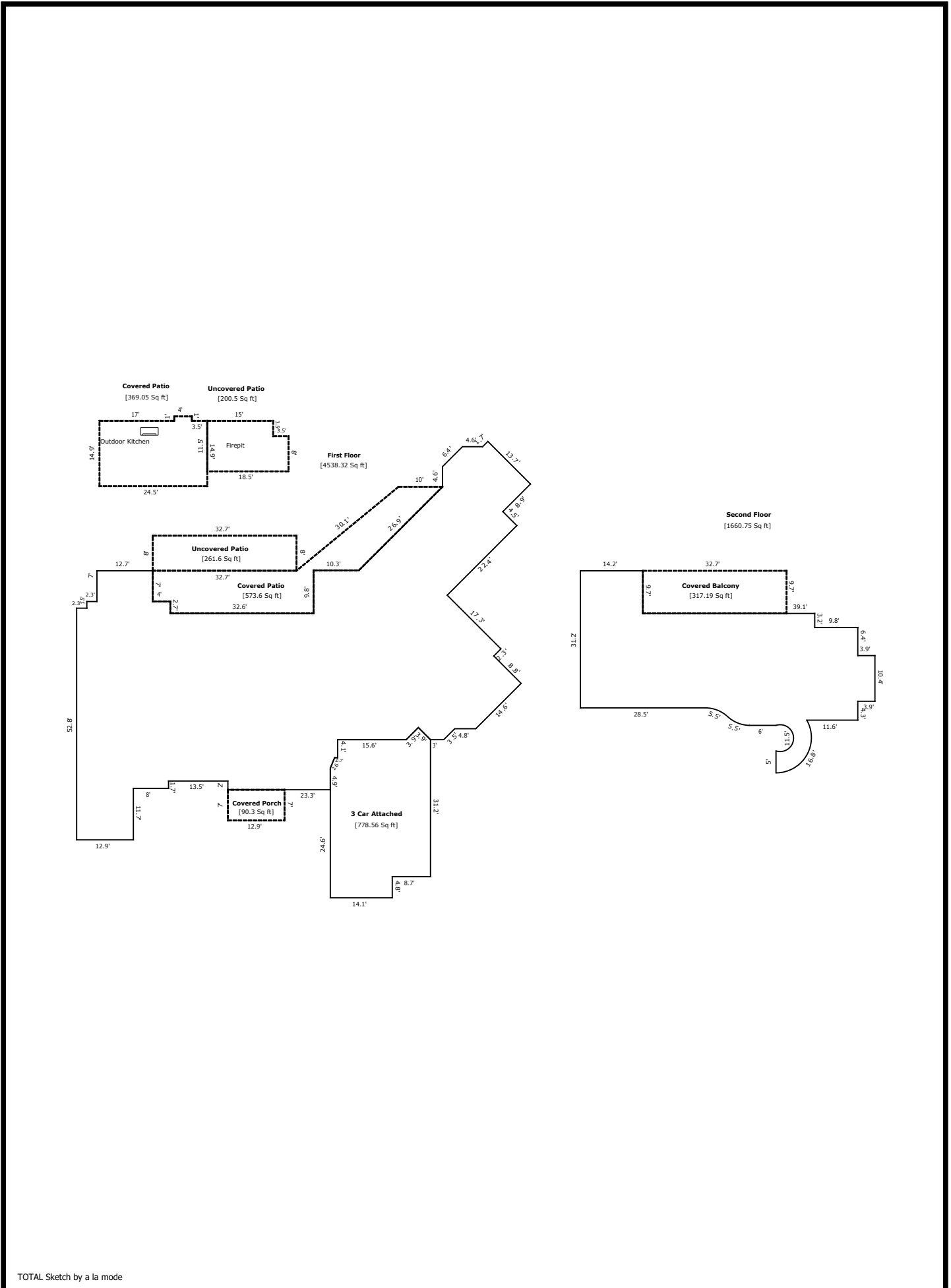


Building Sketch (Page - 1)

Borrower				
Property Address	23 Regent Oak Ct			
City	The Woodlands	County	Montgomery	State TX Zip Code 77381
Lender/Client				

** APPRAISAL REPORT: 6,199



Building Sketch (Page - 2)

Borrower				
Property Address	23 Regent Oak Ct			
City	The Woodlands	County	Montgomery	State TX Zip Code 77381
Lender/Client				

