

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

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- 1. Date _____
- 2. Page 1

3. Addendum to Purchase Agreement between parties, dated _____, pertaining to
 4. the purchase and sale of the Property at 18025 Fairhomes Lane
 5. Deephaven MN 55391

6. Lead Warning Statement

7. *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
 8. *that such property may present exposure to lead from lead-based paint that may place young children at risk of*
 9. *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*
 10. *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*
 11. *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide*
 12. *the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's*
 13. *possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible*
 14. *lead-based paint hazards is recommended prior to purchase.*

15. Seller's Disclosure (Check one.)

- 16. Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
- 17. in the housing.
- 18. Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
- 19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint hazards
- 20. in the housing. *(Please explain and list documents below.):*
- 21.
- 22.
- 23.

24. Buyer's Acknowledgment

- 25. Buyer has received copies of all information listed above, if any.
- 26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.
- 27. Buyer has: *(Check one.)*
- 28. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
- 29. lead-based paint hazards; or
- 30. Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
- 31. the presence of lead-based paint and/or lead-based paint hazards.
- 32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
- 33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
- 34. shall be completed within **TEN (10)** _____ Calendar Days after Final Acceptance of the Purchase
- 35. Agreement.
(Check one.)



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PAINT HAZARDS**

36. Page 2

37. Property located at 18025 Fairhomes Lane Deephaven MN 55391

38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee
40. representing or assisting Seller, within three (3) Calendar Days after the assessment or inspection is timely
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) Calendar Days
43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or
45. (B) Buyer waives the deficiencies; or
46. (C) an adjustment to the purchase price will be made;
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or
51. assisting Seller of the waiver or removal, in writing, within the time specified.

52. Real Estate Licensee's Acknowledgment

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

55. Certification of Accuracy

56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
57. provided by the signatory is true and accurate.

58. John W. Finn 3/14/2020 Collin Finn 3/16/20
(Seller) JOHN W FINN (Date) (SELLER) (Date)

59. (Buyer) (Date) (Buyer) (Date)

60. (Real Estate Licensee) 3/16/2020 (Date) (Real Estate Licensee) BUYER'S (Date)

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date _____
- 2. Page 1 of _____ pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
 12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
 15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
 16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any
 17. inspections or warranties the party(ies) may wish to obtain.

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
 20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
 21. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
 23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
 24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
 26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
 27. listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. NO
 28. may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
 30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
 31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
 32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 18025 Fairhomes Lane
 34. City of Deephaven, County of Hennepin
 35. State of Minnesota, Zip Code 55391 ("Property").

A. GENERAL INFORMATION: The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date May 1981 did you Acquire Build the home?
 (Check one.)
38. (2) Type of title evidence: Abstract Registered (Torrens) Unknown
39. Location of Abstract: _____
40. Is there an existing Owner's Title Insurance Policy? Yes No
41. (3) Have you occupied this home continuously during your ownership? Yes No
42. If "No," explain: _____
43. (4) Is the home suitable for year-round use? Yes No
44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
45. (6) Does the Property include a manufactured home? Yes No
46. If "Yes," HUD #(s) is/are _____
47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

49. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

50. Property located at 18025 Fairhomes Lane Deephaven MN 55391

51. (7) Is the Property located on a public or a private road? [X] Public [] Private [] Public: no maintenance

52. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

53. (a) Do you know which zone the Property is located in? [] Yes [X] No

54. If "Yes," which zone? _____

55. (b) Have you ever had a flood insurance policy? [] Yes [X] No

56. If "Yes," is the policy in force? [] Yes [X] No

57. If "Yes," what is the annual premium? \$ _____

58. If "Yes," who is the insurance carrier? _____

59. (c) Have you ever had a claim with a flood insurance carrier or FEMA? [] Yes [X] No

60. If "Yes," please explain: _____

61. _____

62. NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

63. Are there any

64. (9) encroachments? [] Yes [X] No

65. (10) association, covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the Property? [] Yes [X] No

66. (11) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? [] Yes [X] No

67. (12) easements, other than utility or drainage easements? [] Yes [X] No

68. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

69. _____

70. _____

71. _____

72. B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they currently exist on the Property?

73. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

74. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? [] Yes [X] No

75. If "Yes," give details of what happened and when: _____

76. _____

77. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? [X] Yes [] No

78. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? Ice dam caused interior damage but since repaired.

