



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

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1. Date 6/26/19

2. Page 1

3. Addendum to Purchase Agreement between parties, dated \_\_\_\_\_, 20\_\_\_\_\_,  
4. pertaining to the purchase and sale of the property at 5259 Crestwood Drive  
5. Minnetonka MN 55345

## 6. Lead Warning Statement

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

## 15. Seller's Disclosure (Check one.)

16. ☐ Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards  
17. in the housing.  
18. ☒ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer  
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint hazards  
20. in the housing. (Please explain and list documents below.):  
21. THE OLD SIDING WAS REPLACED. IT HAD LEAD BASED PAINT ON IT.  
22. PERMIT WAS PULLED WHEN SIDING + WINDOWS WERE DONE, ALL REQUIREMENTS  
23. WERE MET WHEN SIDING WAS REMOVED

## 24. Buyer's Acknowledgment

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

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

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37. Property located at 5259 Crestwood Drive Minnetonka MN 55345
38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,  
 39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee  
 40. representing or assisting Seller, within three (3) Calendar Days after the assessment or inspection is timely  
 41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk  
 42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) Calendar Days  
 43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or  
 45. (B) Buyer waives the deficiencies; or  
 46. (C) an adjustment to the purchase price will be made;  
 47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*  
 48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is  
 49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that  
 50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or  
 51. assisting Seller of the waiver or removal, in writing, within the time specified.

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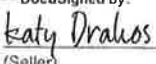
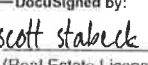
**52. Real Estate Licensee's Acknowledgment**

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

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**55. Certification of Accuracy**

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

58.  6/26/19  
 (Seller) (Date) (Buyer) (Date)
59. DocuSigned by:  
 6/26/2019  
 (Seller) (Date) (Buyer) (Date)  
 CF30DBFB52E546B
60. DocuSigned by:  
 6/26/2019  
 (Real Estate Licensee) (Date) (Real Estate Licensee) (Date)  
 F098CFF159A741B

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TLX:SALE-2 (8/18)



## DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Date 6-25-2019
2. Page 1 of 10 pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

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

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any
17. inspections or warranties the party(ies) may wish to obtain.
18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
21. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
24. other option.
25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
27. listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. NO
28. may mean that Seller is unaware.
29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
32. (6) If any items do not apply, write "NA" (not applicable).
33. Property located at 5259 Crestwood Drive
34. City of Minnetonka, County of Hennepin, State of Minnesota.
35. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.
36. (1) What date 10/1/13 did you ☒ Acquire ☐ Build the home?  
------(Check one)-----
37. (2) Type of title evidence: ☐ Abstract ☒ Registered (Torrens) ☐ Unknown
38. Location of Abstract: \_\_\_\_\_
39. Is there an existing Owner's Title Insurance Policy? ☐ Yes ☒ No
40. (3) Have you occupied this home continuously during your ownership? ☒ Yes ☐ No
41. If "No," explain: \_\_\_\_\_
42. (4) Is the home suitable for year-round use? ☒ Yes ☐ No
43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) ☐ Yes ☒ No
44. (6) Does the property include a manufactured home? ☐ Yes ☒ No
45. If "Yes," HUD #(s) is/are \_\_\_\_\_
46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? ☐ Yes ☐ No

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

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

49. Property located at 5259 Crestwood Drive Minnetonka MN 55345
50. (7) Is the property located on a public or a private road? ☒ Public ☐ Private ☐ Public: no maintenance
51. (8) **Flood Insurance:** All properties in the state of Minnesota have been assigned a flood zone designation. Some
52. flood zones may require flood insurance.
53. (a) Do you know which zone the property is located in? ☒ Yes ☐ No
54. If "Yes," which zone? ZONE X
55. (b) Have you ever had a flood insurance policy? ☐ Yes ☒ No
56. If "Yes," is the policy in force? ☐ Yes ☐ No
57. If "Yes," what is the annual premium? \$ \_\_\_\_\_
58. If "Yes," who is the insurance carrier? \_\_\_\_\_
59. (c) Have you ever had a claim with a flood insurance carrier or FEMA? ☐ Yes ☒ No
60. If "Yes," please explain: \_\_\_\_\_
61. \_\_\_\_\_

**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.

67. Are there any
68. (9) encroachments? ☐ Yes ☒ No
69. (10) association, covenants, historical registry, reservations, or restrictions, that affect
70. or may affect the use or future resale of the property? ☐ Yes ☒ No
71. (11) governmental requirements or restrictions that affect or may affect the use or future
72. enjoyment of the property (e.g., shoreland restrictions, non-conforming use, etc.)? ☐ Yes ☒ No
73. (12) easements, other than utility or drainage easements? ☐ Yes ☒ No
74. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:
75. \_\_\_\_\_
76. \_\_\_\_\_

