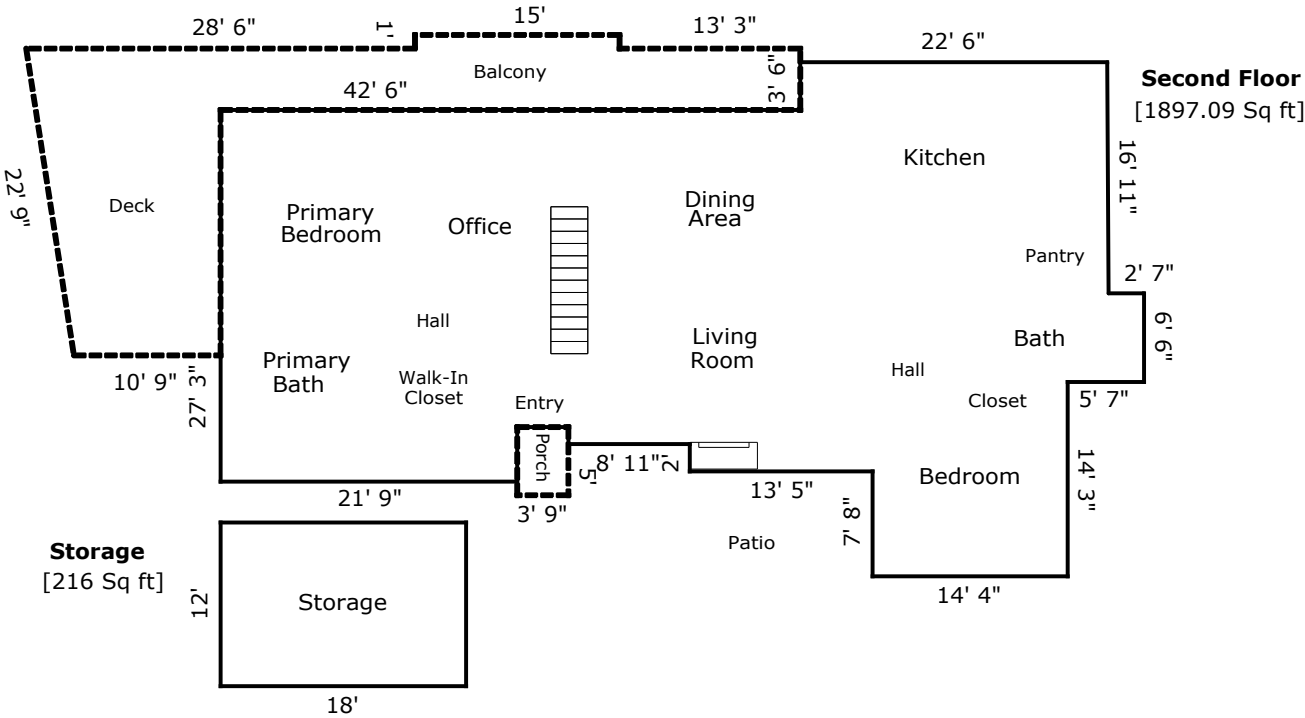
It has been a pleasure to assist you.

