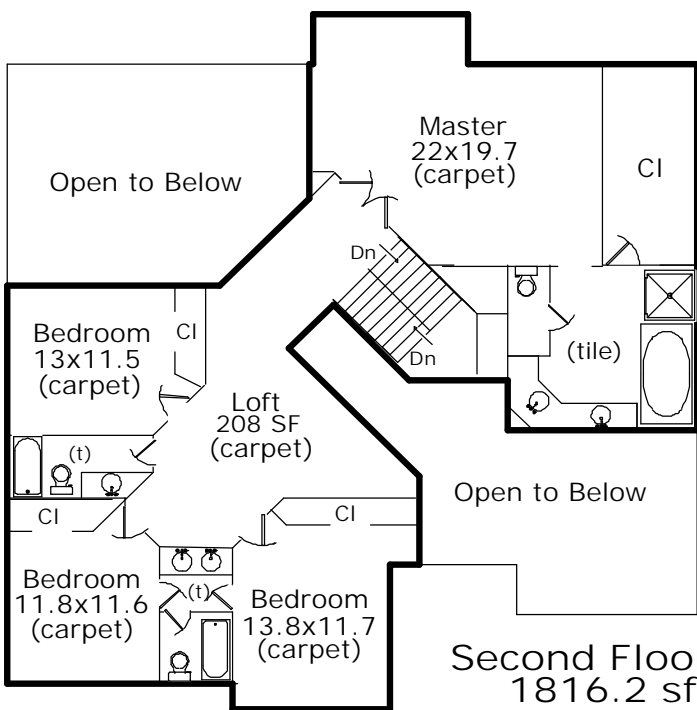
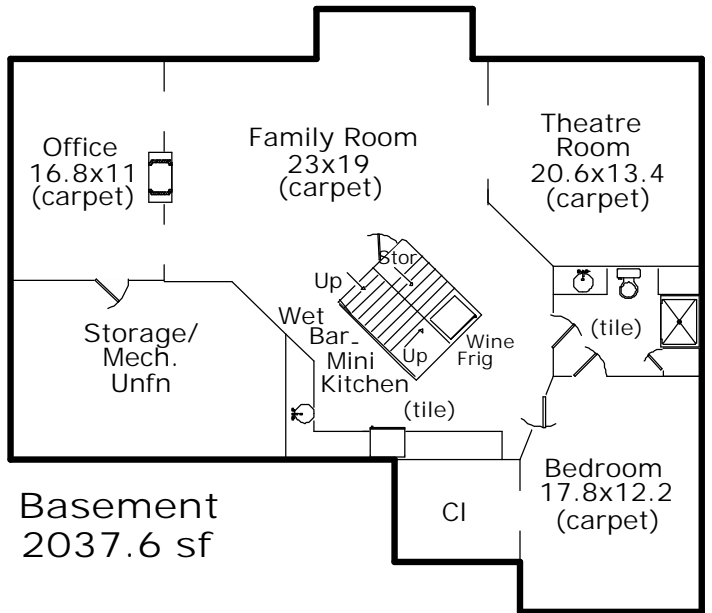
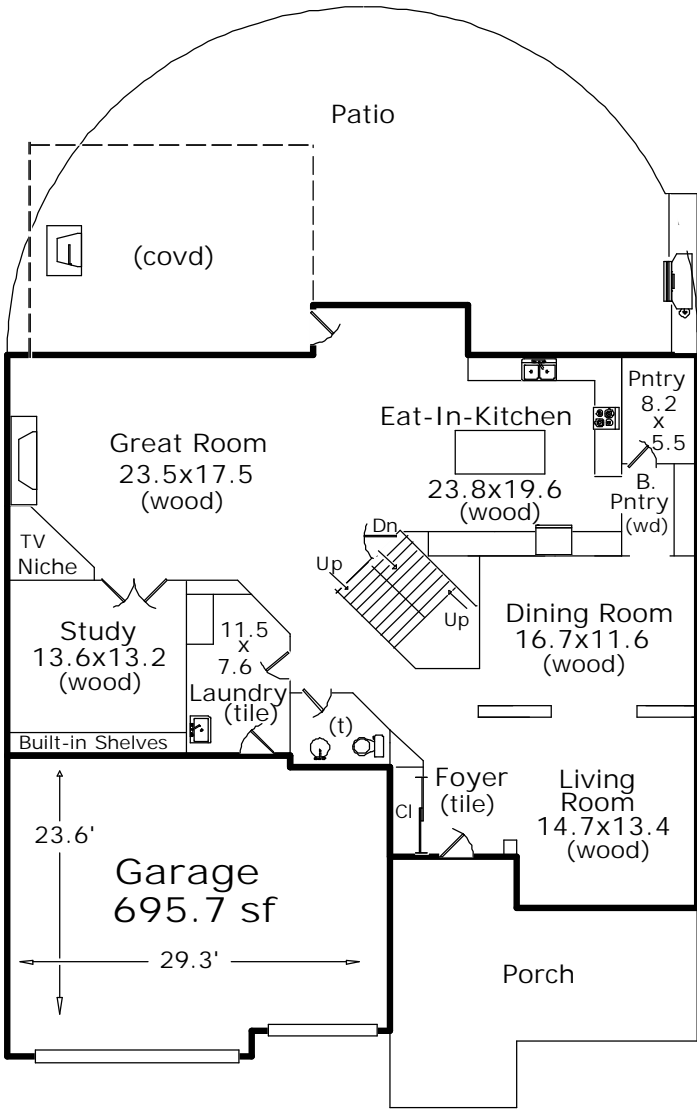


