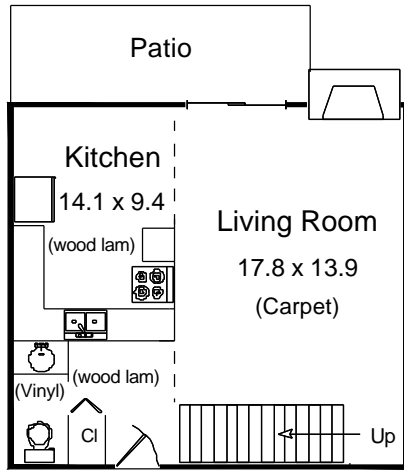


FLOORPLAN

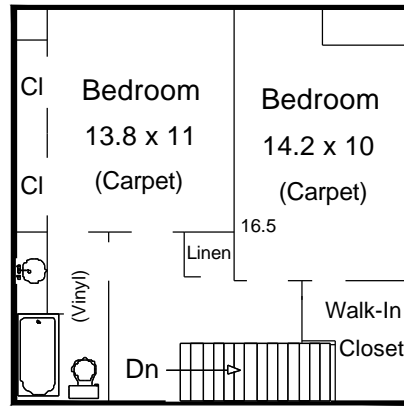
Borrower:	File No.: b10812Regatta#2M
Property Address: 3100 Regatta Ln #2	Case No.:
City: Fort Collins	State: CO Zip: 80525
Lender: Agent: Wynn Washle	

Total SF: 1632
 Total Finished SF: 1104
 Finished w/o Bsmnt: 1104
 Basement SF: 528
 Basement Finish: 0%

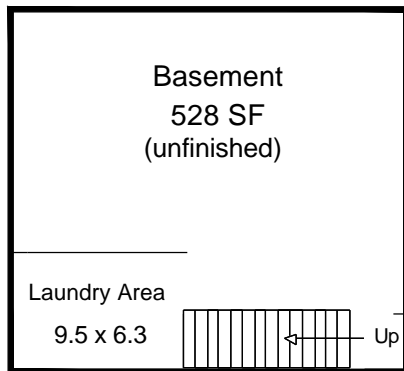
Scope of Work is defined and included with this sketch



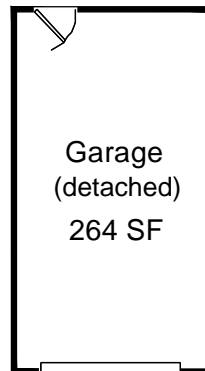
First Floor
528 SF



Second Floor
576 SF



Basement
528 SF
(unfinished)



Garage
(detached)
264 SF

Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Catherine T. Miles, CRA
 Bob Loner
 August 28, 2012

FLOORPLAN

Borrower:	File No.: bl0812Regatta#2M
Property Address: 3100 Regatta Ln #2	Case No.:
City: Fort Collins	State: CO Zip: 80525
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	528.0	
	Second Floor	576.0	1104.0
BSMT	Basement	528.0	528.0
GAR	Garage	264.0	264.0
Net LIVABLE Area		(Rounded)	1104

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor	22.0 x 24.0	528.0
Second Floor	24.0 x 24.0	576.0
2 Items		(Rounded) 1104

First Floor	GLA1
22.0 x 24.0 = 528.0	
Area total (Rounded) = 528	

Second Floor	GLA1
24.0 x 24.0 = 576.0	
Area total (Rounded) = 576	

Basement	BSMT
22.0 x 24.0 = 528.0	
Area total (Rounded) = 528	

Garage	GAR
12.0 x 22.0 = 264.0	
Area total (Rounded) = 264	

Agent: Wynn Washle
Office: Mulberry

File Number: bI0812Regatta#2M

SCOPE OF WORK:

In accordance with your request, I have measured the following home and provided a sketch of the floor plan. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines which are the guidelines to which HUD refers, with the exception of below grade finished areas. In this case we follow local custom which is to include the garden level in tri-levels in finished above grade square footage.

3100 Regatta Ln #2
Fort Collins, CO 80525

Homes where outside measurements are inaccessible, inside measurements are used & an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points in most cases. Attached dwellings are measured from the centerline between units where appropriate. Condos are measured from interior walls. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on exterior dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals.

Bob Loner
Appraisal Dimensions, LLC
970-231-2222 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS