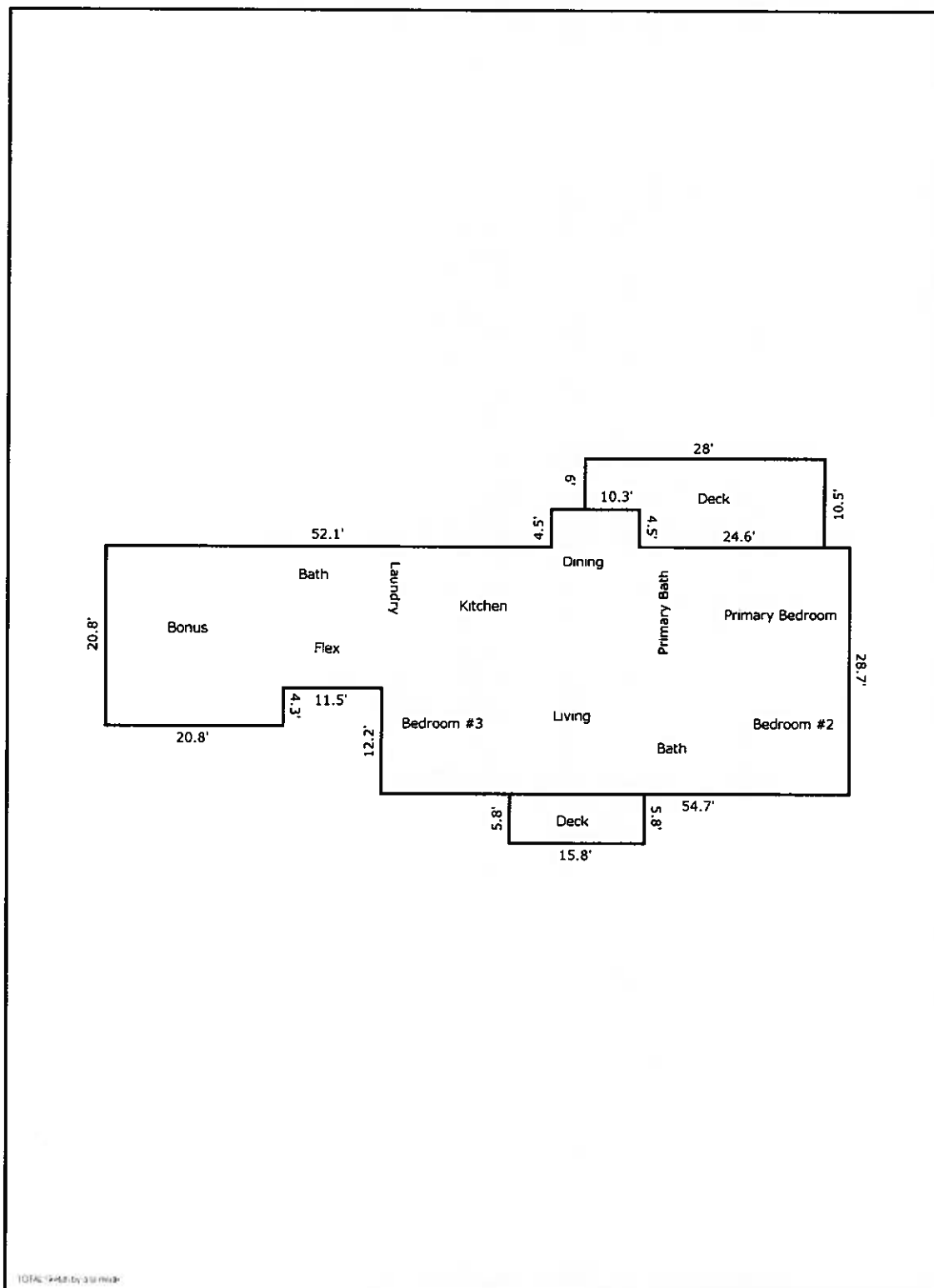


Building Sketch (Page - 3)

Borrower	N/A				
Property Address	5106 Misty Ln				
City	Oxford	County	Granville	State	NC Zip Code 27565
Client	Mary Jo Edgerton				

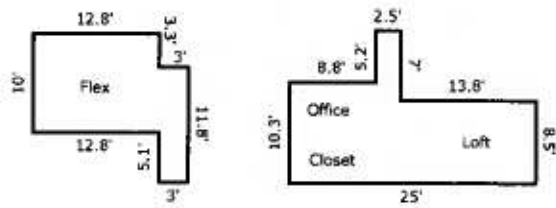
Living Area		Calculation Details	
First Floor	2238.6 Sq ft	$10.3 \times 4.5 = 46.4$ $20.8 \times 20.8 = 432.6$ $16.5 \times 11.5 = 189.8$ $54.7 \times 28.7 = 1569.9$	
Second Floor	163.3 Sq ft	$10 \times 12.8 = 128$ $11.8 \times 3 = 35.2$	
Second Floor	246 Sq ft	$10.3 \times 8.8 = 90.4$ $8.5 \times 13.8 = 116.9$ $2.5 \times 15.5 = 38.8$	
Total Living Area (Rounded):		2848 Sq ft	
Non-living Area			
Deck	265.2 Sq ft	$6 \times 6.4 = 38.4$ $21.6 \times 10.5 = 226.8$	
Deck	90.8 Sq ft	$15.8 \times 5.8 = 90.8$	

Borrower	N/A				
Property Address	5106 Misty Ln				
City	Oxford	County	Granville	State	NC
Client	Mary Jo Edgerton	Zip Code	27565		



Building Sketch (Page - 2)

Borrower	N/A					
Property Address	5106 Misty Ln					
City	Oxford	County	Granville	State	NC	Zip Code 27565
Client	Mary Jo Edgerton					



TOTAL SKETCH BY ALAMODE

Room Dimensions

5106 Misty Lane, Oxford NC

Room Dimensions

Living Room: 16'3 x 12'10

Dining Room: 9'3 x 5'

Kitchen: 20'9 x 14'3

Bonus: 19'3 x 19'3

Flex (1st Floor): 11'7 x 9'4

Primary Bedroom: 13'2 x 15'

Loft: 15'8 x 8'6

Office: 8' x 6'5

Flex (2nd Floor): 12' x 10'

Kristen Tonielli
102 York Dr
Oxford, NC 27565

09/11/2026

1st Choice Realty of Triangle
Mary Jo Edgerton
413 N Durham Ave
Creedmoor, NC 27522

Re: 5106 Misty Lane, Oxford, NC 27565

Effective Date: 09/11/2026

In accordance with your request, I have measured the above referenced property. The ANSI Z765-2021 Measuring Standard was used for measuring, calculating, and reporting GLA (gross living area) and non-GLA areas of the subject property. The sketch is attached.

The purpose of the measurement is to provide accurate square footage and room dimensions.

It has been a pleasure to assist you. Please do not hesitate to contact me if we can be of additional service.

Sincerely,

Kristen A Tonielli
Certification A7259
State: NC
Expires: 06/30/2027