

# SKETCH/AREA TABLE ADDENDUM

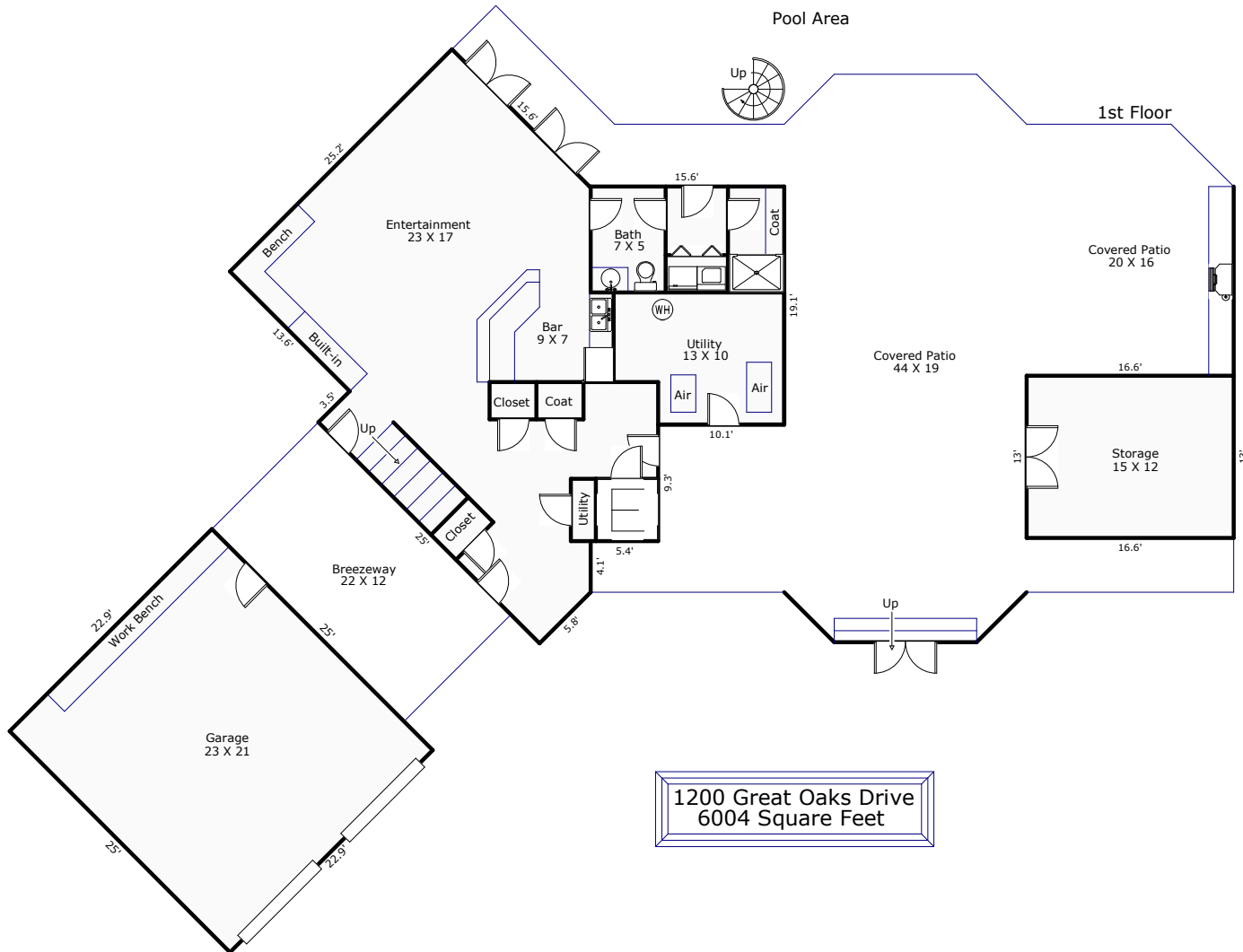
Case No 20415

File No 01

SUBJECT

Property Address	1200 Great Oaks Drive		
City	Wilmington	County	New Hanover
		State	NC
Borrower	Measured 3/20/25		
Lender/Client	Nick Phillips	L/C Address	Landmark Sotheby's International Realty
Appraiser Name	Jeremy Brant	Appr Address	Home Dimensional

IMPROVEMENTS SKETCH



1200 Great Oaks Drive  
6004 Square Feet

Comments: \*Home Dimensional is a professional measuring service, not a licensed appraisal company.\*\*First floor is located in an AE FLOOD ZONE and may be ineligible to be counted toward the HSF total.

AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1011.90	1011.90
GAR	Garage	573.52	573.52
OTH	Exterior Storage	215.58	
	Exterior Utility	132.40	347.98
<b>Net LIVABLE Area</b>		(rounded)	1012

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
<b>First Floor</b>			
	37.1 x	0.2	6.80
	9.3 x	17.7	165.20
0.5 x	2.5 x	2.5	3.13
0.5 x	0.2 x	0.2	0.02
	4.1 x	8.2	33.48
0.5 x	9.3 x	9.3	43.56
	12.1 x	34.8	421.08
0.5 x	4.1 x	4.1	8.41
0.5 x	4.1 x	4.1	8.34
0.5 x	6.8 x	6.8	23.12
0.5 x	9.6 x	9.6	46.08
0.5 x	4.1 x	4.1	8.41
0.5 x	11.0 x	11.0	60.50
	37.6 x	6.8	255.68
0.5 x	11.0 x	11.0	60.50
<b>Exterior Utility</b>			-132.40
<b>15 Items</b>		(rounded)	1012

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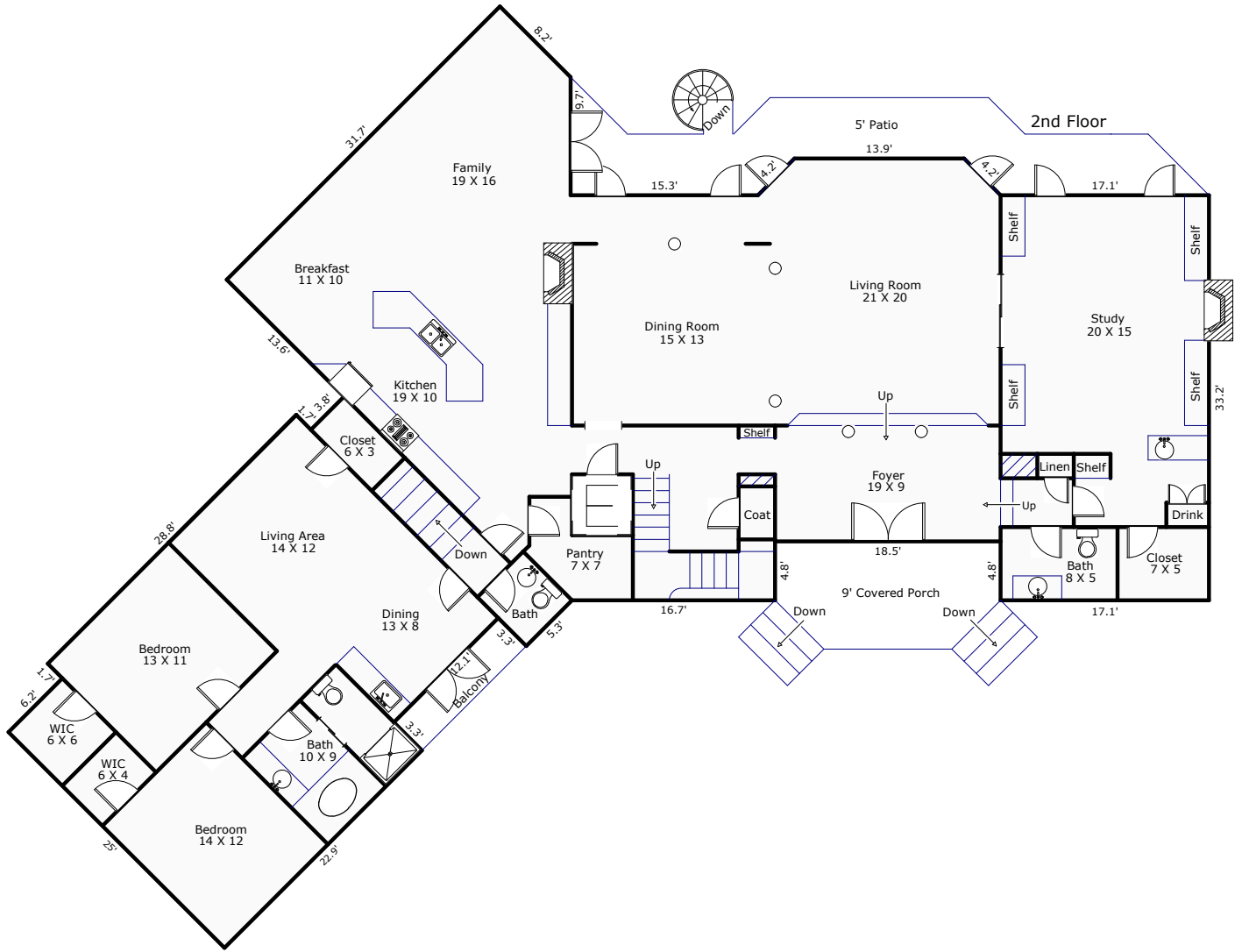
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File No 01

