The printed portions of this form, except differentiated additions, he	ve been approv	ed by the Colorado Real Estate Commission. This form is the					
property of the Colorado Real Estate Commission. The printed port promulgated by the Commission for public use. All users are prohib							
Estate Brokers, 4 CCR 725-1-7.2.							
(SPD19L6-23) Seller's Property Disclosure (Land)-(		◆					
Adoption Date: August 5, 2025 Mandatory Use Date: January 1, 2026 1-24)							
Mandatory Ose Date: January 1, 2020 1-24)							
THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES	AND THE PAI	RTIES SHOULD CONSULT LEGAL AND TAX OR OTHER					
COUNSEL BEFORE SIGNING.	DEDTV	DISCLOSIDE					
SELLER'S PRO		DISCLOSURE					
	(LAND)						
THIS SELLER'S PROPERTY DISCLOSURE SH	OH D RE (	COMPLETED BY SELLED NOT BY BROKED					
THIS SELLER STROTERTT DISCLOSURE SH	OULD BE (	COMILETED BY SELLER, NOT BY BROKER.					
Seller states that the information contained in this Seller's Pr							
KNOWLEDGE as of the date signed by Sellerthis Date. If t							
fully completed to Seller's current actual knowledge, as of the disclosed by Seller to Buyer promptly after discovery. In							
completing this SPD, Seller must disclose in writing any s							
known adverse material fact affecting the Property or occu							
complete this SPD, this form must be fully completed to Sell knowledge of an adverse material fact affecting the Property							
SPD or not. If the Property is part of a Common Interest Con	or occupants, inmunity, this S	SPD is limited to the Property or unit itself, except as stated					
in Section_NF.	·	<u> </u>					
Broker is authorized tomay deliver a copy of this SPD to pro							
Bloker is additionable to may derive a copy of this 51 b to pro-	spective buyer						
Seller and Buyer understand that this SPD is not a warranty or							
the Seller. Property inspection services may be purchased an	d are advisable	e. This SPD is <b>not</b> intended as a substitute for an inspection					
of the Property. Buyers are encouraged to obtain their ow	<u>professional</u>	inspection(s).					
SELLER: -Your answers are NOT limited to only the space	e provided in	this SPD Attach additional pages reports receipts or any					
other documents you believe necessary for the information you							
Note: Buyer and Seller should review the Advisory at the	end of this SI	<del>PD.</del>					
Date SPD completed by Seller:							
Property:							
Seller:							
Year Seller Acquired Property:							
Note: The Contract to Buy and Sell Real Estate, not this SPD, determines whether an item is included or excluded in the sale. If there							
is an inconsistency between this SPD and the Contra	ict, the Contra	ct controls.					
A. FLOODING AND DRAINAGE							
If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:	Yes	Comments					
1 Flooding or drainage							
2 Drainage issues							
3 Grading issues							
4							
	1						
SPD19L-6-23. SELLER'S PROPERTY DISCLOSURE (LAND)		Page 1 of 6					

	DRAINAGE AND RETENTION PONDS – Other Information  Do you know of the following on the Property:			
4 <u>5</u>	Drainage or - retention ponds, dams, storm water detention basins, or other similar facilities			
<u>56</u>				
В.	WATER SUPPLY Provide the following information regarding the Property:Do			
1 1	Type of water supply:   Public Community Well If the Property is served by a Well, a copy of the Well Permit Drilling Records Are Are or providattached. Share	∏ Sha ☐ Is d Wel	ared Well  Other  None  S  Is Not providattached. Well Permit #:  Agreement  Yes  No.	
,				
C.	USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes" column:	Yes	Comments	
1	Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use		.05	
2	Notice or threat of condemnation proceedings		S	
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		_0	
4	Notice of zoning action related to the Property			
5	Building code, €city, or county violations	<		
6	Violation of restrictive covenants or owners' association rules or regulations	>		
7	Other legal action			
8	Any part of the Property leased to others (written or oral)			
9	Archeological or historical designation on the Property			
10	Threatened or Endangered species on the Property			
11	Grandfathered conditions or uses			
12				
13				
	, , , , , , , , , , , , , , , , , , ,			
D.	ACCESS & PARKING If you know of any of the following EVER EXISTING, check the "Yes" column:	Yes	Comments	
1	Any access problems, issues or concerns			
2	Roads, trails, paths, or driveways through the Property used by others			
3	Public highway or county road bordering the Property			
4	Any proposed or existing transportation project that affects or is expected to affect the Property			
5	Encroachments, boundary disputes, or unrecorded easements			
6	Shared or common areas with adjoining properties			
7	Requirements for curb, gravel/paving, landscaping			
SPD101	6-23SELLER'S PROPERTY DISCLOSURE (LAND)		Page 2 of 6	
117L	V 20. SELLER STROTERTI DISCLUSURE (LAND)		rage 2 01 6	

