

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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1. Date JANUARY 14, 2013
 2. Page 1 of _____ pages

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

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
 5. Under Minnesota law, sellers of residential property, with limited exceptions listed on page eight (8), are obligated to
 6. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
 7. 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
 9. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
 10. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the
 11. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 12. Seller has disclosure alternatives allowed by MN Statutes. See *Seller's Disclosure Alternatives* form for further
 13. information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or
 14. licensee(s) representing or assisting any party in the transaction.
 15. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 16. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
 17. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
 18. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
 19. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
 20. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
 21. other option.
 22. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
 23. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
 24. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
 25. that it exists on the property.
 26. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
 27. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
 28. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
 29. (6) If any items do not apply, write "NA" (not applicable).
 30. Property located at 1510 Green Trees Road
 31. City of Orono, County of Hennepin, State of Minnesota.

32. A. GENERAL INFORMATION:

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

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

47. Property located at 1510 Green Trees Road Orono
48. (7) Is the property located on a public or a private road? Public Private
49. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? Yes No Unknown
50. If "No," or "Unknown," Buyer should consult the local zoning authority.
51. (9) To your knowledge, is the property located in a designated flood plain? Yes No
52. Are you aware of any
53. (10) encroachments? Yes No
54. (11) association, covenants, historical registry, reservations or restrictions that affect or
55. may affect the use or future resale of the property? Yes No
56. (12) easements, other than utility or drainage easements? Yes No
57. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:
58. _____
59. _____
60. _____

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

61. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes No
62. If "Yes," give details of what happened and when: CEDRAR SHAKE ROOF REPLACED ON
63. REAR OF HOUSE; CHIMNEY CAP REPAIRED JULY 2010
64. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? Yes No
65. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? YES - COMMENTS IN (1) ABOVE
66. Did you receive compensation for the claim(s)? Yes No
67. If you received compensation, did you have the items repaired? Yes No
68. What dates did the claim(s) occur? JULY 2010
69. _____
70. _____
71. _____
72. _____
73. _____
74. _____

75. (3) (a) Has/Have the structure(s) been altered? Yes No
76. (e.g., additions, altered roof lines, changes to load-bearing walls)
77. If "Yes," please specify what was done, when and by whom (owner or contractor):
78. _____
79. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing.) Yes No
80. If "Yes," please explain: ROBERT WAAGE OVERSAW 1ST FLOOR
81. RENOVATED LOWER LEVEL, FIRST FLOOR, SECOND FLOOR
82. ADDED LOWER LEVEL POWDER ROOM, WEST BAR & SECOND FLOOR BAR
83. (c) Are you aware of any work performed on the property for which appropriate permits were not obtained? Yes No
84. If "Yes," please explain: _____
85. _____
86. _____

