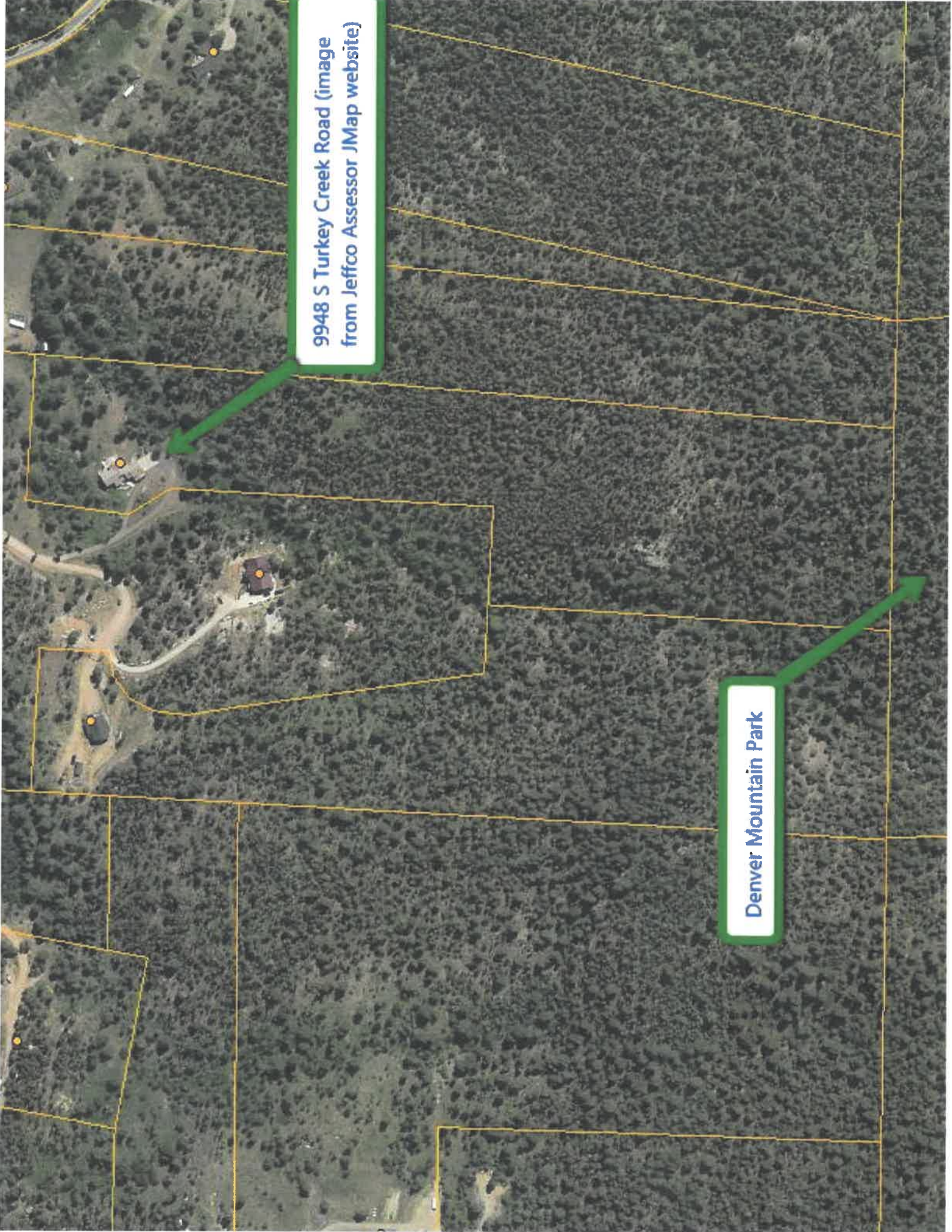


9948 S Turkey Creek Road (image
from Jeffco Assessor JMap website)

Denver Mountain Park



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SPD19 Seller's Property Disclosure (Residential)

Adoption Date: August 5, 2025

Mandatory Use Date: January 1, 2026

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 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 the date signed by Seller. If the Contract to Buy and Sell (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 Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact affecting the Property or occupant may result in legal liability.** 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 P.

Broker is authorized to deliver a copy of this SPD to prospective buyers.

Seller and Buyer understand that this SPD is not a warranty or guarantee of any kind by the Seller or by any Broker or Agent representing the Seller. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property. **Buyers are encouraged to obtain their own professional inspection(s).**

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.

Date SPD completed by Seller: **03/03/2026**

Property:

9948 S Turkey Creek Road, Morrison, CO 80465

Seller: **Anthony V. Ricco**

Year Built: **1998**

Year Seller Acquired Property: **2021**

Seller ☒ is ☐ is not currently occupying the Property.

If Seller is not currently occupying the property, date Seller last occupied the Property:

During any period when Seller has not occupied the Property, the Property was ☐ vacant ☐ occupied by someone other than Seller.

I. IMPROVEMENTS

NOTE: The Contract, 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.

A.	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Structural problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace		
4	Damage due to termites, other insects, birds, animals, or rodents		

5	Damage due to hail, wind, fire, flood, or other casualty		
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors		
	c. Interior Walls		
	d. Exterior Walls		New James Hardy cement based siding installed 1/23 including vapor barrier. 30 year transferrable warranty.
	e. Driveways		
	f. Sidewalks		
	g. Patios		
	h. Retaining Walls		
	i. Other:		
7	Window leaks		
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

B.	ROOF – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Indicate age of roof in Comments		I believe the roof was install in 2015. This was due to hail damage. The new roof is class 4 impact resistant. No known issues with new roof.
2	Indicate roof material in Comments		
3	Roof is under warranty		
	a. Date of warranty expiration		
	b. Warranty is transferable	☐ Yes ☐ No ☐ Unknown	
4	Roof work done while under current roof warranty		
	a. Date work completed		
5			
	ROOF – If you know of any of the following problems EVER EXISTING, check the "Yes" column:	Yes	Comments
6	Roof leak		
7	Damage to roof		I believe there was hail damage in 2015, six years prior to my ownership. No known issues.
8	Damage to skylight		
9	Damage to gutter or downspout		
10	Other roof problems, issues or concerns	☒	Ice damming existed prior to new siding and gutter installation. Rotten wood under old siding was replaced and ice dam problem was resolved.
11			

C.	APPLIANCES (if included in the sale) If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
1	Built-in vacuum system & accessories			
2	Clothes dryer			☐ Gas ☐ Electric
3	Clothes washer			

4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven			☐ Free standing ☐ Built in
10	Oven			Gas Electric Single Double
11	Range/Stove			Gas Electric Free Standing Drop-In
12	Refrigerator			
13	T.V. antenna:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
15	Trash compactor			
16				

D. ELECTRICAL & TELECOMMUNICATIONS – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	220 Volt service			
2	Electrical Service: Amps			
3	Landscape lighting			
4	Electric provider – provide name in Comments	☒		Core Electric
5	Cable/TV provider – provide name in Comments			
6	Internet provider – provide name in Comments	☒		CenturyLink - 80 MBPS download speed. This has supported 100% remote work since 10/21.
7	Solar panels			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
	a. Output			
8	Wind generators			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
9	Security system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
10	Doorbell			Wired Wireless Smart
11	Smoke/fire detector(s)			Battery Hardwire
12	Carbon monoxide alarm(s)			Battery Hardwire
13	Internet wiring			Cable DSL Satellite Fiber Other:
14	Built in sound system	☒		☒ Speakers - Built In Wiring - Built In Speakers - Wireless
15				Speakers are wired behind the walls in the formal dining room, great room, and over large deck.
ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:		Yes	Age, if known	Comments
16	Security system			

17	Smoke/fire detector(s)			
18	Carbon monoxide alarm			
19	Light fixtures			Motion detection lighting on all four sides of house. Front light is app controlled (by Smartlife phone application)
20	Switches & outlets			
21	Internet wiring			
22	Inside telephone wiring & blocks/jacks			
23	Cable TV wiring & jacks			
24	Ceiling fans			
25	Bathroom vent fan(s)			
26	Garage door opener & remote control # of remote/openers:			
27	Garage door keyless entry		2023	Internet accessible garage door opener on double garage door via MyQ phone application.
28	Built in intercom system			
29	Doorbell			
30	Built in sound system			
31				
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
32	Electrical Service			
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37	Generac 11KW Full House Natural Gas Generator			No problems. Automatic switchover on power failure. New battery installed with 2 yr warranty 2/26.

