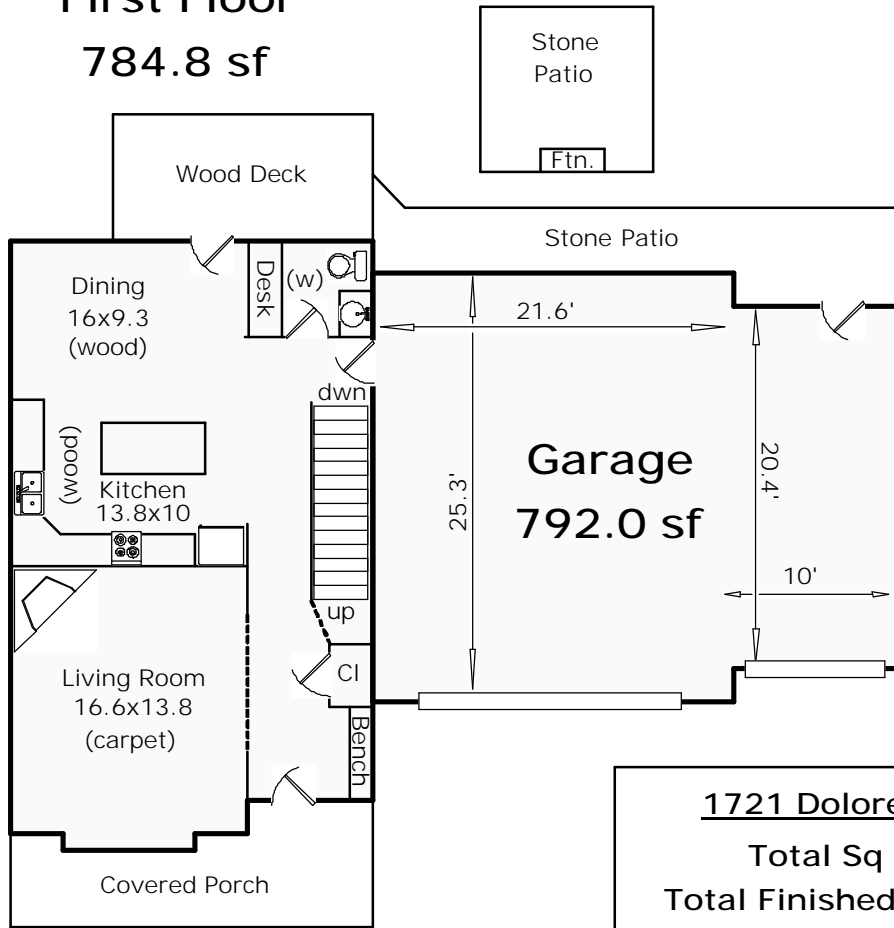


FLOORPLAN SKETCH

Borrower: _____ File No.: br1114doloresriver
 Property Address: 1721 Dolores River Dr. Case No.: _____
 City: Windsor State: CO Zip: 80550
 Lender: Agent: Wynn Washle

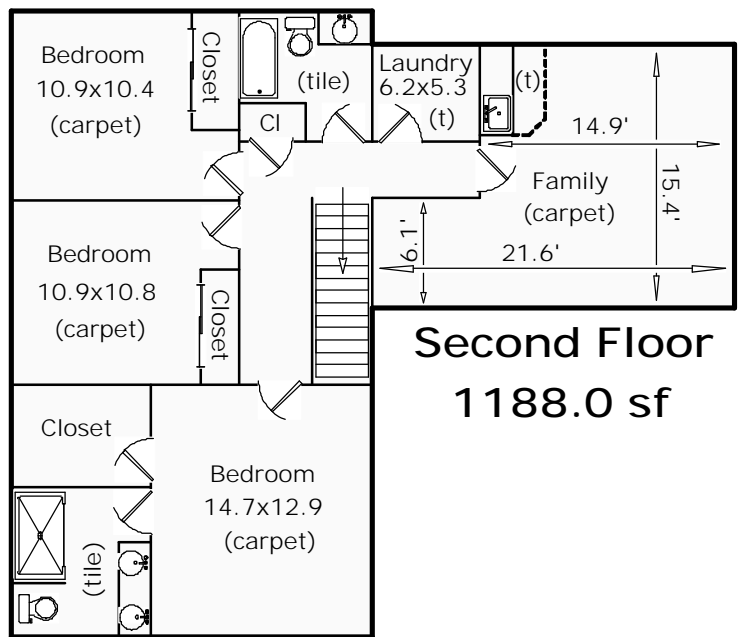
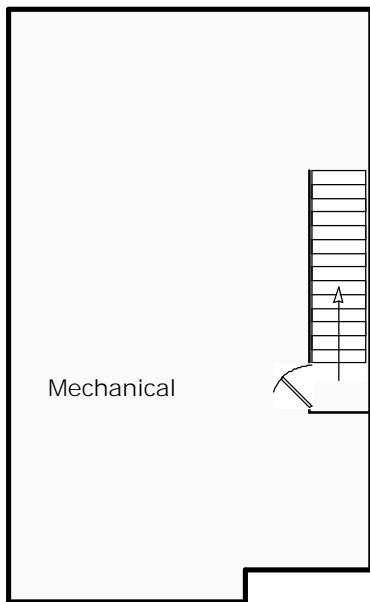
www.appraisaldimensions.com
 Brittney Ouellette
 Cathy Miles, Certified Res. Appraiser
 11/1/2014
 (c) Copyright
 *Scope of Work is attached

First Floor
784.8 sf



1721 Dolores River Rd.
 Total Sq Ft: 2750
 Total Finished Sq Ft: 1973
 Finished w/out bsmnt: 1973
 Basement Sq Ft: 777
 Basement Finish: 0%

Basement
776.8 sf



Second Floor
1188.0 sf

FLOORPLAN SKETCH

Borrower:	File No.: br1114doloresriver
Property Address: 1721 Dolores River Dr.	Case No.:
City: Windsor	State: CO Zip: 80550
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	784.80	784.80
GLA2	Second Floor	1188.00	1188.00
BSMT	Basement	776.80	776.80
GAR	Garage	792.00	792.00
Net LIVABLE Area		(rounded)	1973

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	22.0 x 34.0	748.00
	1.0 x 8.0	8.00
	2.0 x 14.4	28.80
Second Floor		
	20.0 x 22.0	440.00
	2.0 x 22.0	44.00
	16.0 x 44.0	704.00
6 Items	(rounded)	1973

First Floor	GLA1
22.0 x 34.0	= 748.00
1.0 x 8.0	= 8.00
2.0 x 14.4	= 28.80

Basement	BSMT
22.0 x 34.0	= 748.00
2.0 x 14.4	= 28.80

Area total (rounded) = 785

Area total (rounded) = 777

Garage	GAR
22.0 x 2.0	= 44.00
32.0 x 22.0	= 704.00
2.0 x 22.0	= 44.00

Second Floor	GLA2
20.0 x 22.0	= 440.00
2.0 x 22.0	= 44.00
16.0 x 44.0	= 704.00

Area total (rounded) = 792

Area total (rounded) = 1188

11/01/2014

Agent: Wynn Washle
wwashle@thegroupinc.com

File Number: br1114doloresriver

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.

1721 Dolores River Dr.
Windsor, CO 80550

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