

# Photograph Addendum

Borrower				
Property Address	22255 Roberts Cemetery Rd			
City	Hockley	County	Montgomery	State TX Zip Code 77447
Lender/Client				



**Subject Pool House**



**Subject Pool House**



**Subject Residence**



**Subject White Cottage**



**Subject Office**



**Subject Office**



**Subject Barn**

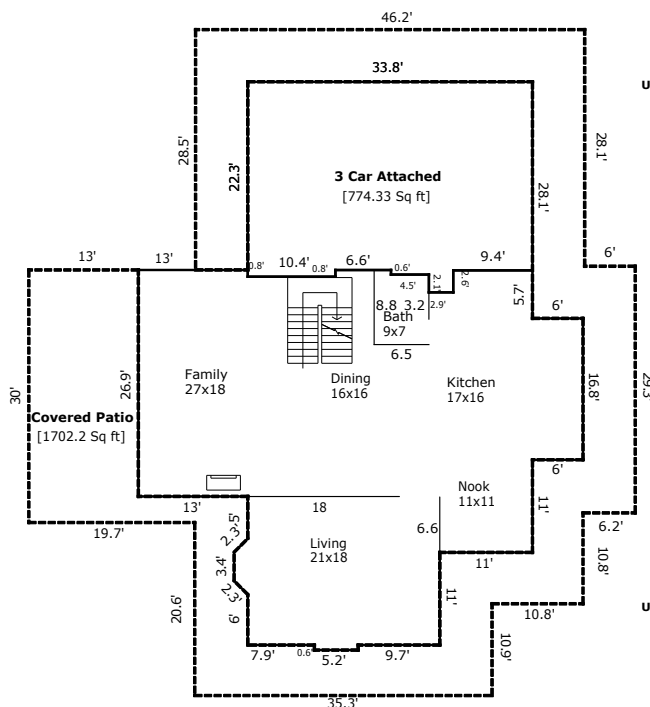


**Subject Stone House**

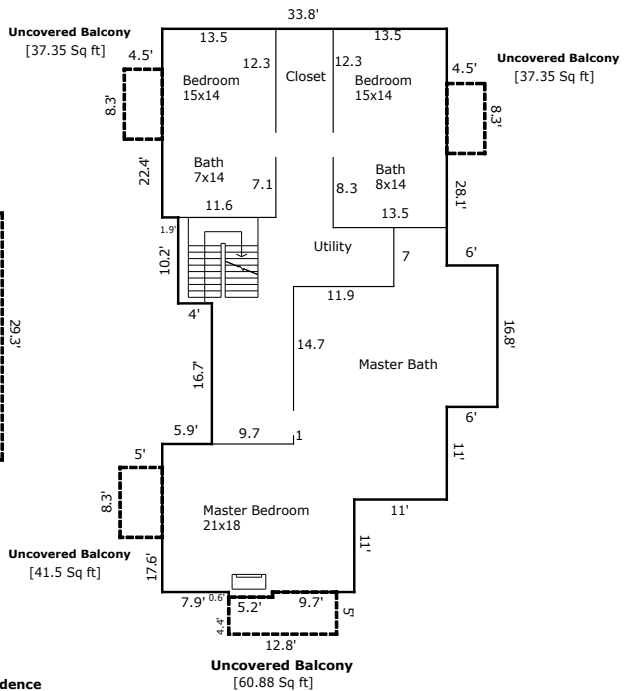
# Building Sketch (Page - 1)

Borrower				
Property Address 22255 Roberts Cemetery Rd				
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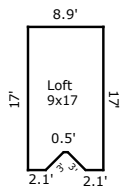
**First Floor - Residence**  
[1827.68 Sq ft]



