



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(SPD19L-6-17) (Mandatory 1-18)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER'S PROPERTY DISCLOSURE

☐ LAND Supplement to Residential)

☐ LAND – With Improvements)

☒ LAND – Without Improvements)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's **CURRENT ACTUAL KNOWLEDGE** as of this Date. Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect may result in legal liability. If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this Disclosure or not.

Note: The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: 09/26/19

Property Address: Parcel BR Sound of Music Ranch Placerville CO 81430

Seller: Wilson Mesa Ranch Holdings, LLC

Year Built: _____

I. IMPROVEMENTS

☒ If this box is checked, there are no structures or improvements on the Property; do not complete Parts A-E.

A.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Structural problems	<input type="checkbox"/>	
2	Moisture and/or water problems	<input type="checkbox"/>	
3	Damage due to termites, other insects, birds, animals or rodents	<input type="checkbox"/>	
4	Damage due to hail, wind, fire, flood or other casualty	<input type="checkbox"/>	
5	Cracks, heaving or settling problems	<input type="checkbox"/>	
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	

Handwritten signature/initials

B.	ROOF If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Roof leak	<input type="checkbox"/>	
2	Damage to roof	<input type="checkbox"/>	

3	Skylight problems	<input type="checkbox"/>	
4	Gutter or downspout problems	<input type="checkbox"/>	
5	Other Roof problems	<input type="checkbox"/>	

B-1.	ROOF – Other Information: Do you know of the following on the Property:	Yes	Comments
1	Roof under warranty until _____ Transferable	<input type="checkbox"/>	
2	Roof work done while under current roof warranty	<input type="checkbox"/>	
3	Roof material: _____ Age _____	<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

C.	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1		<input type="checkbox"/>	
2		<input type="checkbox"/>	

C-1.	ELECTRICAL & TELECOMMUNICATIONS – Other Information: Do you know of the following on the Property:	Yes	Comments
1	220 volt service	<input type="checkbox"/>	
2	Aluminum wiring at the outlets (110)	<input type="checkbox"/>	
3	Electrical Service: Amps _____	<input type="checkbox"/>	
4	Garage door control(s) # _____	<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	

D.	MECHANICAL If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1		<input type="checkbox"/>	
2		<input type="checkbox"/>	

E.	VENTILATION, AIR, HEAT If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Heating System	<input type="checkbox"/>	
2		<input type="checkbox"/>	

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3		<input type="checkbox"/>	
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E-1.	VENTILATION, AIR, HEAT - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Heating system: Type _____ Fuel _____ Type _____ Fuel _____	<input type="checkbox"/> <input type="checkbox"/>		
2		<input type="checkbox"/>		

3		<input type="checkbox"/>	
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F.	WATER SUPPLY Do you know of the following on the Property:
1	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.

G.	WATER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Water system (including lines and water pressure)	<input type="checkbox"/>	
2	Water heater(s)	<input type="checkbox"/>	
3	Water filter system	<input type="checkbox"/>	
4	Water softener	<input type="checkbox"/>	
5	Well	<input type="checkbox"/>	
6	Water System Pump	<input type="checkbox"/>	
9		<input type="checkbox"/>	
10		<input type="checkbox"/>	

G-1.	WATER - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of _____ Fuel type _____ Capacity _____	<input type="checkbox"/>		
4	Well Metered	<input type="checkbox"/>		
5	Well - Date of last inspection _____	<input type="checkbox"/>		
6	Galvanized pipe	<input type="checkbox"/>		
7	Polybutylene pipe	<input type="checkbox"/>		
8		<input type="checkbox"/>		
9		<input type="checkbox"/>		

H.	SEWER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)	<input type="checkbox"/>	
2	Lift station (sewage ejector pump)	<input type="checkbox"/>	

