

**Colorado Group Realty LLC
PO Box 775430
Steamboat Springs CO 80477**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF 94-5-04)

SQUARE FOOTAGE DISCLOSURE

This disclosure is made to Buyer and Seller pursuant to the requirements of Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address:
44755 Diamond Back Way, Steamboat Springs, CO 80487

1. Licensee Measurement

Listing Licensee Has Has Not measured the square footage of the residence according to the following standard, methodology or manner.

<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input type="checkbox"/> Exterior measurement	<u>n/a</u>	<u>n/a</u>
<input type="checkbox"/> FHA	<u>n/a</u>	<u>n/a</u>
<input type="checkbox"/> ANSI	<u>n/a</u>	<u>n/a</u>
<input type="checkbox"/> Local standard <u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<input type="checkbox"/> Other <u>n/a</u>	<u>n/a</u>	<u>n/a</u>

2. Other Source of Measurement:

Listing Licensee Is Is Not providing information on square footage of the residence from another source(s) as indicated below:

<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input checked="" type="checkbox"/> Prior appraisal (Date of document)	<u>September 21, 2007</u>	<u>2161 + 528 (unF) = 2689</u>
<input type="checkbox"/> Building plans (Date of Document)	<u>n/a</u>	<u>n/a</u>
<input type="checkbox"/> Assessor's office (Date obtained)	<u>n/a</u>	<u>n/a</u>
<input type="checkbox"/> Other <u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

By _____
Listing Licensee _____ Date _____

The undersigned acknowledge receipt of this disclosure.

SELLER E. Scott Hendricks DATE 5-28-08
E. Scott Hendricks

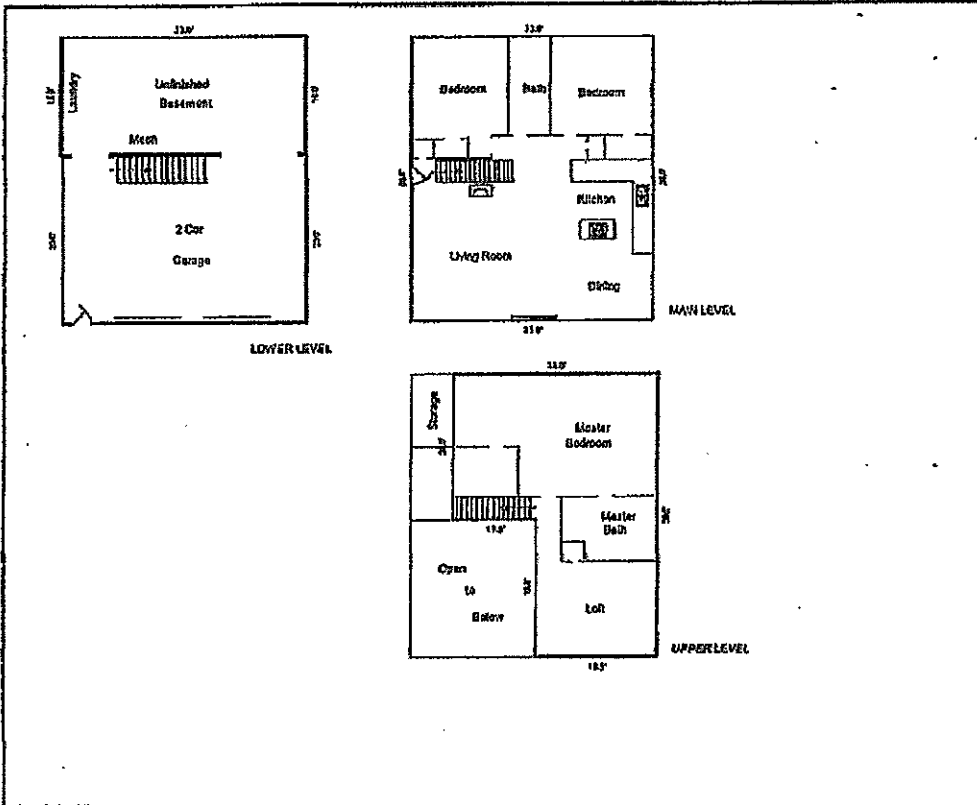
SELLER Patricia G. Hendricks DATE 5/28/08
Patricia G. Hendricks

BUYER _____ DATE _____

BUYER _____ DATE _____

Building Sketch

Owner	Hendricks		
Property Address	44766 Diamond Bank Way		
City	Steamboat Springs	County	Routt
State	CO	Zip Code	80407-9145
Lender	Bank of the West		



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
01A1	First Floor	1287.00	1287.00
01A2	Second Floor	873.50	873.50
03M1	Basement	528.00	528.00
04A	Garage	759.00	759.00
TOTAL LIVABLE (rounded)			2161

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		1287.00
33.0 x 39.0		
Second Floor		560.00
29.0 x 28.0		
16.5 x 19.0		313.50
3 Calculations Total (rounded)		2161

PAG 8/11