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

89. Property located at 1510 Green Trees Road Orono

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

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

92. _____

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

94. If "Yes," indicate type _____ and number _____

95. (6) Comments: _____

96. _____

97. _____

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

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

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

102. _____

103. (2) **THE BASEMENT, CRAWLSPACE, SLAB:**

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

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

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

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

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

109. _____

110. _____

111. _____

112. (3) **THE ROOF:** To your knowledge,

113. (a) what is the age of the roofing material? 22 years

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

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

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

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

118. Give details to any questions answered "Yes": REAR ROOF REPLACED AND SUN ROOM

119. ROOF MEMBRANE REPLACED

120. _____

121. _____

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

124. Property located at 1510 Green Trees Road Orono

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

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

129. **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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 132. Air-conditioning | | Heating system (central) | | Trash Compactor | |
| 133. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window | | Heating system (supplemental) | | TV antenna system | |
| 134. Air exchange system | <input checked="" type="checkbox"/> | Incinerator | | TV cable system | <input checked="" type="checkbox"/> |
| 135. Carbon Monoxide Detector | <input checked="" type="checkbox"/> | Intercom | | TV satellite dish | <input type="checkbox"/> |
| 136. Ceiling fan | <input checked="" type="checkbox"/> | Lawn sprinkler system | <input checked="" type="checkbox"/> | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | |
| 137. Dishwasher | <input checked="" type="checkbox"/> | Microwave | <input checked="" type="checkbox"/> | TV satellite receiver | <input type="checkbox"/> |
| 138. Doorbell | <input checked="" type="checkbox"/> | Plumbing | <input checked="" type="checkbox"/> | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | |
| 139. Drain tile system | <input checked="" type="checkbox"/> | Pool and equipment | <input type="checkbox"/> | Washer | <input checked="" type="checkbox"/> |
| 140. Dryer | <input checked="" type="checkbox"/> | Propane Tank | <input type="checkbox"/> | Water heater | <input checked="" type="checkbox"/> |
| 141. Electrical system | <input checked="" type="checkbox"/> | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | | Water softener | <input checked="" type="checkbox"/> |
| 142. Exhaust system | <input checked="" type="checkbox"/> | Range/oven | <input checked="" type="checkbox"/> | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | |
| 143. Fire sprinkler system | <input type="checkbox"/> | Range hood | <input checked="" type="checkbox"/> | Water treatment system | <input type="checkbox"/> |
| 144. Fireplace | <input checked="" type="checkbox"/> | Refrigerator | <input checked="" type="checkbox"/> | <input type="checkbox"/> Rented <input type="checkbox"/> Owned | |
| 145. Fireplace mechanisms | <input checked="" type="checkbox"/> | Security system | <input checked="" type="checkbox"/> | Windows | <input checked="" type="checkbox"/> |
| 146. Furnace humidifier | <input checked="" type="checkbox"/> | <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned | | Window treatments | <input checked="" type="checkbox"/> |
| 147. Freezer | <input type="checkbox"/> | Smoke detectors (battery) | <input checked="" type="checkbox"/> | Wood-burning stove | <input type="checkbox"/> |
| 148. Garage door opener (GDO) | <input checked="" type="checkbox"/> | Smoke detectors (hardwired) | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |
| 149. Garage auto reverse | <input checked="" type="checkbox"/> | Solar collectors | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| 150. GDO remote | <input checked="" type="checkbox"/> | Sump pump | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |
| 151. Garbage disposal | <input checked="" type="checkbox"/> | Toilet mechanisms | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |

152. Comments: _____

153. _____

154. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

156. Seller certifies that Seller **DOES** **DOES NOT** know of a subsurface sewage treatment system on or serving
 157. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
 158. *Subsurface Sewage Treatment System Disclosure Statement*.)

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

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

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

165. Property located at 1510 Green Trees Road Oroño

166. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)
167. (Check appropriate box.)

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

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

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

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

174. **G. PROPERTY TAX TREATMENT:**

175. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)
176. (Check appropriate box.)

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

181. Additional comments: _____

182. _____

183. _____

184. **Preferential Property Tax Treatment**

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

186. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) Yes No

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

188. Explain: _____

189. _____

190. _____

191. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

194. Seller is aware that methamphetamine production has occurred on the property.
195. (See Methamphetamine Production Disclosure Statement.)

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

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

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

206. Property located at 1510 Green Trees Road Oroon

207. K. CEMETERY ACT:

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

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

212. on the property? Yes No

213. If "Yes," please explain: _____

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

218. L. ENVIRONMENTAL CONCERNS:

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

- | | | | | | |
|---------------------------------------|------------------------------|----------------------------------------|-------------------------------|------------------------------|----------------------------------------|
| 221. Animal/Insect/Pest Infestations? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 222. Asbestos? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Mold? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 223. Diseased trees? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Radon? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 224. Formaldehyde? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Soil problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 225. Hazardous wastes/substances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Underground storage tanks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 226. Other? _____ | | | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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

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

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

231. _____
 232. _____
 233. _____
 234. _____

235. M. OTHER DEFECTS/MATERIAL FACTS:

236. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or
 237. enjoyment of the property or any intended use of the property? Yes No

238. If "Yes," explain below: _____

239. _____
 240. _____
 241. _____
 242. _____
 243. _____



**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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

246. Property located at 1510 Green Trees Road Orono

247. **N. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion
248. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
249. leaving the home.

