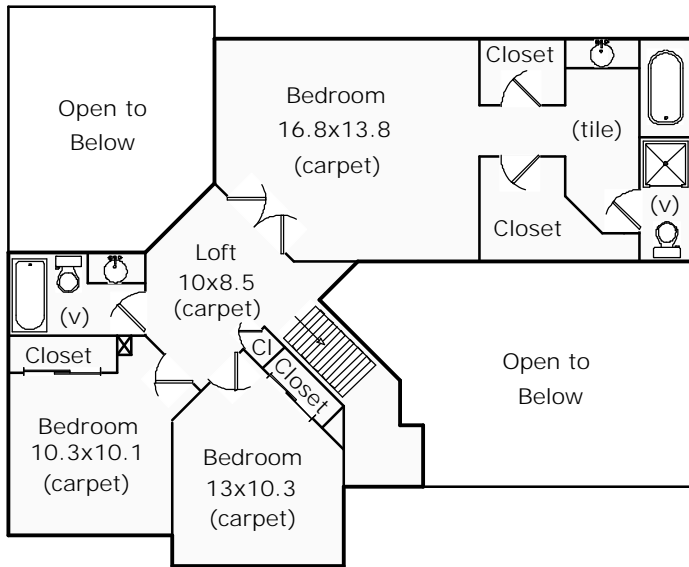


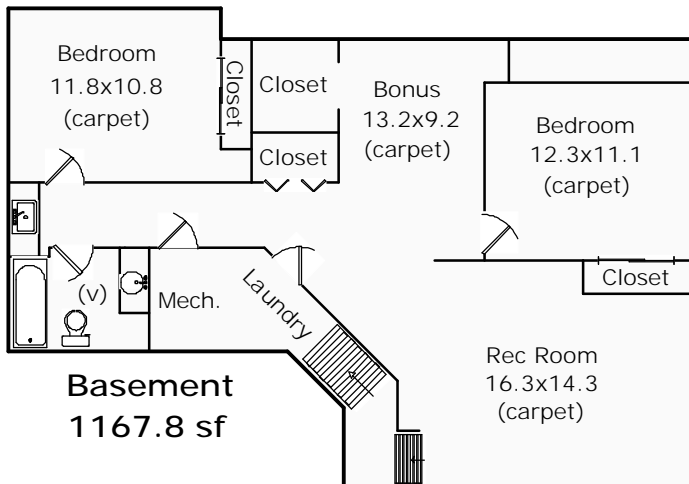
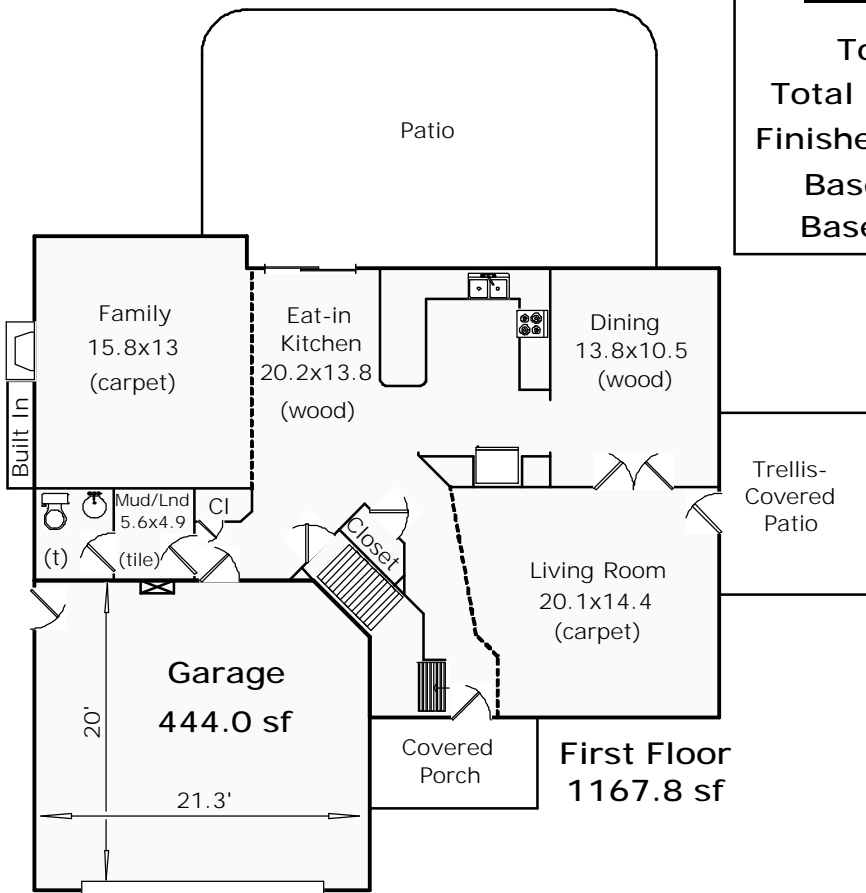
FLOORPLAN SKETCH

