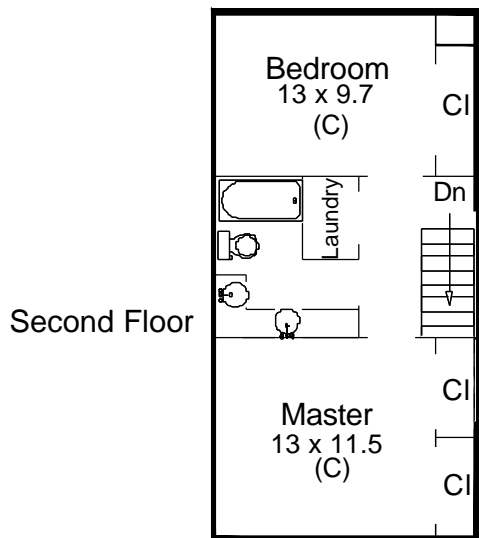
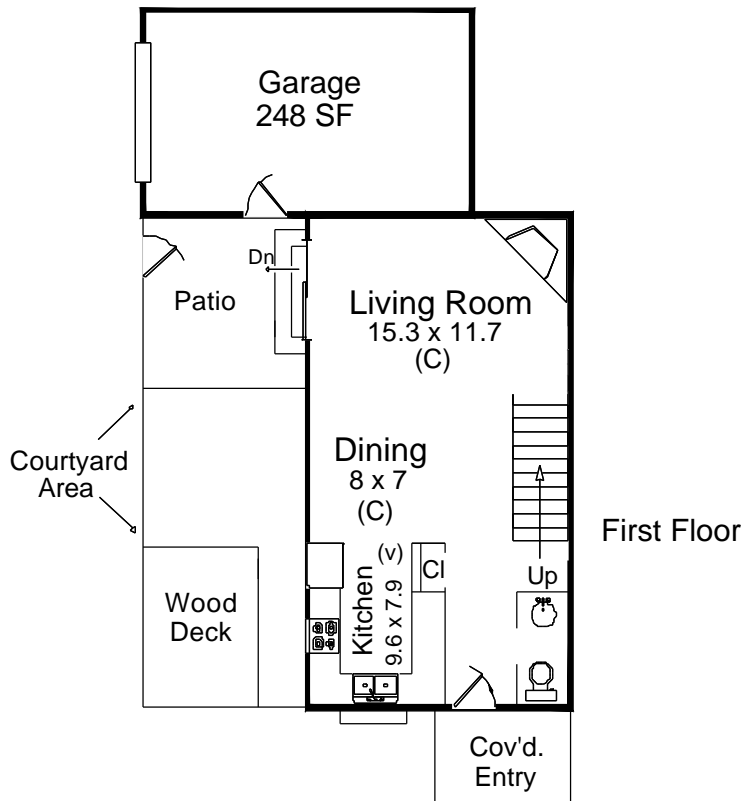


FLOORPLAN

Borrower: \_\_\_\_\_ File No.: mk310stuartm  
Property Address: 3025 Stuart St. #12 Case No.: \_\_\_\_\_  
City: Fort Collins State: CO Zip: \_\_\_\_\_  
Lender: Agent: Wynn Washle

Total SF: 992  
Total Fin. SF: 992  
Fin.SF w/o Bsmt: 992  
Bsmt SF: 0

\*Scope of work is defined and included with this sketch



Appraisal Dimensions, LLC  
www.appraisaldimensions.com  
Catherine T. Miles, CRA  
Mary Kay Loner, RA

March 3, 2010

FLOORPLAN

Borrower:	File No.: mk310stuartm
Property Address: 3025 Stuart St. #12	Case No.:
City: Fort Collins	State: CO                      Zip:
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	480.0	480.0
GLA2	Second Floor	512.0	512.0
GAR	Garage	248.0	248.0
Net LIVABLE Area		(Rounded)	992

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
16.0 x 30.0	480.0	
Second Floor		
16.0 x 32.0	512.0	
2 Items		(Rounded)                      992

First Floor	GLA1
16.0 x 30.0 = 480.0	
Area total (Rounded) = 480	

Second Floor	GLA2
16.0 x 32.0 = 512.0	
Area total (Rounded) = 512	

Garage	GAR
10.0 x 12.4 = 124.0	
10.0 x 12.4 = 124.0	
Area total (Rounded) = 248	

March 3, 2010

The Group, Inc.

Agent: Wynn Washle  
Office: Mulberry

File Number: mk310stuartm

**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.

3025 Stuart St. #12  
Fort Collins, CO

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. Rms are rounded to the nearest .5 ft. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

March 3, 2010

All totals are estimates based on exterior dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals.

Catherine T. Miles, Certified Res. Appraiser  
Appraisal Dimensions  
481-4541 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS