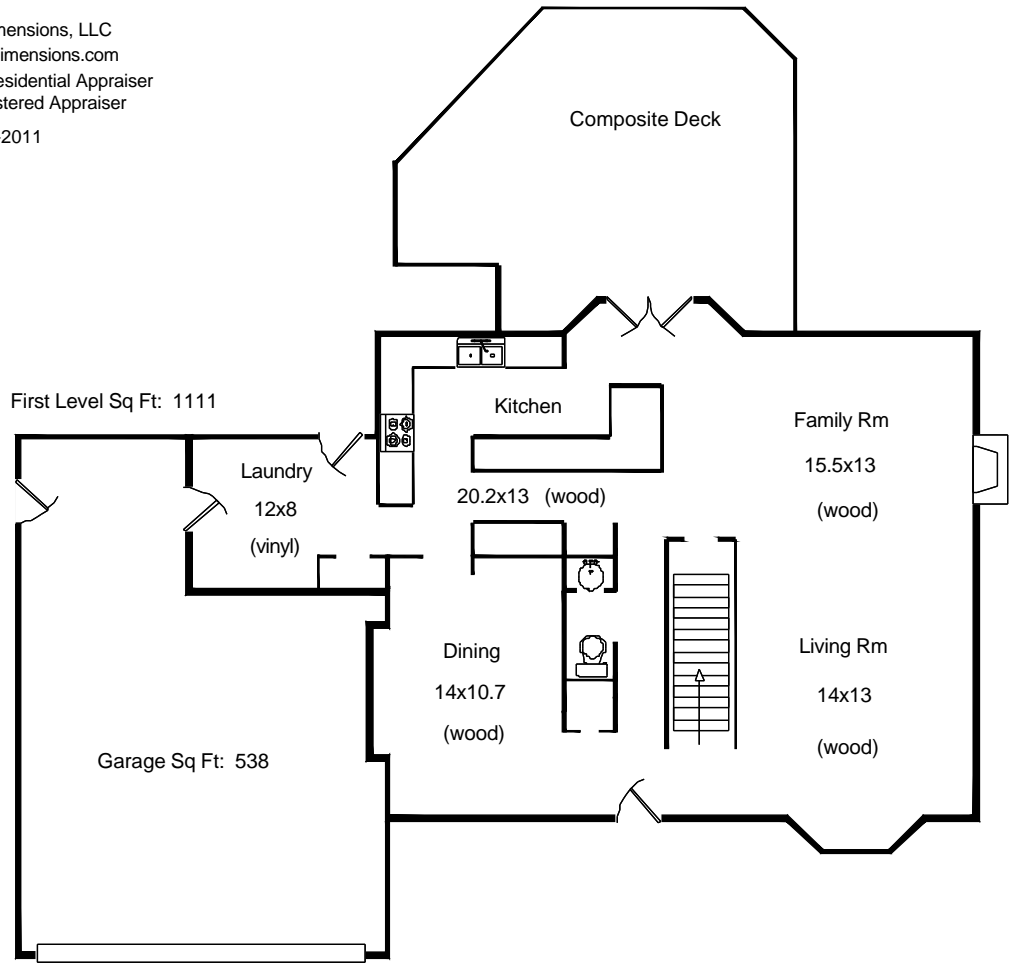


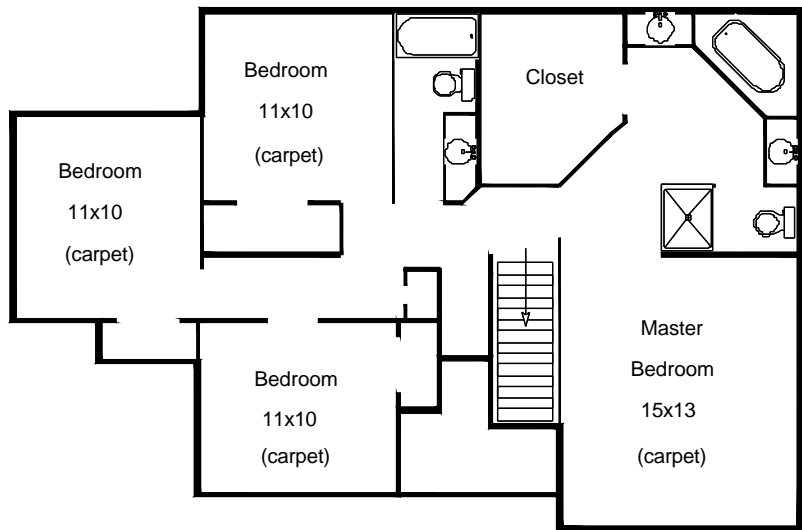
FLOORPLAN

Borrower:	File No.: b0911RosestoneM
Property Address: 3412 Rosestone Court	Case No.:
City: Fort Collins	State: CO
Lender: Wynn Washle	Zip: 80525

