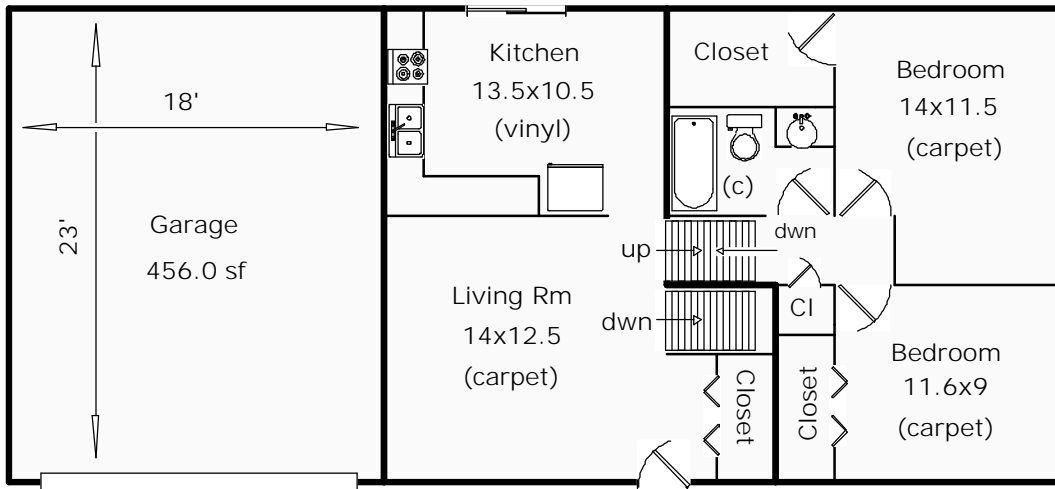
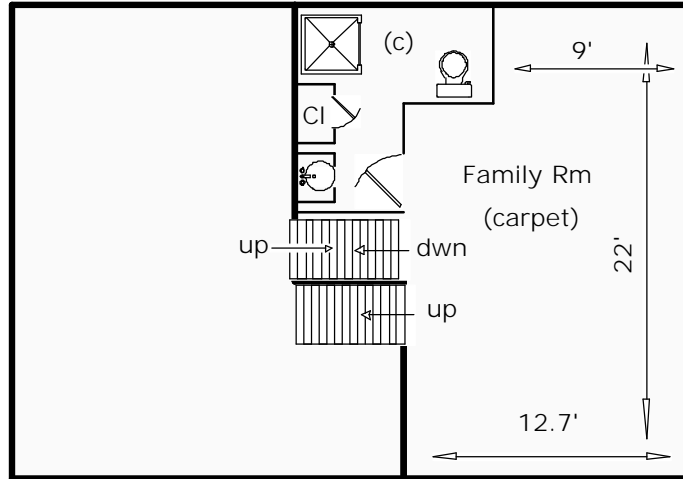


FLOORPLAN SKETCH

Borrower:	File No.: c0613w17thstrd
Property Address: 2909 W 17th St Rd	Case No.:
City: Greeley	State: CO
Lender: Agent: Wynn Washle	Zip: 80634

Basement
398.2 sf

Lower Level
425.0 sf



Main Floor
398.2 sf

Upper Level
425.0 sf

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Certified Res. Appraiser
06/03/2013
*Scope of Work is attached

Total Sq Ft: 1646
Total Finished Sq Ft: 1248
Finished w/out bsmnt: 1248
Basement Sq Ft: 398
Basement Finish: 0%

FLOORPLAN SKETCH

Borrower:	File No.: c0613w17thstrd
Property Address: 2909 W 17th St Rd	Case No.:
City: Greeley	State: CO Zip: 80634
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Main Floor	398.20	398.20
GLA2	Upper Level	425.00	425.00
GLA3	Lower Level	425.00	425.00
BSMT	Basement	398.20	398.20
GAR	Garage	456.00	456.00
Net LIVABLE Area		(rounded)	1248

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Main Floor			
14.3	x	14.0	200.20
19.8	x	10.0	198.00
Upper Level			
20.0	x	14.0	280.00
10.0	x	14.5	145.00
Lower Level			
20.0	x	14.0	280.00
10.0	x	14.5	145.00
6 Items			(rounded) 1248

Garage	GAR
19.0 x 24.0 =	456.00

Basement	BSMT
14.3 x 14.0 =	200.20
19.8 x 10.0 =	198.00

Area total (rounded) = 456

Area total (rounded) = 398

Upper Level	GLA2
20.0 x 14.0 =	280.00
10.0 x 14.5 =	145.00

Lower Level	GLA3
20.0 x 14.0 =	280.00
10.0 x 14.5 =	145.00

Area total (rounded) = 425

Area total (rounded) = 425

FLOORPLAN SKETCH

Borrower:	File No.: c0613w17thstrd	
Property Address: 2909 W 17th St Rd	Case No.:	
City: Greeley	State: CO	Zip: 80634
Lender: Agent: Wynn Washle		

Main Floor		GLA1	
14.3	x	14.0	= 200.20
19.8	x	10.0	= 198.00

Area total (rounded) = 398

06/03/2013

Agent: Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: c0613w17thstrd

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.

2909 W 17th St Rd
Greeley, CO 80634

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