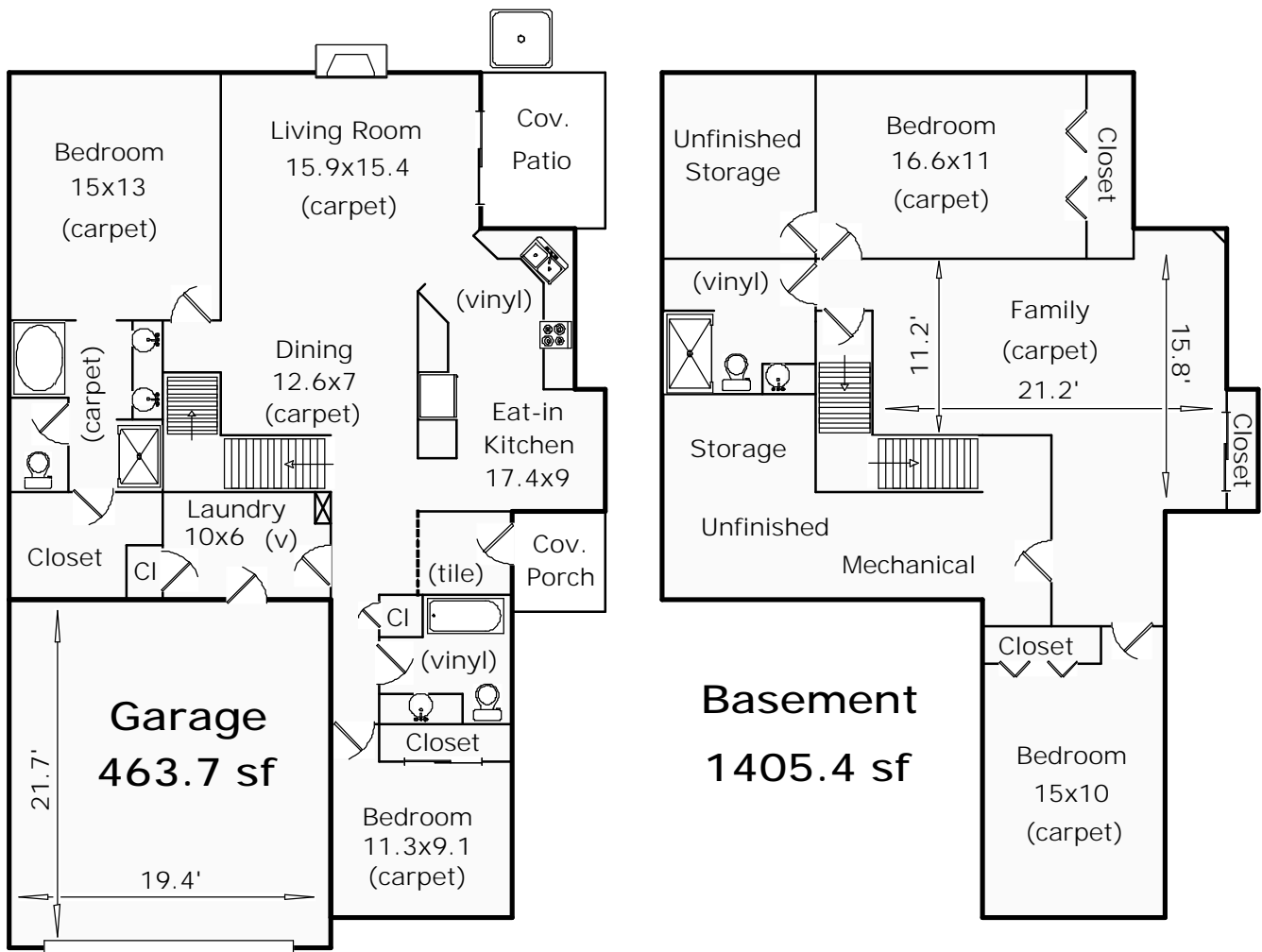


FLOORPLAN SKETCH

Borrower:	File No.: br0814eastgate
Property Address: 3036 Eastgate Ln.	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80525

3036 Eastgate Ln.
Total Sq Ft: 2810
Total Finished Sq Ft: 2432
Finished w/out bsmnt: 1405
Basement Sq Ft: 1405
Basement Finish: 73%



First Floor
1405.4 sf

www.appraisaldimensions.com
 Brittney Ouellette
 Cathy Miles, Certified Res. Appraiser
 08/05/2014
 (c) Copyright
 *Scope of Work is attached

FLOORPLAN SKETCH

Borrower:	File No.: br0814eastgate
Property Address: 3036 Eastgate Ln.	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80525

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1405.44	1405.44
BSMT	Basement	1405.44	1405.44
GAR	Garage	463.68	463.68
Net LIVABLE Area		(rounded)	1405

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
11.7 x 20.4		238.68
38.4 x 7.8		299.52
5.7 x 32.4		184.68
10.4 x 36.4		378.56
10.0 x 30.4		304.00
5 Items		(rounded)
		1405

Garage	GAR
20.7 x 22.4 =	463.68

Area total (rounded) = 464

First Floor	GLA1
11.7 x 20.4 =	238.68
38.4 x 7.8 =	299.52
5.7 x 32.4 =	184.68
10.4 x 36.4 =	378.56
10.0 x 30.4 =	304.00

Area total (rounded) = 1405

Basement	BSMT
11.7 x 20.4 =	238.68
38.4 x 7.8 =	299.52
5.7 x 32.4 =	184.68
10.4 x 36.4 =	378.56
10.0 x 30.4 =	304.00

Area total (rounded) = 1405

08/05/2014

Agent: Wynn Washle
wwashle@thegroupinc.com

File Number: br0814eastgate

SCOPE OF WORK:

In accordance with your request, I have measured the following home and provided a sketch of the floor plan. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines which are the guidelines to which HUD refers, with the exception of below grade finished areas. In this case we follow local custom which is to include garden levels in finished above grade square footage.

3036 Eastgate Ln.
Fort Collins, CO 80525

Homes where outside measurements are inaccessible, inside measurements are used & an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is a least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points in most cases. Attached dwellings are measured from the centerline between units where appropriate. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on outside dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals. Square footage calculations are approximate.

Brittney Ouellette
Appraisal Dimensions, LLC
970-481-4541

THANK YOU FOR YOUR BUSINESS