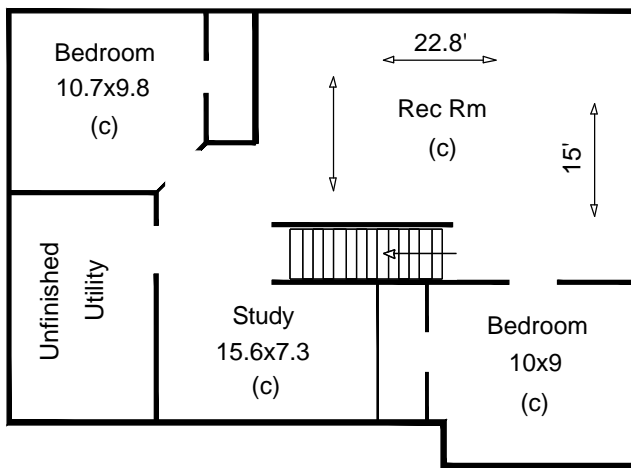
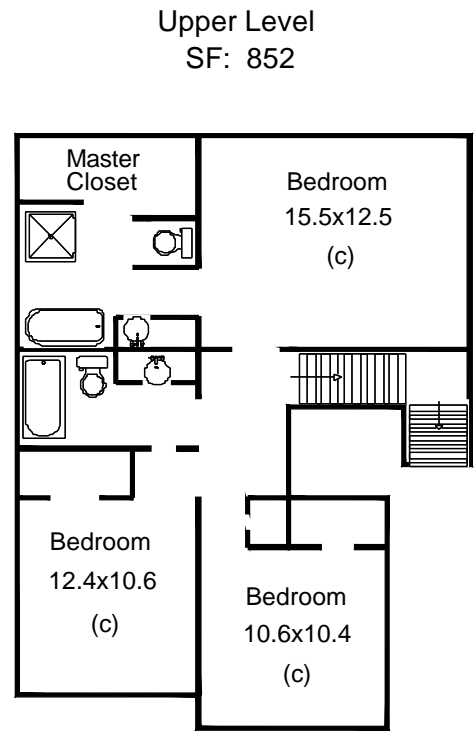
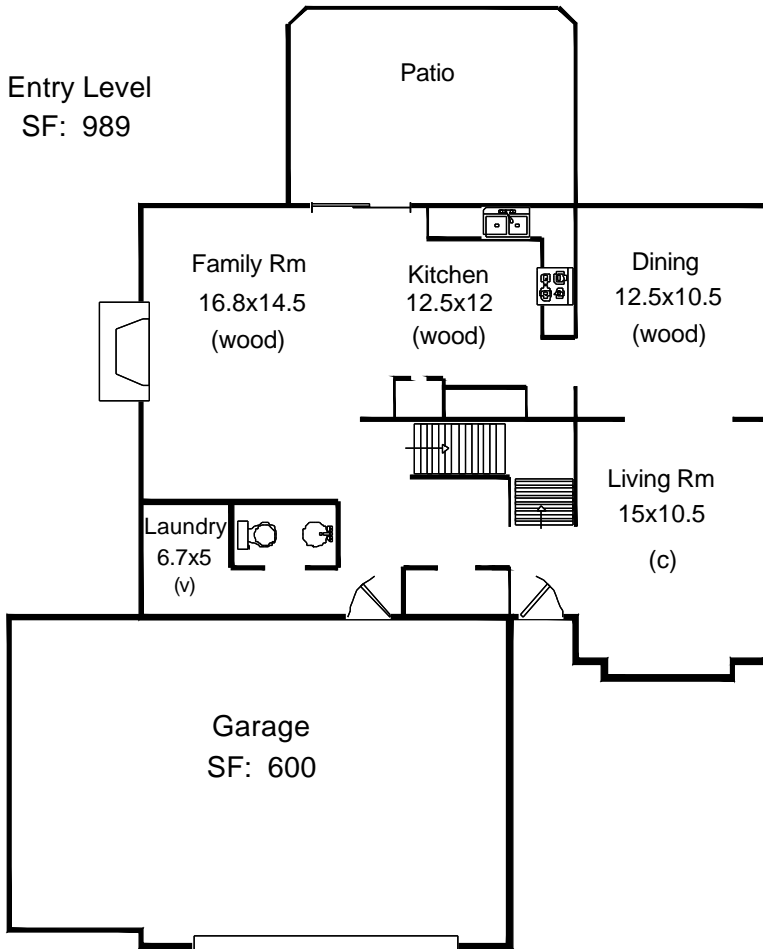


FLOORPLAN

Borrower:	File No.: c0610coalbankM
Property Address: 2767 Coal Bank Drive	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80525



Total SF: 2822  
 Total Fin. SF: 2714  
 Fin. SF w/out bsmnt: 1841  
 Basement SF: 981  
 Basement Finish: 89%

Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Cathy Miles, Certified Res. Appraiser  
 06/07/2010

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

FLOORPLAN

Borrower:	File No.: c0610coalbankM
Property Address: 2767 Coal Bank Drive	Case No.:
City: Fort Collins	State: CO Zip: 80525
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	989.1	989.1
GLA2	Second Floor	851.5	851.5
BSMT	Basement	981.3	981.3
GAR	Garage	600.0	600.0
Net LIVABLE Area		(Rounded)	1841

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	1.0 x 7.8	7.8
	25.0 x 38.0	950.0
	2.7 x 11.6	31.3
<b>Second Floor</b>		
	5.5 x 36.0	198.0
	6.0 x 14.0	84.0
	11.0 x 16.5	181.5
	11.0 x 34.0	374.0
	3.5 x 4.0	14.0
8 Items	(Rounded)	1841

First Floor	GLA1
1.0 x 7.8 =	7.8
25.0 x 38.0 =	950.0
2.7 x 11.6 =	31.3
Area total (Rounded) = 989	

Garage	GAR
19.0 x 30.4 =	577.6
1.0 x 22.4 =	22.4
Area total (Rounded) = 600	

Basement	BSMT
25.0 x 38.0 =	950.0
2.7 x 11.6 =	31.3
Area total (Rounded) = 981	

Second Floor	GLA2
5.5 x 36.0 =	198.0
6.0 x 14.0 =	84.0
11.0 x 16.5 =	181.5
11.0 x 34.0 =	374.0
3.5 x 4.0 =	14.0
Area total (Rounded) = 852	

06/07/2010

Wynn Washle  
401 West Mulberry  
Fort Collins, CO 80521

File Number: c0610coalbankM

**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.

2767 Coal Bank Drive  
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  
481-4541 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS