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1.	Date	2/26-2019	
2.	Page 1	of pages: RECORDS A	
3.	REPOR	TS, IF ANY, ARE ATTACHED AND MAI	DE A
4.	PART O	F THIS DISCLOSURE	

	4, TANTOT THIS DISCLOSURE		
5.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOW	VLEDGE.	
6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16.	NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 51 Under Minnesota law, sellers of residential property, with limited exceptions listed on page nin disclose to prospective buyers all material facts of which Seller is aware that could adversely an ordinary buyer's use or enjoyment of the property or any intended use of the property of MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, be closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to rof any facts disclosed here (new or changed) of which Seller is aware that could adversely and Buyer's use or enjoyment of the property or any intended use of the property that occur up to Seller has disclosure alternatives allowed by MN Statutes. See <i>Disclosure Statement: Seller's E</i> form for further information regarding disclosure alternatives. This disclosure is not a warranty kind by Seller or licensee(s) representing or assisting any party in the transaction and is not inspections or warranties the party(ies) may wish to obtain.	e (9), are of and significate which Selle ut in any eventify Buyer, significantly to the time of a guaranter of a guaranter of the time	bligated to antly affect r is aware. rent before, in writing, r affect the of closing. Iternatives tee of any
18.	For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:		
19. 20. 21.	"Residential real property" or "residential real estate" means property occupied as, or intended single-family residence, including a unit in a common interest community as defined in MN Statu (10), regardless of whether the unit is in a common interest community not subject to chapter 5	te 515B.1-1	
22. 23. 24.	The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the trans residential real estate, whether by sale, exchange, deed, contract for deed, lease with an optio other option.		
25. 26. 27. 28. 29. 30. 31. 32.	INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personal by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to listed below, it does not necessarily mean that it does not exist on the property, did not occur, of may mean that Seller is unaware.  INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure inspection report(s) when completing this form. (3) Describe conditions affecting the propert knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) (6) If any items do not apply, write "NA" (not applicable).	o any of the or does not e statement	questions apply. NO (s) and/or est of your
33.	Property located at 222 2nd Street SE		904
34.	City of, County of	, State of N	/linnesota.
35. 36. 37.	A. GENERAL INFORMATION: The following questions are to be answered to the best of Seller  (1) What date	-	ge.
38.	Location of Abstract:	<b>M</b> 1v	
39. 40.	Is there an existing Owner's Title Insurance Policy?  (3) Have you occupied this home continuously during your ownership?	X Yes X Yes	∐ No ☐ No
		N 162	
41. 42.	If "No," explain:	<b>X</b> Yes	No
43.	(5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)	_	☐ No
44.	(6) Does the property include a manufactured home?	Yes	X No
45.	If "Yes," HUD #(s) is/are		<u>~ 4</u>
46.	Has the title been surrendered to the Registrar of Motor Vehicles for cancellation?	Yes	X No



		THE INFO	71111171110	ON DISCLOSED IS GIVEN T	OTHE BEST OF	SELLEH'S KN	IOWLEDGE	-	
49.	Property	located at _	222	2nd Street SE	904	Minnea	polis	MN	55414
50.	(7)	Is the proper	ty locate	ed on a public or a private roa	d? X Public	Private	Public: n	o mai	intenance
51.	, , ,			properties in the state of Minn	esota have been a	assigned a floo	od zone des	ignati	on. Some
52. 53.				uire flood insurance. ch zone the property is locate	ed in?		∏Ye	ie.	X No
				ne?	su III:				<b>M</b> INO
54. 55.				ne?ad a flood insurance policy?			∏Ye		X No
56.				icy in force?			☐ Ye		No □
57.				ne annual premium? \$				3	
57. 58.				e insurance carrier?					
59.				e insurance camer?id a claim with a flood insurar			Ye	<u> </u>	X No
		•						8	Z NO
60. 61.		If "Yes," p	nease ex	piain:					
63. 64. 65. 66.		previ prem will a	iously ch niums pa	e increasing, and in some can narged for flood insurance for id for flood insurance on this er Buyer completes their purc	r the property. As property previous	a result, Buy	er should r	not re	ly on the
67. 68.	Are there (9)	e any encroachm	nents?				Ye	s	X No
69. 70.	(10)			ants, historical registry, reservise or future resale of the prop		ons, that affec	t XYes	s	— ∏ No
		•				the use or futi			
71. 72.	(11)	_	-	rements or restrictions that a operty (e.g., shoreland restric				s	<b>X</b> No
	(11)	enjoyment	of the pr		ctions, non-confor				X No
72.	. ,	enjoyment easements	of the property	operty (e.g., shoreland restric	ctions, non-confor ents?	ming use, etc.)	)? Yes	S	X No
72. 73. 74.	(12)	enjoyment easements Please pro	of the pr , other th vide clari	operty (e.g., shoreland restric nan utility or drainage easem	ctions, non-confor ents?	ming use, etc.)	)? Yes	S	
72. 73.	(12)	enjoyment easements Please pro	of the pr , other th vide clari	operty (e.g., shoreland restric nan utility or drainage easeme ification or further explanation	ctions, non-confor ents?	ming use, etc.)	)? Yes	S	
72. 73. 74. 75.	(12) (13) B. GEN	enjoyment easements Please pro Con	of the pros, other the vide claring with DITION:	operty (e.g., shoreland restriction or drainage easemolification or further explanation Association  To your knowledge, have an	ctions, non-confor ents? n for all applicable	ming use, etc.)	? Yes	s on A:	<b>X</b> No
72. 73. 74. 75. 76.	(12) (13) B. GEN	enjoyment easements Please pro Con  ERAL CON ently exist on	of the property of the propert	operty (e.g., shoreland restriction or drainage easemolification or further explanation Association  To your knowledge, have an	ctions, non-confor ents? n for all applicable y of the following	"Yes" respons	y? Yes	on A:	<b>X</b> No
72. 73. 74. 75. 76. 77. 78.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  Con  IERAL CON ently exist on (ANSW	of the property of the propert	operty (e.g., shoreland restriction of the desired restriction or further explanation of the Association  To your knowledge, have an perty?	etions, non-conforents? In for all applicable  y of the following	"Yes" respons  conditions pre	y? Yes	s on A: sted o	<b>X</b> No
72. 73. 74. 75. 76. 77. 78. 79. 80.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  IERAL CON ently exist on (ANSW Has there be	of the property of the propert	operty (e.g., shoreland restriction or drainage easemonification or further explanation Association  To your knowledge, have an earty?  PPLY TO ALL STRUCTURES amage by wind, fire, flood, hat what happened and when:	etions, non-conforents? In for all applicable It of the following SUCH AS GARA It is all, or other cause No damage to	"Yes" respons  conditions pre GE AND OUT (s)?  unit - Fire s	yes  Yes  Yes  es in Section  viously exis  BUILDINGS  Yes  prinkler bu	s on A: sted o	r do they
72. 73. 74. 75. 76. 77. 78. 79. 80. 81.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  IERAL CON ently exist on (ANSW Has there be f "Yes," give of lobby vesi	of the property of the propert	operty (e.g., shoreland restriction or further explanation of Association  To your knowledge, have an perty?  PPLY TO ALL STRUCTURES, lamage by wind, fire, flood, have	ctions, non-conforents? In for all applicable  y of the following  SUCH AS GARA  ail, or other cause  No damage to  pped fire sprink	"Yes" respons  conditions pre GE AND OUT (s)?  unit - Fire sy ler in 2/2019	yes  Yes  Yes  es in Section  viously exis  BUILDINGS  Yes  prinkler bu	sted o	r do they
72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  ERAL CON ently exist on (ANSW Has there be f "Yes," give of lobby vesitation lave you even surance Po	of the property of the propert	operty (e.g., shoreland restriction or further explanation in Association  To your knowledge, have an overty?  PPLY TO ALL STRUCTURES amage by wind, fire, flood, have an overty?  What happened and when:  1 12/2016 & 2/2019 - cap	ctions, non-conforents? In for all applicable  y of the following  SUCH AS GARA  ail, or other cause  No damage to  pped fire sprink  our Homeowner's	"Yes" respons  conditions pre GE AND OUT (s)?  unit - Fire syler in 2/2019	yes  yes es in Section  viously exis  BUILDINGS  Yes  prinkler bu	sted o	r do they
72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  IERAL CON ently exist on (ANSW Has there be f "Yes," give of lobby vesitate Have you evensurance Po f "Yes," what	of the property of the propert	operty (e.g., shoreland restriction or drainage easement of the control of the co	ctions, non-conforents? In for all applicable  y of the following  SUCH AS GARA  ail, or other cause  No damage to  pped fire sprink  our Homeowner's	"Yes" respons  conditions pre GE AND OUT (s)?  unit - Fire syler in 2/2019	yes  yes es in Section  viously exis  BUILDINGS  Yes  prinkler bu	sted o	r do they
72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  IERAL CON ently exist on (ANSW Has there be f "Yes," give of lobby vest Have you even nsurance Po f "Yes," what	of the property of the propert	operty (e.g., shoreland restriction or drainage easement of the control of the co	ctions, non-conforents? In for all applicable It of the following SUCH AS GARA It is all, or other cause No damage to oped fire sprink our Homeowner's The to roof)?	"Yes" respons  conditions pre GE AND OUT (s)?  unit - Fire syler in 2/2019	Yes  Yes es in Section  viously exis  BUILDINGS  Yes  orinkler bu  Yes	sted o	r do they  No n main  No
72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82.	(12) (13) B. GEN curre	enjoyment easements Please pro Con  IERAL CON ently exist on (ANSW Has there be f "Yes," give of lobby vest Have you even surance Po f "Yes," what Did you receive	of the property of the propert	operty (e.g., shoreland restriction or drainage easement of the control of the co	ctions, non-conforents? In for all applicable  y of the following  SUCH AS GARA  ail, or other cause  No damage to oped fire sprink our Homeowner's eto roof)?	"Yes" respons  conditions pre  GE AND OUT (s)?  unit - Fire syler in 2/2019	yes  yes es in Section  viously exis  BUILDINGS  Yes  prinkler bu	sted o	r do they



