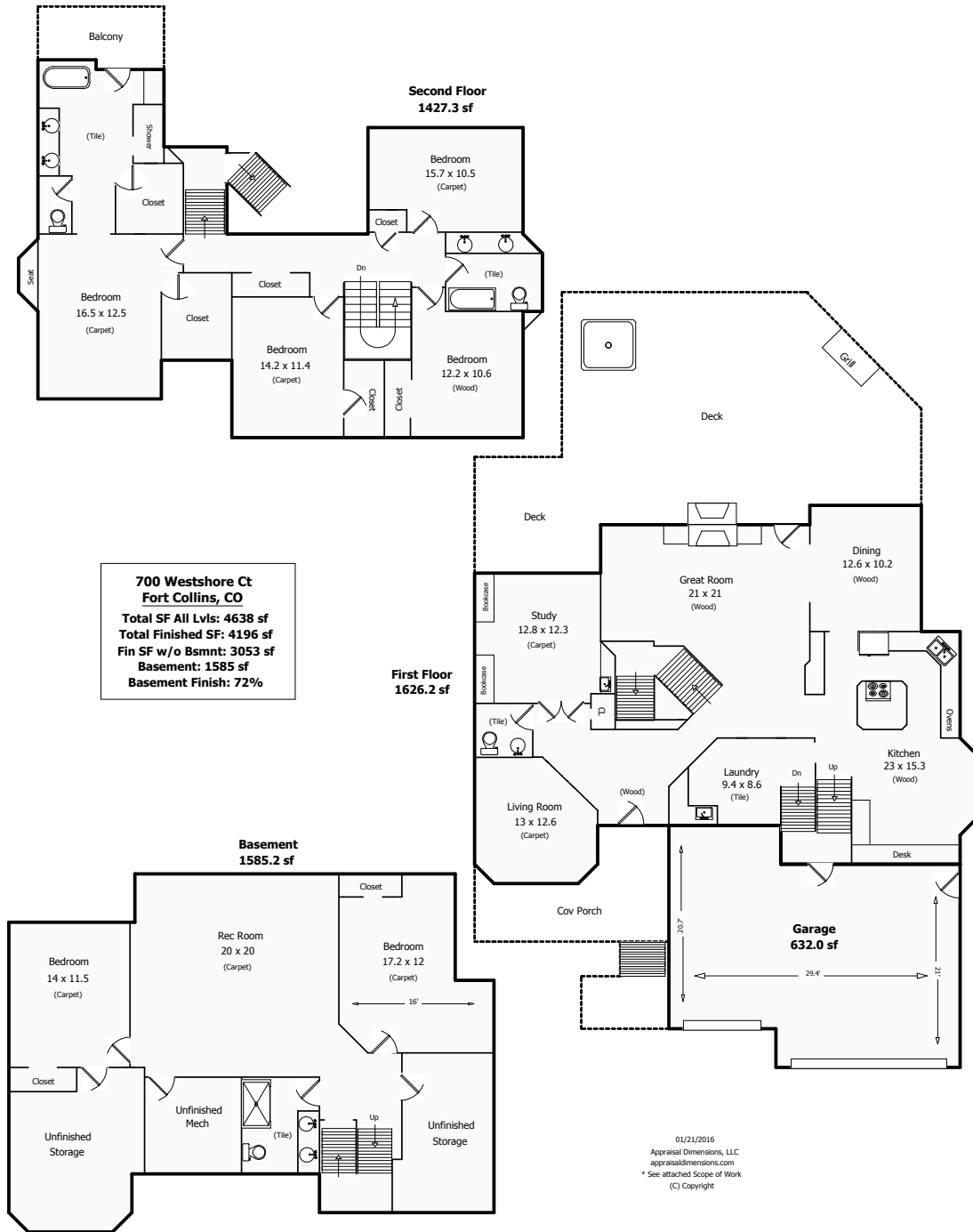


# Building Sketch (Page - 1)

<b>Borrower</b>					
Property Address	700 Westshore Ct				
City	Fort Collins	County	State	CO	Zip Code 80525
Lender/Client	Agent: Wynn & Laura Jo Washle				



