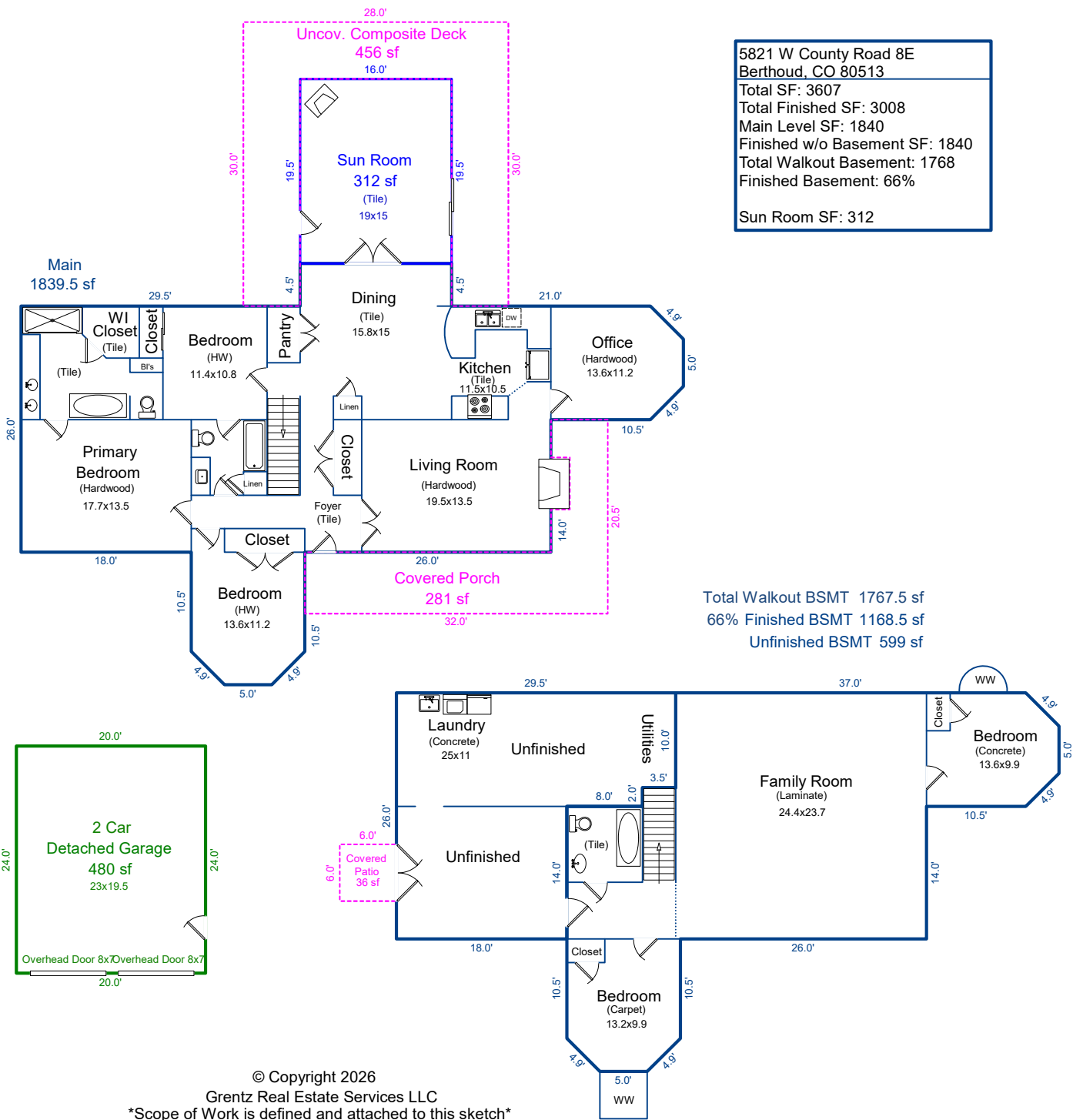


BUILDING SKETCH

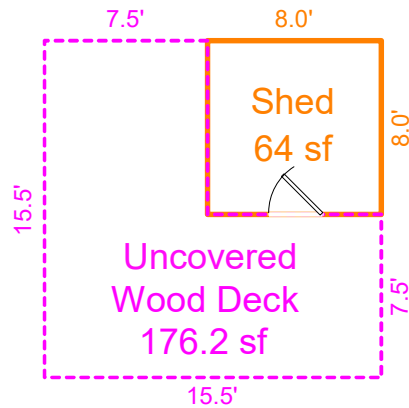
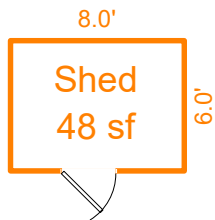
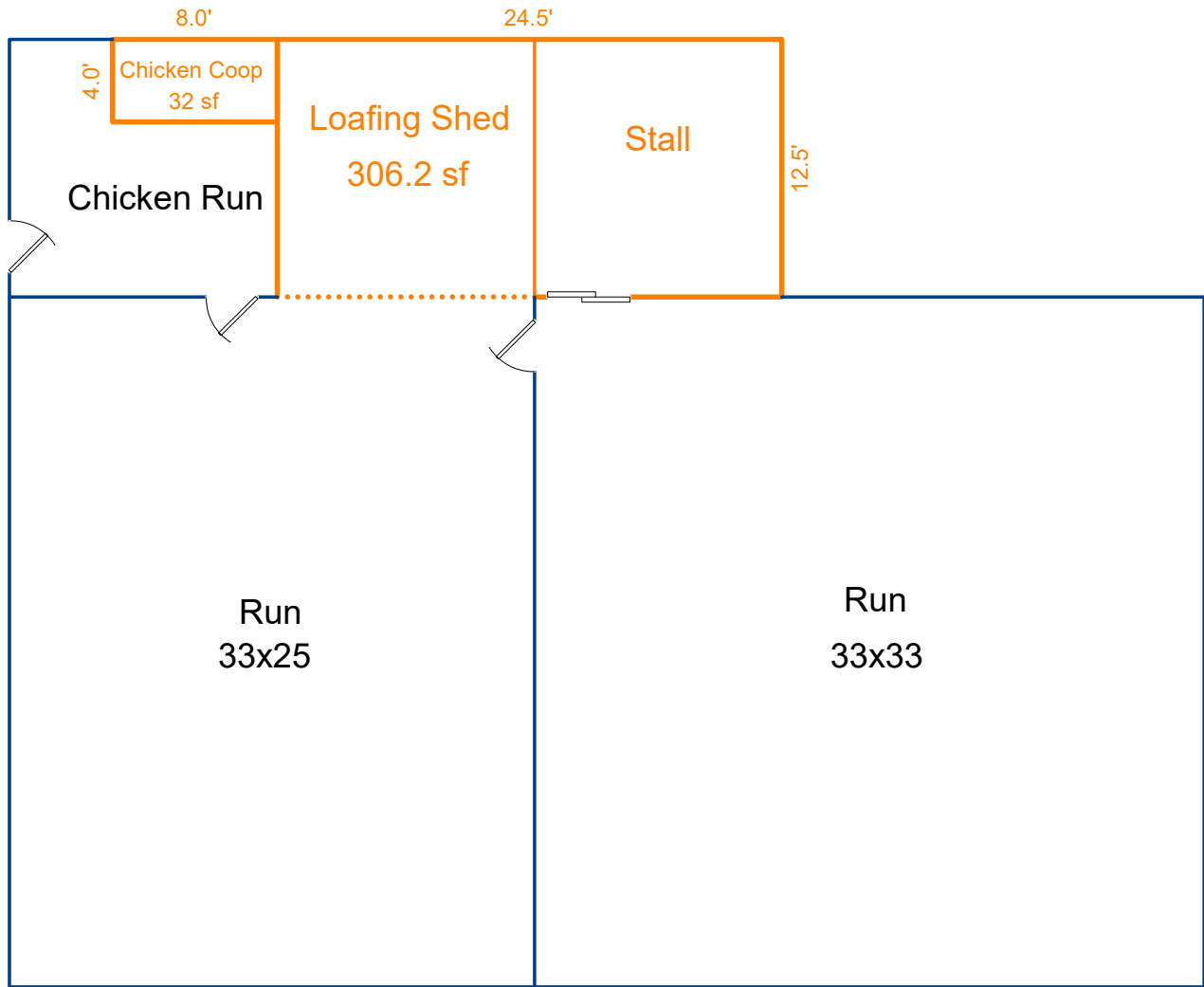
5821 W County Road 8E
 Berthoud, CO 80513
 Total SF: 3607
 Total Finished SF: 3008
 Main Level SF: 1840
 Finished w/o Basement SF: 1840
 Total Walkout Basement: 1768
 Finished Basement: 66%
 Sun Room SF: 312

