

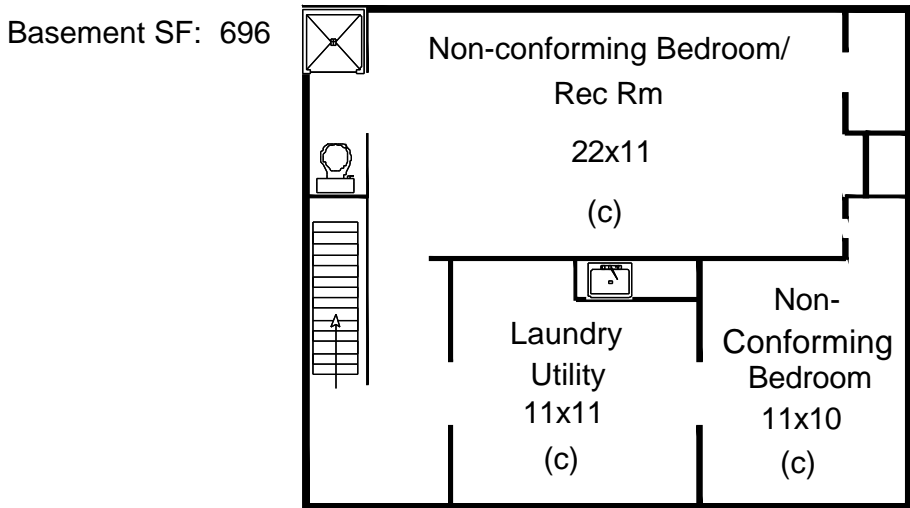
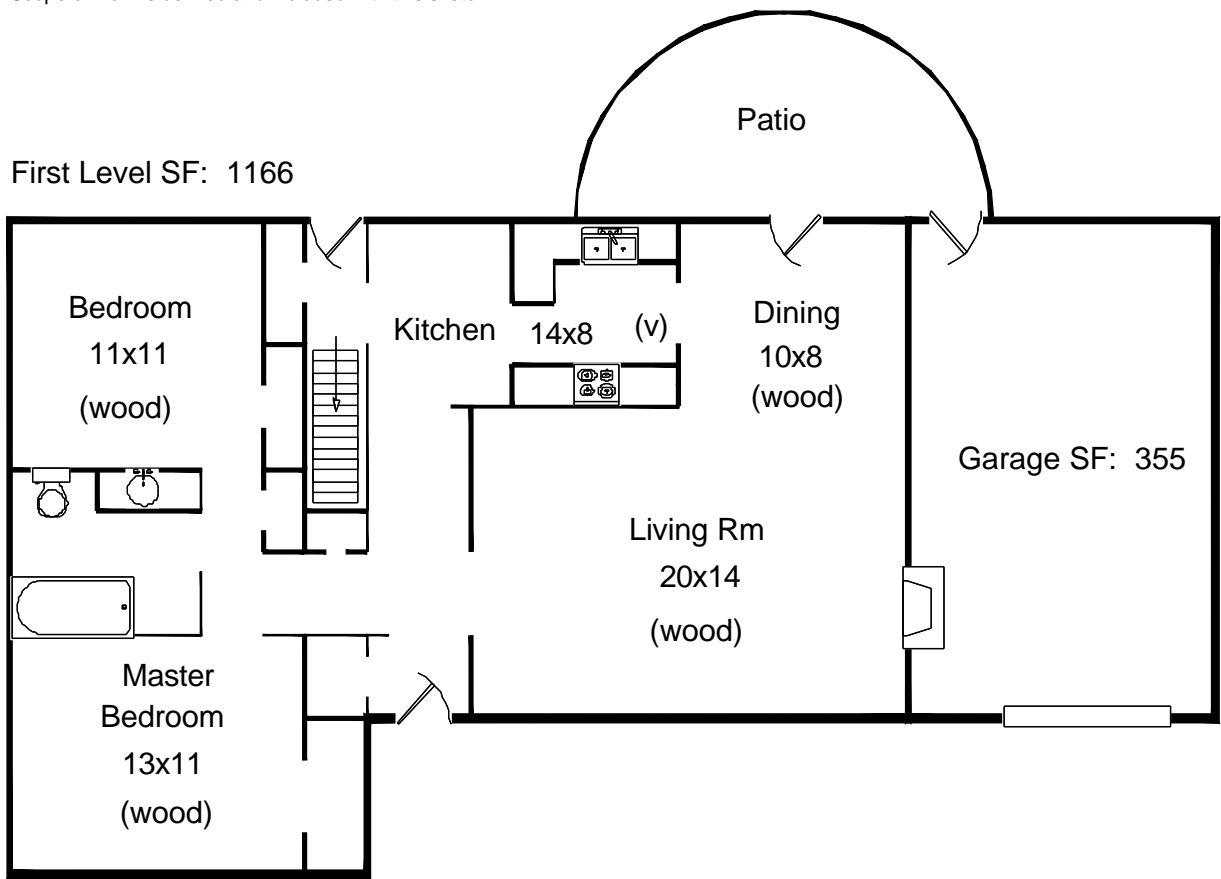
FLOORPLAN

Borrower:	File No.: b0310yaleM
Property Address: 109 Yale Ave.	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80525

Total SF: 1862
 Total Finished SF: 1862
 Finished w/o Bsmt SF: 1166
 Basement SF: 696
 Basement Finished: 100%

Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Cert. Residential Appraiser
 Billy Miles, Registered Appraiser
 3-9-2010

*Scope of work is defined and included with this sketch



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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1165.8	1165.8
BSMT	Basement	696.0	696.0
GAR	Garage	355.2	355.2
Net LIVABLE Area		(Rounded)	1166

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
24.0	x	43.2	1036.8
7.5	x	17.2	129.0
2 Items			(Rounded) 1166

Garage	GAR
14.8 x 24.0 =	355.2
Area total (Rounded) = 355	

First Floor	GLA1
24.0 x 43.2 =	1036.8
7.5 x 17.2 =	129.0
Area total (Rounded) = 1166	

Basement	BSMT
24.0 x 29.0 =	696.0
Area total (Rounded) = 696	

03/09/2010

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b0310yaleM

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.

109 Yale Ave.
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