FLOORPLAN SKETCH

Borrower: _____ File No.: mk1015peakview
 Property Address: 5471 Peak View Ct _____ Case No.: _____
 City: Windsor _____ State: CO _____ Zip: _____
 Lender: Agent: Wynn Washle _____

5471 Peak View Ct
 Total SF: 5900
 Total Finished: 5613
 Fin w/o Bsmt: 3862
 Bsmt SF: 2038
 Bsmt SF: 86%



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 October 27, 2015
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 Scope of work is included with this sketch.

FLOORPLAN SKETCH

Borrower:	File No.: mk1015peakview
Property Address: 5471 Peak View Ct	Case No.:
City: Windsor	State: CO Zip:
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2045.52	2045.52
GLA2	Second Floor	1816.19	1816.19
BSMT	Basement	2037.62	2037.62
GAR	Garage	695.71	
	Detached Garage	1280.00	1975.71
Net LIVABLE Area		(rounded)	3862

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	12.2 x	4.0	48.80
	1.0 x	32.0	32.00
	32.0 x	54.2	1734.40
	7.2 x	24.1	173.52
	4.0 x	14.2	56.80
Second Floor			
	12.2 x	4.0	48.80
	4.1 x	14.9	61.09
	6.0 x	22.6	135.60
0.5 x	3.5 x	3.5	6.13
	1.5 x	54.2	81.30
	17.8 x	30.5	542.90
0.5 x	6.0 x	6.0	18.00
	13.7 x	22.1	302.77
0.5 x	7.0 x	7.0	24.50
	7.1 x	32.3	229.33
0.5 x	10.2 x	10.2	52.02
	9.6 x	30.1	288.96
	2.0 x	12.4	24.80
18 Items			(rounded) 3862

Garage		GAR	
2.0 x	19.2 =	38.40	
1.0 x	22.2 =	22.20	
21.1 x	30.1 =	635.11	

First Floor		GLA1	
12.2 x	4.0 =	48.80	
1.0 x	32.0 =	32.00	
32.0 x	54.2 =	1734.40	
7.2 x	24.1 =	173.52	
4.0 x	14.2 =	56.80	

Area total (rounded) = 696

Area total (rounded) = 2046

Basement		BSMT	
54.2 x	32.0 =	1734.40	
4.0 x	12.2 =	48.80	
4.0 x	14.2 =	56.80	
8.2 x	24.1 =	197.62	

Second Floor		GLA2	
	12.2 x	4.0 =	48.80
	4.1 x	14.9 =	61.09
	6.0 x	22.6 =	135.60
0.5 x	3.5 x	3.5 =	6.13
	1.5 x	54.2 =	81.30
	17.8 x	30.5 =	542.90
0.5 x	6.0 x	6.0 =	18.00
	13.7 x	22.1 =	302.77
0.5 x	7.0 x	7.0 =	24.50
	7.1 x	32.3 =	229.33
0.5 x	10.2 x	10.2 =	52.02
	9.6 x	30.1 =	288.96
	2.0 x	12.4 =	24.80

Area total (rounded) = 2038

Area total (rounded) = 1816

October 27, 2015

Agent: Wynn Washle
wwashle@thegroupinc.com

File Number: mk1015peakview

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 , 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.

5471 Peak View Ct
Windsor, CO

Homes where outside measurement 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 at least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points. Attached dwellings are measured from the centerline between units where appropriate. Condos are measured from interior walls. Bdrms are measured excluding closets. Kitchens are measured wall to wall.

October 27, 2015

All totals are estimates based on exterior dimensions. It is not unusual for two different appraisers to arrive at slightly different totals.

Thank you for your business.

Mary Kay Loner
Appraisal Dimensions
970-227-1429