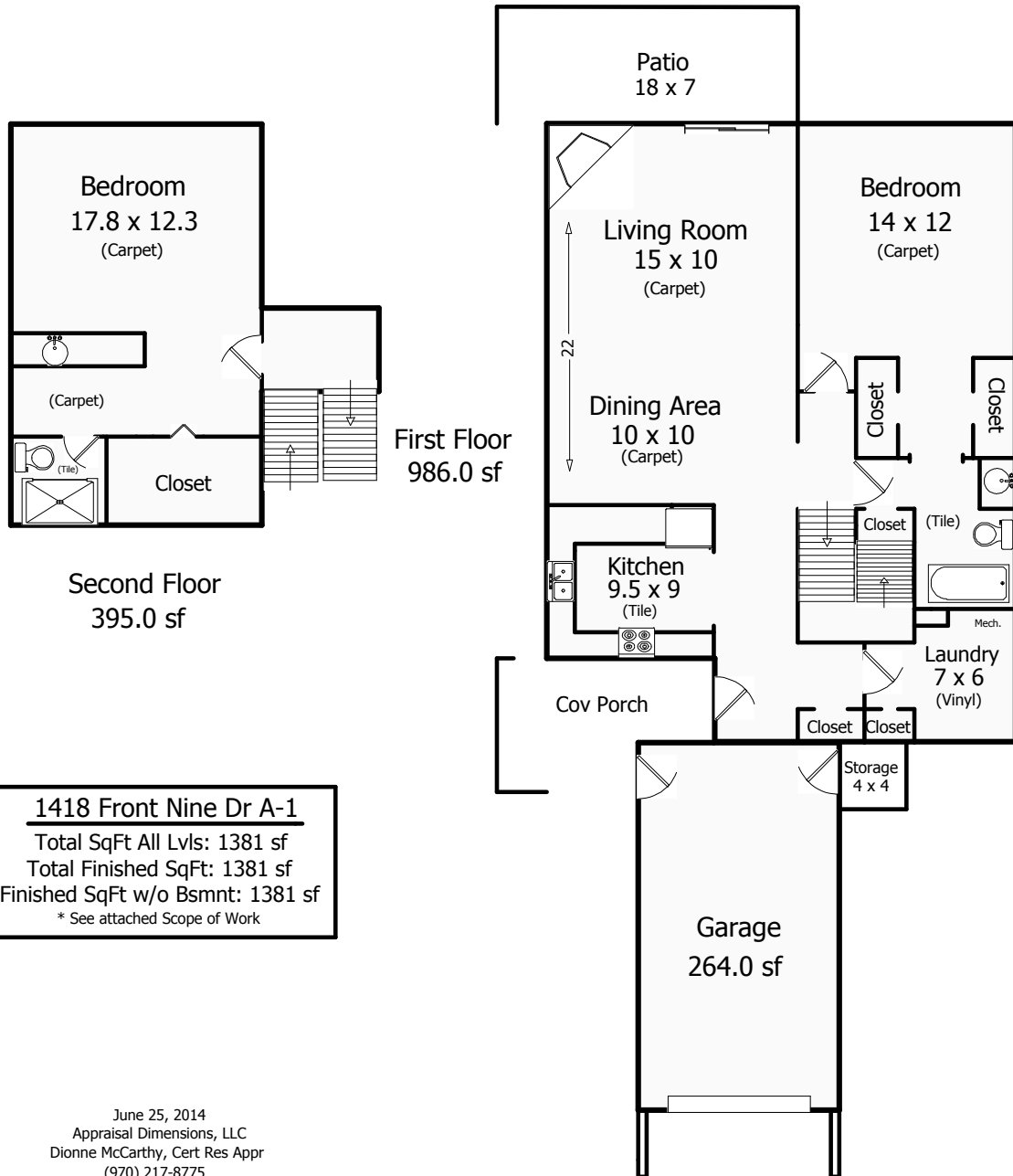


Building Sketch (Page - 1)

