

# SKETCH/AREA TABLE ADDENDUM

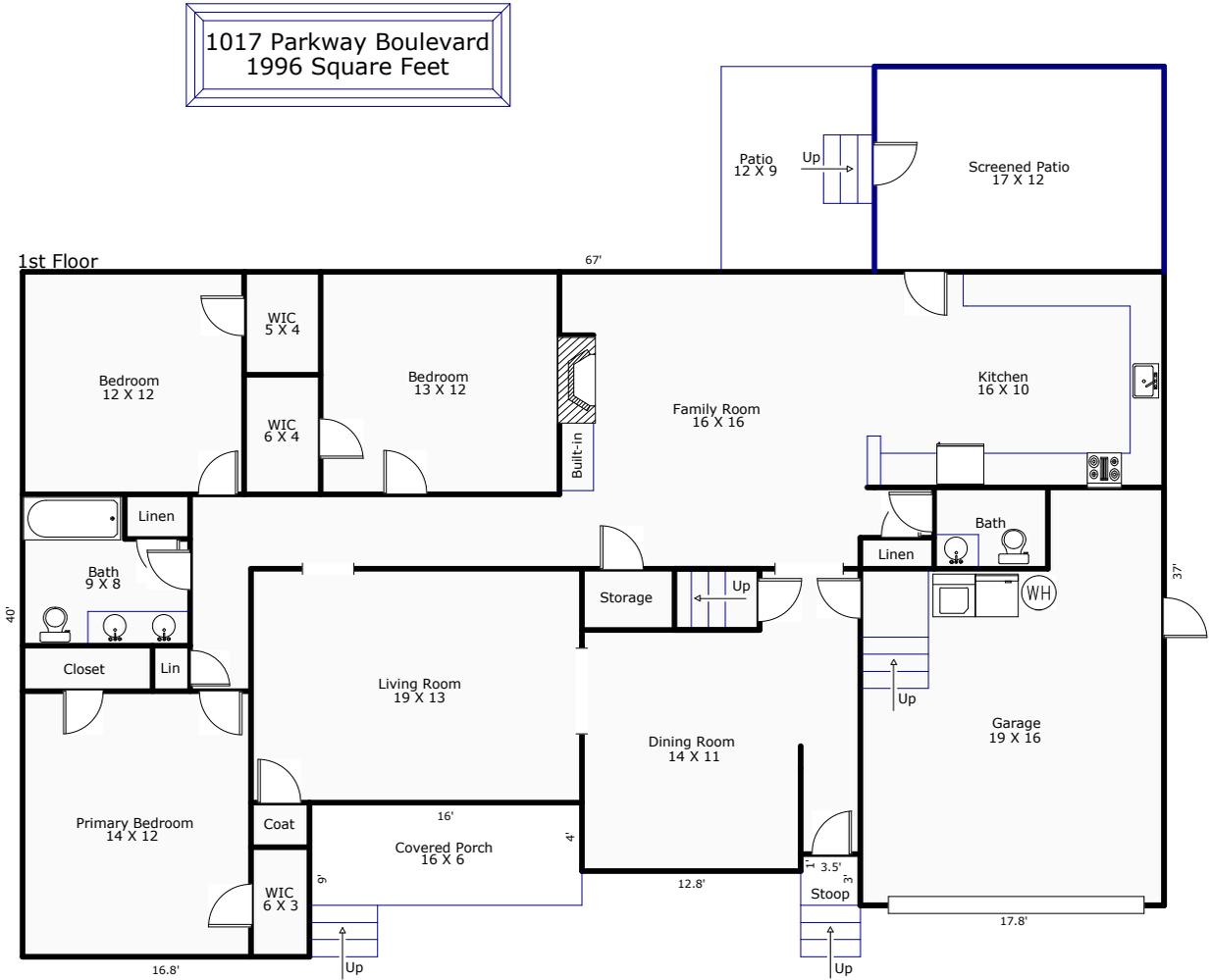
Case No 21487

File No 01

SUBJECT

Property Address	1017 Parkway Boulevard		
City	Wilmington	County	New Hanover
		State	NC
Borrower	Measured 9-19-2025		
Lender/Client	Daniel Bernier	L/C Address	Tidal Realty Partners
Appraiser Name	Morgan Watson	Appr Address	Home Dimensional