79. Did you receive compensation for the claim(s)? [X] Yes [] No

80. If you received compensation, did you have the items repaired? [X] Yes [] No

81. What dates did the claim(s) occur? 1997 + or -

92. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

93. Property located at 18025 Fairhomes Lane Deephaven MN 55391

94. (3) (a) Has/Have the structure(s) been altered? (e.g., additions, altered roof lines, changes to load-bearing walls) [X] Yes [] No

95. If "Yes," please specify what was done, when, and by whom (owner or contractor): Addition to Back of home, wall removal in Basement wall removed at top of stairs on 2nd Floor

96. (b) Has any work been performed on the Property? (e.g., additions to the Property, wiring, plumbing, retaining wall, general finishing) [X] Yes [] No

97. If "Yes," please explain: New plumbing in kitchen, piping for upstairs bath, stack pipe repaired in basement.

98. (c) Are you aware of any work performed on the Property for which appropriate permits were not obtained? [] Yes [X] No

99. If "Yes," please explain:

100. (4) Has there been any damage to flooring or floor covering? [] Yes [X] No

101. If "Yes," give details of what happened and when:

102. (5) Do you have or have you previously had any pets? [] Yes [X] No

103. If "Yes," indicate type and number

104. (6) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):

105. Block

106. (7) THE BASEMENT, CRAWLSPACE, SLAB:

107. (a) cracked floor/walls? [] Yes [X] No (e) leakage/seepage? [] Yes [X] No

108. (b) drain tile problem? [] Yes [X] No (f) sewer backup? [] Yes [X] No

109. (c) flooding? [] Yes [X] No (g) wet floors/walls? [] Yes [X] No

110. (d) foundation problem? [] Yes [X] No (h) other? [] Yes [X] No

111. Give details to any questions answered "Yes":

112. (8) THE ROOF:

113. (a) What is the age of the roofing material?

114. Home: 12 years Garage(s)/Outbuilding(s): 12 years

115. (b) Has there been any interior or exterior damage? [] Yes [X] No

116. (c) Has there been interior damage from ice buildup? [X] Yes [] No

117. (d) Has there been any leakage? [X] Yes [] No

118. (e) Have there been any repairs or replacements made to the roof? [] Yes [X] No

119. Give details to any questions answered "Yes": Damage from water due to ice dam Root cleaned after snow fall.

132. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

133. Property located at 18025 Fairhomes Lane Deephaven MN 55391

134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Steel siding Andersen windows

136. (b) cracks/damage? Yes No

137. (c) leakage/seepage? Yes No

138. (d) other? Yes No

139. Give details to any questions answered "Yes": _____

140. _____

141. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

142. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such
143. items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF**
144. specifically referenced in the *Purchase Agreement*.

CHECK "NA" FOR ONLY THOSE ITEMS NOT PHYSICALLY LOCATED ON THE PROPERTY.

	Working Order				Working Order		
	Yes	No	NA		Yes	No	NA
147. Air-conditioning.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane tank.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
148. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				149. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
149. Air exchange system.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	150. Range/oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
150. Carbon monoxide detector.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151. Range hood.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
151. Ceiling fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152. Refrigerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
152. Central vacuum.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	153. Security system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
153. Clothes dryer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
154. Clothes washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155. Smoke detectors (battery).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155. Dishwasher.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156. Smoke detectors (hardwired).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156. Doorbell.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157. Solar collectors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157. Drain tile system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	158. Sump pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
158. Electrical system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159. Toilet mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159. Environmental remediation system				160. Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
160. (e.g., radon, vapor intrusion).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	161. TV antenna system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
161. Exhaust system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	162. TV cable system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162. Fire sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	163. TV receiver.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
163. Fireplace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164. TV satellite dish.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
164. Fireplace mechanisms.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	165. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
165. Freezer.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	166. Water heater.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
166. Furnace humidifier.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	167. Water purification system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
167. Garage door auto reverse.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
168. Garage door opener.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169. Water softener.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
169. Garage door opener remote.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
170. Garbage disposal.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	171. Water treatment system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
171. Heating system (central).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	172. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
172. Heating system (supplemental).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	173. Windows.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173. Incinerator.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	174. Window treatments.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
174. Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	175. Wood-burning stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
175. Lawn sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	176. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
176. Microwave.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	177. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
177. Plumbing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	178. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
178. Pool and equipment.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	179. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

181. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

182. Property located at 18025 Fairhomes Lane Deephaven MN 55391

183. Are there any items or systems on the Property connected or controlled wirelessly,
184. via internet protocol ("IP"), to a router or gateway or directly to the cloud? Yes No

185. Comments regarding issues in Section C: _____
186. _____

187. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

188. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

189. Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described
(Check one.)
190. real Property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement:
191. Subsurface Sewage Treatment System.)

192. There is an abandoned subsurface sewage treatment system on the above-described real Property.
193. (See Disclosure Statement: Subsurface Sewage Treatment System.)

194. E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 1031.235.)
195. (Check appropriate box(es).)

196. Seller does not know of any wells on the above-described real Property.
197. There are one or more wells located on the above-described real Property. (See Disclosure Statement: Well.)
198. This Property is in a Special Well Construction Area.
199. There are wells serving the above-described Property that are not located on the Property.
200. (1) How many properties or residences does the shared well serve? _____
201. (2) Is there a maintenance agreement for the shared well? Yes No
202. If "Yes," what is the annual maintenance fee? \$ _____

203. F. PROPERTY TAX TREATMENT:

204. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)

205. There IS IS NOT an exclusion from market value for home improvements on this Property. Any
(Check one.)
206. valuation exclusion shall terminate upon sale of the Property, and the Property's estimated market value for
207. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
208. resulting tax consequences.

209. Additional comments: _____
210. _____

211. Preferential Property Tax Treatment

212. Is the Property subject to any preferential property tax status or any other credits
213. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,
214. Non-Profit Status, RIM, Rural Preserve, etc.) Yes No

215. If "Yes," would these terminate upon the sale of the Property? Yes No

216. Explain: _____
217. _____

219. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

220. Property located at 18025 Fairhomes Lane Deephaven MN 55391

221. **G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

222. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the Property described here.

223. *(Check one.)*

224. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

225. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal Revenue Code.

226. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

227. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

228. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

229. Seller is not aware of any methamphetamine production that has occurred on the Property.

230. Seller is aware that methamphetamine production has occurred on the Property.

231. *(See Disclosure Statement: Methamphetamine Production.)*

232. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

233. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the sale of the home.

234. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

235. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains or human burial grounds is guilty of a felony.

236. Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

237. If "Yes," please explain: _____

238. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.

239. **L. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they currently exist on the Property?

- | | | | | | |
|--|------------------------------|--|--|------------------------------|--|
| 240. (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 240. (6) Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 241. (2) Asbestos? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 241. (7) Mold? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 242. (3) Diseased trees? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 242. (8) Soil problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 243. (4) Formaldehyde? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 243. (9) Underground storage tanks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 244. (5) Hazardous waste/substances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 244. (10) Vapor intrusion? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 245. (11) Other? _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |

268. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

269. Property located at 18025 Fairhomes Lane Deephaven MN 55391

270. (12) Have you ever been contacted or received any information from any governmental
271. authority pertaining to possible or actual environmental contamination (e.g., vapor
272. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? Yes No

273. (13) Are you aware if there are currently, or have previously been, any orders issued
274. on the Property by any governmental authority ordering the remediation of a
275. public health nuisance on the Property? Yes No

276. If answer above is "Yes," all orders HAVE HAVE NOT been vacated.
(Check one.)

277. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.

278. _____
279. _____

280. M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

281. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
282. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having
283. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily
284. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

285. Every buyer of any interest in residential real property is notified that the property may present exposure to
286. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
287. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
288. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
289. information on radon test results of the dwelling.

290. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
291. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and
292. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

293. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
294. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
295. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
296. the court. Any such action must be commenced within two years after the date on which the buyer closed the
297. purchase or transfer of the real Property.

298. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual
299. knowledge.