91.		THE INFORMATION DISCLOSE	ED IS GIVEN TO TH	IE BEST OF SELLER	1'S KNOWLEDG	iE.	
92.	Property Id	cated at2222nd Street	SE	904 N	Minneapolis	MIN	55414
93. 94. 95. 96.	(3) (a)	Has/Have the structure(s) beer (e.g., additions, altered roof line of "Yes," please specify what we	es, changes to load			'es	X No
97.							
98. 99.	(b)	Has any work been performeretaining wall, general finishing		? (e.g., additions to	the property, w		olumbing,
100.		If "Yes," please explain: Refini	shed the wood	floors in 3/2017 ar	nd painting of v	valls a	and
101.		ceiling					
102. 103.	(c)	Are you aware of any work per appropriate permits were not o		erty for which	Y	es	<b>X</b> No
104.		If "Yes," please explain:					
105.							
106	(4) Ha	s there been any damage to floo	ring or floor coverir	ng?	Ye	es	X No
107.	If "	Yes," give details of what happen	ed and when:				^
108.	-		· ·				
109.	(5) Do	you have or have you previously	had any pets?		XY	es	No
110.	If "	Yes," indicate type			and number		
111.	(6) <b>THI</b>	FOUNDATION: The type of fou	ındation is (i.e., blo	ck, poured, wood, sto	ne, other):		
112.							
113.	(7) <b>TH</b>	BASEMENT, CRAWLSPACE,	SLAB:				
114.	(a)	cracked floor/walls?	es 🗌 No	(e) leakage/seep	page?	es	☐ No
115.	(b)	drain tile problem?	es 🗌 No	(f) sewer backu	p? 🔲 <b>Y</b> €	es	☐ No
116.	(c)	flooding?	es 🗌 No	(g) wet floors/wa	lls?	es	☐ No
117.	(d)	foundation problem?	es 🗌 No	(h) other?	Ye	es	☐ No
118.	Giv	e details to any questions answe	ered "Yes":				
119.	_	N/A					
120.							
121.	(8) <b>TH</b>	E ROOF:					
122.	(a)	What is the age of the roofing m	aterial?				
123.		Home: 2008 years	Garage(s)/Outbuild	ing(s):	years		
124.		Has there been any interior or e			Yes	<b>X</b>	No
125.	(c)	Has there been interior damage	from ice buildup?		Yes	<b>X</b> 1	No
126.	(d)	Has there been any leakage?			Yes	<b>X</b>	Vo
127.	(e)	Have there been any repairs or	replacements made	e to the roof?	Yes	X	٧o
128.	Giv	e details to any questions answe	ered "Yes":				
129.	3-						
MN:DS	:SPDS-3 (8/18					£0001	



131.	THE INFORMATION DISCLOS	ED IS	ilVEN	OTHE BEST OF SE	LLER'S KNOWLED	GE.		
132.	Property located at 222 2nd Street	: SE		904	Minneapolis	MN	554	14
133.	(9) THE EXTERIOR AND INTERIOR	WALLS	/SIDIN(	S/WINDOWS:				
134.	(a) The type(s) of siding is (e.g., vin				Brick			
135.	(b) cracks/damage?	yı, staco	o, brick	, other).	Yes	7	No	
136.	(c) leakage/seepage?				X Yes		No	
137.	(d) other?				==		_	
					Yes	4	No	
138.	Give details to any questions answ							
139.	Leakage in foundation in lat	er 201	8					
140.	C. APPLIANCES, HEATING, PLUMBING	, ELEC	TRICAL	_, AND OTHER MECH	HANICAL SYSTEMS	S:		
141.	NOTE: This section refers only to the						o all s	such
142.	items unless otherwise noted				erty is included in th	e sale	ONL	Y IF
143.	specifically referenced in the F	Purchase	e Agree	ment.				
144.	CHECK "NA" FOR ONLY THO	SE ITE	MS NO	T PHYSICALLY LOCA	ATED ON THE PRO	PERT	Y.	
145.	W	orking C	rder				king O	)rder
146.	Yes		NA			Yes   <b>X</b>	No	NA
147.	Air-conditioningX			Propane tank		. 🔼		
148.	Central Wall Window			Rented C		<b>□Y</b> 1		
149.	Air exchange system			Range/oven			$\vdash$	
150.	Carbon monoxide detectorX		Y	Range hood			H	
151.	Ceiling fan		X	Refrigerator			$\vdash$	
152.	Central vacuum			Security system				X
153.	Clothes dryerX			☐ Rented ☐ C		<b>FY</b> 1		
154.	Clothes washer	님	H	Smoke detectors (ba	ittery)			
155.	DishwasherX	H	N/	Smoke detectors (ha			$\mathbb{H}$	X
156.	Doorbell	H	X	Solar collectors			H	
157.	Drain tile system	H		Sump pump			H	X
158.				Toilet mechanisms			H	V
159.	Environmental remediation system		X	Trash compactor	Tagaraga	X	H	X
160.	(e.g., radon, vapor intrusion)			TV antenna system.		X		
161.	Exhaust systemX	H	H	TV cable system TV receiver		X		H
162. 163.	Fire sprinkler systemX FireplaceX			TV receiver		X	H	H
164.	Fireplace mechanisms			Rented O				
165.			H	Water heater		Y		
166.	Freezer			Water purification sy			$\Box$	
167.	Garage door auto reverse		Ħ	Rented C	Jwned	Kite	han	Only
168.	Garage door openerX		П	Water softener				X
169.	Garage door opener remoteX			Rented C		**:	ш	- A-C
170.	Garbage disposal		П	Water treatment sys				X
171.	Heating system (central)		Ħ	Rented C		55		~
172.	Heating system (supplemental)		X	Windows		. X		
173.	IncineratorX			Window treatments.	80000111220	<b>X</b>		
174.	Intercom		X	Wood-burning stove				X
175.	Lawn sprinkler systemX			Other				
176.	MicrowaveX			Other				
177.	PlumbingX			Other				
178.	Pool and equipment		X	Other				
			_				_	



