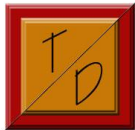


TRUE DIMENSIONS  
Accurate Calculations for Square Footage

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:

<b>MAIN HOUSE: Finished, Heated, Living Area:</b>	<b>9,150 sq. ft.</b>
MAIN HOUSE GARAGE:	Garage 1: 595 sq. ft.
	Garage 2: 965 sq. ft.
<b>GUEST HOUSE:</b>	<b>1,609 sq. ft.</b>
GUEST HOUSE GARAGE:	582 sq. ft.
<b>BARN:</b>	<b>5,428 sq. ft.</b>
<b>ATHLETIC CLUB:</b>	<b>15,493 sq. ft.</b>
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

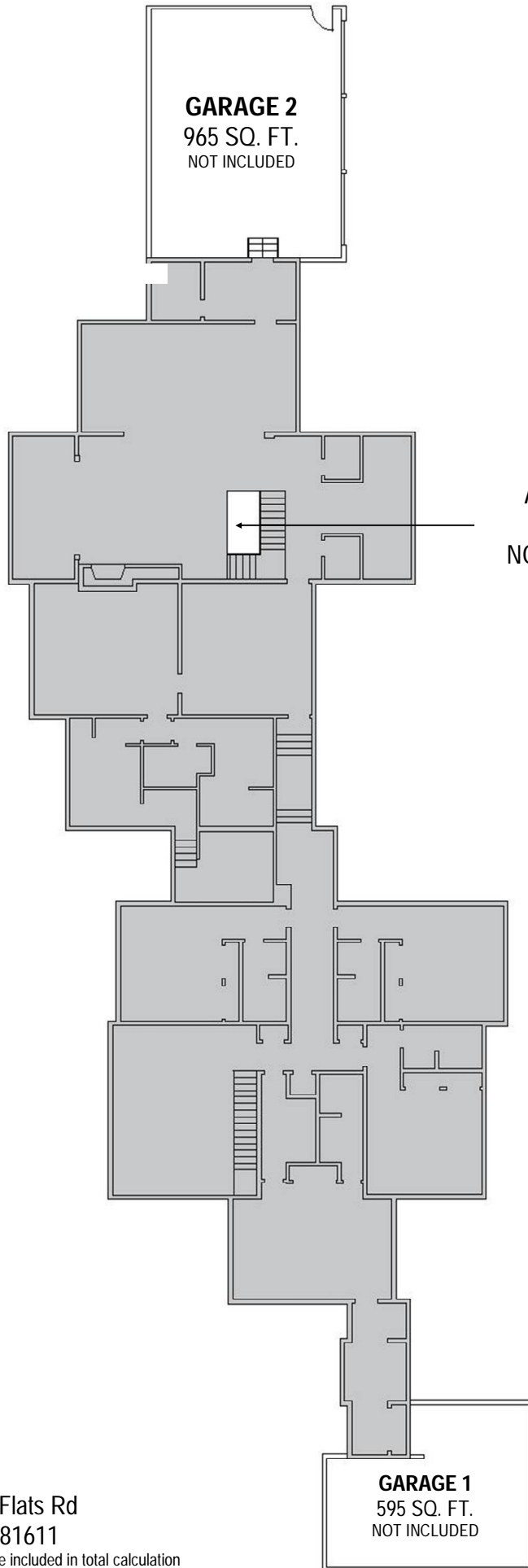
**TRUE DIMENSIONS**

by: Leslie Miller



TRUE DIMENSIONS  
Accurate Calculations for Square Footage

