

**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. **INSTRUCTION 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 5745 Kathleen Court

34. City of Shorewood, County of Hennepin, State of Minnesota.

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

36. (1) What date Feb, 2006 did you Acquire Build the home?
------(Check one.)-----

37. (2) Type of title evidence: Abstract Registered (Torrens) Unknown

38. Location of Abstract: safe deposit box

39. Is there an existing Owner's Title Insurance Policy? Yes No

40. (3) Have you occupied this home continuously during your ownership? Yes No

41. If "No," explain: _____

42. (4) Is the home suitable for year-round use? Yes No

43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No

44. (6) Does the property include a manufactured home? Yes No

45. If "Yes," HUD #(s) is/are _____

46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No



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

49. Property located at 5745 Kathleen Court Shorewood MN 55331

50. (7) Is the property located on a public or a private road? Public Private Public: no maintenance

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

53. (a) Do you know which zone the property is located in? Yes No

54. If "Yes," which zone? _____

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

56. If "Yes," is the policy in force? Yes 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 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
63. premiums are increasing, and in some cases will rise by a substantial amount over the premiums
64. previously charged for flood insurance for the property. As a result, Buyer should not rely on the
65. premiums paid for flood insurance on this property previously as an indication of the premiums that
66. will apply after Buyer completes their purchase.

67. Are there any

68. (9) encroachments? Yes No

69. (10) association, covenants, historical registry, reservations, or restrictions, that affect
70. or may affect the use or future resale of the property? Yes No

71. (11) governmental requirements or restrictions that affect or may affect the use or future
72. enjoyment of the property (e.g., shoreland restrictions, non-conforming use, etc.)? Yes No

73. (12) easements, other than utility or drainage easements? Yes No

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

75. _____

76. _____

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

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

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

81. If "Yes," give details of what happened and when: In 2006, hail damage to roof

82. _____

83. (2) Have you ever had an insurance claim(s) against your Homeowner's
84. Insurance Policy? Yes No

85. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? tree fell on part of roof
86. which needed to be replaced

87. Did you receive compensation for the claim(s)? Yes No

88. If you received compensation, did you have the items repaired? Yes No

89. What dates did the claim(s) occur? ?

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

92. Property located at 5745 Kathleen Court Shorewood MN 55331

93. (3) (a) Has/Have the structure(s) been altered?
94. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No
95. If "Yes," please specify what was done, when, and by whom (owner or contractor):

96. _____
97. _____

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
99. retaining wall, general finishing) Yes No

100. If "Yes," please explain: retaining wall in back yard, west side; back yard
101. fence for part of the property, new appliances 2006-07; painting
102. replaced furnace/ac

103. (c) Are you aware of any work performed on the property for which
appropriate permits were not obtained? Yes No

104. If "Yes," please explain: _____
105. _____

106. (4) Has there been any damage to flooring or floor covering? Yes No

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

109. (5) Do you have or have you previously had any pets? Yes No

110. If "Yes," indicate type dog and number 1

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

112. _____

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

| | |
|---|---|
| 114. (a) cracked floor/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (e) leakage/seepage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 115. (b) drain tile problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (f) sewer backup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 116. (c) flooding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (g) wet floors/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 117. (d) foundation problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (h) other? _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

118. Give details to any questions answered "Yes": _____
119. _____
120. _____

121. (8) THE ROOF:

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

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

124. (b) Has there been any interior or exterior damage? Yes No

125. (c) Has there been interior damage from ice buildup? Yes No

126. (d) Has there been any leakage? Yes No

127. (e) Have there been any repairs or replacements made to the roof? Yes No

128. Give details to any questions answered "Yes": tree fell on roof, dining area
129. side. Some shingles needed to be replaced.

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

132. Property located at 5745 Kathleen Court Shorewood MN 55331

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

134. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Cedar clapboard

135. (b) cracks/damage? Yes No

136. (c) leakage/seepage? Yes No

137. (d) other? Yes No

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

139. _____

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

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

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

| | Working Order | | | | Working Order | | |
|--|-------------------------------------|-------------------------------------|--------------------------|---|-------------------------------------|-------------------------------------|--------------------------|
| | Yes | NA | NA | | Yes | NA | NA |
| 146. Air-conditioning..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Propane tank..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 147. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window | | | | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | | | |
| 148. Air exchange system..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Range/oven..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 149. Carbon monoxide detector..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Range hood..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 150. Ceiling fan..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 151. Central vacuum..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Security system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 152. Clothes dryer..... <u>gas</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned | | | |
| 153. Clothes washer..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke detectors (battery)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 154. Dishwasher..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke detectors (hardwired)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 155. Doorbell..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Solar collectors..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 156. Drain tile system..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sump pump..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 157. Electrical system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilet mechanisms..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 158. Environmental remediation system (e.g., radon, vapor intrusion)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trash compactor..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 159. Exhaust system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TV antenna system..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 160. Fire sprinkler system..... | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | TV cable system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 161. Fireplace..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TV receiver..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 162. Fireplace mechanisms..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TV satellite dish..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 163. Freezer..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | | | |
| 164. Furnace humidifier..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water heater..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 165. Garage door auto reverse..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water purification system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 166. Garage door opener..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned | | | |
| 167. Garage door opener remote..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water softener..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 168. Garbage disposal..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned | | | |
| 169. Heating system (central)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water treatment system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 170. Heating system (supplemental)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned | | | |
| 171. Incinerator..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 172. Intercom..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Window treatments..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 173. Lawn sprinkler system..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wood-burning stove..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 174. Microwave..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other <u>down draft exhaust/range</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 175. Plumbing..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 176. Pool and equipment..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | | | Other..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

