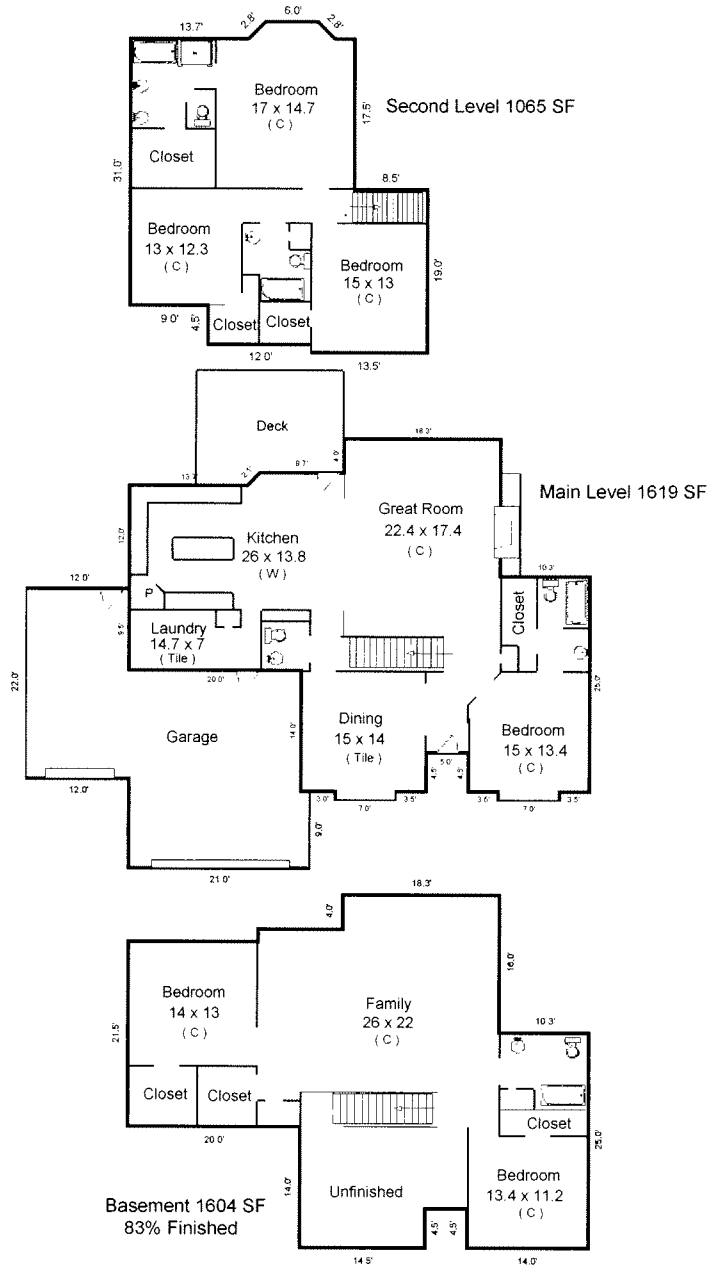


FLOORPLAN

Borrower: \_\_\_\_\_ File No.: d308chickadeeFCM  
Property Address: 1213 Chickadee Court Case No.: \_\_\_\_\_  
City: Fort Collins State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Lender: Agent: Wynn Washle

4288 Total SF  
4019 Finished SF  
2684 SF w/o Bsmnt



March 18, 2008  
Dionne L. McCarthy, Cert Res Appr  
www.appraisaldimensions.com  
(970) 217-8775

**FLOORPLAN**

Borrower:	File No.: d308chickadeeFCM
Property Address: 1213 Chickadee Court	Case No.:
City: Fort Collins	State:
Lender: Agent: Wynn Washle	Zip:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1618.9	1618.9
GLA2	Second Floor	1065.0	1065.0
BSMT	Basement	1604.1	1604.1
GAR	Garage	733.0	733.0
Net LIVABLE Area		(Rounded)	2684

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	1.0 x 7.0	7.0
	1.0 x 7.0	7.0
	21.5 x 29.5	634.3
0.5 x	1.5 x 1.5	1.1
	1.5 x 28.0	42.0
	4.0 x 18.3	73.2
	13.7 x 21.5	294.6
	10.3 x 11.0	113.3
	9.5 x 33.5	318.3
	4.5 x 14.5	65.3
	4.5 x 14.0	63.0
<b>Second Floor</b>		
	10.0 x 31.0	310.0
	2.0 x 6.0	12.0
0.5 x	2.0 x 2.0	2.0
0.5 x	2.0 x 2.0	2.0
	13.7 x 31.0	424.7
	2.3 x 31.0	71.3
	4.5 x 17.0	76.5
	8.5 x 18.0	153.0
	1.0 x 13.5	13.5
20 Items		(Rounded)
		2684

First Floor	GLA1
	1.0 x 7.0 = 7.0
	1.0 x 7.0 = 7.0
	21.5 x 29.5 = 634.3
0.5 x	1.5 x 1.5 = 1.1
	1.5 x 28.0 = 42.0
	4.0 x 18.3 = 73.2
	13.7 x 21.5 = 294.5
	10.3 x 11.0 = 113.3
	9.5 x 33.5 = 318.2
	4.5 x 14.5 = 65.2
	4.5 x 14.0 = 63.0
Area total (Rounded) = 1619	

Garage	GAR
	12.0 x 22.0 = 264.0
	9.0 x 21.0 = 189.0
	14.0 x 20.0 = 280.0
Area total (Rounded) = 733	

Second Floor	GLA2
	10.0 x 31.0 = 310.0
	2.0 x 6.0 = 12.0
0.5 x	2.0 x 2.0 = 2.0
0.5 x	2.0 x 2.0 = 2.0
	13.7 x 31.0 = 424.7
	2.3 x 31.0 = 71.3
	4.5 x 17.0 = 76.5
	8.5 x 18.0 = 153.0
	1.0 x 13.5 = 13.5
Area total (Rounded) = 1065	

Basement	BSMT
	20.5 x 33.5 = 686.7
	4.5 x 14.5 = 65.2
	4.5 x 14.0 = 63.0
	11.0 x 20.0 = 220.0
	12.0 x 28.2 = 338.4
	4.0 x 18.3 = 73.2
	10.5 x 15.0 = 157.5
Area total (Rounded) = 1604	

March 18, 2008

Kim Allen @ The Group, Inc.

Agent: Wynn Washle  
Office: Mulberry

File Number: d308chickadeeFCM

**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.

1213 Chickadee Court  
Fort Collins

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 PER HUD GUIDELINES. 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.

Dionne L. McCarthy, Cert. Res. Appraiser  
McCarthy Appraisal Service, LLC  
970-217-8775 (P)