**Second Floor - Residence**  
[2126.23 Sq ft]

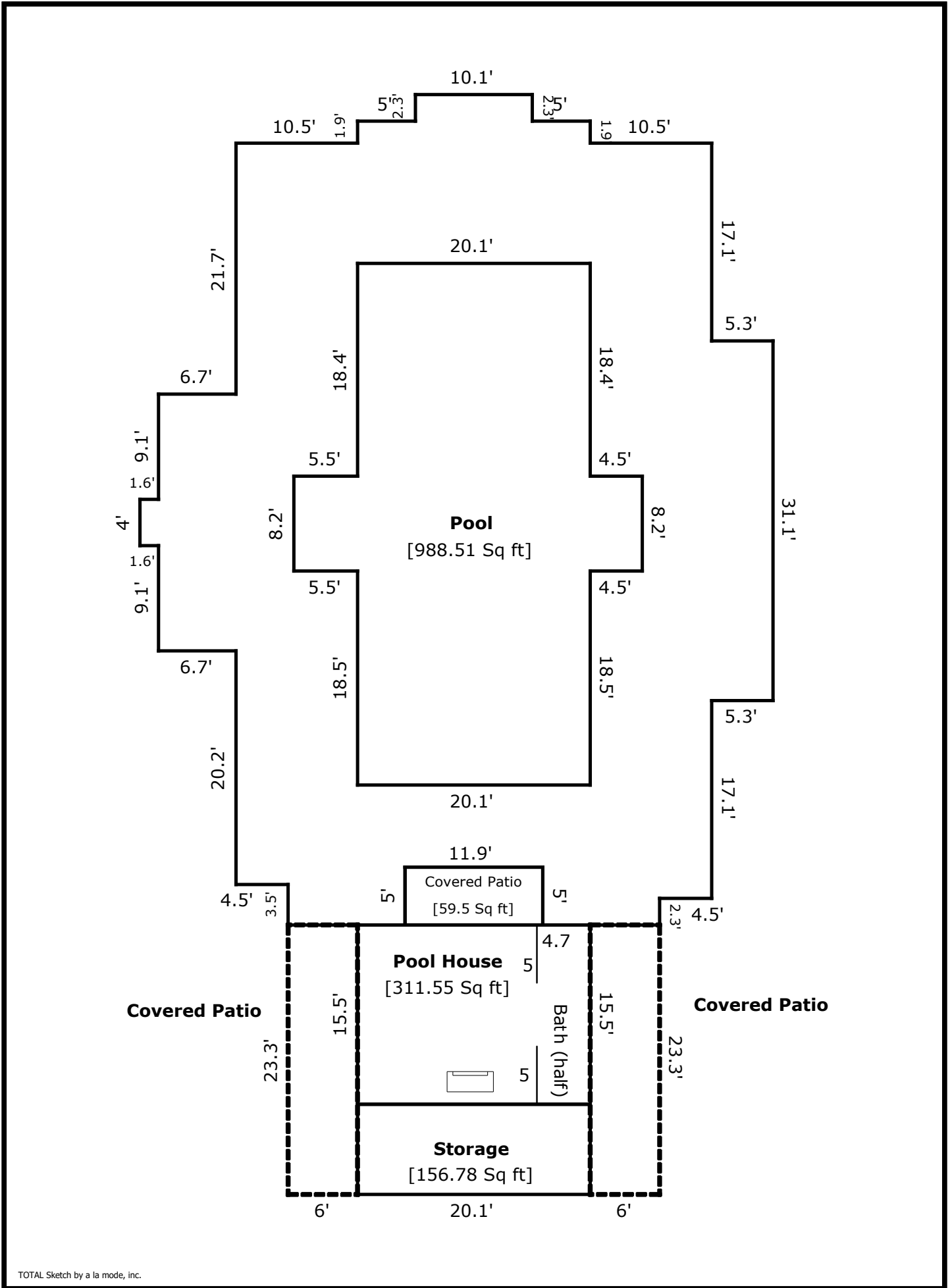


**Loft - Residence**  
[146.47 Sq ft]



## Building Sketch (Page - 2)

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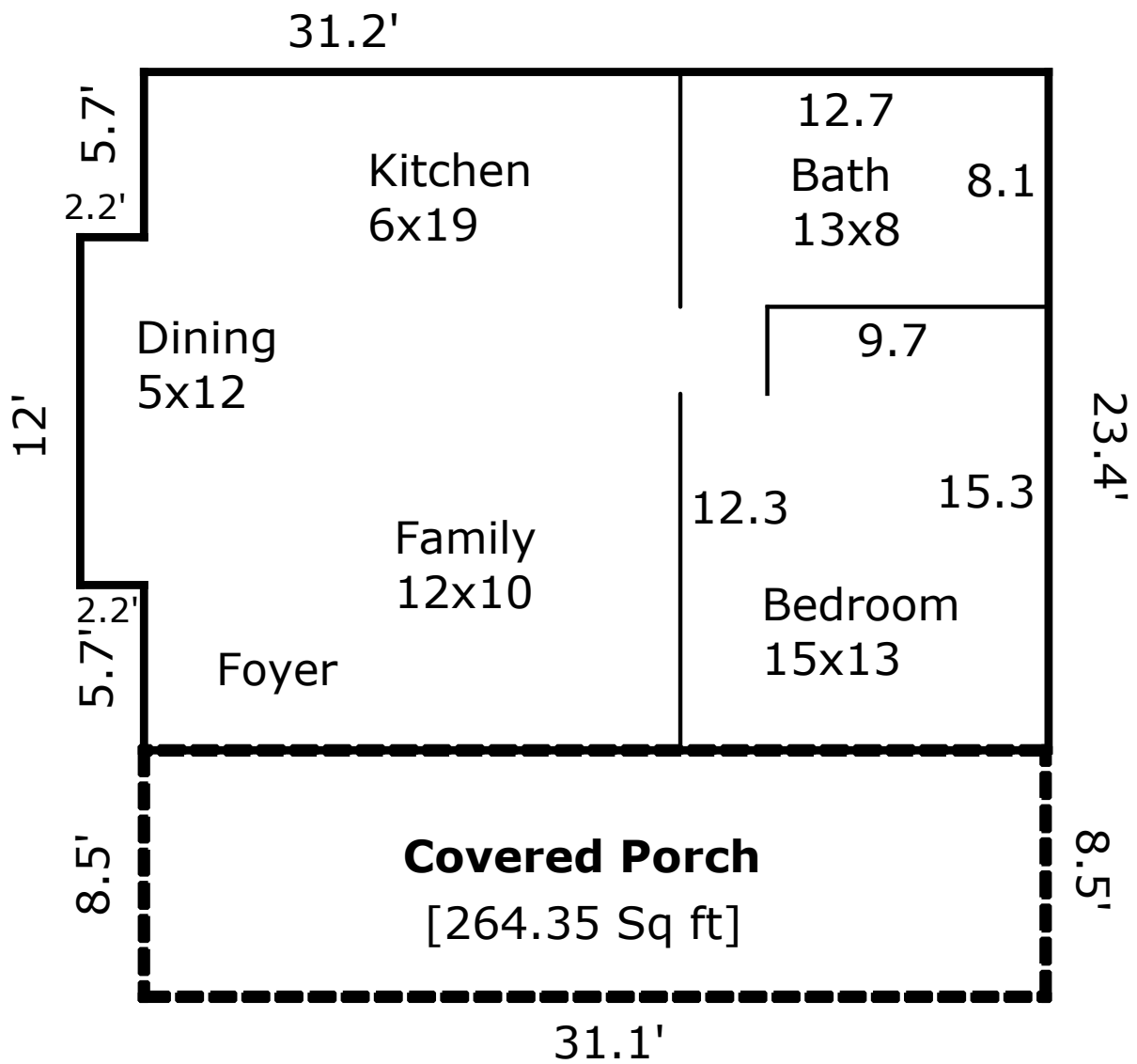


