The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19C-2-18) (Mandatory 2-18)

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

SELLER'S PROPERTY DISCLOSURE (COMMERCIAL)

(Supplement to Residential)

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.

disclose	ed whether there is a specific item on this Disclosure of	r no	ot.	,					
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:								
	I. IMP	PR	OV	EMENTS					
Α.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the "Yes" column:		Yes	Comments					
1	Structural problems	T							
2	Moisture and/or water problems	T	T						
3	Damage due to termites, other insects, birds, animals or rodents	Ī							
4	Damage due to hail, wind, fire, flood or other casualty	T							
5	Cracks, heaving or settling problems		X	Portial Grack or largete Side Window					
6	Exterior wall or window problems	П							
7	Exterior Artificial Stucco (EIFS)								
8									
9									
В.	ROOF If you know of any of the following problems EVER EXISTING check the "Yes" column:		Yes	Comments					
1	Roof leak	T	\neg						
2	Damage to roof	$\dagger \dagger$	1						
3	Skylight problems	$\dagger \dagger$	1						
4	Gutter or downspout problems	1	7						

5	Other Roof problems	П				
6						
7		П				
		_				
B-1.	ROOF - Other Information: Do you know of the following on the Property:		Yes			Comments
1	Roof under warranty until Transferable					
2	Roof work done while under current roof warranty					
3	Roof material: Mell Age 1997					
4						
5						
C.	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following check the "Yes" column:		Yes			Comments
1	Light fixtures					
2	Switches & outlets	\prod				
3	Electrical Service					
4	Telecommunications system, equipment or service	П				
5	Inside wiring & block/jacks					
6		\prod				
7		П				
				_		
C-1.	ELECTRICAL & TELECOMMUNICATIONS — Other Information: Do you know of the following on the Property:		Yes			Comments
1	220 volt service Phase 3					
2	Aluminum wiring at the outlets (110)					
3	Electrical Service: Amps					
4	Telecommunication System, Equipment or Service (T-1, fiber, cable, satellite) Name of Provider:					
5						
6						
		_	_	_		
D.	MECHANICAL If you know of any problems NOW EXISTING with the following check the "Yes" column:	_	Yes		Age If Known	Comments
1	Elevator					
2	Lifts or Hoists					
3	Fire suppression and/or sprinkler system		\Box			
4	Escalator					
5		Ţ				
6						

E.	If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes		S	Age If Known	Comments	
1	Heating system	t	Г	Г			
2	Air conditioning	Ť	Г	T			
3	Vent fans	t	П	r			
4	Humidifier	T	П				
5	Air purifier	T	ī				
5	Fireplace	Ħ	Ħ				
6	Evaporative cooler	T	П				
7		T	П	П			
8		T	П	П			
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 Fuel						
2	Air conditioning system: Type Fuel Electric Type Fuel]			
3	When was fireplace/wood stove, chimney/flue last cleaned: Date: Do not know						
4	Radiant heating system:	İ					
6		Ī	\neg				
7		П					
F.	WATER SUPPLY Do you know of the following on the Property:						
1							
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)	T		1			
2	Water heater(s)	Τİ		1			
3	Water filter system	Ti	П	T			
4	Water softener	\dagger		1			
5	Well	Ħ		1			
6	Water System Pump			1			
7	-	П		1			
8		Ħ	7	1			
G-1.	WATER - Other Information: Do you know of the following on the Property:		Yes		Age If Known	Comments	

1	Water heater: Number of	T		_	7				
	Fuel type								
ļ	Capacity	1	_	_					
2	Well Metered		L						
3	Well - Date of last inspection								
4	Galvanized pipe								
5	Polybutylene pipe]					
6	Water line size								
7									
8									
		_							
H.	SEWER	ı							
	If you know of any problems NOW EXISTING with the following check the "Yes" column:	ı	Ye		Comments				
1	Sewage system (including sewer lines)	t		T	Comments				
2	Lift station (sewage ejector pump)	+	H	╁					
3	Sump pump(s) # of	+	H	t					
4	Grey water storage/use	t	H	t					
5	Crey Water Storage and	t	-	t					
6		t	T	t					
			_	_					
H-1.	SEWER - Other Information:								
	Do you know of the following on the Property:								
1	Type of sanitary sewer service:								
	If the Property is served by an on-site septic system, provi Type of septic system: Tank Leach Lagoon	de	buy	/ei	er with a copy of the permit.				
2			_	_					
3	If a septic system, date latest Individual Use Permit issued	-	_						
4	If a septic system, date of latest inspection: If a septic system, date of latest pumping:			-					
5	if a septic system, date of fatest pumping.			-					
3		_		_					
I.	FLOODING AND DRAINAGE	T	_						
_	If you know of any problem EVER EXISTING on the	ı							
	Property check the "Yes" column:	L,	Yes		Comments				
1	Flooding or drainage	Ц	_	Ļ					
2				L					
		Т		_	T				
I-1.	DRAINAGE AND RETENTION PONDS – Other Information								
	Do you know of the following on the Property:		Yes		Comments				
1	Drainage, retention ponds		X	Ĺ	Dearnage Retention Part of of Root				
2		Ħ			Deplinary to the the of of the				
		ш	_	_					
J.	OTHER DISCLOSURES - INCLUSIONS								
	If you know of any problems NOW EXISTING with		37						
	the following check the "Yes" column:	H	Yes	4	Comments				
1	Included fixtures and equipment	Н	Ч	\dashv					
2	Stains on carpet	Н	닉	4					
3	Floors and sub-floors	П		- 1					

4							
4		\vdash					
5							
	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						
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	Building code, city or county violations	H					
6	Violation of restrictive covenants or owners' association						
,	rules or regulations	Ш					
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	Ш					
8	Any additions or alterations made	П					
9	Notice of ADA complaint or report	П					
10	Other legal action						
11	Archeological or historical designation on the Property						
12	Threatened or Endangered species on the Property						
13							
14							
L.	ACCESS & PARKING If you know of any of the following EVER EXISTING						
	check the "Yes" column:	Yes	Comments				
1	Any access problems						
2	Roads, driveways, trails or paths 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							
9							
	ENTERONISMENT A CONTRACTO						
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				
2	Underground storage tanks	†	T	1	
3	Aboveground storage tanks	1		T	
4	Underground transmission lines	Ť		1	
5	Used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill				
6	Monitoring wells or test equipment	T]	
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	T			
9	Within governmentally designated geological hazard or sensitive area]	
10	Within governmentally designated flood plain or wetland area				
11	Dead, diseased or infested trees or shrubs				
12	Environmental assessments, studies or reports done involving the physical condition of the Property				
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells]	
14	Other environmental problems				
15	Grease or sand pits or traps	T	X		Grase TRAP under Controle for Floor Prin
16					
17					
		_		_	
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)				
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property				
3	Any property insurance claim ever submitted for the Property (whether paid or not)				
4	Structural, architectural and engineering plans and/or specifications for any existing improvements				
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards				
6	Government special improvements approved, but not yet installed, that may become a lien against the Property				
7	Signs: Owned Leased	Ţ			
8	Signs: Government or private restriction problems				
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property				
10					
11		ſ		Ī	

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

ADVISORY TO SELLER:

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.

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

Mahleh	6/26/23		
Seller	Date	Seller	Date

ADVISORY TO BUYER:

7.

- 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:
 - 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 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 inspect the Property when this Disclosure 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 Seller's Property Disclosure.
- 6. Seller does not warrant that the Property is 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.
- Buyer Date Buyer Date

Buyer receipts for a copy of this Disclosure.