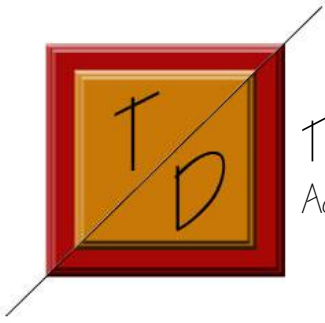
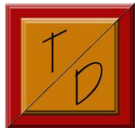




TRUE DIMENSIONS
Accurate Calculations for Square Footage

1650
McLain Flats Road
Aspen, CO 81611





TRUE DIMENSIONS
Accurate Calculations for Square Footage

CERTIFICATE OF MEASUREMENT

Property: 1650 McLain Flats Road
Aspen, Colorado 81611

The undersigned hereby certifies that we have measured the property described above, on February 24, 2023 and our findings are as follows:

MAIN HOUSE: Finished, Heated, Living Area:	9,150 sq. ft.
MAIN HOUSE GARAGE:	Garage 1: 595 sq. ft.
	Garage 2: 965 sq. ft.
GUEST HOUSE:	1,609 sq. ft.
GUEST HOUSE GARAGE:	582 sq. ft.
BARN:	5,428 sq. ft.
ATHLETIC CLUB:	15,493 sq. ft.
UNFINISHED MECH. RM.	329 sq. ft.

The above findings have been calculated in accordance to the guidelines for the American National Standards Institute (ANSI Z765-2015 American National Standard for Single-Family Residential Buildings), applicable to the City of Aspen, County of Pitkin, State of Colorado. The on-site/as built calculation for finished square footage is for an detached single family home. All lower levels that are below grade were measured and calculated to the exterior face of the foundation walls. The main and upper levels that are above grade and were measured and calculated to their exterior finished face of the exterior walls. The garages and decks are not included in the total calculation.

As per ANSI Z765-2015 (American National Standards Guidelines for measuring Single Family Homes) Wall and ceiling finishes include but are not limited to painted gypsum wall board, wallpaper-cover plaster board, and wood paneling. Floor finishes include but are not limited to carpeting, vinyl sheeting, hardwood flooring, and concrete floor with decorative finishes but do not include bare or painted concrete. Decorative finishes are long-lasting or permanent components of the slab produced by such methods as chemical staining, integral coloration of the concrete, scoring, or stamping that modify the texture of appearance of the slab.

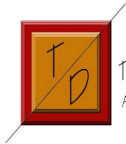
True Dimensions has exercised its best efforts to perform an on-site/as built measurement of the property as accurately as possible. It is understood however that there can be some uncertainty with respect to the accuracy of any square footage measurement due to variations in finished surfaces as well as interior and exterior wall construction, as well as other factors. This measurement should not be construed as a calculation of Floor Area Ratio (FAR), which uses different guidelines, excluding and including various types of space which are not excluded/included here.

True Dimensions
P.O. Box 10431
Aspen, CO 81612
Phone: 970-618-8351
Fax: 970-925-2498
Email: AspenTrueDimensions@comcast.net

