United Country-Timberline Realty Inc 11511 Us Hwy 24 Divide, CO 80814

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19L-6-23) (Mandatory 1-24)

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

SELLER'S PROPERTY DI SCLOSURE (LAND)

THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Seller's Property Disclosure ("SPD") 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 adverse material fact affecting the Property or occupant may result in legal liability. If the sales contract requires Seller to complete this SPD, this form must be fully completed to Seller's current actual knowledge, as of the date of the Contract. 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 SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section N. Broker may deliver a copy of this SPD to prospective buyers.

SELLER: Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Note: Buyer and Seller should review the Advisory at the end of this SPD.

Date: 3/12/2024

Property:

Hotchkiss TBD, CO Seller: Michael Kovalchuk

Year Seller Acquired Property: 2004

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 Contract, the Contract controls.

I. FLOODING, DRAINAGE, RETENTION PONDS AND WATER SUPPLY

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				
3				
	DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:			
4	Drainage, retention ponds			
5				
В.	WATER SUPPLY Do you know of the following on the Property:			
1	Type of water supply: Public Community Well Shared Well Other None If the Property is served by a Well, a copy of the Well Permit Is Is Not attached. Well Permit #: Drilling Records Are Are not attached. Shared Well Agreement Yes No.			
	II CENEDAI			

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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		33
2	Notice or threat of condemnation proceedings		
3	Notice of any adverse conditions from any governmental or quasi- governmental agency that have not been resolved		
4	Notice of zoning action related to the Property		
5	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		
8	Any limitations on parking or access due to size, number of 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:	Voc	Commonto
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	Yes	Comments
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		

Mine shafes, tunnels, or abandoned wells on the Property	7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property		
Very common c	8			
11 Deard, diseased, or infested trees or shrubs 22 Informmental assessments, studies, or reports done involving the chesical condition of the Propurty 33 Used for any mining, graveling, or other natural resource extraction operations are a of and native serving and and recommendation of the Propurty 44 Other environmental problems, issues or concerns 45 Other environmental problems, issues or concerns 46 Other environmental problems, issues or concerns 47 COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY 87 If you know of any of the following NOW EXISTING, check the "Yes" column: 48 COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY 88 Special assessments or increases in regular assessments approved by covered association but only entirely entirely columns 48 Expensive of the Association Property 89 Problems or deficies in the Common Elements or Limited Common Elements or Interest Community 9 Problems of the Association Property 19 Valve into of any of the following EVER EXISTING, check the "Yes" 19 Valve into of any of the following EVER EXISTING, check the "Yes" of United States and a property of United States and Association and de ement of the Association by United States and Association States and Association and States and Association and Common Association and	9			
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12 International Control Property 13 Control Co	11	Dead, diseased, or infested trees or shrubs		
10 Other environmental problems, issues or concerns 11 Other environmental problems, issues or concerns 12 Odors 13 Odors 14 Common interest community 15 Odors 16 Common interest community 17 ASSOCIATION PROPERTY 17 yes brow of any of the following NOW EXISTING, check the "Yes" column: 18 Propenty is part of an owners' association 19 Propenty is part of an owners' association 20 Special assessments or increases in ringular assessments approved 20 Problems or defects in the Common Elements of United Common 21 Elements of the Association Property 11 you know of any of the following EVER EXISTING, check the "Yes" column: 22 Owners' association made demand or commond as labeutal septimal shoulder or controlled by the Association but outside the Seler's 23 Processor or controlled by the Association but outside the Seler's 24 Owners' Association #2: 25 Owners' Association #2: 26 Owners' Association #2: 27 Owners' Association #2: 28 Owners' Association #2: 39 Owners' Association #2: 30 Owners' Association #2: 40 Owners' Association #2: 41 Owners' Association #2: 42 Any propenty insurance claim submitted (whether paid or not) 43 Government special improvements approved, but not yet installed, labeling and the Property column: 44 Property insurance claim submitted (whether paid or not) 45 Signs: Government or (2) other dispute resolution proceeding (1903) (1904) (190	12			
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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, sewer, or engineering investigations or studies of the Property Any property insurance claim submitted (whether paid or not) Government special improvements approved, but not yet installed, that may become a lien against the Property Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property Signs: Government or private restriction problems Property is subject to Deed Restrictions, other recorded document	9	Owners' Association #3:		
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3 Government special improvements approved, but not yet installed, that may become a lien against the Property 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	1			
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Property is subject to Deed Restrictions, other recorded document	4			
	5			
	6			

7					
8					
	GENERAL - Other Information:				
9					
	III. LA	AND -	- AGRI CULTURAL		
		1			
Н.	CROPS, LIVESTOCK & LEASES If you 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 Federal Private Other				
5					
6					
I.	NOXIOUS WEEDS If you know of any of the following conditions NOW 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 been entered into?				
4	Have noxious weed management actions been implemented?				
5	Have herbicides been applied?				
6					
7					
The Colorado Noxious Weed Management Act (C.R.S. §§ 35-5.5-101-119) 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 visit www.colorado.gov/ag/weeds.					
J.	OTHER DISCLOSURES - LAND - CONSERVATION If you know of any of the following conditions NOW EXISTING, 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.				
2	Conservation easement		-		
3					
4					
serv	er and Buyer understand that the real estate brokers do not vices may be purchased and are advisable. This SPD is not inf		nt or guarantee the above information on the Property. Property inspection d as a substitute for an inspection of the Property.		

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

SPD19L-6-23. SELLER'S PROPERTY DISCLOSURE (LAND)

In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose any such new adverse material fact to Buyer.

The information contained in this SPD has been furnished by Seller, who certifies it was answered truthfully, based on Seller's CURRENT ACTUAL KNOWLEDGE.

Seller: Michael Kovalchuk	Date:
Seller:	Date:
ADVISORY TO BUYER:	
•	questions to Seller's current actual knowledge, Buyer should thoroughly e to accurately and fully evaluate the Property to confirm the status of the
 a. the physical condition of the Property; b. the presence of mold or other biological c. the presence of rodents, insects, and ve d. the legal use of the Property, including a e. the availability and source of water, sew f. the environmental and geological condit g. the presence of noxious weeds; and h. any other matters that may affect Buyed decides whether to purchase the Property. 	min including termites; oning and legal access to the Property; er, and utilities;
knowledge" is intended to limit Seller's disclosu	o "Seller's current actual knowledge" as of the date of this form. The term "current actual e only to facts actually known by the Seller and does not include "constructive knowledge" or re known" about the Property. The Seller has no duty to investigate or inspect the Property or
3. Valuable information may be obtained from evaluations and inspections of the Property.	various local/state/federal agencies, and other experts may assist Buyer by performing more specific
·	s, driveways, hedges, and similar features of the Property may become the subjects of a dispute vey 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.
	inclusions are fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of its continued operability or as a representation or warranty that such item is fit for Buyer's intended
7. Buyer receipts for a copy of this SPD.	
Buyer:	Date:
Buyer:	Date:

 ${\sf SPD19L\text{-}6\text{-}23. \ \, SELLER'S \ PROPERTY \ DISCLOSURE \ (LAND)}$

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