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



**GARAGE 2**  
965 SQ. FT.  
NOT INCLUDED

AREA OPEN  
TO BELOW  
NOT INCLUDED

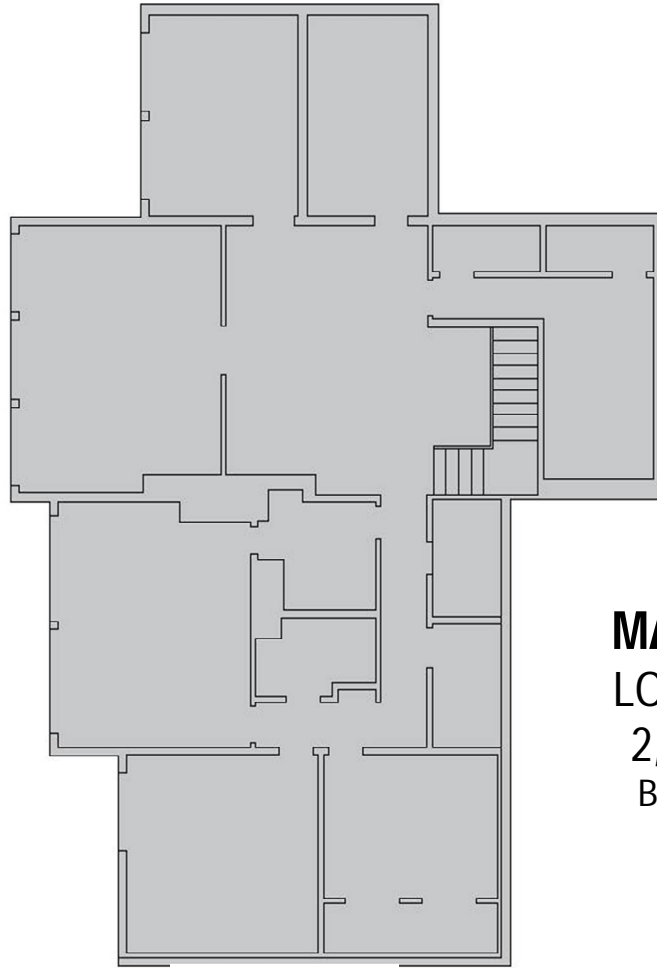
**GARAGE 1**  
595 SQ. FT.  
NOT INCLUDED

1650 McLain Flats Rd  
Aspen, CO 81611

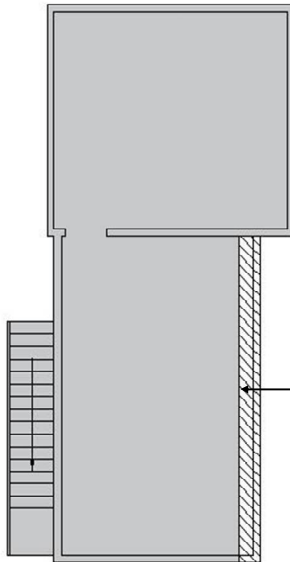
Note: only areas shaded in GREY are included in total calculation



TRUE DIMENSIONS  
Accurate Calculations for Square Footage



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



**MAIN HOUSE**  
**UPPER LEVEL**  
**693 SQ. FT.**  
**ABOVE GRADE**

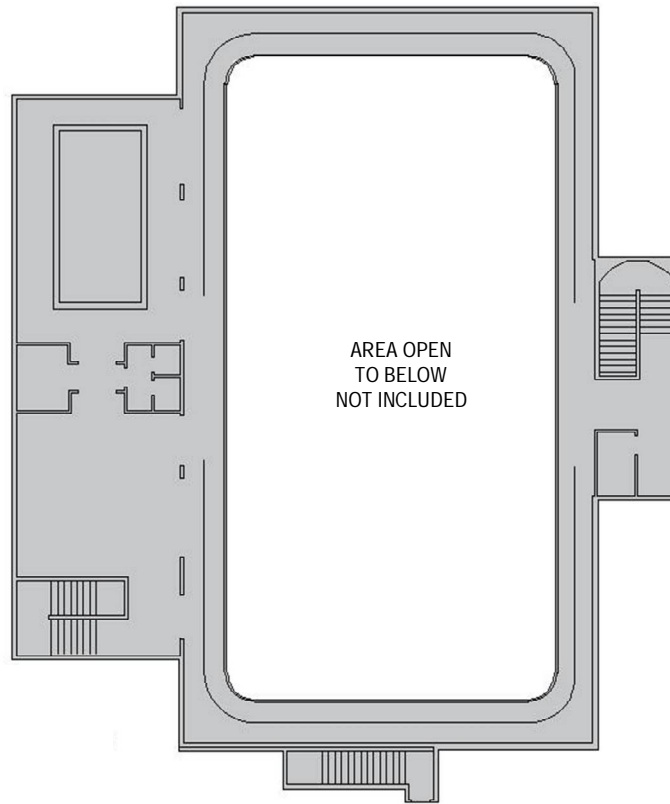
CEILING FALLS  
BELOW 5 FEET  
AREA NOT INCLUDED

