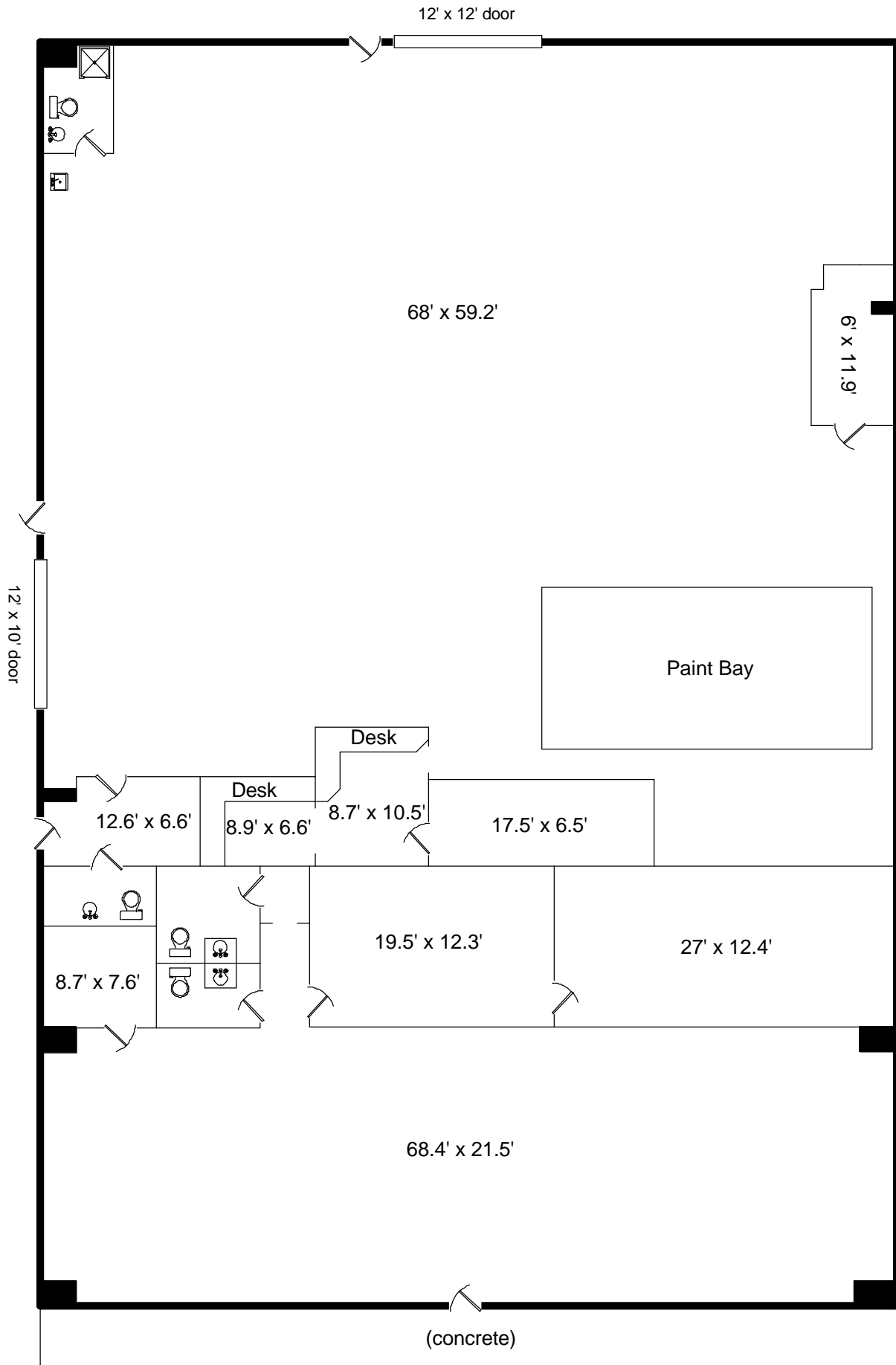


FLOORPLAN SKETCH

Borrower:	File No.: dM8thCOMM422
Property Address: 2435 8th Ave.	Case No.:
City: Greeley	State: Colorado
Lender:	Zip:



2435 8th Ave.  
Greeley, Colorado

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Unit A SF: 2,475  
Unit B SF: 4,665  
Total SF (all units): 7,140

\*Scope of Work is defined and attached to this sketch.\*  
Drew Seaser (970) 214.3413  
26april22

Sketch by Apex Sketch v5 Standard™

April 26, 2022

Mary Jo Brockshus  
RE/MAX Commercial Alliance - Greeley  
1275 58th Ave. - Suite A  
Greeley, Colorado

File Number: dM8thCOMM422

Dear Mary Jo,

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)

2435 8th Ave.  
Greeley, Colorado

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.