

**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 HERETO AND
4. MADE A PART HEREOF

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 513.53 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 herein (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 are 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. NO may mean that Seller is unaware
 28. that it exists on the property.

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. (5) If any items do not apply, write "NA" (not applicable).

33. Property located at 5200 Lake Harrison Circle

34. City of Chanhassen County of Carver, State of Minnesota.

A. GENERAL INFORMATION:

36. (1) What date 2008 did you Acquire Build the home?
(Check one.)

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

38. Location of Abstract: _____

39. To your knowledge, 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) To your knowledge, 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 6900 Lake Harrison Circle Chanhassen

50. (7) Is the property located on a public or a private road? Public Private

51. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? Yes No

52. If "No," Buyer should consult the local zoning authority.

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

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

55. If "Yes," which zone? _____

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

57. If "Yes," is the policy in force? Yes No

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

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

60. (c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

61. If "Yes," please explain: _____

62. _____

63. 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.

64. Are you aware of any

65. (10) encroachments? Yes No

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

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

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

69. _____

70. _____

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

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

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

74. _____

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

76. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? _____

77. _____

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

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

80. What dates did the claim(s) occur? _____



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

92. Property located at 6900 Lake Farrison Circle Chanhassen

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, retaining wall, general finishing) Yes No
 99. If "Yes," please explain: Existing space turned into bedroom
 100. & Bath
 101. _____

102. (c) Are you aware of any work performed on the property for which
 103. 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 small dog and number 1.

111. (6) Comments: _____
 112. _____

113. C. STRUCTURAL SYSTEMS: To your knowledge, have any of the following conditions previously existed or do they
 114. currently exist?

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

116. (1) THE FOUNDATION: To your knowledge, the type of foundation is (e.g., block, poured, wood, stone, other):

117. _____
 118. (2) THE BASEMENT, CRAWLSPACE, SILL:

119. (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
120. (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
121. (c) flooding	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(g) rot floors/walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
122. (d) foundation problem	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(h) other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

123. Give details to any questions answered "Yes": _____
 124. _____
 125. _____

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

128. Property located at 1000 Lake Johnson Circle Chanhassen

129. (3) THE ROOF: To your knowledge:

130. (a) what is the age of the roofing material? 3 years

131. (b) has there been any interior or exterior damage? Yes No

132. (c) has there been interior damage from ice buildup? Yes No

133. (d) has there been any leakage? Yes No

134. (e) have there been any repairs or alterations made to the roof? Yes No

135. Give details to any questions answered "Yes": New Roof

138. D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

139. NOTE: This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted. Items listed below. Personal property is included in the sale ONLY IF specifically referenced in this Purchase Agreement.

142. Cross out only those items not physically located on the property:

	In Working Order		In Working Order		In Working Order		
	Yes	No	Yes	No	Yes	No	
144. Air-conditioning system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>
145. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (supplemental)	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
146. Air exchange system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input type="checkbox"/>	<input type="checkbox"/>
147. Carbon Monoxide Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148. Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
149. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>
150. Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
151. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washing machine	<input checked="" type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153. Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		Water softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154. Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
155. Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Garage hood	<input checked="" type="checkbox"/>	Water treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156. Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
157. Fireplace mantel/shelf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158. Fireplace mantel/shelf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		Window treatments	<input type="checkbox"/>	<input type="checkbox"/>
159. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage door openers (battery)	<input checked="" type="checkbox"/>	Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>
160. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	Garage door openers (hardwired)	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
161. Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage door openers	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
162. Garage auto reverse	<input type="checkbox"/>	<input type="checkbox"/>	Garage door openers	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
163. GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage door openers	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
164. Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage door openers	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>

165. Comments: _____

166. _____

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

169. Property located at 9520 Lakeshore Dr, Circle Chanhassen

170. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

172. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving

173. the above-described real property. If answer is YES, and the system does not require a state permit, see
174. Disclosure Statement: Subsurface Sewage Treatment System.

175. There is a subsurface sewage treatment system on or serving the above-described real property.
176. (See Disclosure Statement: Subsurface Sewage Treatment System.)

