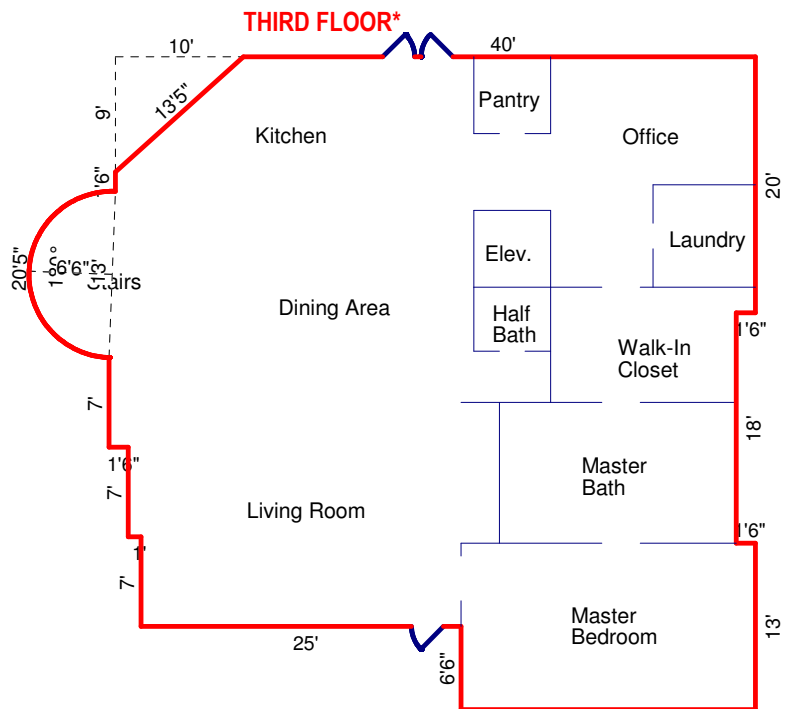


1469 SANDPIPER SPIT, RICHMOND

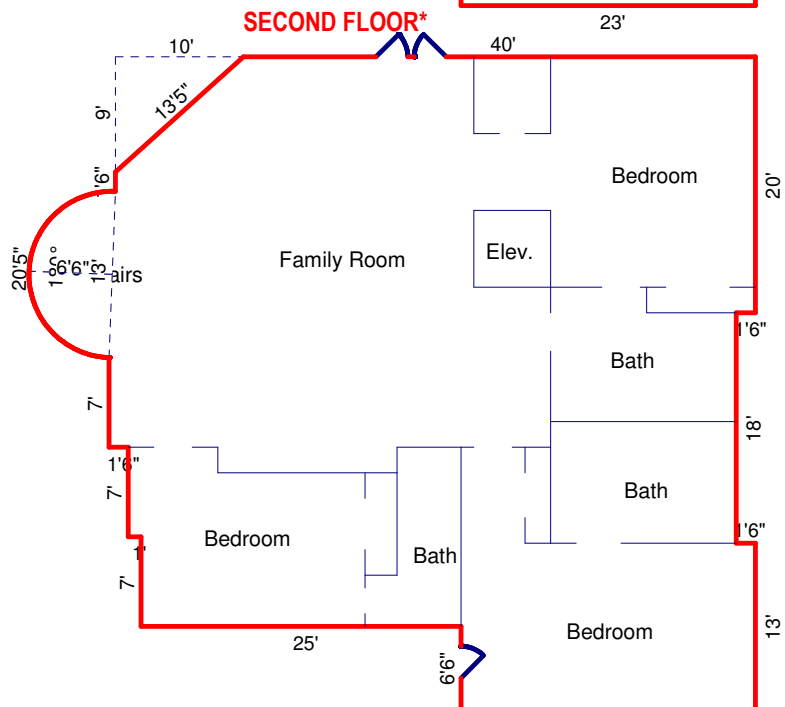


THIRD FLOOR*

9	x	45	=	405
1.5	x	50	=	74.77
9.5	x	53.25	=	505.91
6.5	@	115°	=	23.45
3.5	x	51.76	=	181.15
6.5	@	60°	=	3.89
7	x	49	=	343
7	x	47.5	=	332.5
0.5	x	46.5	=	23.25
6.5	x	48	=	312
6.5	x	23	=	149.5

Subtotal* 2354.42 SF

Total* 2354.42 SF

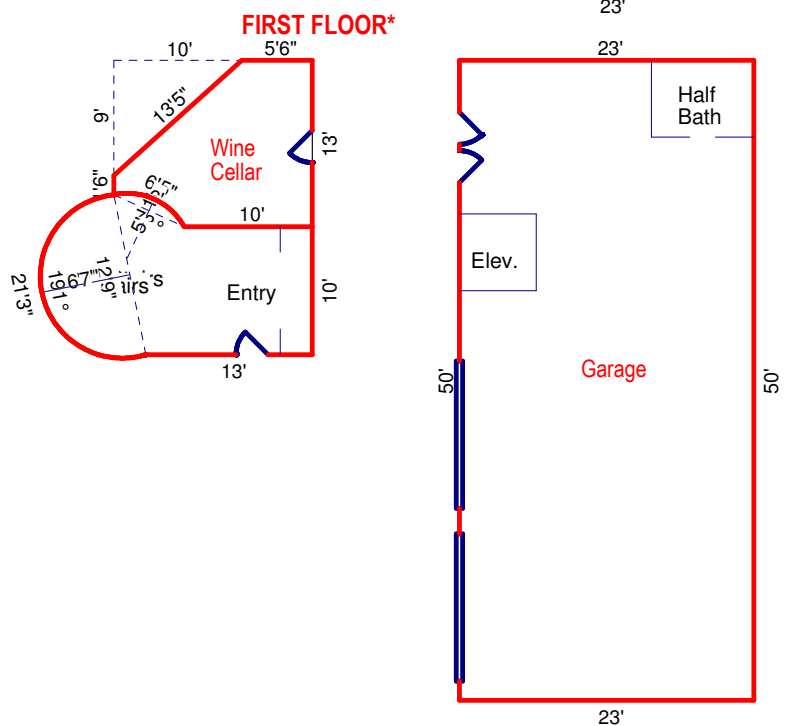


SECOND FLOOR*

9	x	45	=	405
1.5	x	50	=	74.77
9.5	x	53.25	=	505.91
6.5	@	115°	=	23.45
3.5	x	51.76	=	181.15
6.5	@	60°	=	3.89
7	x	49	=	343
7	x	47.5	=	332.5
0.5	x	46.5	=	23.25
6.5	x	48	=	312
6.5	x	23	=	149.5

Subtotal* 2354.42 SF

Total* 2354.42 SF



FIRST FLOOR*

1.96	x	5.10	=	10
7.84	x	10.20	=	80
4.90	x	11.47	=	56.25
5.06	@	73°	=	4.11
7	x	6.39	=	44.73
6.40	@	95°	=	13.65
6.40	@	95°	=	13.65

Subtotal* 222.39 SF

Garage

23	x	50	=	1150	SF
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Wine Cellar

9	x	10.5	=	94.5
1.5	x	15.5	=	23.25
-5.06	@	24°	=	-0.16
2.5	x	11.68	=	29.20
-5.06	@	49°	=	-1.28

Subtotal 145.51 SF

Total* 222.39 SF

*** Total G.L.A.** 4931.23 SF