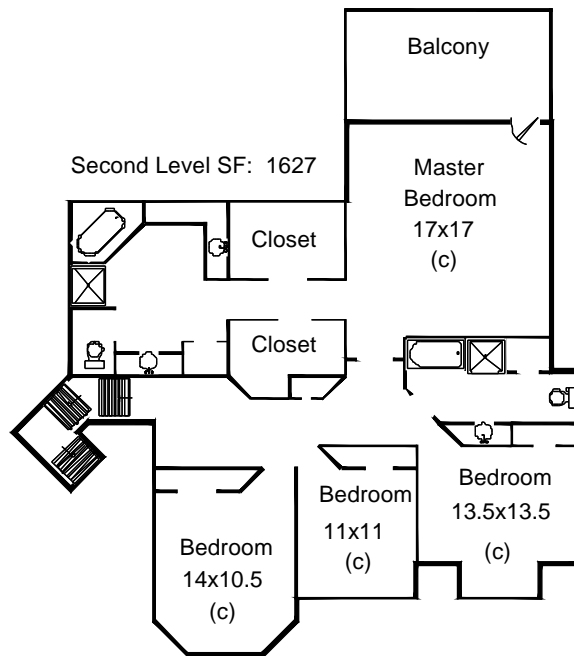
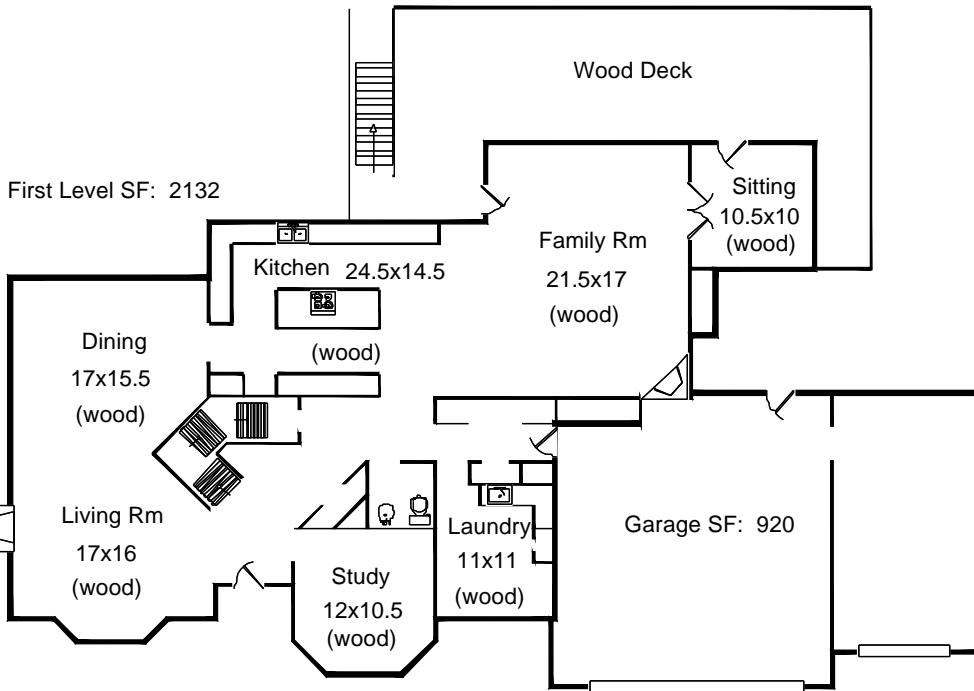


FLOORPLAN

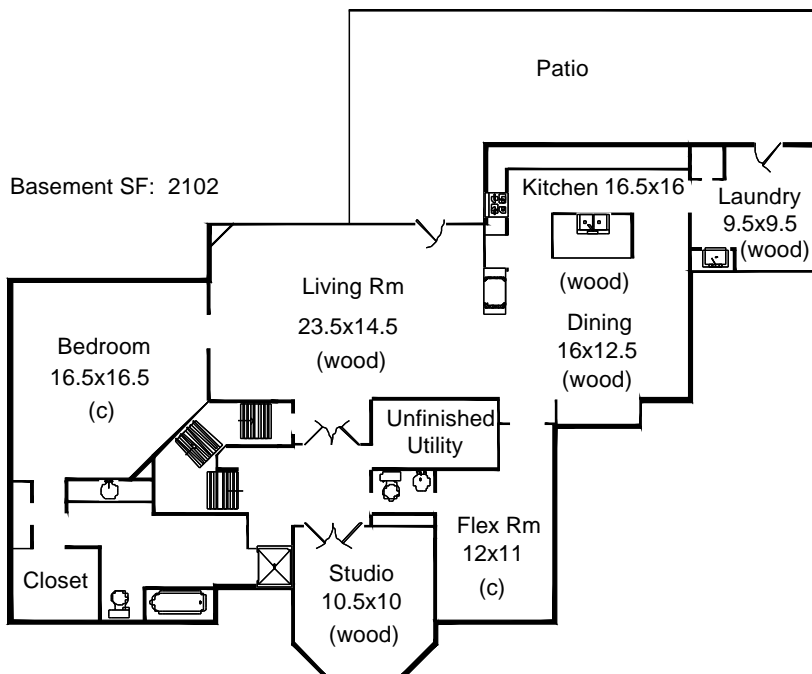
Borrower: \_\_\_\_\_ File No.: b1110ShamrockM  
 Property Address: 8475 Shamrock Ranch Road Case No.: \_\_\_\_\_  
 City: Fort Collins State: CO Zip: 80524  
 Lender: John Simmons