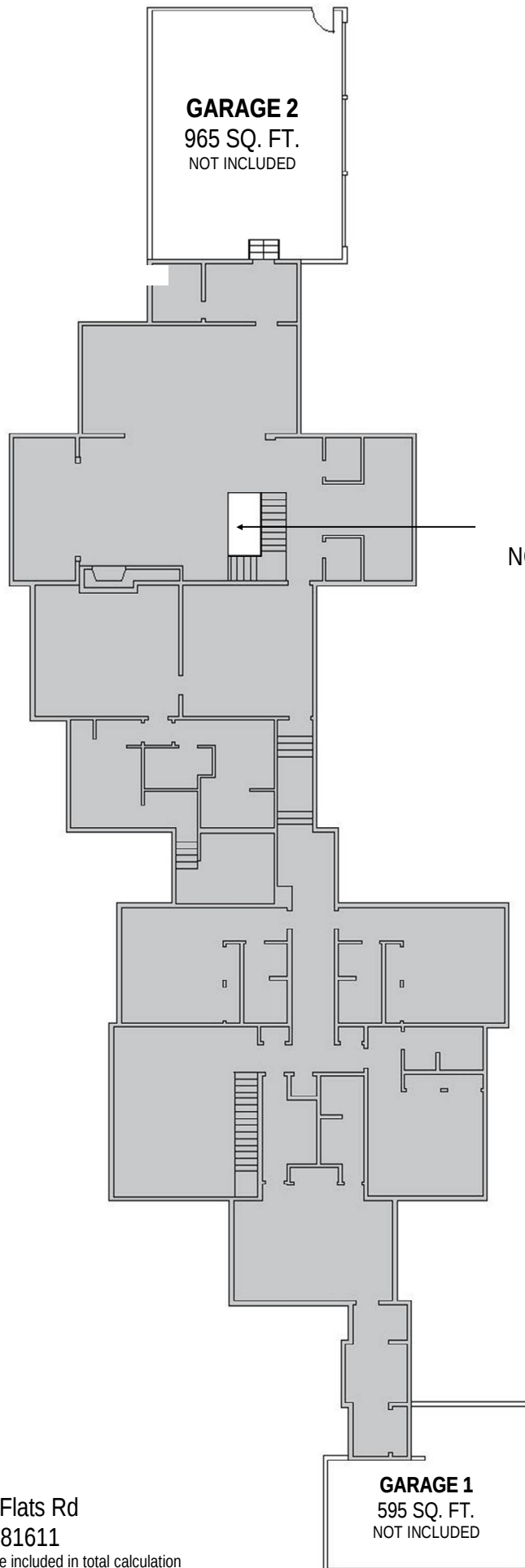
Certificate dated: February 24, 2023

TRUE DIMENSIONS

by: Leslie Miller



TRUE DIMENSIONS
Accurate Calculations for Square Footage



MAIN HOUSE
MAIN LEVEL
6,039 SQ. FT.
ABOVE GRADE

AREA OPEN
TO BELOW
NOT INCLUDED

1650 McLain Flats Rd
Aspen, CO 81611

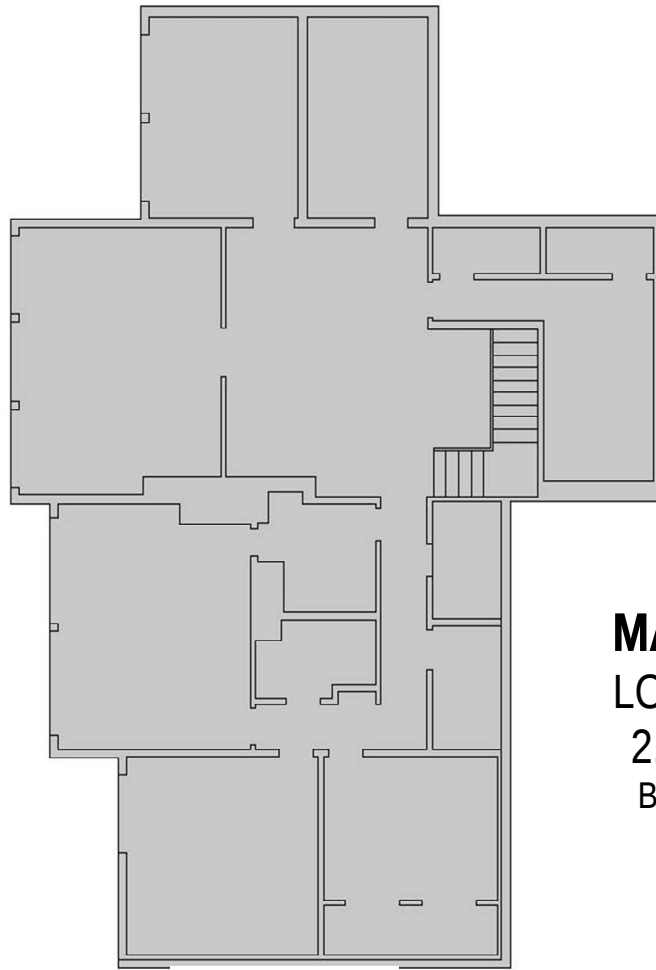
Note: only areas shaded in GREY are included in total calculation