E.	MECHANICAL If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
1	Overhead doors (including garage doors)			
2	Entry gate system			
3	Elevator			
4	Sump pump(s): # of			
5	Recycle pump			
6				

F.	VENTILATION, AIR & HEAT – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Age, if known	Comments
1	Furnace	☒		2019 installed natural Gas Trane Furnace for main and second floors. Most recent passing inspection completed in 6/2025 from Elkhorn Electric
	a. Furnace Type	☒		☒ Forced Air Gas ☐ Forced Air Electric ☐ Forced Air Propane ☐ Radiant ☐ Gravity Flow ☐ Other (specify):

	b. Number of Units	☒		2 Second furnace is for lower level. Passed inspection in 6/25 but age is unknown.
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
2	Heating system (other than furnace)			
	a. Type/Fuel			
3	Fireplace		3 years	Premium Heat and Glow high efficiency gas fireplace installed in great room (2023).
	a. Type			☐ Masonry ☐ Insert ☐ Wood Burning ☐ Direct Vent ☐ Other (specify):
	b. Fireplace starter			☐ Switch ☐ Remote
4	Free Standing Heating Stove			
	a. Fuel Source			☐ Wood ☐ Pellet ☐ Corn ☐ Gas ☐ Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned:			Do not know
6	Fuel tanks If leased, provide the name and contact information of entity leased from in Comments			☐ Owned ☐ Leased
7	Radiant heating system:			☐ Interior ☐ Exterior
	a. Interior Type			
	b. Exterior Type			
8	Air Conditioning	☒		2019 installed Trane air conditioner for main and second floors. Most recent, passing inspection completed in 6/2025 from Elkhorn Electric.
	a. Type	☒		☐ Electric ☒ Central Air ☐ Other (specify):
	b. Number of Units	☒	1	
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
	VENTILATION, AIR & HEAT If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
9	Furnace			
10	Heating System (other than Furnace)			
11	Heat Pump			
12	Evaporative cooler			
13	Window air conditioning units			
14	Central air conditioning			
15	Attic ventilation system (attic only)			
16	Whole house fan			
17	Vent fans			
18	Humidifier			
19	Air purifier			
20	Fireplace			
21	Fireplace insert			
22	Fireplace starter			
23	Heating Stove			

24	Fuel tanks			
25				

G. WATER – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	Water heater			Bradford and White natural gas water heaters installed in 2018. Passed Elkhorn inspection in 6/25
	a. Number of Water Heaters	☒		2
	b. Fuel Type	☒		Natural Gas
	c. Capacity			
2	Water filter system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
3	Water softener	☒		☒ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from: Installed 12/2019 I believe
4	Indicate location of master water shutoff in Comments			
5	Type of well:			
	a. Exempt well (outside designated groundwater basin)			Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: Livestock (on farm/range/pasture) Permit no: Other (please explain): Permit #:
	b. Small capacity well (inside designated groundwater basin)			Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: Other (please explain): Permit #:
6	Well metered			
7	Well Pump			
	a. Brand name pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			
	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe			
9	Polybutylene pipe			
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years			
	a. Name and contact information of entity from which supplemental water was purchased			
12				

	WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
13	Water heater(s)			
14	Water filter system			
15	Water softener			
16	Water system pump			
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
	WATER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
25	Leaks, backups, or similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom			
26	Well			
27	Pool			
28	Irrigation system			
29	Water has been tested for potability			
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing			
30				

H. SOURCE OF WATER & WATER SUPPLY Provide the following information regarding the Property:	
1	Type of water supply: Public Community ☒ Well Shared Well Other None If the Property is served by a Well, a copy of the Well Permit ☐ Is ☐ Is Not provided. Well Permit #: Drilling Records ☐ Are ☐ Are Not provided. Shared Well Agreement ☐ Yes ☐ No. The Water Provider for the Property can be contacted at: Name: _____ Address: _____ Web Site: _____ Phone No.: _____ 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.

I.	SEWER/SEPTIC – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Public sanitary sewer service		
	a. Name and contact information of public sanitary sewer service provider		
	b. Date the sewer line was last scoped		

2	Community sanitary sewer service		
	a. Name and contact information of community sanitary sewer service provider:		
	b. Date the sewer line was last scoped		
3	Septic System	☒	
	a. Type		Tank Leach Lagoon
	b. Date of issuance of latest Individual Use Permit		
	c. Date of latest inspection		
	d. Date of latest pumping		
	e. System is under a maintenance agreement (pumped/inspected on a regular basis)		Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement: Maintenance agreement is not mandated
4	Other sanitary sewer service		Type:
5	Gray water storage/use		
6			
	SEWER/SEPTIC If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
7	Leaks, backups, or similar problems with any portion of the sewage systems or damage therefrom		
8	Lift station (sewage ejector pump)		
9			

J.	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		
2	Drainage		
3	Grading		
4	Water intrusion in the basement, crawl space, or other parts of Property		
5	Repairs made to control water intrusion in the basement, crawl space, or other parts of the Property		
6			
	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	Yes	Comments
7	Drainage or retention ponds, dams, storm water detention basins, or other similar facilities		
8			

K.	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		
2	Stains on carpet		
3	Floors		
4			

II. GENERAL

L. 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		
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	Notice of zoning action related to the Property		
5	Building code, city, or county violations		
6	Violation of restrictive covenants or owners' association rules or regulations		
7	Any building or improvements constructed within the past one year before this Date without approval by the owner's association or its designated approving body		
8	Any additions or alterations made with a Building Permit		
9	Any additions or non-aesthetic alterations made without a Building Permit		
10	Other legal action		
11	Any part of the Property leased to others (written or oral)		
12	Used for short-term rentals in the past year		
13	Grandfathered conditions or uses		
14			

M. 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		
2	Roads, trails, paths, or driveways 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, including but not limited to walls, fences and driveways		
7	Requirements for curb, gravel/paving, or landscaping		
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9			

N. 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, methane, mill tailings, solvents, or petroleum products		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		

5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill		
6	Monitoring wells or test equipment		
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property		
8	Mine shafts, tunnels, or abandoned wells on the Property		
9	Within a governmentally designated geological hazard or sensitive area		
10	Within a governmentally designated floodplain or wetland area		
11	Dead, diseased, or infested trees or shrubs		
12	Environmental assessments, studies, or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
15	Animals kept in the residence		
16	Other environmental problems, issues or concerns		
17	Odors		
18			

O. RADON If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1 Radon test(s) conducted on the Property. Provide copies of the most recent records and reports pertaining to radon concentrations within the Property.		
2 Radon concentrations detected or mitigation or remediation performed. Provide a full description.		
3 Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.		
4		

P. 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		
2 Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3 Problems or defects in the common elements or limited common elements of the Association Property		
COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
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)		
5		
COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information: Name of the Owner's Association(s) governing the Property:		Contact Information
6 Owners' Association #1		
7 Owners' Association #2		
8 Owners' Association #3		
9 Owners' Association #4		

Q. METROPOLITAN DISTRICT If you know of any of the following NOW EXISTING , check the "Yes" column:	Yes	Comments
1 Property is located within the boundaries of a Metropolitan District that was organized on or after January 1, 2000		
METROPOLITAN DISTRICT – Information:		Comments
2 Name of Metropolitan District #1		
3 Official website of the Metropolitan District #1		
4 Name of Metropolitan District #2		
5 Official website of Metropolitan District #2		

R. 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, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller.		
2 Any property insurance claim submitted (whether paid or not)		
3 Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.		
4 Property was previously used as a methamphetamine laboratory and not remediated to state standards		
5 Government special improvements approved, but not yet installed, that may become a lien against the Property		
6 Any litigation alleging negligent construction or defective building products		
7 Any award or payment of money in lieu of repairs for defective building products or poor construction		
8 Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9 Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10 Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
11 Property is located in a historic district		
12		
GENERAL – Other Information:	Yes	Comments
13 U.S. Postal Service delivery available		Property Post Office Cluster Mailbox - Location and No.: Other (specify):
14		

OTHER KNOWN ADVERSE MATERIAL FACTS: For purposes of this section, adverse material facts would include any non-observable or observable physical conditions existing on the Property. Describe any other known adverse material facts in or on the Property (attach additional pages as necessary):

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

Anthony V. Ricco

Seller: **Anthony V. Ricco**

Date Completed: **3/9/2026**

Seller: _____ Date Completed: _____

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. 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.

BUYER(S) ACKNOWLEDGE RECEIPT OF THIS SPD. BUYER(S) SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY DISCLOSED CONDITION AS REPRESENTED HEREIN BY SELLER.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19 SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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**THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS PREPARED BY Frascona, Joiner, Goodman and Greenstein, P.C. (303-494-3000) AS LEGAL COUNSEL to Jennifer Trinco.
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9948 S. Turkey Creek Road
Morrison, Colorado 80465

- **Roads & Access:**

Buyers should investigate whether roads to the property are owned and/or maintained by the state or county. If roads are private, buyer should obtain all agreements that govern the use and maintenance of the roads and seek legal advice about how the agreements affect the property. **Buyer should investigate that there is legal ingress/egress to the property and that the actual access is where it is legally permitted.**

- **Well Information:**

On 2/23/26, the Colorado Division of Water Resources web site at <http://www.water.state.co.us/> provided the attached well permit/log information for this property.