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

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

80. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? ☐ Yes ☒ No
81. If "Yes," give details of what happened and when: \_\_\_\_\_
82. \_\_\_\_\_
83. (2) Have you ever had an insurance claim(s) against your Homeowner's
84. Insurance Policy? ☐ Yes ☒ No
85. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? \_\_\_\_\_
86. \_\_\_\_\_
87. Did you receive compensation for the claim(s)? ☐ Yes ☐ No
88. If you received compensation, did you have the items repaired? ☐ Yes ☐ No
89. What dates did the claim(s) occur? \_\_\_\_\_

# Lakes | Sotheby's

INTERNATIONAL REALTY

## DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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

92. Property located at 5259 Crestwood Drive Minnetonka MN 55345
93. (3) (a) Has/Have the structure(s) been altered?
94. (e.g., additions, altered roof lines, changes to load-bearing walls) ☐ Yes ☒ No
95. If "Yes," please specify what was done, when, and by whom (owner or contractor):
96. \_\_\_\_\_
97. \_\_\_\_\_
98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing) ☒ Yes ☐ No
99. If "Yes," please explain: WIRING, PLUMBING, GENERAL FINISHING
100. \_\_\_\_\_
101. \_\_\_\_\_
102. (c) Are you aware of any work performed on the property for which appropriate permits were not obtained? ☒ Yes ☐ No
103. If "Yes," please explain: INSTALLED BASEMENT BATHROOM WHERE EXISTING ROUGH-IN PLUMBING WAS LOCATED
104. \_\_\_\_\_
105. \_\_\_\_\_
106. (4) Has there been any damage to flooring or floor covering? ☐ Yes ☒ No
107. If "Yes," give details of what happened and when: \_\_\_\_\_
108. \_\_\_\_\_
109. (5) Do you have or have you previously had any pets? ☒ Yes ☐ No
110. If "Yes," indicate type DOG and number 1
111. (6) **THE FOUNDATION:** The type of foundation is (i.e., block, poured, wood, stone, other):
112. BLOCK
113. (7) **THE BASEMENT, CRAWLSPACE, SLAB:**
- |   |   |
|---|---|
| 114. (a) cracked floor/walls? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | (e) leakage/seepage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| 115. (b) drain tile problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | (f) sewer backup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     |
| 116. (c) flooding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            | (g) wet floors/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 117. (d) foundation problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | (h) other? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No                 |
118. Give details to any questions answered "Yes": HAIRLINE CRACKS FOLLOWING
119. MORTAR JOINTS IN FOUNDATION BLOCKS
120. \_\_\_\_\_
121. (8) **THE ROOF:**
122. (a) What is the age of the roofing material?
123. Home: 10+ years Garage(s)/Outbuilding(s): 10+ years
124. (b) Has there been any interior or exterior damage? ☐ Yes ☒ No
125. (c) Has there been interior damage from ice buildup? ☐ Yes ☒ No
126. (d) Has there been any leakage? ☐ Yes ☒ No
127. (e) Have there been any repairs or replacements made to the roof? ☐ Yes ☒ No
128. Give details to any questions answered "Yes": \_\_\_\_\_
129. \_\_\_\_\_

MN:DS:SPDS-3 (8/18)

**DISCLOSURE STATEMENT: SELLER'S  
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**131. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

132. Property located at 5259 Crestwood Drive Minnetonka MN 55345

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

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

135. (b) cracks/damage? ☐ Yes ☒ No

136. (c) leakage/seepage? ☐ Yes ☒ No

137. (d) other? ☐ Yes ☒ No

138. Give details to any questions answered "Yes": \_\_\_\_\_

139. \_\_\_\_\_

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

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

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

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

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

181. Property located at 5259 Crestwood Drive Minnetonka MN 55345
182. Are there any items or systems on the property connected or controlled wirelessly, via internet protocol ("IP"), to
183. a router or gateway or directly to the cloud? ☐ Yes ☒ No
184. Comments regarding issues in Section C: \_\_\_\_\_
185. \_\_\_\_\_
186. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**
187. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)
188. Seller certifies that Seller ☐ DOES ☒ DOES NOT know of a subsurface sewage treatment system on or serving  
----- (Check one) -----
189. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
190. *Disclosure Statement: Subsurface Sewage Treatment System.*)
191. ☒ There is an abandoned subsurface sewage treatment system on the above-described real property.
192. (See *Disclosure Statement: Subsurface Sewage Treatment System.*)
193. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
194. (Check appropriate box.)
195. ☐ Seller certifies that Seller does not know of any wells on the above-described real property.
196. ☒ Seller certifies there are one or more wells located on the above-described real property.
197. (See *Disclosure Statement: Well.*)
198. Are there any wells serving the above-described property that are not located on the
199. property? ☐ Yes ☒ No
200. If "Yes":
201. (1) How many properties or residences does the shared well serve? \_\_\_\_\_
202. (2) Is there a maintenance agreement for the shared well? ☐ Yes ☐ No
203. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_
204. Is this property in a Special Well Construction Area? ☐ Yes ☒ No
205. **F. PROPERTY TAX TREATMENT:**
206. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)
207. There ☐ IS ☒ IS NOT an exclusion from market value for home improvements on this property. Any  
----- (Check one) -----
208. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
209. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
210. resulting tax consequences.
211. Additional comments: \_\_\_\_\_
212. \_\_\_\_\_
213. **Preferential Property Tax Treatment**
214. Is the property subject to any preferential property tax status or any other credits affecting the property?
215. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,
216. Non-Profit Status) ☐ Yes ☒ No
217. If "Yes," would these terminate upon the sale of the property? ☐ Yes ☐ No
218. Explain: \_\_\_\_\_
219. \_\_\_\_\_



# DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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

222. Property located at 5259 Crestwood Drive Minnetonka MN 55345
223. **G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
224. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
225. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.
226. Seller represents that Seller ☐ IS ☒ **IS NOT** a foreign person (i.e., a non-resident alien individual, foreign corporation,
227. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
228. survive the closing of any transaction involving the property described here.
229. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
230. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
231. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
232. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
233. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
234. Revenue Code.
235. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
236. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
237. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
238. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**
239. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
240. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
241. ☒ Seller is not aware of any methamphetamine production that has occurred on the property.
242. ☐ Seller is aware that methamphetamine production has occurred on the property.
243. (See Disclosure Statement: Methamphetamine Production.)
244. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety
245. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
246. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
247. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
248. located.
249. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
250. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
251. be personal property and may or may not be included in the sale of the home.
252. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.
253. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person
254. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains
255. or human burial grounds is guilty of a felony.
256. Are you aware of any human remains, burials, or cemeteries located on the property? ☐ Yes ☒ No
257. If "Yes," please explain: \_\_\_\_\_
258. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
259. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
260. Statute 307.08, Subd. 7.
261. **L. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
262. currently exist on the property?
- |  |                              |  |                                   |   |  |
|--|------------------------------|--|-----------------------------------|---|--|
| 263. (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (6) Lead? (e.g., paint, plumbing) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 264. (2) Asbestos?                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (7) Mold?                         | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 265. (3) Diseased trees?                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (8) Soil problems?                | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 266. (4) Formaldehyde?                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (9) Underground storage tanks?    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 267. (5) Hazardous waste/substances?     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (10) Vapor intrusion?             | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 268. (11) Other?                         | _____                        |  | <input type="checkbox"/> Yes      | <input type="checkbox"/> No             |  |

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

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

271. Property located at 5259 Crestwood Drive Minnetonka MN 55345
272. (11) Have you ever been contacted or received any information from any governmental authority pertaining to  
273. possible or actual environmental contamination (e.g., vapor intrusion, drinking water, and/or soil  
274. contamination, etc.) affecting the property? ☐ Yes ☒ No
275. (12) Are you aware if there are currently, or have previously been, any orders issued on the property by any  
276. governmental authority ordering the remediation of a public health nuisance on  
277. the property? ☐ Yes ☒ No
278. If answer above is "Yes," all orders ☐ HAVE ☐ HAVE NOT been vacated.  
----- (Check one) -----
279. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.
280. \_\_\_\_\_
281. \_\_\_\_\_

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

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

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

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

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

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

302. (a) Radon test(s) ☒ HAVE ☐ HAVE NOT occurred on the property.  
----- (Check one) -----
303. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most  
304. current records and reports pertaining to radon concentration within the dwelling:  
305. RADON TEST PERFORMED 9/13 AND CAME BACK UNDER  
306. THE 4 pCi/L ACTION LEVEL
307. (c) There ☐ IS ☒ IS NOT a radon mitigation system currently installed on the property.  
----- (Check one) -----
308. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system  
309. description and documentation.
310. \_\_\_\_\_
311. \_\_\_\_\_

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

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

313. Page 8

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

315. Property located at 5259 Crestwood Drive Minnetonka MN 55345

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

318. **Notices:** Seller ☐ HAS ☒ **HAS NOT** received a notice regarding any proposed improvement project from any  
319. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach  
320. and/or explain : \_\_\_\_\_

321. \_\_\_\_\_

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

324. If "Yes," explain: \_\_\_\_\_

325. \_\_\_\_\_

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

329. Examples of exterior moisture sources may be:

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

334. Examples of interior moisture sources may be:

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

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

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

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

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

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

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

363. Property located at 5259 Crestwood Drive Minnetonka MN 55345

364. **Q. ADDITIONAL COMMENTS:**

365.

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

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

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

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

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

387. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the 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.