Total Walkout BSMT 1767.5 sf
 66% Finished BSMT 1168.5 sf
 Unfinished BSMT 599 sf



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 Grentz Real Estate Services LLC
 Scope of Work is defined and attached to this sketch

BUILDING SKETCH



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Scope of Work is defined and attached to this sketch

BUILDING SKETCH

April 15, 2026
File #: FP2026-053
John Feeney
C3 Real Estate Solutions

In accordance with your request, I have measured the following home and provided a sketch of the floor plan and included room dimensions. Square footage is taken from outside measurements per ANSI (American National Standards Institute) guidelines, which are the guidelines to which HUD refers. Basements are defined as any level with any amount below grade, anything below grade labels the entire level basement. Finished rooms must be to the same level of finish as the rest of the home, be accessible through a continuous finished area, and on the same heating and/or cooling system. Homes where outside measurements are inaccessible, inside measurements are used and an addition .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high with 50% or more of that area being at least 7' high. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. (cont. below)

5821 W County Road 8E
Berthoud, CO 80513

(cont.) Room sizes may be rounded to the nearest .5'. Bedrooms are measured excluding closets. Kitchens are measured wall-to-wall and include the nook, if applicable. Condos: The measurement of Condos are not covered under ANSI. Condos are measured from interior walls. All other rules referred to above for single family homes are the same. Townhomes and other Attached Dwellings with a Lot and Block legal description: Attached dwellings are measured from the centerline between units. Exterior walls are measured from the exterior if accessible. If not accessible we use inside measurements and then adjust for the width of the exterior wall. All other rules referred to above for single family homes are the same. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose other than marketing the property stated above. All measurements are believed to be accurate, but it is not uncommon for two different professionals to come up with different figures. The attached floorplan is meant to show a general layout of the home and does not account for the thickness of walls or some other architectural features.

Outdoor areas: Pen's, Run's, Arenas are measured to the best of our ability. This is not a survey and these areas are estimated.

Jason Greutz
Greutz Real Estate Services LLC
Jason.Greutz@gmail.com
970-699-0238

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.

Copyright Release - I give permission to John Feeney at C3 Real Estate Solutions to use the attached floor plan for the marketing of this property.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: FP2026-053	Parcel No.:
Property Address: 5821 W County Road 8E	
City: Berthoud	County: Larimer
State: CO	ZipCode: 80513
Owner:	
Client: John Feeney	Client Address: C3 Real Estate Solutions
Appraiser Name: Jason Grentz	Inspection Date: 4/15/2026

