

FLOORPLAN SKETCH

Borrower:

File No.: dMredtailSF623

Property Address: 719 Red Tail Trl.

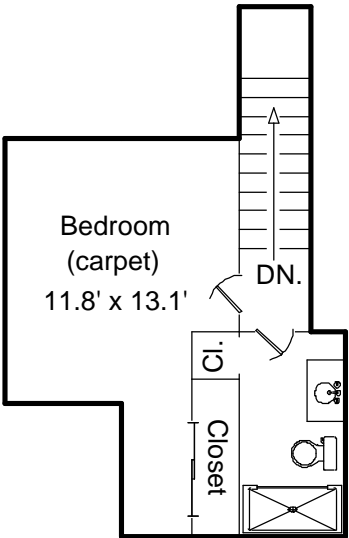
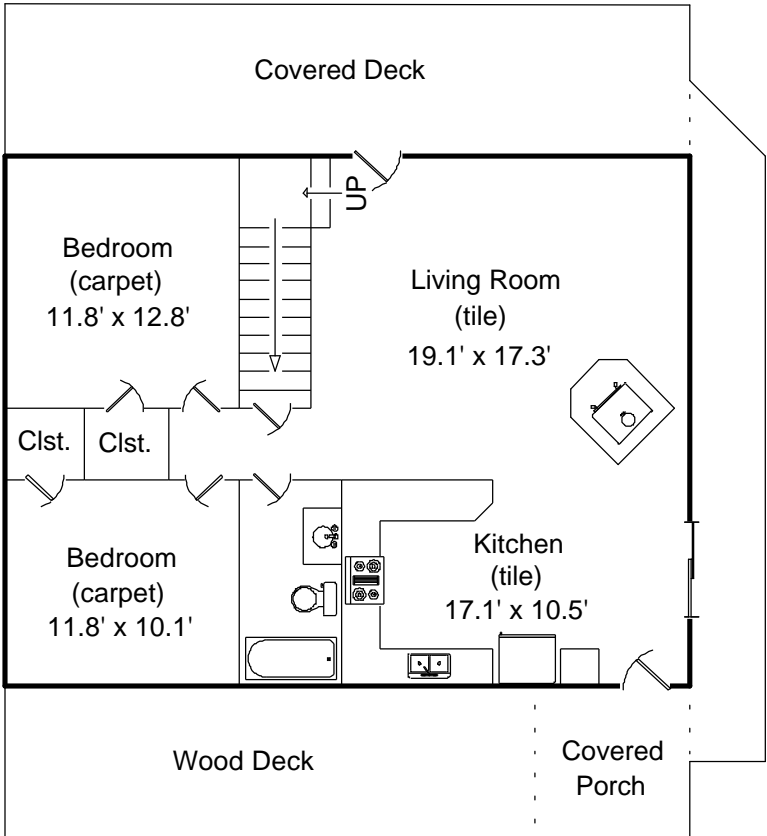
Case No.:

City: Livermore

State: Colorado

Zip:

Lender:



719 Red Tail Trl.
Livermore, Colorado

Main Level SF: 1,013

Upper Level SF: 343

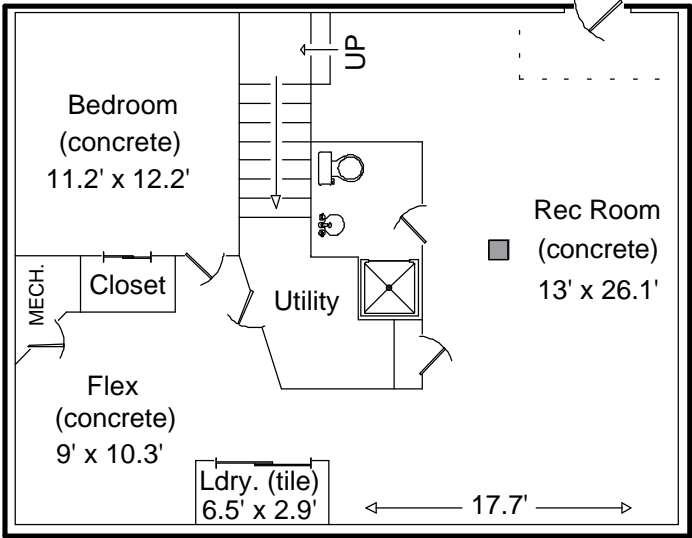
Basement SF: 1,013

Total SF (all levels): 2,369

Finished SF w/o bsmt.:1,356

Total Finished SF: 2,326

Basement Finish: 96%



Drew Seaser (970) 214.3413

June 22, 2023

Chris & Fred Johnston
LC Real Estate Group
1712 Topaz Dr.
Loveland, Colorado 80537

File Number: dMredtailSF623

Dear Chris & Fred,

In accordance with your request, I have measured the following home and provided a sketch of the floorplan and included room dimensions. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines, which are the guidelines to which HUD refers. The only exception is below grade finished areas; in this case we follow local custom, which is to include the garden level in tri-levels in finished above grade square footage. Homes where outside measurements are inaccessible, inside measurements are used and an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. (cont. below)

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(cont.) Room sizes may be rounded to the nearest .5'. Bedrooms are measured excluding closets. Kitchens are measured wall-to-wall and include the nook, if applicable. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose other than marketing the property stated above. All measurements are believed to be accurate, but it is not uncommon for two different professionals to come up with different figures. The attached floorplan is meant to show a general layout of the home and does not account for the thickness of walls or some other architectural features

Drew Seaser/Certified Residential Appraiser
TOOL REAL ESTATE APPRAISALS
1049 W. 45th St.
Loveland, Colorado 80538

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.