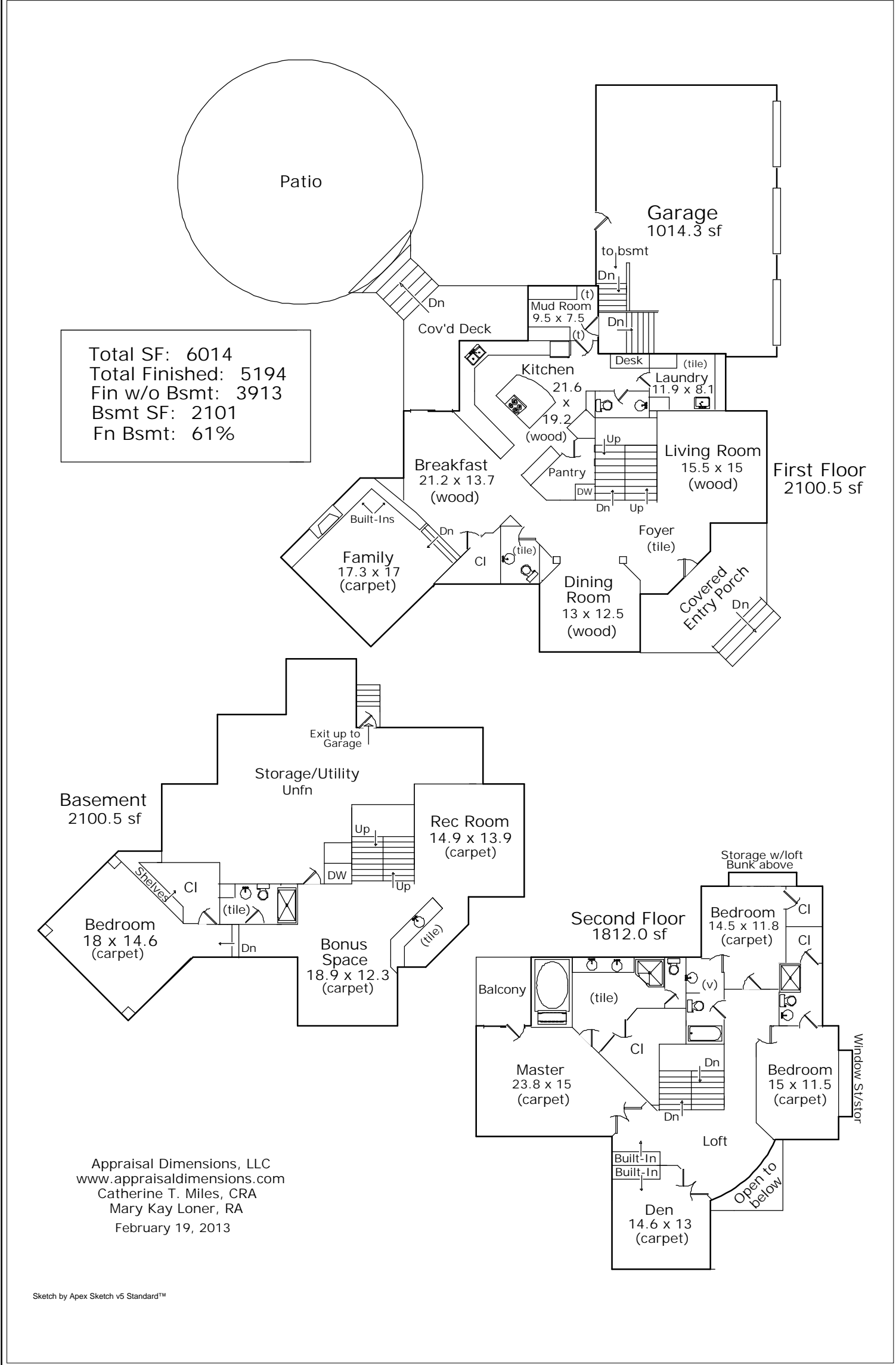


FLOORPLAN SKETCH

Borrower: j File No.: mk0213rookerym
 Property Address: 6467 Rookery Rd Case No.:
 City: Fort Collins State: CO Zip:
 Lender: Wynn Washle

Total SF: 6014
 Total Finished: 5194
 Fin w/o Bsmt: 3913
 Bsmt SF: 2101
 Fn Bsmt: 61%



Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Catherine T. Miles, CRA
 Mary Kay Loner, RA
 February 19, 2013