	vehicles, or type of vehicles in the past year			
9				
10				
E.	ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:	Yes	Comments	4
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents, or petroleum products			
2	Underground storage tanks			
3	Aboveground storage tanks			
4	Underground transmission lines			
5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill			
6	Monitoring wells or test equipment			
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property			
8	Mine shafts, tunnels, or abandoned wells on the Property			
9	Within a governmentally designated geological hazard or sensitive area			
10	Within a governmentally designated floodplain or wetland area			
11	Dead, diseased, or infested trees or shrubs		<b>Y</b>	
12	Environmental assessments, studies, or reports done involving the physical condition of the Property	5		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells			
14	Other environmental problems, issues or concerns			
15	Odors			
16				
17	. O <sup>y</sup>			
_	COLUMN DIFFERENCE COLUMNIES			
F.	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING, check the "Yes" column:	Yes	Comments	
1	Property is part of an owners' association			
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		_	
3	Problems or defects in the Common Elements or Limited Common Elements of the Association Property			
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following EVER EXISTING, check the "Yes" column:			
4	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property			

Common acts or property women or controlled by the Association but soutist the Soller's Property or unit)					
Control NYTREST COMINATY   Court Information:   Contact Informatio		(common area or property owned or controlled by the			
COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY - Other Information: None of the Comercal Association #2:  Owners' Association #2:  Owners' Association #2:  Owners' Association #3:  Owners' Association #3:  Owners' Association #3:  Owners' Association #4:  Owners' Association #4:  Owners' Association #4:  Owners' Association #4:  View Interest Association #4:  View Inter		Association but outside the Seller's Property or unit)			
Comments  Commen	5				
ASSOCIATION PROPERTY - Other Information:   Contact Information:	6				
20 Omeres' Association #1:  #20 Omeres' Association #2:  #20 Omeres' Association #2:  #20 Omeres' Association #3:  #21 Owners' Association #4:  #22 Owners' Association #4:  #23 Use know of any of the following EVER EXISTING, clock the "Ve" column:  #24 Owners' Association #4:  #25 Use know of any of the following EVER EXISTING, clock the "Ve" column:  #25 Use know of any of the following EVER EXISTING, clock the "Ve" column:  #26 Use Association #4:  #27 Any property insurance claim submitted (whether paid or not)  #27 Owners t special improvements approved, but not yet insulated, that may become a lear against the Property, Provide cause of all such reports in prosecution of Solice.  #27 Owners t special improvements approved, but not yet insulated, that may become a lear against the Property, Provide cause of all such reports in prosecution of Solice.  #28 Owners t special improvements approved, but not yet insulated, that may become a lear against the Property, association of all such more to a claim of the property of the Property association, and the Property association of the Property and Provided of the Property association of the Property and Provided Defined the Property and Provided Defined the Property association of the Property association of the Property association of the Property and Provided Defined the Property association of the Pro		ASSOCIATION PROPERTY - Other Information:		Contact Information:	
Owners' Association #3:    Owners' Association #4:	7 <u>6</u>				
Owners' Association	<del>8</del> 7	Owners' Association #2:			
G. GENERAL DISCLOSURES  If you know of any of the following EVER EXISTING, check the "Yes" column:  Written reports of any building, site, roofing, soils, water, server, meld, or enjanering investigations or studies of the Property. Provide copies of all such reports in prossession of Seller.  2 Any property insurance chim submitted (whether paid or not)  3 Government special improvements approved, but not yet installed, that may become a lien against the Property, Provide copies of all such reports in prossession of Seller.  4 Pending: (1) Itigation or (2) other dispute resolution proceeding regarding the Property  5 Signs: Government or private restriction problems  6 Property is subject to Deed Restrictions, other reported document restrictions, or Affordable Houghing entires  7 GENERAL - Other Information  98  II. CGOPS/ILIVESTOCK & LEASES  III. Other Information  98  III. CROPS/ILIVESTOCK & LEASES  III. Other Information  10  11  12  13  14  15  16  17  17  17  18  18  18  18  18  18  18	<u>98</u>	Owners' Association #3:			
If you know of any of the following EVER EXISTING, elsek the "Yes" column:    Written reports of any building, site, roofing, soils, water, sewer, mod.l. or enjmenting investigations or studies of the Property, Provide copies of all such reports in possession of Soilor.    Any property insurance claim submitted (whether paid or not)	<del>10</del> 9	Owners' Association #4:			
If you know of any of the following EVER EXISTING, elsek the "Yes" column:    Written reports of any building, site, roofing, soils, water, sewer, mod.l. or enjmenting investigations or studies of the Property, Provide copies of all such reports in possession of Soilor.    Any property insurance claim submitted (whether paid or not)					
