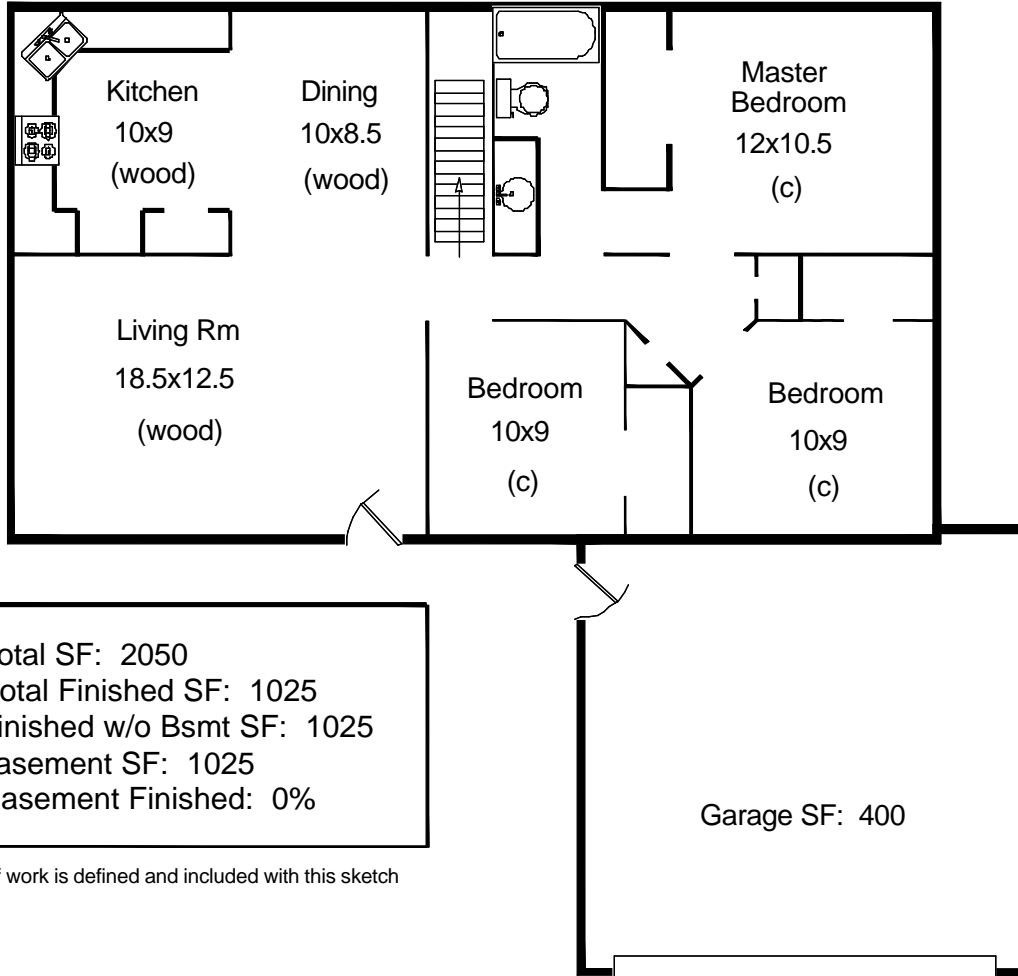


FLOORPLAN

Borrower: _____ File No.: b0710w45thM
Property Address: 2674 W. 45th Street Case No.: _____
City: Loveland State: CO Zip: 80538
Lender: Wynn Washle

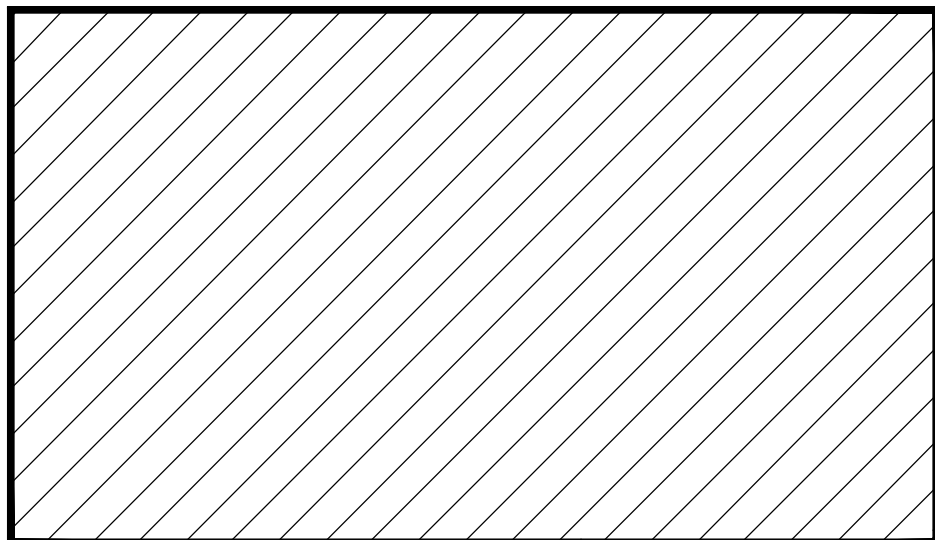
Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Cert. Residential Appraiser
Billy Miles, Registered Appraiser
7-8-2010

First Level SF: 1025



Total SF: 2050
Total Finished SF: 1025
Finished w/o Bsmt SF: 1025
Basement SF: 1025
Basement Finished: 0%

*Scope of work is defined and included with this sketch



Basement SF: 1025

FLOORPLAN

Borrower:	File No.: b0710w45thM
Property Address: 2674 W. 45th Street	Case No.:
City: Loveland	State: CO Zip: 80538
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1025.5	1025.5
BSMT	Basement	1025.5	1025.5
GAR	Garage	399.9	399.9
Net LIVABLE Area		(Rounded)	1025

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
0.5 x 16.2		8.1
16.2 x 23.8		385.6
24.3 x 26.0		631.8
3 Items	(Rounded)	1025

Garage	GAR		
	19.7 x	20.2 =	397.9
	0.5 x	4.0 =	2.0
Area total (Rounded) =			400

First Floor	GLA1		
	0.5 x	16.2 =	8.1
	16.2 x	23.8 =	385.6
	24.3 x	26.0 =	631.8
Area total (Rounded) =			1025

Basement	BSMT		
	24.3 x	42.2 =	1025.5
Area total (Rounded) =			1025

07/08/2010

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b0710w45thM

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 the garden level in tri-levels in finished above grade square footage.

2674 W. 45th Street
Loveland, CO 80538

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 on exterior dimensions. It is not unusual for two different appraisers to arrive a slightly different totals.

William R. Miles III, Reg. Appraiser
Appraisal Dimensions
481-4541 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS