

Edward R. Bunting, Appraiser  
P.O. Box 6198  
Glen Allen, VA 23058

LYNN PRITCHARD  
319 MAPLE AVENUE  
RICHMOND, VA 23226

Property: 313 RANDOLPH SQUARE PKWY  
RICHMOND, VA 23238

On March 31, 2011, I conducted a physical inspection and measured the dwelling located at 313 Randolph Square Pkwy in Goochland County for the purpose of determining the gross living area, finished and unfinished basement areas, pool house, as well as garage and other improvements.

Based on my area calculations, It was determined that the gross living area of this dwelling is approximately 5,566 square feet. In addition, the dwelling's full basement contains approximately 1,682 finished square feet.

The property also contains a detached two story pool house with approximately 1,069 finished square feet, as well as a built-in three car garage with 1,080 square feet.

Specific area breakdowns are as follows:

**Dwelling**

First Floor:	2,862 Square Feet	
Second Floor:	2,704 Square Feet	
<b>Total Gross Living Area:</b>	<b>5,566 Square Feet</b>	<b>(Finished area above grade)</b>

Finished Basement Area	1,682 Square Feet	<b>(Finished area below grade)</b>
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**Pool House**

First Floor:	638 Square Feet
Second Floor:	431 Square Feet
<b>Total Pool House:</b>	<b>1,069 Square Feet</b>

**Miscellaneous Areas**

Built-In Garage	1,080 Square Feet
1st Floor Terrace	514 Square Feet
2nd Floor Balcony	87 Square Feet
Covered Patio	514 Square Feet
Attached Storage	87 Square Feet

<b>Total Finished Areas</b>	<b>Dwelling</b>	<b>5,566 Square Feet</b>	<b>(Gross Living Area)</b>
	<b>Basement</b>	<b>1,682 Square Feet</b>	<b>(Basement)</b>
	<b>Pool House</b>	<b><u>1,069 Square Feet</u></b>	<b>(Other)</b>
<b>Total Finished Area on Site</b>		<b>8,317 Square Feet</b>	

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,



EDWARD R. BUNTING  
Edward R. Bunting & Associates  
VA LICENSE #4001 005428