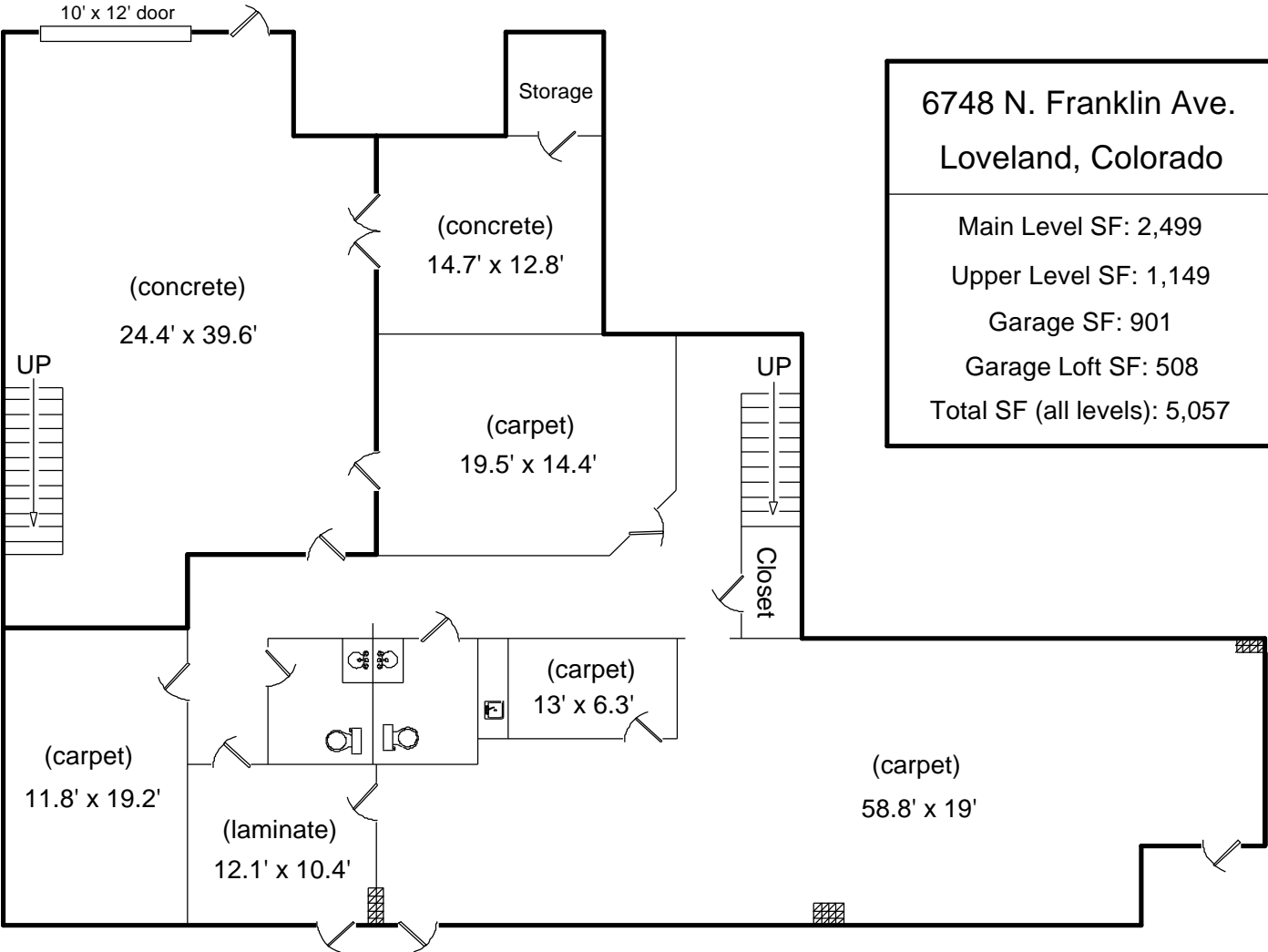


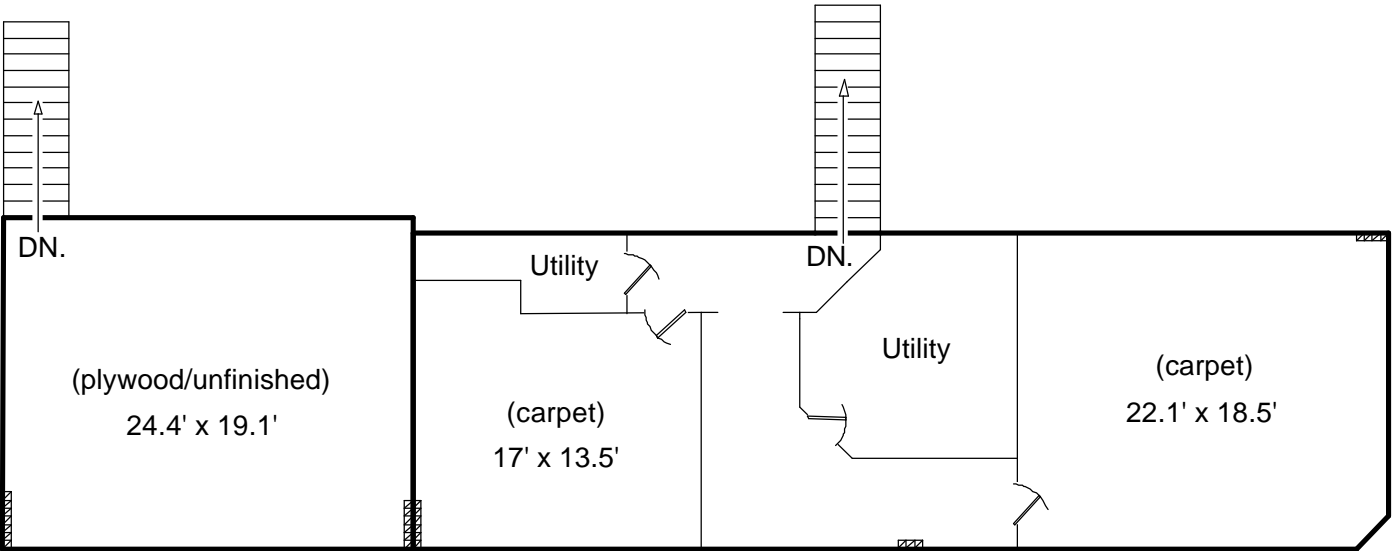
FLOORPLAN SKETCH

Borrower:		File No.: dMfranklinCOMM221	
Property Address: 6748 N. Franklin Ave.		Case No.:	
City: Loveland		State: Colorado	Zip: 80538
Lender:			



6748 N. Franklin Ave.
Loveland, Colorado

Main Level SF: 2,499
Upper Level SF: 1,149
Garage SF: 901
Garage Loft SF: 508
Total SF (all levels): 5,057



Scope of Work is defined and attached to this sketch.

Drew Seaser (970) 214.3413

22feb21

February 22, 2021

Craig Hau & Emily Vogt
The Group, Inc. -- Harmony
2803 E. Harmony Rd.
Fort Collins, Colorado 80528

File Number: dMfranklinCOMM221

Dear Craig & Emily,

In accordance with your request, I have measured the following building and provided a sketch of the floorplan and included room dimensions. Square footage is taken from outside measurements. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose relating to the sale and/or lease of the property stated below. 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 building and does not account for the thickness of walls or some other architectural features. (cont. below)

6748 N. Franklin Ave.
Loveland, Colorado 80538

Commercial buildings are most often measured using the Building Owners and Managers Association (BOMA) standard -- this appraiser is not trained in the BOMA standard and the attached sketch should not be relied upon for any purposes other than showing the general layout/floorplan of the building. Total building square footage is based on exterior measurements. The square footage of each individual unit is estimated based on interior measurements but please note that the individual unit square footage figures on the attached sketch may not meet the definition of leasable square footage.

Drew Seaser/Certified Residential Appraiser
TOOL REAL ESTATE APPRAISALS
1049 W. 45th St.
Loveland, Colorado 80538

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.