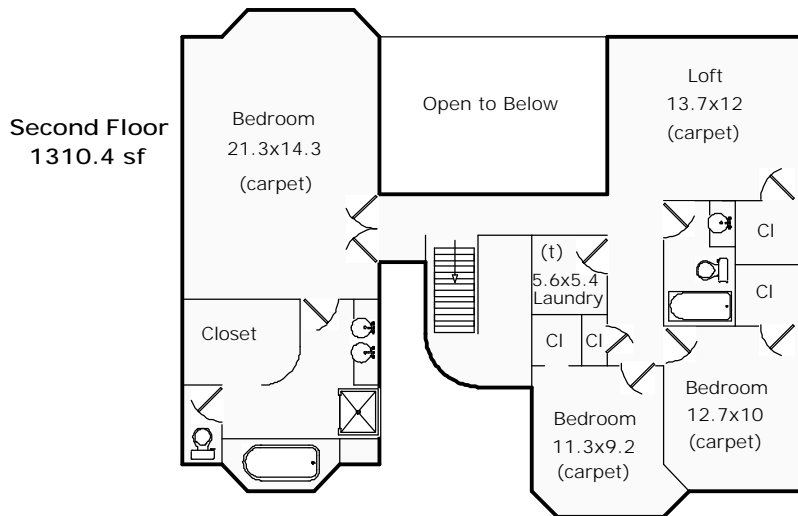
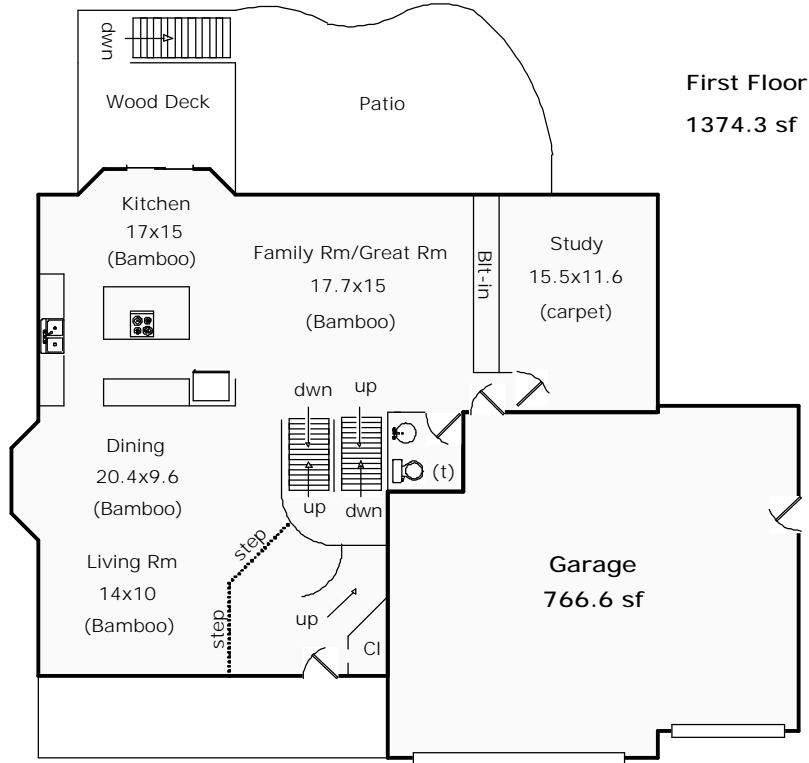
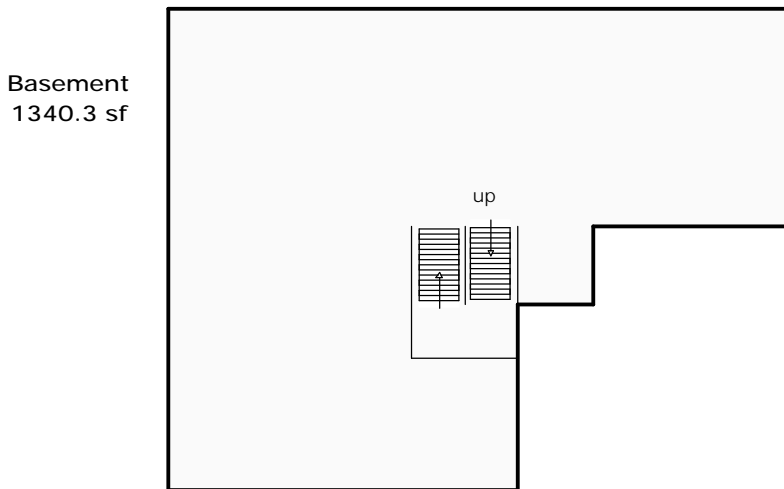