Sincerely,

Daniel Goldberg, #020767

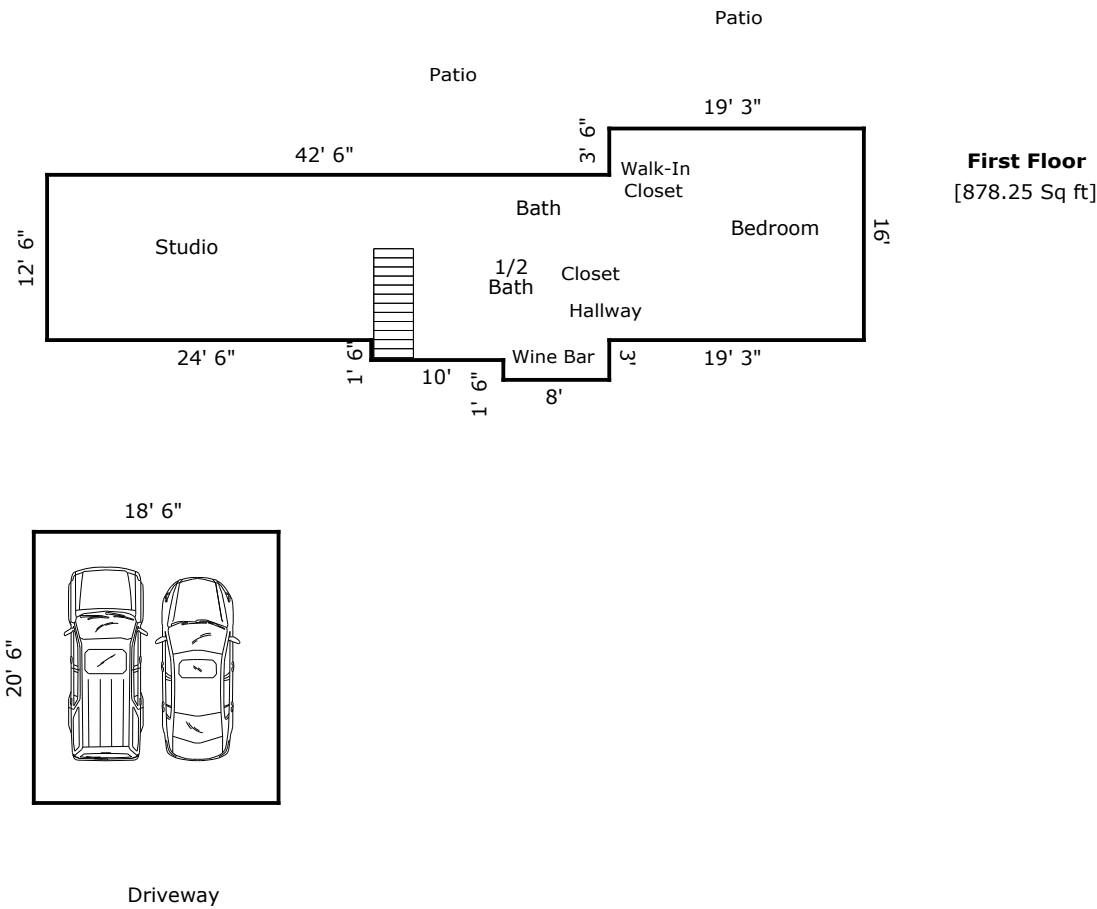
Building Sketch (Page - 1)

Client	Justin Itzen				
Property Address	3310 Bennett Dr				
City	Los Angeles	County	Los Angeles	State	CA Zip Code 90068
Appraiser	Daniel Goldberg #020767				



Building Sketch (Page - 2)

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Building Sketch (Page - 3)

Client	Justin Itzen				
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Appraiser	Daniel Goldberg #020767				

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
Second Floor	1897.09 Sq ft	27.25 × 21.75 = 592.69 14.3 × 7.7 = 110.11 6.5 × 2.6 = 16.9 23.25 × 3.75 = 87.19 24.5 × 8.9 = 218.05 26.5 × 8.1 = 214.65 30 × 19.6 = 588 3 × 6.5 = 19.5 16.95 × 2.9 = 49.16 0.5 × 16.95 × 0.1 = 0.85	
First Floor	878.25 Sq ft	16 × 19.25 = 308 15.5 × 8 = 124 14 × 10 = 140 24.5 × 12.5 = 306.25	
Total Living Area (Rounded):		2775 Sq ft	
Non-living Area			
Deck/Balcony	487.5 Sq ft	15 × 1 = 15 4.5 × 42.5 = 191.25 22.5 × 10.75 = 241.88 0.5 × 22.5 × 3.5 = 39.38	
Covered Porch	18.75 Sq ft	3.75 × 5 = 18.75	
Storage	216 Sq ft	12 × 18 = 216	
2 Car Garage	379.25 Sq ft	20.5 × 18.5 = 379.25	