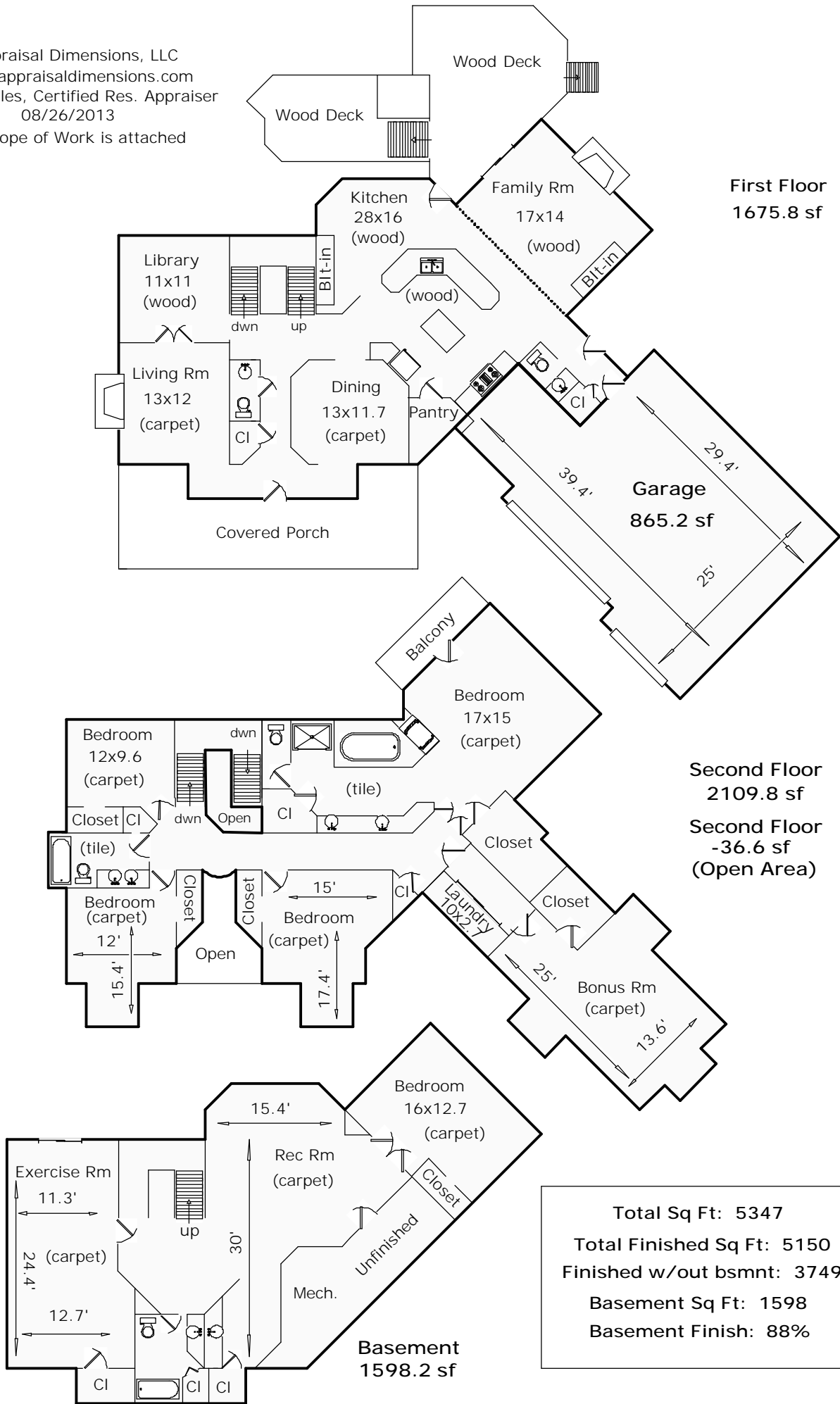


FLOORPLAN SKETCH

Borrower:	File No.: c0813eagleridge
Property Address: 6225 Eagle Ridge Ct	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80525

Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Certified Res. Appraiser
 08/26/2013
 *Scope of Work is attached



First Floor
1675.8 sf

Second Floor
2109.8 sf
Second Floor
-36.6 sf
 (Open Area)

Total Sq Ft: 5347
Total Finished Sq Ft: 5150
Finished w/out bsmnt: 3749
Basement Sq Ft: 1598
Basement Finish: 88%

Basement
1598.2 sf

FLOORPLAN SKETCH

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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1675.75	1675.75
GLA2	Second Floor	2109.77	
	Second Floor	-36.56	2073.21
BSMT	Basement	1598.22	1598.22
GAR	Garage	865.16	865.16
Net LIVABLE Area		(rounded)	3749

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	11.6 x	11.6	67.03
	0.0 x	27.5	0.00
0.5 x	22.8 x	0.0	0.00
	0.0 x	9.2	0.00
0.5 x	5.5 x	5.5	15.21
	1.6 x	9.5	14.74
0.5 x	0.0 x	5.5	0.00
	34.4 x	11.6	397.70
0.5 x	19.5 x	0.0	0.00
	4.0 x	19.5	78.00
	0.7 x	38.0	25.49
	38.0 x	0.0	0.00
	51.5 x	9.2	475.49
0.5 x	5.5 x	5.5	15.21
0.5 x	1.6 x	1.6	1.21
0.5 x	1.6 x	1.6	1.21
	51.5 x	5.5	284.20
0.5 x	0.0 x	11.6	0.00
0.5 x	3.0 x	3.0	4.50
0.5 x	9.9 x	9.9	49.00
	2.8 x	35.8	101.25
0.5 x	0.7 x	0.0	0.00
8			2218.72
109 Items			(rounded) 3749

