

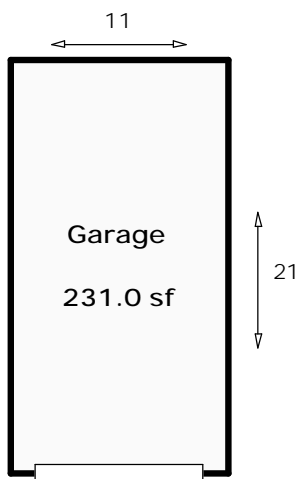
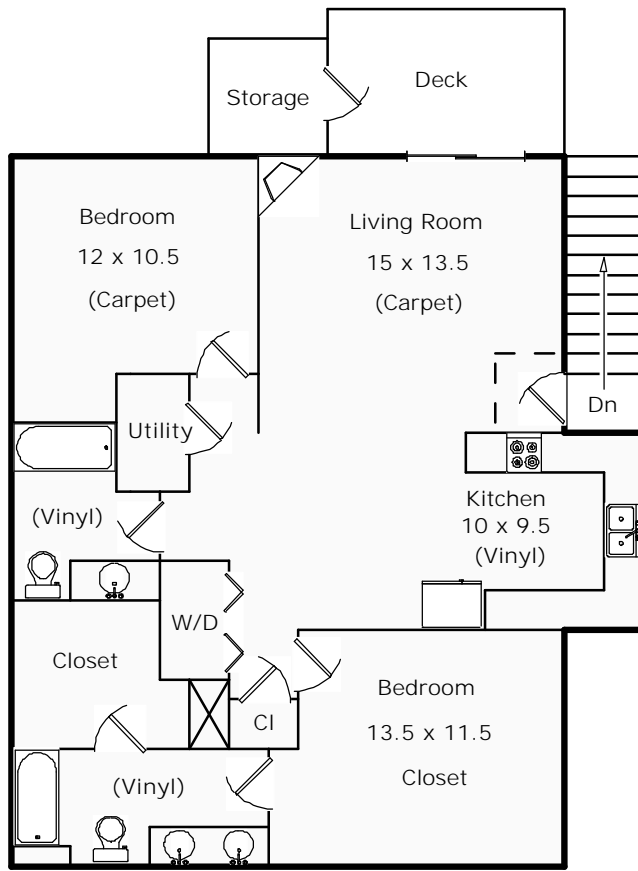
FLOORPLAN SKETCH

Borrower: \_\_\_\_\_ File No.: b10614HahnsPeak  
Property Address: 4765 Hahns Peak #203 Case No.: \_\_\_\_\_  
City: Loveland State: CO Zip: 80538  
Lender: Agent: Wynn Washle

**4765 Hahns Peak #203**  
Total SF: 1048  
Total Finished SF: 1048  
Finished w/o Bsmnt: 1048  
Basement SF: 0

Scope of Work is included with this Sketch

First Floor  
1048.0 sf



www.appraisaldimensions.com  
Catherine T. Miles CRA  
Bob Loner  
June 16, 2014  
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**FLOORPLAN SKETCH**

Borrower:	File No.: bI0614HahnsPeak
Property Address: 4765 Hanns Peak #203	Case No.:
City: Loveland	State: CO                      Zip: 80538
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1048.00	1048.00
GAR	Garage	231.00	231.00
Net LIVABLE Area		(rounded)	1048

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
14.0	x	28.0	392.00
12.0	x	28.0	336.00
10.0	x	32.0	320.00
3 Items			(rounded)                      1048

First Floor	GLA1
0.5 x 0.0 x	28.0 = 0.00
14.0 x	28.0 = 392.00
12.0 x	28.0 = 336.00
10.0 x	32.0 = 320.00
0.5 x 14.0 x	0.0 = 0.00
0.5 x 12.0 x	0.0 = 0.00
0.5 x 10.0 x	0.0 = 0.00

Garage	GAR
11.0 x	21.0 = 231.00

Area total (rounded) = 1048

Area total (rounded) = 231

June 16, 2014

Agent: Wynn Washle

File Number: bl0614HahnsPeak

#### 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.

4765 Hanns Peak #203  
Loveland, CO 80538

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.

June 16, 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!