179. Page 5

181.	Pro	operty located at 222 2nd Street SE 904 Minneapolis	MIN	55414
182.		Are there any items or systems on the property connected or controlled wirelessly, via interr	net protocol	l ("IP"), to
183.		a router or gateway or directly to the cloud? Nest Thermostat	<b>X</b> Yes	☐ No
184.		Comments regarding issues in Section C:		
185.				
186.	D.	SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:		
187.	٠.	(A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Che	ck appropri	ate box.
188.		Seller certifies that Seller DOES X DOES NOT know of a subsurface sewage treatment s	system on o	r serving
189. 190.		the above-described real property. (If answer is <b>DOES</b> , and the system does not require Disclosure Statement: Subsurface Sewage Treatment System.)	a state pe	rmit, see
191. 192.		There is an abandoned subsurface sewage treatment system on the above-described re (See Disclosure Statement: Subsurface Sewage Treatment System.)	al property	
193. 194.	Ε,	<b>PRIVATE WELL DISCLOSURE:</b> (A well disclosure and Certificate are required by MN Statu (Check appropriate box.)	te 103l.235	5.)
195.		X Seller certifies that Seller does not know of any wells on the above-described real prope	-	
196. 197.		Seller certifies there are one or more wells located on the above-described real property (See Disclosure Statement: Well.)	<i>'</i> .	
198.		Are there any wells serving the above-described property that are not located on the	_	
199. 200.		property?  If "Yes":	Yes	X No
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 X IS NOT an exclusion from market value for home improvements on(Check one.)	this prope	erty. <b>A</b> ny
208. 209. 210.		valuation exclusion shall terminate upon sale of the property, and the property's estimate property tax purposes shall increase. If a valuation exclusion exists, Buyers are encourage resulting tax consequences.		
		Additional comments:		
211.		<del></del>		
211. 212.				
212.		Preferential Property Tax Treatment		
		Preferential Property Tax Treatment Is the property subject to any preferential property tax status or any other credits affecting the	e property?	
212. 213. 214. 215.		Is the property subject to any preferential property tax status or any other credits affecting the (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,		
212. 213. 214. 215. 216.		Is the property subject to any preferential property tax status or any other credits affecting the (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits, Non-Profit Status)	Yes	XNo
212. 213. 214. 215.		Is the property subject to any preferential property tax status or any other credits affecting the (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,	Yes Yes	<b>X</b> No

MN:DS:SPDS-5 (8/18)





221.		THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
222.	Pro	operty located at 222 2nd Street SE 904 Minneapolis MN 55414
223. 224. 225.	G.	<b>FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):</b> Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.
226.		Seller represents that Seller IS X IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
227. 228.		foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the property described here.
229. 230. 231. 232. 233. 234.		NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal Revenue Code.
235. 236. 237. 238.		Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to assure either party whether the transaction is exempt from the FIRPTA withholding requirements.
239. 240. 241. 242. 243.	H.	METHAMPHETAMINE PRODUCTION DISCLOSURE:  (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)  X Seller is not aware of any methamphetamine production that has occurred on the property.  Seller is aware that methamphetamine production has occurred on the property.  (See Disclosure Statement: Methamphetamine Production.)
244. 245. 246. 247. 248.	l.	<b>NOTICE REGARDING AIRPORT ZONING REGULATIONS:</b> The property may be in or near an airport safety zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such zoning regulations affect the property, you should contact the county recorder where the zoned area is located.
249. 250. 251.	J.	<b>NOTICE REGARDING CARBON MONOXIDE DETECTORS:</b> MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not 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. 254. 255.		MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains or human burial grounds is guilty of a felony.
256.		Are you aware of any human remains, burials, or cemeteries located on the property?
257.		If "Yes," please explain:
258. 259. 260.		All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.
261. 262.	L.	ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they currently exist on the property?
263. 264.		(1) Animal/Insect/Pest Infestation? Yes X No (6) Lead? (e.g., paint, plumbing) Yes X No (2) Asbestos? Yes X No (7) Mold? Yes X No
265.		(3) Diseased trees? Yes X No (8) Soil problems? Yes X No
266.		(4) Formaldehyde? Yes X No (9) Underground storage tanks? Yes X No
267.		(5) Hazardous waste/substances? Yes No (10) Vapor intrusion? Yes No
268. MN:DS	:SP[	(11) Other? Yes No
		Instanctionals



Property located at 222 2nd Street SE 904 Minneapolis MN 5542  (11) Have you ever been contacted or received any information from any governmental authority pertaining to possible or actual environmental contamination (e.g., vapor intrusion, drinking water, and/or soil contamination, etc.) affecting the property? Yes X  (12) Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental authority ordering the remediation of a public health nuisance on the property? Yes X  (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (15) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (16) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (17) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (18) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  (19) Please provi
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292. <b>RADON IN REAL ESTATE:</b> By signing this Statement, Buyer hereby acknowledges receipt of the Minnes 293. Department of Health's publication entitled <i>Radon in Real Estate Transactions</i> , which is attached hereto 294. can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.
A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material fa pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined the court. Any such action must be commenced within two years after the date on which the buyer closed purchase or transfer of the real property.
SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's ac knowledge.
(a) Radon test(s) HAVE X HAVE NOT occurred on the property.
(b) Describe any known radon concentrations, mitigation, or remediation. <b>NOTE</b> : Seller shall attach the n current records and reports pertaining to radon concentration within the dwelling:
306.
307. (c) There ISX IS NOT a radon mitigation system currently installed on the property.
If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including systems.  description and documentation.
310
EXCEPTIONS: See Section R for exceptions to this disclosure requirement.