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

179. F. PRIVATE WELL DISCLOSURE: (Permit and Certificate are required by MN Statute 103I.235.)

180. (Check appropriate box.)

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

182. Seller certifies there are one or more wells located on the above-described real property.

183. (See Disclosure Statement: Well.)

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

186. To your knowledge, is the property in a Special Well Construction Area? Yes No

187. G. PROPERTY TAX EXEMPTION

188. Valuation Exemption Disclosure (Required by MN Statute 279.11, Subd. 16.)

189. (Check appropriate box.)

190. There is is NOT an exemption from market value for home improvements on this property. Any

191. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
192. property tax purposes shall increase. Valuation exclusion shall. Buyers are encouraged to look into the
193. resulting tax consequences.

194. Additional comments:

195. _____

196. _____

196. Preferential Property Tax Exemption

197. Is the property subject to any provisions of state or local law that affect the property?

198. (e.g., Disability, Green Homes, GEM, Historic Preservation, Veterans Benefits,
199. Non-Profit Status) Yes No

200. If "Yes," would these provisions apply to the property? Yes No

201. Explain: _____

202. _____

203. H. METHAMPHETAMINE PRODUCTION PROHIBITION:

204. (A Methamphetamine Production Prohibition is required by MN Statute 52.0275, Subd. 2 (m).)

205. Seller is not aware of any methamphetamine production that has occurred on the property.

206. Seller is aware of methamphetamine production that occurred on the property.

207. (See Disclosure Statement: Methamphetamine Production.)

208. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety

209. zone with zoning regulations administered by the governing body that may affect the property. Such zoning regulations

210. are in effect in the vicinity of the property. If the above-described property is located in a zoned area, it is located in a

211. zoned area. If such zoning regulations affect the property, you should consult the county recorder where the zoned area is

212. located.

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

215. Property located at 500 E. Lake Street, Chicago, Illinois Cashmere

216. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS** - MN Statute 299F.51 requires Carbon Monoxide
217. Detectors to be located within 100 feet from sleeping quarters. Carbon Monoxide Detectors may or may not
218. be personal property and may or may not be included in the sale of this home.

219. K. CEMETERY ACT:

220. MN Statute 607.011 prohibits any person from digging, dissection or removal of remains, burials or cemeteries. A person
221. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains
222. or human burial grounds is guilty of a crime.
223. To your knowledge, did you know of any burials or cemeteries located

224. on the property? Yes No

225. If "yes," please explain: _____

226. _____
227. All unidentified human remains or skeletal remains, whether or not buried, exposed or identified cemeteries and in
228. contexts which indicate multiple burials must be dealt with according to the provisions of MN
229. Statute 607.010, Chapter 7

230. L. ENVIRONMENTAL CONCERNS:

231. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist
232. on the property?

233. Animal/Insect/Pest infestations? Yes No Lead (e.g., paint, plumbing) Yes No

234. Asbestos? Yes No Mold? Yes No

235. Diseased trees? Yes No Soil problems? Yes No

236. Formaldehyde? Yes No Underground storage tanks? Yes No

237. Hazardous waste in the property? Yes No

238. Other? _____ Yes No

239. Are you aware of a violation of any code or law to which you have any rights related on the property by any governmental
240. authority ordering the abatement of any environmental concern on the property? Yes No

241. If so, please state the violation and the date of the violation. None None NOT been vacated.

242. Give date of violation: _____

243. _____

244. _____

245. M. RADON DISCLOSURE:

246. (The American Lung Association and the Environmental Protection Agency) _____

247. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
248. homes have radon detectors installed. Radon is a naturally occurring radioactive gas that can cause lung cancer. Radon concentrations can easily
249. be reduced by a qualified, certified radon abatement contractor. Elevated radon concentrations can easily
250. be reduced by a qualified, certified radon abatement contractor, if applicable, radon abatement.

251. Every buyer of any interest in a residential property is notified that the property may present exposure to
252. danger, exposure to radon gas, and the possibility of developing radon-induced lung cancer.

253. Radon is the second leading cause of lung cancer in nonsmokers and the second leading
254. cause overall. The seller of any residential property is required to provide the buyer with any
255. information on radon gas and its health effects.



