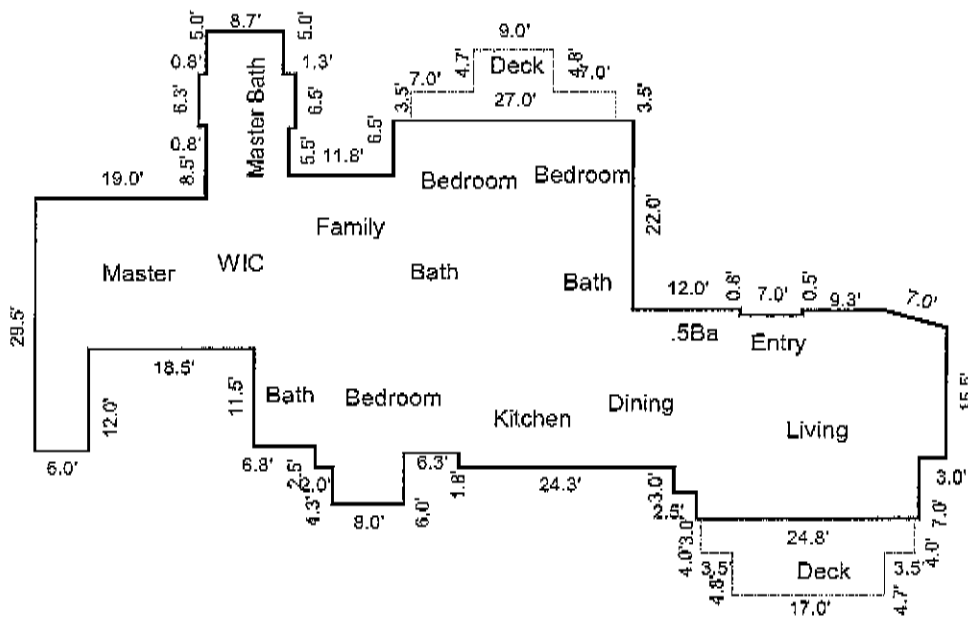


# Building Sketch

|  |              |          |                |
|--|--------------|----------|----------------|
| Borrower/Client Dwyer                      |              |          |                |
| Property Address 130 Daybreak Ridge, #1101 |              |          |                |
| City Avon                                  | County Eagle | State CO | Zip Code 81620 |
| Lender Mullins, Larry & Mary Kay           |              |          |                |



Sketch by Apex 1/77

Comments:

| AREA CALCULATIONS SUMMARY |                 |             |            |
|---------------------------|-----------------|-------------|------------|
| Code                      | Description     | Net Size    | Net Totals |
| GLA1                      | 1st-Above Grade | 3110.9      | 3110.9     |
| P/P                       | Deck            | 123.1       |            |
|                           | Deck            | 176.8       | 300.0      |
| Net LIVABLE Area          |                 | ( Rounded ) | 3111       |

| LIVING AREA BREAKDOWN |             |             |      |
|-----------------------|-------------|-------------|------|
| Breakdown             | Subtotals   |             |      |
| 1st-Above Grade       |             | 43.3        |      |
| 0.5 x                 | 5.0 x 8.7   | 6.8         |      |
|                       | 2.0 x 6.8   | 104.6       |      |
|                       | 7.8 x 15.5  | 161.9       |      |
|                       | 9.3 x 17.5  | 91.0        |      |
|                       | 7.0 x 13.0  | 857.2       |      |
|                       | 16.3 x 52.8 | 48.0        |      |
|                       | 6.0 x 8.0   | 67.4        |      |
|                       | 2.8 x 36.5  | 36.0        |      |
|                       | 2.0 x 18.0  | 42.8        |      |
|                       | 3.0 x 14.3  | 104.6       |      |
|                       | 6.8 x 15.5  | 39.3        |      |
|                       | 3.0 x 11.8  | 98.0        |      |
|                       | 4.0 x 24.5  | 59.3        |      |
|                       | 0.8 x 79.0  | 72.0        |      |
|                       | 6.0 x 12.0  | 132.0       |      |
|                       | 12.0 x 67.0 | 111.0       |      |
|                       | 2.8 x 48.0  | 175.5       |      |
|                       | 9.3 x 12.0  | 4.9         |      |
|                       | 6.5 x 27.0  | 5.2         |      |
|                       | 0.0 x 6.5   |             |      |
|                       | 0.8 x 6.3   |             |      |
| 21 Items              |             | ( Rounded ) | 3111 |

# Supplemental Addendum

File No. 060238

|   |                     |                 |                       |
|---|---------------------|-----------------|-----------------------|
| Borrower/Client <i>Dwyer</i>                      |                     |                 |                       |
| Property Address <i>130 Daybreak Ridge, #1101</i> |                     |                 |                       |
| City <i>Avon</i>                                  | County <i>Eagle</i> | State <i>CO</i> | Zip Code <i>81620</i> |
| Lender <i>Mueller, Jerry &amp; Marc Kay</i>       |                     |                 |                       |



P.O. Box 266  
 Edwards, CO 81632  
 Tel: 970/926-1131  
 Fax: 970/926-1134  
 www.packappraisal.com

## SQUARE FOOTAGE CALCULATIONS:

Property:           **Unit R1101, Bachelor Gulch Village Resort and Spa Condos**  
                           **130 Daybreak Ridge, #1101**  
                           **Avon, CO 81620**  
                           **Parcel #: 210514216031; Account#R053813**

Square footage calculations utilized in this report are based on the American National Standards Institute (ANSI) for Single-Family Residential Buildings, dated April 8, 1996. The basic premise of this method is the use of exterior dimensions of a residence, not including decorative exterior finish materials such as rock and wood that increase the wall thickness beyond a typical four or six inch wall thickness. In many circumstances, it is difficult or impossible to gather exterior dimensions due to their inaccessibility. In these situations, calculations are based on interior dimensions, adding in a typical four or six inch exterior wall thickness. Areas not allowed to be included in the calculations are those areas that do not extend to the floor (such as window seats and greenhouse windows), open areas that extend to the floor below, flat ceilings under seven feet in height, and sloped ceilings less than five feet in height.

The ANSI guidelines require a clear distinction between above and below grade living areas. The below grade finished square footage of a house is defined to be the sum of finished areas on levels that are wholly or partly below grade. This designation applies even if the area includes above grade windows and the area is typically recognized by the marketplace with the same level of contribution as above grade living area. As noted on the enclosed floor plan, the size of the subject property's various living areas utilizing the ANSI guideline are summarized as follows:

| Area                                | Square Feet |
|-------------------------------------|-------------|
| Finished above grade living area:   | 3111        |
| Finished below grade living area:   | 0           |
| <b>Total Finished Living Area:</b>  | <b>3111</b> |
| Unfinished above grade living area: | 0           |
| Unfinished below grade living area: | 0           |
| <b>Total Unfinished Area:</b>       | <b>0</b>    |