SUBJECT

Property Address	1200 Great Oaks Drive		
City	Wilmington	County	New Hanover
		State	NC
		Zip	28405
Borrower	Measured 3/20/25		
Lender/Client	Nick Phillips	L/C Address	Landmark Sotheby's International Realty
Appraiser Name	Jeremy Brant	Appr Address	Home Dimensional

IMPROVEMENTS SKETCH



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AREA CALCULATIONS

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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	3445.02	3445.02
Net LIVABLE Area		(rounded)	3445

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>Second Floor</b>			
0.5 x	3.0 x	3.0	4.50
	4.8 x	17.1	82.57
	4.8 x	49.6	239.89
	9.2 x	76.1	697.13
	12.3 x	71.0	872.69
0.5 x	5.8 x	5.8	16.82
0.5 x	9.7 x	9.7	46.72
	6.9 x	73.6	510.41
0.5 x	3.0 x	3.0	4.50
	13.9 x	3.0	41.75
0.5 x	1.5 x	1.5	1.05
0.5 x	4.8 x	4.8	11.68
0.5 x	1.2 x	1.2	0.72
0.5 x	9.2 x	9.2	42.01
0.5 x	2.7 x	2.7	3.65
0.5 x	9.6 x	9.6	46.08
0.5 x	5.8 x	5.8	16.82
	11.6 x	9.7	112.13
0.5 x	6.9 x	6.9	24.04
0.5 x	2.3 x	2.3	2.65
0.5 x	3.8 x	3.8	7.03
	36.4 x	1.5	52.71
0.5 x	1.2 x	1.2	0.72
0.5 x	2.3 x	2.3	2.65
	0.8 x	30.8	24.64
0.5 x	3.6 x	3.6	6.48
0.5 x	1.2 x	1.2	0.72
	29.5 x	3.8	110.44
0.5 x	1.5 x	1.5	1.05
0.5 x	16.2 x	16.2	131.22
	1.5 x	30.9	46.35
0.5 x	0.8 x	0.8	0.32
<sup>9</sup>	41 Items		282.90
	(rounded)		3445

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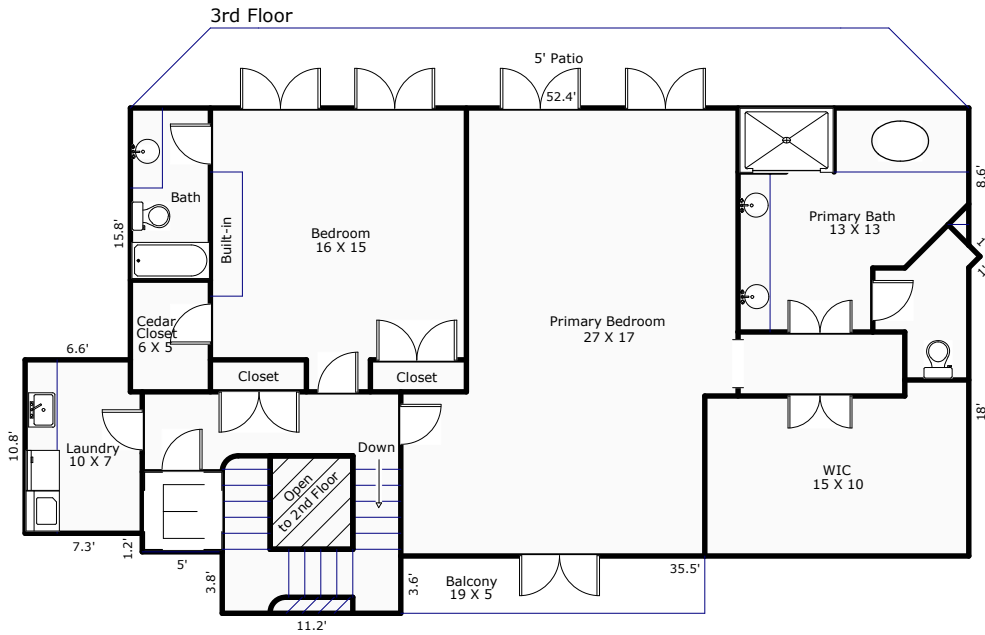
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		State	NC
Zip	28405		
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Appraiser Name	Jeremy Brant	Appr Address	Home Dimensional

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AREA CALCULATIONS

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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA3	Third Floor	1547.04	1547.04
Net LIVABLE Area		(rounded)	1547

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>Third Floor</b>			
10.8	x	59.0	639.16
6.5	x	52.4	338.96
3.6	x	11.2	40.01
0.3	x	46.7	11.67
1.2	x	51.7	60.28
9.3	x	52.4	486.60
0.5	x	0.7	0.25
0.5	x	0.7	0.25
Open to 2nd Floor			-30.14
8 Items			(rounded)
			1547