

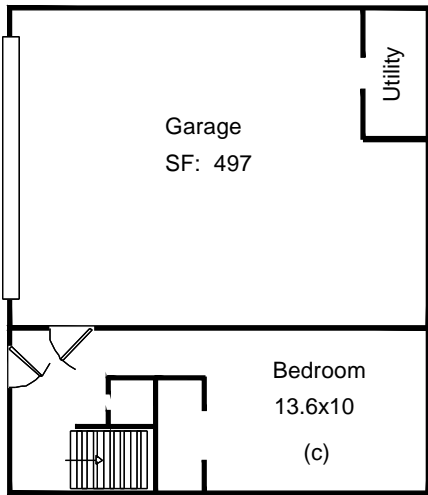
FLOORPLAN

Borrower: File No.: c0110boardwalkD6
Property Address: 5151 Boardwalk Drive #D6 Case No.:
City: Fort Collins State: CO Zip: 80525
Lender: Wynn Washle

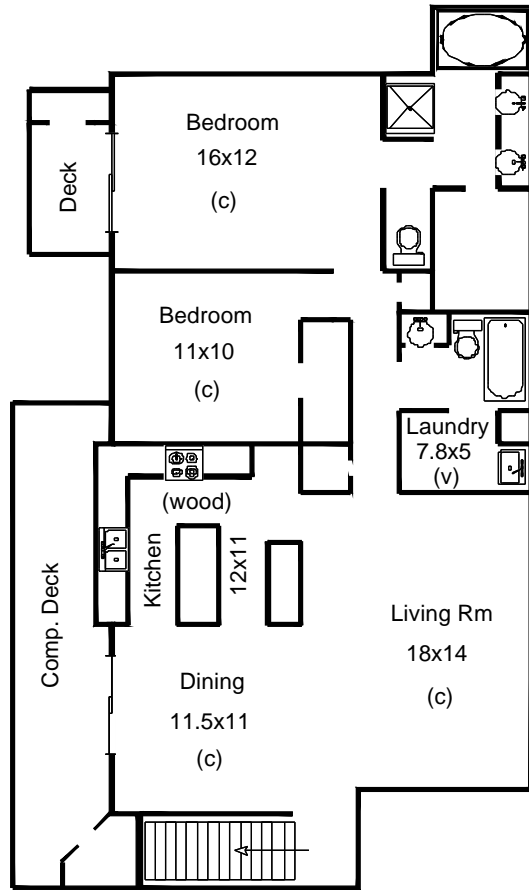
Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Certified Res. Appraiser
01/20/2010

*Scope of Work is defined and included with this sketch

Total SF: 1482
Total Fin. SF: 1482



Entry Level
SF: 255



Upper Level
SF: 1227

FLOORPLAN

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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Entry Level	255.0	255.0
GLA2	Upper Level	1226.6	1226.6
GAR	Garage	497.3	497.3
Net LIVABLE Area		(Rounded)	1482

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Entry Level			
10.0	x	25.5	255.0
Upper Level			
1.0	x	11.0	11.0
6.0	x	47.5	285.0
13.3	x	49.5	658.4
4.5	x	43.5	195.8
1.7	x	45.0	76.5
6 Items			(Rounded) 1482

Entry Level	GLA1
10.0 x 25.5 =	255.0
Area total (Rounded) = 255	

Garage	GAR
19.5 x 25.5 =	497.3
Area total (Rounded) = 497	

Upper Level	GLA2
1.0 x 11.0 =	11.0
6.0 x 47.5 =	285.0
13.3 x 49.5 =	658.4
4.5 x 43.5 =	195.7
1.7 x 45.0 =	76.5
Area total (Rounded) = 1227	

01/20/2010

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: c0110boardwalkD6

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.

5151 Boardwalk Drive #D6
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. Condos are measured from interior walls. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on exterior dimensions. It is not unusual for two different appraisers to arrive at slightly different totals.

Catherine T. Miles Cert. Res. Appraiser
Appraisal Dimensions
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THANK YOU FOR YOUR BUSINESS