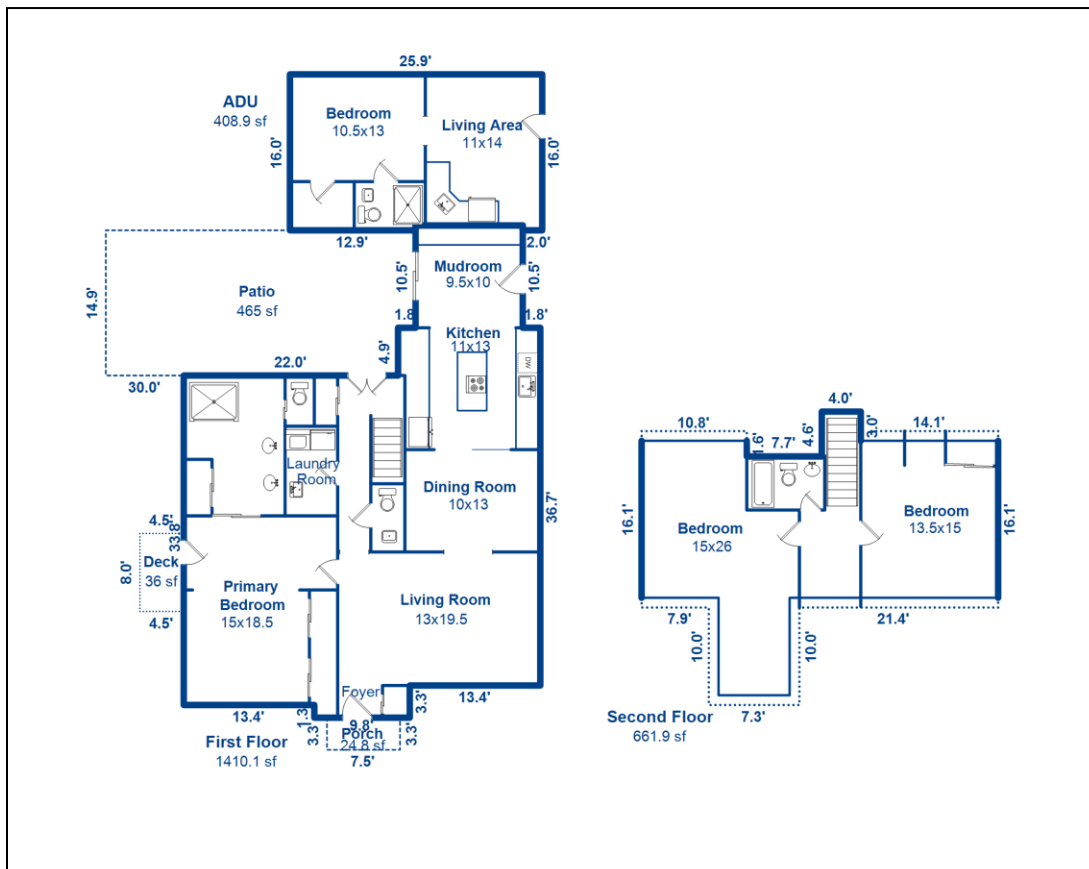


Charleston Measuring

Measuring Properties Since 2003

Measurements for:

416 Riverland Drive Charleston, SC 29412



Main House is 2,072 sf, ADU is 409 sf

Total of all Living Areas is 2,481 sf

The above dimensions were gathered performing an interior and exterior measurement of the property.

This report calculated the square footage for the requested property and is for informational purposes only, it is not performed as part of an Appraisal.

ANSI, the industry standard for measurement has been followed in this assignment. See the next page for ANSI Definitions.

Definitions of Key Terms Found in ANSI Standards

A **Finished Area** is an enclosed area in a house that is suitable for year-round use, and has walls, floors, and ceilings that are similar to the rest of the house.

Grade is the ground level around the exterior finished surfaces of a house.

Levels are floor areas of the house that are vertically within 2 feet of the same horizontal plane.

Square Footage is the area of a house that is measured and calculated in accordance with the standard.

Unfinished Areas are the parts of a house that don't meet the definition of finished area.

Some of the Areas Included or Excluded For Calculation

Finished Square Footage Only finished living areas are included for calculation. Detailed definitions for finished and unfinished areas can be found in the ANSI Z765-2003 Measuring Standard

Finished Areas Next To Unfinished Areas Where finished areas are next to unfinished areas on the same level, the finished area is measured to the exterior edge or unfinished surface of any interior partition between the areas.

Openings to Floor Below Except for the stair tread area that leads to the floor below, openings to the floor below are not included in square footage calculation.

Ceiling Height To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 feet, except under beams, ducts, and other obstructions where the height may be 6 feet 4 inches. There is no height requirement under stairs. If a room has a sloped ceiling, like in a Cape Cod style home or a bonus room over a garage, at least 1/2 of the finished area in that room must have a vertical ceiling height of no less than 7 feet, and any of the finished area with a ceiling height of less than 5 feet cannot be included in square footage.

Finished Areas Connected to the House Finished areas connected to the main body of the house by finished areas such as hallways or stairways are included in the finished square footage of the floor that is at the same level.

Garages, Unfinished Areas, and Protrusions Garages and unfinished areas cannot be included in finished square footage. Chimneys, windows, and other finished areas that extend beyond the exterior finished surface of outside walls and don't have a floor on the same level cannot be included in square footage.

Above-Grade and Below-Grade Areas The above-grade finished square footage is the finished area that is completely above grade. The below-grade finished square footage is all finished areas completely or partially below grade. Stairs down to an unfinished basement are included in the finished square footage of the first level regardless of the degree of finish of the stairs or the area around the stairs. Above-grade and below-grade areas must be separate when reported in finished square footage