**Building Sketch (Page - 3)**

Borrower				
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Lender/Client				

**Stone House**

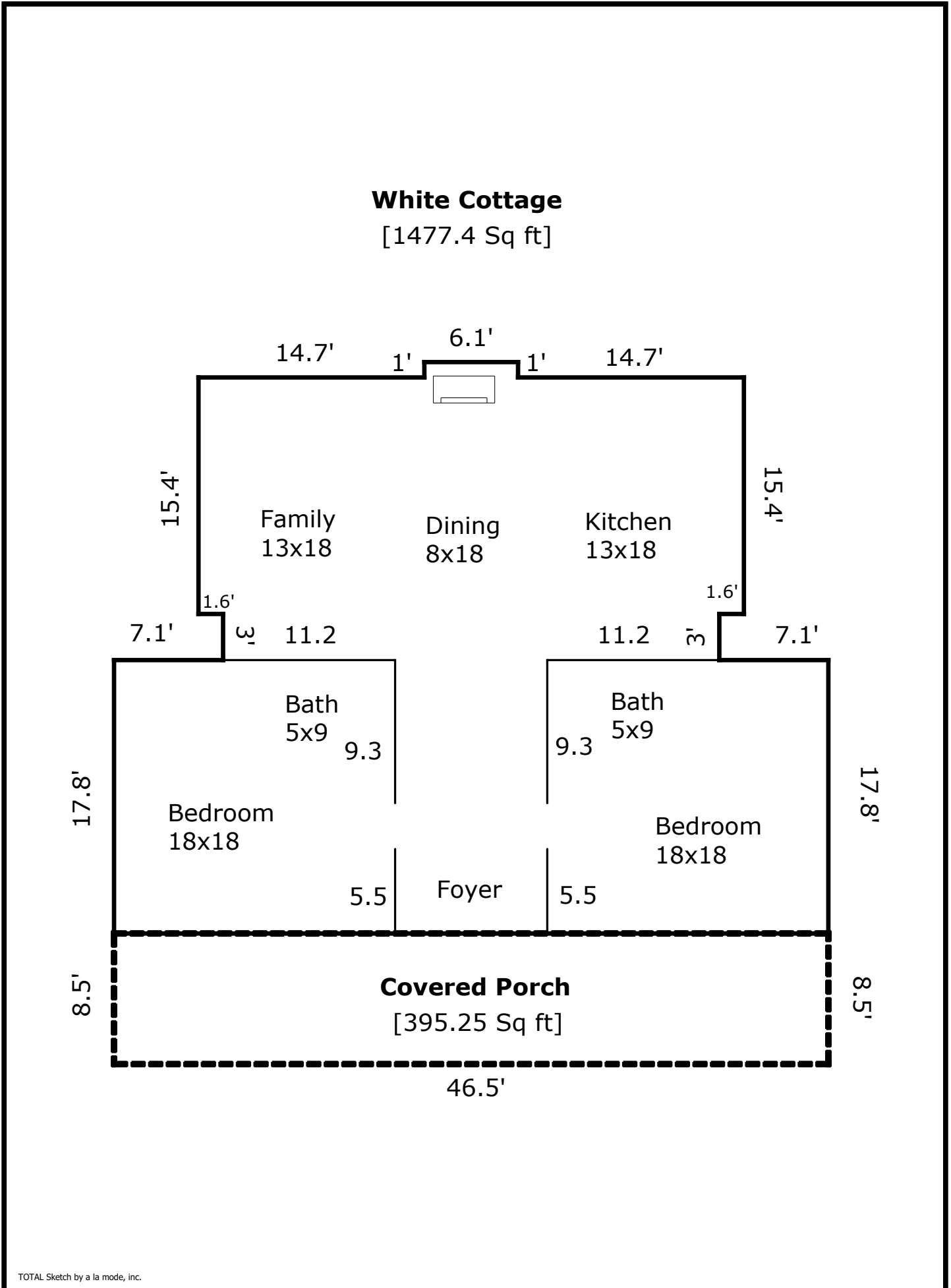
[756.48 Sq ft]



TOTAL Sketch by a la mode, inc.