181. Property located at 5745 Kathleen Court Shorewood MN 55331

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

184. Comments regarding issues in Section C: _____

185. _____

186. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

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

188. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
----- (Check one.) -----

189. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
190. Disclosure Statement: Subsurface Sewage Treatment System.)

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

193. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)

194. (Check appropriate box.)

195. Seller certifies that Seller does not know of any wells on the above-described real property.

196. Seller certifies there are one or more wells located on the above-described real property.
197. (See Disclosure Statement: Well.)

198. Are there any wells serving the above-described property that are not located on the
199. property? Yes No

200. If "Yes":

201. (1) How many properties or residences does the shared well serve? 1

202. (2) Is there a maintenance agreement for the shared well? Yes No

203. If "Yes," what is the annual maintenance fee? \$ _____

204. Is this property in a Special Well Construction Area? Yes No

205. **F. PROPERTY TAX TREATMENT:**

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

207. There IS IS NOT an exclusion from market value for home improvements on this property. Any
----- (Check one.) -----

208. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
209. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
210. resulting tax consequences.

211. Additional comments: _____

212. _____

213. **Preferential Property Tax Treatment**

214. Is the property subject to any preferential property tax status or any other credits affecting the property?
215. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,

216. Non-Profit Status) Yes No

217. If "Yes," would these terminate upon the sale of the property? Yes No

218. Explain: _____

219. _____

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222. Property located at 5745 Kathleen Court Shorewood MN 55331

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

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

229. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
230. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
231. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
232. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
233. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
234. Revenue Code.

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

239. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
240. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
241. Seller is not aware of any methamphetamine production that has occurred on the property.
242. Seller is aware that methamphetamine production has occurred on the property.
243. (See Disclosure Statement: Methamphetamine Production.)

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

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

252. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.
253. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person
254. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains
255. or human burial grounds is guilty of a felony.
256. Are you aware of any human remains, burials, or cemeteries located on the property? Yes No
257. If "Yes," please explain: _____
258. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
259. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
260. Statute 307.08, Subd. 7.

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

- | | | | | | |
|--|--|--|-----------------------------------|------------------------------|--|
| 263. <input checked="" type="checkbox"/> (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (6) Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 264. (2) Asbestos? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (7) Mold? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 265. <input checked="" type="checkbox"/> (3) Diseased trees? | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (8) Soil problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 266. (4) Formaldehyde? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (9) Underground storage tanks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 267. (5) Hazardous waste/substances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (10) Vapor intrusion? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 268. (11) Other? | <u>As we are in the woods, we always use a</u> | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

MN:DS:SPDS-6 (8/18) pest control service as a preventative.
 Are treating an elm tree, ... so far, so good!

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271. Property located at 5745 Kathleen Court Shorewood MN 55331

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

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

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

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

280. _____

281. _____

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

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

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

292. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
293. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and
294. can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

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

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

302. (a) Radon test(s) HAVE HAVE NOT occurred on the property.
------(Check one.)-----

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

305. _____

306. _____

307. (c) There IS IS NOT a radon mitigation system currently installed on the property.
------(Check one.)-----

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

310. _____

311. _____

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

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

315. Property located at 5745 Kathleen Court Shorewood MN 55331

316. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
317. Seller's knowledge.

318. **Notices:** Seller HAS HAS NOT received a notice regarding **any** proposed improvement project from **any**
319. -----*(Check one.)*----- assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
320. and/or explain : _____
321. _____

322. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
323. ordinary buyer's use or enjoyment of the property or any intended use of the property? Yes No

324. If "Yes," explain: _____
325. _____

326. **O. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
327. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving
328. the home.

329. Examples of exterior moisture sources may be:

- 330. • improper flashing around windows and doors,
- 331. • improper grading,
- 332. • flooding,
- 333. • roof leaks.

334. Examples of interior moisture sources may be:

- 335. • plumbing leaks,
- 336. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 337. • overflow from tubs, sinks, or toilets,
- 338. • firewood stored indoors,
- 339. • humidifier use,
- 340. • inadequate venting of kitchen and bath humidity,
- 341. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 342. • line-drying laundry indoors,
- 343. • houseplants—watering them can generate large amounts of moisture.

344. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result
345. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the property.
346. Therefore, it is very important to detect and remediate water intrusion problems.

347. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
348. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health
349. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to
350. mold.

351. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
352. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
353. property inspected for moisture problems before entering into a purchase agreement or as a condition of your
354. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
355. property.

356. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
357. offender registry and persons registered with the predatory offender registry under MN Statue 243.166
358. may be obtained by contacting the local law enforcement offices in the community where the property
359. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
360. Corrections web site at www.corr.state.mn.us.

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

363. Property located at 5745 Kathleen Court Shorewood MN 55331

364. Q. ADDITIONAL COMMENTS:

365.

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

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

368. (1) real property that is not residential real property;
369. (2) a gratuitous transfer;
370. (3) a transfer pursuant to a court order;
371. (4) a transfer to a government or governmental agency;
372. (5) a transfer by foreclosure or deed in lieu of foreclosure;
373. (6) a transfer to heirs or devisees of a decedent;
374. (7) a transfer from a co-tenant to one or more other co-tenants;
375. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
376. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
378. (10) a transfer of newly constructed residential property that has not been inhabited;
379. (11) an option to purchase a unit in a common interest community, until exercised;
380. (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);
382. (13) a transfer to a tenant who is in possession of the residential real property; or
383. (14) a transfer of special declarant rights under section 515B.3-104.

384. **MN STATUTES 144.496: RADON AWARENESS ACT**

385. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
386. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

387. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
388. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
389. waive, limit, or abridge any obligation for seller disclosure created by any other law.

390. **No Duty to Disclose:**

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

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.

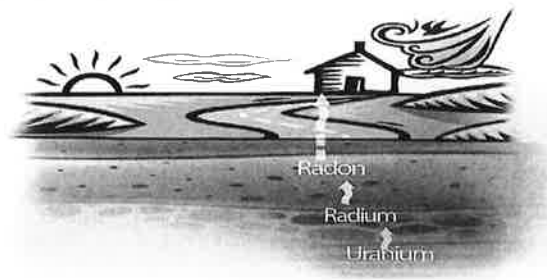
MDH Minnesota
Department of Health
INDOOR AIR UNIT

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

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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 103I.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: 5745 Kathleen Court
 21. Shorewood 55331 Hennepin
(City) (Zip) (County)

22. **LEGAL DESCRIPTION:**
 23. **Noelwood Heights Lot 6 Blk 1**

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

26. 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 |
|------------|--------------------|------------|----------------|-----------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 29. Well 1 | <u>413400</u> | <u>172</u> | <u>1985</u> | <u>DOMESTIC</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Well 2 | _____ | _____ | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. Well 3 | _____ | _____ | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

32. Is this property served by a well not located on the property? Yes No

33. If "Yes," please explain: _____

35. **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.**

39. If the well is, "Shared":

40. (1) How many properties or residences does the shared well serve? _____

41. (2) Who manages the shared well? _____

42. (3) Is there a maintenance agreement for the shared well? Yes No

43. If "Yes," what is the annual maintenance fee? \$ _____

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

415. Property located at 5745 Kathleen Court Shorewood MN 55331

416. **S. SELLER'S STATEMENT:**

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

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

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

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

429. Kathleen R. S. Suggs 2-21-2019 TH Jyl 2-21-2019
(Seller) (Date) (Seller) (Date)

430. **T. BUYER'S ACKNOWLEDGEMENT:**

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

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

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

437. _____
(Buyer) (Date) (Buyer) (Date)

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

82. **INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT**

83. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise
84. constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

85. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been
86. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this
87. date, you should have the unique well number in your property records. If you are unable to locate your unique well
88. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number
89. is available, please indicate the depth and year of construction for each well.

90. **WELL TYPE:** Use one of the following terms to describe the well type.

91. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use. Examples
92. of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal wells.

93. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically
94. large-diameter wells connected to a large pressure distribution system.

95. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is
96. typically used to access groundwater for the extraction of samples.

97. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction
98. or use of underground spaces.

99. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
100. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat
101. loops).

102. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

103. **IN USE:** A well is "in use" if the well is operated on a daily, regular, or seasonal basis. A well in use includes
104. a well that operates for the purpose of irrigation, fire protection, or emergency pumping.

105. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not been
106. sealed by a licensed well contractor.

107. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material
108. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has
109. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry
110. into the well. A "capped" well is not a "sealed" well.

111. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing
112. contractor, check the well status as "not in use."

113. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
114. at (651) 201-4587 (metropolitan Minneapolis–St. Paul) or 1-800-383-9808 (greater Minnesota).