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

258. Property located at 1901 East 23rd Street, Chanhassen

259. RADON OR PAH. SELLER by signing this document I hereby acknowledge receipt of the Minnesota
260. Department of Health publication on Radon in Real Estate Transactions, which can be found at
261. www.health.state.mn.us/ovwh/radon/realty/realstateen.pdf

262. A seller who fails to disclose the information required under this statute 144.496, and is aware of material facts
263. pertaining to radon, or radon gas, on the property is liable to a buyer. A buyer who is injured by a violation of MN
264. Statute 144.496 may bring a civil action to recover damages and receive other equitable relief as determined by
265. the court. Any such action must be filed within two years after the date on which the buyer closed the
266. purchase or lease of the real property.

267. SELLER'S BEST KNOWLEDGE: The following information is given by Seller to the extent of Seller's actual
268. knowledge.

269. (a) Radon test(s) HAVE HAVE NOT been conducted on the property.

270. (b) Describe any known radon gas problem or mitigation system installed on the property. NOTE: Seller shall attach the most
271. current radon test report(s) to this disclosure statement within the dwelling:

272. _____
273. _____
274. _____

275. (c) There IS IS NOT a radon mitigation system currently installed on the property.

276. If "IS," Seller shall attach a radon mitigation system, including system
277. description and date installed:

278. _____
279. _____
280. _____

281. EXCEPTIONS: Not subject to the disclosure requirement.

282. N. NOTICES OF ANY CONSTRUCTION PROJECTS:

283. Notice: Under HAS HAS NOT been a notice of construction project from any
284. assessing authority, the course of which is not to be attached to this property. If "HAS," please attach
285. and/or explain: _____

286. _____
287. _____

288. Other: Is there any other material facts that could adversely and
289. significantly affect or otherwise limit the enjoyment of the property at any intended
290. use of the property? Yes No

291. If "Yes," explain: _____
292. _____
293. _____
294. _____
295. _____



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

298. Property located at 1119 N. Cass St., #201, Chamasson

299. **C. WATER INTRUSION AND MOIST GROWTH** Federal studies have shown that various forms of water intrusion
300. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
301. leaving the home.

302. Examples of exterior moisture sources may be:
- 303. • Improper flashing details at windows, doors,
 - 304. • Improper gutters,
 - 305. • Flooding,
 - 306. • Roof leaks.

307. Examples of interior moisture sources may be:
- 308. • Plumbing leaks,
 - 309. • Condensation (caused by moisture from activities such as showering or breathing that are too cold),
 - 310. • Overwatering of plants (indoor and outdoor),
 - 311. • Firewood stored indoors,
 - 312. • Washers/dryers,
 - 313. • Inadequate venting of clothes and roof ventilation,
 - 314. • Improper venting of clothes dryers (i.e. not outdoors including mechanical dryers),
 - 315. • Fire-drying laundry indoors,
 - 316. • Houseplants - watering them over a certain level amounts of moisture.

317. In addition to the exterior and interior moisture sources listed above, water intrusion may occur to the property, water intrusion may also result
318. in the growth of mold, which can cause health problems. Mold growth may also cause structural damage to the property.
319. Therefore, it is very important to understand and properly address water intrusion problems.

320. Fungi are present everywhere, indoors and outdoors, both indoors and outdoors. Many molds are beneficial to
321. humans, whereas others have the ability to produce mycotoxins that may have a potential to cause serious health
322. problems, particularly in children, the elderly, immunocompromised individuals, and people who have asthma or allergies to
323. mold.

324. To control mold, it is important to identify and eliminate moisture sources. Mold typically grows within the wall structure. If you
325. have a concern about mold, you may want to consider having the property inspected for mold as a condition of your purchase agreement or as a condition of your
326. purchase agreement. Such an inspection may be very beneficial if you observe staining or musty odors on the
327. property.
328.

329. For additional information about mold, please view the Minnesota Association of REALTORS' Mold Remediation Guide at www.mnrealtor.com.
330.

