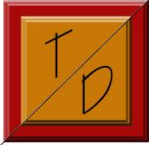


TRUE DIMENSIONS
Accurate Calculations for Square Footage

18
EDGEWOOD
SNOWMASS VILLAGE, CO 81615





TRUE DIMENSIONS

Accurate Calculations for Square Footage

CERTIFICATE OF MEASUREMENT

Property: 18 Edgewood
Snowmass Village, Colorado 81615

The undersigned hereby certifies that we have measured the property described above, on April 29, 2019 and our findings are as follows:

Finished, Heated, Living Square Footage: 4,171 square feet

Detached Garage: 584 sq. ft. (not included)

Detached Caretakers Unit: 584 sq. ft. (not included)

Unfinished Mech/Storage: 203 sq. ft. (not included)

Utility Room: 78 sq. ft. (not included)

The above findings have been calculated in accordance to the guidelines for the American National Standards Institute (ANSI Z765-2015 American National Standard for Single-Family Residential Buildings), applicable to the Town of Snowmass Village, County of Pitkin, State of Colorado. The on-site/as built calculation for finished square footage is for a detached single family home. The calculation includes the lower, main and upper levels of the residence which are heated, sheet rocked, and which are considered finished space. The lower level is below grade and was measured and calculated to the exterior face of the foundation walls. The main and upper levels are above grade and were measured and calculated to the exterior finished face of the exterior walls. There is a detached garage that totaled 584 sq. ft. and is not included in the total calculation. The caretakers unit is detached and measured at 584 sq. ft. and is not included in the main house calculation.

As per ANSI Z765-2015 (American National Standards Guidelines for measuring Single Family Homes) Wall and ceiling finishes include but are not limited to painted gypsum wall board, wallpaper-cover plaster board, and wood paneling. Floor finishes include but are not limited to carpeting, vinyl sheeting, hardwood flooring, and concrete floor with decorative finishes but do not include bare or painted concrete. Decorative finishes are long-lasting or permanent components of the slab produced by such methods as chemical staining, integral coloration of the concrete, scoring, or stamping that modify the texture of appearance of the slab.

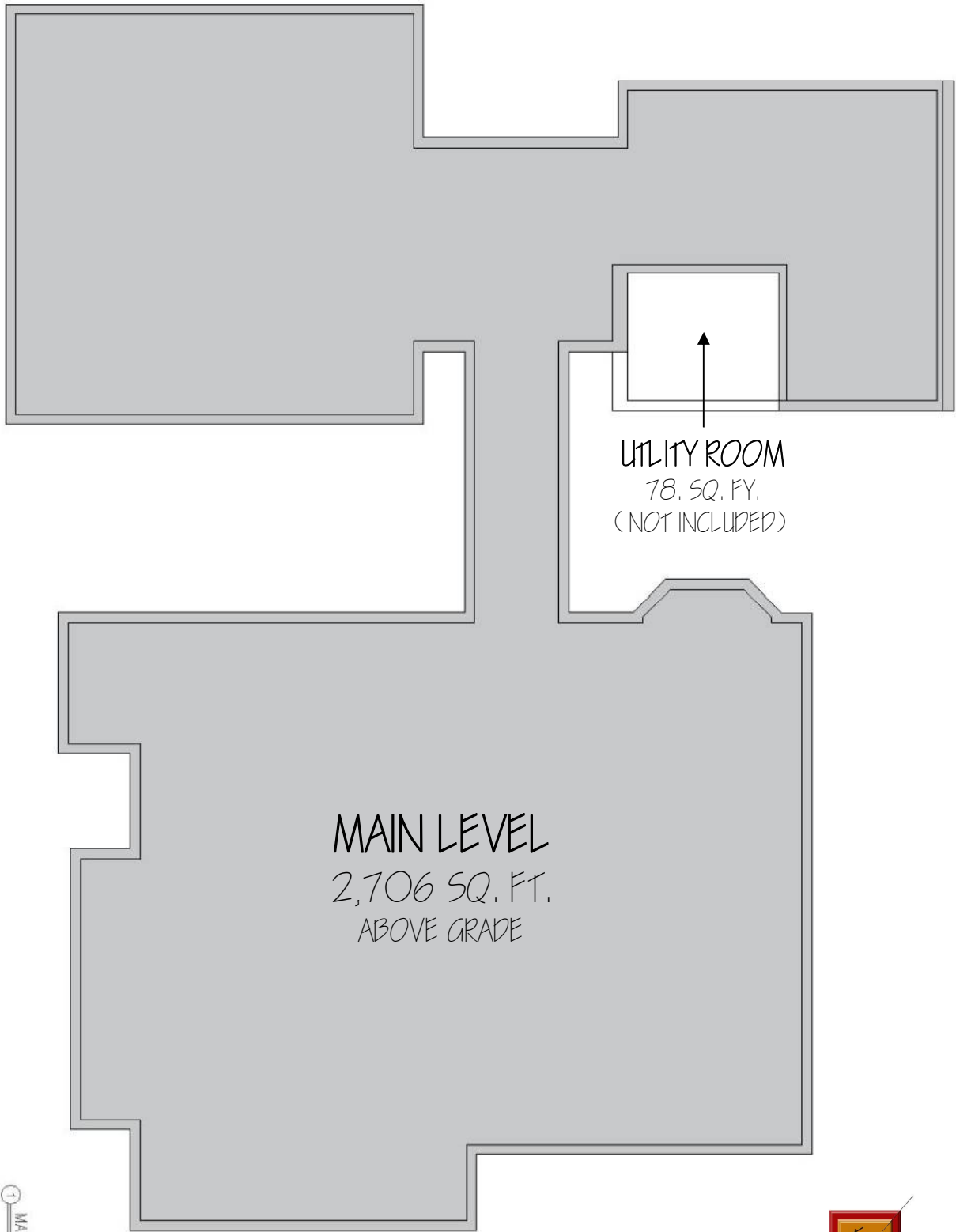
True Dimensions has exercised its best efforts to perform an on-site/as built measurement of the property as accurately as possible. It is understood however that there can be some uncertainty with respect to the accuracy of any square footage measurement due to variations in finished surfaces as well as interior and exterior wall construction, as well as other factors. This measurement should not be construed as a calculation of Floor Area Ratio (FAR), which uses different guidelines, excluding and including various types of space which are not excluded/included here.