1650 McLain Flats Rd  
Aspen, CO 81611

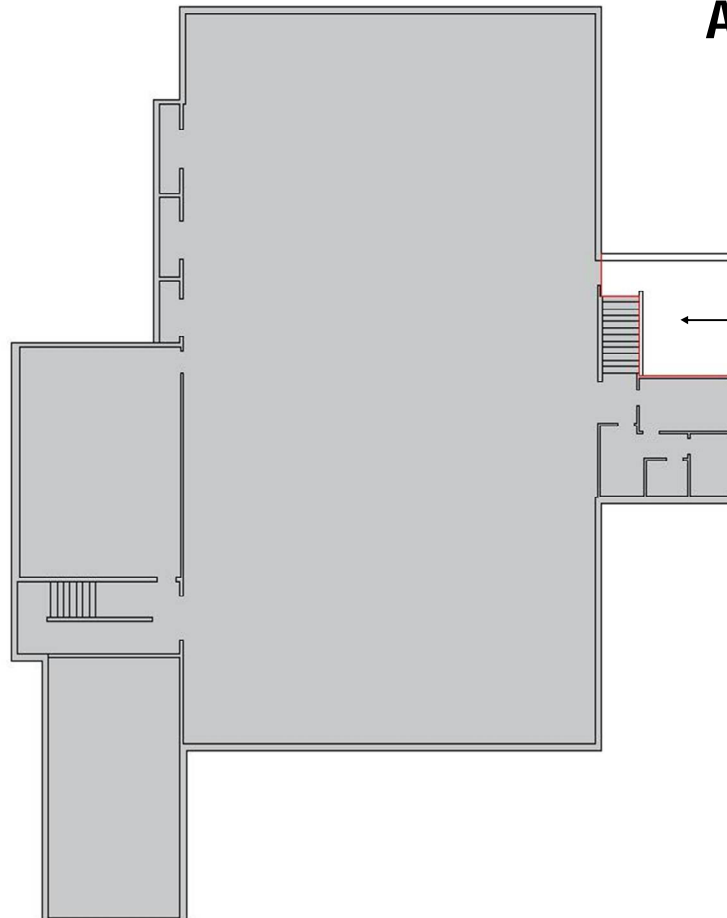
Note: only areas shaded in GREY are included in total calculation



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

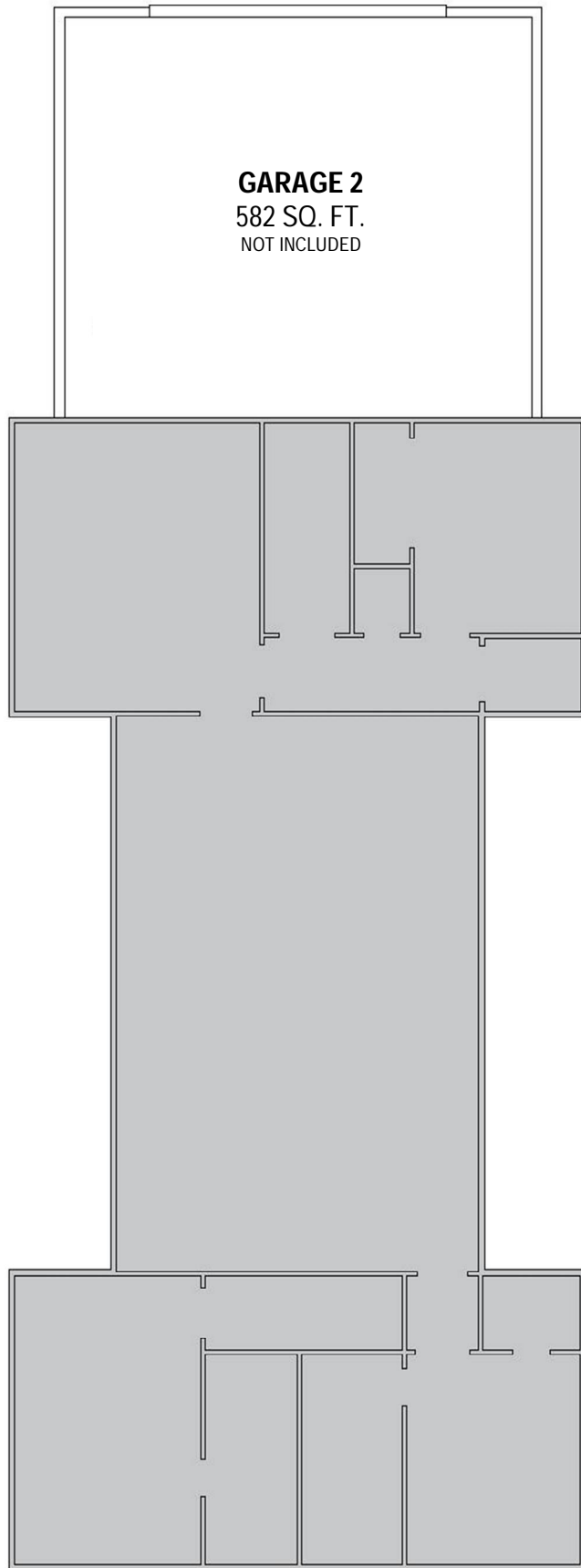
UNFINISHED  
MECHANICAL RM  
329 SQ. FT.  
NOT INCLUDED