45. Property located at 5745 Kathleen Court Shorewood MN 55331

46. **OTHER WELL INFORMATION:**

47. Date well water last tested for contaminants: 2018 Test results attached? Yes No

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

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

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

57. When was the well sealed? _____

58. Who sealed the well? _____

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

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

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

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

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

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

75. Kathleen RS Suggs 2-21-2019 (Seller) (Date) [Signature] 2-21-2019 (Seller) (Date)

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

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

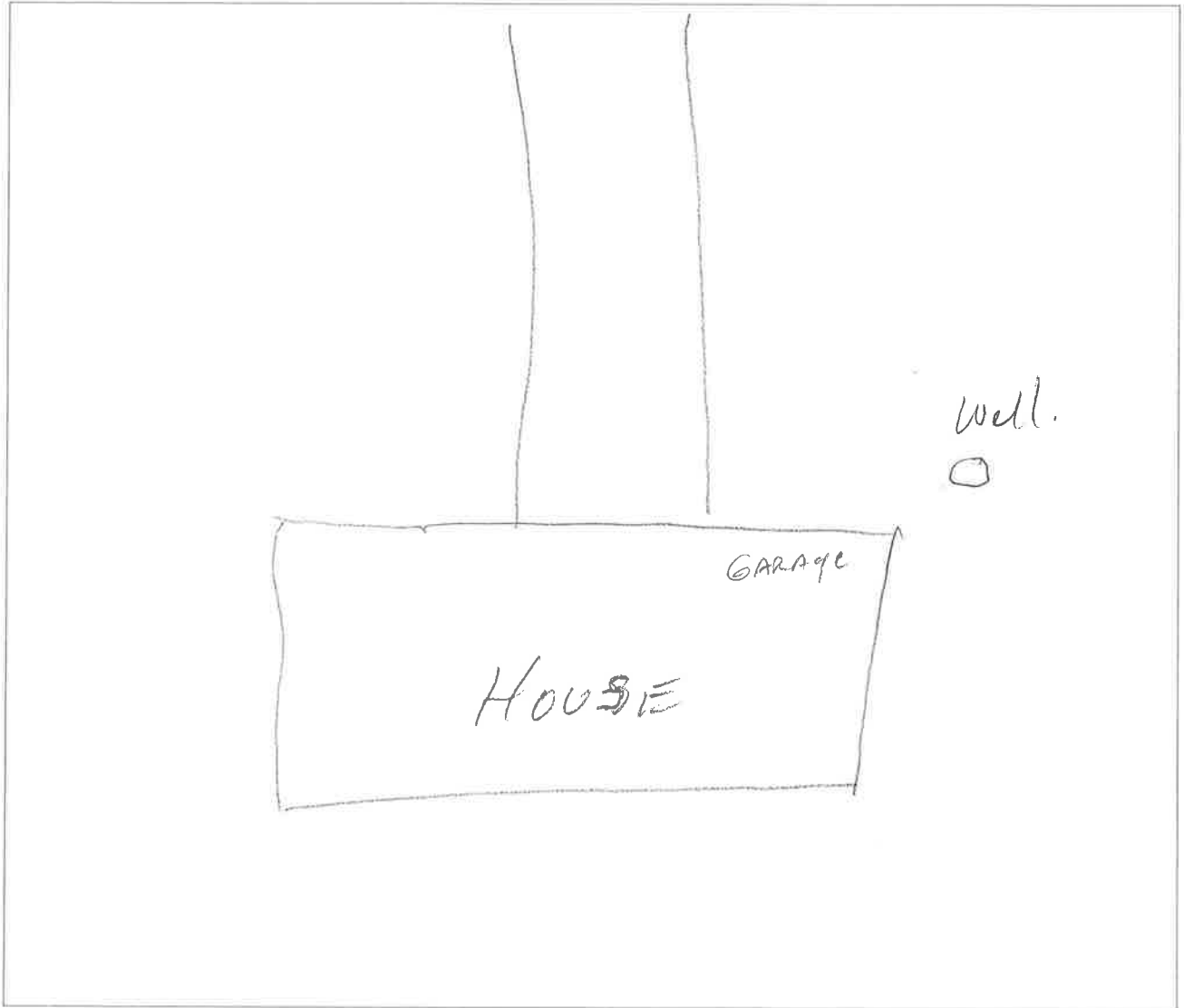
79. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

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

LOCATION MAP

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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.
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 5745 Kathleen Court
7. Shorewood, MN 55331



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial: KRSI 2-21-2019 [Signature]
(Seller) (Date) (Buyer) (Date)

10. [Signature] 2-21-2019 _____
(Seller) (Date) (Buyer) (Date)

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

Field Engineering, Inc.