314.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
315. Pi	operty located at 222 2nd Street SE 904 Minneapolis MN 55414
316. <b>N</b> . 317.	<b>NOTICES/OTHER DEFECTS/MATERIAL FACTS:</b> The following questions are to be answered to the best of Seller's knowledge.
318.	Notices: Seller HAS X 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. 323. 324.	Other Defects/Material Facts: Are there any other material facts that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property? Yes X No If "Yes," explain:
325.	
326. <b>O</b> . 327. 328.	<b>WATER INTRUSION AND MOLD GROWTH:</b> Studies have shown that various forms of water intrusion affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the home.
329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342.	Examples of exterior moisture sources may be:  improper flashing around windows and doors,  improper grading,  flooding,  roof leaks.  Examples of interior moisture sources may be:  plumbing leaks,  condensation (caused by indoor humidity that is too high or surfaces that are too cold),  overflow from tubs, sinks, or toilets,  firewood stored indoors,  humidifier use,  inadequate venting of kitchen and bath humidity,  improper venting of clothes dryer exhaust outdoors (including electrical dryers),  line-drying laundry indoors,  houseplants—watering them can generate large amounts of moisture.
344. 345. 346.	In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the property. Therefore, it is very important to detect and remediate water intrusion problems.
347. 348. 349. 350.	Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems, particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
351. 352. 353. 354. 355.	To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the property inspected for moisture problems before entering into a purchase agreement or as a condition of your purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the property.
356. <b>P.</b> 357. 358. 359, 360.	NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statue 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at www.corr.state.mn.us.





362

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

361. Page 9

362.	THE INFORMATION DISC	LOSED IS GIVEN TO TH	IE BEST OF SE	LLER'S KNOWLED	GE.	
363. P	roperty located at222     2nd st	reet SE	904	Minneapolis	MN	55414
364. <b>Q</b>	ADDITIONAL COMMENTS:					
365.	(					
366. <b>R</b>	MN STATUTES 513.52 THROUGH	1 513.60: SELLER'S MA	TERIAL FACT I	DISCLOSURE:		
367.	Exceptions: The seller disclosure				T apply	to
368.	(1) real property that is not			5	_ 11 /	
369.	(2) a gratuitous transfer;					
370.	(3) a transfer pursuant to a	court order;				
371.	<li>(4) a transfer to a government</li>	nt or governmental agen	ıcy;			
372.	<li>(5) a transfer by foreclosure</li>		sure;			
373.	(6) a transfer to heirs or dev					
374.	(7) a transfer from a co-tena		•			
375.	(8) a transfer made to a spo					
376.	(9) a transfer between spous		e of marriage dis	ssolution or from a pro	operty a	greement
377. 378.	incidental to that decree (10) a transfer of newly const		ty that has not h	oon inhahitad:		
376. 379.	(10) a transfer of newly const					
375. 380.	(12) a transfer to a person v			•	are det	fined with
381.	respect to a declarant ur			nor as those terms	are dei	IIIOG WIGI
382.	(13) a transfer to a tenant wh			property; or		
383.	(14) a transfer of special decl	•	· ·			
384.	MN STATUTES 144.496: RADON	AWARENESS ACT				
385.	The seller disclosure requirements					
386.	of newly constructed residential pr			-		
387.	Waiver: The written disclosure re					
388.	prospective Buyer agree in writing				513.60	does not
389.	waive, limit, or abridge any obligati	on for seller disclosure c	realed by any of	ner iaw.		
390.	No Duty to Disclose:					
391.	(A) There is no duty to disclose the				الملادي الساعد	L 11
392. 393.	(1) is or was occupied by ar Immunodeficiency Virus or				ilea will	n numan
393. 394.	(2) was the site of a suicide, a	•			vity: or	
395.	(3) is located in a neighborho					facility or
396.	nursing home.	ou comming any accura	y,			,,
397.	(B) Predatory Offenders. There	is no duty to disclose ir	nformation regai	rding an offender w	ho is re	quired to
398.	register under MN Statute 243.					
399.	manner, provides a written notic					
400.	with the registry may be obta		ocal law enforce	ement agency where	e the pr	roperty is
401.	located or the Department of C			4		
402.	(C) The provisions in paragraphs (		a duty to disclo	se any facts describ	ed in pa	iragraphs
403.	(A) and (B) for property that is	not residential property.				
404. 405.	<ul><li>(D) Inspections.</li><li>(1) Except as provided in par</li></ul>	agraph (2) Sollar is not	required to die	class information ro	latina t	the real
405. 406.	property if a written repor					
407.	and provided to the prosp					
408.	federal, state, or local gove					
409.	believes has the expertise					
410.	or investigation that has be					
411.	(2) Seller shall disclose to the					

included in a written report under paragraph (1) if a copy of the report is provided to Seller.



412.