GARAGE 1
595 SQ. FT.
NOT INCLUDED

GARAGE 2
965 SQ. FT.
NOT INCLUDED

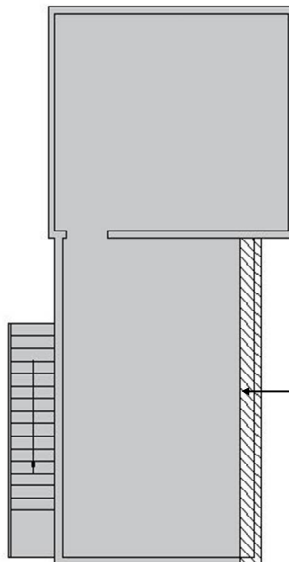


TRUE DIMENSIONS
Accurate Calculations For Square Footage



MAIN HOUSE
LOWER LEVEL
2,418 SQ. FT.
BELOW GRADE

MAIN HOUSE
UPPER LEVEL
693 SQ. FT.
ABOVE GRADE



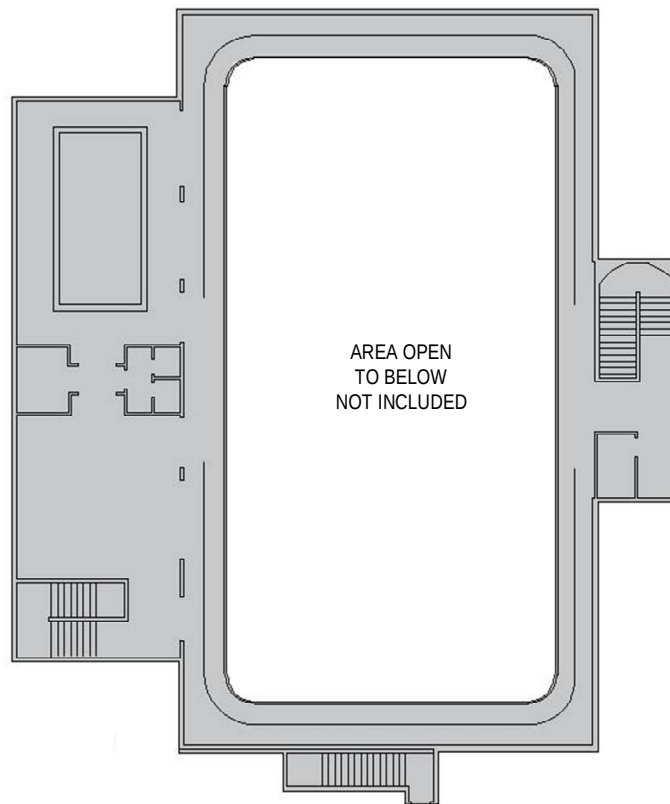
CEILING FALLS
BELOW 5 FEET
AREA NOT INCLUDED

1650 McLain Flats Rd
Aspen, CO 81611

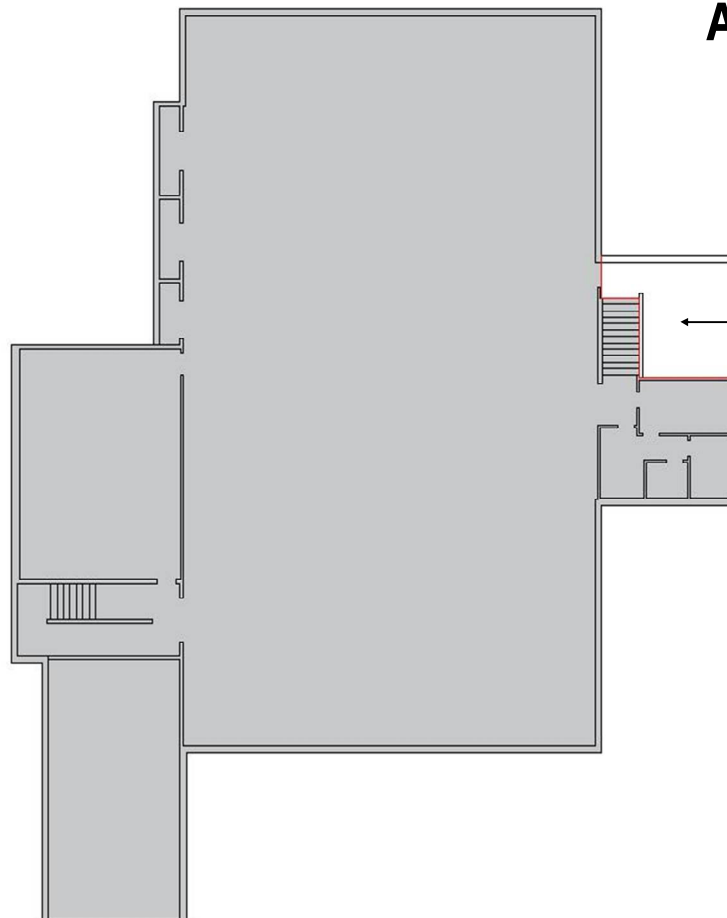
Note: only areas shaded in GREY are included in total calculation