Borrower				
Property Address	1418 Front Nine Dr A-1			
City	Fort Collins	County	State	CO Zip Code 80525
Lender/Client	Agent: Wynn Washle			



1418 Front Nine Dr A-1
 Total SqFt All Lvl: 1381 sf
 Total Finished SqFt: 1381 sf
 Finished SqFt w/o Bsmnt: 1381 sf
 * See attached Scope of Work

June 25, 2014
 Appraisal Dimensions, LLC
 Dionne McCarthy, Cert Res Appr
 (970) 217-8775
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Sketch by Apex Sketch v5 Standard™

Building Sketch (Page - 2)

Borrower				
Property Address 1418 Front Nine Dr A-1				
City	Fort Collins	County	State	CO Zip Code 80525
Lender/Client Agent: Wynn Washle				

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	986.00	986.00
GLA2	Second Floor	395.00	395.00
GAR	Garage	264.00	264.00
Net LIVABLE Area		(rounded)	1381

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
32.0	x	28.0	896.00
5.0	x	18.0	90.00
Second Floor			
15.0	x	11.0	165.00
22.0	x	5.0	110.00
8.0	x	15.0	120.00
5 Items			(rounded) 1381

First Floor	GLA1
32.0	x
5.0	x
28.0	=
18.0	=
896.00	90.00

Second Floor	GLA2
15.0	x
22.0	x
11.0	=
5.0	=
165.00	110.00
8.0	x
15.0	=
120.00	

Area total (rounded) = 986

Area total (rounded) = 395

Garage	GAR
12.0	x
22.0	=
264.00	

Area total (rounded) = 264

Appraisal Dimensions, LLC
2401 Creekwood Dr
Fort Collins, CO 80525

06/25/2014

Agent: Wynn Washle
TGI- Mulberry

Re: Property: 1418 Front Nine Dr A-1
Fort Collins, CO 80525
Borrower:
File No.: d614frontnineFCM

Opinion of Value: \$
Effective Date:

SCOPE OF WORK:

IN ACCORDANCE WITH YOUR REQUEST, I HAVE MEASURED THE FOLLOWING HOME AND PROVIDED A SKETCH OF THE FLOOR PLAN. ALL ROOM DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT IN ORDER TO BE COMPATIBLE WITH THE CURRENT MLS SYSTEM. BEDROOMS ARE MEASURED WALL TO WALL EXCLUDING CLOSETS. KITCHENS ARE MEASURED WALL TO WALL AND INCLUDE THE NOOK WHEN APPLICABLE.

IN THE CASE OF HOMES WHERE OUTSIDE WALL MEASUREMENTS ARE INACCESSIBLE (EX. CAPE COD) INSIDE MEASUREMENTS WILL BE USED AND AN ADDITIONAL .5' WILL BE ADDED FOR THE OUTSIDE WALLS. IN A-FRAMES, LOFTS OR BONUS ROOMS WITH SLOPING CEILING, OR ANY ROOF WHERE THE CEILING TAPERS TO LESS THAN 5' IN HEIGHT, THE AREA IS MEASURED WILL BE THAT WHERE THE CEILING IS AT LEAST 5' HIGH. IN MOST CASES, ROOMS THAT ARE NOT SQUARE OR RECTANGULAR, MEASUREMENTS WILL BE TAKEN FROM THE LONGEST POINTS.

SQUARE FOOTAGE IS TAKEN FROM OUTSIDE MEASUREMENTS PER HUD GUIDELINES. THE "ANSI STANDARD" IS THE METHOD USED IN CALCULATING THE SQUARE FOOTAGE. THIS STANDARD IS USED IN MEASUREMENTS, EXCEPT WHEN CALCULATING LOWER LEVEL SF FOR MULTI-LEVEL HOMES, IN WHICH CASE, AREA AND LOCAL BUILDER TRADITIONS ARE USED. ALL TOTALS ARE ESTIMATES BASED ON OUTSIDE DIMENSIONS. IT IS NOT UNUSUAL FOR TWO DIFFERENT APPRAISERS TO ARRIVE A SLIGHTLY DIFFERENT TOTALS.

Sincerely,