Buyers are advised to obtain their own information regarding the well from the Colorado Division of Water Resources. Buyer is further advised to obtain an independent well inspection from any professional well company or inspector of Buyer's choosing.

- **Septic Information:**

On 2/23/26, the Jefferson County Department of Health and Environment at (303) 271-5700 provided the following septic system information for this property:

Septic permit number:	17195
# of bedrooms served by septic:	4
# of persons served by septic:	8
Tank size:	1250
Leach field size:	960
Date finalized:	12/1/1998

Buyer is advised to obtain their own information regarding the septic system from the County Department of Health. Buyer is further advised to obtain an independent septic system inspection from any professional septic company or inspector of Buyer's choosing and to consult an attorney if Buyer has any questions about the regulations.

Buyer signature

Date

Buyer signature

Date

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

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

**SOURCE OF WATER ADDENDUM
TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 3/3/2026

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No. 9948 S Turkey Creek Road, Morrison, CO 80465

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

☒ **2.1** The Property's source of water is a Well. Well Permit #: 198109, household
If a well is the source of water for the Property, a copy of the current Well Permit ☒ Is ☐ Is Not attached.

☐ **2.2** The Water Provider for the Property can be contacted at:
Name:
Address:
Web Site:
Phone No.:

☐ **2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: 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.

Anthony V. Ricco

Date: 3/4/2026

Seller: Anthony V. Ricco

Seller: _____ Date: _____

Buyer: _____ Date: _____

45

46 Buyer: _____ Date: _____

47

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2026 MRI Software LLC - All Rights Reserved

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

SQUARE FOOTAGE DISCLOSURE
(Residential)

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

Property Address: **9948 S Turkey Creek Road, Morrison, CO 80465**

1. Licensee Measurement

Listing Licensee ☐ Has ☒ **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
☐ Exterior measurement		
☐ FHA		
☐ ANSI		
☐ Local standard		
☐ 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:

Source of Square Footage Information	Date	Square Footage
☐ Prior appraisal (Date of document)		
☐ Building plans (Date of document)		
☒ Assessor's office (Date obtained)	03/03/2026	4786 Total
☐ Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **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 by Buyer on or before any applicable deadline in the contract.

Broker:  Date: **2/23/2026**
Jennifer Trinco

The undersigned acknowledge receipt of this disclosure.

 Date: **3/4/2026**
Seller: **Anthony V. Ricco**

Buyer: _____ Date: _____

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

APPLICANT

WELL PERMIT NUMBER 198109
DIV. 1 CNTY. 30 WD 9 DES. BASIN MD

Lot: 3 Block: Filing: Subdiv: HOBBS E13-3-95

LARRY F & CAROLYN J HOBBS
9949 S TURKEY CRK RD
MORRISON CO 80465-

(303)697-4368

APPROVED WELL LOCATION
JEFFERSON COUNTY

NE 1/4 SW 1/4 Section 8
Twp 6 S RANGE 70 W 6th P.M.

DISTANCES FROM SECTION LINES

1900 Ft. from South Section Line
2000 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 13.501 acres described as parcel 3, Exemption E13-3-95, Jefferson County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside a single family dwelling. The ground water shall not be used for irrigation or other purposes.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 8) Issuance of this permit cancels permit 187830.

M.M. 9-12-96

APPROVED
MAM

Hal D. Singer
State Engineer

Receipt No. 0404598C

DATE ISSUED SEP 12 1996

By

M.A. Malley
EXPIRATION DATE SEP 12 1998

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

NEW HOUSEHOLD USE ONLY

Review instructions prior to completing form

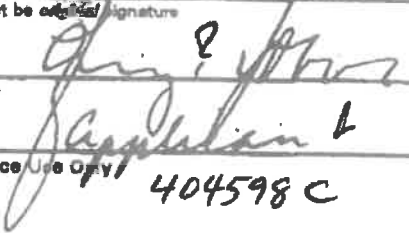
RECEIVED

19209
AUG 07 1996

WATER RESOURCES
STATE ENGINEER
COLO.

Water Well Permit Application

Must be completed in black ink or typed

1. APPLICANT INFORMATION				6. USE OF WELL	
Name of applicant Larry F. and Carolyn J. Hobbs				ORDINARY HOUSEHOLD PURPOSES INSIDE ONE SINGLE FAMILY DWELLING (NO OUTSIDE USE)	
Mailing Address 9949 S. Turkey Creek Rd.					
City Morrison	State CO	Zip code 80465			
Telephone Number (include area code) (303) 697-4368				7. WELL DATA	
2. TYPE OF APPLICATION				MAXIMUM PRODUCTION RATE OF THE WELL WILL NOT EXCEED 15 GPM	
CONSTRUCT A NEW HOUSEHOLD USE ONLY WELL ON LESS THAN 35 ACRES				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM	
3. REFER TO (if applicable):				☐ Septic tank / absorption leach field ☐ Central system District name: _____ ☐ Vault Location sewage to be hauled to: _____ ☐ Other (attach copy of engineering design)	
Monitoring hole acknowledgment # MH- N/A				9. PROPOSED WELL DRILLER (optional)	
4. LOCATION OF WELL				Name _____ License number _____	
County Jefferson	Quarter/quarter NE 1/4	Quarter SW 1/4			
Section 8	Township N or S 6	Range E or W 70	Principal Meridian 6th		
Distance of well from section lines 1900 ft. from ☒ N ☒ S 2000 ft. from ☐ E ☐ W					
Well location address, if different from applicant address (if applicable)					
5. TRACT ON WHICH WELL WILL BE LOCATED				10. SIGNATURE of applicant(s) or authorized agent	
A. You must check one of the following - see instructions				The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.	
☐ Subdivision: Name _____ Lot # _____ Block # _____ Filing/Unit# _____ ☒ County Exemption (copy of county approval & survey must be attached) Exempt. name/# E13-3-95 Tract # 3 ☐ Mining claim (attach copy of deed or survey) Claim name/# _____ ☐ Other (attach legal description to application)				Must be official signature  Title _____ Date 8/7/96 Office Use Only 404598C DWR Map No. _____	
B. STATE PARCEL ID# (optional): N/A				DIV _____	
C. # of acres in tract 13.501				CO _____	
D. THIS WILL BE THE ONLY WELL ON THIS TRACT				WD 180.00 8A _____ USE MD	

CHECKS TR#404598 080796
DIV OF WATER RESOURCES

FORM NO.
GWS-10 -
03/92

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

For Office Use only

FOR INSTRUCTIONS, SEE REVERSE SIDE

STATEMENT OF BENEFICIAL USE

WELL PERMIT NUMBER 198109

RECEIVED

JUL 17 1998

WALTER HESBURN, JR.
STATE ENGINEER
COLO.

1. WELL OWNER

NAME(S) Jim Anderson
Mailing Address 673 East Larkwood Place
City, St. Zip Highlands Ranch, CO 80126
Phone (303) 683-3064

2. WELL LOCATION: COUNTY Jefferson OWNER'S WELL DESIGNATION _____

(Address)

(City)

(State)

(Zip)

NE 1/4 of the SW 1/4, Sec. 8 Twp. 6 ☐ N. or ☒ S., Range 70 ☐ E. or ☒ W. 6th P.M.
Distances from Section Lines 1900 Ft. from ☐ N. or ☒ S. Line, 2000 Ft. from ☐ E. or ☒ W. Line.

3. The well is being used for the following purpose(s): household

4. Water from the well was first used beneficially under this permit number, for the above described purposes on 5-28 19 98.
(Do not report a date which is before the issued date of this permit)

5. The pumping rate claimed is 15 gallons per minute.

6. The average annual amount of water diverted is 1 acre feet.

7. The land area irrigated (watered) by water from this well is: 0 ☐ Acres or ☐ Square feet,
(Number)

described as: NE 1/4 of the SW 1/4, Sec 8, Twp 6 S., Rng 70 W @ 6th P.M.

(Legal Description)

or as E13-3-95 Subdivision Lot(s) 3 Block _____ Filing/Unit _____

8. Well drilled by: _____ Lic. No: _____

Pump installed by: Aspen Drilling Co., Inc Lic. No: 1266

9. Meter Mfg. by _____ Serial No.: _____ Date Installed: _____

I (we) have read the statements made herein, know the contents thereof, and state that they are true to my (our) knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a Class 1 misdemeanor.]

10. Name/Title (Please type or print)

Jim Anderson

Signature

Jim Anderson

Date

7-3-98

FOR OFFICE USE ONLY

STATEMENTS OF BENEFICIAL USE FOR PERMITS ISSUED
PURSUANT TO C.R.S. 37-90-105 AND 37-92-602 ARE NOT
REQUIRED AND WILL BE USED FOR INFORMATION ONLY.