FLOORPLAN SKETCH

Borrower:	File No.: c0413claycomb
Property Address: 3657 Claycomb Ln	Case No.:
City: Johnstown	State: CO
Lender: Wynn Washle	Zip: 80534



Total Sq Ft: 4025
Total Finished Sq Ft: 2685
Finished w/out bsmnt: 2685
Basement Sq Ft: 1340
Basement Finish: 0%



Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Certified Res. Appraiser
 04/10/2013
 *Scope of Work is attached

FLOORPLAN SKETCH

Borrower:	File No.: c0413claycomb
Property Address: 3657 Claycomb Ln	Case No.:
City: Johnstown	State: CO
Lender: Wynn Washle	Zip: 80534

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1374.30	1374.30
GLA2	Second Floor	1310.37	1310.37
BSMT	Basement	1340.30	1340.30
GAR	Garage	766.59	766.59
Net LIVABLE Area		(rounded)	2685

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	12.3 x	26.5	325.95
	12.0 x	16.5	48.45
0.5 x	2.0 x	2.0	2.00
0.5 x	2.0 x	2.0	2.00
	3.3 x	34.3	113.19
	2.7 x	32.3	87.21
0.5 x	2.0 x	2.0	2.00
	16.5 x	47.0	775.50
	8.0 x	2.0	16.00
0.5 x	2.0 x	2.0	2.00
Second Floor			
	15.0 x	12.0	180.00
0.5 x	2.0 x	2.0	2.00
	47.0 x	5.1	239.70
	8.0 x	2.0	16.00
	12.0 x	14.7	176.40
0.5 x	2.0 x	2.0	2.00
	7.9 x	20.5	161.95
	4.0 x	24.5	98.00
	5.5 x	28.5	156.75
	15.4 x	15.0	231.00
0.5 x	2.0 x	2.0	2.00
7			44.57
28 Items		(rounded)	2685

First Floor	GLA1		
	12.3 x	26.5 =	325.95
	12.0 x	16.5 =	48.45
0.5 x	2.0 x	2.0 =	2.00
0.5 x	2.0 x	2.0 =	2.00
	3.3 x	34.3 =	113.19
	2.7 x	32.3 =	87.21
0.5 x	2.0 x	2.0 =	2.00
	16.5 x	47.0 =	775.50
	8.0 x	2.0 =	16.00
0.5 x	2.0 x	2.0 =	2.00

Garage	GAR		
0.5 x	0.0 x	6.0 =	0.00
	0.5 x	10.7 =	5.35
	2.0 x	20.5 =	41.00
	0.5 x	10.7 =	567.84
	25.4 x	6.0 =	152.40

Area total (rounded) = 1374

Area total (rounded) = 767

Basement	BSMT		
0.5 x	0.0 x	16.5 =	0.00
	6.0 x	32.3 =	193.80
	47.0 x	16.5 =	775.50
0.5 x	5.8 x	0.0 =	0.00
0.5 x	0.0 x	6.0 =	0.00
	14.0 x	26.5 =	371.00
0.5 x	0.0 x	14.0 =	0.00

Second Floor	GLA2		
	15.0 x	12.0 =	180.00
0.5 x	2.0 x	2.0 =	2.00
	47.0 x	5.1 =	239.70
	8.0 x	2.0 =	16.00
	12.0 x	14.7 =	176.40
0.5 x	2.0 x	2.0 =	2.00
	7.9 x	20.5 =	161.95
	4.0 x	24.5 =	98.00
	5.5 x	28.5 =	156.75
	15.4 x	15.0 =	231.00
0.5 x	2.0 x	2.0 =	2.00
	8.0 x	2.0 =	16.00
0.5 x	4.0 x	4.0 =	8.00
0.5 x	2.0 x	2.0 =	2.00
0.5 x	2.0 x	2.0 =	2.00
	5.0 x	2.0 =	10.00
0.5 x	2.0 x	2.0 =	2.00
Curve	6.3 @	90.0° =	4.57

Area total (rounded) = 1340

Area total (rounded) = 1310

04/12/2013

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: c0413claycomb

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.

3657 Claycomb Ln
Johnstown, CO 80534

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