250. Examples of exterior moisture sources may be
- 251. • improper flashing around windows and doors,
 - 252. • improper grading,
 - 253. • flooding,
 - 254. • roof leaks.

255. Examples of interior moisture sources may be
- 256. • plumbing leaks,
 - 257. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
 - 258. • overflow from tubs, sinks or toilets,
 - 259. • firewood stored indoors,
 - 260. • humidifier use,
 - 261. • inadequate venting of kitchen and bath humidity,
 - 262. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
 - 263. • line-drying laundry indoors,
 - 264. • houseplants--watering them can generate large amounts of moisture.

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

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

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

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

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

284. **P. ADDITIONAL COMMENTS:** _____
285. _____
286. _____
287. _____
288. _____
289. _____

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

292. Property located at 1510 Green Trees Road Orono

293. Q. MN STATUTES 513.52 THROUGH 513.60:

294. **Exceptions**295. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

296. (1) real property that is not residential real property;
297. (2) a gratuitous transfer;
298. (3) a transfer pursuant to a court order;
299. (4) a transfer to a government or governmental agency;
300. (5) a transfer by foreclosure or deed in lieu of foreclosure;
301. (6) a transfer to heirs or devisees of a decedent;
302. (7) a transfer from a cotenant to one or more other co-tenants;
303. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
304. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
305. (10) a transfer of newly constructed residential property that has not been inhabited;
306. (11) an option to purchase a unit in a common interest community, until exercised;
307. (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);
308. (13) a transfer to a tenant who is in possession of the residential real property; or
309. (14) a transfer of special declarant rights under section 515B.3-104.

312. **Waiver**

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

316. **No Duty to Disclose**

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



SELLER'S PROPERTY DISCLOSURE STATEMENT

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

341. Property located at 1510 Green Trees Road Orono

342. R. SELLER'S STATEMENT:

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

344. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or entity in connection with any actual or anticipated sale of the property.

347. [Signature] 1/14/13 [Signature] 1/19/13

348. S. BUYER'S ACKNOWLEDGEMENT:

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

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

352. (Buyer) (Date) (Buyer) (Date)

353. T. SELLER'S ACKNOWLEDGMENT (To be signed at time of purchase agreement.): Seller is obligated to continue to notify Buyer, in writing, of any facts which differ from the 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.

357. AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the material facts stated above are the same, except for changes and/or new disclosures as indicated below, which have been signed and dated.

359. _____
360. _____
361. _____
362. _____
363. _____
364. _____
365. _____
366. _____

367. (Seller) (Date) (Seller) (Date)

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

WELL DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2007 Minnesota Association of REALTORS®, Edina, MN

1. Date 1/14/2013
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: 1510 Green Trees Road

19. Orono 55391 Hennepin
(City) (Zip) (County)

20. **LEGAL DESCRIPTION:** Lot 005 Block 001 Green Trees On
TANAGER LAKE

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.

| | MN Unique Well No. | Well Depth | Year of Const. | Well Type | IN USE | NOT IN USE | SEALED |
|------------|--------------------|------------|----------------|--------------------|-------------------------------------|--------------------------|--------------------------|
| 33. Well 1 | _____ | _____ | <u>1990</u> | <u>SUBMERSIBLE</u> | <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.

Pump REPAIRED August 2012



WELL DISCLOSURE STATEMENT

43. Property located at 1510 Green Trees Road Orono

44. OTHER WELL INFORMATION:

45. Date well water last tested for contaminants: _____ 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
60. 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
62. best of my knowledge.