WATER ANALYSIS

7608 119th Lane North - Champlin, Minnesota 55316

20 July 2018

Telephone: 763-427-0826
FED. ID # 411443773

Test #: 147483
Time: 1:00 PM
From: Kitchen
Date collected: 18 July 2018
Date in lab: 19 July 2018

To: BERGERSON-CASWELL, INC
5115 INDUSTRIAL ST
MAPLE PLAIN, MN 55359
c/o 38485R

Lab ID #: 18-09328 G18-176
Lic. #: 1767

RE: Water test at: 5745 Kathleen Ct; Shorewood, MN

Owner: Kathleen Tuggle

Field Engineering personnel in conjunction with Twin City Water Clinic tested the water that was drawn by Sam Schelitzche at the above address and the results were as follows:

| <u>Test</u> | <u>Maximum limit</u> | <u>Results</u> | <u>Remarks</u> |
|-----------------------------|----------------------|--------------------|----------------|
| Coliform Bacteria - SM9222B | Absent | Absent | |
| Nitrate Nitrogen - SM4500 | 10 mg/L | less than 1.0 mg/L | |
| Arsenic - SM3113B | 10.0 µg/L | less than 2.0 µg/L | |

This water DOES meet state, conventional, FHA, VA, and U.S.P.H.S. guidelines for the tests listed above. Twin City Water Clinic is certified to perform these tests by the Minnesota Department of Health certificate #027-053-119 and Wisconsin Department of Agriculture certificate #105-10117. This report must not be reproduced, except in full, without the written approval from Twin City Water Clinic and Field Engineering, Inc.

Sincerely Yours,



Marvin Wenzel

BERGERSON-CASWELL INC.
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

Invoice: 26805

(763) 479-3121
(763) 479-2183

Sold to Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Site Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Account
TUGGLKAT

Terms
On Rcpt

Invoice Date
2/15/2019

Page
1

Order: 22739

PO#:

Description: Service Call
Resolution: Job#39269R

2/12/2019-Drove to jobsite,performed a system check. Removed, cleaned injectors, checked water for hardness and Iron. Everything checked out okay at this time.

Service Tech: Jeff Lehmborg

| <u>Equipment</u> | <u>Item</u> | <u>Quantity</u> | <u>Description</u> | <u>Unit Price</u> | <u>Extended Price</u> |
|------------------|-------------|-----------------|--------------------|-------------------|-----------------------|
| | | 1 | Service Call | 145.00 | \$145.00* |

* means Item is non-taxable

Like us on Facebook - visit our website www.bergersoncaswell.com

THANK YOU FOR YOUR BUSINESS!

Past due accounts subject to 1.5% finance charge per month plus

Subtotal 145.00

Total \$145.00

BERGERSON-CASWELL INC.
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

Invoice: 25792

(763) 479-3121
(763) 479-2183

Sold to Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Site Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Account
TUGGLKAT

Terms Invoice
On Rcpt Date Page
7/20/2018 1

Order: 21823

PO#:

Description: Service Call
Resolution: Job#38485R

7/18/18-Drove to jobsite, took water samples from kitchen faucet. Cleaned injectors that were plugged up on iron filter, flushed out filter. Set time on iron filter, system checked out okay.

Service Tech: Sam Schelitzche

| <u>Equipment</u> | <u>Item</u> | <u>Quantity</u> | <u>Description</u> | <u>Unit Price</u> | <u>Extended Price</u> |
|------------------|-------------|-----------------|---|-------------------|-----------------------|
| | | 1 | Water Test For Coliform, Arsenic, And Nitrate | 175.00 | \$175.00* |
| | | 1 | Prefilter | 12.00 | \$12.00* |
| | | 1 | Post Filter | 21.00 | \$21.00* |
| | | 1 | Service Call | 145.00 | \$145.00* |

* means item is non-taxable

Like us on Facebook - visit our website www.bergersoncaswell.com

Subtotal 353.00

THANK YOU FOR YOUR BUSINESS!

Past due accounts subject to 1.5% finance charge per month plus

Total \$353.00

BERGERSON-CASWELL INC.
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

Invoice: 24324

(763) 479-3121
(763) 479-2183

Sold to Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Site Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Account
TUGGLKAT

Terms
On Rcpt

Invoice
Date
9/22/2017

Page
1

Order: 20495

PO#:

Description: System check/flush
Resolution: JOB #37543R

9/12/17 - Drove to site, cleaned injectors on iron filter and flushed it out. I drained down the pressure tanks for the well and R.O. unit, checked air and added air to them. One of the tanks on the R.O unit was bad so I bypassed it because it is not needed. I changed out the R.O. filters and checked the softener, cycled pump and it checked OK. I took water samples from the laundry tub.

Customer paid in full with check #6677 on 9/12/17.

Service Tech: Kriss Boatman

| <u>Equipment</u> | <u>Item</u> | <u>Quantity</u> | <u>Description</u> | <u>Unit Price</u> | <u>Extended Price</u> |
|------------------|-------------|-----------------|--|-------------------|-----------------------|
| | | 1 | Water Test - Coliform, Nitrates, Arsenic | 175.00 | \$175.00* |
| | RLABOR | 1.5HR | Hours (Labor) | 135.00 | \$202.50* |

* means item is non-taxable

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Subtotal 377.50

THANK YOU FOR YOUR BUSINESS!

