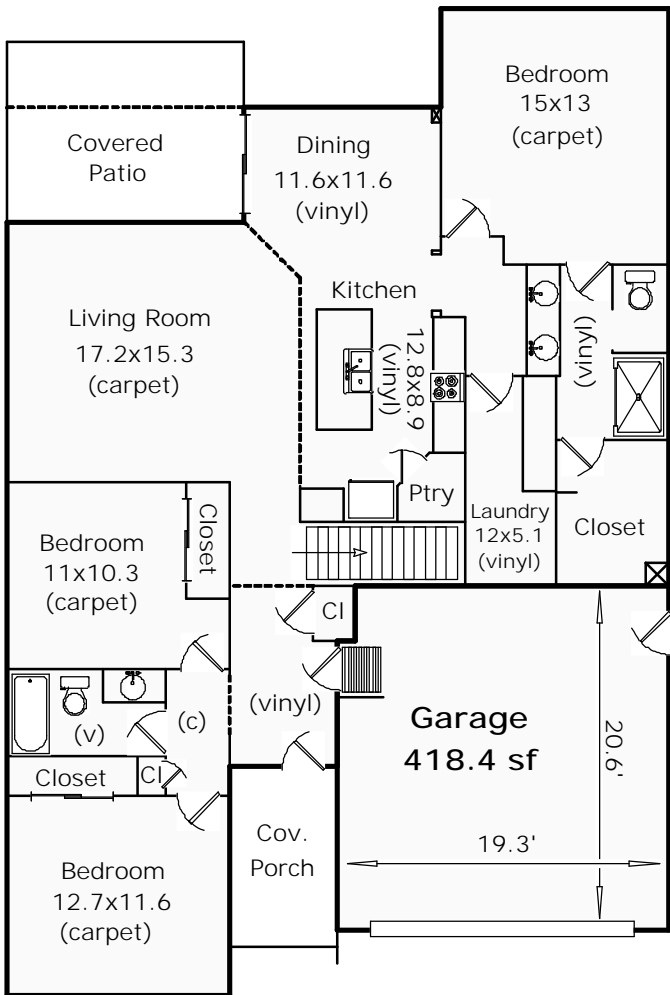


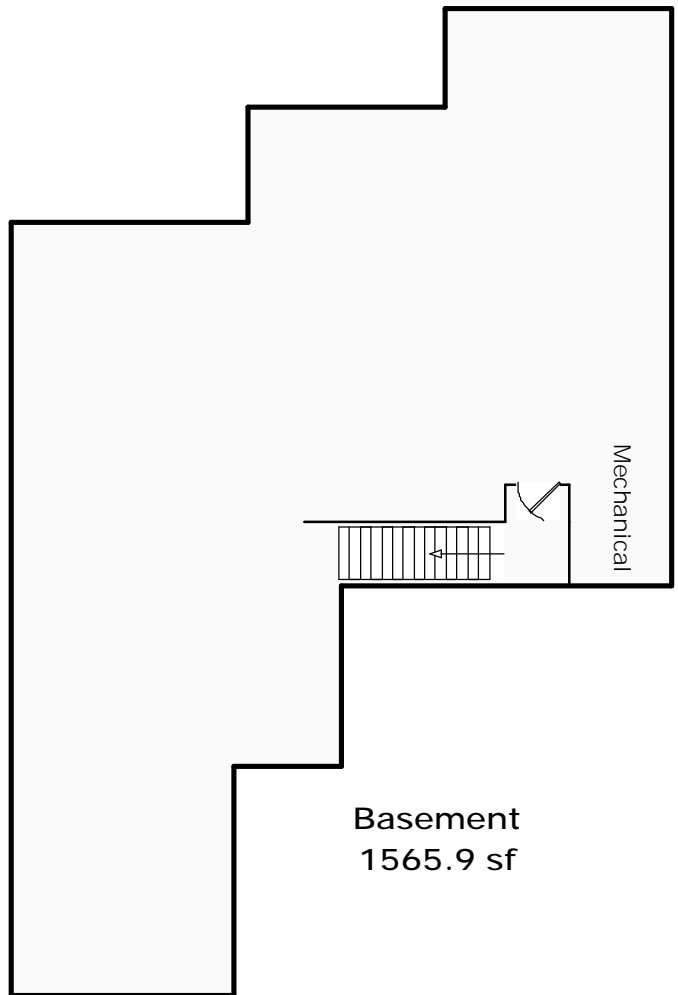
FLOORPLAN SKETCH

Borrower:	File No.: br0216lynnhaven
Property Address: 2536 Lynnhaven Ln.	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80524

2536 Lynnhaven Ln.
Total Sq Ft: 3136
Total Finished Sq Ft: 1570
Finished w/out bsmnt: 1570
Basement Sq Ft: 1566
Basement Finish: 0%



First Floor
1569.7 sf



Basement
1565.9 sf

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 02/15/2016
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 *Scope of Work is attached

Sketch by Apex Sketch v5 Standard™

FLOORPLAN SKETCH

Borrower:	File No.: br0216lynnhaven
Property Address: 2536 Lynnhaven Ln.	Case No.:
City: Fort Collins	State: CO Zip: 80524
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1569.68	1569.68
BSMT	Basement	1565.94	1565.94
GAR	Garage	418.36	418.36
Net LIVABLE Area		(rounded)	1570

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
20.1 x	7.6	152.76
14.0 x	13.5	189.00
7.0 x	25.8	180.60
22.2 x	40.2	892.44
3.4 x	21.2	72.08
6.0 x	13.8	82.80
6 Items		(rounded) 1570

First Floor	GLA1
20.1 x	7.6 = 152.76
14.0 x	13.5 = 189.00
7.0 x	25.8 = 180.60
22.2 x	40.2 = 892.44
3.4 x	21.2 = 72.08
6.0 x	13.8 = 82.80

Garage	GAR
20.1 x	17.6 = 353.76
3.4 x	19.0 = 64.60

Area total (rounded) = 1570

Area total (rounded) = 418

Basement	BSMT
13.5 x	14.0 = 189.00
7.0 x	25.8 = 180.60
22.2 x	40.2 = 892.44
11.0 x	20.1 = 221.10
6.0 x	13.8 = 82.80

Area total (rounded) = 1566

02/15/2016

Agent: Wynn Washle
wwashle@thegroupinc.com

File Number: br0216lynnhaven

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.

2536 Lynnhaven Ln.
Fort Collins, CO 80524

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