

The Group Inc. Real Estate
7785 Highland Meadows Parkway
Windsor CO 80528
Phone: 970.226.0700, Fax: 970.229.5727

printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD 19-10-05)
(Mandatory 1-06)

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

SELLER'S PROPERTY DISCLOSURE
(ALL TYPES OF PROPERTIES)

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Broker may deliver a copy of this Disclosure to prospective buyers.

Date: June 13, 2006

Property Address:

Backbone Meadows Subdivision Loveland Colorado 80538

Seller:

JOLD Inc.

I. IMPROVEMENTS
 If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G.

A.	STRUCTURAL CONDITIONS To Seller's current actual knowledge, do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	COMMENTS
1	Structural problems				
	Moisture and/or water problems				
3	Damage due to termites, other insects or rodents				
4	Damage due to hail, wind, fire or flood				
5	Cracks, heaving or settling problems				
6	Exterior wall or window problems				
7	Exterior Artificial Stucco (EIFS)				
8	Any additions or alterations made without a required building permit				
9	Building code violations				

B.	ROOF	Yes	No	Do Not Know	COMMENTS
1	Roof problems				
2	Roof material Age				
	Roof material Age				
3	Roof leak: Past				
4	Roof leak: Present				
5	Damage to roof: Past				
6	Damage to roof: Present				
7	Roof under warranty until Transferable				
8	Roof work done while under current roof warranty				
9	Skylight problems				
10	Gutter or downspout problems				

PREPARED BY: Mitch Weiner, Sales Agent

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Buyer(s) _____

		IN WORKING CONDITION				COMMENTS
APPLIANCES		Yes	No	Do Not Know	Age If Known	
	Built-in vacuum system & accessories					
2	Clothes dryer					
3	Clothes washer					
4	Dishwasher					
5	Disposal					
6	Freezer					
7	Gas grill					
8	Hood					
9	Microwave oven					
10	Oven					
11	Range					
12	Refrigerator					
13	T.V. antenna <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
14	Satellite system or DSS dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
15	Trash compactor					

		IN WORKING CONDITION				COMMENTS
D. ELECTRICAL & TELECOMMUNICATIONS		Yes	No	Do Not Know	Age If Known	
1	Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire					
3	Light fixtures					
4	Switches & outlets					
5	Aluminium wiring					
6	Electrical: Phase _____ Voltage _____ Telecommunications (T1, fiber, cable, satellite)					
8	Inside telephone wiring & blocks/jacks					
9	Abandoned communication cables <input type="checkbox"/> Yes <input type="checkbox"/> No					
10	Ceiling fans					
11	Garage door opener					
12	Garage door control(s) # _____					
13	Intercom/doorbell					
14	In-wall speakers					
15	220 volt service					
16	Landscape lighting					

		IN WORKING CONDITION				COMMENTS
E. MECHANICAL		Yes	No	Do Not Know	Age If Known	
1	Air conditioning:					
	Evaporative cooler					
	Window units					
	Central					
	Computer room					
2	Attic/whole house fan					
3	Vent fans					
4	Humidifier					
5	Air purifier					
6	Sauna					
7	Hot tub or spa					
8	Steam room/shower					

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Seller(s) _____

		IN WORKING CONDITION				
F	MECHANICAL (Continued)	Yes	No	Do Not Know	Age If Known	COMMENTS
	Pool					
10	Heating system: Type _____ Fuel _____ Type _____ Fuel _____					
11	Water heater: Number of _____ Fuel type _____ Capacity _____					
12	Fireplace: Type _____ Fuel _____					
13	Fireplace insert					
14	Stove: Type _____ Fuel _____					
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
17	Radiant heating system <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					
18	Overhead door					
19	Entry gate system					
20	Elevator/escalators					
21	Lift/hoist/crane					

