

SKETCH/AREA TABLE ADDENDUM

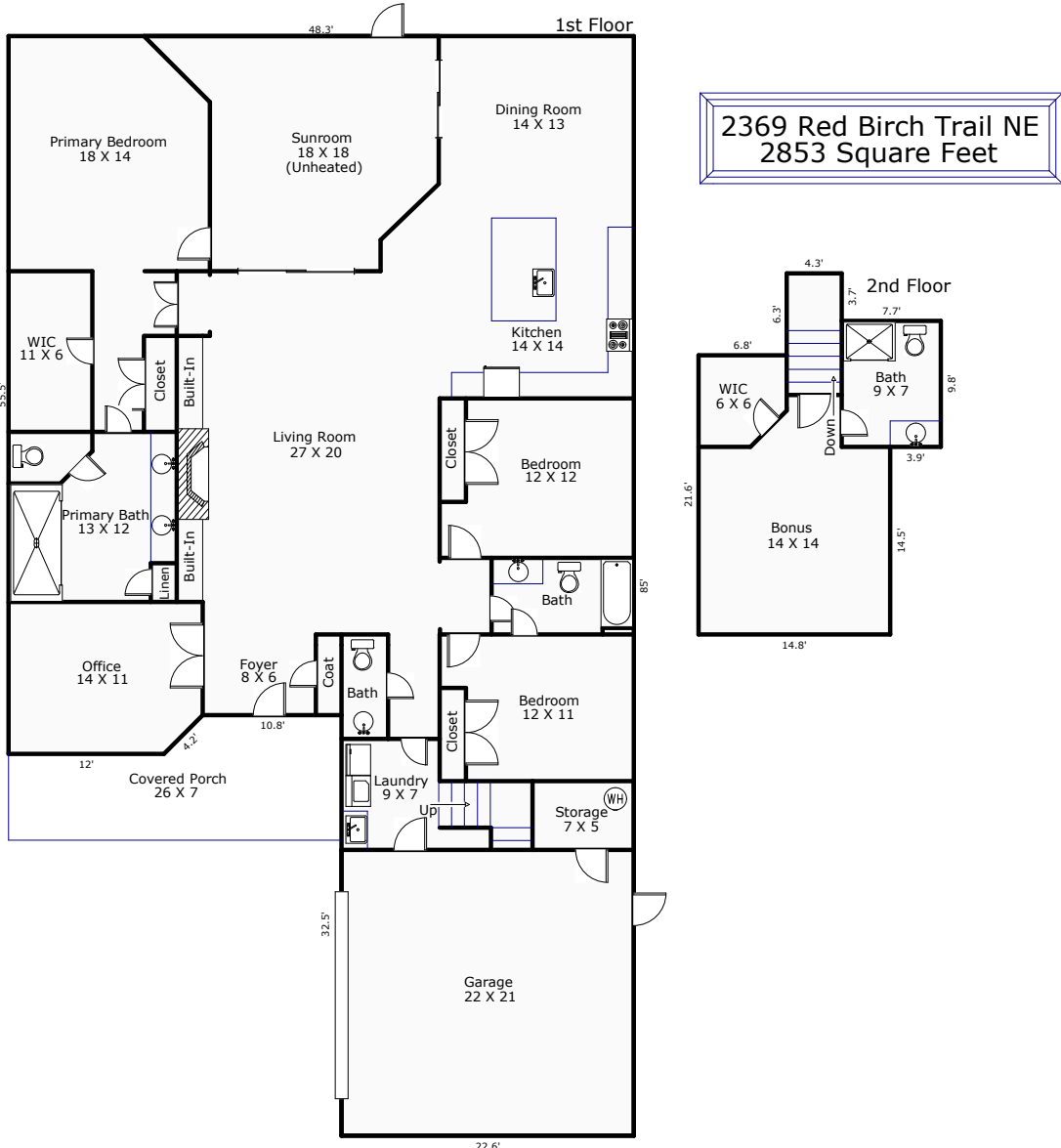
Case No 21303

File No 01

SUBJECT

Property Address 2369 Red Birch Trail NE		
City Leland	County Brunswick	State NC
Borrower Measured 7-30-25		Zip 28451
Lender/Client Melanie Gardner	L/C Address Compass Pointe Realty, LLC	
Appraiser Name Christopher Johnson	Appr Address Home Dimensional	

IMPROVEMENTS SKETCH



Comments: *Home Dimensional is a professional measuring service, not a licensed appraisal company. **Sunroom is unheated and not included in the HSF total.

AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2457.88	2457.88
GLA2	Second Floor	395.26	395.26
GAR	Garage	540.49	540.49
OTH	Unheated Sunroom	313.58	313.58
Net LIVABLE Area		(rounded)	2853

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	3.0 x	12.0	36.00
	52.5 x	48.3	2537.50
0.5 x	3.0 x	3.0	4.50
	22.6 x	32.5	733.95
Second Floor			
	14.5 x	14.8	215.08
	2.7 x	11.9	31.78
	7.1 x	18.8	132.81
	3.7 x	4.3	15.58
Unheated Sunroom			-313.58
Garage			-540.49
8 Items		(rounded)	2853