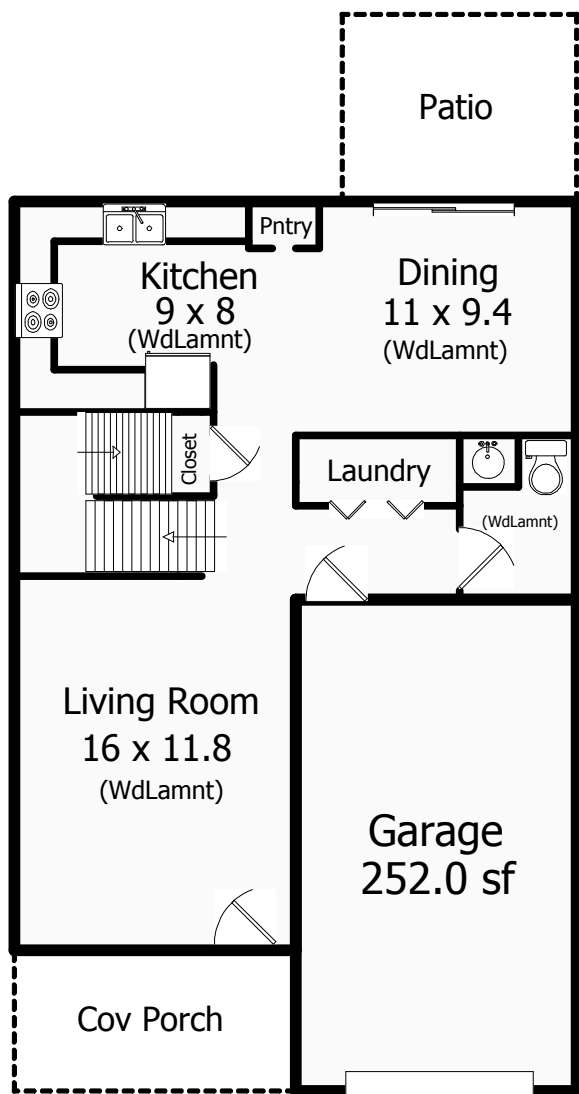


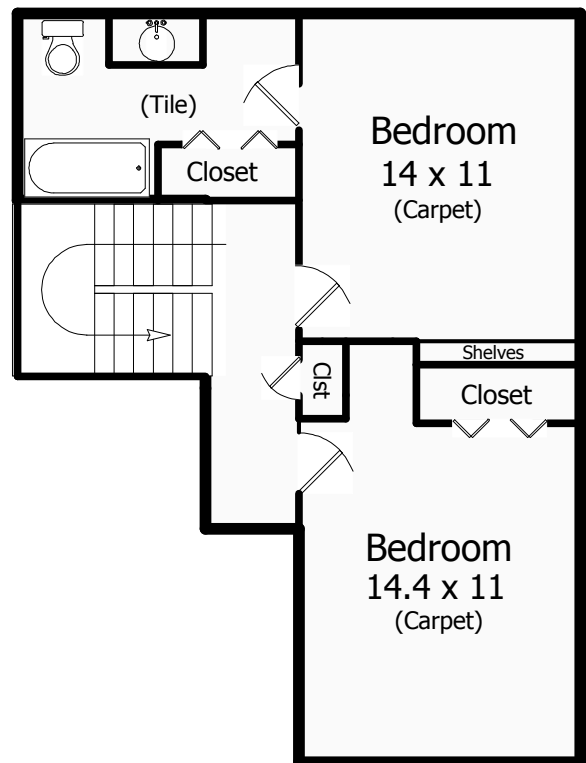
Building Sketch (Page - 1)

Borrower				
Property Address 1559 Peacock Pl				
City	Loveland	County	State	CO Zip Code 80537
Lender/Client Agent: Wynn Washle				

1559 Peacock Pl
 Total SqFt All Lvl: 1124 sf
 Total Finished SqFt: 1124
 Finished SqFt w/o Bsmnt: 1124 sf
 * See attached Scope of Work



First Floor
588.0 sf



Second Floor
536.0 sf

July 22, 2014
 Dionne McCarthy, Cert Res Appr
 Appraisal Dimensions, LLC
 (970) 217-8775
 (C) Copyright

Sketch by Apex Sketch v5 Standard™

Building Sketch (Page - 2)

Borrower				
Property Address 1559 Peacock Pl				
City	Loveland	County	State	CO Zip Code 80537
Lender/Client Agent: Wynn Washle				

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	588.00	588.00
GLA2	Second Floor	536.00	536.00
GAR	Garage	252.00	252.00
Net LIVABLE Area		(rounded)	1124

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
12.0	x	15.0	180.00
17.0	x	24.0	408.00
Second Floor			
24.0	x	8.0	192.00
10.0	x	12.0	120.00
14.0	x	16.0	224.00
5 Items			(rounded)
			1124

First Floor	GLA1
12.0	x
17.0	x
15.0	=
24.0	=
	180.00
	408.00

Garage	GAR
21.0	x
	12.0 = 252.00

Area total (rounded) = 588

Area total (rounded) = 252

Second Floor	GLA2
24.0	x
10.0	x
14.0	x
8.0	=
12.0	=
16.0	=
	192.00
	120.00
	224.00

Area total (rounded) = 536

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

07/22/2014

Agent: Wynn Washle

Re: Property: 1559 Peacock Pl
Loveland, CO 80537
Borrower:
File No.: d714peacockLovM

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,