TRUE DIMENSIONS
Accurate Calculations For Square Footage



ATHLETIC CLUB
MAIN LEVEL
5,458 SQ. FT.
ABOVE GRADE



ATHLETIC CLUB
LOWER LEVEL
10,485 SQ. FT.
BELOW GRADE

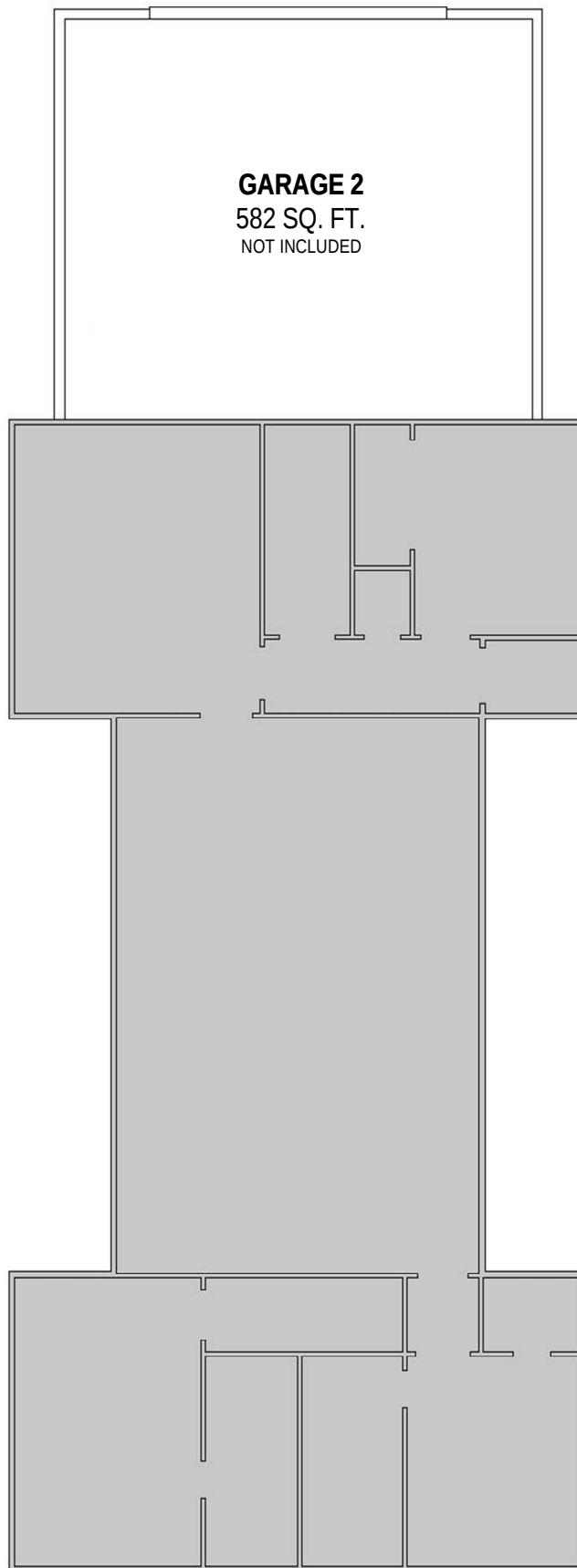
UNFINISHED
MECHANICAL RM
329 SQ. FT.
NOT INCLUDED