State Engineer
Court Case No.

Div.

By
Co.

WD

Basin

MD

Date
Use

INSTRUCTIONS FOR THE COMPLETION OF STATEMENT OF BENEFICIAL USE

IF THE PERMIT WAS APPROVED PURSUANT TO C.R.S. 37-90-137(2), THE STATEMENT OF BENEFICIAL USE MUST BE RECEIVED BY THE STATE ENGINEER PRIOR TO THE EXPIRATION OF THE PERMIT.

IF THE PERMIT WAS APPROVED PURSUANT TO C.R.S. 37-90-107, THE STATEMENT OF BENEFICIAL USE MUST BE RECEIVED WITHIN THREE YEARS FROM THE DATE THE PERMIT WAS ISSUED.

STATEMENTS OF BENEFICIAL USE ARE NOT REQUIRED FOR PERMITS ISSUED UNDER C.R.S. 37-90-105 OR 37-92-602.

NOTE: IF THE PERMIT WAS APPROVED PURSUANT TO C.R.S. 37-90-137(4), THEN YOU MUST USE FORM NO. GWS-18 'NOTICE OF WELL COMPLETION' AND FORM NO. GWS-19 'NOTICE OF COMMENCEMENT OF BENEFICIAL USE'.

The Statement must be typewritten or printed in **BLACK INK**. Initial and date any changes you make on the form. **INCOMPLETE FORMS ARE NOT ACCEPTABLE AND WILL BE RETURNED. ATTACH ADDITIONAL SHEETS IF MORE SPACE IS NEEDED.**

NO FEE IS REQUIRED IF THE STATEMENT IS SUBMITTED TIMELY. IF NOT SUBMITTED TIMELY, THE PERMIT MAY EXPIRE, AN APPLICATION FOR A NEW PERMIT AND ADDITIONAL FEES MAY BE REQUIRED.

The Well Permit Number must be indicated in the space provided at the top of the form.

1. Print the well owner's name and include the mailing address and phone number.
2. If the well location is different than the mailing address of the owner, include the address where the well is located. If the owner has more than one well, provide well name or number as designated by the owner; i.e. North Well. The actual well location must include 1/4, 1/4, Range, Township, Section and distances from Section lines. Mark the appropriate boxes for North or South and East or West directions.
3. Describe the use(s) to which the water has actually been applied. Permitted uses are described in the conditions of approval of the permit.
4. Enter the date of first beneficial use **UNDER THIS PERMIT**. This is the date water from the well was first used beneficially for the purposes described in item 3. The date claimed cannot predate the issuance of the permit. It is not the date the form is completed, nor is it the date the well was test pumped.
5. Enter the pumping rate claimed. The rate cannot exceed the permitted maximum rate or the actual pumping rate in gallons per minute reported on the pump installation and test report, whichever is less: 449 gallons per minute is equivalent to one cubic foot of water per second.
6. Enter the annual amount of water diverted in acre feet. The amount claimed cannot exceed the physical capacity of the well or the permitted amount as limited by any conditions of approval. One acre foot is equivalent to 325,900 gallons. An ordinary home with lawn and garden irrigation diverts an average of less than one acre foot. Average in house use which does not include lawn and garden irrigation (watering) diverts 1/3 acre foot.
7. Report the area irrigated either as acres or square feet by filling in the correct number and checking the appropriate box. You must describe the specific area irrigated using either the legal description of that land or by referencing a portion of the Subdivision, Lot, Block and Filing or Unit number. Lawn and garden watering is considered irrigation. If the well is not used for irrigation, place a zero in the acres/square feet irrigated blank. One acre is equivalent to 43,560 square feet. One acre foot is equivalent to 43,560 cubic feet of water.
8. Indicate the Well Construction and Pump Installation Contractors and their License Numbers. If you did the work yourself, so indicate. You must submit work reports if you constructed the well and/or installed the pump yourself.
9. If a totalizing flow meter is required as a condition of the permit, indicate the meter manufacturer name, its serial number and the date of installation.
10. The well owner must sign the Statement. Print or type your name in the first block if it is different from Item No. 1. If signing as a representative of a company who owns the well, then your title must also be included in the first block. Sign the second block and date the last block.

If you have questions, contact the Denver Office or the Division Office where your well is located.

DIVISION 1
800 8th Ave Rm 321
Greeley CO 80631
(303) 352-8712

DIVISION 5 Box 396
50633 US Hwy 6 & 24
Glenwood Spgs CO 81601
(303) 945-5665

DIVISION 2 Box 5728
219 W 5th Rm 223
Pueblo CO 81003
(719) 542-3368

DIVISION 6 Box 773450
625 So. Lincoln Ave
Steamboat Spgs CO 80477
(303) 879-0272

DIVISION 3 Box 269
422 4th St
Alamosa CO 81101
(719) 589-6683

DIVISION 7 Box 1880
1474 Main St
Durango CO 81302
(303) 247-1845

DIVISION 4 Box 456
1540 E Niagara
Montrose CO 81402
(303) 249-6622

DENVER OFFICE
Rm 821
1313 Sherman St
Denver CO 80203
(303) 866-3581

FORM NO.
GWS-32
10/84

PUMP INSTALLATION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

JUN 10 1998

WATER DIVISION
STATE ENGINEER
C/O AG

1. WELL PERMIT NUMBER 198109

2. OWNER NAME(S) Jim Anderson

Mailing Address 673 E. Larkwood Pl

City, St. Zip Highlands Ranch, Co 80126

Phone (303) 683-3064

3. WELL LOCATION AS DRILLED: NE 1/4 SW 1/4, Sec. 8 Twp. 6 S, Range 70 W

DISTANCES FROM SEC. LINES:

1900 ft. from South Sec. line, and 2000 ft. from West Sec. line.
(north or south) (east or west)

SUBDIVISION: Hobbs E13-3-95

STREET ADDRESS AT WELL LOCATION: LOT 3 BLOCK FILING(UNIT)

4. PUMP DATA: Type submersible

Installation Completed 5-28-98

Pump Manufacturer Sta-Rite

Pump Model No. 5SP4E02HL-02

Design GPM 5 at RPM , HP 1

Volts 230, Full Load Amps 9

Pump Intake Depth 480 Feet, Drop/Column Pipe Size 1 Inches, Kind PVC sch 80

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: ☐ Electric ☐ Engine ☐ Other

Design Head feet, Number of Stages , Shaft size inches.

5. OTHER EQUIPMENT:

Airline Installed ☐ Yes ☐ No, Orifice Depth ft. , Monitor Tube Installed ☐ Yes ☐ No, Depth ft.
Flow Meter Mfg. Meter Serial No.

Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading

6. TEST DATA: ☐ Check box if Test data is submitted on Supplemental Form.

Date

Total Well Depth 500'

Time

Static Level 0

Rate (GPM) 3

Date Measured

Pumping Lvl. 480'

7. DISINFECTION: Type granular chlorine Amt. Used 15 oz

8. Water Quality analysis available. ☐ Yes ☒ No

9. Remarks

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR ASPEN DRILLING CO., INC Phone (303) 697-8335 Lic. No. 1266
Mailing Address 9054 S. HWY 285 MORRISON, CO 80465

Name/Title (Please type or print)
Bradley J. Beery, pres

Signature Bradley J. Beery

Date 5-28-98

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

REC'D

DEC 05 1997

WATER RESOURCES
STATE ENGINEER
OFFICE

1. WELL PERMIT NUMBER 198109

2. OWNER NAME(S) LARRY F. & CAROLYN J. HOBAS
Mailing Address 9949 S. TURKEY CREEK RD.
City, St. Zip MORRISON, CO 80465
Phone (303) 697-4368

3. WELL LOCATION AS DRILLED: NE 1/4 SW 1/4, Sec. 8 Twp. 6 S, Range 70 W
DISTANCES FROM SEC. LINES:
1900 ft. from SOUTH Sec. line. and 1000 ft. from WEST Sec. line. OR
(north or south) (east or west)
SUBDIVISION: HOBAS E13-3-95 LOT 3 BLOCK FILING(UNIT)
STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION 7995 ft. DRILLING METHOD AIR HAMMER
DATE COMPLETED 10-28-97 TOTAL DEPTH 500 ft. DEPTH COMPLETED 500 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
<u>0-2'</u>	<u>DECOMPOSED</u>
<u>2-87'</u>	<u>GRAY GRANITE</u>
<u>87-105'</u>	<u>PINK GRANITE</u>
<u>105-451'</u>	<u>GRAY GRANITE</u>
<u>451-500'</u>	<u>PINK GRANITE</u>

