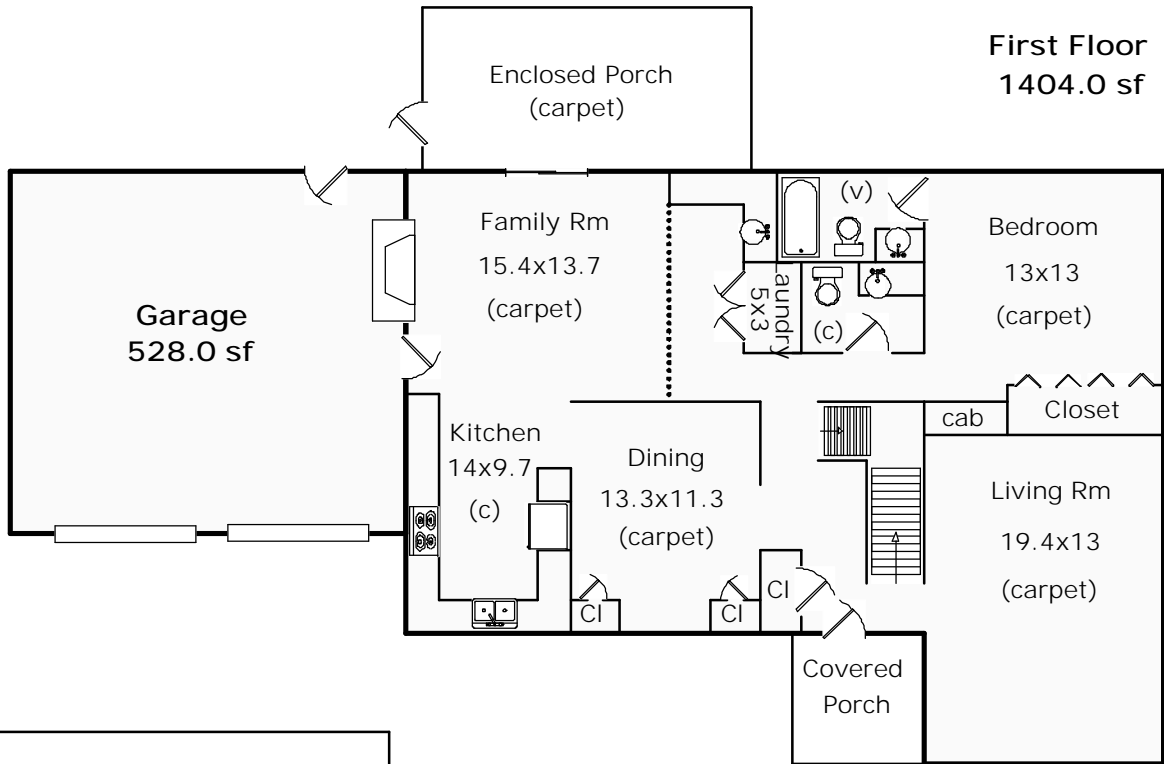
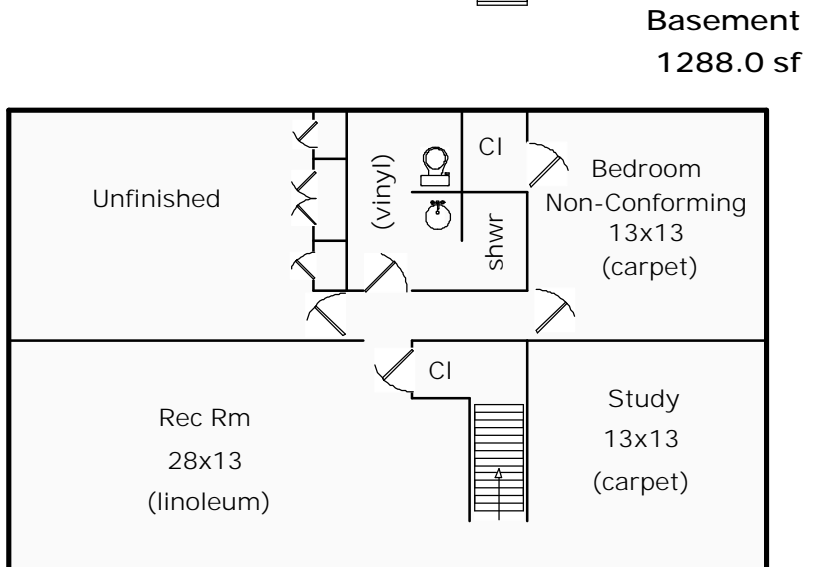
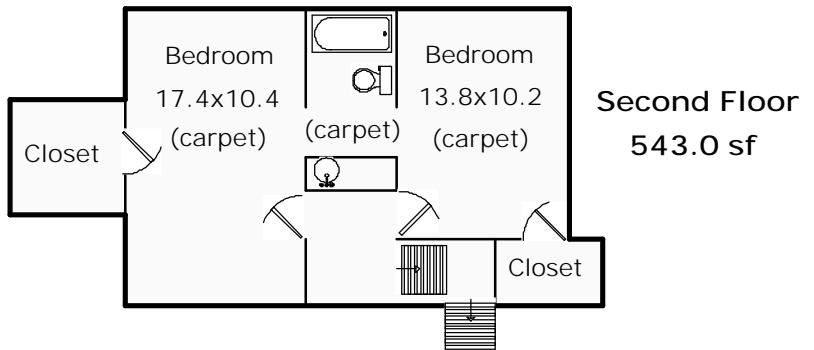


FLOORPLAN SKETCH

Borrower:	File No.: c0813parkwood
Property Address: 1204 Parkwood Dr	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80525



Total Sq Ft: 3235
Total Finished Sq Ft: 2955
Finished w/out bsmnt: 1947
Basement Sq Ft: 1288
Basement Finish: 78%



Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Certified Res. Appraiser
 08/01/2013
 *Scope of Work is attached

FLOORPLAN SKETCH

Borrower:	File No.: c0813parkwood
Property Address: 1204 Parkwood Dr	Case No.:
City: Fort Collins	State: CO Zip: 80525
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1404.00	1404.00
GLA2	Second Floor	543.00	543.00
BSMT	Basement	1288.00	1288.00
GAR	Garage	528.00	528.00
Net LIVABLE Area		(rounded)	1947

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	46.0 x 28.0	1288.00
	8.0 x 14.5	116.00
Second Floor		
	27.0 x 5.5	148.50
	34.0 x 7.0	238.00
	1.5 x 27.0	40.50
	4.0 x 29.0	116.00
6 Items	(rounded)	1947

First Floor	GLA1
46.0 x 28.0 =	1288.00
8.0 x 14.5 =	116.00

Garage	GAR
24.0 x 22.0 =	528.00

Area total (rounded) = 1404

Area total (rounded) = 528

Basement	BSMT
46.0 x 28.0 =	1288.00

Second Floor	GLA2
27.0 x 5.5 =	148.50
34.0 x 7.0 =	238.00
1.5 x 27.0 =	40.50
4.0 x 29.0 =	116.00

Area total (rounded) = 1288

Area total (rounded) = 543

08/02/2013

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

File Number: c0813parkwood

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.

1204 Parkwood Dr
Fort Collins, CO 80525

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. 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. Square footage calculations are approximate.

Catherine T. Miles Cert. Res.
Appraisal Dimensions, LLC
970-481-4541

THANK YOU FOR YOUR BUSINESS