sewer, meld, or engineering investigations or studies of the Property, Provide copies of all such reports in possession of Seller.  2 Any property insurance claim submitted (whether paid or not)  3 Government special improvements approved, but not yet installed, that may become a fien against the Property, Provide copies of all such reports in possession of Seller.  4 Pending; (1) litigation or (2) other dispute resolution, proceeding regarding the Property  5 Signs: Government or private restriction problems  6 Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions  7  8 GENERAL - Other Information:  98  UCROPS/LIVESTOCK & LEASES  If yor know of any of the following conditions NOW ENTING, check the "Yes" column:  Yes  Comments  Comments  1 Crops being grown on the Property  2 Seller owns all crops  3 Livestock on the Property  4 Any land leased from others:  — State BLM  Federal Private Other  If yes, provide mane and contact information of lessor in Comments	G.	If you know of any of the following EVER EXISTING, check the "Yes" column:	Yes	Comments	
3 Government special improvements approved, but not yet installed, that may become a lien against the Property, Provide copies of all such reports in possession of Seller.  4 Pending: (1) litigation or (2) other dispute resolution proceding regarding the Property  5 Signs: Government or private restriction problems  6 Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions  7  8 GENERAL – Other Information:  98  1 CROPS, LIVESTOCK & LEASES  1 Fyor know of any of the following conditions NOW  FXISTING, check the "Yes" column:  Yes  Comments  1 Crops being grown on the Property  2 Seller owns all crops  3 Livestock on the Property  4 Any land leased from others:  -  State   B.I.M   Federal   Private   Other     Fyes, provide name and contact information of lessor in Comments	1	sewer, <u>mold</u> or engineering investigations or studies of the Property. <u>Provide copies of all such reports in possession of</u>		S	
installed, that may become a lien against the Property. Provide copies of all such reports in possession of Selter.  4 Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property  5 Signs: Government or private restriction problems  6 Property is subject to Dead Restrictions, other recorded document restrictions, or Affordable Housing Restrictions  7  8  GENERAL – Other Information:  98  University of Know of any of the following conditions NOW EXISTING, check the "Yes" column: Yes  Comments  1 Crops being grown on the Property  2 Seller owns all crops  3 Livestock on the Property  4 Any land leased from others:  - State   BLM	2	Any property insurance claim submitted (whether paid or not)			
Property is subject to Deed Restrictions, other resorded document restrictions, or Affordable House's Restrictions	3	installed, that may become a lien against the Property.	3	>	
6 Property is subject to Deed Restrictions, other reorded document restrictions, or Affordable Housing Restrictions  7	4				
document restrictions, or Affordable Housing Restrictions    GENERAL - Other Information:	5	Signs: Government or private restriction problems			
GENERAL – Other Information:  98  CROPS, LIVESTOCK & LEASES  If yor know of any of the following conditions NOW EXISTING, check the "Yes" column:  Crops being grown on the Property  Seller owns all crops  Livestock on the Property  Any land leased from others:    State   BLM   Federal   Private   Other   If yes, provide name and contact information of lessor in   Comments	6				
GENERAL - Other Information:  98    Crops/LIVESTOCK & LEASES   If you know of any of the following conditions NOW   Existing conditions NoW   Existing conditions   Yes   Comments	7	~0			
GENERAL - Other Information:  98    Crops/LIVESTOCK & LEASES   If you know of any of the following conditions NOW   Existing conditions NoW   Existing conditions   Yes   Comments	8				
H. CROPS, LIVESTOCK & LEASES If you know of any of the following conditions NOW EXISTING, check the "Yes" column:  1 Crops being grown on the Property 2 Seller owns all crops 3 Livestock on the Property 4 Any land leased from others:		GENERAL - Other Information:			
If yor know of any of the following conditions NOW EXISTING, check the "Yes" column:  Crops being grown on the Property  Seller owns all crops  Livestock on the Property  Any land leased from others: - State BLM Private Other If yes, provide name and contact information of lessor in Comments	<u>98</u>				
If yor know of any of the following conditions NOW EXISTING, check the "Yes" column:  Crops being grown on the Property  Seller owns all crops  Livestock on the Property  Any land leased from others: - State BLM Private Other If yes, provide name and contact information of lessor in Comments					
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2 Seller owns all crops 3 Livestock on the Property 4 Any land leased from others: - State BLM Federal Private Other If yes, provide name and contact information of lessor in Comments	~	If you know of any of the following conditions NOW	Yes	Comments	
3 Livestock on the Property  4 Any land leased from others: - State BLM Federal Private Other If yes, provide name and contact information of lessor in Comments	1	Crops being grown on the Property			
Any land leased from others:  - State BLM Federal Private Other If yes, provide name and contact information of lessor in Comments	2	Seller owns all crops			
- State BLM Federal Private Other If yes, provide name and contact information of lessor in Comments	3	Livestock on the Property			
	4	-   State			
	D191			Page 4 of 6	

