



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

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: 04/02/2025

Property: 63 South 22nd Avenue, A and B, Brighton, CO 80601

Seller: Nick Bukowski, Manager S22 Properties LLC

Year Built: 1980

Year Seller Acquired Property: 2023

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. IMPROVEMENTS

A.	BUILDING CONDITIONS (all aspects of the Property) If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	
1	Structural	<input type="checkbox"/>	
2	Moisture and/or water	<input checked="" type="checkbox"/>	One lower unit flooded from rain water in 2024. Carpet and pad were replaced and dried out. No further issues.
3	Damage due to termites, other insects, birds, animals, or rodents	<input type="checkbox"/>	
4	Damage due to hail, wind, fire, flood, or other casualty	<input type="checkbox"/>	
5	Cracks, heaving or settling	<input type="checkbox"/>	
6	Exterior wall or window	<input checked="" type="checkbox"/>	One exterior window broken in 2024. Replaced.
7	Exterior Artificial Stucco (EIFS)	<input type="checkbox"/>	
8	Subfloors	<input type="checkbox"/>	
9		<input type="checkbox"/>	
10		<input type="checkbox"/>	

B.	ROOF If you know of any of the following problems EVER EXISTING, check the “Yes” column:	Yes	Comments
1	Roof leak	<input type="checkbox"/>	
2	Damage to roof	<input type="checkbox"/>	
3	Skylight	<input type="checkbox"/>	
4	Gutter or downspout	<input type="checkbox"/>	
5	Other roof problems, issues or concerns	<input type="checkbox"/>	
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	
	ROOF – Other Information Do you know of the following on the Property:	<input type="checkbox"/>	
8	Roof under warranty until Transferable? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	
9	Roof work done while under current roof warranty	<input type="checkbox"/>	
10	Roof material: <u>Composite</u> Age: <u>2023</u>	<input checked="" type="checkbox"/>	New roofs on both buildings 2023.
11		<input type="checkbox"/>	

C.	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the “Yes” column:	Yes	Age if Known	Comments
1	Light fixtures	<input type="checkbox"/>		
2	Switches & outlets	<input type="checkbox"/>		
3	Telecommunications system, equipment, or service	<input type="checkbox"/>		
4	Inside wiring & block/jacks	<input type="checkbox"/>		
5		<input type="checkbox"/>		
6		<input type="checkbox"/>		
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the “Yes” column:	<input type="checkbox"/>		
7	Electrical Service	<input type="checkbox"/>		
8	Aluminum wiring at the outlets (110)	<input type="checkbox"/>		
9	Solar panels: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>		
10	Wind generators: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>		
11	Electric Wiring or Panel	<input type="checkbox"/>		
12		<input type="checkbox"/>		
13		<input type="checkbox"/>		
	ELECTRICAL & TELECOMMUNICATIONS – Other Information: Do you know of the following on the Property:	<input type="checkbox"/>		
14	<input type="checkbox"/> 220 volt service <input type="checkbox"/> Phase 3	<input type="checkbox"/>		
15	Electrical Service: Amps	<input type="checkbox"/>		
16	Electric Provider: <u>United Power</u>	<input checked="" type="checkbox"/>		
17	Telecommunication System, Equipment, or Service (T-1, fiber, cable, satellite) Name of Provider:	<input type="checkbox"/>		
18		<input type="checkbox"/>		

D.	MECHANICAL If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age If Known	Comments
1	Elevator	<input type="checkbox"/>		
2	Lifts or Hoists	<input type="checkbox"/>		
3	Fire suppression and/or sprinkler system	<input type="checkbox"/>		
4	Escalator	<input type="checkbox"/>		
5		<input type="checkbox"/>		
6		<input type="checkbox"/>		

E.	VENTILATION, AIR & HEAT If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age If Known	Comments
1	Heating system	<input type="checkbox"/>		Most furnaces are only 2 years old.
2	Evaporative cooler	<input type="checkbox"/>		
3	Window air conditioning units	<input type="checkbox"/>		
4	Central air conditioning	<input type="checkbox"/>		Rooftop AC units for upper floor units.
5	Attic fan	<input type="checkbox"/>		
6	Vent fans	<input type="checkbox"/>		
7	Humidifier	<input type="checkbox"/>		
8	Air purifier	<input type="checkbox"/>		
9	Fireplace	<input type="checkbox"/>		
10	Fireplace insert	<input type="checkbox"/>		
11	Heating Stove	<input type="checkbox"/>		
12	Fuel tanks	<input type="checkbox"/>		
13		<input type="checkbox"/>		
14		<input type="checkbox"/>		
	VENTILATION, AIR & HEAT – Other Information: Do you know of the following on the Property:	<input type="checkbox"/>		
15	Heating system (including furnace): Type Forced air Fuel Gas Type Fuel	<input checked="" type="checkbox"/>		Most furnaces have been replaced in last 2 years.
16	Fireplace: Type _____ Fuel _____	<input type="checkbox"/>		
17	Heating Stove: Type _____ Fuel _____	<input type="checkbox"/>		
18	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know	<input type="checkbox"/>		
19	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>		
20	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type	<input type="checkbox"/>		
21	Fuel Provider: _____	<input type="checkbox"/>		
22		<input type="checkbox"/>		