331. **P. NOTICE REGARDING PREDATORY OFFENSES** Information regarding the predatory
332. offender register can be found on the Minnesota Department of Commerce website at www.commerce.state.mn.us or by calling the
333. Minnesota Department of Commerce at 651-224-2200. The offender register is available to the community where the property
334. is located or the Minnesota Department of Commerce at 651-224-2200, or from the Department of
335. Commerce website at www.commerce.state.mn.us.

336. **Q. ADDITIONAL COMMENTS:**

337. _____

338. _____

339. _____

340. _____

341. _____



343. THE INFORMATION DISCLOSED IS OF BEST KNOWN FACTS OF SELLER'S KNOWLEDGE.

344. Property located at 1221 ... Chamberson

345. R. MN STATUTES 61A.59 THROUGH 61A.60 AND SELLER'S MATERIAL FACT DISCLOSURE:

346. Exceptions

347. The seller discloses requirements of MN Statutes 61A.59 through 61A.60 DO NOT apply to

- 348. (1) real property that is not real estate or real property;
- 349. (2) a purchase of a building;
- 350. (3) a transfer pursuant to a will or trust;
- 351. (4) a transfer to a partner, partner's estate, or agency;
- 352. (5) a transfer by foreclosure or other judicial foreclosure;
- 353. (6) a transfer to heirs or devisees of a decedent;
- 354. (7) a transfer from a co-tenant to any or more other co-tenants of
- 355. (8) a transfer to a transferee of a grantor's estate or of a grantor of a trust;
- 356. (9) a transfer between spouses or from a decedent to a spouse or from a property agreement
- 357. (10) a transfer to a transferee of a grantor's estate or of a grantor of a trust;
- 358. (11) a transfer to a transferee of a grantor's estate or of a grantor of a trust;
- 359. (12) a transfer to a transferee of a grantor's estate or of a grantor of a trust;
- 360. (13) a transfer to a transferee of a grantor's estate or of a grantor of a trust;
- 361. (14) a transfer to a transferee of a grantor's estate or of a grantor of a trust;

364. MN STATUTES 144.496 THROUGH 144.498

365. The seller discloses requirements of MN Statutes 144.496 through 144.498 DO NOT apply to (1)-(10) and (11)-(14) above. Sellers of newly constructed residential property are not subject to the disclosure requirements of MN Statute 144.496.

367. Waiver

368. The written disclosure requirements of MN Statutes 61A.59 to 61A.60 may be waived if Seller and the prospective Buyer execute a written Waiver of Seller's disclosure requirements of MN Statutes 61A.59 to 61A.60 (does not waive, limit or abridge any obligation of the transferee to disclose any information).

371. Multiple Inquiries

372. A. Transfer of property to a transferee of a grantor's estate or of a grantor of a trust:

- 373. (1) is located in a residential building that is suspected to be infested with Human Immunodeficiency Virus (HIV) or Human Acquired Immunodeficiency Syndrome;
- 374. (2) was the site of a homicide, suicide, or other violent or suspicious activity; or
- 375. (3) is located in a building that is housing any child abuse case, community-based residential facility or residential care.

378. B. Probationary Offenders. There is no violation of Minnesota law regarding an offender who is required to register as a sex offender if the offender is not on the sex offender registry and persons registered with the registry are not on the sex offender registry and persons registered with the registry are not on the sex offender registry where the property is located on the Department of Corrections.

383. C. The provisions of a property agreement do not apply to any facts described in paragraphs A and B for transfers of real property.

385. Inspection

386. (1) Seller is not required to disclose information relating to the real property if a written report of inspection has been prepared by a qualified third party and the report is available to the transferee. For purposes of this section, "qualified third party" means a federal, state, or local government agency, or a person who Seller or prospective buyer reasonably believes has the appropriate training, education, and experience to prepare the written report.

392. (2) Seller shall not disclose information that contradicts any information contained in a written report of inspection if the written report is provided to Seller.



395. THIS IS AN AT-RISK TRANSACTION. THE BUYER'S USE OF THIS DISCLOSURE STATEMENT IS SOLELY AT THE BUYER'S RISK AND AT THE BUYER'S KNOWLEDGE.

