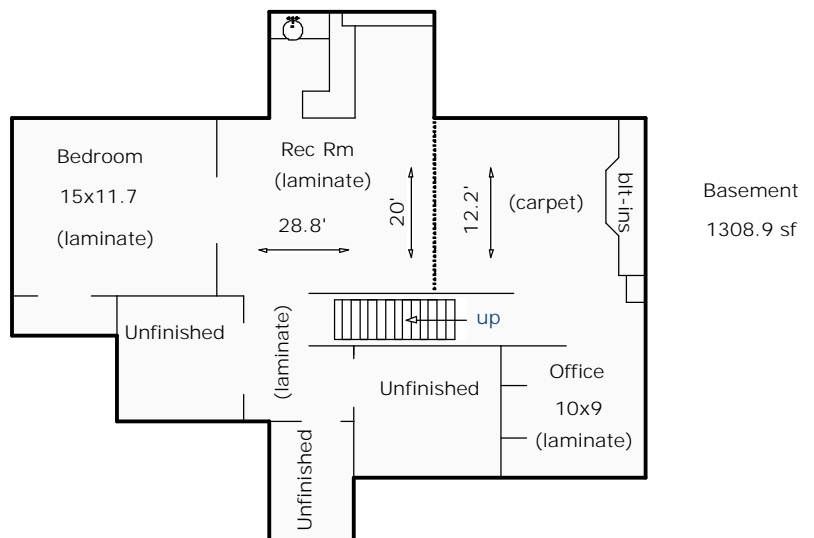
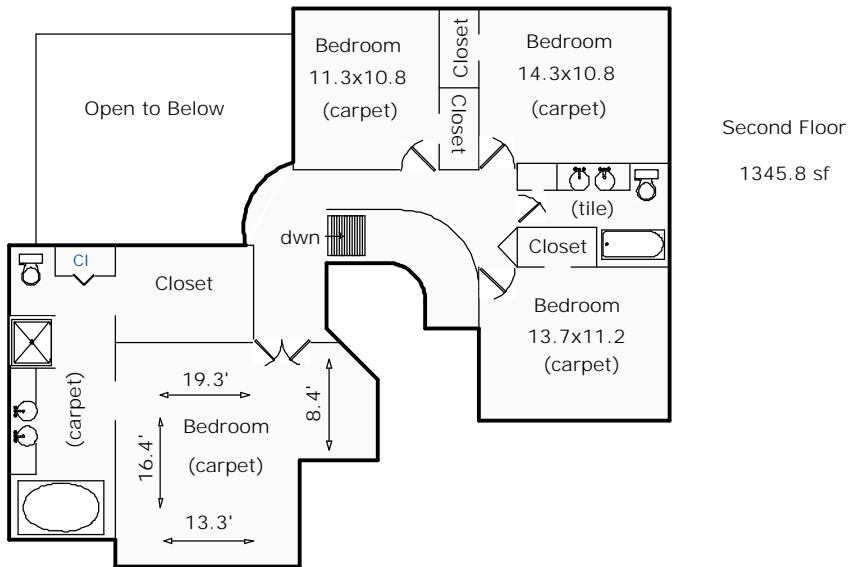
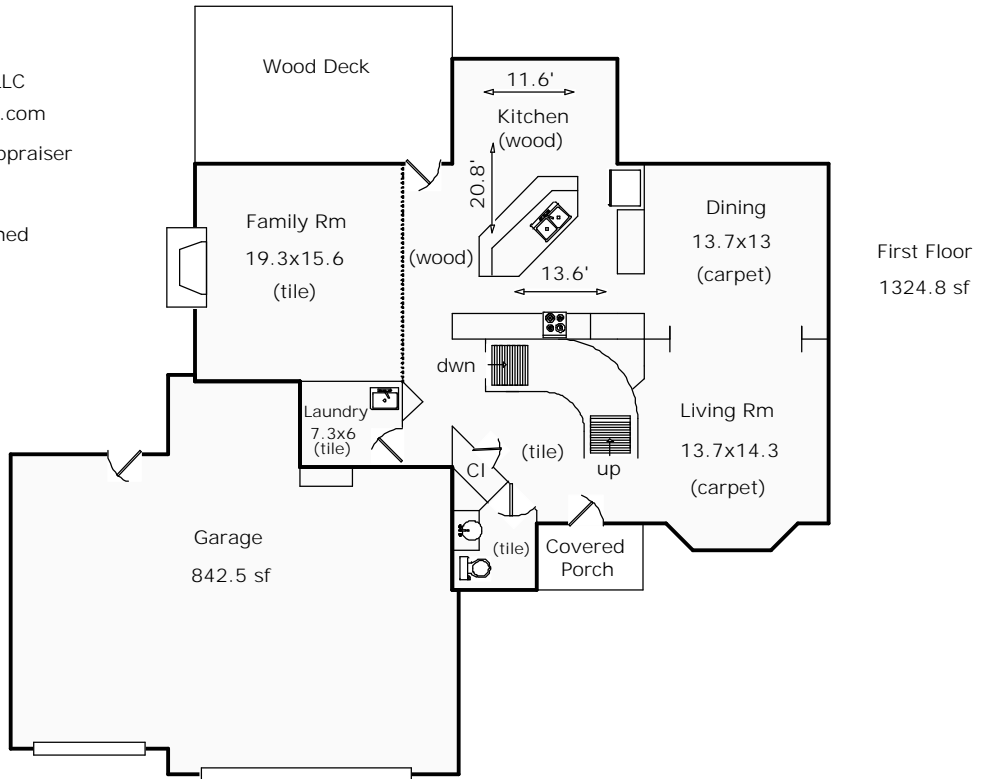