F.	WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age If Known	Comments
1	Water heater(s)	<input type="checkbox"/>		Majority of water heaters are within 5 years.
2	Water filter system	<input type="checkbox"/>		

3	Water softener	<input type="checkbox"/>		
4	Water system pump	<input type="checkbox"/>		
5	Fire sprinkler system	<input type="checkbox"/>		
6	Backflow prevention device	<input type="checkbox"/>		
7		<input type="checkbox"/>		
8		<input type="checkbox"/>		
	WATER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	<input type="checkbox"/>		
9	Water system (including lines and water pressure)	<input type="checkbox"/>		
10	Well	<input type="checkbox"/>		
11	Irrigation system	<input type="checkbox"/>		
12		<input type="checkbox"/>		
13		<input type="checkbox"/>		
	WATER – Other Information: Do you know of the following on the Property:	<input type="checkbox"/>		
14	Water heater: Number of <u>16</u> Fuel type gas _____ Capacity _____	<input checked="" type="checkbox"/>		Majority of water heaters are within 5 years.
15	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>		
16	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>		
17	Master Water Shutoff Location: <u>under stairwells</u>	<input checked="" type="checkbox"/>		
18	Well metered	<input type="checkbox"/>		
19	Well Pump: Date of last inspection _____ Date of last service _____	<input type="checkbox"/>		
20	Galvanized pipe	<input type="checkbox"/>		
21	Polybutylene pipe	<input type="checkbox"/>		
22	Well Pump: _____ GPM _____ Date: _____	<input type="checkbox"/>		
23	Cistern water storage _____ gallons	<input type="checkbox"/>		
24	Supplemental water purchased in past 2 years?	<input type="checkbox"/>		
25		<input type="checkbox"/>		

G.	WATER SUPPLY Do you know of the following on the Property:
1	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"/> Other <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 #: _____ Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.

H.	SEWER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3			
4			
	SEWER – Other Information: Do you know of the following on the Property:		

5	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other	<input type="checkbox"/>	Annual backflow inspection and test was approved by the city per their requirements in 2024 and 2025.
If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon			
6	Sewer service provider: City of Brighton	<input type="checkbox"/>	
7	Sewer line scoped? Date: 04/13/2023	<input type="checkbox"/>	
8	If a septic system, date of latest Individual Use Permit issued: _____	<input type="checkbox"/>	
9	If a septic system, date of latest inspection: _____	<input type="checkbox"/>	
10	If a septic system, date of latest pumping: _____	<input type="checkbox"/>	
11	Gray water storage/use	<input type="checkbox"/>	
12		<input type="checkbox"/>	

I.	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	<input checked="" type="checkbox"/>	Rain water in lower unit in 2024 from downspout. Repaired.
2		<input type="checkbox"/>	
3		<input type="checkbox"/>	
	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	<input type="checkbox"/>	
4	Drainage, retention ponds	<input type="checkbox"/>	
5		<input type="checkbox"/>	

J.	OTHER DISCLOSURES – IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment	<input type="checkbox"/>	
2	Stains on carpet	<input type="checkbox"/>	
3	Floors	<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

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	<input type="checkbox"/>	
2	Notice or threat of condemnation proceedings	<input type="checkbox"/>	
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved	<input type="checkbox"/>	
4	Notice of zoning action related to the Property	<input type="checkbox"/>	

5	Building code, city, or county violations	<input type="checkbox"/>	
6	Violation of restrictive covenants or owners' association rules or regulations	<input type="checkbox"/>	
7	Any building or improvements constructed within the past one year before this Date without approval by the owners' association or its designated approving body	<input type="checkbox"/>	
8	Any additions or alterations made with a Building Permit	<input type="checkbox"/>	
9	Any additions or non-aesthetic alterations made without a Building Permit	<input type="checkbox"/>	
10	Notice of ADA complaint or report	<input type="checkbox"/>	
11	Other legal action	<input type="checkbox"/>	
12	Any part of the Property leased to others (written or oral)	<input checked="" type="checkbox"/>	16 lease agreements.
13	Archeological or historical designation on the Property	<input type="checkbox"/>	
14	Threatened or Endangered species on the Property	<input type="checkbox"/>	
15	Grandfathered conditions or uses	<input type="checkbox"/>	
16		<input type="checkbox"/>	
17		<input type="checkbox"/>	