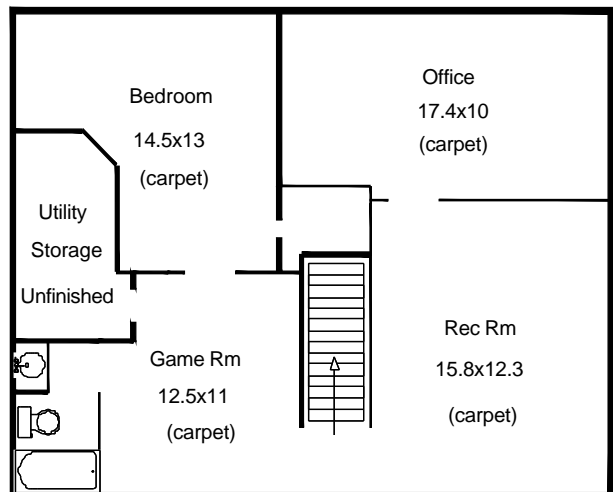
Appraisal Dimensions, LLC
 www.appraisaldimensions.com
 Cathy Miles, Cert. Residential Appraiser
 Billy Miles, Registered Appraiser
 9-8-2011



Second Level Sq Ft: 1106



Basement Sq Ft: 981



Total Sq Ft: 3198
 Total Finished Sq Ft: 3123
 Finished w/o Bsmt Sq Ft: 2217
 Basement Sq Ft: 981
 Basement Finished: 92%

*Scope of work is defined and included with this sketch

FLOORPLAN

Borrower:	File No.: b0911RosestoneM
Property Address: 3412 Rosestone Court	Case No.:
City: Fort Collins	State: CO Zip: 80525
Lender: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1110.5	1110.5
GLA2	Second Floor	1106.1	1106.1
BSMT	Basement	981.4	981.4
GAR	Garage	538.1	538.1
Net LIVABLE Area		(Rounded)	2217

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	1.0 x	7.7	7.7
	15.0 x	21.3	319.5
	2.0 x	6.5	13.0
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	9.0 x	11.0	99.0
	13.5 x	15.0	202.5
	8.0 x	13.2	105.6
	2.0 x	4.0	8.0
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	13.2 x	23.3	307.6
	3.0 x	13.2	39.6
Second Floor			
	14.1 x	17.2	242.5
	5.0 x	11.7	58.5
	14.2 x	21.0	298.2
	5.7 x	14.4	82.1
	4.0 x	18.0	72.0
	5.0 x	12.0	60.0
	6.0 x	14.0	84.0
	6.0 x	34.8	208.8
21 Items	(Rounded)		2217

Garage	GAR		
	2.0 x	21.5 =	43.0
	19.2 x	20.5 =	393.6
	9.0 x	10.0 =	90.0
	1.0 x	11.5 =	11.5
Area total (Rounded) =			538

First Floor	GLA1		
	1.0 x	7.7 =	7.7
	15.0 x	21.3 =	319.5
	2.0 x	6.5 =	13.0
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	9.0 x	11.0 =	99.0
	13.5 x	15.0 =	202.5
	8.0 x	13.2 =	105.6
	2.0 x	4.0 =	8.0
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	13.2 x	23.3 =	307.6
	3.0 x	13.2 =	39.6
Area total (Rounded) =			1110

Second Floor	GLA2		
	14.1 x	17.2 =	242.5
	5.0 x	11.7 =	58.5
	14.2 x	21.0 =	298.2
	5.7 x	14.4 =	82.1
	4.0 x	18.0 =	72.0
	5.0 x	12.0 =	60.0
	6.0 x	14.0 =	84.0
	6.0 x	34.8 =	208.8
Area total (Rounded) =			1106

Basement	BSMT		
	28.2 x	34.8 =	981.4
Area total (Rounded) =			981

09/08/2011

Wynn Washle
401 West Mulberry
Fort Collins, CO 80521

File Number: b0911RosestoneM

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.

3412 Rosestone Court
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. 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