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3	Sump pump(s) # of _____	<input type="checkbox"/>	
4	Grey water storage/use	<input type="checkbox"/>	
5		<input type="checkbox"/>	
H-1.	SEWER – Other Information: Do you know of the following on the Property:		
1	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon		
2	If a septic system, date latest Individual Use Permit issued: _____		
3	If a septic system, date of latest inspection: _____		
4	If a septic system, date of latest pumping: _____		
5			
6			

I.	FLOODING AND DRAINAGE If you know of any problem EVER EXISTING on the Property check the "Yes" column:	Yes	Comments
1	Flooding or drainage	<input type="checkbox"/>	
2		<input type="checkbox"/>	

I-1.	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	Yes	Comments
1	Drainage, retention ponds	<input type="checkbox"/>	
2		<input type="checkbox"/>	

J.	OTHER DISCLOSURES – INCLUSIONS If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment	<input type="checkbox"/>	
2	Stains on carpet	<input type="checkbox"/>	
3	Floors and sub-floors	<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

II. GENERAL

K.	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	<input type="checkbox"/>	
2	Notice or threat of condemnation proceedings	<input type="checkbox"/>	

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3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved	<input type="checkbox"/>	
4	Notice of zoning action related to the Property	<input type="checkbox"/>	
5	Building code, city or county violations	<input type="checkbox"/>	
6	Violation of restrictive covenants or owners' association rules or regulations	<input type="checkbox"/>	
7	Any building or improvements constructed within the past one year from this Date without approval by the owner's association or the designated approving body	<input type="checkbox"/>	
8	Any additions or alterations made	<input type="checkbox"/>	
9	Notice of ADA complaint or report	<input type="checkbox"/>	
10	Other legal action	<input type="checkbox"/>	

11	Current use of the Property	<input type="checkbox"/>	
12		<input type="checkbox"/>	
13		<input type="checkbox"/>	

L.	ACCESS & PARKING If you know of any of the following EVER EXISTING check the "Yes" column:	Yes	Comments
1	Any access problems	<input type="checkbox"/>	
2	Roads, driveways, trails or paths through the Property used by others	<input type="checkbox"/>	
3	Public highway or county road bordering the Property	<input type="checkbox"/>	
4	Any proposed or existing transportation project that affects or is expected to affect the Property	<input type="checkbox"/>	
5	Encroachments, boundary disputes or unrecorded easements	<input type="checkbox"/>	
6	Shared or common areas with adjoining properties	<input type="checkbox"/>	
7	Requirements for curb, gravel/paving, landscaping	<input type="checkbox"/>	
8		<input type="checkbox"/>	
9		<input type="checkbox"/>	

M.	ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property check the "Yes" column:	Yes	Comments
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	<input type="checkbox"/>	
2	Underground storage tanks	<input type="checkbox"/>	
3	Aboveground storage tanks	<input type="checkbox"/>	
4	Underground transmission lines	<input type="checkbox"/>	
5	Used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill	<input type="checkbox"/>	

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6	Monitoring wells or test equipment	<input checked="" type="checkbox"/>	monitoring wells
7	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property	<input type="checkbox"/>	
8	Mine shafts, tunnels or abandoned wells on the Property	<input type="checkbox"/>	
9	Within governmentally designated geological hazard or sensitive area	<input type="checkbox"/>	
10	Within governmentally designated flood plain or wetland area	<input type="checkbox"/>	
11	Dead, diseased or infested trees or shrubs	<input checked="" type="checkbox"/>	part of ongoing forest management
12	Environmental assessments, studies or reports done involving the physical condition of the Property	<input type="checkbox"/>	
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells	<input type="checkbox"/>	
14	Other environmental problems	<input type="checkbox"/>	
15		<input type="checkbox"/>	
16		<input type="checkbox"/>	