6. HOLE DIAM. (in.)	From (ft)	To (ft)
<u>8 1/2</u>	<u>0</u>	<u>20</u>
<u>6 1/2</u>	<u>20</u>	<u>500</u>

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
<u>6 5/8</u>	<u>STEEL</u>	<u>.188</u>	<u>41</u>	<u>10</u>
<u>4</u>	<u>PVC</u>	<u>CLADO</u>	<u>10</u>	<u>380</u>
<u>4</u>	<u>PVC</u>	<u>CLADO</u>	<u>480</u>	<u>500</u>

PERF. CASING: Screen Slot Size: 1/4
4 PVC CLADO 380 480

8. FILTER PACK:

Material
Size
Interval

9. PACKER PLACEMENT:

Type RUBBER BOOT
Depth 19 FEET

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
<u>Concrete</u>	<u>15 gal</u>	<u>15 #/gal</u>	<u>9-20</u>	<u>POUR</u>

REMARKS:

11. DISINFECTION: Type Amt. Used

12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.
TESTING METHOD
Static Level 0 ft. Date/Time measured 10-28-97 9:00 AM Production Rate 3 gpm.
Pumping level 451 ft. Date/Time measured 10-28-97 9:00 AM Test length (hrs.) 4
Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR LIVING WATER SYSTEMS, INC. Phone (303) 674-4048 Lic. No. 1165
Mailing Address P.O. BOX 469, PINE, CO 80470

Name/Title (Please type or print)
ROBERT GOBLE / PRESIDENT

Signature
Robert Goble

Date
12-2-97

Form No. GWS-11 08/2016	COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 Sherman St., Ste 821, Denver, CO 80203 Main: (303) 866-3581 dwrpermitsonline@state.co.us	For Office Use Only RECEIVED 10/8/2021 WATER RESOURCES STATE ENGINEER COLO
CHANGE IN OWNER NAME/MAILING ADDRESS		
PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED		
Name, address and phone number of person claiming ownership of the well permit:		
Name(s): <u>ANTHONY V RICCO</u>		
Mailing Address: <u>9948 S TURKEY CREEK ROAD</u>		
City, St. Zip: <u>MORRISON, Co. 80465</u>		
Phone: <u>(443) 300 6130</u> Email: <u>AVR6130@gmail.com</u>		
Well Permit Number: <u>198109</u> Receipt Number: _____ Case Number (optional) _____		
WELL LOCATION: County: <u>Jefferson</u> Well Name or # (optional) _____		
<u>9948 South Turkey Creek Road, Morrison, CO 80465</u>		
Street Address at Well Location	City	State Zip
☒ Check if well address is same as owner's mailing address		
<u>NW</u> 1/4 of the <u>SE</u> 1/4, Sec. <u>8</u> , Township. <u>6.0</u> ☐ N. or ☒ S., Range <u>70.0</u> ☐ E. or ☒ W., <u>Sixth</u> P.M.		
Distance from Section Lines: <u>1900</u> Ft. From ☐ N. or ☒ S., <u>2000</u> Ft. From ☐ E. or ☒ W. Line.		
Subdivision Name (if applicable): <u>Ex Sur 8-6-70 E13-3-95</u> , Lot <u>3</u> , Block _____, Filing/Unit _____		
NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.		
I (we) claim and say that I (we) (are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.		
Signature(s) of the New Owners	Please print the Signer's Name & Title	Date
	<u>ANTHONY V RICCO</u>	<u>10/8/2021</u>
It is the responsibility of the new owner of this well to complete and sign this form. If an agent is signing or entering information, please see instructions.		
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at: https://www.dwr.state.co.us/Tools/WellPermits		
Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.		
For Staff Use Only		
		<u>10/11/2021</u>
Staff Signature		Date

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 S KIPLING ST, LAKEWOOD CO 80226 (303) 239-7075 FAX (303) 239-7076



APPLICATION FOR INDIVIDUAL SEWAGE SYSTEM PERMIT

PLEASE CIRCLE ONE

FEE: \$150.00 NEW-ADDITION-REPAIR \$75.00 RENEWAL-TANK REPLACEMENT

I. PROPERTY INFORMATION

COMPLETE PROPERTY ADDRESS:

9948 S. Turkey Creek Rd. Co.

LEGAL DESCRIPTION:

S W/4 Sec. 8, T6S, R70W

SIZE OF PARCEL:

13.5 acres

DATE SUBDIVIDED:

II. APPLICANT/OWNER INFORMATION

APPLICANT NAME:

Jim Anderson

MAIL. ADD:

1673 East Lakewood

CITY/ST/ZIP

Highlands Ranch, CO

PHONE (home):

683-5791

(work):

683-3064

OWNER NAME, IF NOT APPLICANT

Phone

III. STRUCTURE

(1) X

BEDROOM SINGLE FAMILY DWELLING

()

IV. WATER SERVICE (specify one)

() PUBLIC WATER (district name):

or

(X) WELL (Colorado well permit number):

198109

(attach copy)

V. SANITATION DISTRICT

Is this property within a Sanitation District: () YES (X) NO. If yes, you must attach a written statement from the District stating that they have no objection to this installation.

Application for a permit to install an individual sewage disposal system is hereby submitted. The individual sewage disposal system will be installed in accordance with the Regulations covering such systems in Jefferson County. I hereby acknowledge that the above information is true and that the above information is true and that false information will invalidate this application or subsequent permits.

APPLICANT/OWNER/OR RESPONSIBLE PARTY

DATE

MAIL ()

PICKUP ()

—

FIELD NOTES/COMMENTS
6-30-97 ✓

DATE	COMMENTS	DATE	COMMENTS
11/2-97	OH ok 6'x12'x80' Onsite well ≥ 200 ft 202' Soil good, little Rock	5/26/98	R.T. left pin hole are not filled. Feed, st. line + found O.K. Hold for eng. <i>copy</i> no card
		12/1/98	ENG. LTR RECEIVED JWS

ENGINEERING CHANGES

APPLICANT/OWNER CALL

<i>DATE</i>	<i>COMMENTS</i>	<i>DATE</i>	<i>COMMENTS</i>

TECHNICAL REVIEW (staff use)

(☒) LOT SIZE () P/L FORM () ADJ DEV () ENGR OK () GEO OK () SLOPE OK

13.5

PERMIT CONDITIONS

INSPECTIONS: (☒) 01 OPEN EXCAVATION AT 6 FEET

INSPN DAYS: ()
() CE () S () N

TANK SIZE: 1250 GALS

ABSORPTION AREA: 960 SQ FT

() 04 REDUCTIONS FROM ONSITE WELL: lot, distance: _____

() 08 REDUCTIONS FROM ONSITE ABS BED: lot, distance: _____

() 06 ALL WELLS 100 FEET FROM ON-SITE GREYWATER/ADVANCED TREATMENT ABS BED

() 07 ALL WELLS 60 FEET FROM LINED ET BED

() 09 ABD ONSITE WELL	() 15 LINE-WELL	() 21 SUBMINIMUM DISTANCES
() 10 SLOPE CONDITIONS	() 16 OLD TANK	() 22 CONTAMINATED SOIL
() 11 ROAD CUT SETBACK	() 17 DRY GULCH	() 23 ABANDON PRIVY
() 12 FRENCH DRAIN	() 18 TANK-WELL	(X) 24 NO BLASTING
() 13 WATER-SEWER	() 19 SURFACE WATER	() 25 BLASTING OK
() 20 ALARM INSTLN	() 27 PROPERTY	() 30 DWELLING

() _____

() _____

ENGINEER CERTIFICATION(S)

() _____

() _____

(X) 26 FILTER MATERIALS () 29 BLASTING

() 28 PUMPS/SIPHONS/ALARMS

WATER AND SEWER CERTIFICATE - SPECIAL CONDITIONS

SEWER: _____

WATER: 198109

INSPECTOR
ISDS



DATE

7-1-97

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 S KIPLING, LAKEWOOD CO 80226 (303)239-7062 FAX 239-7076

CERTIFICATE OF WATER AND SEWER AVAILABILITY

ADDRESS: 9948 S. Turkey Creek Road
LEGAL: SW1/4, Sec 8, T6S, R70W
OWNER/APPLICANT: Jim Anderson

SEWER SERVICE

PUBLIC SEWER SERVICE IS NOT AVAILABLE FOR THIS PROPERTY, AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) WILL BE UTILIZED.

