

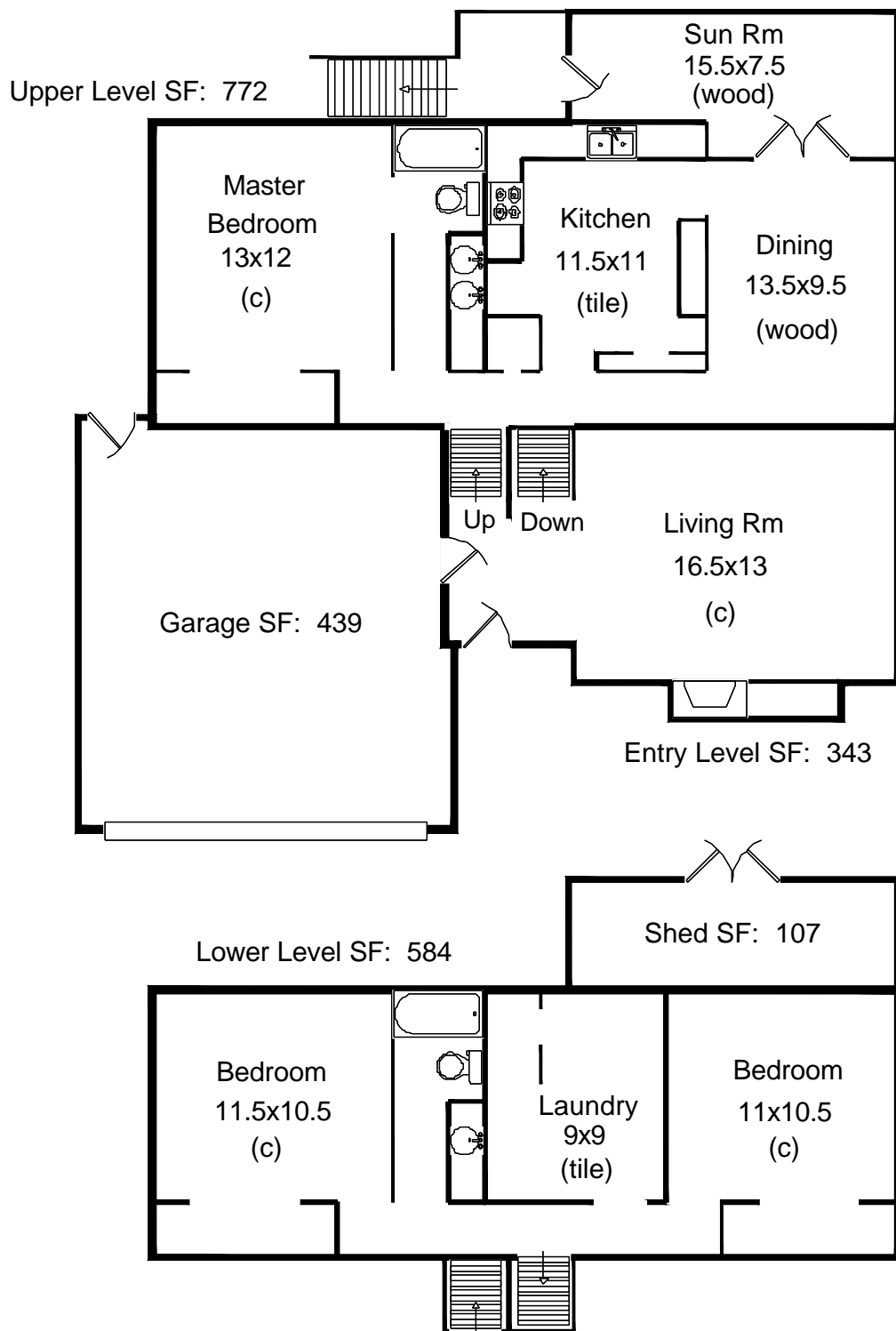
FLOORPLAN

Borrower: _____ File No.: b1109traditionM
Property Address: 3561 Tradition Drive _____ Case No.: _____
City: Fort Collins _____ State: CO _____ Zip: 80526
Lender: Wynn Washle _____

Total SF: 1699
Total Finished SF: 1699
Finished w/o Bsmt SF: 1699
Basement SF: 0

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Cert. Residential Appraiser
Billy Miles, Registered Appraiser
11-23-2009

*Scope of work is defined and included with this sketch



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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Entry Level	342.5	342.5
GLA2	Upper Level	771.7	771.7
GLA3	Lower Level	584.3	584.3
GAR	Garage	438.6	438.6
OTH	Shed	106.8	106.8
Net LIVABLE Area		(Rounded)	1699

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
Entry Level		
	2.0 x 9.2	18.4
	13.8 x 17.5	241.5
	7.0 x 11.8	82.6
Upper Level		
	16.5 x 40.3	665.0
	6.0 x 17.8	106.8
Lower Level		
	14.5 x 40.3	584.4
6 Items	(Rounded)	1699

Garage	GAR
19.8 x 21.8 =	431.6
0.5 x 4.0 =	2.0
0.5 x 10.0 =	5.0
Area total (Rounded) = 439	

Entry Level	GLA1
2.0 x 9.2 =	18.4
13.8 x 17.5 =	241.5
7.0 x 11.8 =	82.6
Area total (Rounded) = 343	

Upper Level	GLA2
16.5 x 40.3 =	665.0
6.0 x 17.8 =	106.8
Area total (Rounded) = 772	

Lower Level	GLA3
14.5 x 40.3 =	584.3
Area total (Rounded) = 584	

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Shed	OTH
6.0 x	17.8 = 106.8
Area total (Rounded) = 107	

11/23/2009

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b1109traditionM

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.

3561 Tradition Drive
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