63. *[Signature]* 1/14/13
(Seller or Designated Representative) (Date)

[Signature] 1/14/13
(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.



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.**

SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE STATEMENT

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- 1. Date JANUARY 14, 2013
- 2. Page 1 _____ of pages: THE REQUIRED MAP IS
- 3. ATTACHED HERETO AND MADE A PART HEREOF

4. Property located at 1510 Green Trees Road in the City of Orono
5. County of Hennepin State of Minnesota, legally described as follows or on
6. attached sheet (the "Property") Lot 005 Block 001 GREEN TREES ON
7. TANAGER LAKE

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.**





SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE STATEMENT

44. Page 2

- 45. Property located at 1510 Green Trees Road Ozono
- 46. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
- 47. 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? 1990
- 52. Installer Name/Phone _____
- 53. Where is tank located? REAR YARD
- 54. What is tank size? 2-1000 GALLON
- 55. When was tank last pumped? 2-3 YEARS NOVEMBER 20, 2011
- 56. How often is tank pumped? 2-3 YEARS
- 57. Where is the drain field located? REAR YARD
- 58. What is the drain field size? ADEQUATE FOR HOUSE DESIGN
- 59. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
- 60. _____
- 61. _____
- 62. Date work performed/by whom: _____
- 63. _____
- 64. Is subsurface sewage treatment system entirely within Property boundary lines, including set back
- 65. requirements? _____ Is the system shared? _____ 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 2
- 72. showers/baths taken per week 28
- 73. wash loads per week 4
- 74. Distance between well and subsurface sewage treatment system? _____
- 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 1510 Green Trees Road Orono

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. *[Signature]* 1/14/13 *[Signature]* 1/14/13
(Seller) (Date) (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.**

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 1510 Green Trees Road
7. Orono MN 55391

8. ATTACH ADDITIONAL SHEETS AS NEEDED.
9. Seller and Buyer initial: [Signature] 6/14/13 _____
(Seller) (Date) (Buyer) (Date)
10. [Signature] 11/14/13 _____
(Seller) (Date) (Buyer) (Date)



SEPTIC SYSTEM INVENTORY

Address: 1510 Green Trees Rd. PID: 11-117-23 23 0015
Building Type: residence BRs Install'd for: 4 In Musa: Yes
Permit #: 2522 Date of Permit: 11/16/89 Installer: Sullivan
System Type: **standard trench** Experimental: no Tank Filter:

SYSTEM CONDITION

Conformity: 1 Tank Condition: 6 DF condition: 11 Failure Pot: low

SEPTIC TANKS

Material: precast concrete Capacity: 1000, 1000
Setback to Bldg: 80 Cesspool:

DRAINFIELD

Length of Lines: 293 # Lines: 5 Trench Width: 3
Treatment Area: 880 Type of Filter: rock Soil Boring: no
Tile Size: 4 Under Tile: 12 Perc Rate: 8.2
Setback DF-Bldg: 90 DF Ht above Wt: 3
Soil Type: sandy loam, loam, clay loa Limitations: none

WELL DATA

Setbacks - Well-Tanks: 100 Well-DF: 100 Report in File yes
Pump Type: subm. Depth: 165 Diameter: 6.25 Method: drilled