Sketch by Apex Sketch v5 Standard™

FLOORPLAN SKETCH

Borrower: j	File No.: mk0213rookerym
Property Address: 6467 Rookery Rd	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2100.55	2100.55
GLA2	Second Floor	1811.99	1811.99
BSMT	Basement	2100.55	2100.55
GAR	Garage	1014.29	1014.29
Net LIVABLE Area		(rounded)	3913

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	9.1 x	9.3	42.32
0.5 x	3.9 x	3.9	7.61
0.5 x	9.1 x	9.1	41.41
	1.4 x	18.5	25.90
	4.0 x	57.2	228.80
	0.9 x	60.3	54.27
	53.4 x	3.9	208.26
	8.5 x	14.5	123.25
0.5 x	1.4 x	1.4	0.98
0.5 x	6.6 x	6.6	21.78
0.5 x	4.0 x	4.0	8.00
0.5 x	0.9 x	0.9	0.41
0.5 x	0.9 x	0.9	0.41
0.5 x	3.9 x	3.9	7.61
	8.2 x	38.4	314.88
	9.7 x	52.4	508.28
	58.7 x	6.6	387.42
	1.9 x	20.1	38.19
	8.0 x	10.1	80.80
Second Floor			
	17.6 x	10.3	181.43
	2.0 x	9.9	19.80
8			1610.76
29 Items		(rounded)	3913

First Floor		GLA1	
0.5 x	9.1 x	9.3 =	42.32
0.5 x	3.9 x	3.9 =	7.61
0.5 x	9.1 x	9.1 =	41.41
	1.4 x	18.5 =	25.90
	4.0 x	57.2 =	228.80
	0.9 x	60.3 =	54.27
	53.4 x	3.9 =	208.26
	8.5 x	14.5 =	123.25
0.5 x	1.4 x	1.4 =	0.98
0.5 x	6.6 x	6.6 =	21.78
0.5 x	4.0 x	4.0 =	8.00
0.5 x	0.9 x	0.9 =	0.41
0.5 x	0.9 x	0.9 =	0.41
0.5 x	3.9 x	3.9 =	7.60
	8.2 x	38.4 =	314.88
	9.7 x	52.4 =	508.28
	58.7 x	6.6 =	387.42
	1.9 x	20.1 =	38.19
	8.0 x	10.1 =	80.80

Area total (rounded) = 2101

Basement		BSMT	
0.5 x	9.1 x	9.3 =	42.32
0.5 x	3.9 x	3.9 =	7.61
0.5 x	9.1 x	9.1 =	41.40
	1.4 x	18.5 =	25.90
	4.0 x	57.2 =	228.80
	0.9 x	60.3 =	54.27
	53.4 x	3.9 =	208.26
	8.5 x	14.5 =	123.25
0.5 x	1.4 x	1.4 =	0.98
0.5 x	6.6 x	6.6 =	21.78
0.5 x	4.0 x	4.0 =	8.00
0.5 x	0.9 x	0.9 =	0.41
0.5 x	0.9 x	0.9 =	0.41
0.5 x	3.9 x	3.9 =	7.61
	8.2 x	38.4 =	314.88
	9.7 x	52.4 =	508.28
	58.7 x	6.6 =	387.42
	1.9 x	20.1 =	38.19
	8.0 x	10.1 =	80.80

Area total (rounded) = 2101

Garage		GAR	
29.0 x	26.1 =	756.90	
0.4 x	7.4 =	2.96	
9.9 x	25.7 =	254.43	

Area total (rounded) = 1014

Second Floor		GLA2	
	17.6 x	10.3 =	181.43
	2.0 x	9.9 =	19.80
	42.1 x	9.9 =	416.79
	52.4 x	3.5 =	182.95
	0.5 x	32.8 =	16.40
	2.8 x	52.4 =	146.72
	9.7 x	54.4 =	527.68
	18.7 x	14.3 =	267.93
0.5 x	8.8 x	9.4 =	41.24
Curve	13.2 @	45.0° =	11.04

Area total (rounded) = 1812

February 19, 2013

Wynn Washle
The Group, Inc.
Mulberry

File Number: mk0213rookerym

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.

6467 Rookery Rd
Fort Collins, CO

Homes where outside measurement are inaccessable, 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. Attached dwellings are measured from the centerline between units where appropriate. Condos are measured from interior walls. Bdrms are measured excluding closets. Kitchens are measured wall to wall.

February 19, 2013

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

Thank you for your business.

Mary Kay Loner
Appraisal Dimensions
970-227-1429