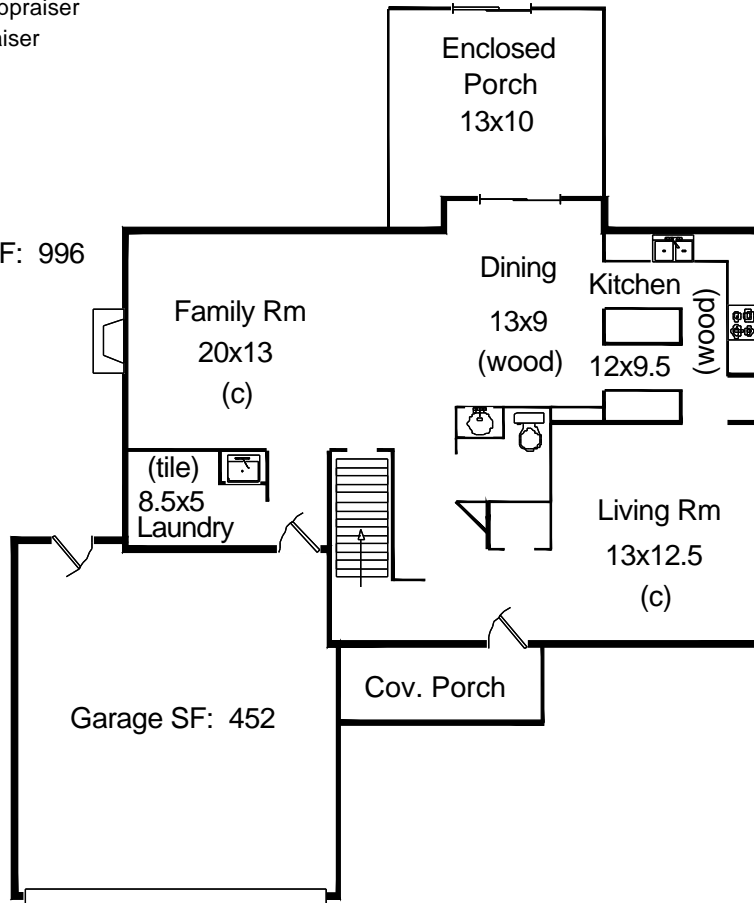


FLOORPLAN

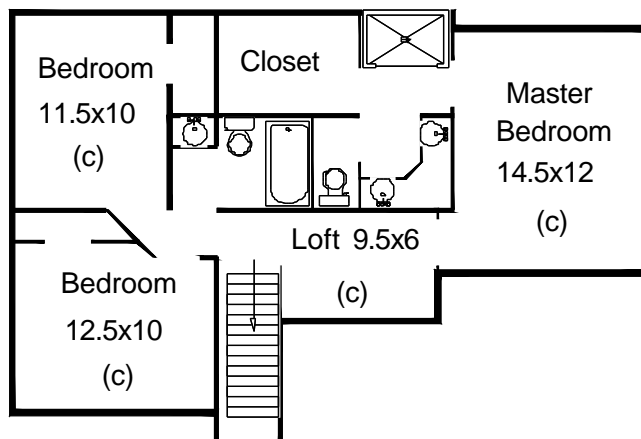
Borrower:	File No.: b1209wetterhornM
Property Address: 3231 Wetterhorn	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80525

Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Cert. Residential Appraiser
 Billy Miles, Registered Appraiser
 12-28-2009

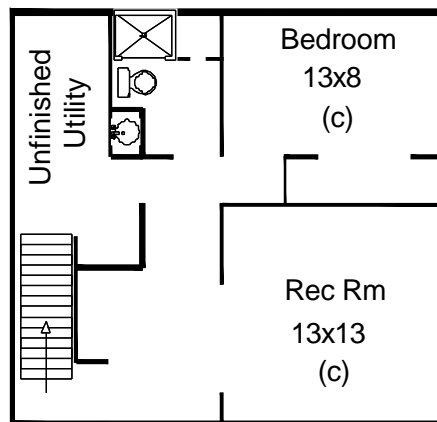
First Level SF: 996



Second Level SF: 838



Basement SF: 713



Total SF: 2546
 Total Finished SF: 2436
 Finished w/o Bsmt SF: 1834
 Basement SF: 713
 Basement Finished: 85%

*Scope of work is defined and included with this sketch

FLOORPLAN

Borrower:	File No.: b1209wetterhornM
Property Address: 3231 Wetterhorn	Case No.:
City: Fort Collins	State: CO Zip: 80525
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	995.6	995.6
GLA2	Second Floor	838.2	838.2
BSMT	Basement	712.6	712.6
GAR	Garage	451.5	451.5
Net LIVABLE Area		(Rounded)	1834

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
	2.0 x 10.2		20.4
	0.5 x 26.2		13.1
	13.0 x 20.2		262.6
	26.2 x 26.7		699.5
Second Floor			
	14.0 x 18.5		259.0
	4.0 x 7.7		30.8
	13.2 x 15.5		204.6
	13.0 x 24.3		315.9
	1.0 x 27.9		27.9
9 Items		(Rounded)	1834

Garage	GAR
20.0 x 22.0 =	440.0
0.5 x 7.0 =	3.5
0.5 x 16.0 =	8.0
Area total (Rounded) = 452	

First Floor	GLA1
2.0 x 10.2 =	20.4
0.5 x 26.2 =	13.1
13.0 x 20.2 =	262.6
26.2 x 26.7 =	699.5
Area total (Rounded) = 996	

Second Floor	GLA2
14.0 x 18.5 =	259.0
4.0 x 7.7 =	30.8
13.2 x 15.5 =	204.6
13.0 x 24.3 =	315.9
1.0 x 27.9 =	27.9
Area total (Rounded) = 838	

Basement	BSMT
26.2 x 27.2 =	712.6
Area total (Rounded) = 713	

12/28/2009

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b1209wetterhornM

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.

3231 Wetterhorn
Fort Collins, CO 80525

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