## Building Sketch (Page - 4)

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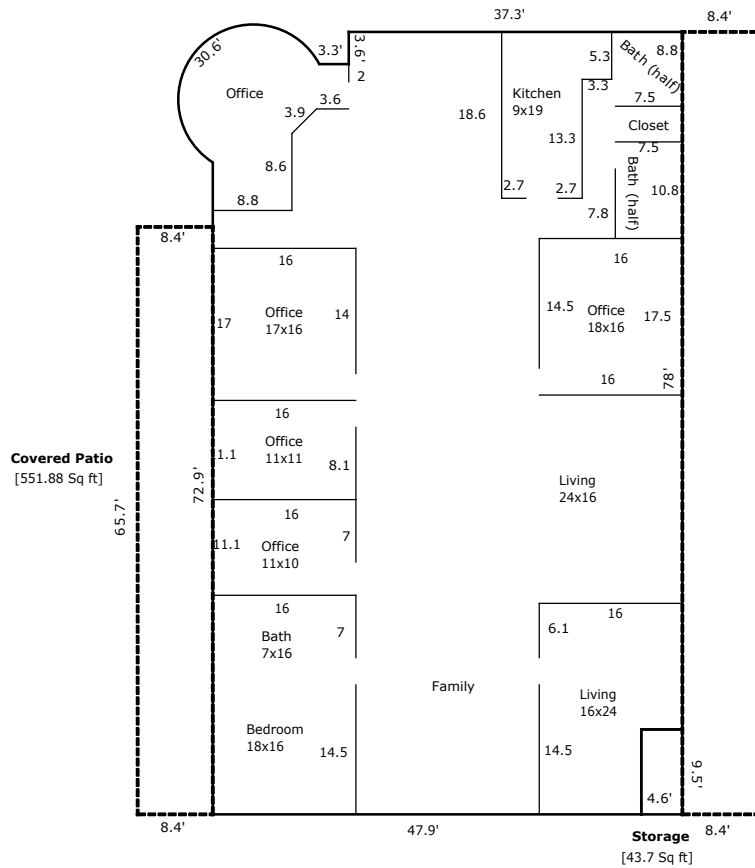


TOTAL Sketch by a la mode, inc.

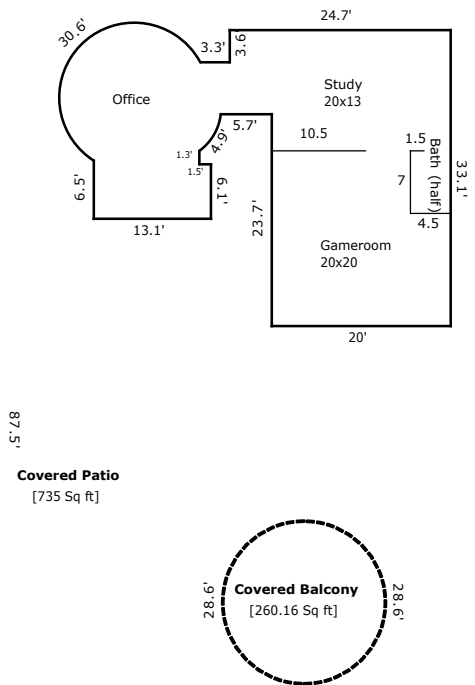
## Building Sketch (Page - 5)

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**First Floor - Office**  
[4575.28 Sq ft]

