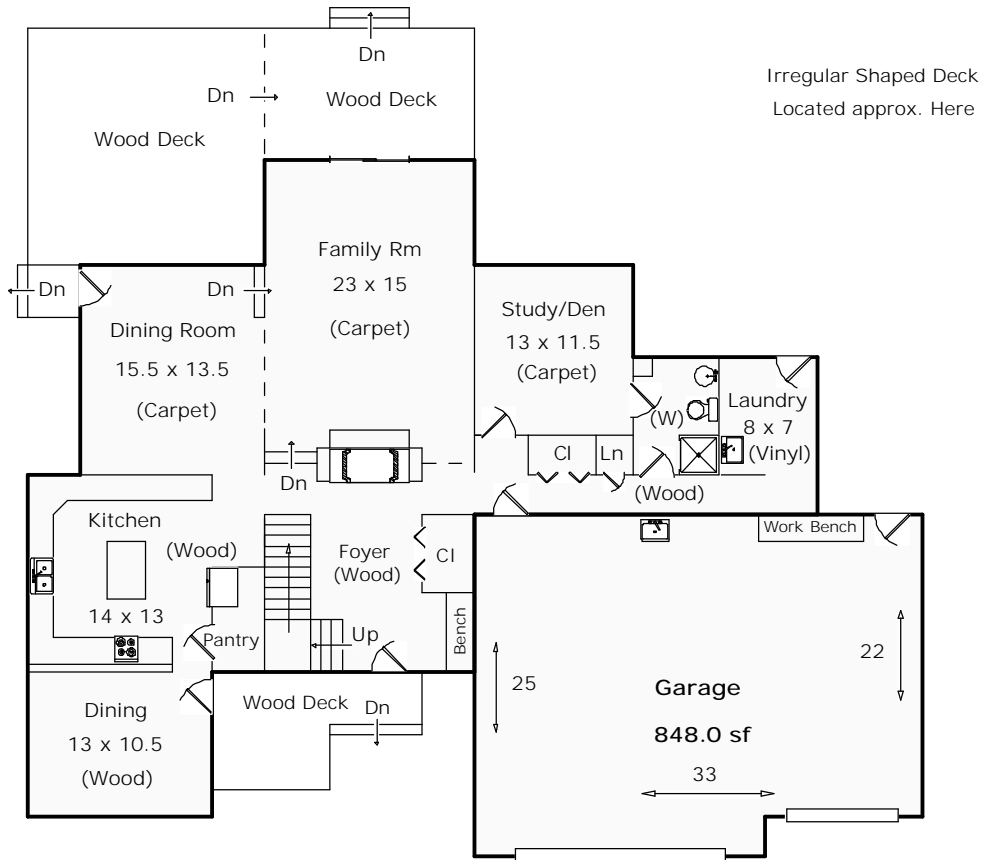


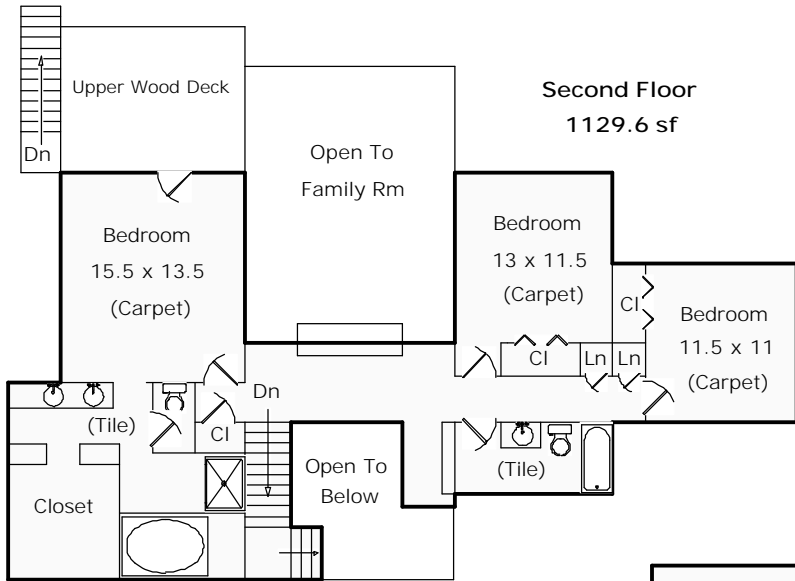
# FLOORPLAN SKETCH

Borrower:	File No.: bI0214Picadilly
Property Address: 4213 Picadilly Drive	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80526

