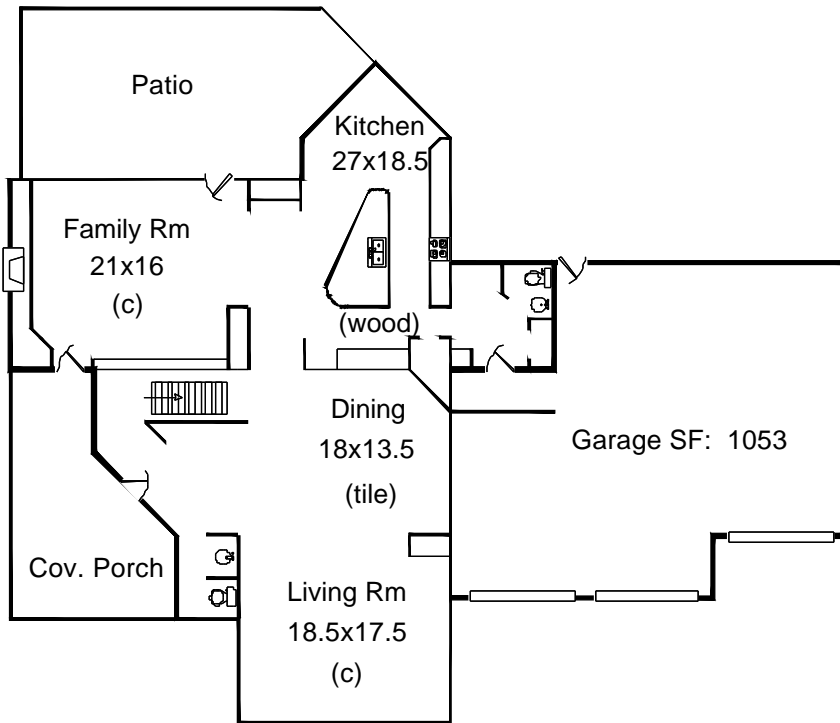


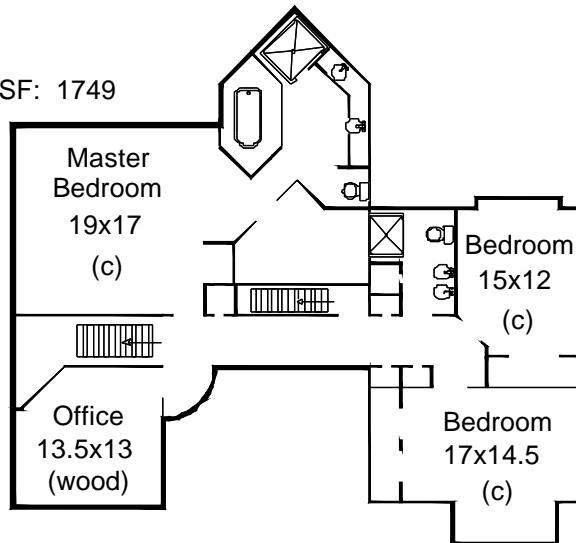
FLOORPLAN

Borrower:	File No.: b209abbeyM
Property Address: 5225 Abbey Rd.	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80526

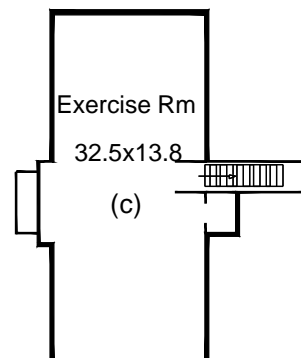
First Level SF: 1922



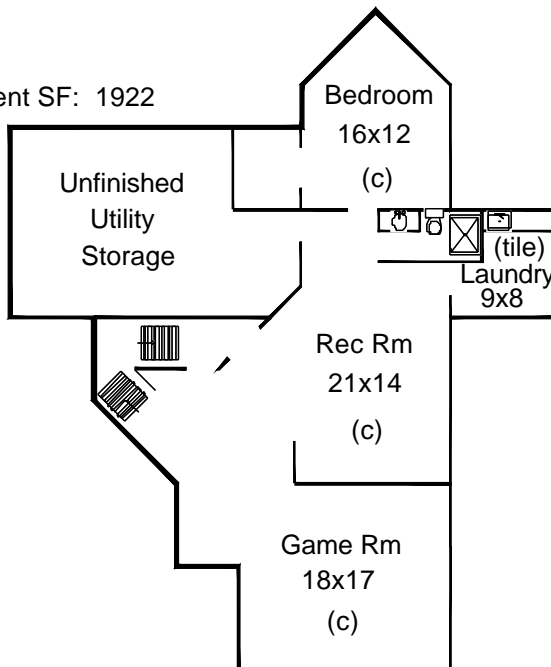
Second Level SF: 1749



Third Level SF: 547



Basement SF: 1922



Total SF: 6140
Total Finished SF: 5684
Finished w/o Bsmt SF: 4218
Basement SF: 1922
Basement Finished: 76%