ISDS PERMIT NUMBER: 17195

THIS PERMIT ISSUED ON: July 1, 1997 (and expires one year from this date)

SYSTEM DESIGNED FOR: 4 Bedroom Single Family Dwelling

SPECIAL CONDITIONS:


JEFFERSON COUNTY DEPARTMENT OF HEALTH & ENVIRONMENT

7-1-97
DATE

WATER SERVICE

() WATER SERVICE AVAILABLE

() WATER SERVICE NOT AVAILABLE

DISTRICT:

WELL PERMIT: 198109

SPECIAL CONDITIONS:

I hereby certify the availability of water service listed above:

AGENT FOR WATER DISTRICT

DATE


JEFFERSON COUNTY HEALTH & ZONING REVIEW

7-1-97
DATE

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 S KIPLING ST, LAKEWOOD CO 80226 (303)239-7062 FAX 239-7076

INDIVIDUAL SEWAGE DISPOSAL SYSTEM SITE INSTALLATION PLAN

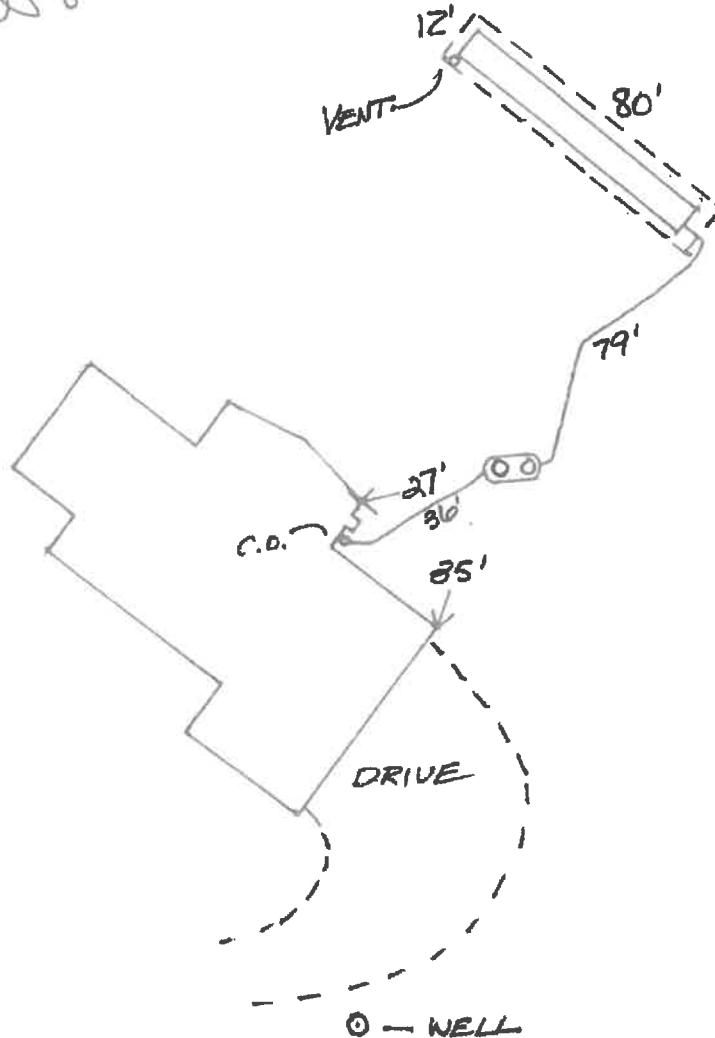
PERMIT NUMBER: 17195
ADDRESS: 9948 S. Turkey Creek Road
LEGAL: SW1/4, Sec 8, T6S, R70W
OWNER/APPLICANT: Jim Anderson
SYSTEM DESIGNED FOR: 4 Bedroom Single Family Dwelling

SEPTIC TANK SIZE (gal): 1,250 ABSORPTION BED SIZE: (ft²): 960

The individual sewage disposal system on this property was installed in accordance with the permit conditions and the Individual Sewage Disposal System Regulations of Jefferson County, Colorado.

INSPECTOR: *[Signature]*

FINAL APPROVAL DATE: 12/1/98



NOTE: This drawing is an "as built" sketch of the individual sewage disposal system. The distances, relative locations of structures, wells, system components and compass directions are approximate.

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 S KIPLING, LAKEWOOD CO 80226 (303)239-7075 FAX 239-7076

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT NO. 17195

ADDRESS: 9948 S. Turkey Creek Road
LEGAL: SW1/4, Sec 8, T6S, R70W
DESIGNED FOR: 4 Bedroom Single Family Dwelling
DATE OF ISSUANCE: July 1, 1997 (expires one year from this date)

ISSUED TO: Jim Anderson
673 East Larkwood
Highlands Ranch, CO 80126

INSPECTION(S)REQUIRED: OPEN EXCAVATION AT 6 FOOT DEPTH
FINAL INSPECTION

INSPECTION DAYS: MON. WED., FRI (call 239-7070 BEFORE 9:00 a.m.)

The installation of this system is governed by the Individual Sewage Disposal System Regulations of Jefferson County in its entirety. Your attention is called to the following:

SIZE OF SEPTIC TANK (gal): 1,250 ABSORPTION AREA (ft²) 960

Unless **SPECIFICALLY** noted below, a minimum separation of at least 200 feet shall be maintained between all wells and absorption systems, on-or off-site, existing or proposed.

BLASTING IS NOT PERMITTED WITHIN 200 FEET OF ANY EXISTING WELL.

REQUIRED ENGINEER CERTIFICATION: suitability of the on-site or imported filter materials; final installation.

This sewage disposal system was installed by Renaud and has been inspected and approved by the Jefferson County Department of Health and Environment. The owner assumes all responsibility in case of failure or other inadequacy of this sewage disposal system.

INSPECTOR

[Signature]

DATE

12/1/98



**E.O. CHURCH, INC.
ENGINEERS & GEOLOGISTS**

June 25, 1997

James Anderson
673 East Larkwood Place
Highlands Ranch, Colorado 80126

Subject: Subsurface Investigation and OWS Design
Part of the SW ¼, Section 8, T6S, R70W, 6th P.M.
Jefferson County, Colorado
Job No. 7775E

Dear Mr. Anderson,

As requested, we have investigated subsurface conditions and prepared an Onsite Wastewater System (OWS) design for the subject site.

SITE CONDITIONS

The investigated site is a 13.5-acre parcel as indicated on Fig. 1. The site is located in a rural mountain area where OWS and wells are required. The site slopes gently to the northeast, with a 17% slope at the proposed field site. There is a moderate cover of native grasses and conifers at the proposed field.

PROPOSED CONSTRUCTION

A four-bedroom residence is proposed in the northern portion of the site as indicated on Figs. 1 & 2. The sewage load for a four-bedroom dwelling is estimated at 600 gallons per day (GPD). The proposed field is to be located northeast of the residence. The residence is to be served water by a well proposed south of the residence, 200 feet from the proposed field.

SUBSURFACE CONDITIONS

Subsurface conditions were exposed in test pits at the proposed field site in August, 1996. The test pits indicated a 6 inch layer of topsoil, underlain by silty sand and gravel to 4.5 feet, underlain by weathered bedrock to the depth of the pit of 7.5 feet. A recent site visit found water in the test pit, and the test pit partially filled. We believe this condition is a result of surface water runoff. A gradation analysis was performed on material from the pit. The analysis indicated the material is a silty, gravelly sand, as presented on Figure 4.

RECOMMENDATIONS

The result of our investigation indicates an OWS can be installed at the location presented on Figs. 1 and 2. The OWS design is based on a sewage load of 600 GPD, and an application rate of 0.95 gallons per day per square foot (GPD/SF). A septic tank capacity of 1250 gallons is required. We recommend the installation of a 1250 gallon, two compartment, precast concrete septic tank, and a 12 feet by 80 feet "overexcavated" drain field, for an area of 960 square feet. If the owner is anticipating future finishing of

additional bedrooms in unfinished areas, we recommend that the OWS be constructed to handle the additional loading. Each additional bedroom will require 237 SF of field area and 250 gallons of septic tank capacity. The field should be constructed similar to the details in Figs. 2 and 3.

As discussed with the owner, component options include the installation of an effluent filter or a dosing siphon. The effluent filter will screen solids that may flow to the field, increase biological growth, and plug pore spaces in the filter material. Dosing siphons allow improved distribution of septic tank effluent within the field, increasing system performance. We recommend the installation of a 1500 gallon, 2 compartment, precast concrete septic tank with a screened vault dosing siphon in the second chamber. An alternative is a 1000 gallon, 2 compartment septic tank and an additional 500 gallon single compartment precast concrete tank with a dosing siphon. The dosing siphon is to be installed in accordance with manufacturers recommendations which includes priming. If the dosing siphon is not installed, or installed within a separate dosing tank, we recommend the installation of the effluent filter in place of the standard outlet "Tee" in the 1000 gallon tank.

FILTER MEDIA GENERATION

We believe the excavated bedrock will be suitable filter media if few particles larger than 3 inches in diameter are used in the over-excavated 4 feet below the dispersal gravel layer. The filter material is to be kept free of organic soil and excessive fines. We recommend the silty, gravelly sand be generated from the drain field excavation, and other onsite excavations, for use as filter media in the drain field. Additional filter material may have to be generated offsite if sufficient material is not found in the proposed excavations. Our office must be called to observe imported filter material and authorize its use.

