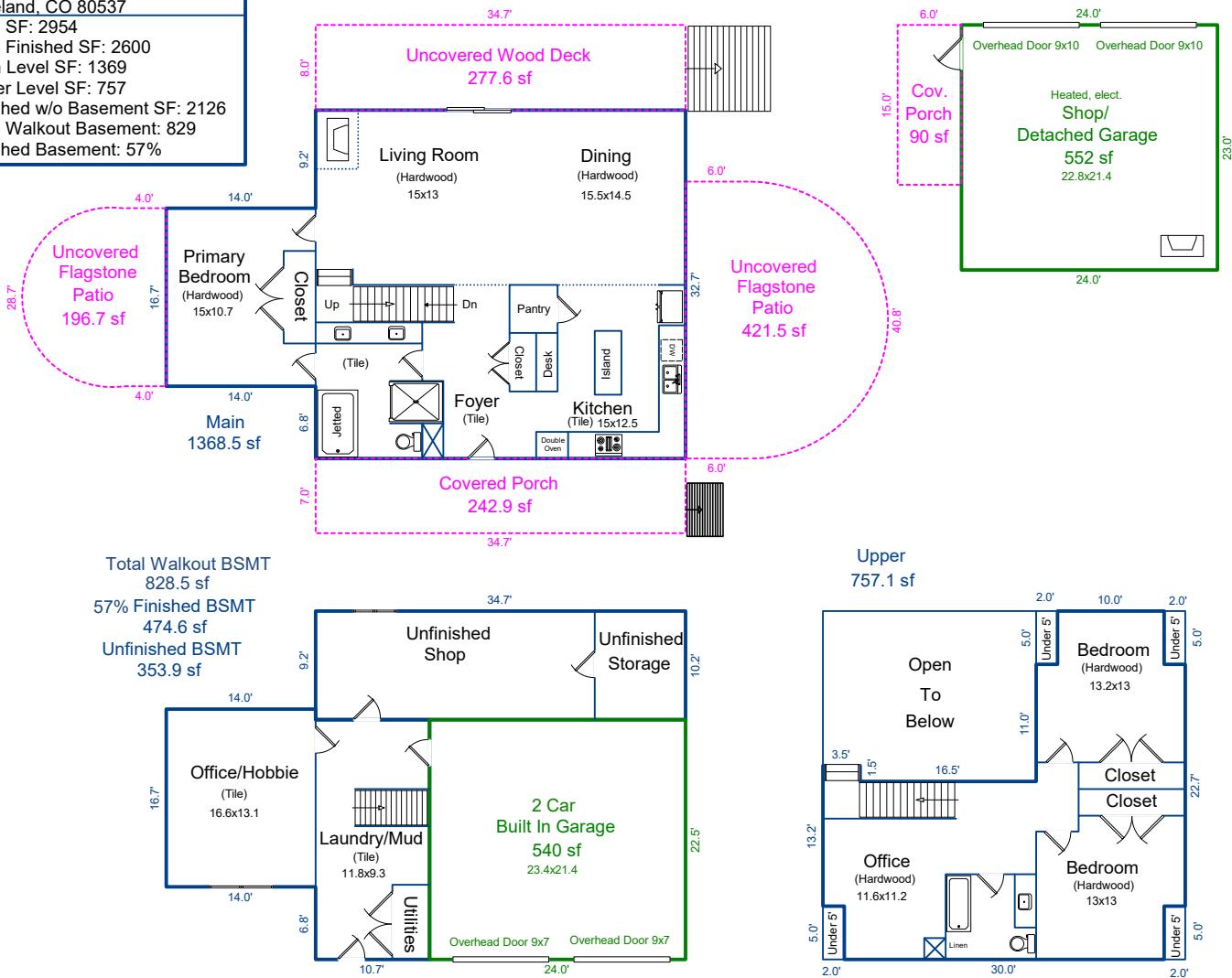


BUILDING SKETCH

291 Newell Dr
Loveland, CO 80537

Total SF: 2954
Total Finished SF: 2600
Main Level SF: 1369
Upper Level SF: 757
Finished w/o Basement SF: 2126
Total Walkout Basement: 829
Finished Basement: 57%



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

BUILDING SKETCH

January 13, 2026
File #: FP2026-006
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)

291 Newell Dr
Loveland, CO 80537

(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 Grentz
Grentz Real Estate Services LLC
Jason.Grentz@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.: FP2026-006	Parcel No.:		
Property Address: 291 Newell Dr			
City: Loveland	County: Larimer	State: CO	ZipCode: 80537
Owner:			
Client: John Feeney	Client Address: C3 Real Estate Solutions		
Appraiser Name: Jason Grentz	Inspection Date: 1/13/2026		
SKETCH			
Main (GLA1)			
16.70 x 14.00 = 233.80			
34.70 x 32.70 = 1134.69			
Total area: 1368.49			
Upper (GLA3)			
10.00 x 5.00 = 50.00			
34.00 x 11.70 = 397.80			
14.00 x 11.00 = 154.00			
3.50 x 1.50 = 5.25			
30.00 x 5.00 = 150.00			
Total area: 757.05			
Built In Garage (GAR)			
24.00 x 22.50 = 540.00			
Total area: 540.00			
Finished BSMT (BSMT)			
22.50 x 10.70 = 240.75			
16.70 x 14.00 = 233.80			
Total area: 474.55			
Unfinished BSMT (BSMT)			
34.70 x 9.20 = 319.24			
34.70 x 1.00 = 34.70			
Total area: 353.94			
Detached Garage (GAR)			
24.00 x 23.00 = 552.00			
Total area: 552.00			
Porch (P/P)			
15.00 x 6.00 = 90.00			
Total area: 90.00			
Covered Porch (P/P)			
34.70 x 7.00 = 242.90			
Total area: 242.90			
Uncovered Wood Deck (P/P)			
34.70 x 8.00 = 277.60			
Total area: 277.60			
Patio (P/P)			
26.00 x 6.00 = 156.00			
Curve 40.84 @ 180° = 265.46			
Total area: 421.46			
Patio (P/P)			
16.70 x 4.00 = 66.80			
Curve 28.66 @ 195° = 129.88			
Total area: 196.68			