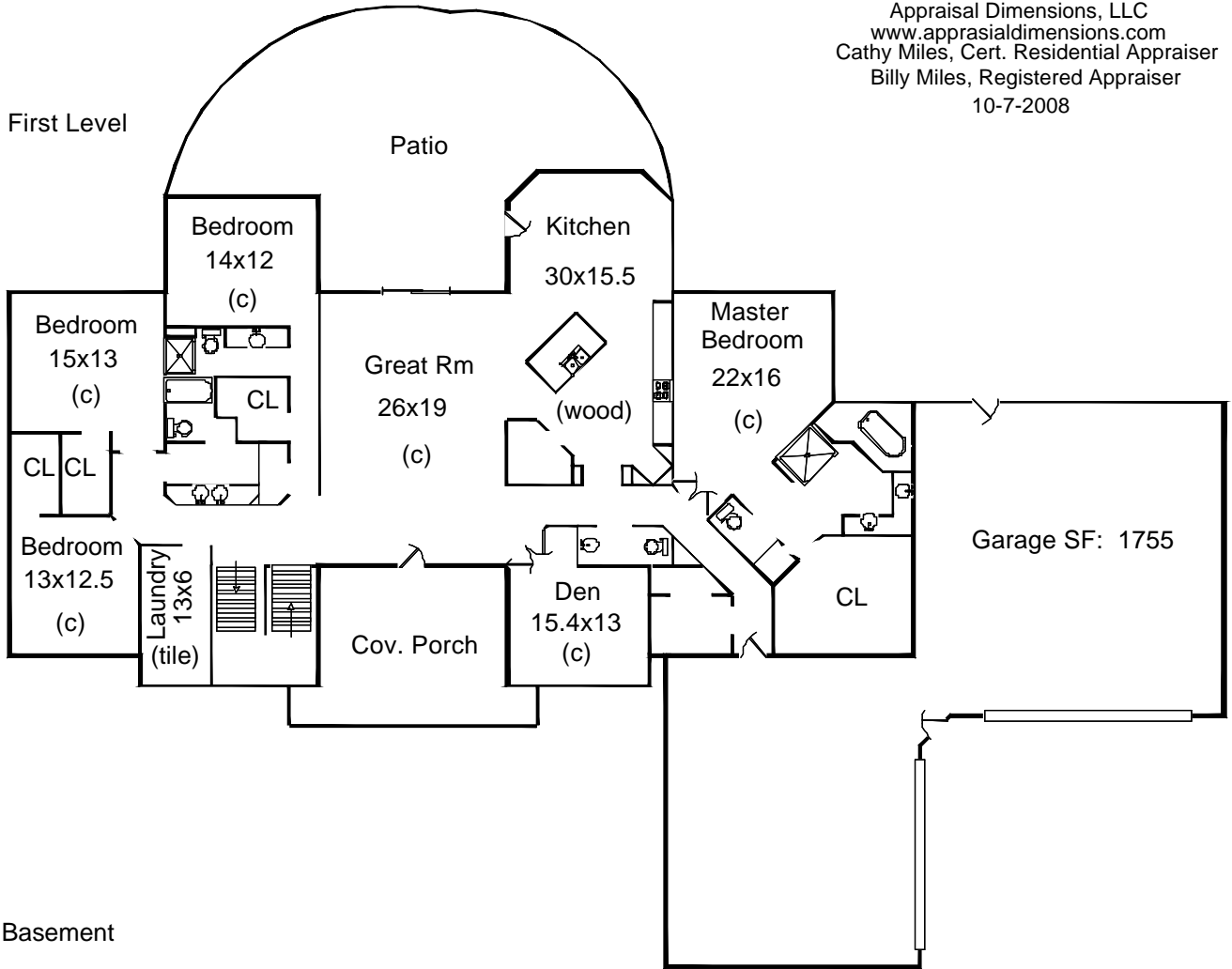


FLOORPLAN

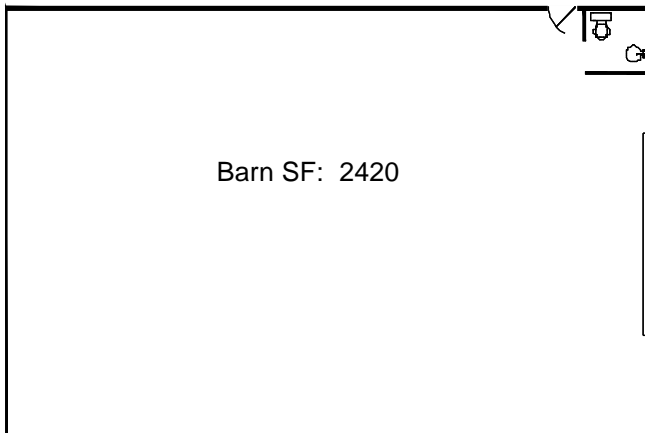
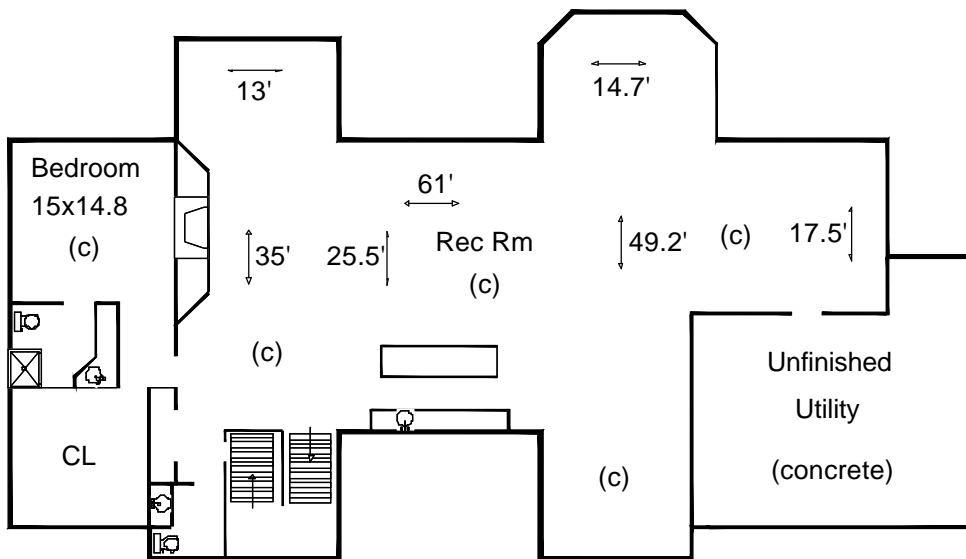
Borrower:	File No.: b1008ospreyM
Property Address: 1100 Osprey Ct.	Case No.:
City: Windsor	State: CO
Lender: Sally Brent	Zip: 80550

Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Cathy Miles, Cert. Residential Appraiser  
 Billy Miles, Registered Appraiser  
 10-7-2008

First Level



Basement



Total SF: 6888  
 Total Finished SF: 6320  
 Finished w/o Bsmt SF: 3444  
 Basement SF: 3444  
 Basement Finished: 83%

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

FLOORPLAN

Borrower:	File No.: b1008ospreyM
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Lender: Sally Brent	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3443.8	3443.8
BSMT	Basement	3443.8	3443.8
GAR	Garage	1754.9	1754.9
OTH	Barn	2420.0	2420.0
Net LIVABLE Area		(Rounded)	3444

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
30.8	x	36.3	1118.0
9.5	x	15.3	145.3
3.0	x	17.8	53.4
18.8	x	27.3	513.2
14.2	x	48.3	685.9
18.3	x	36.3	664.3
8.0	x	25.3	202.4
2.3	x	9.0	20.7
3.0	x	10.5	31.5
0.5	x	3.0	4.5
