

7/11/2018

**697 N Denver Avenue, Unit F
Allocation of Common Area to Determine Rentable and Useable Square Feet
Based upon First Amended Anasazi Business Park No. 2 Condominiums, Unit F
December 2016**

The Attached survey shows Unit F-1 F-2 & F-3.
The total square feet allocated totals 6,198 square feet. These are interior dimensions.

Unit F-1	2928
Unit F-2	966
Unit F-3	1028
Hallway	801
Men's Restroom	224
Women's Restroom	<u>251</u>
Total Interior SF	6,198

Conversion factor of interior vs exterior is 1.0426

The exterior common area is approximately (1276 X 1.0426) 1,330 square feet.

According to the Larimer County Assessor;

Unit F-1	3,837	59.38%
Unit F-2	1,274	19.72%
Unit F-3	<u>1,351</u>	20.90%
Total Unit F	6,462	100%

According to the County records there are 6,462 square feet. We will use that number for consistency. These are based on exterior dimensions.

The 3N expenses shall be allocated by the percentages above.

The rentable vs useable factor is 79.42%

Useable	5132
Rentable	6462

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Broker