300. (a) Radon test(s) HAVE HAVE NOT occurred on the Property.
(Check one.)

301. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most
302. current records and reports pertaining to radon concentration within the dwelling:

303. _____
304. _____

305. (c) There IS IS NOT a radon mitigation system currently installed on the Property.
(Check one.)

306. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
307. description and documentation.

308. _____
309. _____

310. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

312. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

313. Property located at 18025 Fairhomes Lane Deephaven MN 55391
314. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
315. Seller's knowledge.
316. **Notices:** Seller HAS HAS NOT received a notice regarding any proposed improvement project from any
317. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
318. and/or explain : _____
319. _____
320. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
321. ordinary buyer's use or enjoyment of the Property or any intended use of the Property? Yes No
322. If "Yes," explain: _____
323. _____
324. **O. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
325. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving
326. the home.
327. Examples of exterior moisture sources may be:
- 328. • improper flashing around windows and doors,
 - 329. • improper grading,
 - 330. • flooding,
 - 331. • roof leaks.
332. Examples of interior moisture sources may be:
- 333. • plumbing leaks,
 - 334. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
 - 335. • overflow from tubs, sinks, or toilets,
 - 336. • firewood stored indoors,
 - 337. • humidifier use,
 - 338. • inadequate venting of kitchen and bath humidity,
 - 339. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
 - 340. • line-drying laundry indoors,
 - 341. • houseplants—watering them can generate large amounts of moisture.
342. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
343. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
344. Therefore, it is very important to detect and remediate water intrusion problems.
345. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
346. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health
347. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to
348. mold.
349. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
350. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
351. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
352. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
353. Property.
354. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
355. offender registry and persons registered with the predatory offender registry under MN Statue 243.166
356. may be obtained by contacting the local law enforcement offices in the community where the property
357. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
358. Corrections web site at www.corr.state.mn.us.

360. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

361. Property located at 18025 Fairhomes Lane Deephaven MN 55391

362. Q. ADDITIONAL COMMENTS: _____

363. _____

364. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

365. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

366. (1) real property that is not residential real property;
367. (2) a gratuitous transfer;
368. (3) a transfer pursuant to a court order;
369. (4) a transfer to a government or governmental agency;
370. (5) a transfer by foreclosure or deed in lieu of foreclosure;
371. (6) a transfer to heirs or devisees of a decedent;
372. (7) a transfer from a co-tenant to one or more other co-tenants;
373. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
374. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
375. (10) a transfer of newly constructed residential property that has not been inhabited;
376. (11) an option to purchase a unit in a common interest community, until exercised;
377. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
378. (13) a transfer to a tenant who is in possession of the residential real property; or
379. (14) a transfer of special declarant rights under section 515B.3-104.

382. **MN STATUTES 144.496: RADON AWARENESS ACT**383. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
384. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.385. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
386. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
387. waive, limit, or abridge any obligation for seller disclosure created by any other law.388. **No Duty to Disclose:**

389. (A) There is no duty to disclose the fact that the Property
390. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
391. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
392. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
393. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
394. nursing home.
395. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
396. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
397. manner, provides a written notice that information about the predatory offender registry and persons registered
398. with the registry may be obtained by contacting the local law enforcement agency where the property is
399. located or the Department of Corrections.
400. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
401. (A) and (B) for property that is not residential property.
402. (D) **Inspections.**
403. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
404. Property if a written report that discloses the information has been prepared by a qualified third party
405. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
406. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
407. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
408. or investigation that has been conducted by the third party in order to prepare the written report.
409. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
410. included in a written report under paragraph (1) if a copy of the report is provided to Seller.

412. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

413. Property located at 18025 Fairhomes Lane Deephaven MN 55391

414. S. SELLER'S STATEMENT:

415. *(To be signed at time of listing.)*

416. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
417. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
418. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement
419. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
420. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
421. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the
422. prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

423. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
424. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
425. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

426. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

427. John W. Finn 3/16/2020 Colleen Finn 3/16/20
(Seller) (Date) (Seller) (Date)

428. T. BUYER'S ACKNOWLEDGEMENT:

429. *(To be signed at time of purchase agreement.)*

430. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
431. that no representations regarding facts have been made other than those made above. This Disclosure Statement
432. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
433. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

434. The information disclosed is given to the best of Seller's knowledge.

435. _____
(Buyer) (Date) (Buyer) (Date)

436. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
437. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, it can damage the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L action level. Whether a home is old or new, **any home can have high levels of radon**.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements



Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon levels, mitigation, or remediation;
4. information on the radon mitigation system, if a system was installed; and
5. a radon warning statement.

MDH Minnesota
Department of Health

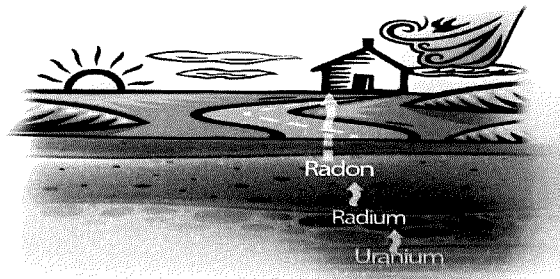
INDOOR AIR UNIT

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.



MDH Radon Program
PO Box 64975
St Paul, MN 55164-0975
health.indoor@state.mn.us
www.health.state.mn.us/radon
651-201-4601
800-798-9050

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Keep all windows and doors closed, except for normal entry and exit.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test. Test for at least 48 hours.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished.

Place the test kit:

- twenty inches to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas or areas of high heat or humidity

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a certified radon mitigation professional.

Radon mitigation is the process used to reduce radon concentrations in buildings. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system should reduce levels to below 4.0 pCi/L, if not lower.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

Radon Warning Statement

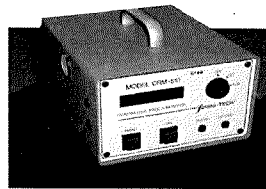
"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling".

How are radon tests conducted in real estate transactions? There are special protocols for radon testing. The two most common ways to test are either using a calibrated continuous radon monitor (CRM) or two-short term test kits used at the same time. The short-term test kits are placed 4 inches apart and the results are averaged.

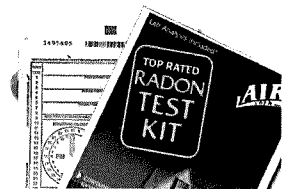
Continuous Radon Monitor (CRM)

Fastest



Simultaneous Short-term Testing

Second Fastest



All radon tests should be conducted by a certified professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon website. If the seller previously conducted testing in a property at or above 4 pCi/L, the home should be mitigated.

DISCLOSURE STATEMENT: WELL
This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2019 Minnesota Association of REALTORS®, Edina, MN

1. Date _____
2. Page 1 of _____ pages: THE REQUIRED MAP
3. IS ATTACHED HERE AND MADE A PART OF THIS
4. DISCLOSURE

5. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located.

15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further information about these issues. For additional information on wells, please visit the Minnesota Department of Health's website at www.health.state.mn.us.

19. Instructions for completion of this form are on page three (3).

20. **PROPERTY DESCRIPTION:** Street Address: 18025 Fairhomes Lane

21. City of Deephaven, County of Hennepin

22. State of Minnesota, Zip Code 55391

23. **LEGAL DESCRIPTION:**
Fairhomes Lot 016

("Property").

26. **WELL DISCLOSURE STATEMENT:** (Check appropriate boxes.)

27. Seller certifies that the following wells are located on the above-described real Property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
30. Well 1	_____	<u>300ft</u>	<u>1960</u>	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Well 2	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Well 3	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. Is this property served by a well not located on the Property?
 34. If "Yes," please explain: Yes No

36. **NOTE:** See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 102-113. If a well is not in use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a well is operable and properly maintained, a maintenance permit is not required.