0.5	x	3.0	4.5
11 Items			(Rounded) 3444

First Floor	GLA1		
30.8	x	36.3	= 1118.0
9.5	x	15.3	= 145.4
3.0	x	17.8	= 53.4
18.8	x	27.3	= 513.2
14.2	x	48.3	= 685.9
18.3	x	36.3	= 664.3
8.0	x	25.3	= 202.4
2.3	x	9.0	= 20.7
3.0	x	10.5	= 31.5
0.5	x	3.0	= 4.5
0.5	x	3.0	= 4.5
Area total (Rounded) = 3444			

Garage	GAR		
9.0	x	25.3	= 227.7
0.7	x	25.3	= 17.7
0.5	x	3.0	= 4.5
30.3	x	31.3	= 948.4
22.0	x	25.3	= 556.6
Area total (Rounded) = 1755			

Basement	BSMT		
30.8	x	36.3	= 1118.0
9.5	x	15.3	= 145.3
3.0	x	17.8	= 53.4
18.8	x	27.3	= 513.2
32.5	x	36.3	= 1179.8
8.0	x	25.3	= 202.4
9.0	x	16.5	= 148.5
3.0	x	14.2	= 42.6
3.0	x	10.5	= 31.5
0.5	x	3.0	= 4.5
0.5	x	3.0	= 4.5
Area total (Rounded) = 3444			

Barn	OTH		
40.2	x	60.2	= 2420.0
Area total (Rounded) = 2420			

10/07/2008

Sally Brent  
1401 West 29th Street  
Loveland, CO 80538

File Number: b1008ospreyM

#### 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.

1100 Osprey Ct.  
Windsor, CO 80550

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.

William R. Miles III, Reg. Appraiser  
Appraisal Dimensions  
481-4541 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS