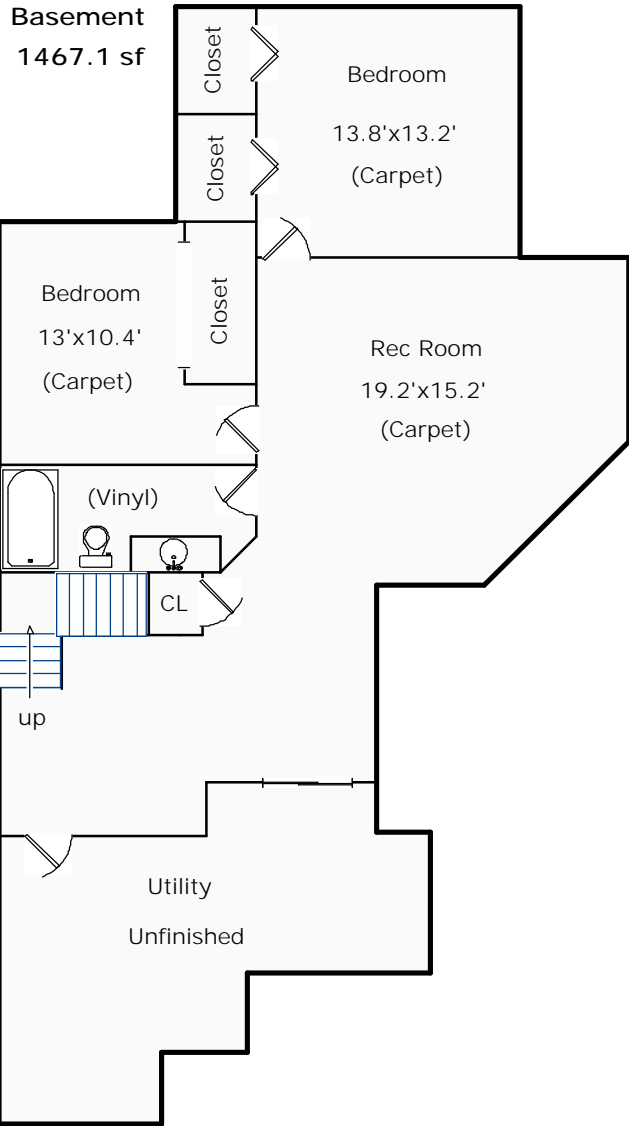
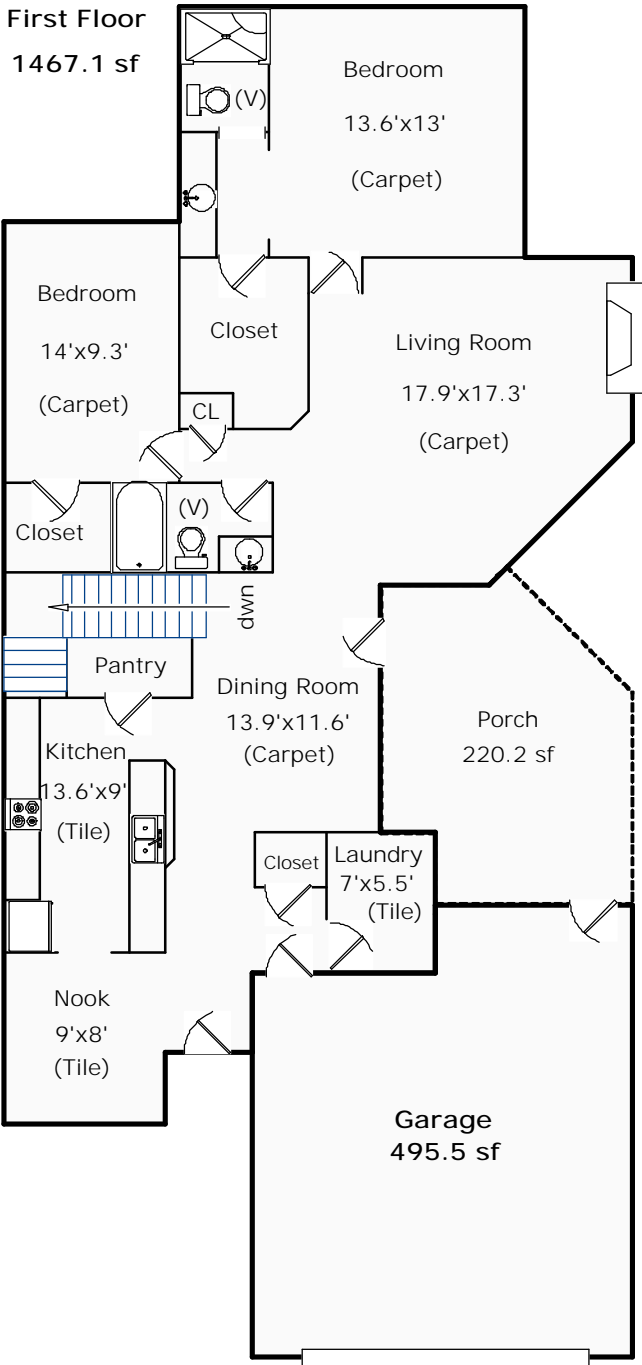


FLOORPLAN SKETCH

Borrower:	File No.: 11112arbor
Property Address: 900 Arbor Ave #45	Case No.:
City: Ft Collins	State: CO
Lender: Wynn Washle	Zip: 80526

Total Sq Ft: 3242  
 Total Finished Sq Ft: 2934  
 Finished w/out Basement: 1467  
 Basement Sq Ft: 1467  
 Basement Finish: 79%



Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Cathy Miles, Certified Res. Appraiser  
 Lauren O'Connor  
 11/15/2012  
 \*Scope of Work is Attached

Sketch by Apex Sketch v5 Standard™

FLOORPLAN SKETCH

Borrower:	File No.: 11112arbor
Property Address: 900 Arbor Ave #45	Case No.:
City: Ft Collins	State: CO Zip: 80526
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1467.12	1467.12
BSMT	Basement	1467.12	1467.12
GAR	Garage	495.48	495.48
P/P	Porch	220.20	220.20
Net LIVABLE Area		(rounded)	1467

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor	19.2 x	12.0	230.40
	35.0 x	10.2	357.00
	2.0 x	29.0	58.00
0.5 x	8.0 x	8.0	32.00
	13.8 x	21.0	289.80
	27.0 x	8.0	216.00
	24.0 x	7.8	187.20
	4.4 x	13.8	60.72
	4.0 x	9.0	36.00
9 Items	(rounded)		1467

First Floor	GLA1		
	19.2 x	12.0 =	230.40
	35.0 x	10.2 =	357.00
	2.0 x	29.0 =	58.00
0.5 x	8.0 x	8.0 =	32.00
	13.8 x	21.0 =	289.80
	27.0 x	8.0 =	216.00
	24.0 x	7.8 =	187.20
	4.4 x	13.8 =	60.72
	4.0 x	9.0 =	36.00

Basement	BSMT		
	19.2 x	12.0 =	230.40
	35.0 x	10.2 =	357.00
	2.0 x	29.0 =	58.00
0.5 x	8.0 x	8.0 =	32.00
	13.8 x	21.0 =	289.80
	27.0 x	8.0 =	216.00
	24.0 x	7.8 =	187.20
	4.4 x	13.8 =	60.72
	4.0 x	9.0 =	36.00

Area total (rounded) = 1467

Area total (rounded) = 1467

Porch	P/P		
0.5 x	1.0 x	1.0 =	0.50
	7.8 x	14.0 =	109.20
	6.0 x	8.0 =	48.00
0.5 x	1.0 x	1.0 =	0.50
	4.0 x	11.0 =	44.00
0.5 x	6.0 x	6.0 =	18.00

Area total (rounded) = 220

Garage	GAR		
	21.4 x	21.2 =	453.68
	3.8 x	11.0 =	41.80

Area total (rounded) = 495

11/15/2012

Wynn Washle

File Number: I1112arbor

**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 garden levels in finished above grade square footage.

900 Arbor Ave #45  
Ft Collins, CO 80526

Homes where outside measurements are inaccessible, inside measurements will be used & an additional .5' will be added for the outside wall. In rooms with sloping ceilings, the area measured will be that where the ceiling is at least 5' high. In rooms that are not square or rectangular, measurements will be taken from the longest points in most cases. Condo measurements are taken from inside walls. Room dimensions are rounded to the nearest ft. Bdrms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

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

Catherine T. Miles, Certified Res  
Appraisal Dimensions, LLC  
970-481-4541

THANK YOU FOR YOUR BUSINESS