N.	OTHER DISCLOSURES – GENERAL If you know of any of the following NOW EXISTING check the “Yes” column:	Yes	Comments
1	Any part of the Property now leased to others (written or oral)	<input type="checkbox"/>	
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property	<input type="checkbox"/>	
3	Any property insurance claim ever submitted for the Property (whether paid or not)	<input type="checkbox"/>	
4	Structural, architectural and engineering plans and/or specifications for any existing improvements	<input type="checkbox"/>	
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards	<input type="checkbox"/>	
6	Government special improvements approved, but not yet installed, that may become a lien against the Property	<input type="checkbox"/>	
7	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	
8	Signs: Government or private restriction problems	<input type="checkbox"/>	
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property	<input type="checkbox"/>	
10		<input type="checkbox"/>	
11		<input type="checkbox"/>	

III. LAND – AGRICULTURAL

O.	CROPS, LIVESTOCK & LEASES If you know of any of the following conditions that NOW EXIST check the “Yes” column:	Yes	Comments
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1	Crops being grown on the Property	<input type="checkbox"/>	
2	Seller owns all crops	<input type="checkbox"/>	
3	Livestock on the Property	<input type="checkbox"/>	
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other _____	<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	
P.	NOXIOUS WEEDS If you know of any of the following conditions NOW EXIST check the "Yes" column:	Yes	Comments
1	Have any noxious weeds on the Property been identified?	<input type="checkbox"/>	
2	Have there been any weed enforcement actions on the Property?	<input type="checkbox"/>	
3	Has a noxious weed management plan for the Property been entered into?	<input type="checkbox"/>	
4	Have noxious weed management actions been implemented?	<input type="checkbox"/>	
5	Have herbicides been applied?	<input checked="" type="checkbox"/>	spraying for weed control
6		<input type="checkbox"/>	non-noxious.
7		<input type="checkbox"/>	

The Colorado Noxious Weed Management Act (35-5.5-101-119 C.R.S) enables County and City governments to implement noxious weeds management programs to reclaim infested acres and protect weed-free land. For a directory of county weed supervisors call 303-239-4173 or see: www.colorado.gov/ag/weeds.

Q.	OTHER DISCLOSURES – LAND – CONSERVATION If you know of any of the following conditions that NOW EXIST check the "Yes" column:	Yes	Comments
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.	<input checked="" type="checkbox"/>	Conservation Easement -
2	Conservation easement	<input checked="" type="checkbox"/>	Rocky Mtn Elk
3		<input type="checkbox"/>	
4		<input type="checkbox"/>	

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This Disclosure is not intended as a substitute for an inspection of the Property.

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83 **ADVISORY TO SELLER:**
84

85 Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but
86 not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any
87 environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions,
88 violations of health, zoning or building laws, and nonconforming uses and zoning variances.
89

90 The information contained in this Disclosure has been furnished by Seller, who certifies it was answered truthfully, based on Seller's

91 **CURRENT ACTUAL KNOWLEDGE.**
92
93

94 Seller Eric Klein, Secretary

Date

Seller

Date

PETER J. TALTY - VP.
10/3/19

96 **ADVISORY TO BUYER:**
97

98 1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the
99 Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters:

- 100 a. the physical condition of the Property;
101 b. the presence of mold or other biological hazards;
102 c. the presence of rodents, insects and vermin including termites;
103 d. the legal use of the Property and legal access to the Property;
104 e. the availability and source of water, sewer, and utilities;
105 f. the environmental and geological condition of the Property;
106 g. the presence of noxious weeds; and
107 h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides

108 whether to purchase the Property.
109

110 2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current
111 actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive
112 knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to inspect the
113 Property when this Disclosure is filled in and signed.
114

115 3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by
116 performing more specific evaluations and inspections of the Property.

117 4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects
118 of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.
119

120 5. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property
121 Disclosure.
122

123 6. Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Disclosure of the condition
124 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
125 Buyer's intended purposes.
126

127 7. Buyer receipts for a copy of this Disclosure.
128
129
130

Buyer James E. Meyer

Date

Buyer

Date