FLOORPLAN SKETCH

Borrower:	File No.: cl0812bellevi
Property Address: 1226 Belleview Dr	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80526

Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Certified Res. Appraiser
 08/23/2012

*Scope of Work is attached



Total Sq Ft: 3978
Total Finished Sq Ft: 3818
Finished w/out bsmnt: 2671
Basement Sq Ft: 1309
Basement Finish: 88%

FLOORPLAN SKETCH

Borrower:	File No.: cl0812bellevueiv
Property Address: 1226 Belleview Dr	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80526

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1324.85	1324.85
GLA2	Second Floor	1345.81	1345.81
BSMT	Basement	1308.85	1308.85
GAR	Garage	842.48	842.48
Net LIVABLE Area		(rounded)	2671

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	5.0 x	6.4	32.00
	28.5 x	4.3	122.55
0.5 x	2.0 x	2.0	2.00
	8.0 x	12.5	100.00
	16.5 x	48.1	793.65
	6.5 x	40.1	260.65
	6.0 x	2.0	12.00
0.5 x	2.0 x	2.0	2.00
Second Floor			
	28.5 x	18.0	513.00
	7.0 x	14.5	101.50
	5.0 x	18.5	92.50
	8.9 x	24.1	214.49
	1.3 x	50.1	65.13
0.5 x	3.0 x	3.0	4.50
0.5 x	3.6 x	6.3	11.34
	6.1 x	28.0	170.80
0.5 x	3.9 x	3.9	7.61
	6.0 x	22.0	132.00
	2.0 x	14.0	28.00
Curve	4.7 @	90.0°	-2.57
Curve	8.1 @	90.0°	7.51
21 Items			(rounded) 2671

First Floor	GLA1		
	5.0 x	6.4 =	32.00
	28.5 x	4.3 =	122.55
0.5 x	2.0 x	2.0 =	2.00
	8.0 x	12.5 =	100.00
	16.5 x	48.1 =	793.65
	6.5 x	40.1 =	260.65
	6.0 x	2.0 =	12.00
0.5 x	2.0 x	2.0 =	2.00

Garage	GAR		
	2.0 x	22.0 =	44.00
	34.0 x	12.0 =	408.00
	5.5 x	10.0 =	55.00
	1.0 x	22.0 =	22.00
	9.3 x	33.6 =	312.48
	0.5 x	2.0 =	1.00

Area total (rounded) = 1325

Area total (rounded) = 842

Basement	BSMT		
	6.4 x	5.0 =	32.00
	28.5 x	4.3 =	122.55
	8.0 x	12.5 =	100.00
	16.5 x	48.1 =	793.65
	6.5 x	40.1 =	260.65

Second Floor	GLA2		
	28.5 x	18.0 =	513.00
	7.0 x	14.5 =	101.50
	5.0 x	18.5 =	92.50
	8.9 x	24.1 =	214.49
	1.3 x	50.1 =	65.13
0.5 x	3.0 x	3.0 =	4.50
0.5 x	3.6 x	6.3 =	11.34
	6.1 x	28.0 =	170.80
0.5 x	3.9 x	3.9 =	7.61
	6.0 x	22.0 =	132.00
	2.0 x	14.0 =	28.00
Curve	4.7 @	90.0° =	-2.57
Curve	8.1 @	90.0° =	7.51

Area total (rounded) = 1309

Area total (rounded) = 1346

08/27/2012

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: cl0812bellevew

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.

1226 Belleview Dr
Fort Collins, CO 80526

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. Rms are rounded to the nearest .5 ft. Bedrooms 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 Cert. Res.
Appraisal Dimensions, LLC
970-481-4541

THANK YOU FOR YOUR BUSINESS