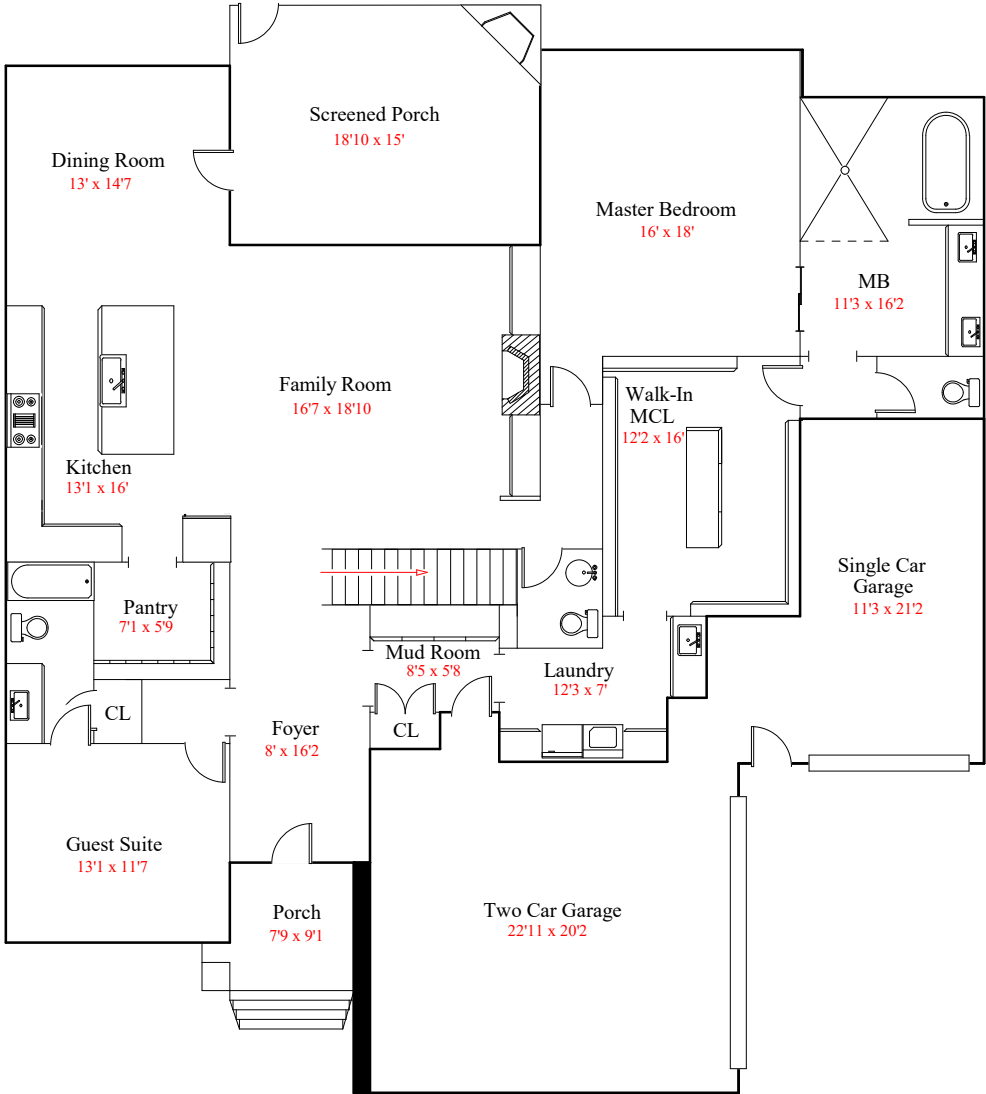


SKETCH/AREA TABLE ADDENDUM

SUBJECT

Case No	JAG Measuring Dept		
Property Address	290 Hidden Lake Dr		
City	Youngsville	State	NC
		Zip	27596
Borrower			
Lender/Client	Tom Bohr	L/C Address	Coldwell Banker HPW, The Jim Allen Group
Appraiser Name			

IMPROVEMENTS SKETCH



Comments:

AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3143.4075	
	Garage	-817.7700	2325.6375
Net LIVABLE Area		(rounded)	2326

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
61.150	x	32.400	1981.2600
6.200	x	45.800	283.9600
11.200	x	14.000	156.8000
9.250	x	27.750	256.6875
14.400	x	24.050	346.3200
5.000	x	14.000	70.0000
2.950	x	16.400	48.3800
Garage			
23.050	x	6.200	-142.9100
38.400	x	0.100	-3.8400
24.050	x	14.400	-346.3200
12.350	x	11.500	-142.0250
5.100	x	17.350	-88.4850
4.000	x	19.800	-79.2000
0.800	x	8.100	-6.4800
2.300	x	3.700	-8.5100
15 Items		(rounded)	2326

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Case No

JAG Measuring Dept

File No

8-23-23

Property Address

290 Hidden Lake Dr

City

Youngsville

State

NC

Zip

27596

Borrower

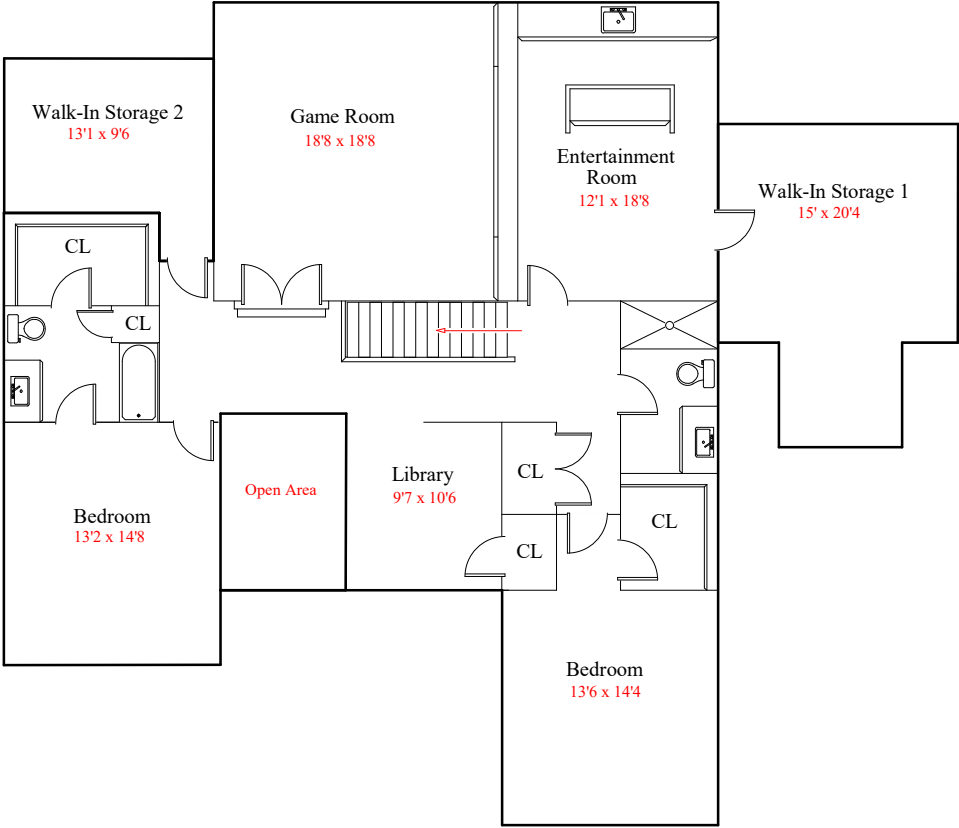
Lender/Client

Tom Bohr

L/C Address

Coldwell Banker HPW, The Jim Allen Group

Appraiser Name



Comments:

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	1719.5034	
	Open Area	-86.7823	1632.7211
OTH	Walk-In Storage 1	255.1161	
	Walk-In Storage 2	136.5899	391.7060
Net LIVABLE Area		(rounded)	1633

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Second Floor			
	31.533	x 16.167	509.7911
0.5 x	31.533	x 0.002	0.0300
	44.652	x 20.576	918.7290
0.5 x	16.167	x 0.022	0.1810
	3.000	x 9.718	29.1546
0.5 x	0.021	x 13.535	0.1401
	14.691	x 13.500	198.3299
	4.654	x 13.535	62.9887
0.5 x	9.718	x 0.019	0.0904
0.5 x	0.008	x 17.617	0.0687
Open Area			
	7.841	x 11.050	-86.6375
0.5 x	0.026	x 11.050	-0.1448
12 Items			(rounded) 1633