390. **No Duty to Disclose:**

- 391. (A) There is no duty to disclose the fact that the property
  - 392. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  - 393. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
  - 394. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or nursing home.
- 397. (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.
- 402. (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.
- 404. (D) **Inspections.**
  - 405. (1) Except as provided in paragraph (2), 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.
  - 406. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information included in a written report under paragraph (1) if a copy of the report is provided to Seller.



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

413. Page 10

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

415. Property located at 5259 Crestwood Drive Minnetonka MN 55345

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

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

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

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

429.

  
(Seller)

6/25/19  
(Date)

DocuSigned by:  
  
(Seller)  
CF96DBFB52E546B...

6/26/2019

(Date)

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

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

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

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

437.

(Buyer)

(Date)

(Buyer)

(Date)

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

MN:DS:SPDS-10 (8/18)

# Radon in Real Estate Transactions

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

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

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

## Disclosure Requirements

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

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

## Radon Facts

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

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

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

## 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 Testing

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

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

**During testing:** Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

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

### Place the test kit:

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

### How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Here are the two most common.

#### Continuous Radon Monitor

This test is completed by a licensed radon measurement professional with a calibrated CRM for a minimum of 48 hours. The data is analyzed to ensure a valid test. A report is generated by the measurement professional.

#### Simultaneous Short-Term Testing

Two short-term test kits are used at the same time, placed 4 inches apart, for a minimum of 48 hours. Test kits are sent to the lab for analysis. The lab generates a report. The two test results are averaged to get the radon level.

**All radon tests should be conducted by a licensed professional.** This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these licensed radon measurement professionals can be found at MDH's Radon web site.

## Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a nationally certified and MDH-listed radon mitigation professional.

**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 action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,200 to \$2,500.

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

**Radon Information on the Web:**  
[www.health.state.mn.us/radon](http://www.health.state.mn.us/radon)

Last Updated 1/2019

**MDH Indoor Air Unit**

**PO Box 64975**

**St Paul, MN 55164-0975**

**651-201-4601**

**800-798-9050**

**[health.indoorair@state.mn.us](mailto:health.indoorair@state.mn.us)**



**DISCLOSURE STATEMENT: WELL**

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2017 Minnesota Association of REALTORS®, Edina, MN

1. Date 6/26/19
2. Page 1 of 3 pages: THE REQUIRED MAP
3. IS ATTACHED HERE AND MADE A PART OF THIS
4. DISCLOSURE

5. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must  
6. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement  
7. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,  
8. or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In  
9. the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose  
11. 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  
12. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection  
13. of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real  
14. property where the well is located.

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

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

20. **PROPERTY DESCRIPTION:** Street Address: 5259 Crestwood Drive  
21. Minnetonka 55345 Hennepin  
(City) (Zip) (County)

22. **LEGAL DESCRIPTION:**  
23. **REG. LAND SURVEY NO. 0214 TRACT V**

24.

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

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

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
29. Well 1	<u>309519</u>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Well 2					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Well 3					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

33. If "Yes," please explain: \_\_\_\_\_

34.

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

39. If the well is, "Shared":

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

41. (2) Who manages the shared well? \_\_\_\_\_

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

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

## DISCLOSURE STATEMENT: WELL

44. Page 2

45. Property located at 5259 Crestwood Drive Minnetonka MN 5534546. **OTHER WELL INFORMATION:**47. Date well water last tested for contaminants: \_\_\_\_\_ Test results attached? ☐ Yes ☐ No48. Contaminated Well: Is there a well on the property containing contaminated water? ☐ Yes ☐ No

49. Comments: \_\_\_\_\_

50. \_\_\_\_\_

51. \_\_\_\_\_

52. \_\_\_\_\_

53. \_\_\_\_\_

54. \_\_\_\_\_

55. \_\_\_\_\_

56. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.57. When was the well sealed? 8/30/1358. Who sealed the well? DRILLCO WELL59. Was a Sealed Well Report filed with the Minnesota Department of Health? ☒ Yes ☐ No60. **MAP: Complete the attached Location Map showing the location of each well on the real property.**61. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(ies) in  
62. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.63. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*64. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing  
65. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity  
66. in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement to  
67. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real  
68. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective  
69. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective  
70. buyer, the real estate licensee must provide a copy to the prospective buyer.71. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**  
72. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**  
73. **enjoyment of the property or any intended use of the property that occur up to the time of closing.** To disclose  
74. new or changed facts, please use the *Amendment to Disclosure Statement* form.75.  6/26/19 Katy Dralos 6/26/2019  
(Seller) (Date) (Seller) (Date)  
CF96DBFB52E546B...76. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*77. I/We, the Buyer(s) of the property, acknowledge receipt of this *Disclosure Statement: Well and Location Map* and  
78. agree that no representations regarding facts have been made other than those made above.79. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)80. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
81. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

