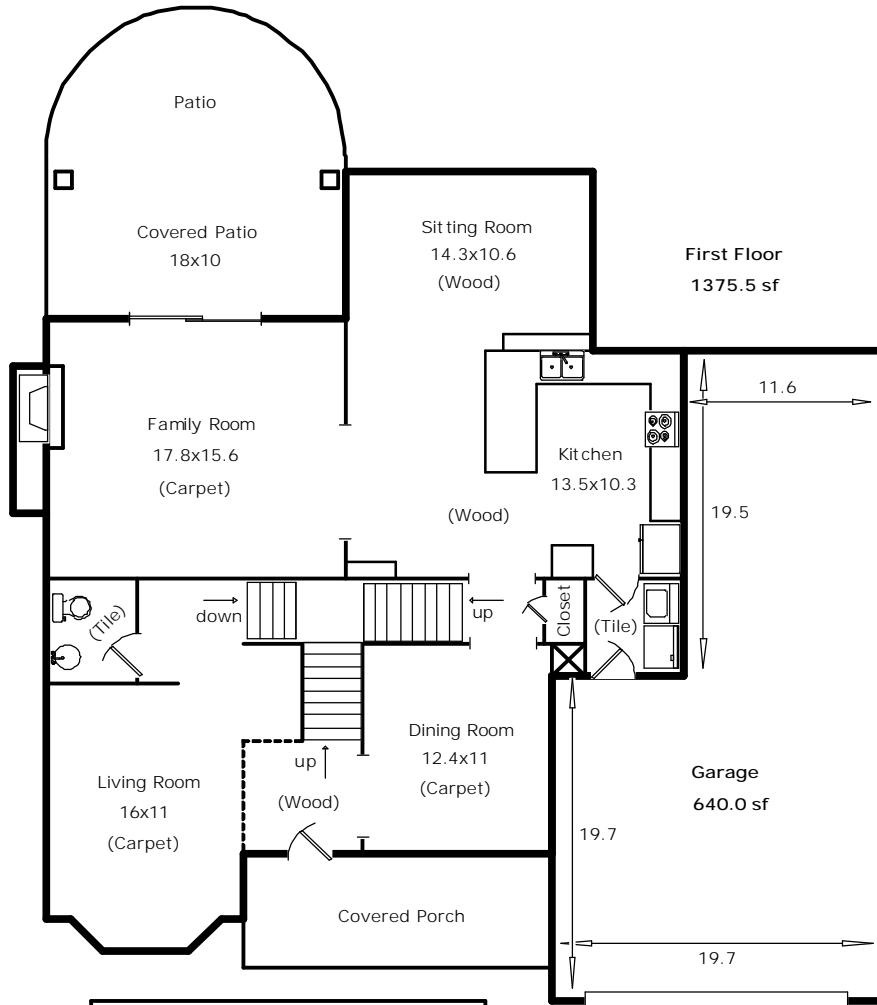


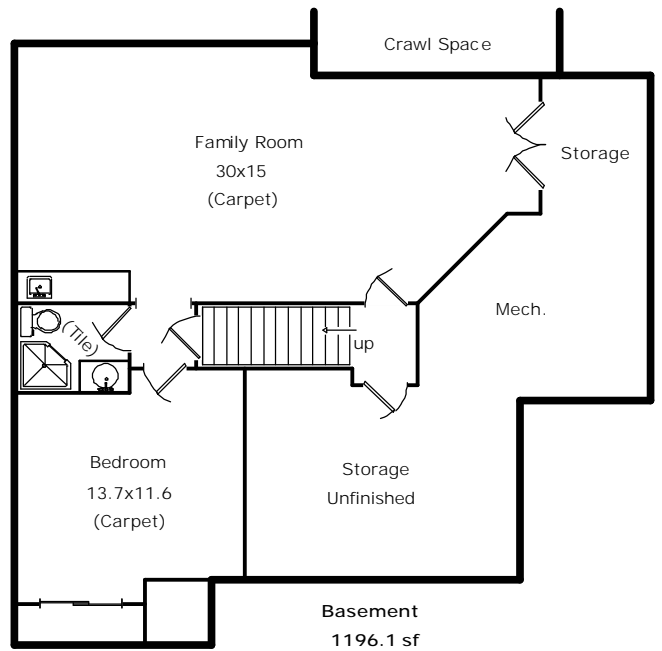
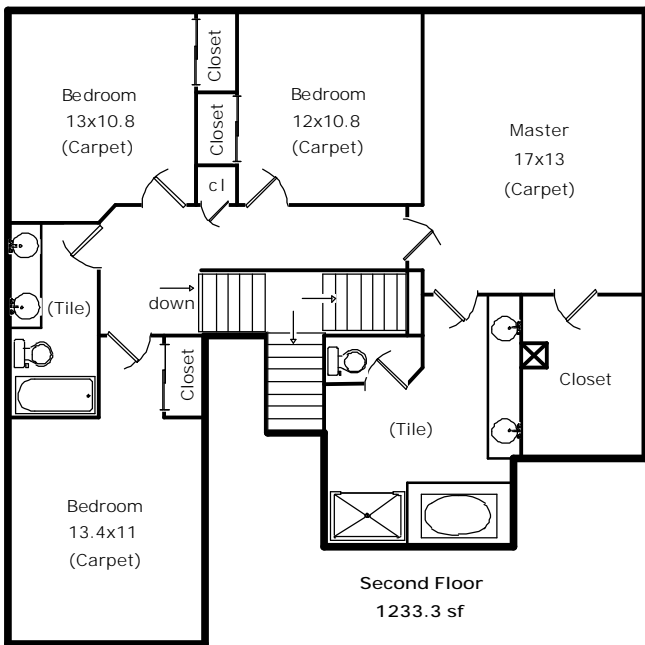
FLOORPLAN SKETCH

