

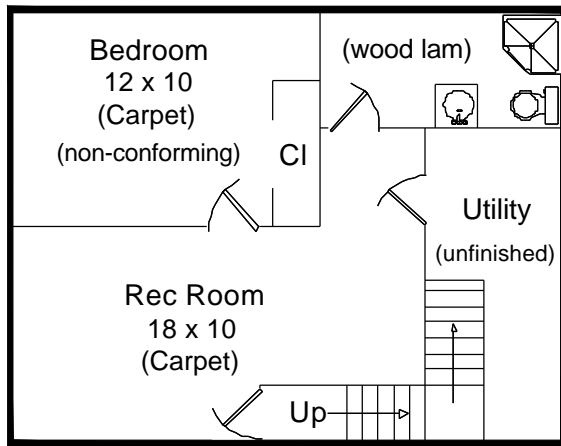
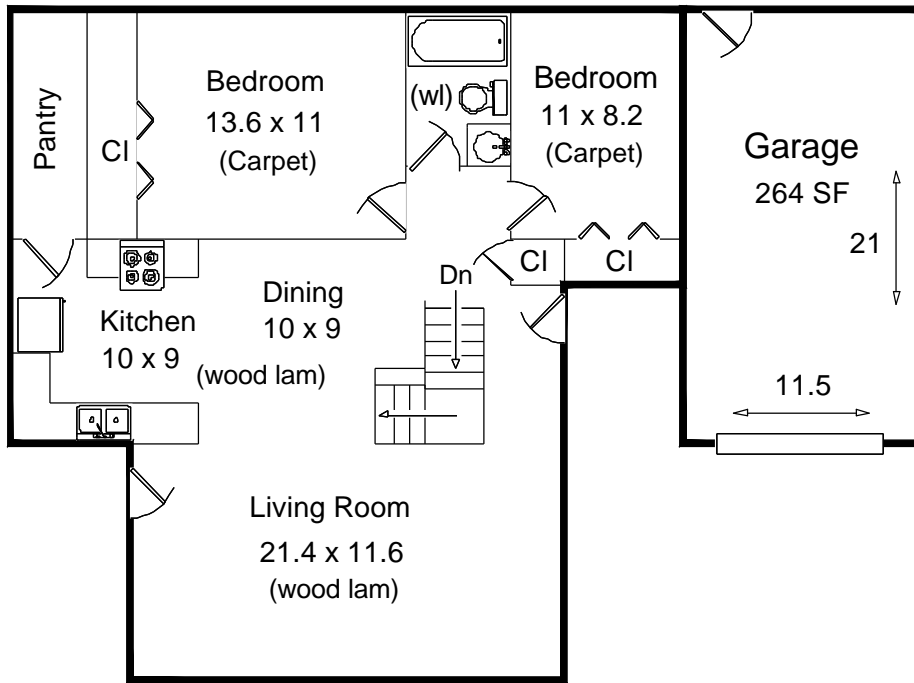
FLOORPLAN

Borrower:	File No.: bl0613RoseM	
Property Address: 30 Rose St	Case No.:	
City: Windsor	State: CO	Zip: 80550
Lender: Agent: Wynn Washle		

Total SF: 1580
Total Finished SF: 1468
Finished w/o Bsmnt: 964
Basement SF: 616
Basement Finish: 82%

Scope of Work is defined and included with this sketch

First Floor
964 SF



Basement
616 SF

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Catherine T. Miles, CRA
Bob Loner
June 7, 2013

FLOORPLAN

Borrower: _____ File No.: **bl0613RoseM**
 Property Address: **30 Rose St** Case No.: _____
 City: **Windsor** State: **CO** Zip: **80550**
 Lender: Agent: **Wynn Washle**

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	964.0	964.0
BSMT	Basement	616.0	616.0
GAR	Garage	264.0	264.0
Net LIVABLE Area		(Rounded)	964

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
22.0	x	34.0	748.0
6.0	x	14.0	84.0
6.0	x	22.0	132.0
3 Items			(Rounded) 964

Garage	GAR		
	12.0	x	22.0 = 264.0
Area total (Rounded) = 264			

First Floor	GLA1		
	22.0	x	34.0 = 748.0
	6.0	x	14.0 = 84.0
	6.0	x	22.0 = 132.0
Area total (Rounded) = 964			

Basement	BSMT		
	22.0	x	28.0 = 616.0
Area total (Rounded) = 616			

June 7, 2013

Agent: Wynn Washle
Office: Mulberry

File Number: bl0613RoseM

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.

30 Rose St
Windsor, CO 80550

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. Condos are measured from interior walls. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

June 7, 2013

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

Bob Loner
Appraisal Dimensions, LLC
970-231-2222 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS