

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

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1. Date 4-2-14
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 disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
 8. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing, of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 9. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and are not a substitute for any inspections or warranties the party(ies) may wish to obtain.

10. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 11. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
 12. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any other option.

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

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

15. Property located at 310 Rolling Hills Drive
 16. City of Minnetrista, County of Hennepin, State of Minnesota.

A. GENERAL INFORMATION:

17. (1) What date March 2005 did you Acquire Build the home?
(Check one.)

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

19. Location of Abstract: _____

20. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No

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

22. If "No," explain: Renters x 6 months (Jan '14 - May 31 '14)

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

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

25. (6) To your knowledge, does the property include a manufactured home? Yes No

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

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



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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 Unknown

52. If "No," or "Unknown," 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 flood claim with your 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. (1) 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. Failure of ejector pump in basement caused flooding of basement with 2" of water. All affected drywall replaced 2007.

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. For above mentioned #82

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? 2007

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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. Addition of garage 2009 Minneapolis Garage
97. New roof, siding, and windows 2010 Advanced Home Exteriors

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: full basement finish/update

101. Retaining walls front and back, all bathrooms updated, kitchen updated

102. (c) Are you aware of any work performed on the property for which driveway 2010 patio and sidewalk
103. appropriate permits were not obtained? New carpet in bedrooms Yes No 2010

104. If "Yes," please explain: and on stairs 2011
105. New furnace Fall 2012

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 Dogs and number 2.

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 (i.e., block, poured, wood, stone, other):

117. Block

118. (2) THE BASEMENT, CRAWLSPACE, SLAB:

119. (a) cracked floor/walls Yes No (e) leakage/seepage Yes No

120. (b) drain tile problem Yes No (f) sewer backup Yes No

121. (c) flooding Yes No (g) wet floors/walls Yes No

122. (d) foundation problem Yes No (h) other Yes No

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

124.

125.

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129. (3) THE ROOF: To your knowledge,
 130. (a) what is the age of the roofing material? 3 1/2 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 replacements made to the roof? Yes No

135. Give details to any questions answered "Yes":
 136. New roofing in 2010 to match garage
 137. _____

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
 140. items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF
 141. specifically referenced in the 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>
146. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental)	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
147. Air exchange system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inclinator	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148. Carbon Monoxide Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149. Celling fan	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
150. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>
151. Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
152. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154. 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"/>
155. Exhaust system	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
156. Fire sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>
157. Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
158. Fireplace mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>
161. Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
162. Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
163. GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
164. Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>

165. Comments: New furnace fall 2012

166. _____

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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
(Check one.)

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

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

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

179. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)
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 *Well Disclosure Statement.*)

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 this property in a Special Well Construction Area? Yes No

187. **G. PROPERTY TAX TREATMENT:**

188. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)

189. (Check appropriate box.)

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

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

194. Additional comments: _____

195. _____

196. **Preferential Property Tax Treatment**

197. Is the property subject to any preferential property tax status or any other credits affecting the property?

198. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,

199. Non-Profit Status) Yes No

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

201. Explain: _____

202. _____

203. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

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

207. (See *Methamphetamine Production Disclosure Statement.*)

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

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

210. are filed with the county recorder in each county where the zoned area is located. If you would like to determine

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

212. located.

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

219. **K. CEMETERY ACT:**

220. MN Statute 307.08 prohibits any damage or illegal molestation of human 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 felony.

223. To your knowledge, are you aware of any human remains, burials or cemeteries located

224. on the property? Yes No

225. If "Yes," please explain: _____

226. _____
227. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
228. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
229. Statute 307.08, Subd. 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 wastes/substances? Yes No

238. Other? _____ Yes No

239. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental

240. authority ordering the remediation of a public health nuisance on the property? Yes No

241. If answer above is "Yes," seller certifies that all orders HAVE HAVE NOT been vacated.
(Check one.)

242. Give details to any question answered "Yes": _____

243. _____

244. _____

245. **M. RADON DISCLOSURE:**

246. (The following Seller disclosure satisfies MN Statute 144.496.)

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

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

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

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259. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
260. Department of Health's publication entitled *Radon in Real Estate Transactions*, which can be found at
261. www.health.state.mn.us/divs/eh/indoorair/radon/mrealestateweb.pdf.

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

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

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

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

272. _____
273. _____
274. _____

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

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

278. _____
279. _____
280. _____

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

282. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:**

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

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

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

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299. **O. WATER INTRUSION AND MOLD GROWTH:** Recent 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 around windows and doors,
304. • improper grading,
305. • flooding,
306. • roof leaks.

307. Examples of interior moisture sources may be
308. • plumbing leaks,
309. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
310. • overflow from tubs, sinks or toilets,
311. • firewood stored indoors,
312. • humidifier use,
313. • inadequate venting of kitchen and bath humidity,
314. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
315. • line-drying laundry indoors,
316. • houseplants—watering them can generate large amounts of moisture.

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

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

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

329. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the
330. Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.

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

336. **Q. ADDITIONAL COMMENTS:** _____
337. _____
338. _____
339. _____
340. _____
341. _____

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

348. **Exceptions**

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

- 348. (1) real property that is not residential real property;
- 349. (2) a gratuitous transfer;
- 350. (3) a transfer pursuant to a court order;
- 351. (4) a transfer to a government or governmental agency;
- 352. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 353. (6) a transfer to heirs or devisees of a decedent;
- 354. (7) a transfer from a co-tenant to one or more other co-tenants;
- 355. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 356. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 358. (10) a transfer of newly constructed residential property that has not been inhabited;
- 359. (11) an option to purchase a unit in a common interest community, until exercised;
- 360. (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);
- 362. (13) a transfer to a tenant who is in possession of the residential real property; or
- 363. (14) a transfer of special declarant rights under section 515B.9-104.

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

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

367. **Waiver**

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

371. **No Duty to Disclose**

372. **A. There is no duty to disclose the fact that the property**

- 373. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
374. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
- 375. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
- 376. (3) is located in a neighborhood containing any adult family home, community-based residential facility or
377. nursing home.

378. **B. Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
379. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
380. manner, provides a written notice that information about the predatory offender registry and persons registered
381. with the registry may be obtained by contacting the local law enforcement agency where the property is
382. located or the Department of Corrections.

383. **C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A
384. and B for property that is not residential property.**

385. **D. Inspections.**

- 386. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real
387. property if a written report that discloses the information has been prepared by a qualified third party
388. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
389. federal, state or local governmental agency, or any person whom Seller or prospective buyer reasonably
390. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
391. or investigation that has been conducted by the third party in order to prepare the written report.
- 392. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
393. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

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

396. Property located at 310 Rolling Hills Drive Minnetrista

397. S. SELLER'S STATEMENT:

398. (To be signed at time of listing.)

399. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)
400. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to
401. any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this
402. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure
403. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have
404. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee
405. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective
406. buyer.

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

411. Wendy Niccum 4-3-14
(Seller) (Date)

[Signature] 4-3-14
(Seller) (Date)

412. T. BUYER'S ACKNOWLEDGEMENT:

413. (To be signed at time of purchase agreement.)

414. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
415. that no representations regarding material facts have been made other than those made above.

416. _____
(Buyer) (Date) (Buyer) (Date)

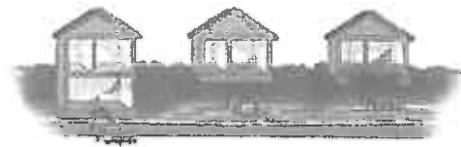
417. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HEREIN AND ARE**
418. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

Radon in Real Estate Transactions



All Minnesota homes can have dangerous levels of radon gas in them. Radon is a colorless, odorless and tasteless radioactive gas that can seep into homes from the earth. When inhaled, its radioactive particles can damage the cells that line 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, making it a serious health concern for all Minnesotans.

It does not matter if the home is old or new and the only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 to 5 houses built before 2010 and 1 in 5 homes built since 2010 exceed the 4.0 pCi/L action level.



In Minnesota, buyers and sellers in a real estate transaction are free to negotiate radon testing and reduction. Ultimately, it is up to the buyer to decide an acceptable level of radon risk in the home. Prospective buyers should keep in mind that it is inexpensive and easy to measure radon, and radon levels can be lowered at a reasonable cost. The MDH Radon Program website provides more detailed information on radon, including the MDH brochure "Keeping Your Home Safe from Radon."

The Minnesota Radon Awareness Act does not require radon testing or mitigation. However, many relocation companies and lending institutions, as well as home buyers, require a radon test when purchasing a house. 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. This publication is being provided by the seller in order to meet a requirement of the Act. In addition, before signing a purchase agreement to sell or transfer residential real property, the seller shall disclose in writing to the buyer any knowledge the seller has of radon concentrations in the dwelling.

The disclosure shall include:

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 concentrations, mitigation, or remediation;
4. information regarding the radon mitigation system, including system description and documentation, if such system has been installed in the dwelling; and
5. a radon warning statement.

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."

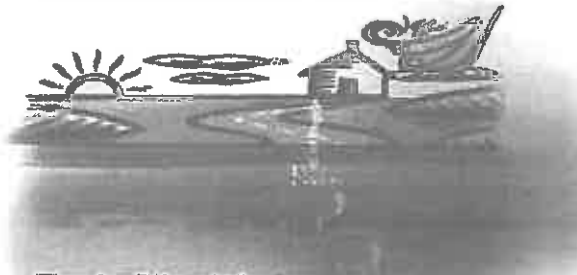
Radon Facts

How dangerous is radon?

Radon is the number one cause of lung cancer in non-smokers and the second leading cause of lung cancer overall, next to tobacco smoking. Thankfully, much of this risk can be prevented through testing and taking action to reduce high levels of radon gas when and where they are found. Your risk for lung cancer increases with higher levels of radon gas, prolonged exposure and whether or not you are a smoker.

Where is your greatest exposure to radon?

Radon is present everywhere, and there is no known safe level. Your greatest exposure is where it can concentrate indoors and where you spend most of your time. For most Minnesotans, this is at home. Whether a home is old or new, well-sealed or drafty, with or without a basement, any home can have high levels of radon.



Where does radon come from?

Radon comes from the soil. It is produced by the natural decay of uranium and radium commonly found in nearly all soils in Minnesota. As a gas, radon moves freely through the soil and eventually into the air you breathe. Our homes tend to draw soil gases, including radon, into the structure.

I have a new home, aren't radon levels reduced already?




Homes built in Minnesota since June 2009 are required to contain construction features that may limit radon entry. These features are known as passive Radon Resistant New Construction (RRNC). While these passive RRNC features may lower the amount of radon in newer homes, it does not guarantee low levels. It is recommended all new homes be tested for radon, and if elevated levels are found, these passive RRNC features can be easily and inexpensively activated with the addition of a radon fan in the attic. If you are buying a new home, ask if the home has any RRNC features and if the home has been tested.

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 should be fixed. Consider fixing the home if radon levels are between 2 pCi/L and 3.9 pCi/L. While it isn't possible to reduce radon to zero, the best approach is to reduce the radon levels to as low as reasonably achievable. Any amount of radon, even below the recommended action level, carries some risk.

How are radon tests conducted in real estate transactions?

Because of the unique nature of real estate transactions, involving multiple parties and financial interests, there are special protocols for radon testing.

 <p>Continuous Short-Term Test Kit</p>	 <p>Simultaneous Short-Term Test Kits</p>	 <p>Sequential Short-Term Test Kits</p>
Fastest	Second fastest	Slowest
<p>Test is completed by a certified contractor with a calibrated GRM for a minimum of 48 hours.</p> <p>Test report is analyzed to ensure that it is a valid test.</p>	<p>Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.</p> <p>Test kits are sent to the lab for analysis.</p> <p>The two test results are averaged to get the radon level.</p>	<p>One short-term test is performed for a minimum of 48 hours.</p> <p>Test kit is sent to lab for analysis.</p> <p>Another short-term kit is used in the same place as the first, started right after the first test is taken down. Test is performed for a minimum of 48 hours.</p> <p>Test kit is sent to the lab for analysis.</p> <p>The two test results are averaged to get the radon level.</p>

Who should conduct radon testing in real estate transactions?

All radon tests should be conducted in accordance with national radon measurement protocols, by a certified and MDH-listed 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 web site. A seller may have previously conducted testing in a property. If the test result is at or above the action level, the home should be mitigated.

Radon Testing

Some conditions when testing

Be aware that any test lasting less than three months requires closed-house conditions.

Closed-house Conditions: Mean keeping 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.

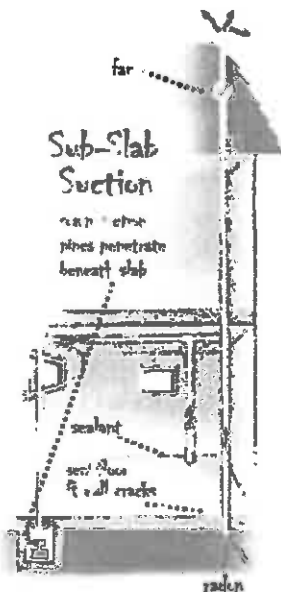
Where the test should be conducted

Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. In Minnesota, this is typically in the basement, whether it is finished or unfinished.

