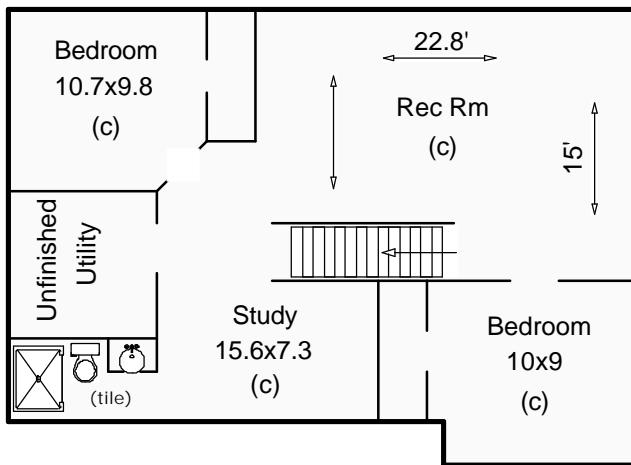
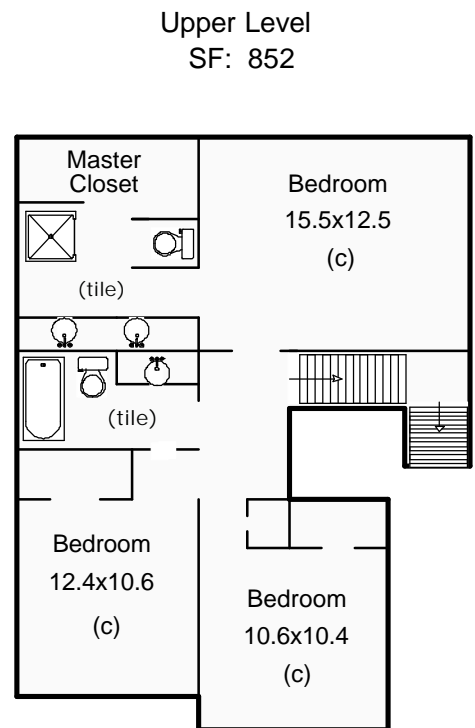
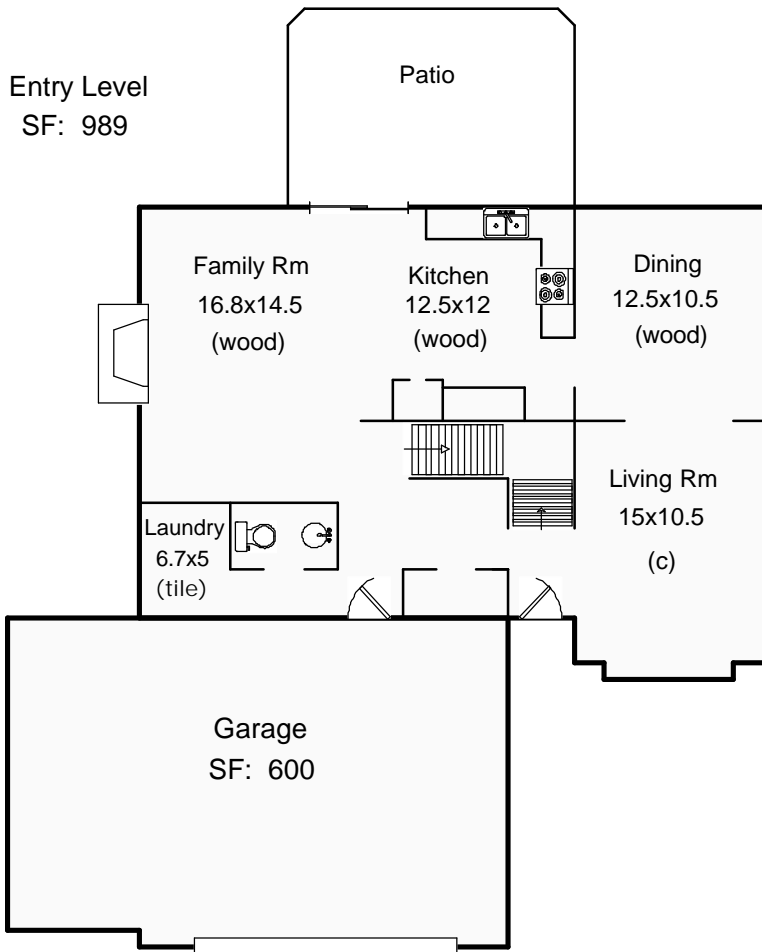


FLOORPLAN

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



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
 05/12/2011

*Scope of Work is defined and included with this sketch

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