Past due accounts subject to 1.5% finance charge per month plus

Total \$377.50

BERGERSON-CASWELL INC.
 5115 INDUSTRIAL STREET
 MAPLE PLAIN, MN 55359

Invoice: 20355

(763) 479-3121
 (763) 479-2183

Sold to Kathleen Tuggle
 5745 Kathleen Court
 Shorewood, MN 55331

Site Kathleen Tuggle
 5745 Kathleen Court
 Shorewood, MN 55331

Account
 TUGGLKAT

Terms
 On Rcpt

Invoice
 Date
 9/23/2015

Page
 1

Order: 16863

PO#:

Description: System check/flush
 Resolution: JOB #34710R

Upon receipt of payment, water analysis will be provided.

9/1/15 - Drove to site, checked system, flushed out iron filter, set clocks and changed out the R.O. filters.
 9/8/15 - Drove to site and took water samples from kitchen sink.

Service Tech: Mark Klein

| <u>Equipment</u> | <u>Item</u> | <u>Quantity</u> | <u>Description</u> | <u>Unit Price</u> | <u>Extended Price</u> |
|------------------|-------------|-----------------|----------------------------------|-------------------|-----------------------|
| | | 1 | Sediment Pre Filter | 14.00 | \$14.00* |
| | | 1 | Carbon Post Filter | 22.00 | \$22.00* |
| | | 1 | Water Test - Coliform & Nitrates | 95.00 | \$95.00* |
| | | 1 | Water Test - Arsenic | 95.00 | \$95.00* |
| | RLABOR | 1.5HR | Hours (Labor) | 130.00 | \$195.00* |

* means item is non-taxable

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Subtotal 421.00

THANK YOU FOR YOUR BUSINESS!

Past due accounts subject to 1.5% finance charge per month plus

Total \$421.00

BERGERSON-CASWELL INC.
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

Invoice: 10468

(763) 479-3121
(763) 479-2183

Sold to Kathleen Sluis
5745 Kathleen Court
Shorewood, MN 55331

Site Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Account
SLUISKAT

Terms
On Rcpt

Invoice
Date
7/30/2010

Page
1

Order: 7965
Description:
Resolution:

Pump job
JOB #28143R

PO#:

7/21/10 - Drove to site, pulled pump, airlifted well, set new pump, drop pipe and wire, pumped over top till clean and set spool. Removed old tank and control box, mounted new tank and controller to wall, plumbed in tank, wired up controller, cycled system and checked OK.

Customer paid in full with Visa on 7/21/10.

Service Tech: Kriss Boatman

| <u>Equipment</u> | <u>Item</u> | <u>Quantity</u> | <u>Description</u> | <u>Unit Price</u> | <u>Extended Price</u> |
|------------------|-----------------|-----------------|---|-------------------|-----------------------|
| | PMPGF1.15GPM | 1EA | 1 HP Grundfos 3"SQE 15-10C-220 | 1,200.00 | \$1200.00* |
| | CNTLPANELGF.CON | 1EA | Grundfos Control Panel - Constant Pressure | 750.00 | \$750.00* |
| | PIPEPVC1 1/4" | 140FT | 1 1/4" PVC Sch. 80 Pipe T & C | 2.00 | \$280.00* |
| | WIRESUB12/2-TW | 150FT | #12/2 Submersible Pumpcable - Twisted | 1.65 | \$247.50* |
| | | 1 | Splice Kit | 25.00 | \$25.00* |
| | | 1 | Airlift Well | 150.00 | \$150.00* |
| | PITLESS4 1/2" | 1EA | 4 1/2" Pitless Cap - Lunde | 65.00 | \$65.00* |

BERGERSON-CASWELL INC.
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

Invoice: 10468

(763) 479-3121
(763) 479-2183

Sold to Kathleen Sluis
5745 Kathleen Court
Shorewood, MN 55331

Site Kathleen Tuggle
5745 Kathleen Court
Shorewood, MN 55331

Account
SLUISKAT

Terms
On Rcpt

Invoice Date
7/30/2010

Page
2

Order: 7965
Service Tech: Kriss Boatman

PO#:

| <u>Equipment</u> | <u>Item</u> | <u>Quantity</u> | <u>Description</u> | <u>Unit Price</u> | <u>Extended Price</u> |
|------------------|----------------|-----------------|--|-------------------|-----------------------|
| | PTGRFS-JR15 | 1EA | PC15 Grundfos Pressure Tank & Fittings, installed | 500.00 | \$500.00* |
| | MANIFOLDTEE-CP | 1EA | Manifold Tee BV007M Constant Pressure, installed | 250.00 | \$250.00* |
| | RLABOR | 5HR | Hours (Labor) | 160.00 | \$800.00* |

* means item is non-taxable
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Subtotal 4,267.50

THANK YOU FOR YOUR BUSINESS!
Past due accounts subject to 1.5% finance charge per month plus