The test kit should be placed:

- two 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
- not in areas of high heat or humidity

If the house has multiple foundation types, it is recommended that each of these be tested. For instance, if the house has one or more of the following foundation types—basement, crawl space, slab-on-grade—a test should be performed in the basement and in at least one room over the crawlspace and one room with a slab-on-grade area.



Radon Mitigation

Lowering radon in existing homes – Radon Mitigation

When elevated levels of radon are found, they should be mitigated. Elevated radon concentrations can be easily reduced by a nationally certified and MDH-listed radon mitigation professional. A list of these radon mitigation professionals can be found at MDH's Radon web site.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the EPA action level of 4.0 pCi/L. A quality radon reduction (mitigation) system is often able to reduce the annual average radon level to below 2.0 pCi/L.

Active sub-slab suction (also called sub-slab depressurization, or SSD) is the most common and usually the most reliable type of system because it draws radon-filled air from beneath the house and vents it outside. There are standards of practice that need to be followed for the installation of these systems. More information on radon mitigation can be found at the MDH Radon website.

After a radon reduction system is installed

Perform an independent short-term test to ensure that the reduction system is effective. Make sure the radon system is operating during the entire test. Once a confirmatory radon test shows low levels of radon in the home, be sure to retest the house every two years to confirm continued radon reduction.

Contact the MDH Radon Program if you are uncertain about anything regarding radon testing or mitigation.

The MDH Radon Program can provide:

- Information about radon health effects, radon testing and radon mitigation;
- Names of trained, certified and MDH-listed radon professionals;

MDH Radon Program

625 Robert St N
P.O. Box 64975
St. Paul, MN 55184-0975
(651) 201-4801
1(800) 788-8050



Email: health.Indoorair@state.mn.us
Web: www.health.state.mn.us/radon

10/2019 (R) 141-3722



**SUBSURFACE SEWAGE TREATMENT
SYSTEM 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. Property located at 310 Rolling Hills Drive in the City of Minnetrista
5. County of Hennepin State of Minnesota, legally described as follows or on
6. attached sheet (the "Property") LOT 010 BLOCK 001 ROLLING HILLS ADDN

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

10. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
11. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
12. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.**

13. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses
14. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
15. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
16. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
17. or entity in connection with any actual or anticipated sale of the Property.

18. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
19. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
20. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
21. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
22. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
23. Buyer closed the purchase of the real property where the system is located.

24. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.
25. Buyer is advised to contact the local unit(s) of government, state agency or qualified professional which regulates
26. subsurface sewage treatment systems for further information about these issues.

27. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a
28. disclosure and is not intended to be part of any contract between Buyer and Seller.

29. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**
30. *(Check the appropriate box.)*
31. Seller certifies that Seller does not know of any subsurface sewage treatment system on or serving the above-
32. described real property. *(If this option is checked, then skip to the last line and sign and date this Statement.)*
33. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described
34. Property.

35. Is the subsurface sewage treatment system(s) currently in use? Yes No

36. **TYPE:** *(Check appropriate box(es) and indicate location on attached MAP.)*
37. Septic Tank: with drain field with mound system seepage tank with open end

38. Is this system a straight-pipe system? Yes No Unknown

39. Sealed System (holding tank)
40. Other (Describe): _____

41. **NOTE:** If any water use appliance, bedroom or bathroom has been added to the Property, the system may
42. no longer comply with applicable sewage treatment system laws and rules.

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

46. Property located at 310 Rolling Hills Drive Minnetrista MN 55364

47. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the compliance status of the subsurface sewage treatment system.

48.

49.

50. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.

51. When was the subsurface sewage treatment system installed? 1987

52. Installer Name/Phone Unknown

53. Where is tank located? 3 tanks in backyard

54. What is tank size? unknown

55. When was tank last pumped? January 2014 December 2013

56. How often is tank pumped? _____

57. Where is the drain field located? Mound system at side of garage

58. What is the drain field size? _____

59. Describe work performed to the subsurface sewage treatment system since you have owned the Property.

60. New electrical system 2013 RC Electric Maple Plain, MN
61. Whole septic inspected and "brought up to code" December 2013

62. Date work performed/by whom: By Jim's Excavating Certified Dec. 2013

63.

64. Is subsurface sewage treatment system entirely within Property boundary lines, including set back

65. requirements? Yes Is the system shared? No How many units on system? _____ Annual Fee? _____

66. Comments: _____

67.

68. On this Property: _____

69.

70. Approximate number of:

71. people using the subsurface sewage treatment system 4

72. showers/baths taken per week 25

73. wash loads per week 10

74. Distance between well and subsurface sewage treatment system? Unknown

75. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?

76. (If "Yes", see attached notice.) Yes No

77. Are there any known defects in the subsurface sewage treatment system? Yes No

78. If "Yes", please explain:

79.

80.

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

83. Property located at 310 Rolling Hills Drive Minnetrista MN 55364

84. **SELLER'S STATEMENT:**

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

86. I/We, Seller(s) of the Property acknowledge the above subsurface sewage treatment system disclosure and MAP
87. and authorize listing broker to disclose this information to prospective buyers.

88. Neethar Niccum 4-3-14
(Seller) (Date)

[Signature] 4-3-14
(Seller) (Date)

89. **BUYER'S ACKNOWLEDGMENT:**

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

91. I/We, the Buyer(s) of the Property acknowledge receipt of this Subsurface Sewage Treatment System Disclosure
92. Statement and MAP and agree that no representation regarding the condition of the subsurface sewage treatment
93. system have been made, other than those made above.

94. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY**
95. **CONDITIONS EXISTING IN THE SUBSURFACE SEWAGE TREATMENT SYSTEM.**

96. _____
(Buyer) (Date) (Buyer) (Date)

97. **SELLER'S ACKNOWLEDGMENT:**

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

99. AS OF THE DATE OF THE ACCEPTANCE OF THE PURCHASE AGREEMENT, I/We, the Seller(s) of the above
100. Property, agree that the condition of the subsurface sewage treatment system is the same as noted above, except for
101. changes as indicated below which have been signed and dated.

- 102.
- 103.
- 104.
- 105.
- 106.
- 107.
- 108.
- 109.
- 110.
- 111.
- 112.
- 113.

114. _____
(Seller) (Date) (Seller) (Date)

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

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 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.
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: 310 Rolling Hills Drive

19. Minnetrista 55364 Hennepin
(City) (Zip) (County)

20. LEGAL DESCRIPTION:
21. LOT 010 BLOCK 001 ROLLING HILLS ADDN

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	_____	1967	Water	<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.

43. Property located at 310 Rolling Hills Drive, Minnetonka, MN 55364

44. OTHER WELL INFORMATION:

45. Date well water last tested for contaminants: 12-4-13 Test results attached? Yes No

46. Comments:

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. Neather Niccum 4-3-14
(Seller or Designated Representative) (Date)

[Signature] 4-3-14
(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.

Field Engineering, Inc.

WATER ANALYSIS

7608 119th Lane North - Champlin, Minnesota 55316

4 December 2013

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

Test #: 135307
Time: 11:25 AM
From: Kitchen tap
Date collected: 3 December 2013
Date in lab: 3 December 2013

To: EDINA REALTY
1000 SUPERIOR BLVD #200
WAYZATA, MN 55391-1607
c/o Candie Stabeck / Sue

Lab ID #: 13-15018+L13-19
Lic. #: E20

RE: Water test at: 310 Rolling Hills Dr, Minnetrista, MN

Field Engineering personnel in conjunction with Twin City Water Clinic drew and tested the water at the above address. The test results for the water drawn by Marvin J. Wezsel were as follows:

<u>Test</u>	<u>Maximum limit</u>	<u>Results</u>	<u>Remarks</u>
Coliform Bacteria-per MF Method	Absent	Absent	
Nitrate Nitrogen-per Electrode Method	10.0 mg/L	less than 1.0 mg/L	
Lead - Atomic Absorption Method	15 µg/L	less than 2.0 µg/L	
E-coli Bacteria-per MF Method	Absent	Absent	

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 Wezsel

DETACH AND RETURN WITH PAYMENT

Field Engineering, Inc.

WATER ANALYSIS

7608 119th Lane North - Champlin, Minnesota 55316

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

4 December 2013

To: EDINA REALTY
1000 SUPERIOR BLVD #200
WAYZATA, MN 55391-1607

RE: Water test at: 310 Rolling Hills Dr, Minnetrista, MN

Test No 135307

Amount due: \$130.00

This test was done on a work order for you. We have nothing to do with the finalizing of the sale. Our bill is for the test - not the sale and must be paid.

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
70. 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
72. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this
73. date, you should have the unique well number in your property records. If you are unable to locate your unique well
74. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number
75. 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
78. 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
80. 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
82. 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
84. or use of underground spaces.

85. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
86. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat
87. 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
90. 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
92. 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
94. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has
95. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry
96. 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
98. contractor, check the well status as "not in use."

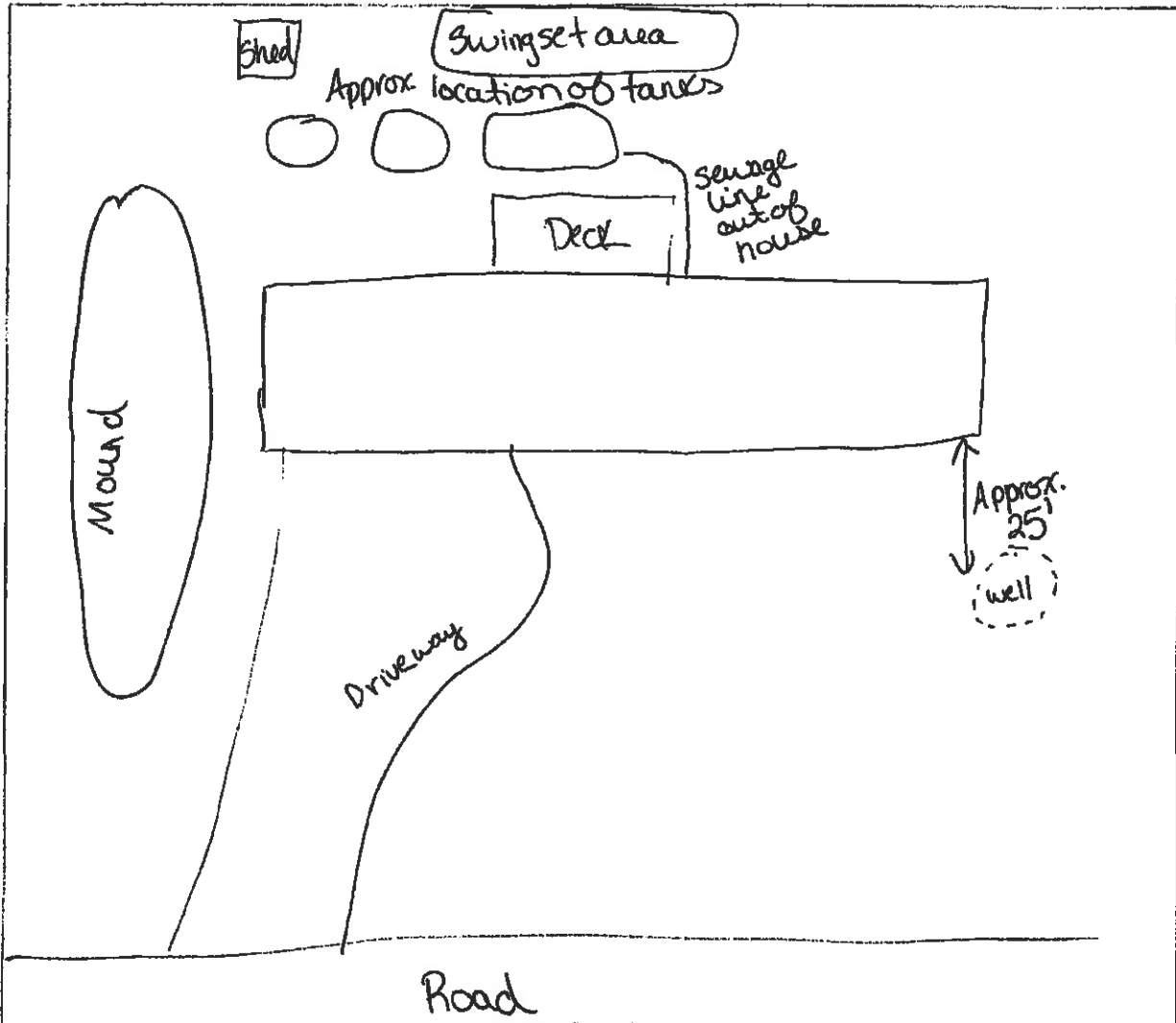
99. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
100. at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).

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.
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 310 Rolling Hills Drive
7. Minnetrista, MN 55364



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial: AM 4-3-14 TSN 4-3-14
(Seller) (Date) (Buyer) (Date)

10. _____
(Seller) (Date) (Buyer) (Date)

11. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER
MN-IM (8/09)