L.	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	<input type="checkbox"/>	
2	Roads, trails, paths, or driveways through the Property used by others	<input type="checkbox"/>	
3	Public highway or county road bordering the Property	<input type="checkbox"/>	
4	Any proposed or existing transportation project that affects or is expected to affect the Property	<input type="checkbox"/>	
5	Encroachments, boundary disputes, or unrecorded easements	<input type="checkbox"/>	
6	Shared or common areas with adjoining properties	<input type="checkbox"/>	
7	Requirements for curb, gravel/paving, landscaping	<input type="checkbox"/>	
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year	<input type="checkbox"/>	
9		<input type="checkbox"/>	
10		<input type="checkbox"/>	

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	<input type="checkbox"/>	
2	Underground storage tanks	<input type="checkbox"/>	
3	Aboveground storage tanks	<input type="checkbox"/>	
4	Underground transmission lines	<input type="checkbox"/>	
5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill	<input type="checkbox"/>	
6	Monitoring wells or test equipment	<input type="checkbox"/>	
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property	<input type="checkbox"/>	

8	Mine shafts, tunnels, or abandoned wells on the Property	<input type="checkbox"/>	
9	Within a governmentally designated geological hazard or sensitive area	<input type="checkbox"/>	
10	Within a governmentally designated floodplain or wetland area	<input type="checkbox"/>	
11	Dead, diseased, or infested trees or shrubs	<input type="checkbox"/>	
12	Environmental assessments, studies, or reports done involving the physical condition of the Property	<input type="checkbox"/>	Phase I was never needed for purchase in 2023.
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells	<input type="checkbox"/>	
14	Other environmental problems, issues or concerns	<input type="checkbox"/>	
15	Grease or sand pits or traps	<input type="checkbox"/>	
16		<input type="checkbox"/>	
17		<input type="checkbox"/>	

N.	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING , check the “Yes” column:	Yes	Comments
1	Property is part of an owners’ association	<input type="checkbox"/>	
2	Special assessments or increases in regular assessments approved by owners’ association but not yet implemented	<input type="checkbox"/>	
3	Problems, issues, concerns or defects in the Common Elements or Limited Common Elements of the Association Property	<input type="checkbox"/>	
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following EVER EXISTING , check the “Yes” column:	<input type="checkbox"/>	
4	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)	<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information: Name of the Owners’ Associations governing the Property:		Contact Information:
7	Owners’ Association #1:	<input type="checkbox"/>	
8	Owners’ Association #2:	<input type="checkbox"/>	
9	Owners’ Association #3:	<input type="checkbox"/>	
10	Owners’ Association #4:	<input type="checkbox"/>	

O.	GENERAL DISCLOSURES If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, sewer, or engineering investigations or studies of the Property	<input type="checkbox"/>	
2	Any property insurance claim submitted (whether paid or not)	<input type="checkbox"/>	
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements	<input type="checkbox"/>	
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards	<input type="checkbox"/>	
5	Government special improvements approved, but not yet installed, that may become a lien against the Property	<input type="checkbox"/>	
6	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property	<input type="checkbox"/>	
7	Signs: Government or private restriction problems, issues or concerns	<input type="checkbox"/>	
8	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions	<input type="checkbox"/>	
9		<input type="checkbox"/>	
10		<input type="checkbox"/>	
	GENERAL – Other Information:	<input type="checkbox"/>	
11	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	
12		<input checked="" type="checkbox"/>	New mailbox cluster 2024.


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 SPD 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.

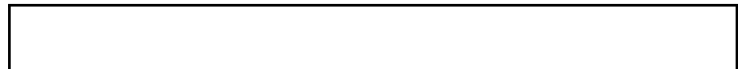
In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose any such new adverse material fact to Buyer.

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

 dotloop verified
04/02/25 6:38 PM MDT
J5IH-EIPD-MWK7-99YT

Seller

Date



Seller

Date

ADVISORY TO BUYER:

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 are satisfactory to Buyer:

- 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, including zoning 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 investigate or inspect the Property or inclusions when this SPD 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 SPD.
6. Seller does not warrant that the Property or inclusions are 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.
7. Buyer receipts for a copy of this SPD.

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Buyer

Date

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Buyer

Date