Total \$4,267.50

413400

County Hennepin
 Quad Mound
 Quad ID 105B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date 07/05/1991
 Update Date 06/16/2015
 Received Date

| | | | | | | | |
|--|-----------------|---------------------|----------------------|-------------------|--|------------------------------|-----------------------------|
| Well Name | Township | Range | Dir Section | Subsection | Well Depth | Depth Completed | Date Well Completed |
| | 117 | 23 | W 31 | ACCCCA | 172 ft. | 172 ft. | 10/23/1985 |
| Elevation | 1005 | Elev. Method | LiDAR 1m DEM (MNDNR) | | | | |
| Address | | | | | Use | Status | |
| C/W 5745 KATHLEEN CT SHOREWOOD MN | | | | | domestic | Active | |
| Stratigraphy Information | | | | | Well Hydrofractured? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Geological Material | | | | | From To | | |
| SAND | | | | | 0 65 | | |
| CLAY | | | | | 65 140 | | |
| GRAVEL | | | | | 140 150 | | |
| CLAY | | | | | 150 160 | | |
| SAND | | | | | 160 172 | | |
| Casing Type | | | | | Joint | | |
| Single casing | | | | | Threaded | | |
| Drive Shoe? | | | | | Above/Below | | |
| Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | | | | |
| Casing Diameter | | | | | Weight | | |
| 4 in. To 168 ft. | | | | | 10.8 lbs./ft. | | |
| Open Hole | | | | | From ft. To ft. | | |
| Screen? <input checked="" type="checkbox"/> | | | | | Type stainless | | |
| Diameter Slot/Gauze Length Set | | | | | Make JOHNSON | | |
| 4 in. 10 4 ft. 168 ft. 172 ft. | | | | | | | |
| Static Water Level | | | | | 115 ft. land surface Measure 10/23/1985 | | |
| Pumping Level (below land surface) | | | | | 115 ft. 4 hrs. Pumping at 20 g.p.m. | | |
| Wellhead Completion | | | | | Pitless adapter manufacturer WHITEWATER Model | | |
| <input type="checkbox"/> Casing Protection | | | | | <input checked="" type="checkbox"/> 12 in. above grade | | |
| <input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY) | | | | | | | |
| Grouting Information | | | | | Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified | | |
| Material | | | | | Amount From To | | |
| cuttings | | | | | ft. ft. | | |
| Nearest Known Source of Contamination | | | | | feet Direction Type | | |
| Well disinfected upon completion? | | | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Pump <input type="checkbox"/> Not Installed | | | | | Date Installed 10/29/1985 | | |
| Manufacturer's name RED JACKET | | | | | HP 0.75 Volt 230 | | |
| Model Number | | | | | Length of drop pipe 135 ft Capacity 12 g.p. Typ Submersible | | |
| Abandoned | | | | | Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Variance | | | | | Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Miscellaneous | | | | | First Bedrock Aquifer Quat. buried | | |
| Last Strat sand | | | | | Depth to Bedrock ft | | |
| Located by Minnesota Geological Survey | | | | | Locate Method GPS SA Off (averaged) (15 meters) | | |
| System UTM - NAD83, Zone 15, Meters | | | | | X 449902 Y 4971934 | | |
| Unique Number Verification | | | | | Address verification Input Date 05/30/2014 | | |
| Angled Drill Hole | | | | | | | |
| Well Contractor | | | | | Stodola Don Well Co. 27172 MCMAHON, F. | | |
| Licensee Business | | | | | Lic. or Reg. No. Name of Driller | | |

County Hennepin
 Quad Mound
 Quad ID 105B

413400

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Entry Date 07/05/1991
 Update
 Received Date 06/16/2015

| | | | | | | | | | | | | | |
|--|-----------------------------------|---------------------|----------------------|------------------------|--------------|-----------------------------|----------|-------------------------|-------------------------|--------------------------------|--------------------|---------------------------|--------|
| Well Name | Township 117 | Range 23 | Dir Section W 31 | Subsection A C C C C A | Use domestic | Aquifer Quat. buried artes. | Status A | Well Depth 172 ft. | Depth Completed 172 ft. | Date Well Completed 10/23/1985 | Lic/Reg. No. 27172 | | |
| Elevation | 1005 ft. | Elev. Method | LIDAR Im DEM (MNDNR) | | | | | Depth to Bedrock | ft | Open Hole | ft | Static Water Level | 115 ft |
| Field Located By | County Environmental &/or | | | | | | | | | | | | |
| Unique No. Verified | Address verification | | | | | | | | | | | | |
| Geological Interpretation Agency (Interpretation) | Emily Bauer | | | | | | | | | | | | |
| Locate Method | GPS SA Off (averaged) (15 meters) | | | | | | | | | | | | |
| Input Source | Minnesota Geological Survey | | | | | | | | | | | | |
| Input Date | 05/30/2014 | | | | | | | | | | | | |
| Universal Transverse Mercator (UTM) - NAD83 - Zone 15 - UTM Easting (X) | 449902 | | | | | | | | | | | | |
| UTM Northing (Y) | 497193 | | | | | | | | | | | | |
| Interpretation Method | Geologic study 1:24k to 1:100k | | | | | | | | | | | | |