True Dimensions
P.O. Box 10431
Aspen, CO 81612
Phone: 970-618-8351
Fax: 970-925-2498
Email: AspenTrueDimensions@comcast.net

Certificate dated: April 29, 2019

TRUE DIMENSIONS

by: Leslie Miller

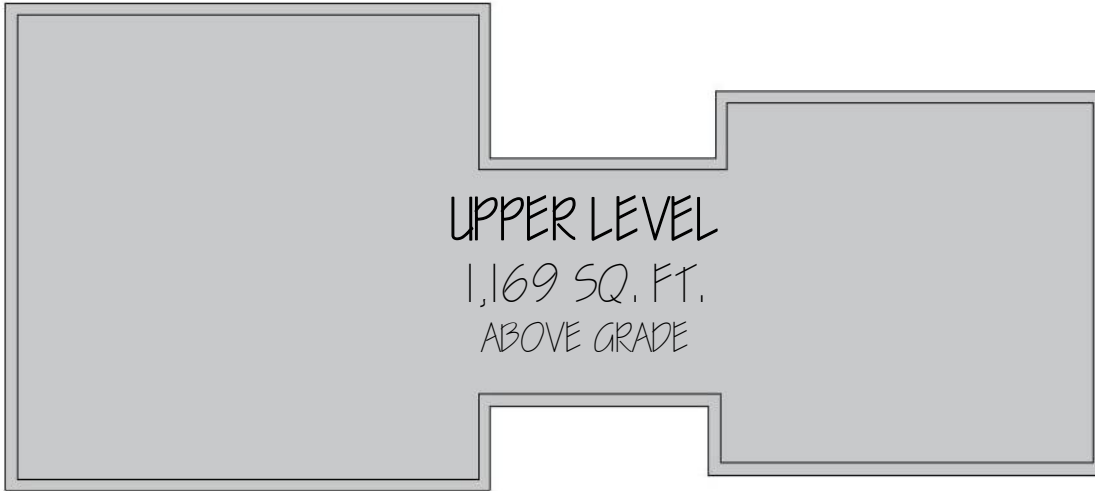


① MAIN LEVEL



*** NOTE: ALL AREAS SHADED IN GREY ARE INCLUDED IN TOTAL SQUARE FOOTAGE CALCULATION

A-1	True Plan	TRUE DIMENSIONS P.O. BOX 10431 ASPEN, COLORADO 81612 (970) 927-2444	18 EDGEWOOD Snowmass Village, CO 81615 Main Level 04/29/2019		
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① UPPER LEVEL

A-2	Plan View	<p>TRUE DIMENSIONS P.O. BOX 10431 ASPEN, COLORADO 81612 (970) 927-2444</p>	<p>18 EDGEWOOD Snowmass Village SNOWMASS VILLAGE Upper Level 04/29/219</p>		
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TRUE DIMENSIONS
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<p>MECHANICAL RM./ STORAGE 203 SQ. FT. NOT INCLUDED</p>
<p>LOWER LEVEL GYM 296 SQ. FT. BELOW GRADE</p>

<p>CARETAKERS UNIT 584 SQ. FT. ABOVE GRADE</p>
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<p>GARAGE 584 SQ. FT. BELOW GRADE</p>

① CARETAKER/WORKOUT

A-3	Floor Plan	06-15-18	<p>TRUE DIMENSIONS P.O. BOX 10431 ASPEN, COLORADO 81612 (970) 927-2444</p>	<p>18 EDGEWOOD Snowmass Village, CO 81615 04/29/2019 Main Level</p>		
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