		IN WORKING CONDITION				
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Water filter system <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
2	Water softener <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
3	Sewage problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)					
	Drainage, storm sewers, retention ponds					
6	Grey water storage/use					
7	Plumbing problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump Pump					
9	Underground sprinkler system					
10	Fire sprinkler system					
11	Polybutylene pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
12	Galvanized pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
13	Backflow prevention device <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage					
14	Irrigation pump					
15	Well pump					

G.	OTHER DISCLOSURES - IMPROVEMENTS	Yes	No	Do Not Know	COMMENTS
1	Included fixtures and equipment in working condition				
2					
3					
4					

II. GENERAL

USE, ZONING & LEGAL ISSUES		Yes	No	Do Not Know	COMMENTS
1	Current use of the Property		<input checked="" type="checkbox"/>		
2	Zoning violation, variance, conditional use, enforceable PUD or non-conforming use		<input checked="" type="checkbox"/>		
3	Notice or threat of condemnation proceedings		<input checked="" type="checkbox"/>		
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		<input checked="" type="checkbox"/>		
5	Violation of restrictive covenants or owners' association rules or regulations		<input checked="" type="checkbox"/>		
6	Notice of zoning action related to the Property		<input checked="" type="checkbox"/>		
7	Notice of ADA complaint or report		<input checked="" type="checkbox"/>		
8	Other legal action		<input checked="" type="checkbox"/>		

I. ACCESS, PARKING, DRAINAGE & SIGNAGE		Yes	No	Do Not Know	COMMENTS
1	Any access problems		<input checked="" type="checkbox"/>		
2	Roads, driveways, trails or paths through the Property used by others		<input checked="" type="checkbox"/>		
3	Public highway or county road bordering the Property		<input checked="" type="checkbox"/>		
4	Encroachments, boundary disputes or unrecorded easements		<input checked="" type="checkbox"/>		
5	Shared or common areas with adjoining properties		<input checked="" type="checkbox"/>		
6	Cross-parking agreement, covenants, easements			<input checked="" type="checkbox"/>	
7	Requirements for curb, gravel/paving, landscaping	<input checked="" type="checkbox"/>			
8	Flooding or drainage problems: Past		<input checked="" type="checkbox"/>		
9	Flooding or drainage problems: Present		<input checked="" type="checkbox"/>		
	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		<input checked="" type="checkbox"/>		
	Signs: Government or private restriction problems		<input checked="" type="checkbox"/>		

J. WATER & SEWER SUPPLY		Yes	No	Do Not Know	COMMENTS
1	Water Rights Type _____		<input checked="" type="checkbox"/>		
2	Water tap fees paid in full		<input checked="" type="checkbox"/>		
3	Sewer tap fees paid in full		<input checked="" type="checkbox"/>		
4	Subject to augmentation plan		<input checked="" type="checkbox"/>		
5	Well required to be metered		<input checked="" type="checkbox"/>		
6	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by a well, supply to Buyer a copy of the well permit. Well Permit # _____ Water Company Name: _____				
7	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by an on-site septic system, supply to buyer a copy of the permit and drilling records. Type of septic system: <input type="checkbox"/> Tank <input checked="" type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