First Floor		GLA1	
0.5 x	11.6 x	11.6 =	67.03
	0.0 x	27.5 =	0.00
0.5 x	22.8 x	0.0 =	0.00
0.5 x	0.0 x	9.2 =	0.00
0.5 x	5.5 x	5.5 =	15.21
	1.6 x	9.5 =	14.74
0.5 x	0.0 x	5.5 =	0.00
	34.4 x	11.6 =	397.70
0.5 x	19.5 x	0.0 =	0.00
	4.0 x	19.5 =	78.00
	0.7 x	38.0 =	25.49
	38.0 x	0.0 =	0.00
	51.5 x	9.2 =	475.49
0.5 x	5.5 x	5.5 =	15.21
0.5 x	1.6 x	1.6 =	1.21
0.5 x	1.6 x	1.6 =	1.21
	51.5 x	5.5 =	284.20
0.5 x	0.0 x	11.6 =	0.00
0.5 x	3.0 x	3.0 =	4.50
12 unlisted calculations = 295.77			
Area total (rounded) =		1676	

Garage		GAR	
0.5 x	8.6 x	8.5 =	36.55
0.5 x	0.3 x	0.3 =	0.04
0.5 x	8.6 x	8.6 =	37.00
0.5 x	7.2 x	7.1 =	25.23
0.5 x	6.8 x	6.7 =	22.56
	31.2 x	0.3 =	8.61
0.5 x	7.1 x	7.0 =	24.56
	1.4 x	31.7 =	45.10
	25.0 x	6.7 =	166.84
0.5 x	0.3 x	0.3 =	0.04
0.5 x	4.5 x	4.4 =	9.84
0.5 x	1.4 x	1.4 =	1.00
0.5 x	1.4 x	1.4 =	1.01
0.5 x	6.7 x	6.7 =	22.28
	1.4 x	16.6 =	23.60
0.5 x	8.3 x	8.2 =	34.36
	30.0 x	4.4 =	132.42
0.5 x	9.1 x	9.0 =	40.96
0.5 x	1.4 x	1.4 =	1.00
5 unlisted calculations = 232.15			
Area total (rounded) =		865	

Basement		BSMT	
0.5 x	0.0 x	7.0 =	0.03
0.5 x	26.3 x	26.3 =	345.66
0.5 x	0.0 x	0.0 =	0.00
	4.0 x	19.5 =	78.00
0.5 x	22.8 x	0.0 =	0.00
	34.5 x	26.3 =	906.56
	0.7 x	38.0 =	25.49
	38.0 x	0.0 =	0.00
0.5 x	3.0 x	3.0 =	4.50
0.5 x	9.9 x	9.9 =	49.00
	2.8 x	35.8 =	101.25
0.5 x	0.7 x	0.7 =	0.23
0.5 x	0.0 x	0.0 =	0.00
	10.0 x	3.0 =	30.00
0.5 x	9.9 x	9.9 =	49.00
0.5 x	2.8 x	2.8 =	4.00
0.5 x	3.0 x	3.0 =	4.50
Area total (rounded) = 1598			

Second Floor		GLA2	
0.5 x	9.2 x	0.0 =	0.00
	0.7 x	22.0 =	14.75
	3.8 x	51.5 =	194.37
0.5 x	9.2 x	9.2 =	42.58
	51.5 x	9.2 =	475.50
0.5 x	9.9 x	9.9 =	49.00
	2.8 x	19.8 =	56.00
0.5 x	0.7 x	0.7 =	0.23
0.5 x	0.7 x	0.7 =	0.25
	0.0 x	57.3 =	2.65
0.5 x	3.8 x	3.8 =	7.11
0.5 x	3.8 x	0.0 =	0.00
0.5 x	9.9 x	9.9 =	49.00
0.5 x	2.8 x	2.8 =	4.00
	4.3 x	56.6 =	240.93
0.5 x	0.0 x	0.0 =	0.00
0.5 x	2.1 x	2.1 =	2.25
0.5 x	2.1 x	2.1 =	2.25
	2.4 x	17.4 =	41.82
52 unlisted calculations = 927.10			
Area total (rounded) =		2110	

FLOORPLAN SKETCH

Borrower: _____ File No.: c0813eagleridge
Property Address: 6225 Eagle Ridge Ct _____ Case No.: _____
City: Fort Collins _____ State: CO _____ Zip: 80525
Lender: Agent: Wynn Washle _____

Second Floor		GLA2	
	1.0 x	6.4 =	6.14
0.5 x	0.0 x	4.4 =	0.10
	2.0 x	4.4 =	8.87
	6.5 x	2.9 =	19.26
0.5 x	1.0 x	0.0 =	0.00
0.5 x	2.0 x	2.0 =	2.00
0.5 x	6.5 x	0.1 =	0.19

Area total (rounded) = -37

08/27/2013

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

File Number: c0813eagleridge

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.

6225 Eagle Ridge Ct
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