Total SF: 5861  
 Total Finished SF: 5784  
 Finished w/o Bsmt SF: 3759  
 Basement SF: 2102  
 Basement Finished: 96%

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

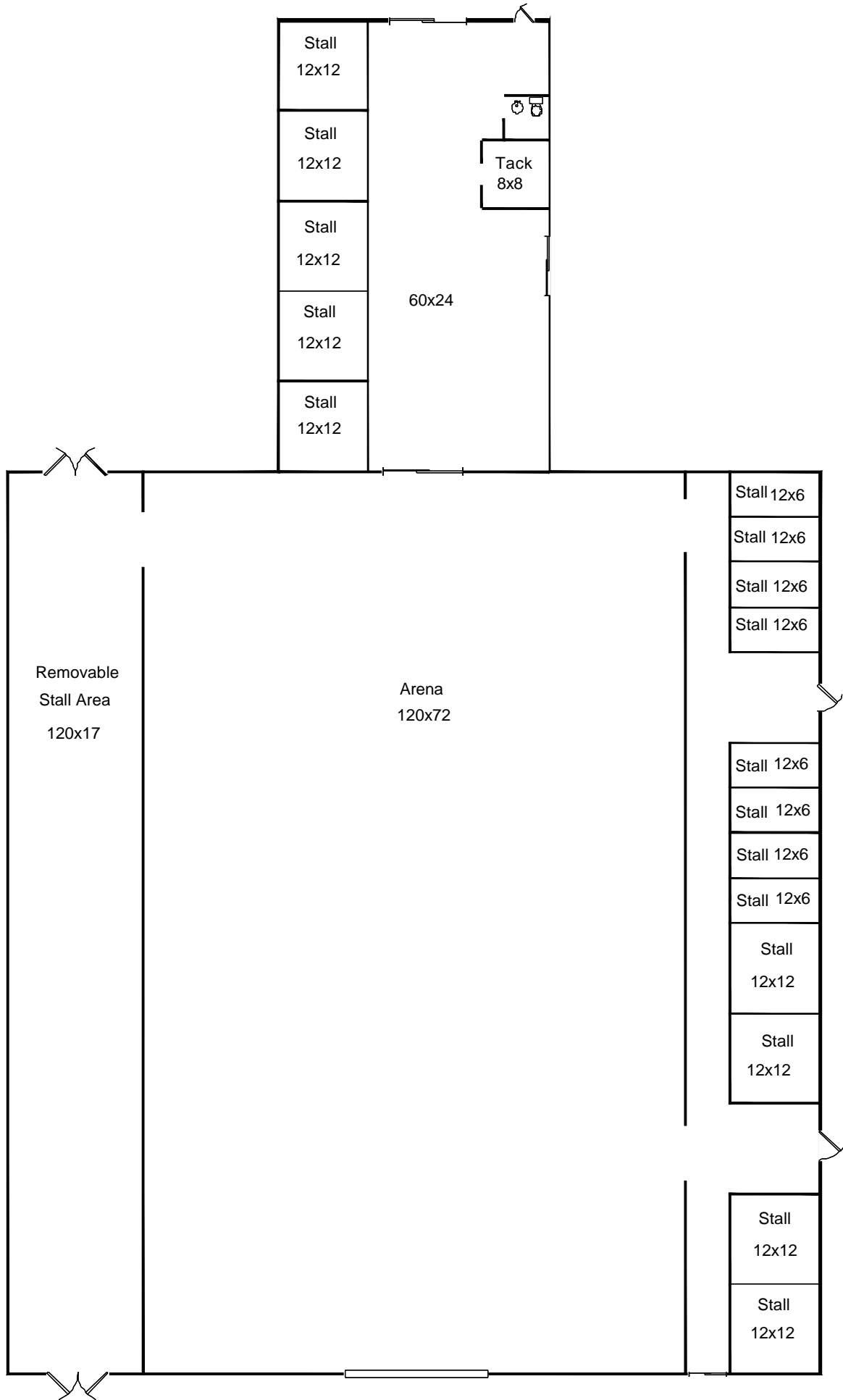
Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Cathy Miles, Cert. Residential Appraiser  
 Billy Miles, Registered Appraiser  
 11-17-2010



FLOORPLAN

Borrower: File No.: b1110ShamrockM  
Property Address: 8475 Shamrock Ranch Road Case No.:  
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Lender: John Simmons

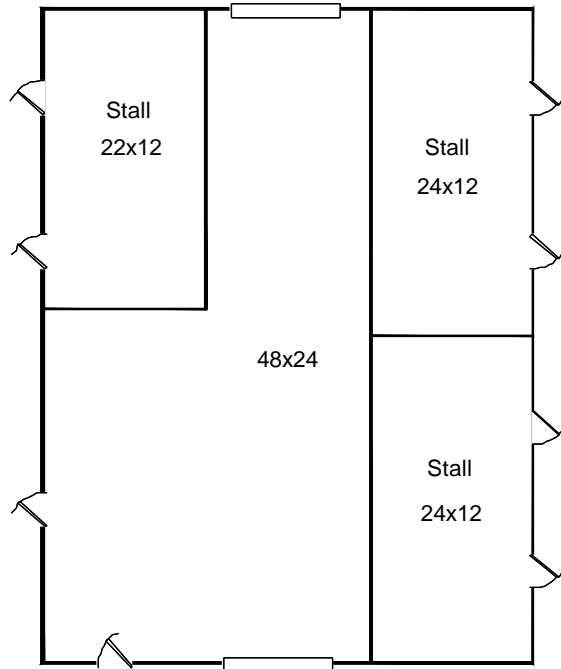
Barn/Arena SF: 15120



FLOORPLAN

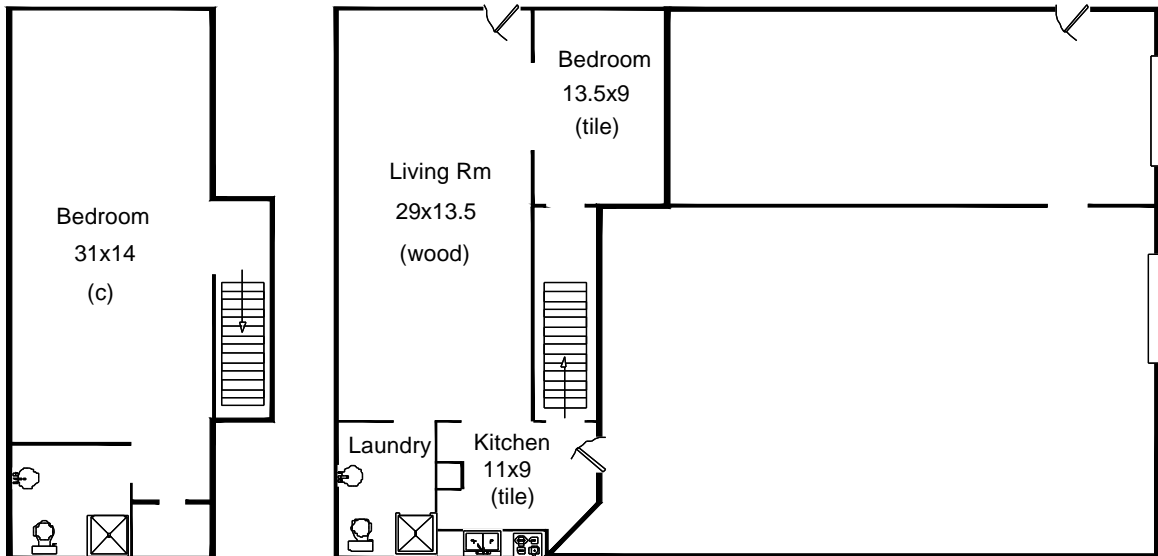
Borrower:	File No.: b1110ShamrockM	
Property Address: 8475 Shamrock Ranch Road	Case No.:	
City: Fort Collins	State: CO	Zip: 80524
Lender: John Simmons		

