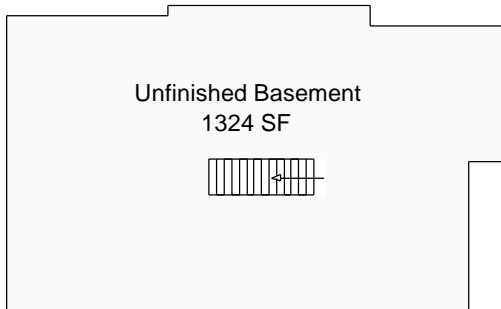
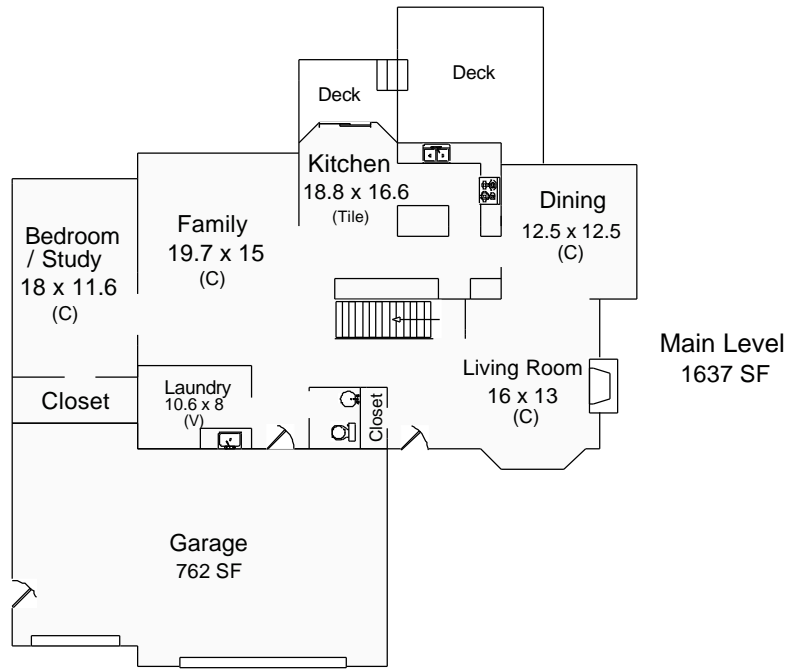
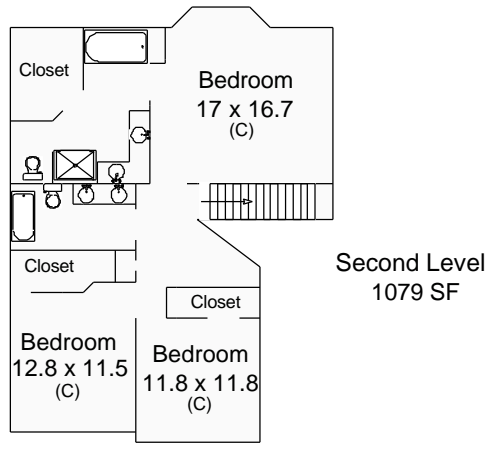


FLOORPLAN

Borrower: _____ File No.: d610goldenwillowFCM
Property Address: 5421 Golden Willow Dr. Case No.: _____
City: Fort Collins State: _____ Zip: _____
Lender: Agent: Wynn Washle

Total SqFt All Lvl: 4040 SF
Total Finished SqFt: 2716 SF
Finished SqFt w/o Bmnt: 2716 SF



June 1, 2010
Dionne L. McCarthy, Cert. Res. Appr.
www.appraisaldimensions.com
(970) 217-8775

Sketch by Apex Medina™

FLOORPLAN

Borrower:	File No.: d610goldenwillowFCM
Property Address: 5421 Golden Willow Dr.	Case No.:
City: Fort Collins	State:
Lender: Agent: Wynn Washle	Zip:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1636.7	1636.7
GLA2	Second Floor	1079.0	1079.0
BSMT	Basement	1323.7	1323.7
GAR	Garage	762.0	762.0
Net LIVABLE Area		(rounded)	2716

