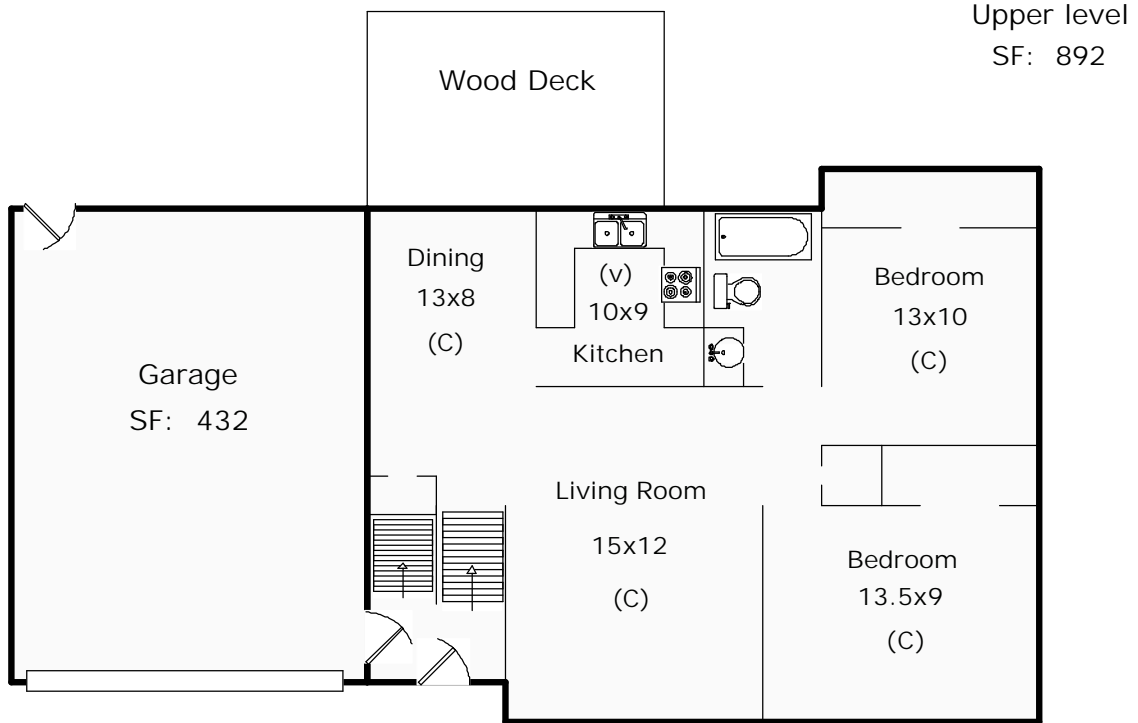


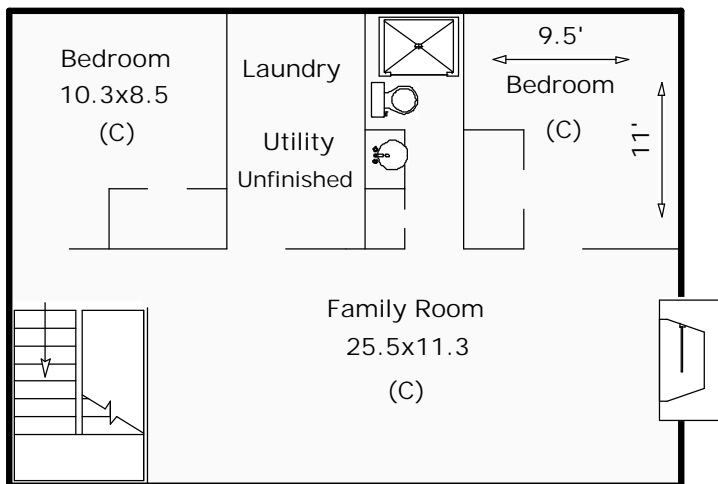
FLOORPLAN

Borrower:	File No.: c0610briarM
Property Address: 3919 Briar Drive	Case No.:
City: Loveland	State: CO Zip: 80538
Lender: Wynn Washle	

Appraisal Dimensions, LLC  
 appraisaldimensions.com  
 Cathy Miles, Certified Res. Appraiser  
 06/30/2010  
 \*Scope of Work is attached



Total SF: 1708  
 Total Finished SF: 1642  
 Finished SF w/out Bsmnt: 892  
 Basement SF: 816  
 Basement Finish: 92%



FLOORPLAN

Borrower:	File No.: c0610briarM
Property Address: 3919 Briar Drive	Case No.:
City: Loveland	State: CO Zip: 80538
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Upper Level	892.0	892.0
BSMT	Basement	816.0	816.0
GAR	Garage	432.0	432.0
Net LIVABLE Area		(rounded)	892

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
Upper Level		
2.0 x	11.0	22.0
2.0 x	27.0	54.0
24.0 x	34.0	816.0
3 Items		(rounded) 892

Upper Level		GLA1	
2.0 x	11.0 =	22.0	
2.0 x	27.0 =	54.0	
24.0 x	34.0 =	816.0	

Garage		GAR	
24.0 x	18.0 =	432.0	

Area total (rounded) = 892

Area total (rounded) = 432

Basement		BSMT	
34.0 x	24.0 =	816.0	

Area total (rounded) = 816

07/01/2010

Wynn Washle  
401 West Mulberry  
Fort Collins, CO 80521

File Number: c0610briarM

**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 garden levels in finished above grade square footage.

3919 Briar Drive  
Loveland, CO 80538

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. Rms are rounded to the nearest .5 ft. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on outside dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals.

Catherine T. Miles Cert. Res. Appraiser