IMPROVEMENTS SKETCH



Comments: \*Home Dimensional is a professional measuring service, not a licensed appraisal company.\*2nd Floor is Unfinished

AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1996.24	1996.24
GAR	Garage	383.18	383.18
OTH	Unheated Stairwell	17.92	17.92
<b>Net LIVABLE Area</b>		<b>(rounded)</b>	<b>1996</b>

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>	9.0 x 16.8	151.50
	3.0 x 17.8	53.50
	1.0 x 12.8	12.83
	3.0 x 34.2	102.50
	31.0 x 67.0	2077.00
<b>Garage</b>		-383.18
<b>Unheated Stairwell</b>		-17.92
<b>5 Items</b>		<b>(rounded)</b>
		<b>1996</b>

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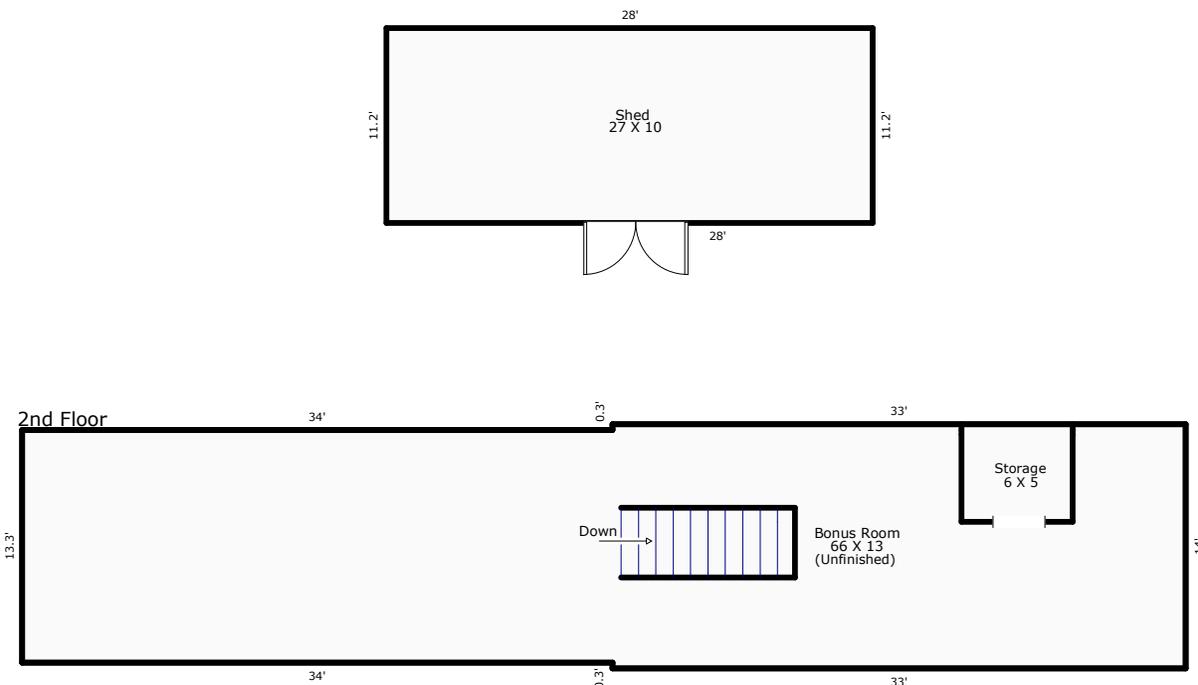
Case No 21487

File No 01

SUBJECT

Property Address	1017 Parkway Boulevard		
City	Wilmington	County	New Hanover
		State	NC
Zip	28412		
Borrower	Measured 9-19-2025		
Lender/Client	Daniel Bernier	L/C Address	Tidal Realty Partners
Appraiser Name	Morgan Watson	Appr Address	Home Dimensional

IMPROVEMENTS SKETCH



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AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	0.00	0.00
OTH	Shed	312.67	312.67
Net LIVABLE Area		(rounded)	0

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Second Floor			
13.3	x	67.0	893.33
33.0	x	0.3	11.00
0.3	x	33.0	11.00
Unfinished 2nd Floor			-915.34
3 Items			(rounded) 0