5	Any land leased to others:			
	State BLM			
	Federal Private Other			
	If yes, provide name and contact information of lessee in Comments			
6	Comments			
0				
I.	NOXIOUS WEEDS			
	If you know of any of the following conditions NOW			(Z)
	EVER EXISTING, check the "Yes" column:	Yes	Comments	
1	Have any noxious weeds on the Property been identified?			• • • • • • • • • • • • • • • • • • • •
2	Have there been any weed enforcement actions on the			
	Property?			
3	Has a noxious weed management plan for the Property		_	<b>Y</b>
	been entered into?			
4	Have noxious weed management actions been			
	implemented?			
5	Have herbicides been applied?			
6			Ĉ	
7			0.2	
		1	<del></del>	
The Colo	orado Noxious Weed Management Act (C.R.S. §§ 35-5.5-1	01-119)	enables county and city governments to impl	lement noxious weeds
managem	ent programs to reclaim infested acres and protect weed-free			
www.col	orado.gov/ag/weeds.			
	1	- 17		
J.	OTHER DISCLOSURES - LAND -	A		
	CONSERVATION			
	If you know of any of the following conditions NOW		<b>y</b>	
	If you know of any of the following conditions <b>NOW EXISTING</b> , check the "Yes" column:	Yes	Comments	
1	EXISTING, check the "Yes" column:	Yes	Comments	
1	EXISTING, check the "Yes" column:	Yes	Comments	
1	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental	Yes	Comments	
1	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.	Yes	Comments	
	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.  Conservation easement	Yes	Comments	
2	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.  Conservation easement	Yes	Comments	
2	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.  Conservation easement	Yes	Comments	
3	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.  Conservation easement			ie Property. Property
3 4 Seller ar	EXISTING, check the "Yes" column:  Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.  Conservation easement	warran	t or guarantee the above information on th	
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## ADVISORY TO BUYER:

- 1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:
  - a. the physical condition of the Property;
  - b. the presence of mold or other biological hazards;
  - c. the presence of rodents, insects, and vermin including termites;
  - d. the legal use of the Property, including zoning and legal access to the Property;
  - e. the availability and source of water, sewer, and utilities;
  - f. the environmental and geological condition of the Property;
  - g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.
- 2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to investigate or inspect the Property or inclusions when this SPD is filled in and signed.
- 3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.
- 4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.
- 5. Whether any item is included or excluded is determined by the Contract between Buyer and Seller and not this SPD.
- 56. Seller does not warrant that the Property or inclusions are fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.
- 7. Buyer receipts for a copy of this SPD.

BUYER(S) ACKNOWLEDGE RECEIPT OF THIS SPD. BUYER(S) SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY DISCLOSED CONDITION AS REPRESENTED HEREIN BY SELLER.

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Buyer	Date	Buyer	Date
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