| Geological Material | Color | Hardness | Depth (ft.) | | Elevation (ft.) | | Stratigraphy | Secondary | Minor Lithology |
|---------------------|-------|----------|-------------|-----|-----------------|-----|------------------|-----------|-----------------|
| | | | From | To | From | To | | | |
| SAND | | | 0 | 65 | 1005 | 940 | sand | | |
| CLAY | | | 65 | 140 | 940 | 865 | clay | | |
| GRAVEL | | | 140 | 150 | 865 | 855 | gravel (+larger) | | |
| CLAY | | | 150 | 160 | 855 | 845 | clay | | |
| SAND | | | 160 | 172 | 845 | 833 | sand | | |

Minnesota Well Index - Stratigraphy Report

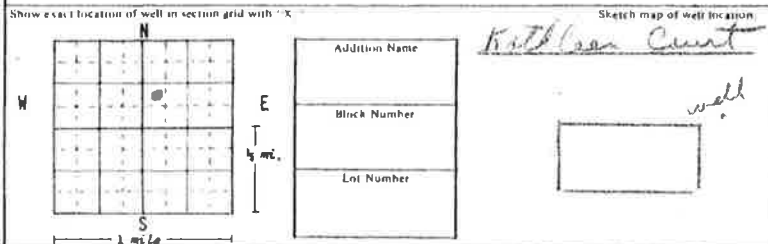
413400

413400

1. LOCATION OF WELL
 County Name: Hennepin

Township Name: Township Number: 117 N of S Range Number: 23 E of W Section No.: 31 Location: NW SW NE

Distance and Direction from Road Intersections or Street Address and City of Well Location



3. PROPERTY OWNER'S NAME
 Landico
 Address: 5745 Kathleen Court
 Shorewood, Minn.

4. WELL DEPTH (completed) 172' Date of Completion 10-23-85

5. Cable tool Reverse Driven Dug
 Hollow rod Air Bored
 Rotary Jetted Power Auger

6. USE
 Domestic Public Supply P Industry
 Irrigation Municipal Commercial
 Test Well Air Conditioning

| FORMATION LOG | COLOR | HARDNESS OF FORMATION | FROM | TO |
|---------------|-------|-----------------------|------|-----|
| Sand | | | 0 | 65 |
| Clay | | | 65 | 140 |
| Gravel | | | 140 | 150 |
| Clay | | | 150 | 160 |
| Sand | | | 160 | 172 |

7. CASING HEIGHT: Above/Below HOLE DIAM
 Black Threaded Surface _____ ft.
 Galv Welded Drive Shoe? Yes No
 _____ in. to _____ ft. Weight _____ lbs./ft. _____ in. to _____ ft.
 _____ in. to _____ ft. Weight _____ lbs./ft. _____ in. to _____ ft.

8. SCREEN Or open hole
 Make: Johnson from _____ ft to _____ ft.
 Type: Stainless Steel Dia: 4" Length: 4'
 Slot/Gauge: 10 Set between 160 ft. and 172 ft. FITTINGS

9. STATIC WATER LEVEL 115 ft. below land surface Date Measured 10-23-85

10. PUMPING LEVEL (below land surface)
 115 ft. after 4 hrs. pumping 20 g.p.m.
 _____ ft. after _____ hrs. pumping _____ g.p.m.

11. WELL HEAD COMPLETION
 Plug adapter, manufacturer: White Water
 Basement offset At least 12" above grade

12. WELL GROUTED? Yes No
 Neat Cement Bentonite Natural Backfill
 Grout material: _____ from _____ to _____ ft. Cu. Yds.

13. NEAREST SOURCES OF POSSIBLE CONTAMINATION
 _____ feet _____ direction _____ type
 Well disinfected upon completion? Yes No

14. PUMP
 Date installed: 10-28-85 Not installed
 Manufacturer's Name: Rex Jackon HP 3/4 Volts 230
 Model Number _____ Length of drop pipe 135 ft. capacity 1.2 g.p.m.
 Material of drop pipe: 1" Drop Pipe
 Type: Submersible L.S. Turbine Reciprocating
 Jet Centrifugal

15. REMARKS, ELEVATION, SOURCE OF DATA, etc.
 Use a second sheet, if needed
 Local
 RECEIVED
 NOV 4 1985
 Minn. Dept. of Health
 GSK/QG

16. WATER WELL CONTRACTOR'S CERTIFICATION
 This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
 DR. STOLOVA WELL DRILLING CO., INC. 172
 Licensee Business Name License No.
 Address: 15306 Hwy 7, Noka, Minn. 55345
 Signed: [Signature] Date: 10-23-85
 Authorized Representative
 J. P. Koshman Date: 10-23-85
 Name of Driller