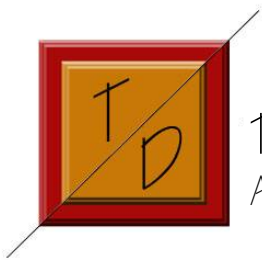


TRUE DIMENSIONS
Accurate Calculations for Square Footage

142 CRYSTAL ROAD
MARBLE, CO 81623





TRUE DIMENSIONS

Accurate Calculations for Square Footage

CERTIFICATE OF MEASUREMENT

Property: 142 Crystal Road
Woody Creek, CO 81623

The undersigned hereby certifies that we have measured the property described above, on July 17, 2018 and our findings are as follows:

MAIN HOUSE: Finished Heated Livable Square Footage: 4,200 square feet

Barn: 2,304 square feet (not included)

Cowboy Cabin: 90 square feet (not included)

The above findings have been calculated in accordance to the guidelines for the American National Standards Institute (ANSI Z765-2003 American National Standard for Single-Family Residential Buildings). The on-site/as built calculation for finished square footage is for a detached single family home. The calculation includes the upper, main and lower levels of the residence which are heated, sheet rocked, and which are considered finished heated livable space. The main and upper levels are above grade and were measured and calculated to the exterior finished face of the exterior walls. The lower level is below grade and was measured to the exterior face of the foundation walls and to the exterior face of the exposed wall.

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.

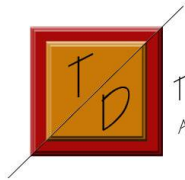
True Dimensions has exercised its best efforts to perform an on-site/as built measurement of the property as accurately as possible. This measurement should not be construed as a calculation of Floor Area Ratio (FAR), which uses different guidelines, excluding various types of space which are not excluded here; typical exclusions would result in a Floor Area approximately 3-8% smaller than this report. 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.

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

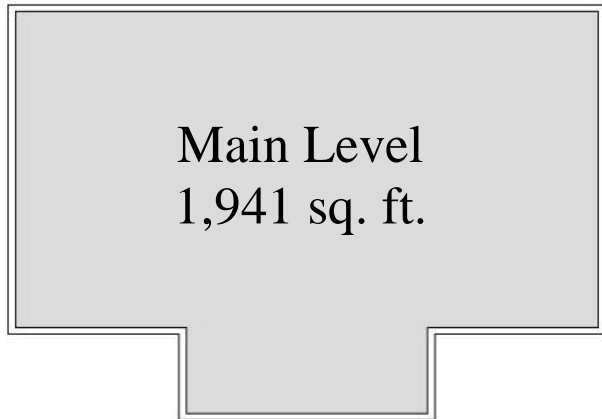
Certificate dated: July 17, 2018

TRUE DIMENSIONS

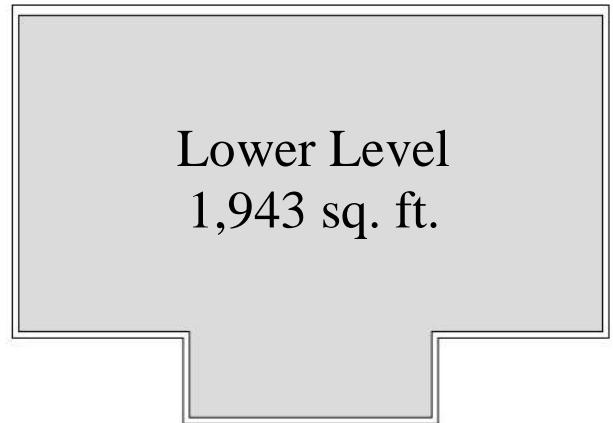
by: Leslie Miller



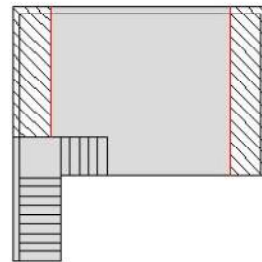
TRUE DIMENSIONS
Accurate Calculations for Square Footage



Main Level
1,941 sq. ft.



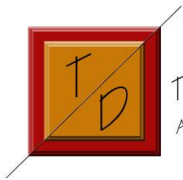
Lower Level
1,943 sq. ft.



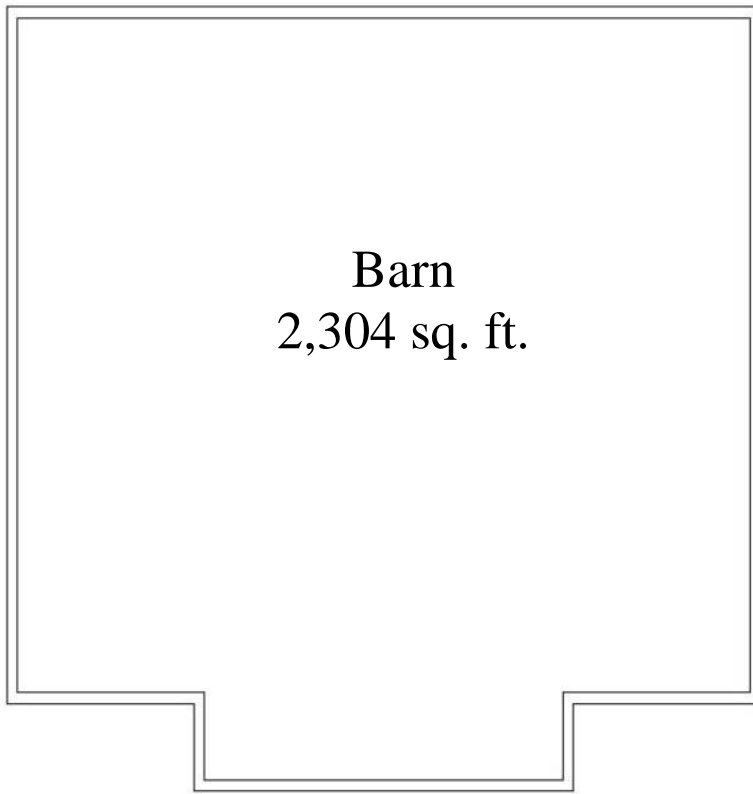
Upper Level
316 sq. ft.



11	11	TRUE DIMENSIONS P.O. BOX 10431 ASPEN COLORADO 81612 (970) 618-8351	142 Crystal Road 07/17/2018 Marble, Colorado 81623		
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TRUE DIMENSIONS
Accurate Calculations for Square Footage



Barn
2,304 sq. ft.



Cowboy Cabin
90 sq. ft.



2.1		TRUE DIMENSIONS P.O. BOX 10431 ASPEN COLORADO 81612 (970) 618-8351	142 Crystal Road 07/17/2018 Marble, Colorado 81623		
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