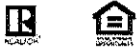




**RE/MAX<sup>®</sup>**  
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 Littleton, Colorado  
 (303) 932-3306



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.

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: December 3, 2007

Property Address: 5721 SOUTH BENTON CIRCLE LITTLETON COLORADO 80123  
 (Street Address City State Zip)

Seller: WEI LI LIN AND CHANG CHUN CHEN

**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	Yes	No	Do Not Know	COMMENTS
To Seller's current actual knowledge, 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 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	✓			Steam Showers & Sauna built without permit
9 Building code violations		✓		

B. ROOF	Yes	No	Do Not Know	COMMENTS
1 Roof problems				
2 Roof material <u>Asphalt Comp</u> Age <u>9</u>				
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 down spout problems		✓		

IN WORKING CONDITION

C. APPLIANCES	Yes	No	Do Not Know	Age If Known	COMMENTS
1 Built-in vacuum system & accessories					n/a
2 Clothes dryer					"
3 Clothes washer					"
4 Dishwasher	✓				
5 Disposal	✓				
6 Freezer					"
7 Gas Grill					"
8 Hood	✓				
9 Microwave oven	✓				
10 Oven	✓				
11 Range	✓				

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RE/MAX Professionals, Inc.

Buyer's Initials: \_\_\_\_\_ Seller's Initials: WLL 0246 0728514280079  
 9:55 AM 10/19/2007

		IN WORKING CONDITION				
C. APPLIANCES (Continued)		Yes	No	Do Not Know	Age If Known	COMMENTS
12	Refrigerator	✓				
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <i>n/a</i>					
14	Satellite system or DSS dish: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓				
15	Trash Compactor	✓				

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

		IN WORKING CONDITION				
E. MECHANICAL		Yes	No	Do Not Know	Age If Known	COMMENTS
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	✓				
9	Pool					
10	Heating system:					
	Type <u>Forced Air</u> Fuel <u>Gas</u>	✓				
	Type _____ Fuel _____					
11	Water heater: Number of <u>2</u>					
	Fuel type <u>Gas</u> Capacity <u>50 Gal</u>	✓				
12	Fireplace: Type <u>Gas</u> Fuel <u>Gas</u>	✓				
13	Fireplace insert					
14	Stove: Type _____ Fuel _____					
15	When was fireplace/wood stove, chimney/flue last cleaned:					
	Date: _____ <input type="checkbox"/> Do not know <i>n/a</i>					
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					

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		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 <i>n/a</i>					
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <i>n/a</i>					
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump) <i>u</i>					
5	Drainage, storm sewers, retention ponds <i>u</i>					
6	Gray water storage/use <i>u</i>					
7	Plumbing problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump <i>u</i>					
9	Underground sprinkler system		<input checked="" type="checkbox"/>			
10	Fire sprinkler system <i>u</i>					
11	Polybutylene pipe: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
12	Galvanized pipe: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
13	Backflow prevention device: <input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage		<input checked="" type="checkbox"/>			
14	Irrigation pump <i>u</i>					
15	Well pump <i>u</i>					

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

**II. GENERAL**

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

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

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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 and drilling records. Well Permit #: _____ Water Company Name: _____					
7 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 _____ 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 (other than a methamphetamine laboratory) Note 1		Yes	No	Do Not Know	COMMENTS
To Seller's current actual knowledge, do any of the following conditions now exist or have they existed:					
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		<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"/>		
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"/>		
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 resource 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"/>		
18	<del>Property previously used as a methamphetamine laboratory</del>				Note 1
19	Interior of Improvements of Property Smoke-free	<input checked="" type="checkbox"/>			
20	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	Government 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	COMMENTS
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	Property was previously used as a methamphetamine laboratory and not remediated to state standards (Note 1)		<input checked="" type="checkbox"/>		
6					
7					
8					

Note 1: change per CREC interim language approved 4/3/2007

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**III. LAND**

N.	CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	COMMENTS
1	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 from 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"/>		
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**

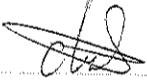
	Yes	No	Do Not Know	COMMENTS
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.		<input checked="" type="checkbox"/>	
2	Conservation easement		<input checked="" type="checkbox"/>	
3				
4				
5				

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.

 12-03-07  
 Seller Date Seller Date

 12-03-07  
 Seller Date Seller Date

**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 that 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 evaluations 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

Buyer Date Buyer Date

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 Littleton, Colorado  
 (303) 932-3306

**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:**

5721 SOUTH BENTON CIRCLE                      LITTLETON                      COLORADO                      80123  
 Street Address                                      City                                      State                                      Zip

**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 type="checkbox"/> Exterior measurement	.....	.....
<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 type="checkbox"/> Prior appraisal (Date of document)	.....	.....
<input type="checkbox"/> Building plans (Date of document)	.....	.....
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	10/2007	3,761-
<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.

**RE/MAX Professionals, Inc.**  
 8500 West Bowles Avenue  
 Littleton, Colorado 80123-3200

**Listing Broker**

By: \_\_\_\_\_

*Alan J. Smith*  
**Alan J. Smith, CRS, GRI**

e-mail: \_\_\_\_\_

Date: \_\_\_\_\_

12/3/07

Telephone No: (303) 932-3306  
 Fax No: (303) 973-3439

The undersigned acknowledge receipt of this disclosure.

*[Signature]* \_\_\_\_\_ Date of signature 12-03-07

Seller: WEI LI LIN  
*[Signature]* \_\_\_\_\_ Date of signature 12-03-07

Seller: CHANG CHUN CHEN  
 \_\_\_\_\_ Date of signature \_\_\_\_\_

Buyer: \_\_\_\_\_ Date of signature \_\_\_\_\_

Buyer: \_\_\_\_\_ Date of signature \_\_\_\_\_