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	4538.3 Sq ft		
		12.7×7	= 88.9
		12.9×11.7	= 150.9
		23.3×2	= 46.6
		20.9×1.7	= 35.5
		39.4×2.3	= 90.9
		40.9×19	= 776.3
		38.2×32.6	= 1244
		3.8×2.9	= 11
		45.1×3.8	= 170.8
		42.7×1	= 42
		$0.5 \times 2.4 \times 1$	= 1.2
		0.7×4.1	= 2.9
		38.6×5.5	= 213
		38.6×10.8	= 415.5
		$0.5 \times 10.8 \times 10.8$	= 58.1
		3×2.5	= 7.5
		$0.5 \times 2.5 \times 2.5$	= 3.1
		$0.5 \times 2.5 \times 2.5$	= 3.1
		46.6×2.8	= 128.4
		$0.5 \times 2.8 \times 2.8$	= 3.8
		$0.5 \times 2.8 \times 2.8$	= 3.8
		12.8×0.3	= 3.3
		$0.5 \times 0.3 \times 0.3$	= 0
		$0.5 \times 0.3 \times 0.3$	= 0
		13.3×10.1	= 134
		$0.5 \times 10.1 \times 10.1$	= 50.7
		17.2×6.2	= 106.8
		$0.5 \times 6.2 \times 6.2$	= 19.4
		33×5.5	= 181.4
		$0.5 \times 5.5 \times 5.5$	= 15.1
		11.7×1.6	= 19
		$0.5 \times 1.6 \times 1.6$	= 1.3
		1.1×12.2	= 13
		$0.5 \times 12.2 \times 12.2$	= 74.8
		1.1×15.8	= 16.9
		$0.5 \times 15.8 \times 15.8$	= 125.4
		13.4×4.5	= 60.8
		$0.5 \times 4.5 \times 4.5$	= 10.2
		18×4.6	= 82.6
		4.6×3.2	= 14.6
		$0.5 \times 3.2 \times 3.2$	= 5.1
		4.6×6.3	= 28.9
		$0.5 \times 6.3 \times 6.3$	= 19.8
		2.4×8.5	= 20.4
		$0.5 \times 8.5 \times 8.5$	= 36
		$0.5 \times 2.4 \times 1.2$	= 1.4
Second Floor	1660.7 Sq ft		
		10.4×3.9	= 40.6
		14.2×9.7	= 137.7
		21.5×28.5	= 612.8
		21.1×9.8	= 206.8
		24.8×21.5	= 533.2
		2.8×1.8	= 5
		2.8×7	= 19.6
		$0.5 \times 7 \times 12$	= 42
		4×6	= 24
		5×2	= 10
		$0.5 \times 2 \times 5$	= 5
		$0.5 \times 5 \times 2$	= 5
		Negative Arc	= 20.3
		Arc	= 1.8
		Negative Arc	= 1.8
		Arc	= 39.4
Total Living Area (Rounded):	6199 Sq ft		
Non-living Area			
Covered Balcony	317.2 Sq ft	9.7×32.7	= 317.2
Covered Porch	90.3 Sq ft	12.9×7	= 90.3
Covered Patio	573.6 Sq ft	$0.5 \times (14.1 + 10) \times 19$	= 229
		$0.5 \times 0.1 \times 0.1$	= 0
		3.8×0.1	= 0.4
		36.6×7	= 256.2
		32.6×2.7	= 88
Uncovered Patio	200.5 Sq ft	11.5×15	= 172.5
		8×3.5	= 28
Covered Patio	369 Sq ft	4×1	= 4
		14.9×24.5	= 365

Building Sketch (Page - 3)

Borrower				
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Lender/Client				

TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area			
Uncovered Patio	261.6 Sq ft	32.7×8	= 261.6
3 Car Attached	778.6 Sq ft	$0.5 \times 5.5 \times 2.8$	= 7.6
		21.1×4.1	= 86.6
		$0.5 \times 1 \times 2.4$	= 1.2
		21.8×2.4	= 52.4
		22.8×24.7	= 563.2
		14.1×4.8	= 67.7

Supplemental Addendum

File No.

Borrower							
Property Address	23 Regent Oak Ct						
City	The Woodlands	County	Montgomery	State	TX	Zip Code	77381
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.