413. Page 10

414.		THE INF	ORMATI	ON DISCLOSED IS O	SIVEN TO	THE BEST OF	SELLER'S KNOW	LEDGE.	
415.	Pro	perty located at	222	2nd Street SE		904	Minneapolis	s MN	55414
416. 417.	S.	SELLER'S STA (To be signed at		-					
418. 419. 420. 421. 422. 423. 424.		or assisting any in connection w to a real estate real estate licer prospective buy	party(ies) ith any ac licensee r isee repre er. If this [	e facts as stated above ) in this transaction to ctual or anticipated sa representing or assisti esenting or assisting Disclosure Statement al estate licensee mus	provide a lle of the p ing a pros a prosped is provide	copy of this Disc property. A selle pective buyer. T ctive buyer is co d to the real esta	closure Statement to or may provide this I the Disclosure State onsidered to have I ate licensee represe	o any perso Disclosure ement prov peen provi	on or entity Statement ided to the ded to the
425. 426. 427. 428.		here (new or cluse or enjoyme	hanged) ent of the	ontinue to notify Buy of which Seller is av property or any inte ed facts, please use t	ware that ended use	could adverse of the propert	ly and significantl ty that occur up to	y affect th the time o	e Buyer's
429.		(Seller)		<b>2/26/2019</b> (Da	ate)	(Seller	T	2/	26/2019 (Date)
430. 431.	T <sub>e</sub>	BUYER'S ACKI (To be signed as		GEMENT: ourchase agreement.)					
432. 433. 434. 435.		that no represer	tations re y or a gu	property, acknowledg garding facts have be arantee of any kind b ubstitute for any inspe	en made o by Seller o	other than those or licensee(s) re	e made above. This I epresenting or assis	Disclosure ting any p	Statement
436.		The information	disclosed	l is given to the best o	of Seller's	knowledge.			
437.									
-107.		(Buyer)		(Da	ate)	(Buyer)			(Date)
438. 439.				ER AND LICENSEES ONSIBLE FOR ANY					

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, it can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

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

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

#### **Disclosure Requirements**



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

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



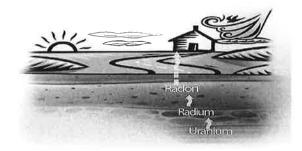
INDOOR AIR UNIT

#### **Radon Facts**

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

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

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



MDH Radon Program
PO Box 64975
St Paul, MN 55164-0975
health.indoor@state.mn.us
www.health.state.mn.us/radon
651-201-4601
800-798-9050

#### **Radon Testing**

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

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

**During testing:** Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test. Test for at least 48 hours.

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

Place the test kit:

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

How are radon tests conducted in real estate transactions? There are special protocols for radon testing. The two most common ways to test are either using a calibrated continuous radon monitor (CRM) or two-short term test kits used at the same time. The short-term test kits are placed 4 inches apart and the results are averaged.

Continuous Radon Monitor (CRM)

**Fastest** 

Simultaneous Shortterm Testing

Second Fastest





All radon tests should be conducted by a certified professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon website. If the seller previously conducted testing in a property at or above 4 pCi/L, the home should be mitigated.

### **Radon Mitigation**

When elevated levels of radon are found, they can be easily reduced by a certified radon mitigation professional.

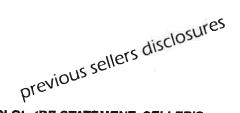
**Radon mitigation** is the process used to reduce radon concentrations in buildings. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system should reduce levels to below 4.0 pCi/L, if not lower.

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

### Radon Warning Statement

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

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





This form approved by the Minnesota Association of REALTORS\*, which disclaims any liability arising out of use or misuse of this form.

© 2015 Minnesota Association of REALTORS\*, Edina, MN

11-15-2016

Instanatrosus:

	2. Page 1 of pages: RECORDS AND 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A 4. PART OF THIS DISCLOSURE
5.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16.	NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing, of any facts disclosed here (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. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: Seller's Disclosure Alternatives form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any inspections or warrantles the party(ies) may wish to obtain.
18.	For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
19. 20. 21.	"Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
22. 23. 24.	The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any other option.
25. 26. 27. 28.	INSTRUCTIONSTO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to any of the questions listed below, It does not necessarily mean that it does not exist on the property, did not occur, or does not apply. NO may mean that Seller is unaware.
29. 30. 31. 32.	INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. (6) If any Items do not apply, write "NA" (not applicable).
33.	Property located at 222 2nd Street SE #904
34.	City of, County of, State of Minnesota.
35. 36.	A. GENERAL INFORMATION: The following questions are to be answered to the best of Seller's knowledge.  (1) What date
37. 38.	(2) Type of title evidence: Abstract Registered (Torrens) Unknown  Location of Abstract: OLDNE
39.	Is there an existing Owner's Title Insurance Policy?
40.	(3) Have you occupied this home continuously during your ownership?
41.	If "No," explain:
42.	(4) Is the home suitable for year-round use?
43.	(5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes
44.	(6) Does the property include a manufactured home?
45.	If "Yes," HUD #(s) is/are
46.	Has the title been surrendered to the Registrar of Motor Vehicles for cancellation?
MN:DS	:SPDS-1 (6/16) ER 128-1 (8/16)