1650 McLain Flats Rd
Aspen, CO 81611

Note: only areas shaded in GREY are included in total calculation



TRUE DIMENSIONS
Accurate Calculations For Square Footage



GARAGE 2
582 SQ. FT.
NOT INCLUDED

GUEST HOUSE
1,609 SQ. FT.
ABOVE GRADE

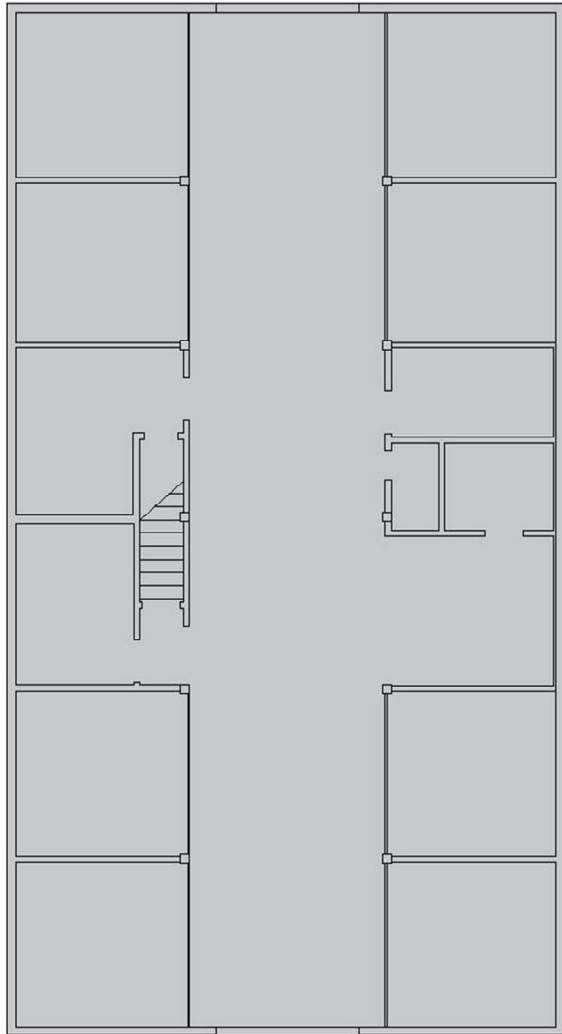
1650 McLain Flats Rd
Aspen, CO 81611

Note: only areas shaded in GREY are included in total

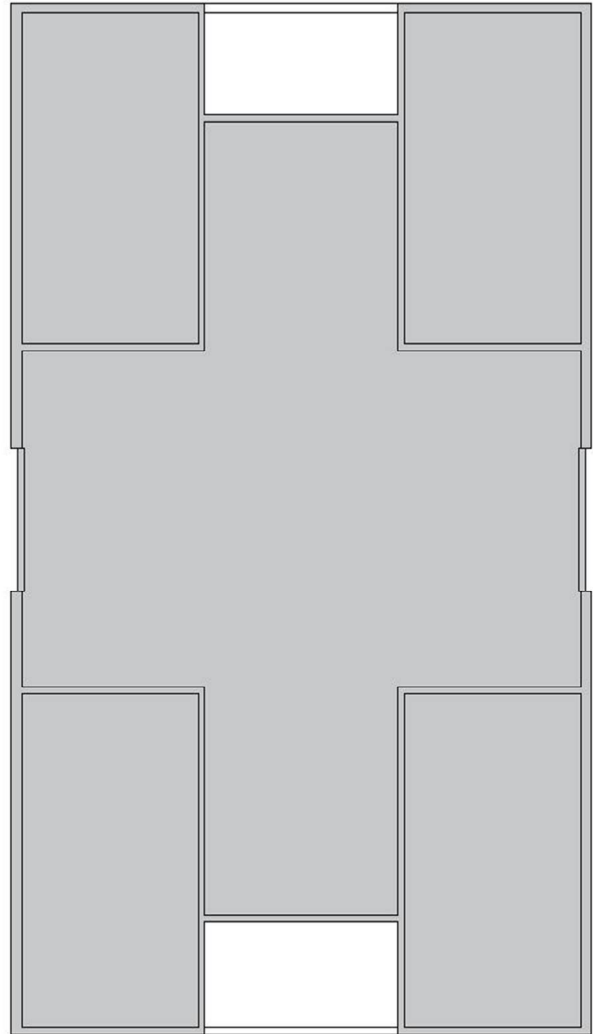


TRUE DIMENSIONS
Accurate Calculations For Square Footage

BARN
LOWER LEVEL
2,821 SQ. FT.
BELOW GRADE



BARN
UPPER LEVEL
2,607 SQ. FT.
ABOVE GRADE



1650 McLain Flats Rd
Aspen, CO 81611

Note: only areas shaded in GREY are included in total calculation