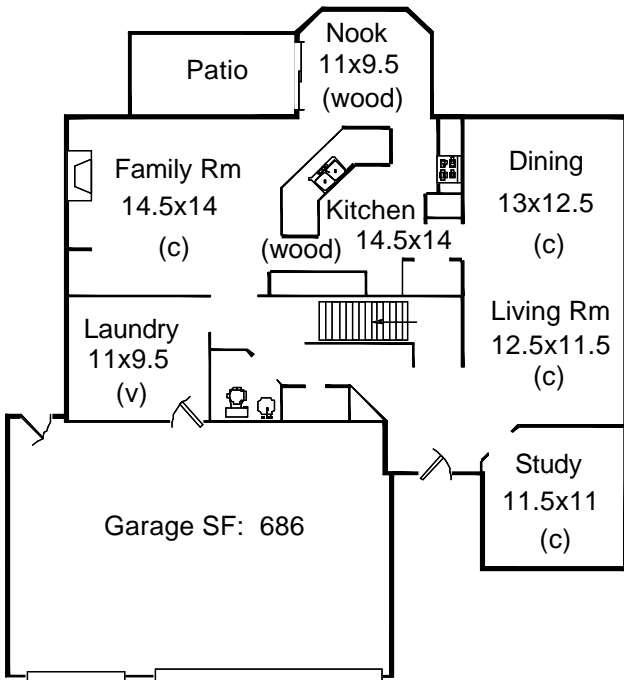


FLOORPLAN

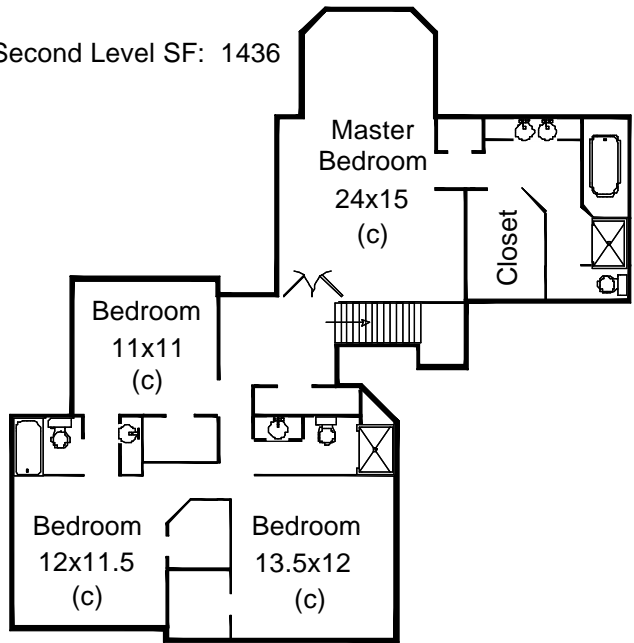
Borrower: _____ File No.: b0310hearthfireM
Property Address: 1520 Hearthfire Drive Case No.: _____
City: Fort Collins State: CO Zip: 80524
Lender: Wynn Washle

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Cert. Residential Appraiser
Billy Miles, Registered Appraiser
3-8-2010

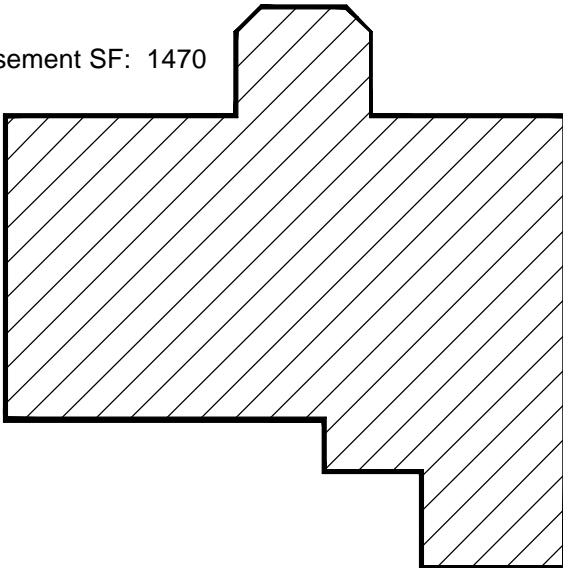
First Level SF: 1470



Second Level SF: 1436



Basement SF: 1470



Total SF: 4376
Total Finished SF: 2906
Finished w/o Bsmt SF: 2906
Basement SF: 1470
Basement Finished: 0%

*Scope of work is defined and included with this sketch

FLOORPLAN

Borrower:	File No.: b0310hearthfireM
Property Address: 1520 Hearthfire Drive	Case No.:
City: Fort Collins	State: CO Zip: 80524
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1469.6	1469.6
GLA2	Second Floor	1436.7	1436.7
BSMT	Basement	1469.6	1469.6
GAR	Garage	686.2	686.2
Net LIVABLE Area		(Rounded)	2906

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	7.0 x	11.2	78.4
	2.0 x	7.2	14.4
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	20.0 x	29.8	596.0
	8.0 x	12.0	96.0
	25.5 x	26.7	680.9
Second Floor			
	7.0 x	11.2	78.4
	2.0 x	7.2	14.4
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	17.3 x	17.8	307.9
	11.5 x	12.3	141.4
	1.0 x	4.3	4.3
0.5 x	3.0 x	3.0	4.5
	9.9 x	10.5	104.0
	4.0 x	10.8	43.2
	2.0 x	3.0	6.0
	2.0 x	4.0	8.0
	14.9 x	18.3	272.7
	0.5 x	13.7	6.8
	15.0 x	29.4	441.0
22 Items		(Rounded)	2906

Garage	GAR		
	21.3 x	31.7 =	675.2
	0.5 x	5.0 =	2.5
	0.5 x	17.0 =	8.5
Area total (Rounded) = 686			

First Floor	GLA1		
	7.0 x	11.2 =	78.4
	2.0 x	7.2 =	14.4
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	20.0 x	29.8 =	596.0
	8.0 x	12.0 =	96.0
	25.5 x	26.7 =	680.8
Area total (Rounded) = 1470			

Second Floor	GLA2		
	7.0 x	11.2 =	78.4
	2.0 x	7.2 =	14.4
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	17.3 x	17.8 =	307.9
	11.5 x	12.3 =	141.4
	1.0 x	4.3 =	4.3
0.5 x	3.0 x	3.0 =	4.5
	9.9 x	10.5 =	103.9
	4.0 x	10.8 =	43.2
	2.0 x	3.0 =	6.0
	2.0 x	4.0 =	8.0
	14.9 x	18.3 =	272.7
	0.5 x	13.7 =	6.8
	15.0 x	29.4 =	441.0
Area total (Rounded) = 1437			

Basement	BSMT		
	7.0 x	11.2 =	78.4
	2.0 x	7.2 =	14.4
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	4.8 x	20.0 =	96.0
	0.5 x	26.7 =	13.3
	8.0 x	12.0 =	96.0
	25.0 x	46.7 =	1167.5
Area total (Rounded) = 1470			

03/08/2010

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b0310hearthfireM

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.

1520 Hearthfire Drive
Fort Collins, CO 80524

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