SKETCH

<p>Main (GLA1)</p> <table border="0" style="width: 100%;"> <tr><td>12.00 x 10.50 =</td><td>126.00</td></tr> <tr><td>5.00 x 3.50 =</td><td>17.50</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td>16.00 x 4.50 =</td><td>72.00</td></tr> <tr><td>66.50 x 12.00 =</td><td>798.00</td></tr> <tr><td>56.00 x 14.00 =</td><td>784.00</td></tr> <tr><td>5.00 x 3.50 =</td><td>17.50</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 1839.50</td></tr> </table> <p>Finished BSMT (BSMT)</p> <table border="0" style="width: 100%;"> <tr><td>12.00 x 10.50 =</td><td>126.00</td></tr> <tr><td>5.00 x 3.50 =</td><td>17.50</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td>38.00 x 14.00 =</td><td>532.00</td></tr> <tr><td>40.50 x 2.00 =</td><td>81.00</td></tr> <tr><td>37.00 x 10.00 =</td><td>370.00</td></tr> <tr><td>5.00 x 3.50 =</td><td>17.50</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td>0.5 x 4.95 x 2.47 =</td><td>6.13</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 1168.50</td></tr> </table> <p>Unfinished BSMT (BSMT)</p> <table border="0" style="width: 100%;"> <tr><td>26.00 x 12.00 =</td><td>312.00</td></tr> <tr><td>18.00 x 14.00 =</td><td>252.00</td></tr> <tr><td>10.00 x 3.50 =</td><td>35.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 599.00</td></tr> </table> <p>Detached Garage (GAR)</p> <table border="0" style="width: 100%;"> <tr><td>24.00 x 20.00 =</td><td>480.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 480.00</td></tr> </table> <p>Covered Porch (P/P)</p> <table border="0" style="width: 100%;"> <tr><td>20.50 x 4.00 =</td><td>82.00</td></tr> <tr><td>11.00 x 2.00 =</td><td>22.00</td></tr> <tr><td>4.00 x 2.00 =</td><td>8.00</td></tr> <tr><td>26.00 x 6.50 =</td><td>169.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 281.00</td></tr> </table> <p>Uncov. Composite Deck (P/P)</p> <table border="0" style="width: 100%;"> <tr><td>28.00 x 6.00 =</td><td>168.00</td></tr> <tr><td>24.00 x 6.00 =</td><td>144.00</td></tr> <tr><td>24.00 x 6.00 =</td><td>144.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 456.00</td></tr> </table> <p>Patio (P/P)</p> <table border="0" style="width: 100%;"> <tr><td>6.00 x 6.00 =</td><td>36.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 36.00</td></tr> </table> <p>Sun Room (NCA)</p> <table border="0" style="width: 100%;"> <tr><td>19.50 x 16.00 =</td><td>312.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 312.00</td></tr> </table> <p>Loafing Shed (OTH)</p> <table border="0" style="width: 100%;"> <tr><td>12.50 x 12.00 =</td><td>150.00</td></tr> <tr><td>12.50 x 12.50 =</td><td>156.25</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 306.25</td></tr> </table> <p>Chicken Coop (OTH)</p> <table border="0" style="width: 100%;"> <tr><td>8.00 x 4.00 =</td><td>32.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 32.00</td></tr> </table>	12.00 x 10.50 =	126.00	5.00 x 3.50 =	17.50	0.5 x 4.95 x 2.47 =	6.13	0.5 x 4.95 x 2.47 =	6.13	16.00 x 4.50 =	72.00	66.50 x 12.00 =	798.00	56.00 x 14.00 =	784.00	5.00 x 3.50 =	17.50	0.5 x 4.95 x 2.47 =	6.13	0.5 x 4.95 x 2.47 =	6.13	Total area: 1839.50		12.00 x 10.50 =	126.00	5.00 x 3.50 =	17.50	0.5 x 4.95 x 2.47 =	6.13	0.5 x 4.95 x 2.47 =	6.13	38.00 x 14.00 =	532.00	40.50 x 2.00 =	81.00	37.00 x 10.00 =	370.00	5.00 x 3.50 =	17.50	0.5 x 4.95 x 2.47 =	6.13	0.5 x 4.95 x 2.47 =	6.13	Total area: 1168.50		26.00 x 12.00 =	312.00	18.00 x 14.00 =	252.00	10.00 x 3.50 =	35.00	Total area: 599.00		24.00 x 20.00 =	480.00	Total area: 480.00		20.50 x 4.00 =	82.00	11.00 x 2.00 =	22.00	4.00 x 2.00 =	8.00	26.00 x 6.50 =	169.00	Total area: 281.00		28.00 x 6.00 =	168.00	24.00 x 6.00 =	144.00	24.00 x 6.00 =	144.00	Total area: 456.00		6.00 x 6.00 =	36.00	Total area: 36.00		19.50 x 16.00 =	312.00	Total area: 312.00		12.50 x 12.00 =	150.00	12.50 x 12.50 =	156.25	Total area: 306.25		8.00 x 4.00 =	32.00	Total area: 32.00		<p>Shed (OTH)</p> <table border="0" style="width: 100%;"> <tr><td>8.00 x 8.00 =</td><td>64.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 64.00</td></tr> </table> <p>Shed (OTH)</p> <table border="0" style="width: 100%;"> <tr><td>8.00 x 6.00 =</td><td>48.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 48.00</td></tr> </table> <p>Wood Deck (P/P)</p> <table border="0" style="width: 100%;"> <tr><td>15.50 x 7.50 =</td><td>116.25</td></tr> <tr><td>8.00 x 7.50 =</td><td>60.00</td></tr> <tr><td colspan="2" style="text-align: right;">Total area: 176.25</td></tr> </table>	8.00 x 8.00 =	64.00	Total area: 64.00		8.00 x 6.00 =	48.00	Total area: 48.00		15.50 x 7.50 =	116.25	8.00 x 7.50 =	60.00	Total area: 176.25	
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