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K. ENVIRONMENTAL CONDITIONS					
To Seller's current actual knowledge, do any of the following conditions now exist or have they existed:		Yes	No	Do Not Know	COMMENTS
	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater and other sludge, radon, methane, solvents or petroleum products		<input checked="" type="checkbox"/>		
2	Underground storage tanks		<input checked="" type="checkbox"/>		
3	Aboveground storage tanks		<input checked="" type="checkbox"/>		
4	Underground transmission lines	<input checked="" type="checkbox"/>			CITY OF LOVELAND WATER MAIN POWER LINES
5	Pets kept on the Property		<input checked="" type="checkbox"/>		
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		<input checked="" type="checkbox"/>		
7	Monitoring wells or test equipment		<input checked="" type="checkbox"/>		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property		<input checked="" type="checkbox"/>		
9	Mine shafts, tunnels or abandoned wells on the Property		<input checked="" type="checkbox"/>		
10	Within governmentally designated geological hazard or sensitive area	<input checked="" type="checkbox"/>			DEVILS BACKBONE AREA
11	Within governmentally designated flood plain or wetland area		<input checked="" type="checkbox"/>		
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.		<input checked="" type="checkbox"/>		
13	Dead, diseased or infested trees or shrubs		<input checked="" type="checkbox"/>		
14	Environmental assessments, studies or reports done involving the physical condition of the Property		<input checked="" type="checkbox"/>		
15	Property used for any mining, graveling, or other natural resources extraction operations such as oil and gas wells		<input checked="" type="checkbox"/>		
16	Endangered species on the Property		<input checked="" type="checkbox"/>		
17	Archeological features, fossils, or artifacts on the Property		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other environmental problems		<input checked="" type="checkbox"/>		
L. ASSESSMENTS & LIENS					
		Yes	No	Do Not Know	COMMENTS
1	Property is part of an owners' association	<input checked="" type="checkbox"/>			
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		<input checked="" type="checkbox"/>		
3	Governmental special improvements approved, but not yet installed, that may become a lien against the Property		<input checked="" type="checkbox"/>		
M. OTHER DISCLOSURES - GENERAL					
		Yes	No	Do Not Know	
1	Any part of the Property leased to others (written or oral)		<input checked="" type="checkbox"/>		
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		<input checked="" type="checkbox"/>		
3	Work done under an insurance claim		<input checked="" type="checkbox"/>		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		<input checked="" type="checkbox"/>		
5					
6					
7					

III. LAND

III. LAND					
N	CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	COMMENTS
	Crops being grown on the Property		<input checked="" type="checkbox"/>		
2	Seller owns all crops		<input checked="" type="checkbox"/>		
3	Livestock on the Property		<input checked="" type="checkbox"/>		
4	Any land leased form others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other		<input checked="" type="checkbox"/>		
O. NOXIOUS WEEDS					
The Colorado Weed Management Act became law on January 1, 1992. The law requires that every county or municipality in Colorado adopt a weed management plan outlining the rules governing identification and method of eradication. The State of Colorado has identified PURPLE LOOSESTRIFE, SPOTTED KNAPWEED, MUSK THISTLE, LEAFY SPURGE, CANADIAN THISTLE, DIFFUSE KNAPWEED, RUSSIAN KNAPWEED, DALMATION TOADFLAX and YELLOW TOADFLAX, among others, as noxious weeds.					
To Seller's current actual knowledge, have any of the following occurred to the Property within the last 3 years:		Yes	No	Do Not Know	COMMENTS
1	Identification of noxious weeds	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		SOME CANADIAN THISTLE IN AREA
2	Subject to written weed control plan		<input checked="" type="checkbox"/>		
3	Herbicides applied		<input checked="" type="checkbox"/>		
4	Biological agents or insects released on any of the noxious weeds		<input checked="" type="checkbox"/>		
P. OTHER DISCLOSURES - Land					
		Yes	No	Do Not Know	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"/>		
2	Conservation easement		<input checked="" type="checkbox"/>		
4					
5					

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. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to disclose a known material defect may result in legal liability.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's **CURRENT ACTUAL KNOWLEDGE**. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure.

JOLD Inc.
 SELLER *Dale D. Olhausen* DATE 6/19/2006
 By: Dale Olhausen, *PROS.*

ADVISORY TO BUYER:

Even though Seller has answered the above questions to the best of Seller's current actual knowledge, Buyer should obtain expert assistance to accurately and fully evaluate the Property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters which may affect Buyer's use of the Property. Valuable information may be obtained from various local/state/federal agencies, and other experts may perform more specific evaluation of the Property.

daries, location and ownership of fences, driveways, hedges, and similar items may become matters of dispute. A survey may be used to determine such matters.

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The contract between Seller and Buyer controls if any item is included or excluded.

Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty such item is fit for Buyer's intended purposes. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____ **DATE** _____