FILTER MEDIA PLACEMENT

It is important to place the excavated weathered bedrock back into the field excavation to minimize differential settling which may occur with the addition of effluent. To achieve this, it is important to apply effective methods of compaction. Over-compaction may result in decreased permeability of the filter media. We recommend the filter media be placed in one foot lifts, back blading and wheel rolling each lift, until a four foot separation to fractured bedrock exists. Once the surface of the filter media is level, it is to be scarified with a pick, shovel, or rake prior to the addition of dispersal gravel.

INSTALLATION OBSERVATIONS

The installation of the OWS is to be observed by the design engineer. Observations are required on the "open hole" excavation and prior to final backfill. The "open hole" observation should be performed prior to installation of filter material ("over-excavated" ripped base systems) and/or dispersal gravel. The final observation should be performed prior to backfill, after placement of dispersal gravel and distribution pipes. Septic tank installation, distribution boxes, diverter valves, siphons, effluent lift stations, and plumbing; as applicable; can be observed during either visit.

OPERATIONS AND MAINTENANCE

The owner must realize an OWS is different from public sewer service. The owner must be aware of and assume responsibility for continued maintenance of the system. We recommend the septic tank be pumped every 2 years. There are daily considerations such as not putting plastic or other nonbiodegradable materials into the septic system. Water use must be monitored so toilets are not allowed to run when seals malfunction. To illustrate the point, a running toilet will use in excess of 1,000 GPD. An excess 1,000 GPD loading could flood and irreparably harm the system.

LIMITATIONS

Our investigation, layout, design, and recommendations are based on data submitted. If conditions considerably different from those described in this report are encountered, we should be called to observe the conditions. If proposed construction is changed, we should be notified to evaluate the effect of the changes on the wastewater system. All construction is to be in accordance with the ISDS regulations. Pipe type and size, burial requirements, septic tank construction, and other specifications, which are not depicted in our report, are to conform to the requirements of the ISDS regulations. The installer of the system is to be approved by the County Health Department, and is to have demonstrated a knowledge of the ISDS regulations and requirements.

If there are any questions, or if we can be of further service, please call. The project manager is Charles C. Hemenway.

Sincerely,

E. O. CHURCH

Roger J. Shafte



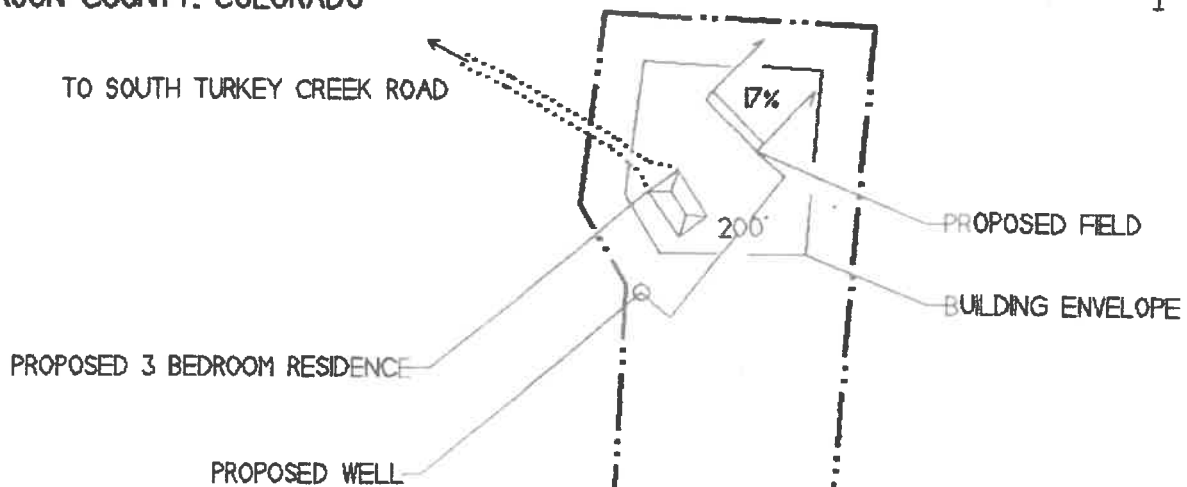
RJS/cch/mkk

2 copies sent

xc: Jefferson County Health Department

PART OF THE SW 1/4, SECTION 8
T6S. R70W OF THE 6TH PM.
JEFFERSON COUNTY, COLORADO

SCALE
1" = 200'



THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS SHOWN HEREIN, AND THE WELL AND/OR DRAINFIELD LOCATIONS STAKED AT THE SITE, ARE NOT THE RESULT OF A PROPERTY SURVEY. IMPROVEMENT LOCATIONS ARE APPROXIMATE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DEFINE PROPERTY BOUNDARIES AND ENSURE ALL ONSITE IMPROVEMENTS ARE LOCATED WITHIN THE PLATTED SITE AND OUT OF INAPPROPRIATE EASEMENTS. ALL SEPARATION DISTANCES ARE TO BE VERIFIED PRIOR TO EXCAVATION.