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	12.0 x	56.5	678.0
	1.5 x	48.0	72.0
	11.5 x	60.0	690.0
0.5 x	2.0 x	2.0	2.0
	2.5 x	44.5	111.3
	1.0 x	19.5	19.5
	1.0 x	35.0	35.0
	6.0 x	2.0	12.0
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	5.5 x	2.0	11.0
0.5 x	2.0 x	2.0	2.0
Second Floor			
	31.0 x	18.5	573.5
0.5 x	2.0 x	2.0	2.0
	1.0 x	12.0	12.0
	16.0 x	24.0	384.0
	4.5 x	18.0	81.0
	5.5 x	2.0	11.0
0.5 x	6.0 x	4.5	13.5
0.5 x	2.0 x	2.0	2.0
20 Items			(rounded) 2716

First Floor		GLA1	
	12.0 x	56.5 =	678.0
	1.5 x	48.0 =	72.0
	11.5 x	60.0 =	690.0
0.5 x	2.0 x	2.0 =	2.0
	2.5 x	44.5 =	111.3
	1.0 x	19.5 =	19.5
	1.0 x	35.0 =	35.0
	6.0 x	2.0 =	12.0
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	5.5 x	2.0 =	11.0
0.5 x	2.0 x	2.0 =	2.0

Garage		GAR	
	19.0 x	36.0 =	684.0
	2.0 x	24.0 =	48.0
	2.5 x	12.0 =	30.0

Area total (rounded) = 1637

Area total (rounded) = 762

Second Floor		GLA2	
	31.0 x	18.5 =	573.5
0.5 x	2.0 x	2.0 =	2.0
	1.0 x	12.0 =	12.0
	16.0 x	24.0 =	384.0
	4.5 x	18.0 =	81.0
	5.5 x	2.0 =	11.0
0.5 x	6.0 x	4.5 =	13.5
0.5 x	2.0 x	2.0 =	2.0

Basement		BSMT	
	48.0 x	13.0 =	624.0
	1.0 x	35.0 =	35.0
	14.5 x	44.5 =	645.2
	1.0 x	19.5 =	19.5

Area total (rounded) = 1079

Area total (rounded) = 1324

June 1, 2010

Kim Allen @ The Group, Inc.

Agent: Wynn Washle
Office: Mulberry

File Number: d610goldenwillowFCM

SCOPE OF WORK:

IN ACCORDANCE WITH YOUR REQUEST, I HAVE MEASURED THE FOLLOWING HOME AND PROVIDED A SKETCH OF THE FLOOR PLAN. ALL ROOM DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT IN ORDER TO BE COMPATIBLE WITH THE CURRENT MLS SYSTEM. BEDROOMS ARE MEASURED WALL TO WALL EXCLUDING CLOSETS. KITCHENS ARE MEASURED WALL TO WALL AND INCLUDE THE NOOK WHEN APPLICABLE.

5421 Golden Willow Dr.
Fort Collins

IN THE CASE OF HOMES WHERE OUTSIDE WALL MEASUREMENTS ARE INACCESSIBLE (EX. CAPE COD) INSIDE MEASUREMENTS WILL BE USED AND AN ADDITIONAL .5' WILL BE ADDED FOR THE OUTSIDE WALLS. IN A-FRAMES, LOFTS OR BONUS ROOMS WITH SLOPING CEILING, OR ANY ROOF WHERE THE CEILING TAPERS TO LESS THAN 5' IN HEIGHT, THE AREA IS MEASURED WILL BE THAT WHERE THE CEILING IS AT LEAST 5' HIGH. IN MOST CASES, ROOMS THAT ARE NOT SQUARE OR RECTANGULAR, MEASUREMENTS WILL BE TAKEN FROM THE LONGEST POINTS.

SQUARE FOOTAGE IS TAKEN FROM OUTSIDE MEASUREMENTS PER HUD GUIDELINES. THE "ANSI STANDARD" IS THE METHOD USED IN CALCULATING THE SQUARE FOOTAGE. THIS STANDARD IS USED IN MEASUREMENTS, EXCEPT WHEN CALCULATING LOWER LEVEL SF FOR MULTI-LEVEL HOMES, IN WHICH CASE, AREA AND LOCAL BUILDER TRADITIONS ARE USED. ALL TOTALS ARE ESTIMATES BASED ON OUTSIDE DIMENSIONS. IT IS NOT UNUSUAL FOR TWO DIFFERENT APPRAISERS TO ARRIVE A SLIGHTLY DIFFERENT TOTALS.

Dionne L. McCarthy, Cert. Res. Appraiser
McCarthy Appraisal Service, LLC
970-217-8775 (P)