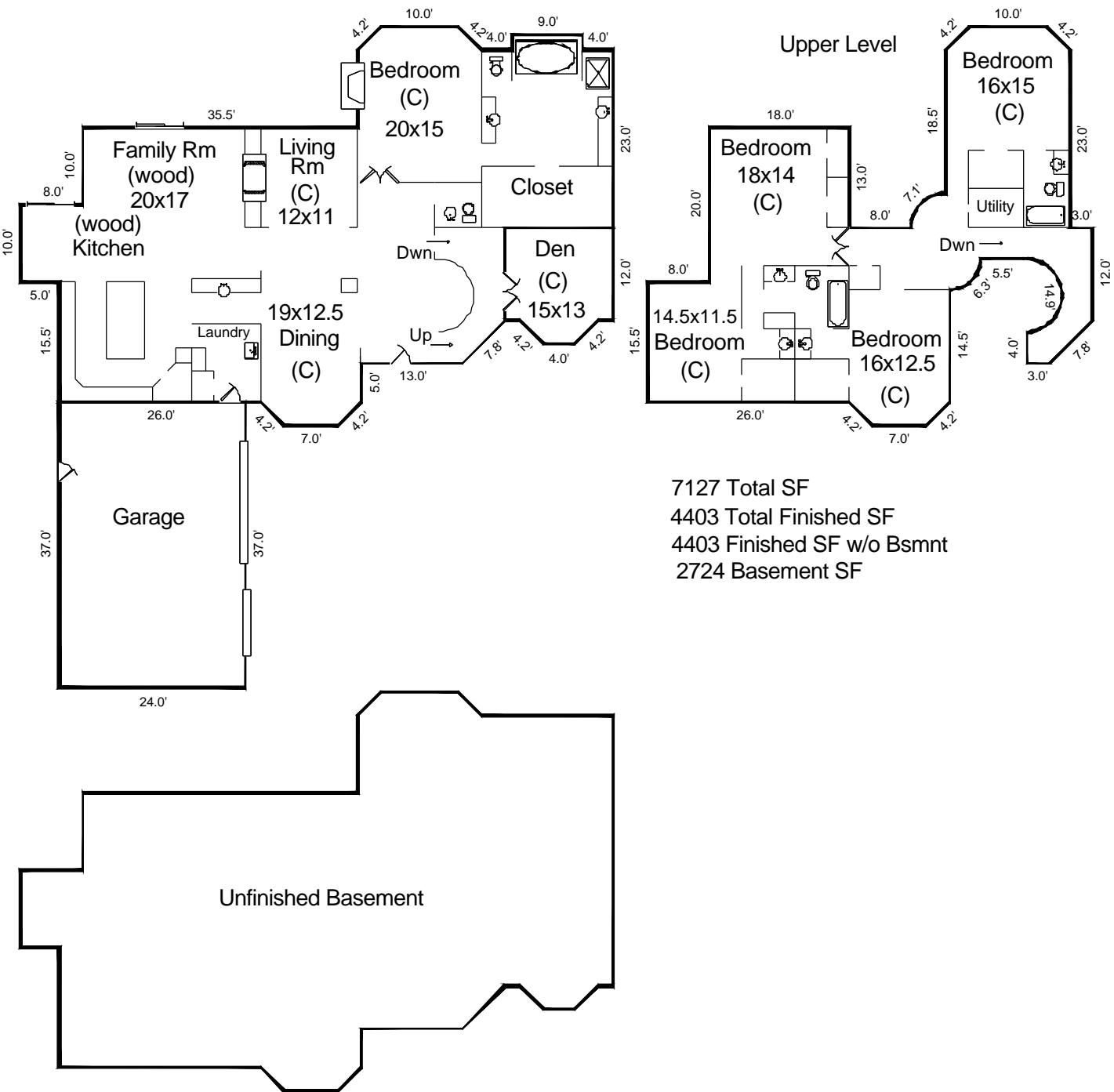


FLOORPLAN

Borrower:		File No.:	c506waterstonem
Property Address: 3020 Waterstone Court		Case No.:	
City: Fort Collins	State: CO	Zip:	
Lender: Jim McDonald			

Tool & McCarthy Real Estate Appraisals
Cathy Miles, Certified Residential Appraiser
05/31/2006

*Scope of work is defined and included with this sketch



7127 Total SF
4403 Total Finished SF
4403 Finished SF w/o Bsmnt
2724 Basement SF

FLOORPLAN

Borrower:		File No.: c506waterstonem	
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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2552.6	2552.6
GLA2	Middle Floor (Den)	189.0	189.0
GLA3	Upper Level	1661.4	1661.4
BSMT	Basement	2723.6	2723.6
GAR	Garage	888.0	888.0
Net LIVABLE Area		(Rounded)	4403