MN-DS:W-3 (8/17)

COUNTY USE ONLY		MINNESOTA DEPARTMENT OF HEALTH Well Management Section, P.O. Box 64975, St. Paul, Minnesota 55164-0975 651/201-4587 or 800/383-9808 <b>WELL DISCLOSURE CERTIFICATE</b> PLEASE TYPE OR PRINT ALL INFORMATION Person filing deed must include a \$50 fee payable to the county recorder.		MDH USE ONLY	
<b>A. PROPERTY LOCATION LEGAL DESCRIPTION</b> Attach a legal description of the property.					
County Hennepin		Section No. 28	Township No. 117	Range No. 22	Quarter (or Government Lot) SW NE
Lot No(s)	Block No.	Addition Name see attached legal		Outlet	Tract
Property Street Address 5259 Crestwood Dr					
City/Township Minnetonka			ZIP Code	Property ID No./Parcel No. (optional) 27-117-22-34-0046	
<b>B. PROPERTY BUYER MAILING ADDRESS AFTER CLOSING</b>					
First Name Adam		Middle Initial R.	Last Name Clawson		
Company Name (if applicable)					
Mailing Address					
Mailing Address					
City		State/Province	ZIP Code	Telephone No. (including area code)	
Provide Name of Seller (please print) The Estate of Carl H. Jacobsen					
<b>C. CERTIFICATION BY SELLER</b> I certify that the information provided on this certificate is accurate and complete to the best of my knowledge.  personal representative Date 9-30-13 Signature of Seller or Designated Representative of Seller					
<b>D. CERTIFICATION BY BUYER</b> For fulfillment of a contract for deed, the buyer or person to act on behalf of the buyer, must sign a Well Disclosure Certificate if there is a well on the property.  In the absence of a seller's signature, the buyer, or person authorized to act on behalf of the buyer may sign this Well Disclosure Certificate. No signature is required by the buyer if the seller has signed above.  Based on disclosure information provided to me by the seller or other available information, I certify that the information on this certificate is accurate and complete to the best of my knowledge.  _____ Signature of Buyer or Designated Representative of Buyer Date					
<b>IMPORTANT NOTE:</b> The Minnesota Department of Health (MDH) will follow-up with the property buyer regarding any wells disclosed as not in use. If a well is not in use, the property owner must either return the well to use, have the well sealed by a licensed well contractor, or obtain an annual maintenance permit from the MDH for \$175. A copy of this Well Disclosure Certificate should be provided to the property buyer at the time of closing.					

**MINNESOTA DEPARTMENT OF HEALTH  
WELL DISCLOSURE CERTIFICATE**  
PLEASE TYPE OR PRINT ALL INFORMATION

Indicate Total Number of  
Wells on Property \_\_\_\_\_

Fill out a separate well information page if more than two wells are located on the property.

**E. WELL LOCATION LEGAL DESCRIPTION**

**Well #1 -** If the property legal description has more than one section, township, or range number; quarter (or government lot); or lot or block number; provide specific legal description information regarding the physical location of this well.

County Hennepin		Section No. 28	Township No. 117	Range No. 22	Quarter (or Government Lot) SW NE
Lot No.	Block No.	Addition Name See attached		Outlot	Range No.
					MN Unique Well No. or Sealing Record No. 309519
<b>WELL STATUS</b> (Check only one box) WELLS: <input type="checkbox"/> In Use (1) <input type="checkbox"/> Not in Use (2) <input checked="" type="checkbox"/> Sealed by a Licensed Well Contractor (3)* *Call MDH to verify sealing record is on file. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor, check the well status as not in use. Also see "IMPORTANT NOTE" on page 1.					Date of Well Construction or Sealing 8-30-13 Name of Licensed Well Contractor Drillco well
If well is not in use, is there an MDH variance for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the variance tracking number (TN) _____			If well is not in use, is there an MDH maintenance permit for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the permit number _____		

**Well #2 -** If the property legal description has more than one section, township, or range number; quarter (or government lot); or lot or block number; provide specific legal description information regarding the physical location of this well.

County		Section No.	Township No.	Range No.	Quarter (or Government Lot)
Lot No.	Block No.	Addition Name		Outlot	Range No.
					MN Unique Well No. or Sealing Record No.
<b>WELL STATUS</b> (Check only one box) WELLS: <input type="checkbox"/> In Use (1) <input type="checkbox"/> Not in Use (2) <input type="checkbox"/> Sealed by a Licensed Well Contractor (3)* *Call MDH to verify sealing record is on file. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor, check the well status as not in use. Also see "IMPORTANT NOTE" on page 1.					Date of Well Construction or Sealing Name of Licensed Well Contractor
If well is not in use, is there an MDH variance for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the variance tracking number (TN) _____			If well is not in use, is there an MDH maintenance permit for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the permit number _____		

**SKETCH MAP** - Sketch the location of the well(s) and include estimated distances from roads, streets, and buildings. If more than one well on property, use the well location number above to identify each well. The location of the well(s) must be provided. If the location of a well is not known, have the well located by a person qualified to locate wells, such as a licensed well contractor.