*Scope of work is defined and included with this sketch

Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Cert. Residential Appraiser
 Billy Miles, Registered Appraiser
 2-11-2009

FLOORPLAN

Borrower:	File No.: b209abbeyM
Property Address: 5225 Abbey Rd.	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80526

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1922.1	1922.1
GLA2	Second Floor	1749.2	1749.2
GLA3	Third Floor	547.0	547.0
BSMT	Basement	1922.1	1922.1
GAR	Garage	1053.2	1053.2
Net LIVABLE Area		(Rounded)	4218

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
	10.0 x	10.3	103.0
	12.0 x	20.4	244.8
	2.0 x	6.0	12.0
	14.4 x	38.3	551.5
0.5 x	7.2 x	14.4	51.8
0.5 x	0.0 x	0.0	0.0
	0.0 x	14.4	0.2
	12.0 x	34.3	411.6
0.5 x	8.0 x	8.0	32.0
	8.0 x	26.3	210.4
	8.0 x	18.3	146.4
	6.0 x	26.4	158.4
Second Floor			
	4.0 x	10.0	40.0
	1.0 x	8.0	8.0
	20.3 x	28.3	574.7
	19.5 x	23.3	454.4
0.5 x	5.0 x	5.0	12.5
	13.5 x	14.5	195.8
	14.4 x	27.3	393.1
	0.5 x	23.3	11.6
0.5 x	7.2 x	14.4	51.9
5 Items Not Listed			554.1
26 Items			(Rounded) 4218

First Floor	GLA1		
	10.0 x	10.3	= 103.0
	12.0 x	20.4	= 244.8
	2.0 x	6.0	= 12.0
	14.4 x	38.3	= 551.5
0.5 x	7.2 x	14.4	= 51.8
0.5 x	0.0 x	0.0	= 0.0
	0.0 x	14.4	= 0.2
	12.0 x	34.3	= 411.6
0.5 x	8.0 x	8.0	= 32.0
	8.0 x	26.3	= 210.4
	8.0 x	18.3	= 146.4
	6.0 x	26.4	= 158.4
Area total (Rounded) = 1922			

Garage	GAR		
	26.3 x	28.2	= 742.0
	10.0 x	16.0	= 160.0
	6.0 x	25.2	= 151.2
Area total (Rounded) = 1053			

Second Floor	GLA2		
	4.0 x	10.0	= 40.0
	1.0 x	8.0	= 8.0
	20.3 x	28.3	= 574.7
	19.5 x	23.3	= 454.4
0.5 x	5.0 x	5.0	= 12.5
	13.5 x	14.5	= 195.7
	14.4 x	27.3	= 393.1
	0.5 x	23.3	= 11.6
0.5 x	7.2 x	14.4	= 51.9
Curve	7.9 @	90.0°	= 7.1
Area total (Rounded) = 1749			

Basement	BSMT		
	10.0 x	10.3	= 103.0
	12.0 x	20.4	= 244.8
	2.0 x	6.0	= 12.0
	14.4 x	38.3	= 551.5
0.5 x	7.2 x	14.4	= 51.8
0.5 x	0.0 x	0.0	= 0.0
	0.0 x	14.4	= 0.2
	12.0 x	34.3	= 411.6
0.5 x	8.0 x	8.0	= 32.0
	8.0 x	26.3	= 210.4
	8.0 x	18.3	= 146.4
	6.0 x	26.4	= 158.4
Area total (Rounded) = 1922			

FLOORPLAN

Borrower:	File No.: b209abbeyM	
Property Address: 5225 Abbey Rd.	Case No.:	
City: Fort Collins	State: CO	Zip: 80526
Lender: Wynn Washle		

Third Floor	GLA3
1.3 x 8.0 =	10.4
14.8 x 33.5 =	495.8
3.0 x 9.6 =	28.8
3.0 x 4.0 =	12.0
Area total (Rounded) = 547	

02/11/2009

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b209abbeyM

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.

5225 Abbey Rd.
Fort Collins, CO 80526

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