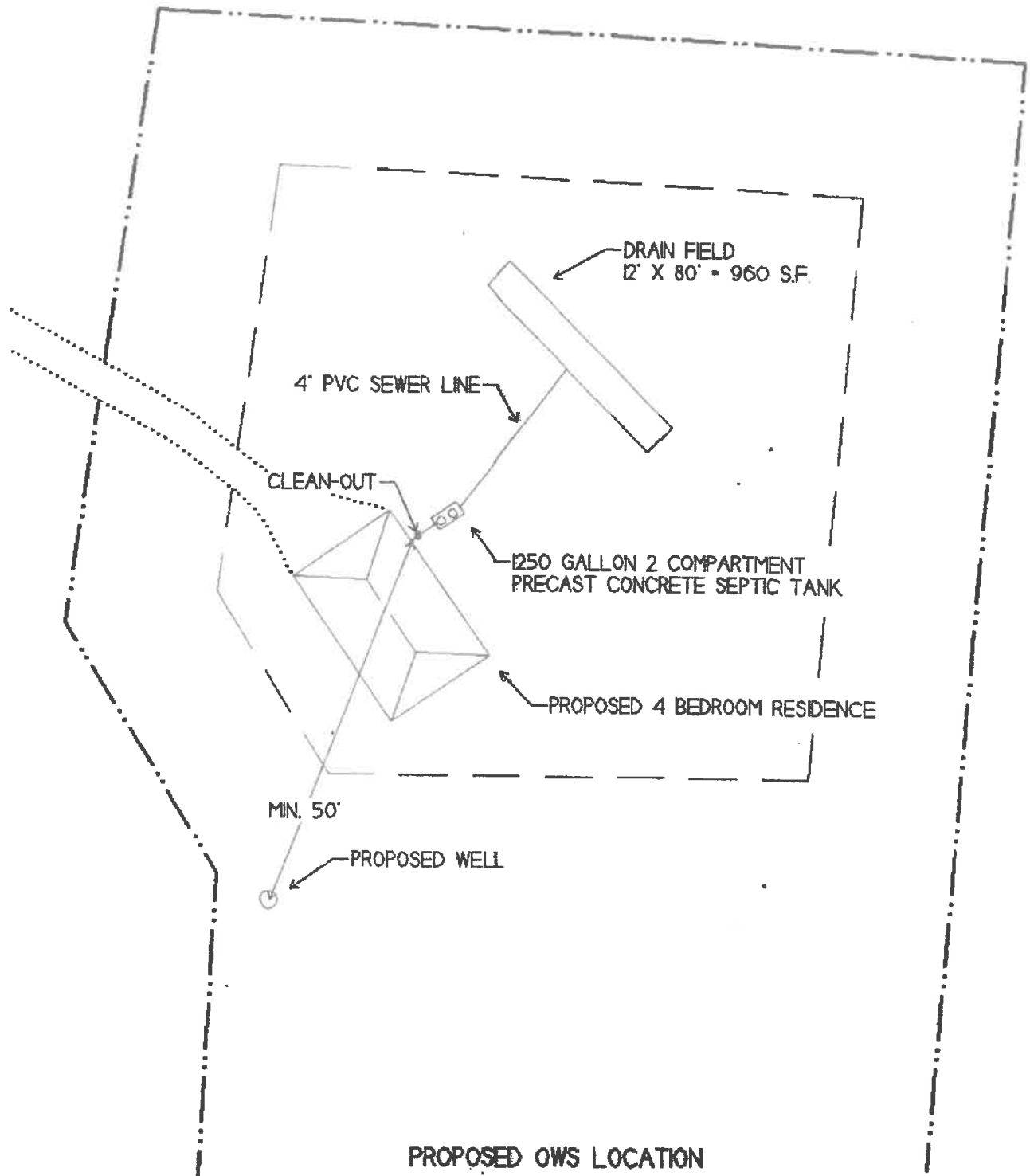
NO OTHER WELLS OR FIELDS
FOUND WITHIN A 250' RADIUS
OF PROPOSED WELL AND FIELD

PARCEL 3
13.5 ACRES

VICINITY SITE PLAN

PART OF THE SW 1/4, SECTION 8
T6S. R70W OF THE 6TH P.M.
JEFFERSON COUNTY, COLORADO

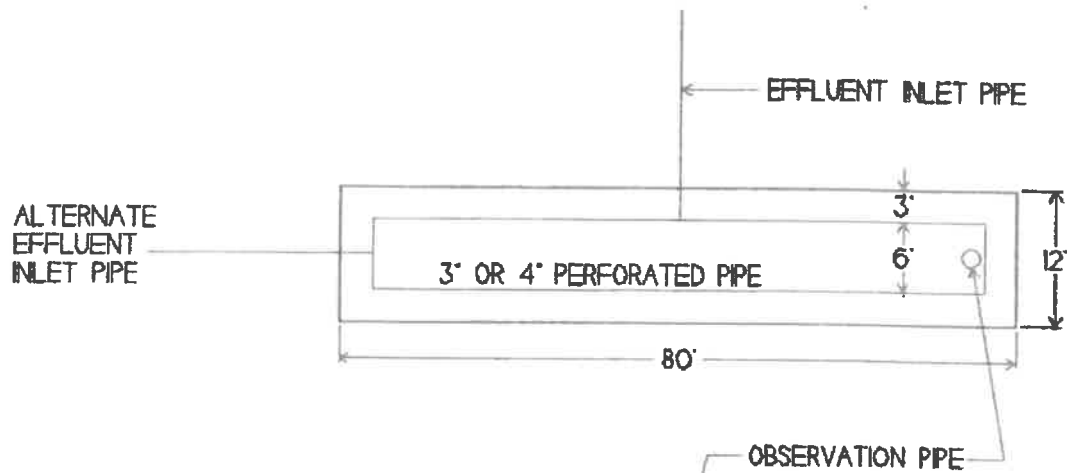
SCALE
1" = 50'



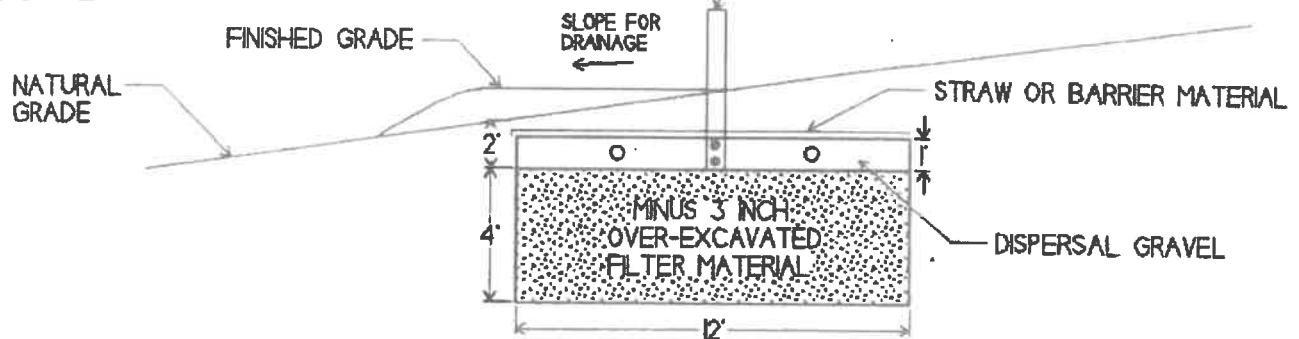
JOB NO. 7775E

FIG. 2

PLAN VIEW



END VIEW



DESIGN CALCULATIONS

4 BEDROOM SINGLE FAMILY DWELLING

LOAD q - 500 GPD AVERAGE

SAND FILTER APPLICATION RATE - 0.95 GPD/SF

AREA - $(1.5 \times 600) / 0.95$

AREA REQUIRED - 948 SQUARE FEET

FIELD LENGTH - 80 FEET

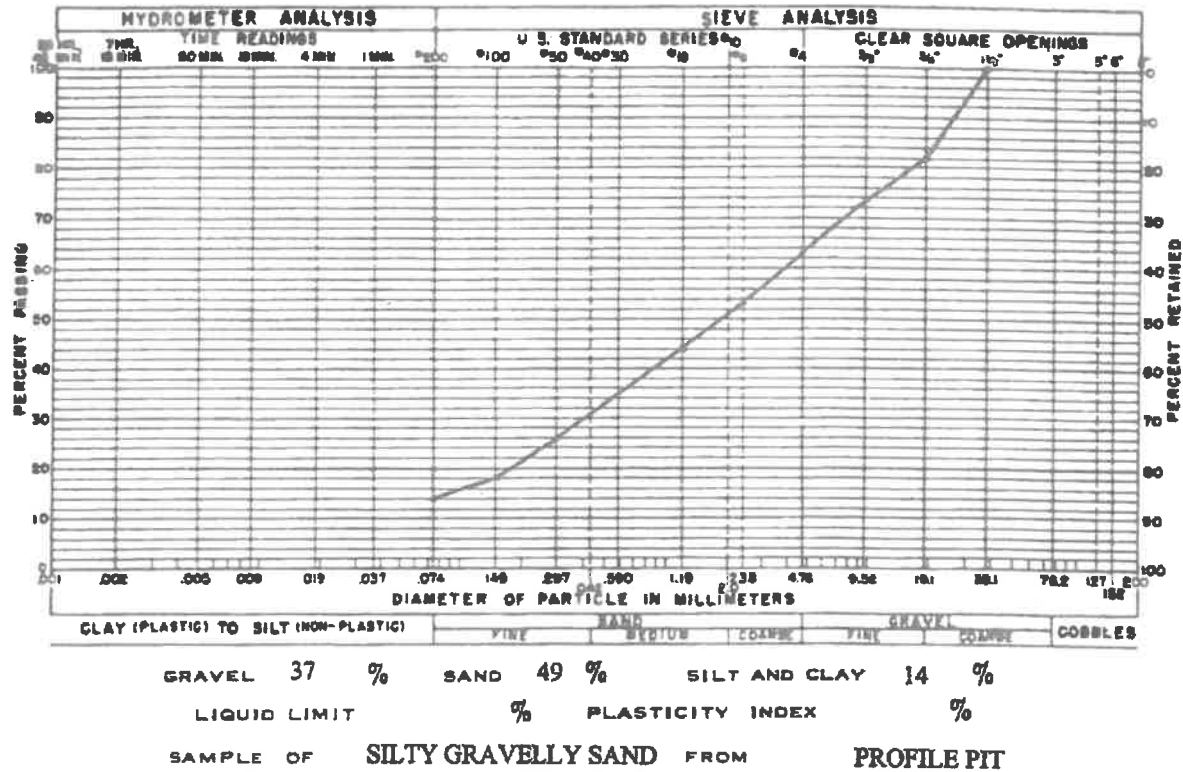
FIELD WIDTH - 12 FEET

AREA PROPOSED - 960 SQUARE FEET

FILTER MATERIAL - EXCAVATED ONSITE

DISPERSAL GRAVEL - $1/2" - 2 1/2"$

FIELD DETAILS



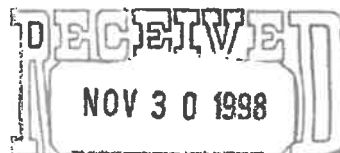


CHURCH & Associates, Inc.

ENGINEERS & GEOLOGISTS

17195

November 27, 1998



James Anderson
9948 South Turkey Creek Road
Morrison, Colorado 80465

Jefferson County Department of
Health and Environment

Subject: Installation Observations
Part of the SW ¼, Section 8, T6S, R70W of the 6th P.M.
Jefferson County, Colorado
Jefferson County Permit #17195
Job No. 7775E

Dear Mr. Anderson,

On November 13, 1997 we performed an "open hole" observation for the Onsite Wastewater System (OWS) serving the subject site. On May 26, 1998 we performed a final observation of the installation of the OWS by Renaud, Inc. At the time of the final observation the new drain field, septic tank, and sewer lines were installed, ready for backfill.

The system included the installation of a 1250-gallon, 2-compartment, "Erie Pre-cast" septic tank and a 12 feet by 80 feet "over-excavated" drain field, for 960 square feet of absorption area.

The components of the OWS appeared to be installed in general conformance with our plans and specifications. Our installation observations do not imply a guarantee or warranty of materials or workmanship.

If there are any questions, or if we can be of further service, please call.

Sincerely,

CHURCH & Associates, Inc.

Charles C. Hemenway, P.E.



CCH/plc

xc: Jefferson County Health Department