**First Floor**  
1668.0 sf

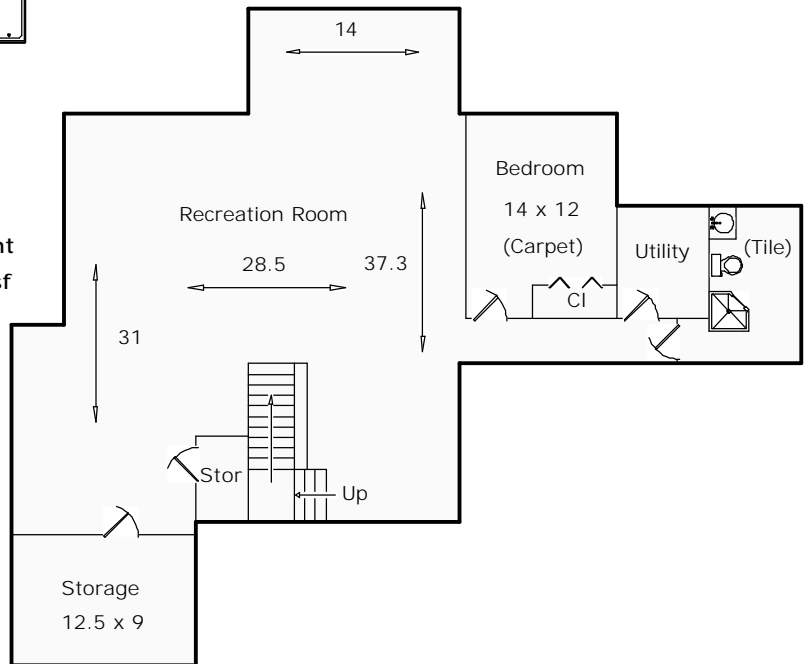


**Second Floor**  
1129.6 sf



**Total SF: 4466**  
**Total Finished SF: 4240**  
**Finished w/o Bsmnt: 2798**  
**Basement SF: 1668**  
**Basement Finish: 86%**

**Basement**  
1668.0 sf



Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Catherine T. Miles CRA  
 Bob Loner  
 February 17, 2014  
 Scope of Work is included with this Sketch

**FLOORPLAN SKETCH**

Borrower:	File No.: bI0214Picadilly
Property Address: 4213 Picadilly Drive	Case No.:
City: Fort Collins	State: CO                      Zip: 80526
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1668.00	1668.00
GLA2	Second Floor	1129.60	1129.60
BSMT	Basement	1668.00	1668.00
GAR	Garage	848.00	848.00
Net LIVABLE Area		(rounded)	2798

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	3.0 x 60.0	180.00
	7.0 x 42.0	294.00
	9.0 x 56.0	504.00
	11.0 x 14.0	154.00
	12.0 x 34.0	408.00
	8.0 x 16.0	128.00
<b>Second Floor</b>		
	14.0 x 13.0	182.00
	6.0 x 26.0	156.00
	56.0 x 3.0	168.00
	7.0 x 12.0	84.00
	5.5 x 16.0	88.00
	8.0 x 21.5	172.00
	3.0 x 60.0	180.00
	1.0 x 4.0	4.00
	23.9 x 4.0	95.60
15 Items	(rounded)	2798

Garage	GAR
22.0 x 3.0	= 66.00
34.0 x 23.0	= 782.00

First Floor	GLA1
3.0 x 60.0	= 180.00
7.0 x 42.0	= 294.00
9.0 x 56.0	= 504.00
11.0 x 14.0	= 154.00
12.0 x 34.0	= 408.00
8.0 x 16.0	= 128.00

Area total (rounded) = 848

Area total (rounded) = 1668

Second Floor	GLA2
14.0 x 13.0	= 182.00
6.0 x 26.0	= 156.00
56.0 x 3.0	= 168.00
7.0 x 12.0	= 84.00
5.5 x 16.0	= 88.00
8.0 x 21.5	= 172.00
3.0 x 60.0	= 180.00
1.0 x 4.0	= 4.00
23.9 x 4.0	= 95.60

Basement	BSMT
3.0 x 60.0	= 180.00
7.0 x 42.0	= 294.00
9.0 x 56.0	= 504.00
11.0 x 14.0	= 154.00
12.0 x 34.0	= 408.00
8.0 x 16.0	= 128.00

Area total (rounded) = 1130

Area total (rounded) = 1668

February 17, 2014

Agent: Wynn Washle

File Number: bI0214Picadilly

#### SCOPE OF WORK

In accordance with your request I have measured the following home and provided a sketch of the floorplan. Square footage is determined by outside dimensions as per ANSI (American National Standards Institute) which is the standard 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.

4213 Picadilly Drive  
Fort Collins, CO 80526

Homes where outside measurements are inaccessible, an interior dimension is used and an additional .5' is added for the exterior wall. In rooms with sloping ceilings, the area measured is from where the ceiling is 5' high. Rooms that are not square or rectangular, measurements are taken from the longest points. Attached dwellings are measured from the centerline between the units where appropriate. Condos are measured from interior walls. Bedrooms are measured excluding closets. Kitchens are measured wall to wall.

February 17, 2014

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

Bob Loner  
Appraisal Dimensions, LLC  
970-231-2222

Thank you for your order!