Borrower: _____ File No.: br0116willowcreek
 Property Address: 2849 Willow Creek Dr. Case No.: _____
 City: Fort Collins State: CO Zip: 80525
 Lender: Agent: Wynn Washle



Second Floor
938.8 sf

2849 Willow Creek Dr.
 Total Sq Ft: 3275
 Total Finished Sq Ft: 3173
 Finished w/out bsmnt: 2107
 Basement Sq Ft: 1168
 Basement Finish: 91%



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 01/04/2016
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 *Scope of Work is attached

FLOORPLAN SKETCH

| | |
|---|-----------------------------|
| Borrower: | File No.: br0116willowcreek |
| Property Address: 2849 Willow Creek Dr. | 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 | 1167.79 | 1167.79 |
| GLA2 | Second Floor | 938.78 | 938.78 |
| BSMT | Basement | 1167.79 | 1167.79 |
| GAR | Garage | 443.99 | 443.99 |
| Net LIVABLE Area | | (rounded) | 2107 |

| LIVING AREA BREAKDOWN | | | |
|-----------------------|--------|------|----------------|
| Breakdown | | | Subtotals |
| First Floor | | | |
| | 23.0 x | 9.0 | 207.00 |
| | 2.1 x | 14.0 | 29.40 |
| | 20.5 x | 45.1 | 924.55 |
| 0.5 x | 3.7 x | 3.7 | 6.85 |
| Second Floor | | | |
| | 31.5 x | 14.1 | 444.15 |
| 0.5 x | 2.5 x | 2.5 | 3.13 |
| | 0.6 x | 45.1 | 27.06 |
| | 7.8 x | 20.5 | 159.90 |
| 0.5 x | 4.6 x | 4.6 | 10.58 |
| | 3.0 x | 25.8 | 77.40 |
| 0.5 x | 5.3 x | 5.3 | 14.05 |
| | 27.3 x | 4.0 | 109.20 |
| | 3.2 x | 22.1 | 70.72 |
| | 2.0 x | 11.3 | 22.60 |
| 14 Items | | | (rounded) 2107 |

| First Floor | GLA1 | | |
|-------------|--------|------|----------|
| | 23.0 x | 9.0 | = 207.00 |
| | 2.1 x | 14.0 | = 29.40 |
| | 20.5 x | 45.1 | = 924.55 |
| 0.5 x | 3.7 x | 3.7 | = 6.84 |

| Garage | GAR | | |
|--------|--------|------|----------|
| | 22.1 x | 16.7 | = 369.07 |
| | 3.7 x | 18.4 | = 68.08 |
| 0.5 x | 3.7 x | 3.7 | = 6.84 |

Area total (rounded) = 1168

Area total (rounded) = 444

| Basement | BSMT | | |
|----------|--------|------|----------|
| | 23.0 x | 9.0 | = 207.00 |
| | 2.1 x | 14.0 | = 29.40 |
| | 20.5 x | 45.1 | = 924.55 |
| 0.5 x | 3.7 x | 3.7 | = 6.84 |

| Second Floor | GLA2 | | |
|--------------|--------|------|----------|
| | 31.5 x | 14.1 | = 444.15 |
| 0.5 x | 2.5 x | 2.5 | = 3.13 |
| | 0.6 x | 45.1 | = 27.06 |
| | 7.8 x | 20.5 | = 159.90 |
| 0.5 x | 4.6 x | 4.6 | = 10.58 |
| | 3.0 x | 25.8 | = 77.40 |
| 0.5 x | 5.3 x | 5.3 | = 14.05 |
| | 27.3 x | 4.0 | = 109.20 |
| | 3.2 x | 22.1 | = 70.72 |
| | 2.0 x | 11.3 | = 22.60 |

Area total (rounded) = 1168

Area total (rounded) = 939

01/04/2016

Agent: Wynn Washle
wwashle@thegroupinc.com

File Number: br0116willowcreek

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 garden levels in finished above grade square footage.

2849 Willow Creek Dr.
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