1650 McLain Flats Rd  
Aspen, CO 81611

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



TRUE DIMENSIONS  
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**GUEST HOUSE**  
1,609 SQ. FT.  
ABOVE GRADE

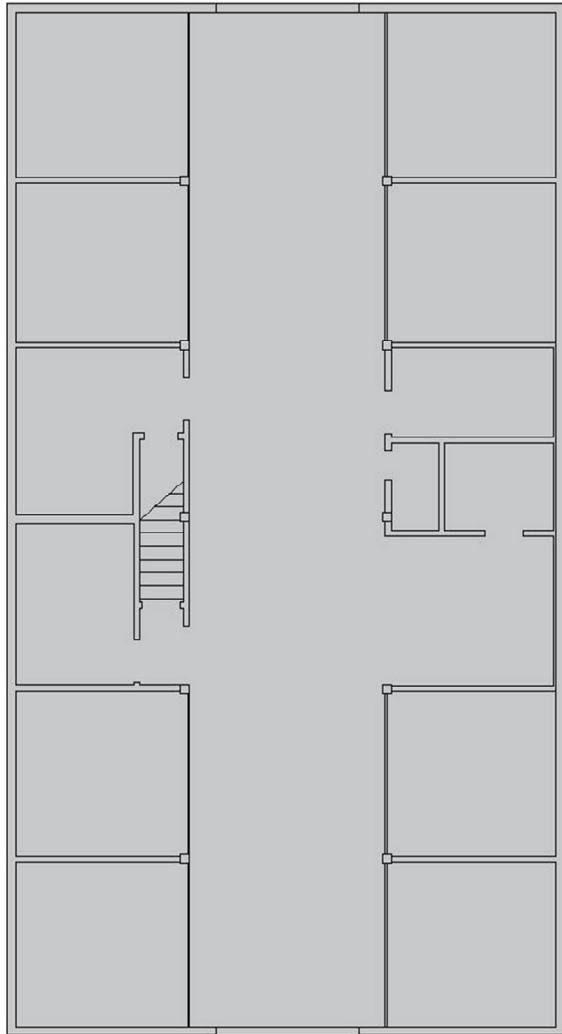
1650 McLain Flats Rd  
Aspen, CO 81611

Note: only areas shaded in GREY are included in total

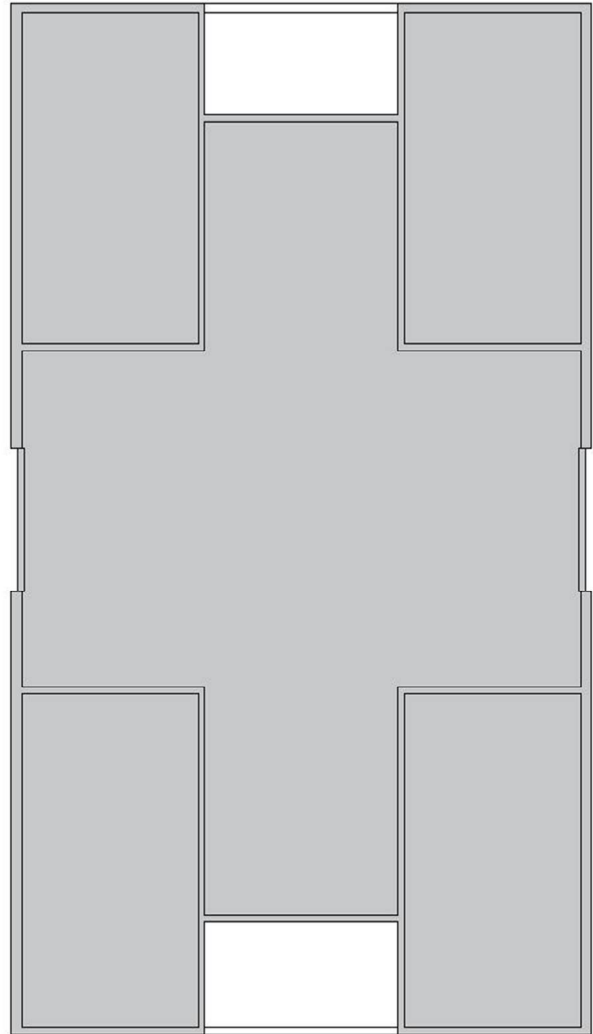


TRUE DIMENSIONS  
Accurate Calculations for Square Footage

**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