Information provided on this form is classified as public information under Minnesota Statutes, Chapter 13.

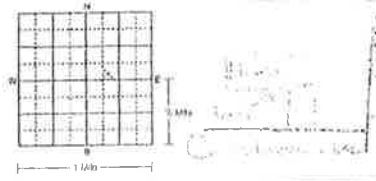
To request this document in another format, call 651/201-4600. Deaf and hard-of-hearing: TTY 651/201-5797.

Visit the MDH Well Management Section, Well Disclosure Program web site at: [www.health.state.mn.us/dhs/eh/wells/disclosures](http://www.health.state.mn.us/dhs/eh/wells/disclosures)

HE- 01387-11

IC# 140-0385

origswell disclosure certificate-instructions 07/08R

MINNESOTA DEPARTMENT OF HEALTH <b>WELL AND BORING SEALING RECORD</b> Minnesota Statutes, Chapter 103I					Minnesota Well and Boring Sealing No. _____ Minnesota Unique Well No. or W Series No. _____ Laboratory Publication	
<b>WELL OR BORING LOCATION</b>					<b>H 309519</b>	
County Name _____						
Township Name _____	Range No. _____	Section No. _____	Fraction (cont. - 1/4) _____	Date Bored _____	Date Well or Boring Constructed _____	
GPS LOCATION: Latitude _____ degrees _____ minutes _____ seconds Longitude _____ degrees _____ minutes _____ seconds				Depth Before Sealing _____ ft	Original Depth _____ ft	
Nearest Street Address or Fair Number and City of Well or Boring Location _____				<b>AQUIFER(S)</b> <input checked="" type="checkbox"/> Single Aquifer <input type="checkbox"/> Multi-aquifer	<b>STATIC WATER LEVEL</b> <input checked="" type="checkbox"/> Measured <input type="checkbox"/> Estimated Date Measured _____	
Sketch map of well or boring location, showing property lines, roads, and buildings.				<b>WELL/BORING</b> <input checked="" type="checkbox"/> Water-Supply Well <input type="checkbox"/> Mch. Well <input type="checkbox"/> Env. Bore Hole <input type="checkbox"/> Other _____	<input type="checkbox"/> Above <input type="checkbox"/> Below <input type="checkbox"/> Above land surface	
				<b>CASING TYPE(S)</b> <input type="checkbox"/> Steel <input type="checkbox"/> Plastic <input type="checkbox"/> Tile <input type="checkbox"/> Other _____		
				<b>WELLHEAD COMPLETION</b> Outside: <input type="checkbox"/> Well House <input type="checkbox"/> At Grade <input type="checkbox"/> Buried <input type="checkbox"/> Pileless Adapter/Unit <input type="checkbox"/> Well Pit <input type="checkbox"/> Other _____ Inside: <input checked="" type="checkbox"/> Basement Offset <input type="checkbox"/> Well Pit <input type="checkbox"/> Buried <input type="checkbox"/> Other _____		
PROPERTY OWNER'S NAME/COMPANY NAME <u>Lynn Anderson</u> Property owner's mailing address if different than well location address indicated above _____				<b>CASINGS</b> Diameter _____ Depth _____ Set in oversize hole? <input type="checkbox"/> Yes <input type="checkbox"/> No Annular space initially grouted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
WELL OWNER'S NAME/COMPANY NAME <u>Lynn Anderson</u> Well owner's mailing address if different than property owner's address indicated above _____				_____ in from _____ to _____ ft <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
				_____ in from _____ to _____ ft <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
				<b>BOREHOLE HOLE</b> Screen from _____ to _____ ft Open Hole from _____ to _____ ft		
				<b>OBSTRUCTIONS</b> <input checked="" type="checkbox"/> Red/Drop Pipe <input type="checkbox"/> Check Valve(s) <input type="checkbox"/> Debris <input type="checkbox"/> Fill <input type="checkbox"/> No Obstruction		
				Type of Obstruction (Describe) _____		
				Obstructions removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Describe _____		
<b>GEOLOGICAL MATERIAL</b>				<b>PUMP</b>		
COLOR	HARDNESS OR FORMATION	FROM	TO	Type _____ <input checked="" type="checkbox"/> Removed <input type="checkbox"/> Not Present <input type="checkbox"/> Other _____		
If not known, indicate estimated formation log from nearby well or boring.				<b>METHOD USED TO SEAL ANNUAL SPACE BETWEEN 2 CASINGS, OR CASING AND BORE HOLE:</b>		
				<input type="checkbox"/> No Annular Space Existed <input type="checkbox"/> Annular Space Grouted with Tremie Pipe <input type="checkbox"/> Casing Perforation/Removal		
				_____ in from _____ to _____ ft <input type="checkbox"/> Perforated <input type="checkbox"/> Removed		
				_____ in from _____ to _____ ft <input type="checkbox"/> Perforated <input type="checkbox"/> Removed		
				Type of Perforator _____		
				Other _____		
				<b>GROUTING MATERIAL(S)</b> (One bag of cement = 94 lbs., one bag of bentonite = 56 lbs.)		
				Grouting Material _____ from _____ to _____ ft _____ yards _____ bags		
				_____ from _____ to _____ ft _____ yards _____ bags		
				_____ from _____ to _____ ft _____ yards _____ bags		
<b>REMARKS, SOURCE OF DATA, DIFFICULTIES IN SEALING</b>				<b>OTHER WELLS AND BORINGS</b>		
_____				Other installed and unused well or boring on property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How many? _____		
				<b>LICENSED OR REGISTERED CONTRACTOR CERTIFICATION</b> This well or boring was sealed in accordance with Minnesota Rules, Chapter 4725. This information contained in this report is true to the best of my knowledge.		
				Licensee Business Name _____ License or Registration No. _____		
				Certified Representative Signature _____ Certified Rep. No. _____ Date _____		
IS IMPORTANT FILE WITH PROPERTY PAPERS/ WELL OWNER ONLY				Name of Person Sealing Well or Boring _____		



## DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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1. Date 6/26/19
2. Page 1 of 3 pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at 5259 Crestwood Drive in the City of Minnetonka
6. County of Hennepin State of Minnesota, legally described as follows or on
7. attached sheet (the "Property") REG. LAND SURVEY NO. 0214 TRACT V

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

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

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

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

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

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

30. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (Check the appropriate boxes.)

31. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.

32. TYPE: (Check appropriate box(es) and indicate location on attached Location Map.)

33. ☐ Septic Tank: ☐ with drain field ☐ with mound system ☐ seepage tank ☐ with open end

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

35. ☐ Sealed System (holding tank)

36. ☒ Other (Describe.): ABANDONED SUBSURFACE SYSTEM

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

38. Is the above-described Property served by a subsurface sewage treatment system
39. not located on the Property? ☐ Yes ☒ No

40. If "Yes," please explain: \_\_\_\_\_

41. \_\_\_\_\_

42. If "No," is subsurface sewage treatment system entirely within Property boundary lines,

43. including set back requirements? YES

44. Comments: WAS TOLD BY NEIGHBOR ABOUT SYSTEM, ALL HOUSES HAD THEM BEFORE  
CITY WATER AND SEWER WERE INSTALLED. WAS NOT  
DISCLOSED TO US WHEN PURCHASED PROPERTY

**DISCLOSURE STATEMENT: SUBSURFACE  
SEWAGE TREATMENT SYSTEM**

45. Page 2

46. Property located at 5259 Crestwood Drive Minnetonka MN 55345
47. Is the subsurface sewage treatment system(s) a shared system? ☐ Yes ☒ No
48. If "Yes,"
49. (1) How many properties or residences does the subsurface sewage treatment system serve?
50. \_\_\_\_\_
51. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? ☐ Yes ☒ No
52. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_
53. **NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may**
54. **no longer comply with applicable sewage treatment system laws and rules.**
55. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
56. compliance status of the subsurface sewage treatment system. \_\_\_\_\_
57. \_\_\_\_\_
58. \_\_\_\_\_
59. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
60. When was the subsurface sewage treatment system installed? UNKNOWN
61. Installer Name/Phone UNKNOWN
62. Where is tank located? UNKNOWN
63. What is tank size? UNKNOWN
64. When was tank last pumped? UNKNOWN
65. How often is tank pumped? UNKNOWN
66. Where is the drain field located? UNKNOWN
67. What is the drain field size? UNKNOWN
68. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
69. NO WORK DONE
70. \_\_\_\_\_
71. Date work performed/by whom: \_\_\_\_\_
72. \_\_\_\_\_
73. Approximate number of:
74. people using the subsurface sewage treatment system 0
75. showers/baths taken per week 0
76. wash loads per week 0
77. **NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water**
78. **used may affect the subsurface sewage treatment system performance.**
79. Distance between well and subsurface sewage treatment system? 60 FEET
80. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
81. (If "Yes," see attached notice.) ☐ Yes ☒ No
82. Are there any known defects in the subsurface sewage treatment system? ☐ Yes ☒ No
83. If "Yes," please explain: \_\_\_\_\_
84. \_\_\_\_\_
85. \_\_\_\_\_

**DISCLOSURE STATEMENT: SUBSURFACE  
SEWAGE TREATMENT SYSTEM**

86. Page 3

87. Property located at 5259 Crestwood Drive Minnetonka MN 55345

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

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

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

100.  4/26/19  6/26/2019  
(Seller) (Date) (Seller) (Date)  
CF96DBFB52E546B

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

102. I/We, the Buyer(s) of the property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment*  
103. *System and Location Map* and agree that no representations regarding facts have been made other than those made  
104. above.

105. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

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

MN-DS:SSTS-3 (8/17)

Lakes | Sotheby's  
INTERNATIONAL REALTY

### LOCATION MAP

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1. Page 1 of 1 pages

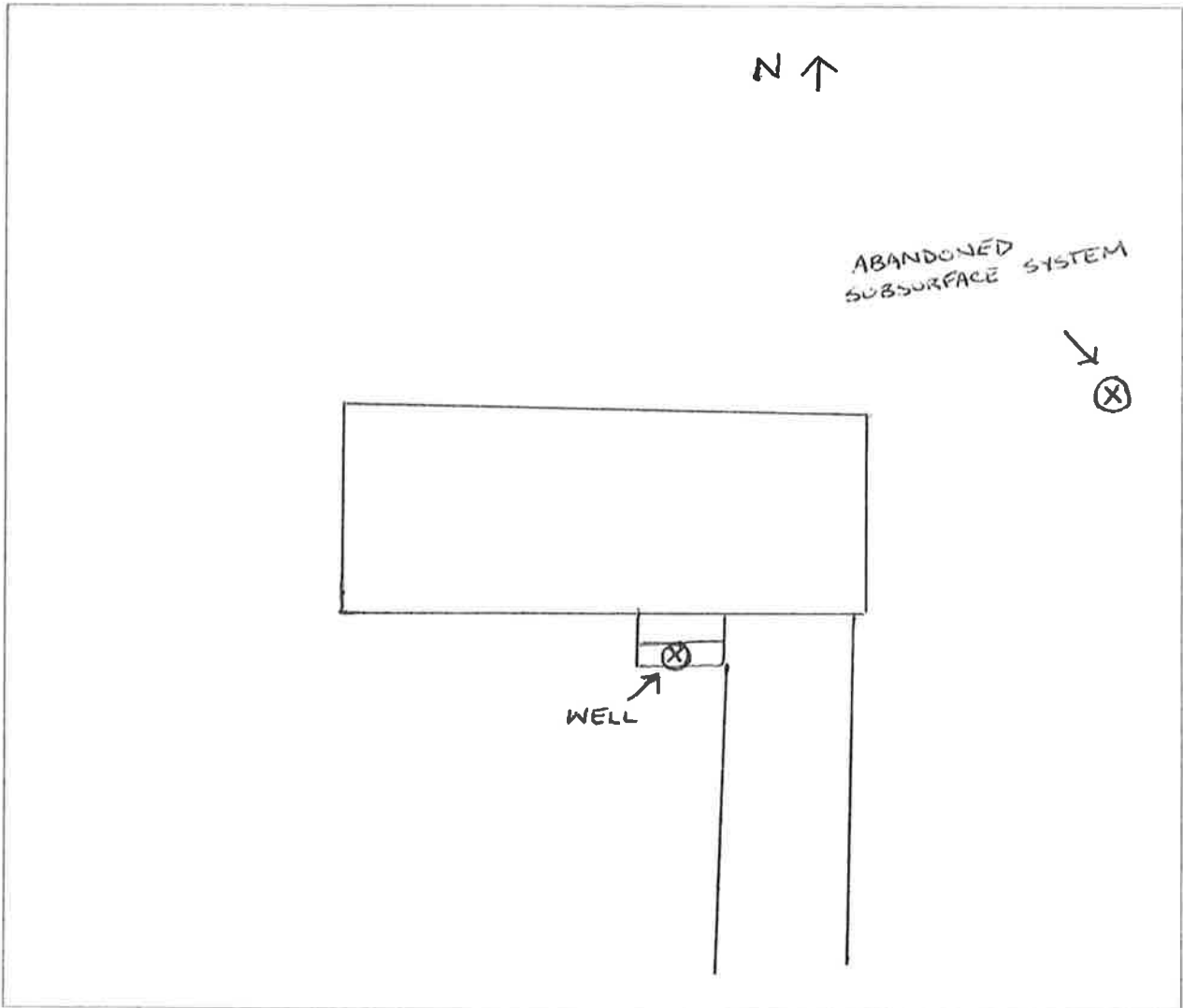
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

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 5259 Crestwood Drive

7. Minnetonka, MN 55345



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

[Signature] 6/26/19

(Seller)

(Date)

(Buyer)

(Date)

10.

LD

6/26/2019

(Seller)

(Date)

(Buyer)

(Date)

11.

MN-IM (8/09)

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

MINNESOTA  
REALTORS

InstantNetFCR/AS