

Russ Wehner Realty Co.
280 South Madison St.
Denver, CO 80209
Phone: 303-393-7653, Fax: 303-393-9503

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF 94-5-04)

SQUARE FOOTAGE DISCLOSURE

This disclosure is made to Buyer and Seller pursuant to the requirements of Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address:
 7200-7220 WEST 35TH PLACE, WHEATRIDGE, CO 80033

1. Licensee Measurement

Listing Licensee Has Has Not measured the square footage of the residence according to the following standard, methodology or manner.

<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input checked="" type="checkbox"/> Exterior measurement	September 14, 2009	4,000
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> Other		

2. Other Source of Measurement:

Listing Licensee Is Is Not providing information on square footage of the residence from another source(s) as indicated below:

<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input checked="" type="checkbox"/> Prior appraisal (Date of document)	July 06, 2009	3,936
<input type="checkbox"/> Building plans (Date of Document)		
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	July 01, 2009	3,936
<input type="checkbox"/> Other		

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

By [Signature] 9/15/09
 Listing Licensee Date

The undersigned acknowledge receipt of this disclosure.

SELLER Ann Parry, Managing Partner DATE 11-2-09
 THE ANGLESEY LTD LLLP

BUYER _____ DATE _____

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

**SELLER'S PROPERTY DISCLOSURE
(RESIDENTIAL)**

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. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "N/A" Column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: September 15, 2009

Property Address:

7200-7220 WEST 35TH PLACE, WHEATRIDGE, CO 80033

Seller:

THE ANGLESEY LTD LLLP

IMPROVEMENTS

IMPROVEMENTS					
A. STRUCTURAL CONDITIONS	Yes	No	Do Not Know	N/A	Comments
Do any of the following conditions now exist or have they ever existed:					
1 Structural problems			✓		
2 Moisture and/or water problems			✓		
3 Damage due to termites, other insects, birds, animals 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			✓		
9 Building code, city or county violations			✓		
B. ROOF	Yes	No	Do Not Know	N/A	Comments
1 Roof problems			✓		
2 Roof material <u>asphalt shingles</u> 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: Russ Wehner, Managing Broker

SPD 29-5-09, SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL), Colorado Real Estate Commission

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Buyer(s) _____

		IN WORKING CONDITION					
C. APPLIANCES		Yes	No	Do Not Know	Age If Known	N/A	Comments
1	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					
D. ELECTRICAL & TELECOMMUNICATIONS		Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					✓	
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			✓			
3	Carbon Monoxide Alarm <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			✓			
4	Light fixtures			✓			
5	Switches & outlets			✓			
6	Aluminum wiring (110)			✓			
7	Electrical: _____ Amps			✓			
8	Telecommunications (T1, fiber, cable, satellite)			✓			
9	Inside telephone wiring & blocks/jacks			✓			
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					
E. MECHANICAL		Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Air conditioning:						
	Evaporative cooler					✓	
	Window units			✓			
	Central					✓	
2	Attic/whole house fan			✓			
3	Vent fans			✓			
4	Humidifier					✓	

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Buyer(s) _____

E.	MECHANICAL (Continued)	IN WORKING CONDITION			Age If Known	N/A	Comments
		Yes	No	Do Not Know			
5	Air purifier					✓	
6	Sauna					✓	
7	Hot tub or spa					✓	
8	Steam room/shower					✓	
9	Pool					✓	
10	Heating system: Type _____ Fuel _____ Type _____ Fuel _____			✓			
11	Water heater: Number of <u>2</u> 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					✓	

F.	WATER, SEWER & OTHER UTILITIES	IN WORKING CONDITION			Age If Known	N/A	Comments
		Yes	No	Do Not Know			
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 checked="" type="checkbox"/> Do not know						
4	Lift station (sewage ejector pump)					✓	
5	Drainage, storm sewers, retention ponds					✓	
6	Grey water storage/use					✓	
7	Plumbing problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Do not know						
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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					✓	

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Buyer(s) _____

G. OTHER DISCLOSURES - IMPROVEMENTS		Yes	No	Do Not Know	N/A	Comments
1	Included fixtures and equipment in working condition			✓		

GENERAL

H. USE, ZONING & LEGAL ISSUES		Yes	No	Do Not Know	N/A	Comments
1	Zoning violation, variance, conditional use, 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	Violation of restrictive covenants or owners' association rules or regulations				✓	
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body				✓	
6	Notice of zoning action related to the Property			✓		
7	Other legal action			✓		

I. ACCESS, PARKING, DRAINAGE & SIGNAGE		Yes	No	Do Not Know	N/A	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	Flooding or drainage problems: Past			✓		
9	Flooding or drainage problems: Present			✓		

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Buyer(s) _____

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	Comments
1	Water Rights: Type				✓	
2	Water tap fees paid in full	✓				
3	Sewer tap fees paid in full	✓				
4	Subject to augmentation plan		✓			
5	Well required to be metered		✓			
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 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 The Water Provider for the Property can be contacted at: Name: <u>Wheat Ridge Water District</u> Address: <u>6827 W. 38th Ave.</u> Web Site: <u>www.wrwdistrict.com</u> Phone No.: <u>P.O. Box 637, Wheat Ridge, CO</u> <u>303-424-2844 80034</u> <input type="checkbox"/> There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.					
7	Type of sanitary sewer service: <u>Public</u> Community Septic System None Other _____ If the Property is served by an on-site septic system, supply to buyer a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon					

K.	ENVIRONMENTAL CONDITIONS	Yes	No	Do Not Know	N/A	Comments
	Do any of the following conditions now exist or have they ever existed:					
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	Pets kept on the Property	✓				
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill			✓		
7	Monitoring wells or test equipment			✓		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property			✓		
9	Mine shafts, tunnels or abandoned wells on the Property			✓		
10	Within governmentally designated geological hazard or sensitive area			✓		
11	Within governmentally designated flood plain or wetland area			✓		
12	Dead, diseased or infested trees or shrubs			✓		
13	Environmental assessments, studies or reports done involving the physical condition of the Property			✓		
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells			✓		
15	Interior of Improvements of Property Tobacco Smoke-free			✓		
16	Other environmental problems			✓		

L. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY					
	Yes	No	Do Not Know	N/A	Comments
1		<input checked="" type="checkbox"/>			
2				<input checked="" type="checkbox"/>	
3				<input checked="" type="checkbox"/>	

M. OTHER DISCLOSURES - GENERAL					
	Yes	No	Do Not Know	N/A	Comments
1	<input checked="" type="checkbox"/>				
2			<input checked="" type="checkbox"/>		
3			<input checked="" type="checkbox"/>		
4			<input checked="" type="checkbox"/>		
5		<input checked="" type="checkbox"/>			
6			<input checked="" 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 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.

SELLER Ann Perry, Managing Partner DATE 11-4-09
 TRF ANGLESEY LTD LLLP

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to the best of 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 the best of "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.

PREPARED BY: Russ Wehner, Managing Broker
 SPD 29-5-19, SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL), Colorado Real Estate Commission
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Buyer(s) _____

- 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. Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that 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 that such item is fit for Buyer's intended purposes.
- 7. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____

DATE _____