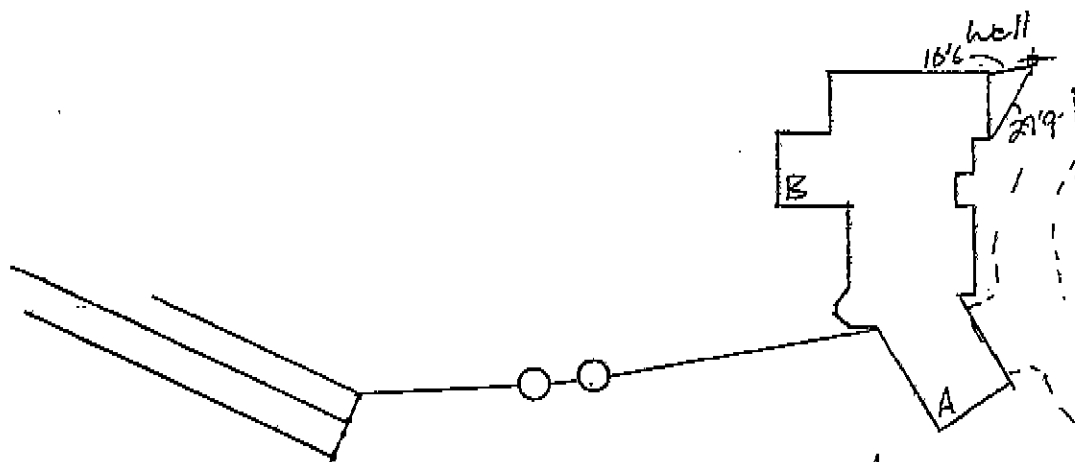
INSPECTION RECORD

| DATE | DESCRIPTION |
|-------------|--------------------------|
| 11/16/89 | installation |
| 4/2/92 | no surfacing-pump tanks |
| 10/2/92 | no surfacing-pump tanks |
| 5/9/94 | no surfacing |
| 11/7/97 | no surfacing |
| 10/20/00 | no surfacing, pump tanks |
| 7/26/02 | no surfacing, pump tanks |

PUMPOUT RECORD

| COMPLIANCE | DATE | GALLONS |
|-------------------|-------------|----------------|
| 1 | 10/15/92 | 2000 |
| 1 | 11/3/95 | 2000 |
| 1 | 10/31/00 | 1060 |
| 1 | | |
| 1 | | |
| code system | | |

1510 Green Trees Rd.



| | A | B |
|--------------------|-------|-------|
| T ₁ in | 83'8 | 85'2 |
| T ₁ out | 91'3 | 86'3 |
| T ₂ in | 92'10 | 86'6 |
| T ₂ out | 100'6 | 88'4 |
| DB ₁ | 121'6 | 92'0 |
| DB ₂ | 128'0 | 99'10 |
| DB ₃ | 134'6 | 108'0 |

Disclosure Supplement
1510 Green Trees Road, Wayzata, MN 55391

On December 9, 2010 Certified Moisture Testing, LLC (CMT) performed a whole home Moisture Test and Analysis on the stucco wall surfaces on the property at 1510 Green Trees Road, Wayzata, MN. The Moisture Test and Analysis report outlined specific areas that required repairs for moisture intrusion and water diversion.

In July 2011, Hunerberg Construction Company was contracted to make the recommended water intrusion repairs outlined in the CMT report. The work was performed and completed with permits and inspections by the City of Orono.

As Hunerberg Construction employees were performing the repairs around the Sun Room windows, they discovered that the Sun Room roof had some damaged wood and the membrane was in need of replacement.

Per the September 17, 2011 invoice, Gary Benson Construction replaced damaged roof rafters and all of the plywood surface and installed a new roof membrane and flashing. This work is covered by a five year warranty.

Per September 7, 2011 letter from Hunerberg Construction Company, the repairs identified in the CMT report



September 7, 2011

George Danko
1510 Green Trees
Wayzata, MN

Scope of work

Re: Water intrusion repairs for partial stucco per CMT report dated December 9 2010.

Hunerberg Construction has completed the repairs as indicated on the CMT report as per code. All inspections were passed per the city inspectors and signed off on.

We appreciate your business and trusting Hunerberg Construction to help keep your home Dry and sound. Keep in mind we use urethane caulk which is good for 5-10 years and a superior product but does have to be checked every 2 years. We will periodically send you reminder letters to check your caulking as this is a maintenance item.

Please feel free to call with any future questions or concerns.

Jeff Ophoven
Hunerberg Construction

11102 86th Ave N Maple Grove, MN 55369
tel 763.463.5040 fax 763.463.5046
web Hunerberg.com