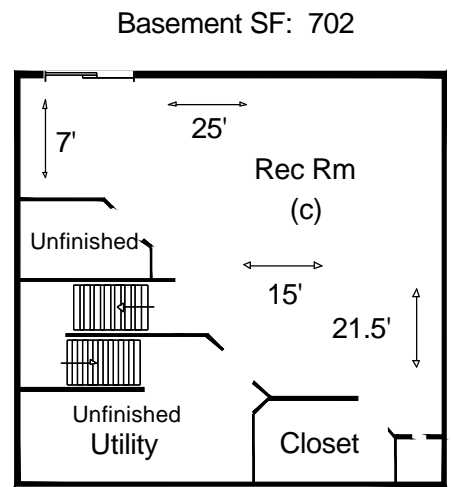
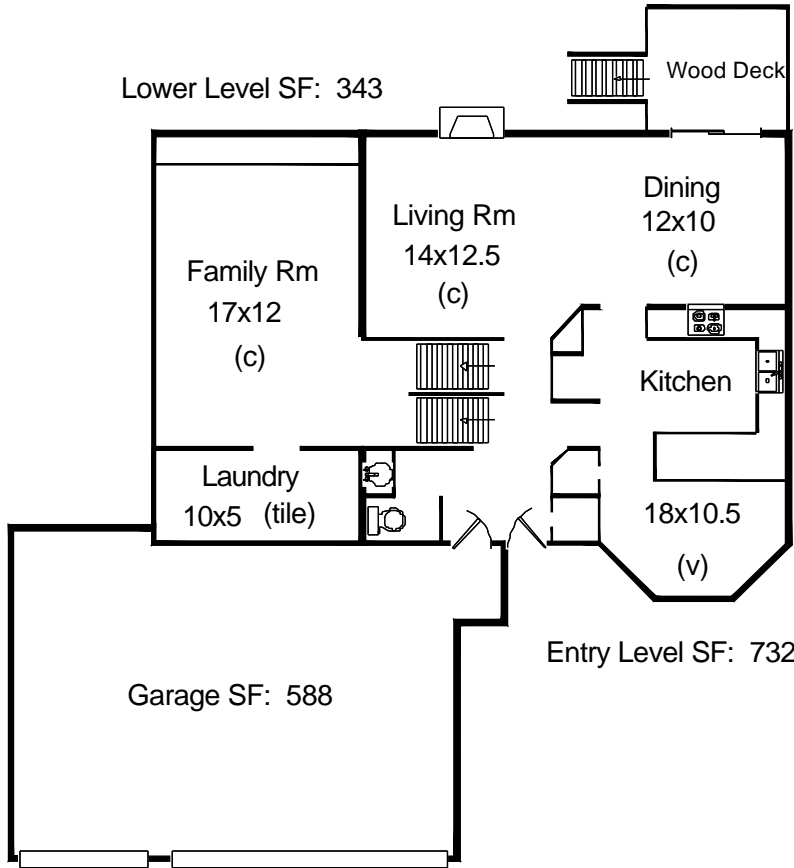


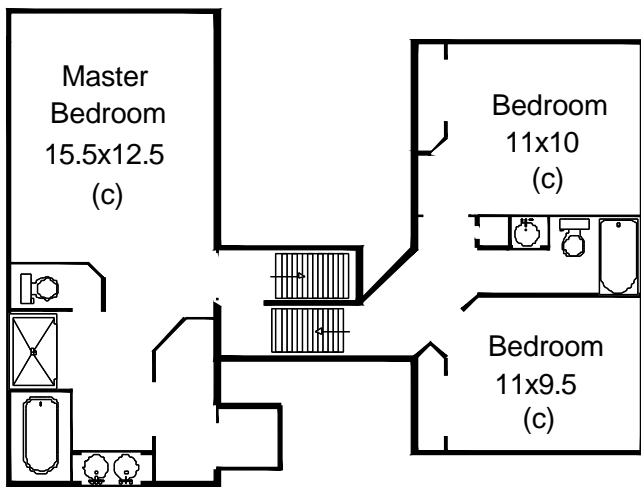
FLOORPLAN

Borrower:	File No.: b0510woodrowM
Property Address: 7002 Woodrow Drive	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80526



Second Level SF: 427

Third Level SF: 427



Total SF: 2631  
 Total Finished SF: 2473  
 Finished w/o Bsmt SF: 1929  
 Basement SF: 702  
 Basement Finished: 77%

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

Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Cathy Miles, Cert. Residential Appraiser  
 Billy Miles, Registered Appraiser  
 5-14-2010

FLOORPLAN

Borrower:	File No.: b0510woodrowM
Property Address: 7002 Woodrow Drive	Case No.:
City: Fort Collins	State: CO Zip: 80526
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Entry Level	731.7	731.7
GLA2	Lower Level	343.2	343.2
GLA3	Second Level	427.5	427.5
GLA4	Third Level	426.9	426.9
BSMT	Basement	702.0	702.0
GAR	Garage	588.0	588.0
Net LIVABLE Area		(Rounded)	1929

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>Entry Level</b>			
18.0 x	26.0		468.0
9.0 x	26.0		234.0
3.5 x	5.0		17.5
0.5 x	3.5 x	3.5	6.1
0.5 x	3.5 x	3.5	6.1
<b>Lower Level</b>			
13.2 x	26.0		343.2
<b>Second Level</b>			
3.5 x	9.0		31.5
13.2 x	30.0		396.0
<b>Third Level</b>			
14.5 x	26.0		377.0
0.5 x	3.5 x	3.5	6.1
	3.5 x	12.5	43.8
11 Items	(Rounded)		1929

Garage	GAR
5.0 x 31.2 =	156.0
1.0 x 9.0 =	9.0
15.0 x 28.2 =	423.0
Area total (Rounded) = 588	

Entry Level	GLA1
18.0 x 26.0 =	468.0
9.0 x 26.0 =	234.0
3.5 x 5.0 =	17.5
0.5 x 3.5 x 3.5 =	6.1
0.5 x 3.5 x 3.5 =	6.1
Area total (Rounded) = 732	

Lower Level	GLA2
13.2 x 26.0 =	343.2
Area total (Rounded) = 343	

Second Level	GLA3
3.5 x 9.0 =	31.5
13.2 x 30.0 =	396.0
Area total (Rounded) = 428	

FLOORPLAN

Borrower:	File No.: b0510woodrowM	
Property Address: 7002 Woodrow Drive	Case No.:	
City: Fort Collins	State: CO	Zip: 80526
Lender: Wynn Washle		

Basement	BSMT
$26.0 \times 27.0 = 702.0$	
Area total (Rounded) = 702	

Third Level	GLA4
$14.5 \times 26.0 = 377.0$	
$0.5 \times 3.5 = 6.1$	
$3.5 \times 12.5 = 43.7$	
Area total (Rounded) = 427	

05/14/2010

Wynn Washle  
401 West Mulberry  
Fort Collins, CO 80521

File Number: b0510woodrowM

**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.

7002 Woodrow Drive  
Fort Collins, CO 80526

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