

# SKETCH/AREA TABLE ADDENDUM

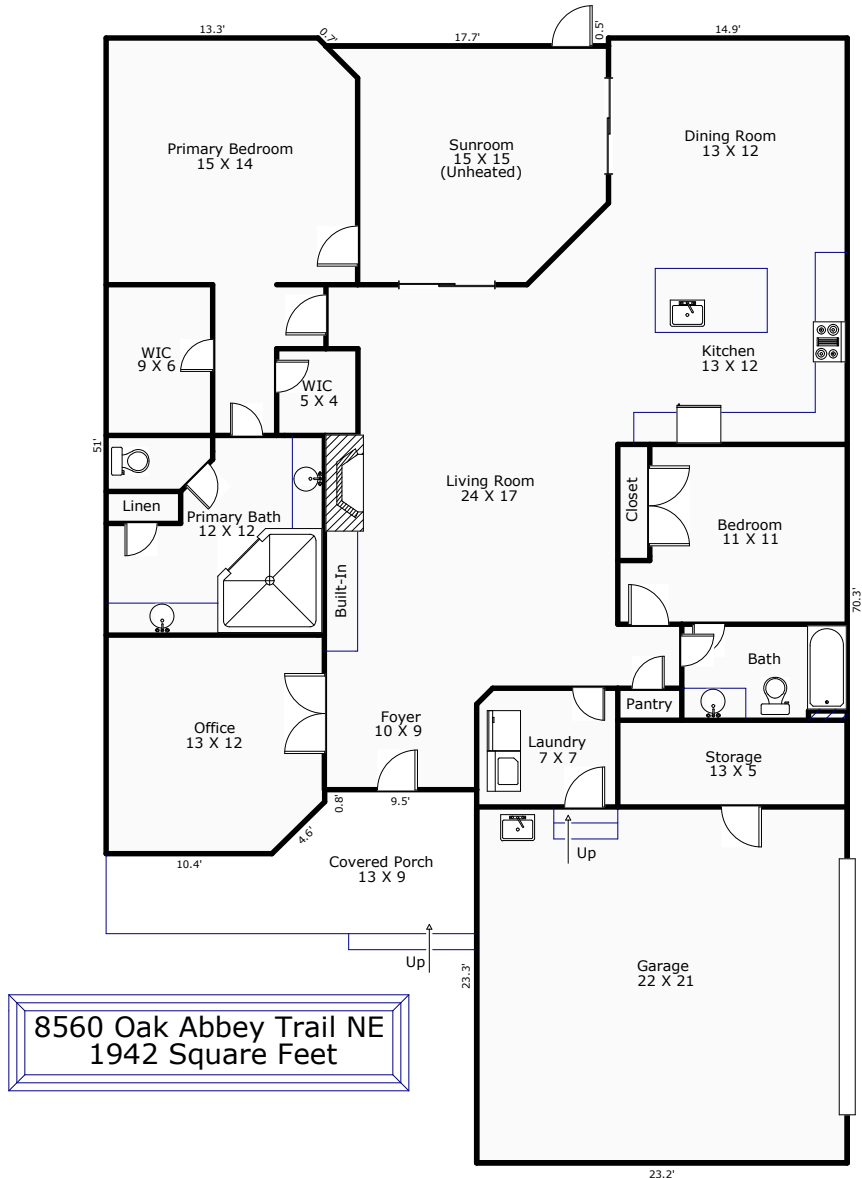
Case No 20860

File No 01

SUBJECT

Property Address <b>8560 Oak Abbey Trail NE</b>	
City <b>Leland</b>	County <b>Brunswick</b> State <b>NC</b> Zip <b>28451</b>
Borrower <b>Measured 4-15-25</b>	
Lender/Client <b>Melanie Gardner</b>	L/C Address <b>Compass Pointe Realty, LLC</b>
Appraiser Name <b>Christopher Johnson</b>	Appr Address <b>Home Dimensional</b>

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	1942.27	1942.27
GAR	Garage	593.10	593.10
OTH	Unheated Sunroom	223.20	223.20
<b>Net LIVABLE Area</b>		<b>(rounded)</b>	<b>1942</b>

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
0.5 x	13.3		6.63
0.5 x	14.9		7.46
23.3 x	23.2		540.55
46.5 x	46.3		2154.50
0.8 x	13.7		10.25
3.3 x	10.4		33.69
0.5 x	0.5	0.5	0.13
0.5 x	3.3	3.3	5.36
<b>Garage</b>			<b>-593.10</b>
<b>Unheated Sunroom</b>			<b>-223.20</b>
<b>8 Items</b>		<b>(rounded)</b>	<b>1942</b>