### DIL \_\_SURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

48.			THE INF	DITAMRO	N DIS	CLOSED IS GI	VENTOTHE	BEST OF SE	LLER'S KNO	WLEDGE.	
49.	Prop	erty ic	cated at	222	2nd S	Itreet SE		Min	nespolis	MN	55414
50.	(	7) Is	the prope	rty locate	d on a	public or a priva	ate road?	Public [	Private	Public: no r	naintenance
51.	(	8) Ek	od Insur	ance: All p	roperti	es in the state o	f Minnesota	have been assi	gned a flood :	zone design	ation. Some
52. 53.		TIO	oa zones	may requ	iire floc	od insurance. e the property is					/
54.		(a)								Yes	☑No
55.		/h)				ad incurence					
56.		(1)				od insurance po	нсу?			Yes	☑ No
57.		If "Yes," is the policy in force?  If "Yes," what is the annual premium? \$								∐ Yes	∐ No
58.						ance carrier?					
59.		(c)				im with a flood i					- du
60.		(5)								Yes Yes	☑ No
61.			11 103,	JIGAS <del>O</del> GA	710111	2000					
62. 63. 64. 65. 66.		NO	pren prev pren	niums are iously cha niums paid	increa arged I d for flo	currently carries using, and in so for flood insurar good insurance o completes their	me cases wance for the parties of this proper this pro	vill rise by a sub property. As a r	ostantial amo result. Buver	unt over the	premiums
67.	Are th		- Comm. 10								
68. 69.	(9) (1)		ncroachm		nte hie	torical registry, i	recenvations	or restrictions	that affect	Yes	<b>▼</b> No
70.	,,,	oi Oi	may affe	ct the use	or fut	ure resale of the	property?	, or restrictions,	mat anect	Yes	∏No
71. 72.	(11	1) go	vernmen	tal require	ements	or restrictions te.g., shoreland	that affect or	may affect the	use or future		MNO
73.	(18					y or drainage ea			, 200, 010.71	Yes	IV No
74.	(13	3) PI	ease prov	/ide clarifi	cation	or further expla	nation for all	applicable "Yes	s" responses		(;
75.		_	con	lo w	.th	000 00555	ociatio				
<b>76</b> .		_									
77. 78.	B. GE cur	NER	AL COND exist on	<b>DITION:</b> The prope	o your rty?	knowledge, hav	e any of the	ofollowing conc	litions previo	usly existed	or do they
79.			(ANSW	ERS APP	LY TO	ALL STRUCTU	RES, SUCH	AS GARAGE	AND OUTBU	ILDINGS.)	
80.	(1)	Has	there bee	n any da	mage t	by wind, fire, floo	od, hail, or o	ther cause(s)?		☐ Yes	TYN0
81.						ppened and wh			este.		
82.		-					10.				
83.	(2)	Have	you eve	r had an i	nsuran	ce claim(s) aga	inst vour Ho	meowner's		_	
84.		Insur	ance Pol	lcy?						Yes	□No
<b>8</b> 5.		If "Ye	s," what v	vas the c	aim(s)	for (e.g., hail da	mage to roo	1)? Show	ver Lea	ak	
86.										=	
<b>37</b> .		Did y	ou receiv	e oomper	neation	for the claim(s)	?	-1 (***		V Yes	∏No
<b>38</b> .						did you have th		aired?		Yes	□No
39.		What	dates did	the clain	n(s) oc	cur? ~201	4			_	_
/IN:DS:	SPDS-2 (	8/16)								ER 128-	2 (8/18)
										Instan	BTFORMS

Edina Realty.



### PROPERTY DISCLOSURE STATEMENT

A Bo	irkahira Hathaway a	Mate					90.	Page 3		
1.		THE INFO	RMAT	ON DI	SCLOSED	IS GIVE	N TO TH	E BEST OF SELLER'S K	NOWLEDGE.	
2.	Property loa	cated at _	222	2nd	Street SE			Minneapolis	MN	55414
3. I. i.	(3) (a)	(e.g., ad	ditions,	aitered	e(s) been a d roof lines, v what was o	changes	s to load-l en, and b	bearing walls) by whom (owner or contra	Yes	
			7			-				
	(b)	Has any	work	peen p	performed	on the p	property?	(e.g., additions to the	_	
O.		_			finishing)				] Yes	N
1.		11 1001 1	noase s	xhiain.						
2. 3.					vork perforn re not obtai		ne proper	ty for which	Yes	<u> </u>
4. 5.		lf "Yes," p	lease e	mplain:						
3. 3. 7.			-	_	e to flooring		•		Yes	<u>P</u> N
<b>B.</b> 9.		If "Yes," give details of what happened and when:  (5) Do you have or have you previously had any pets?							Yes	N
<b>).</b>							-	poured, wood, stone, ot		
	(7) THE	RASEME	NT CD	AWI C	PACE, SLA	AB.	******			
	(a) ci (b) di (c) flo (d) fo	racked flo rain tile p poding? rundation	or/walls roblem? probler	i? n?	Yes Yes Yes Yes Yes answered	No No No	M	(e) leakage/seepage? (f) sewer backup? (g) wet floors/walls? (h) other?	Yes Yes Yes Yes	
	*									
	(8) THE (a) W	hat is the	age of	the ro	ofing mater	ial?	ı ithi i leli ne	g(s);yea		

(b) Has there been any interior or exterior damage?

(c) Has there been interior damage from ice buildup?

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

(e) Have there been any repairs or replacements made to the roof?

(d) Has there been any leakage?

MN:DS:SPDS-3 (8/16)

124.

125.

126.

127.

128.

129.

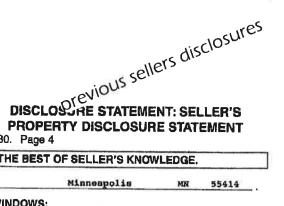
ER 128-3 (8/18)

Yes

Yes

Yes

Instanationes

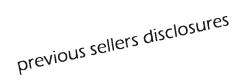


ER 128-4 (9/16) Instanatrous.