Sketch by Apex Sketch v5 Standard™

## Building Sketch (Page - 2)

<b>Borrower</b>					
Property Address	700 Westshore Ct				
City	Fort Collins	County	State	CO	Zip Code 80525
Lender/Client	Agent: Wynn & Laura Jo Washle				

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1626.20	1626.20
GLA2	Second Floor	1427.30	1427.30
BSMT	Basement	1585.20	1585.20
GAR	Garage	632.00	632.00
Net LIVABLE Area		(rounded)	3054

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
	4.0 x	18.5	74.00
	6.0 x	52.0	312.00
0.5 x	2.0 x	2.0	2.00
	1.0 x	51.0	51.00
0.5 x	1.0 x	1.0	0.50
0.5 x	2.0 x	2.0	2.00
	8.7 x	2.0	17.40
	4.0 x	12.7	50.80
0.5 x	1.0 x	1.0	0.50
	13.0 x	50.0	650.00
0.5 x	2.0 x	2.0	2.00
	6.0 x	46.0	276.00
	2.0 x	11.5	23.00
	5.0 x	33.0	165.00
<b>Second Floor</b>			
	1.0 x	6.0	6.00
	1.5 x	50.5	75.75
	11.0 x	16.0	176.00
	0.5 x	50.0	25.00
	9.0 x	19.5	175.50
	8.0 x	13.0	104.00
1			865.05
31 Items		(rounded)	3053

First Floor		GLA1	
0.5 x	0.0 x	0.8 =	0.00
	4.0 x	18.5 =	74.00
	6.0 x	52.0 =	312.00
0.5 x	2.0 x	2.0 =	2.00
	1.0 x	51.0 =	51.00
	0.0 x	20.0 =	0.00
0.5 x	1.0 x	1.0 =	0.50
0.5 x	2.0 x	2.0 =	2.00
	8.7 x	2.0 =	17.40
	4.0 x	12.7 =	50.80
0.5 x	1.0 x	1.0 =	0.50
0.5 x	0.0 x	0.0 =	0.00
0.5 x	18.3 x	0.0 =	0.00
5 unlisted calculations = 1116.00			
Area total (rounded) = 1626			

Garage		GAR	
0.5 x	18.5 x	0.0 =	0.00
	4.0 x	19.0 =	76.00
0.5 x	0.0 x	11.5 =	0.00
	17.0 x	30.0 =	510.00
	4.0 x	11.5 =	46.00
Area total (rounded) = 632			

Basement		BSMT	
0.5 x	0.0 x	11.5 =	0.00
0.5 x	5.0 x	0.0 =	0.00
0.5 x	6.0 x	0.0 =	0.00
	33.0 x	5.0 =	165.00
0.5 x	2.0 x	2.0 =	2.00
	4.0 x	12.7 =	50.80
	4.0 x	18.0 =	72.00
	20.0 x	50.0 =	1000.00
	46.0 x	6.0 =	276.00
	8.7 x	2.0 =	17.40
0.5 x	2.0 x	2.0 =	2.00
Area total (rounded) = 1585			

Second Floor		GLA2	
	1.0 x	6.0 =	6.00
	1.5 x	50.5 =	75.75
	11.0 x	16.0 =	176.00
	0.5 x	50.0 =	25.00
	9.0 x	19.5 =	175.50
	8.0 x	13.0 =	104.00
	3.5 x	54.0 =	189.00
	0.5 x	53.5 =	26.75
0.5 x	1.5 x	1.5 =	1.13
0.5 x	1.5 x	1.5 =	1.12
0.5 x	0.5 x	0.5 =	0.13
0.5 x	2.0 x	2.0 =	2.00
0.5 x	0.5 x	0.5 =	0.12
4 unlisted calculations = 644.80			
Area total (rounded) = 1427			

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

01/21/2016

Agent: Wynn & Laura Jo Washle

Re: Property: 700 Westshore Ct  
Fort Collins, CO 80525  
Borrower:  
File No.:

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 . 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,