396. Property located at 3123 1st St SW, Minneapolis, MN 55412

397. S. SELLER'S STATEMENT

398. (To be signed by the seller)

399. Seller(s) hereby certifies that the information contained herein is true and correct and authorizes any licensee(s) representing or assisting the seller to use the information contained herein in the Seller's Disclosure Statement to any person or entity in connection with the sale of the property. The seller certifies that the Seller's Disclosure Statement to a real estate licensee represents the information that the prospective buyer of the Disclosure Statement provided to the real estate licensee represents that the prospective buyer is considered to have been provided to the prospective buyer of the property. Seller(s) hereby certifies that the Seller's Disclosure Statement is true and correct and that the Seller(s) has/have not provided any information that is not disclosed in the Seller's Disclosure Statement.

400. Seller is obligated to disclose any facts or conditions that differ from the facts disclosed herein (now or in the past) that may materially and significantly affect the Buyer's use or enjoyment of the property. Seller(s) hereby certifies that the Seller(s) has/have not provided any information that is not disclosed in the Seller's Disclosure Statement.

410. [Signature] 4-8-15 [Signature] 4/8/15

411. T. BUYER'S STATEMENT

412. (To be signed by the buyer)

413. I/We, the Buyer(s) of the property, have read and understand the Seller's Property Disclosure Statement and agree that no material facts regarding the property have been omitted from the Seller's Disclosure Statement.

415. _____ (Date) _____ (Date)

416. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS THE PROPERTY OF THE NATIONAL ARCHIVES.



WELL DISCLOSURE STATEMENT

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1. Date _____
2. Page 1 of _____ pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF.

4. Minnesota Statute 103A.236 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.

9. 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.

14. 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.

17. Instructions for completion of this form are on the reverse side.

18. PROPERTY DESCRIPTION: Street Address: 6900 LAKE HARRISON CIRCLE
 19. CHANHASSEN (City) 55317 (Zip) CALVER (County)

20. LEGAL DESCRIPTION: LAKE HARRISON Lot 012 Block 003
 21. _____
 22. _____
 23. _____
 24. _____
 25. _____

26. WELL DISCLOSURE STATEMENT:

27. (Check appropriate box.)

28. Seller certifies that Seller does not know of any wells on the above described real property.
 29. (If this option is checked, then skip to the last line and sign and date this Statement.)

30. Seller certifies that the following wells are located on the above described real property.

31.	MN Unique	Well	Year of	Well	IN USE	NOT IN	SEALED
32.	Well No.	Depth	Const.	Type		USE	
33.	Well 1	_____	_____	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Well 2	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35.	Well 3	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

36. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. 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.

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

WELL DISCLOSURE STATEMENT

42. Page 2

43. Property located at 1900 Lake Harpagon Circle, Champlin, MN

44. OTHER WELL INFORMATION:

45. Date well water last tested for contaminants: _____ Test results attached? Yes No

46. Comments: WELL FOR OUTDOOR IRRIGATION & POOL ONLY.

47. _____

48. _____

49. _____

50. _____

51. _____

52. _____

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

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

55. When was the well sealed? _____

56. Who sealed the well? _____

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

58. MAP: Complete the attached MAP showing the location of each well on the real property.

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

61. CERTIFICATION BY SELLER: I certify that the information provided above is accurate and complete to the best of my knowledge.

63. [Signature] _____
(Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)

64. BUYER'S ACKNOWLEDGEMENT:

65. _____
(Buyer) (Date) (Buyer) (Date)

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

WELL DISCLOSURE STATEMENT

67. Page 3

68. INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

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

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

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

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

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

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

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

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

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

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

91. **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 sealed by a licensed well contractor.

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

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

99. If you have any questions, please contact the Minnesota Department of Health, Well Management Section, at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-363-9808 (greater Minnesota).