Barn SF: 1728



Apartment SF: 1517

Garage SF: 1587



FLOORPLAN

Borrower:	File No.: b1110ShamrockM
Property Address: 8475 Shamrock Ranch Road	Case No.:
City: Fort Collins	State: CO Zip: 80524
Lender: John Simmons	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2131.5	2131.5
GLA2	Second Floor	1627.1	1627.1
BSMT	Basement	2102.0	2102.0
GAR	Garage	919.6	919.6
OTH	Barn/Arena	15120.0	15120.0
GAR	Garage	1587.4	1587.4
OTH	Barn	1728.0	
	Apartment	842.3	
	Apartment Level 2	674.6	3244.9
Net LIVABLE Area		(Rounded)	3759

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	11.2 x	29.2	327.0
	4.2 x	24.4	102.5
	5.9 x	44.9	264.9
	5.1 x	17.7	90.3
	22.1 x	33.7	744.8
	5.0 x	12.6	63.0
	3.0 x	14.2	42.6
	10.7 x	25.1	268.6
	7.5 x	7.8	58.5
	2.0 x	6.0	12.0
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	4.4 x	5.5	24.2
	4.0 x	25.1	100.4
	3.0 x	6.6	19.8
0.5 x	3.0 x	3.0	4.5
0.5 x	3.0 x	3.0	4.5
Second Floor			
	3.0 x	7.0	21.0
0.5 x	1.5 x	1.5	1.1
0.5 x	1.8 x	1.8	1.7
	1.8 x	2.1	3.9
12 Items Not Listed			1599.4
33 Items			(Rounded) 3759

First Floor	GLA1		
	11.2 x	29.2 =	327.0
	4.2 x	24.4 =	102.5
	5.9 x	44.9 =	264.9
	5.1 x	17.7 =	90.3
	22.1 x	33.7 =	744.8
	5.0 x	12.6 =	63.0
	3.0 x	14.2 =	42.6
	10.7 x	25.1 =	268.6
	7.5 x	7.8 =	58.5
	2.0 x	6.0 =	12.0
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	4.4 x	5.5 =	24.2
	4.0 x	25.1 =	100.4
	3.0 x	6.6 =	19.8
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
Area total (Rounded) = 2132			

Garage	GAR		
	23.3 x	24.5 =	570.9
	0.5 x	6.0 =	3.0
	2.3 x	17.0 =	39.1
	13.0 x	22.6 =	293.8
	0.5 x	25.6 =	12.8
Area total (Rounded) = 920			

Second Floor	GLA2		
	3.0 x	7.0 =	21.0
0.5 x	1.5 x	1.5 =	1.1
0.5 x	1.8 x	1.8 =	1.7
	1.8 x	2.1 =	3.9
	4.0 x	5.2 =	20.7
	4.1 x	18.5 =	75.8
	3.1 x	4.0 =	12.3
	12.6 x	17.6 =	221.8
	15.5 x	20.0 =	310.0
	10.7 x	35.2 =	376.6
	6.3 x	7.0 =	44.1
	11.9 x	39.2 =	466.5
	2.5 x	17.1 =	42.7
	3.0 x	6.6 =	19.8
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
Area total (Rounded) = 1627			

Basement	BSMT		
	11.2 x	29.2 =	327.0
	11.4 x	18.2 =	207.5
	15.6 x	24.4 =	380.6
	2.3 x	38.2 =	87.9
	12.9 x	17.7 =	228.3
	14.3 x	48.4 =	692.1
	3.0 x	18.2 =	54.6
	5.0 x	12.6 =	63.0
	3.0 x	10.7 =	32.1
	3.0 x	6.6 =	19.8
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
Area total (Rounded) = 2102			

FLOORPLAN

Borrower:	File No.: b1110ShamrockM
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Barn/Arena	OTH	
108.0 x 120.0 =	12960.0	
36.0 x 60.0 =	2160.0	
Area total (Rounded) = 15120		

Barn	OTH	
36.0 x 48.0 =	1728.0	
Area total (Rounded) = 1728		

Apartment	OTH	
0.5 x 4.0 x 4.0 =	8.0	
4.0 x 36.3 =	145.2	
15.3 x 40.3 =	616.6	
5.0 x 14.5 =	72.5	
Area total (Rounded) = 842		

Garage	GAR	
25.8 x 41.0 =	1057.8	
14.5 x 36.0 =	522.0	
0.5 x 3.8 x 4.0 =	7.6	
Area total (Rounded) = 1587		

Apartment Level 2	OTH	
4.3 x 16.3 =	70.1	
15.0 x 40.3 =	604.5	
Area total (Rounded) = 675		

11/17/2010

John Simmons  
5401 Stone Creek Circle  
Loveland, CO 80538

File Number: b1110ShamrockM

**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.

8475 Shamrock Ranch Road  
Fort Collins, CO 80524

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