

B. SCOTT HUNTER & COMPANY INC.
REAL ESTATE APPRAISERS & CONSULTANTS
1795 N. FRY ROAD, #240
KATY, TEXAS 77449
(281) 398-5300 VOICE (281) 398-5888 FAX

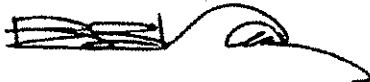
March 3, 2006

Reference: 2020 Trixie Lane
Houston, Tx 77042

To whom it may concern,

On December 13, 2005 I personally made a property visit to 2020 Trixie Lane, Houston, Texas 77042 to measure and floor plan the residence. Both interior and exterior measurements were taken for the purpose of calculating the gross living area of the residence. Measurements from field notes were later inputted into the Apex IV Sketch Program to produce a floor plan sketch of the residence as well as calculate the gross living area. Based on the measurements and field notes taken on December 13, 2005 it was determined that the residence was 1,701 square feet of living area.

Sincerely,

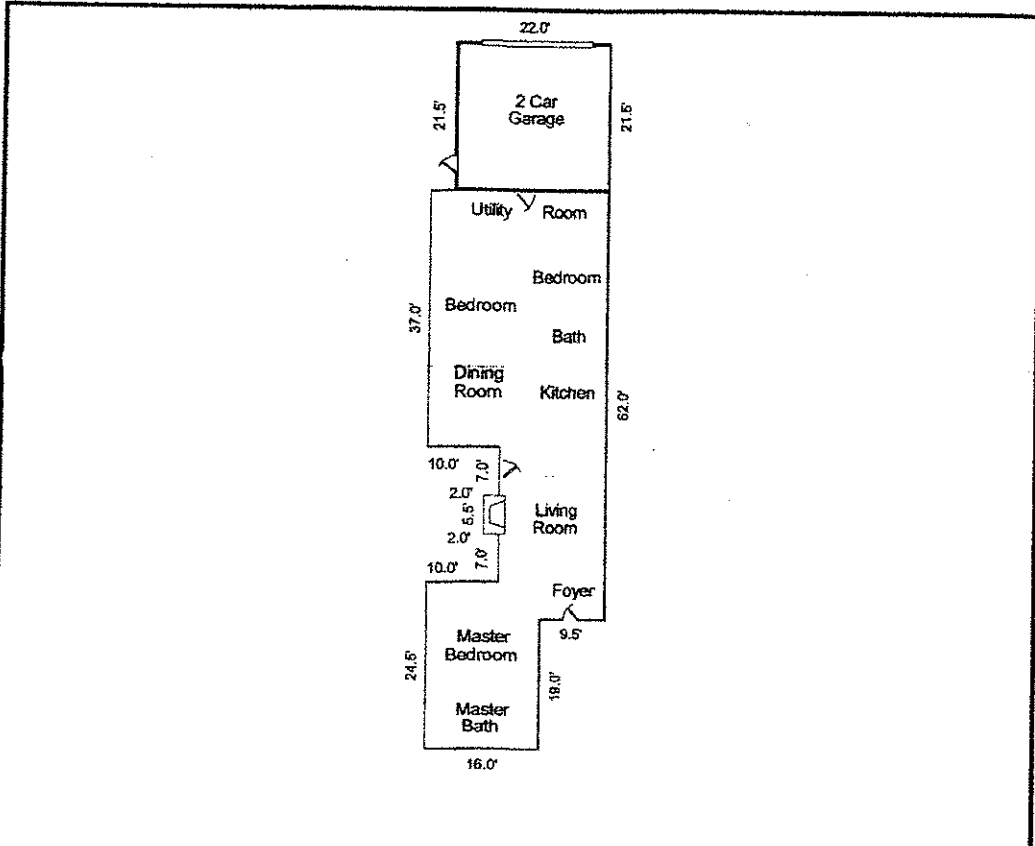


B. Scott Hunter
TX-1326076-R

(OVER)
for sketch

Building Sketch (Page - 1)

Borrower/Client John & Effie Watson			
Property Address 2020 Trbde Lane			
City Houston	County Harris	State Tx	Zip Code 77042
Lender			



Sketch by Aperi IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLAL	First Floor	1701.00	1701.00
GAR	Garage	473.00	473.00
TOTAL LIVABLE (rounded)			1701

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
2.0 x 5.5		11.00
25.5 x 37.0		943.50
16.0 x 24.5		392.00
6.0 x 19.5		117.00
9.5 x 25.0		237.50
5 Calculations Total (rounded)		1701

(OVER)