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

LOCATION MAP

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1. Page _____ of _____ pages

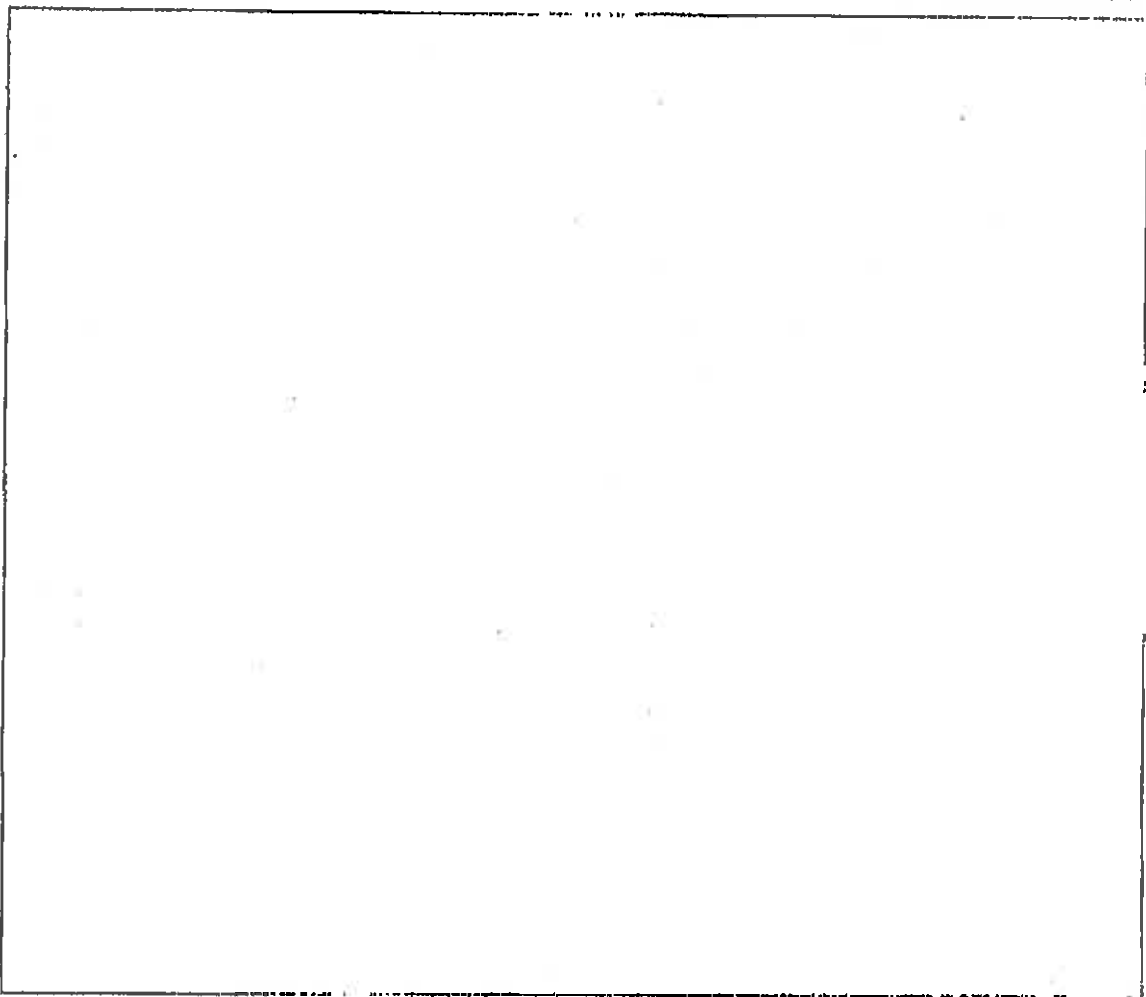
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

3. SUBSURFACE SEWAGE TREATMENT SYSTEM WELL METHAMPHETAMINE PRODUCTION AREA
(Check all that apply.)

4. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

5. Property located at 1900 LAKE HARRISON CIRCLE, CHANNINGEN

6.



7. ATTACH ADDITIONAL SHEETS AS NEEDED.

8. Seller and Buyer Initials:

[Signature] _____
(Seller) (Date) (Buyer) (Date)

9. _____
(Seller) (Date) (Buyer) (Date)

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

11. MN-IM (8/09)