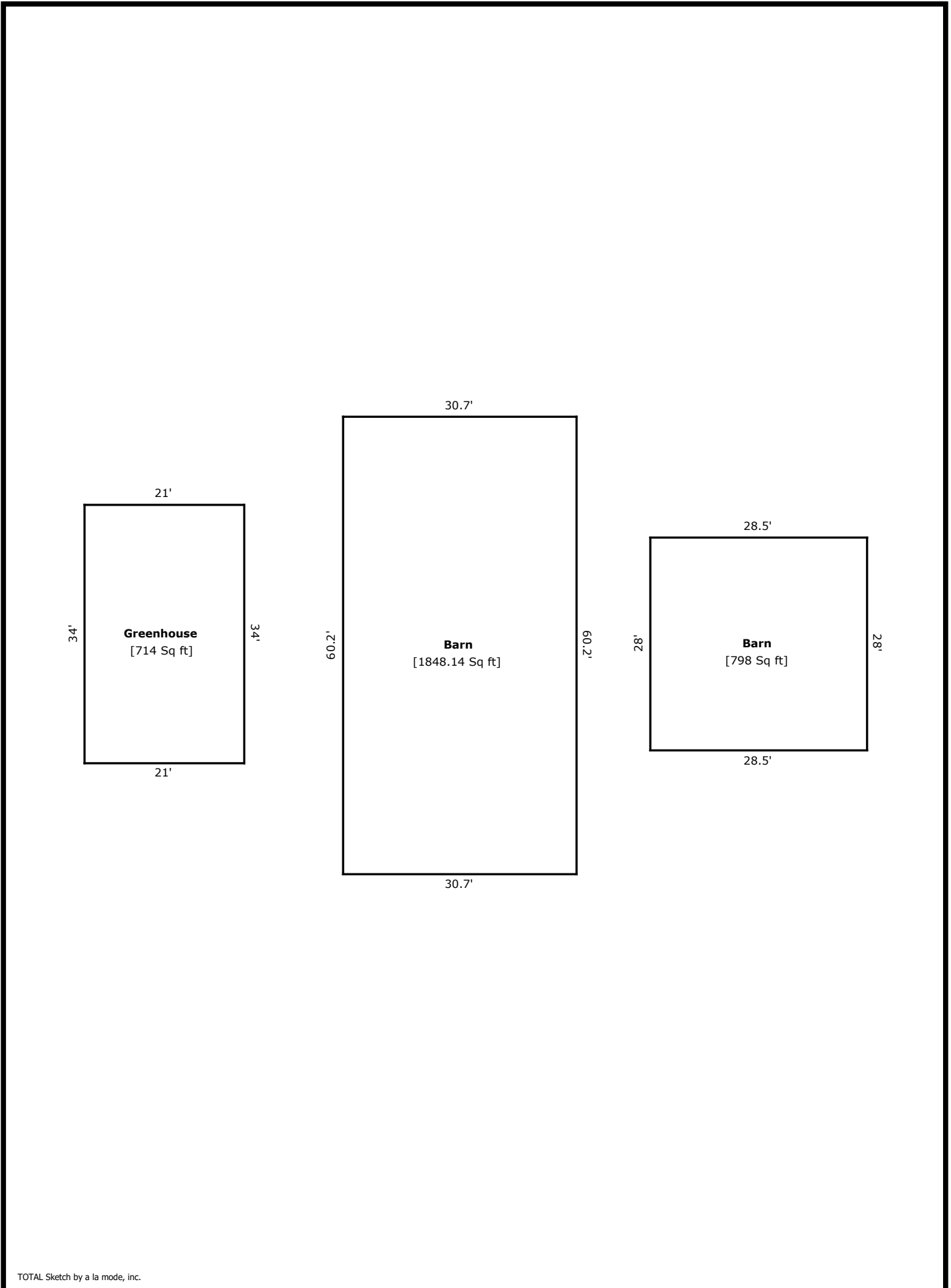


**Second Floor - Office**  
[1026.79 Sq ft]



# Building Sketch (Page - 6)

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TOTAL Sketch by a la mode, inc.