Borrower:	File No.: t0316trappers
Property Address: 5151 Trappers Creek	Case No.:
City: Fort Collins	State: CO Zip: 80528
Lender: Agent: Wynn Washle	



5151 Trappers Creek Ct.  
 Fort Collins, CO  
 Total SF: 3805  
 Total Finished SF: 3400  
 Fin. w/o Basement: 2609  
 Basement SF: 1196  
 Basement Finish: 66%

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 3/12/2016  
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 \*Scope of work is attached



FLOORPLAN SKETCH

Borrower:	File No.: t0316trappers
Property Address: 5151 Trappers Creek	Case No.:
City: Fort Collins	State: CO Zip: 80528
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1375.50	1375.50
GLA2	Second Floor	1233.30	1233.30
BSMT	Basement	1196.10	1196.10
GAR	Garage	640.00	640.00
Net LIVABLE Area		(rounded)	2609

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
0.5 x	2.0 x	2.0	2.00
	30.7 x	11.0	337.70
	4.0 x	12.0	48.00
0.5 x	2.0 x	2.0	2.00
	5.2 x	2.0	10.40
	38.7 x	20.0	774.00
	2.0 x	33.2	66.40
	9.0 x	15.0	135.00
<b>Second Floor</b>			
	23.0 x	6.0	138.00
	19.0 x	12.0	228.00
	38.7 x	20.0	774.00
	5.4 x	11.5	62.10
	1.6 x	19.5	31.20
13 Items			(rounded) 2609

First Floor		GLA1	
0.5 x	2.0 x	2.0 =	2.00
	30.7 x	11.0 =	337.70
	4.0 x	12.0 =	48.00
0.5 x	2.0 x	2.0 =	2.00
	5.2 x	2.0 =	10.40
	38.7 x	20.0 =	774.00
	2.0 x	33.2 =	66.40
	9.0 x	15.0 =	135.00

Garage		GAR	
20.0 x	20.0 =	400.00	
20.0 x	12.0 =	240.00	

Area total (rounded) = 1376

Area total (rounded) = 640

Second Floor		GLA2	
23.0 x	6.0 =	138.00	
19.0 x	12.0 =	228.00	
38.7 x	20.0 =	774.00	
5.4 x	11.5 =	62.10	
1.6 x	19.5 =	31.20	

Basement		BSMT	
18.2 x	2.0 =	36.40	
38.7 x	20.0 =	774.00	
11.0 x	30.7 =	337.70	
4.0 x	12.0 =	48.00	

Area total (rounded) = 1233

Area total (rounded) = 1196

03/12/2016

Agent: Wynn Washle  
wwashle@thegroupinc.com

File Number: t0316trappers

**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.

5151 Trappers Creek  
Fort Collins, CO 80528

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 at 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. The scope of work for measuring condos will sometimes slightly deviate from the ANSI standard in order to match county records. This is done when all units are the same because it is important that MLS reflects the same square footage for identical units so appraisers know not to make a square footage adjustment.

Tom Albertz  
Appraisal Dimensions, LLC  
970-690-6900

THANK YOU FOR YOUR BUSINESS