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	2.0 x	9.0	18.0
	5.0 x	39.0	195.0
0.5 x	3.0 x	3.0	4.5
	20.0 x	38.5	770.0
	3.0 x	10.0	30.0
	8.0 x	10.0	80.0
	10.0 x	33.0	330.0
	10.5 x	51.5	540.8
0.5 x	3.0 x	3.0	4.5
0.5 x	5.5 x	5.5	15.1
	5.5 x	35.0	192.5
	14.0 x	23.0	322.0
	0.5 x	40.5	20.3
	3.0 x	7.0	21.0
0.5 x	3.0 x	3.0	4.5
0.5 x	3.0 x	3.0	4.5
Middle Floor (Den)			
	10.0 x	12.0	120.0
	3.0 x	4.0	12.0
0.5 x	3.0 x	3.0	4.5
0.5 x	3.0 x	3.0	4.5
	2.0 x	12.0	24.0
23 Items Not Listed			1685.4
44 Items			(Rounded) 4403

First Floor		GLA1	
	2.0 x	9.0 =	18.0
	5.0 x	39.0 =	195.0
0.5 x	3.0 x	3.0 =	4.5
	20.0 x	38.5 =	770.0
	3.0 x	10.0 =	30.0
	8.0 x	10.0 =	80.0
	10.0 x	33.0 =	330.0
	10.5 x	51.5 =	540.8
0.5 x	3.0 x	3.0 =	4.5
0.5 x	5.5 x	5.5 =	15.1
	5.5 x	35.0 =	192.5
	14.0 x	23.0 =	322.0
	0.5 x	40.5 =	20.3
	3.0 x	7.0 =	21.0
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
Area total (Rounded) =		2553	

Middle Floor (Den)		GLA2	
	10.0 x	12.0 =	120.0
	3.0 x	4.0 =	12.0
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
	2.0 x	12.0 =	24.0
	2.0 x	12.0 =	24.0
Area total (Rounded) =		189	

Upper Level		GLA3	
	15.5 x	26.0 =	403.0
	18.0 x	20.0 =	360.0
0.5 x	4.5 x	4.5 =	10.1
	16.0 x	23.0 =	368.0
	8.0 x	13.0 =	104.0
0.5 x	4.0 x	4.0 =	8.0
	3.0 x	13.5 =	40.5
0.5 x	9.5 x	0.5 =	2.4
	4.0 x	10.0 =	40.0
	3.0 x	4.0 =	12.0
	13.0 x	14.5 =	188.5
0.5 x	5.5 x	5.5 =	15.1
	5.5 x	12.0 =	66.0
	3.0 x	10.0 =	30.0
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
	3.0 x	7.0 =	21.0
0.5 x	3.0 x	3.0 =	4.5
0.5 x	3.0 x	3.0 =	4.5
3 unlisted calculations =		-25.2	
Area total (Rounded) =		1661	

Garage		GAR	
	24.0 x	37.0 =	888.0
Area total (Rounded) =		888	

FLOORPLAN

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Basement			BSMT		
	15.0	x	57.5	=	862.5
0.5	x	5.5	x	5.5	= 15.1
		5.5	x	52.0	= 286.0
		12.0	x	15.0	= 180.0
		5.0	x	10.0	= 50.0
		3.0	x	4.0	= 12.0
0.5	x	3.0	x	3.0	= 4.5
0.5	x	3.0	x	3.0	= 4.5
		10.0	x	66.5	= 665.0
		2.0	x	25.0	= 50.0
		10.0	x	33.0	= 330.0
		3.0	x	10.0	= 30.0
0.5	x	3.0	x	3.0	= 4.5
0.5	x	3.0	x	3.0	= 4.5
		5.0	x	39.0	= 195.0
		3.0	x	7.0	= 21.0
0.5	x	3.0	x	3.0	= 4.5
0.5	x	3.0	x	3.0	= 4.5
Area total (Rounded) =					2724

05/31/2006

The Group, Inc.

Jim McDonald
jimm31@yahoo.com

File Number: c506waterstonem

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 garden levels in finished above grade square footage.

3020 Waterstone Court
Fort Collins, CO

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. Rms are rounded to the nearest .5 ft. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.



Catherine T. Miles, Certified Res. Appraiser
Tool & McCarthy Real Estate Appraisals
223-8227 (Office) 481-4541 (Cell) 204-9630 (Fax)

THANK YOU FOR YOUR BUSINESS

***** INVOICE *****

File Number: c506waterstonem 05/31/2006

The Group, Inc.

Jim McDonald
jimm31@yahoo.com

3020 Waterstone Court
Fort Collins, CO

	\$	
Measure and Sketch	\$	50.00
Additional SF (2001+)	\$	20.00
Additional SF (3001+)	\$	20.00
Additional SF (4001+)	\$	20.00
Additional SF (5-7000)	\$	60.00

Invoice Total	\$	170.00

Amount Due	\$	170.00

Terms: Please Pay Upon Receipt

Please Make Check Payable To:

Tool & McCarthy Real Estate Appraisers
3224 Lochwood Drive
Fort Collins, CO 80525

Fed. I.D. #: 84-1306080

THANK YOU FOR YOUR BUSINESS!