## Building Sketch (Page - 7)

Borrower				
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TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor - Residence	1827.7 Sq ft	$26.9 \times 13 = 349.7$ $0.5 \times 1.6 \times 1.6 = 1.3$ $0.5 \times 1.6 \times 1.6 = 1.3$ $3.4 \times 1.6 = 5.5$ $5.2 \times 0.6 = 3.1$ $16.8 \times 6 = 100.8$ $22.8 \times 11 = 250.8$ $33.8 \times 30.9 = 1044.4$ $2.1 \times 4.5 = 9.4$ $2.7 \times 6.6 = 17.5$ $1.9 \times 10.4 = 19.3$ $2.6 \times 9.4 = 24.4$
Second Floor - Residence	2126.2 Sq ft	$16.8 \times 6 = 100.8$ $5.2 \times 0.6 = 3.1$ $33.8 \times 22.4 = 757.1$ $22.8 \times 11 = 250.8$ $6.6 \times 5.9 = 38.9$ $27.9 \times 23.3 = 650.1$ $10.2 \times 31.9 = 325.4$
Loft - Residence	146.5 Sq ft	$8.9 \times 14.9 = 133.1$ $2.1 \times 2.1 = 4.5$ $0.5 \times 2.1 \times 2.1 = 2.2$ $2.1 \times 2.1 = 4.5$ $0.5 \times 2.1 \times 2.1 = 2.2$
Pool House	311.5 Sq ft	$15.5 \times 20.1 = 311.6$
Stone House	756.5 Sq ft	$12 \times 2.2 = 26.4$ $31.2 \times 23.4 = 730.1$
White Cottage	1477.4 Sq ft	$6.1 \times 1 = 6.1$ $46.5 \times 17.8 = 827.7$ $35.5 \times 15.4 = 546.7$ $3 \times 32.3 = 96.9$
First Floor - Office	4575.3 Sq ft	$47.9 \times 9.5 = 455$ $52.5 \times 63.4 = 3328.5$ $14.6 \times 37.3 = 544.6$ $11 \times 3.3 = 36.3$ $0.5 \times 11 \times 11.9 = 65.4$ Arc = 145.4
Second Floor - Office	1026.8 Sq ft	$20 \times 23.7 = 474$ $13.1 \times 6.1 = 79.9$ $11.8 \times 0.4 = 4.7$ $0.5 \times 1.2 \times 1.1 = 0.7$ $10.6 \times 1.1 = 11.7$ $0.5 \times 2.4 \times 4.1 = 4.9$ $0.5 \times 4.4 \times 4.1 = 9.1$ $6.2 \times 4.1 = 25.3$ $0.5 \times 6.3 \times 5.8 = 18.2$ $28 \times 5.8 = 162.4$ $24.7 \times 3.6 = 88.9$ Arc = 145.4 Arc = 1.6
<b>Total Living Area (Rounded):</b>	<b>12248 Sq ft</b>	
<b>Non-living Area</b>		
Uncovered Balcony	60.9 Sq ft	$4.4 \times 5.2 = 22.9$ $7.6 \times 5 = 38$
Uncovered Balcony	37.3 Sq ft	$4.5 \times 8.3 = 37.4$
Uncovered Balcony	41.5 Sq ft	$8.3 \times 5 = 41.5$