40. If the well is, "Shared":
 41. (1) How many properties or residences does the shared well serve? _____
 42. (2) Who manages the shared well? _____
 43. (3) Is there a maintenance agreement for the shared well? Yes No
 44. If "Yes," what is the annual maintenance fee? \$ _____

46. Property located at 18025 Fairhomes Lane Deephaven MN 55391

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: 8/02/2017 Test results attached? Yes No

49. Contaminated Well: Is there a well on the Property containing contaminated water? Yes No

50. Comments: _____
51. _____
52. _____
53. _____
54. _____
55. _____
56. _____

57. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

58. When was the well sealed? _____

59. Who sealed the well? _____

60. Was a Sealed Well Report filed with the Minnesota Department of Health? Yes No

61. **MAP: Complete the attached Location Map showing the location of each well on the real Property.**

62. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part/(ies) in
63. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

64. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

65. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing
66. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
67. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to
68. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real
69. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective
70. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective
71. buyer, the real estate licensee must provide a copy to the prospective buyer.

72. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**
73. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**
74. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose
75. new or changed facts, please use the *Amendment to Disclosure Statement* form.

76. John W. Finn 5/27/2020 Colleen A Finn 5/27/2020
(Seller) JOHN W FINN (Date) (Seller) COLLEEN A FINN (Date)

77. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

78. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well and Location Map* and
79. agree that no representations regarding facts have been made other than those made above.

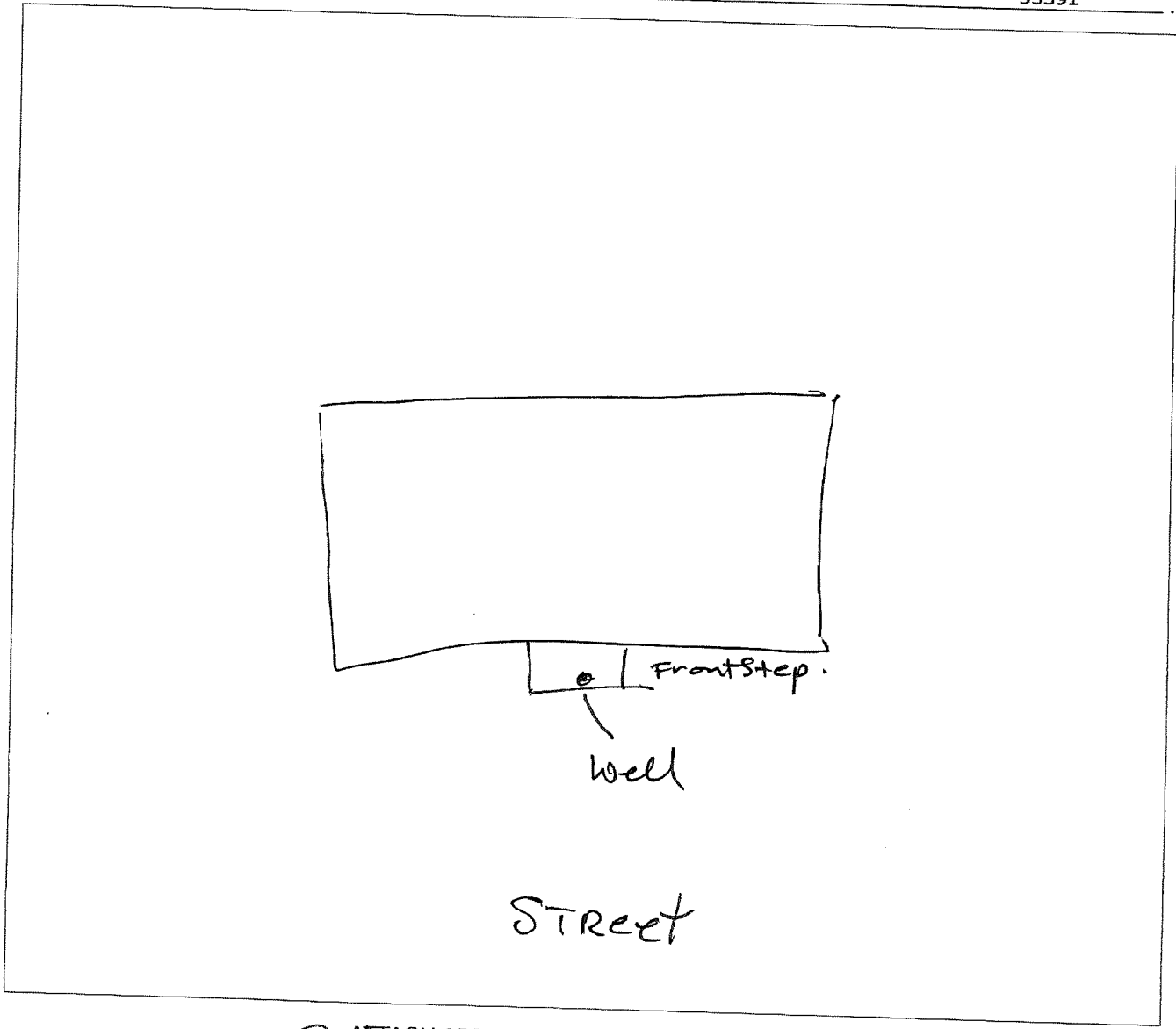
80. _____
(Buyer) (Date) (Buyer) (Date)

LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

LOCATION MAP

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2009 Minnesota Association of REALTORS®, Edina, MN

1. Page _____ of _____ pages
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.
3. any of the following on the property.
4. SUBSURFACE SEWAGE TREATMENT SYSTEM WELL METHAMPHETAMINE PRODUCTION AREA
(Check all that apply.)
5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
6. Property located at 18025 Fairhomes Lane
7. Deephaven MN 55391



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial: John W. Finn _____
(Seller) (Date) (Buyer) (Date)

10. Colleen A. Finn _____
(Seller) (Date) (Buyer) (Date)

11. COLLEEN A FINN

ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER

Twin City Water Clinic Laboratory Test Report

Minnesota State Laboratory ID# 027-053-119
 Wisconsin State Laboratory ID# 105-10117
 Wisconsin DNR Lab ID #399073400

Client: John Finn
Address: 18025 Fairhomes Lane
 Wayzata, MN 55391

Report Number: 17-09017
Sample Collection Date: 08/01/17
Sample Collection Time: 7:07
Sample Receipt Date: 08/01/17
Report Issue Date: 08/02/17


Twin City Water Clinic Inc.
617 13th Avenue South
Hopkins, MN 55343
Phone: (952)935-3556
Fax: (952)935-5077

Laboratory	Analyte	Client ID	Parameter	Sample Prep		Sample Analysis		Test	
				Date	Time	Date	Time	Results	Units
17-09017	Coliform		Drinking Water			08/01/17	13:23	Absent	
17-09017	Nitrate/N		Drinking Water			08/01/17	12:39	<1.0	mg/L
17-09017	Arsenic		Drinking Water	08/01/17	9:00	08/02/17	11:34	3.99	µg/L
17-09017	Lead		Drinking Water	08/01/17	9:00	08/02/17	11:18	<2.0	µg/L
17-09017	Nitrite/N		Drinking Water			08/01/17	12:39	<1.0	mg/L
17-09017	<i>E. coli</i>		Drinking Water			08/01/17	13:23	Absent	

X No samples were subcontracted; or the above test result(s) with*** designation were produced by a subcontracted laboratory. [Laboratory name; address; MDH Lab ID#]. The subcontracted laboratory maintains MDH Certification for the field(s) of testing performed.	Well No.:
	Sample pt:
	Well Adr: 18025 Fairhomes Lane; Wayzata, MN
	Owner:
	Owner Adr:

Sample Conditions:	Sample Temp: 17°C
Discussion:	
Notes:	

Approved methods used in analyzing the samples listed above have the following reporting levels: SM9222B - Coliform, 1 cfu / 100 ml EPA 353.2 - Nitrate Nitrogen expressed as NO3+ NO2, 1.0 mg / L SM3113B - Arsenic, 2.0 µg / l, Lead, 2.0 µg/ L EPA 353.2 - Nitrite Nitrogen, 1.0 mg/L	Maximum contaminant levels: Coliform - < 1 cfu /100 ml Nitrate Nitrogen 10.0 mg/L Arsenic, 10.0 µg / L Lead, 15.0 µg / L Nitrite, 1 mg/L
--	---

Sample Collected by: X Client TCWC Approved By: 

Bill Van Arsdale
Laboratory Manager

The results listed in this report apply only to the above listed samples. All routine quality assurance procedures were followed, unless otherwise noted. This analytical report must be reported in its entirety. All methods are certified by the Minnesota Department of Health, unless otherwise noted.