

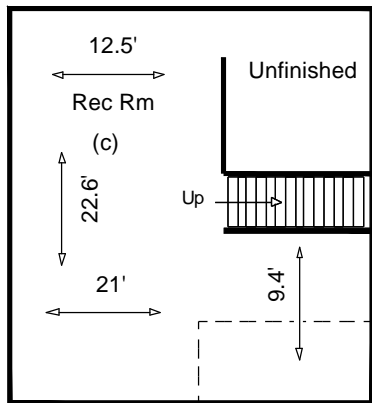
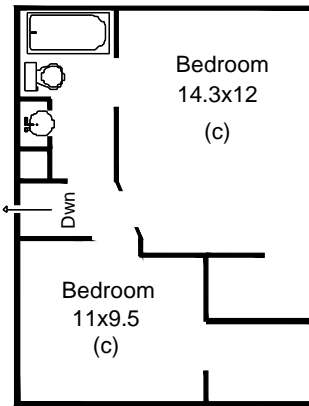
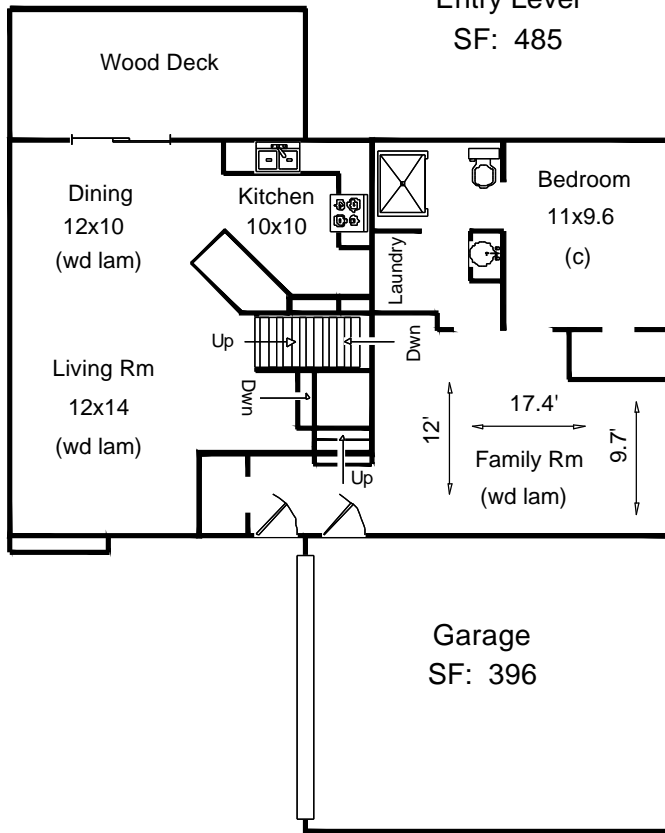
FLOORPLAN

Borrower:	File No.: c0610winonaM
Property Address: 972 Winona Circle	Case No.:
City: Loveland	State: CO
Lender: Wynn Washle	Zip: 80537

2nd Level
SF: 475

Entry Level
SF: 485

3rd Level
SF: 432



Basement
SF: 528

Total SF: 1920
Total Fin. SF: 1830
Fin. SF w/out bsmnt: 1392
Basement SF: 528
Basement Finish: 83%

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Certified Res. Appraiser
06/16/2010

*Scope of Work is defined and included with this sketch

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Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Entry Level	484.5	484.5
GLA2	Second Floor	475.5	475.5
GLA3	Third Floor	432.0	432.0
BSMT	Basement	528.0	528.0
GAR	Garage	396.0	396.0
Net LIVABLE Area		(Rounded)	1392

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Entry Level			
18.0	x	24.0	432.0
5.0	x	10.5	52.5
Second Floor			
19.0	x	22.0	418.0
5.0	x	11.5	57.5
Third Floor			
18.0	x	24.0	432.0
5 Items			(Rounded) 1392

Entry Level	GLA1
18.0 x 24.0 =	432.0
5.0 x 10.5 =	52.5
Area total (Rounded) = 485	

Garage	GAR
18.0 x 22.0 =	396.0
Area total (Rounded) = 396	

Second Floor	GLA2
19.0 x 22.0 =	418.0
5.0 x 11.5 =	57.5
Area total (Rounded) = 476	

Basement	BSMT
22.0 x 24.0 =	528.0
Area total (Rounded) = 528	

FLOORPLAN

Borrower: _____ File No.: c0610winonaM

Property Address: 972 Winona Circle _____ Case No.: _____

City: Loveland _____ State: CO _____ Zip: 80537

Lender: Wynn Washle _____

Third Floor	GLA3
$18.0 \times 24.0 = 432.0$	
Area total (Rounded) = 432	

06/16/2010

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: c0610winonaM

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.

972 Winona Circle
Loveland, CO 80537

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