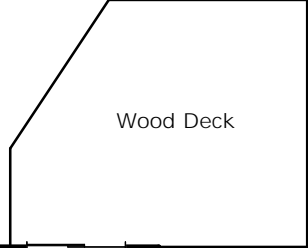


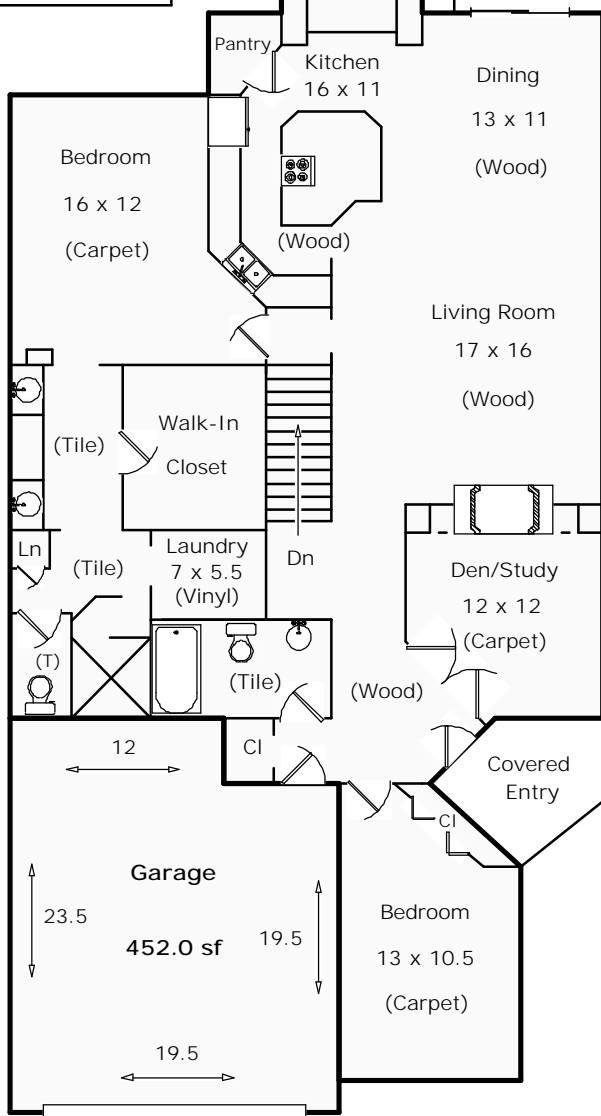
FLOORPLAN SKETCH

Borrower:	File No.: bI0314Boardwalk#11
Property Address: 5000 Boardwalk Dr #11	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80525

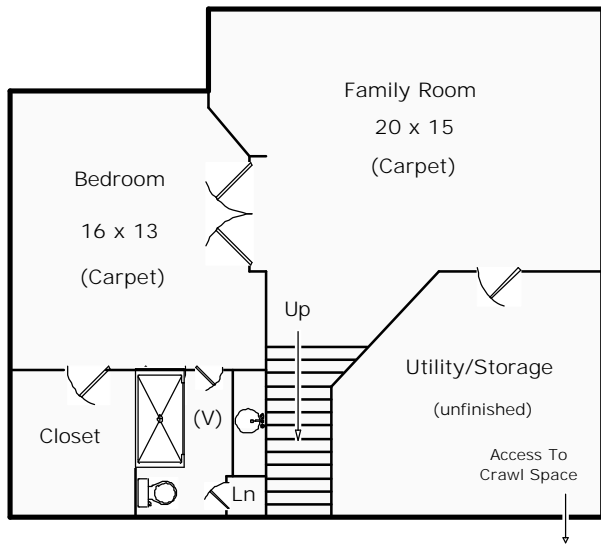
Total SF: 2795
 Total Finished SF: 2570
 Finished w/o Bsmnt: 1739
 Basement SF: 1056
 Basement Finish: 79%



First Floor
 1738.8 sf



Basement
 1056.0 sf



Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Catherine T. Miles CRA
 Bob Loner
 March 10, 2014
 Scope of Work is included with this Sketch

FLOORPLAN SKETCH

Borrower: _____ File No.: bI0314Boardwalk#11
 Property Address: 5000 Boardwalk Dr #11 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	1738.75	1738.75
BSMT	Basement	1056.00	1056.00
GAR	Garage	452.00	452.00
Net LIVABLE Area		(rounded)	1739

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	5.0 x	24.0	120.00
	1.0 x	8.5	8.50
	38.0 x	36.0	1368.00
	5.0 x	5.5	27.50
0.5 x	4.0 x	4.0	8.00
	13.0 x	11.0	143.00
0.5 x	5.0 x	5.5	13.75
	12.5 x	4.0	50.00
8 Items			(rounded) 1739

Garage		GAR	
20.0 x	20.0 =	400.00	
4.0 x	13.0 =	52.00	

Basement		BSMT	
5.0 x	24.0 =	120.00	
26.0 x	36.0 =	936.00	

Area total (rounded) = 452

Area total (rounded) = 1056

First Floor		GLA1	
0.5 x	0.0 x	11.0 =	0.00
	5.0 x	24.0 =	120.00
	1.0 x	8.5 =	8.50
	13.0 x	0.0 =	0.00
0.5 x	0.0 x	6.5 =	0.00
0.5 x	0.0 x	0.0 =	0.00
	38.0 x	36.0 =	1368.00
	5.0 x	5.5 =	27.50
0.5 x	4.0 x	4.0 =	8.00
	29.5 x	0.0 =	0.00
	13.0 x	11.0 =	143.00
0.5 x	5.0 x	5.5 =	13.75
	12.5 x	4.0 =	50.00

Area total (rounded) = 1739

March 10, 2014

Agent: Wynn Washle

File Number: bI0314Boardwalk#11

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.

5000 Boardwalk Dr #11
Fort Collins, CO 80525

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.

March 10, 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!