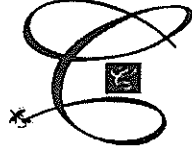


COLORADO



GROUP REALTY, INC.

Colorado Group Realty, Inc.
 P.O. Box 775430 • 509 Lincoln Avenue
 Steamboat Springs, Colorado 80477
 Ph: 970-870-8800 • Fax: 970-870-2803

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD 19-8-07) (Mandatory 1-08)

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. 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 insert "N/A" in the Comments column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded.

Date: April 21, 2008

Property Address:

3432 Flagstone Court Steamboat Springs, CO 80487

Seller:

Colleen E. Carlson

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					
Do any of the following conditions now exist or have they ever existed:					
	Yes	No	Do Not Know	COMMENTS	
1		X			
2			X		
3	X			CARPENTER ANTS CHEWED INTO BACK DOOR FRAME.	
4		X		I HIRED AN EXTERMINATOR & REPLACED DOOR'S FRAME.	
5		X		NO ANTS SINCE!	
6		X			
7				N/A	
8	X			NEW WINDOWS	
9		X			

B. ROOF					
	Yes	No	Do Not Know	COMMENTS	
1		X			
2			X		
3		X	X		
4		X		NO NEED TO SHOVEL ROOF EVEN THIS WINTER!	
5		X	X		
6		X			
7			X		
8			X		
9				N/A	
10		X			

PREPARED BY: Nick Metzler, Broker/Owner

SPD 19-8-07, SELLER'S PROPERTY DISCLOSURE (ALL TYPES OF PROPERTIES). Colorado Real Estate Commission

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Buyer(s) _____

04/21/08 11:30:45

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

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

		IN WORKING CONDITION			Age If Known	COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know		
1	Air conditioning:					N/A
	Evaporative cooler					}
	Window units					
	Central					
	Computer room					
2	Attic/whole house fan			X		
3	Vent fans			X		
4	Humidifier					N/A
5	Air purifier					N/A
6	Sauna					N/A

		IN WORKING CONDITION			Age If Known	COMMENTS
E. MECHANICAL (Continued)		Yes	No	Do Not Know		
7	Hot tub or spa					N/A
8	Steam room/shower					N/A
9	Pool					N/A
10	Heating system: Type _____ Fuel _____ Type _____ Fuel _____	X				IN-FLOOR HEAT MAIN FLOOR, GAS FIREPLACE & ELECTRIC BASEBOARD HEAT
11	Water heater: Number of _____ Fuel type GAS Capacity _____	X				
12	Fireplace: Type _____ Fuel _____			X		
13	Fireplace insert			X		
14	Stove: Type _____ Fuel _____					N/A
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input checked="" type="checkbox"/> Do not know					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
17	Radiant heating system <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____	X				Lower floor only. Upstairs is electric baseboard
18	Overhead door					N/A
19	Entry gate system					N/A
20	Elevator/escalators					N/A
21	Lift/hoist/crane					N/A

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

		IN WORKING CONDITION			Age If Known	COMMENTS
G. OTHER DISCLOSURES - IMPROVEMENTS		Yes	No	Do Not Know		
1	Included fixtures and equipment in working condition	X				
2						
3						
4						

II. GENERAL

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

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

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1 Water Rights: Type			X	
2 Water tap fees paid in full	X			
3 Sewer tap fees paid in full	X			
4 Subject to augmentation plan			X	
5 Well required to be metered				N/A
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. The Water Provider for the Property can be contacted at: Name: <u>Mt. Werner Water</u> Address: <u>P.O. Box 88 0339</u> Web Site: <u>www.mtwnr.com</u> Phone No.: <u>(970) 879-2424</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 Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	COMMENTS
1	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			X	
2	Underground storage tanks			X	
3	Aboveground storage tanks			X	
4	Underground transmission lines			X	
5	Pets kept on the Property	X			I have a cat
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		X		
7	Monitoring wells or test equipment		X		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property			X	
9	Mine shafts, tunnels or abandoned wells on the Property			X	
10	Within governmentally designated geological hazard or sensitive area			X	
11	Within governmentally designated flood plain or wetland area			X	
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.			X	
13	Dead, diseased or infested trees or shrubs			X	
14	Environmental assessments, studies or reports done involving the physical condition of the Property			X	
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells			X	
16	Endangered species on the Property			X	
17	Archeological features, fossils, or artifacts on the Property			X	
18	Interior of Improvements of Property Smoke-free			X	
19	Other environmental problems			X	

L.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY	Yes	No	Do Not Know	COMMENTS
1	Property is part of an owners' association	X			shared expense for Flagstone Ct's snow removal & re-sealing
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		X		
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).		X		

M.	OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	COMMENTS
1	Any part of the Property leased to others (written or oral)		X		
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property			X	
3	Any property insurance claim submitted (whether paid or not)		X		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		X		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards			X	
6	Government special improvements approved, but not yet installed, that may become a lien against the Property			X	

III. LAND					
N.	CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	COMMENTS
1	Crops being grown on the Property		X		
2	Seller owns all crops				N/A
3	Livestock on the Property		X		
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		X		N/A
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, DALMATIAN TOADFLAX and YELLOW TOADFLAX, among others, as noxious weeds.					
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			X	
2	Subject to written weed control plan			X	
3	Herbicides applied			X	
4	Biological agents or insects released on any of the noxious weeds			X	
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.		X		
2	Conservation easement		X		

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.

SELLER Colleen E. Carlson DATE 5/1/08
Colleen E. Carlson

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.

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

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 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. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____ DATE _____

BUYER _____ DATE _____