CALCULATIONS ADDENDUM

SUBJECT

Case No	JAG Measuring Dept			File No	8-23-23
Property Address	290 Hidden Lake Dr				
City	Youngsville	State	NC	Zip	27596
Borrower					
Lender/Client	Tom Bohr	L/C Address	Coldwell Banker HPW, The Jim Allen Group		
Appraiser Name					

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3143.4075	2325.6375
	Garage	-817.7700	
GLA2	Second Floor	1719.5034	1632.7211
	Open Area	-86.7823	
OTH	Walk-In Storage 1	255.1161	391.7060
	Walk-In Storage 2	136.5899	
Net LIVABLE Area		(rounded)	3958

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
61.150	x	32.400	1981.2600
6.200	x	45.800	283.9600
11.200	x	14.000	156.8000
9.250	x	27.750	256.6875
14.400	x	24.050	346.3200
5.000	x	14.000	70.0000
2.950	x	16.400	48.3800
Garage			
23.050	x	6.200	-142.9100
38.400	x	0.100	-3.8400
24.050	x	14.400	-346.3200
12.350	x	11.500	-142.0250
5.100	x	17.350	-88.4850
4.000	x	19.800	-79.2000
0.800	x	8.100	-6.4800
2.300	x	3.700	-8.5100
Second Floor			
31.533	x	16.167	509.7911
0.5 x	31.533	x 0.002	0.0300
	44.652	x 20.576	918.7290
0.5 x	16.167	x 0.022	0.1810
	3.000	x 9.718	29.1546
0.5 x	0.021	x 13.535	0.1401
	14.691	x 13.500	198.3299
	4.654	x 13.535	62.9887
0.5 x	9.718	x 0.019	0.0904
0.5 x	0.008	x 17.617	0.0687
Open Area			
7.841	x	11.050	-86.6375
0.5 x	0.026	x 11.050	-0.1448
27 Items			(rounded) 3958

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

First Floor		GLA1	
61.150	x	32.400	= 1981.2600
6.200	x	45.800	= 283.9600
11.200	x	14.000	= 156.8000
9.250	x	27.750	= 256.6875
14.400	x	24.050	= 346.3200
5.000	x	14.000	= 70.0000
2.950	x	16.400	= 48.3800
Area total (rounded)		=	3143

Garage		GLA1	
23.050	x	6.200	= 142.9100
38.400	x	0.100	= 3.8400
24.050	x	14.400	= 346.3200
12.350	x	11.500	= 142.0250
5.100	x	17.350	= 88.4850
4.000	x	19.800	= 79.2000
0.800	x	8.100	= 6.4800
2.300	x	3.700	= 8.5100
Area total (rounded)		=	-818

CALCULATIONS ADDENDUM

SUBJECT

Case No	JAG Measuring Dept	File No	8-23-23
Property Address	290 Hidden Lake Dr		
City	Youngsville	State	NC
		Zip	27596
Borrower			
Lender/Client	Tom Bohr	L/C Address	Coldwell Banker HPW, The Jim Allen Group
Appraiser Name			

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

Second Floor				GLA2			
		31.533	x	16.167	=	509.7911	
0.5	x	31.533	x	0.002	=	0.0300	
		44.652	x	20.576	=	918.7290	
0.5	x	16.167	x	0.022	=	0.1810	
0.5	x	0.002	x	0.000	=	0.0000	
		3.000	x	9.718	=	29.1546	
0.5	x	0.021	x	13.535	=	0.1401	
		14.691	x	13.500	=	198.3299	
		4.654	x	13.535	=	62.9887	
0.5	x	9.718	x	0.019	=	0.0904	
0.5	x	0.008	x	17.617	=	0.0687	

Area total (rounded) = 1720

Open Area				GLA2			
		7.841	x	11.050	=	86.6375	
0.5	x	0.026	x	11.050	=	0.1448	

Area total (rounded) = -87

Walk-In Storage 1				OTH			
		7.700	x	6.550	=	50.4350	
0.5	x	0.017	x	13.650	=	0.1153	
		14.983	x	13.650	=	204.5193	
0.5	x	13.650	x	0.007	=	0.0464	

Area total (rounded) = 255

Walk-In Storage 2				OTH			
		9.651	x	13.083	=	126.2645	
0.5	x	0.016	x	13.100	=	0.1022	
0.5	x	0.005	x	3.000	=	0.0080	
0.5	x	0.017	x	9.651	=	0.0825	
		3.378	x	3.000	=	10.1328	

Area total (rounded) = 137