## Building Sketch (Page - 8)

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TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Non-living Area				
Covered Patio	1702.2 Sq ft			
		29.3 × 6	=	175.8
		57.4 × 0.2	=	11.5
		17.1 × 6	=	102.6
		6.1 × 4.8	=	29.3
		17 × 6.2	=	105.4
		6 × 9.7	=	58.2
		5.4 × 5.2	=	28.1
		6 × 7.9	=	47.4
		0.5 × 1.6 × 1.6	=	1.3
		12 × 1.6	=	19.5
		0.5 × 1.6 × 1.6	=	1.3
		5 × 1.6	=	8.1
		23.7 × 4.7	=	110.5
		3.1 × 6.7	=	20.8
		30 × 13	=	390
		34.3 × 6	=	205.8
		6.2 × 33.8	=	209.6
		28.5 × 6.2	=	177
Uncovered Balcony	37.3 Sq ft	8.3 × 4.5	=	37.4
3 Car Attached	774.3 Sq ft	2.9 × 2.1	=	6.1
		33.8 × 22.3	=	755.3
		0.8 × 10.4	=	8.3
		0.6 × 7.4	=	4.1
		0.1 × 9.4	=	0.5
Covered Patio	139.8 Sq ft	23.3 × 6	=	139.8
Covered Patio	139.8 Sq ft	23.3 × 6	=	139.8
Storage	156.8 Sq ft	7.8 × 20.1	=	156.8
Covered Patio	59.5 Sq ft	11.9 × 5	=	59.5
Pool	988.5 Sq ft	8.2 × 5.5	=	45.1
		8.2 × 4.5	=	36.9
		20.1 × 45.1	=	906.5
Uncovered Patio	3074.1 Sq ft	10.1 × 2.3	=	23.2
		4 × 1.6	=	6.4
		31.1 × 5.3	=	164.8
		20.1 × 1.9	=	38.2
		22.2 × 6.7	=	148.7
		41.1 × 62.6	=	2572.9
		2.7 × 4.5	=	12.2
		5 × 10.1	=	50.5
		5 × 10.1	=	50.5
		1.5 × 4.5	=	6.8
Covered Porch	264.4 Sq ft	31.1 × 8.5	=	264.4
Covered Porch	395.3 Sq ft	46.5 × 8.5	=	395.2
Covered Balcony	260.2 Sq ft	Negative Arc	=	130.1
		Negative Arc	=	130.1
Covered Patio	735 Sq ft	87.5 × 8.4	=	735
Covered Patio	551.9 Sq ft	65.7 × 8.4	=	551.9
Storage	43.7 Sq ft	9.5 × 4.6	=	43.7
Barn	1848.1 Sq ft	60.2 × 30.7	=	1848.1
Greenhouse	714 Sq ft	21 × 34	=	714
Barn	798 Sq ft	28 × 28.5	=	798

## Supplemental Addendum

File No.

Borrower							
Property Address	22255 Roberts Cemetery Measure						
City	Hockley	County	Montgomery	State	TX	Zip Code	77447
Lender/Client							

### **ADDITIONAL COMMENTS:**

Thank you for choosing Lonestar Appraisals for your measurement service. Please see below for a brief explanation of the services we provide and the logistics of having your home measured.

### **Predetermined Results**

Please inform us immediately if there are any predetermined results that are a condition of the service. Per USPAP ETHICS RULE: "It is unethical for an appraiser to accept an assignment, or to have a compensation arrangement for an assignment, that is contingent on any of the following:

1. the reporting of a predetermined result (e.g., opinion of value, square footage of the home);
2. a direction in assignment results that favors the cause of the client;
3. the amount of a value opinion;
4. the attainment of a stipulated result; or
5. the occurrence of a subsequent event directly related to the appraiser's opinions and specific to the assignment's purpose." If there are predetermined results (ie "The square footage needs to be at least XX), which are a condition of this assignment, please let us know so that we can decline the service.

### **Measurement**

Measurements are taken from the exterior of the property to create the footprint based upon ANSI standards. Second floor areas are measured from the exterior when possible and supplemented with interior measurements. Interior measurements are converted to exterior length by adding or subtracting the width of exterior walls corresponding to them. The final footprint perimeter is uploaded to an appraisal software which calculates the square footage. Areas which do not qualify as gross living area (GLA) based upon ANSI standards are separated and listed individually on the measurement report.

### **Concerns**

A PDF of the measurement will be emailed to the client who requested the measurement, which may be the owner or the realtor. Federal law requires the appraiser to only submit the results to the initiating party. If there are questions or concerns about the results or methods, feel free to email the appraiser at the email provided in the report. If you believe there is an error of fact, please provide evidence of the suspected error, such as a previous appraisal/measurement, builders plan with measurements, or actual measurement of the wall/area in question. Sources without actual measurements to review cannot be considered, such as tax records or builder's stated square footage (if it does not contain plans with measurements). Any relevant information will be reviewed, and you will receive a response within one business day.