PROPERTY DISCLOSURE STATEMENT

Edina Realty
The state of the s

131.	THE INFORMATION DISCLOS	ED IS	GIVE	NTO THE BEST OF SELLER'S K	NOWLEDGE.	
132.	Property located at 222 2nd Street			Minneapolis		55414
133.	(9) THE EXTERIOR AND INTERIOR V	VALLS	ומוצ/	NG/WINDOWS:		•
134.	(a) The type(s) of slding is (e.g., viny					
135.	(b) cracks/damage?	1, 0100	,0,0,1	on directly.	☐ Yes	L-No
136.	(c) leakage/seepage?					
137.	(d) other?					
138.		1 457	34		Yes	₩ <sub>0</sub>
	Give details to any questions answe	erea Ty	es":		~	
139.						
140.	C. APPLIANCES, HEATING, PLUMBING,	ELEC	TRIC	AL, AND OTHER MECHANICAL	SYSTEMS:	
141.	NOTE: This section refers only to the	work	ing c	ondition of the following items. A	nawers enoly	to all such
142.	items unless otherwise noted i	n com	ments	s below. Personal property is incl	uded in the sa	le ONLY IF
143.	specifically referenced in the Pu					
144.	CHECK "NA" FOR ONLY THOS	E ITE	MS N	OT PHYSICALLY LOCATED ON		
145. 148.	V-1.5-	rking C				orking Order
147.	Air-conditioningV	No	NA	D	Yes	NA NA
148.	Air-conditioning			Propane tank	□	
149.	Air exchange system	T	17	Rented Owned	г <del>о</del> л	
150.	Carbon monoxide detector	H	H	Range/oven	······································	'
151.	Ceiling fan	W.	<b>₹</b>	Range hood	·····	片 片
152.	Central vacuum	N	Ī	Refrigerator Security system		H H
153.	Clothes dryer	ñ	Ħ	Rented Owned	ا	
154.	Clothes washer	Ħ	ñ	Smoke detectors (battery) ,	হে	
155.	Dishwasher	Ō		Smoke detectors (hardwired)	₩ M	HH
156.	Doorbell		$\overline{\nabla}$	Solar collectors	F	i d
157.	Drain tile system		M	Sump pump	Ħ	i i
158.	Electrical system			Tollet mechanisms		百瓦
159.	Environmental remediation system	1100000	_/	Trash compactor		
1 <b>6</b> 0.	(e.g., radon, vapor intrusion)		V	TV antenna system	$\nabla$	
161.	Exhaust system	Ш	Y	TV cable system	V	
162.	Fire sprinkler system	Ц	Ц	TV receiver TV satellite dish	$\square$	
163.	Fireplace	Ц	$\square$	TV satellite dish		
164.	Fireplace mechanisms	Н		☐ Rented ☐ Owned	,	
165.	Freezer	님	X.	Water heater		
166.	Furnace humidifier	$\exists$	뇓	Water purification system		ليار ليار
167.	Garage door auto reverse	H	H	☐ Rented ☐ Owned a+	Kitcher S.	~ E 0 M y
16B. 1 <b>69</b> .	Garage door opener	H	片	Water softener	L	
170.	Garage door opener remote	H	H	☐ Rented ☐ Owned	[]	
170. 171.	Heating system (central)	H	$\exists$	Water treatment system		
172.	Heating system (central)	H	1	☐ Rented ☐ Owned	io/	
173.	Incinerator	Ħ	V	Windows Window treatments	······	HH
174.	Intercom	Ħ	V	Wood-burning stove		H H
175.	l awn sprinkler system	Ħ	1	Other	H	HH
176.	Microwave	Ħ	Ħ	Other	—— 🖁	HH
177.	Plumbing	Ħ	∏,	Other		HH
178.	Pool and equipment	Ħ	V	Other		H
		14	_			
MN:D8:8	PDS-4 (8/16)				FD 400	4 (0.40)





## DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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		THE INF	DHMAT	ION DISCLOS	SED IS GIVEN TO THE	BEST OF SELLER'S KNO	WLEDGE.	
181.	Pr	operty located at _	222	2nd Street	BE	Minneapolis	MN	55414
182.		Are there any ite	ms or s	ystems on the	property connected o	r controlled wirelessly, via in	ternet proto	col ("IP"), to
183.		a router or gatew	ay or di	irectly to the cl	loud? Theroms to	te (Nest)	Yes	□No
184.		Comments regar	ding iss	ues in Section	C:			
185.								
186. 187. 188.	D.	(A subsurface se	wage tre	eatment syster	DOES NOT know of a	URE: d by MN Statute 115.55.) (C subsurface sewage treatme	Check appro	priate box.) n or serving
189. 190. 191.		Disclosure State	ment: Si	al property. (If <i>ubsurface Se</i> w	answer is <b>DOES</b> , and lage Treatment System	t the system does not requal,) stem on the above-describe		
192.		(See Disclose	ure Stat	ement: Subsul	rface Sewage Treatme	nt System.)	u rear prope	ıty.
193. 194. 195. 196. 197.	E.	Check appropria ✓ Seller certifies	i <i>te box.)</i> s that Si s there a	eller does not l are one or mor	know of any wells on t	icate are required by MN St he above-described real pro above-described real prope	perty.	35.)
198. 199. 200. 201. 202.		property? if "Yes": (1) How man	y prope	rties or resider		t are not located on the well serve?	☐ Yes	☑No
203.					tenance fee? \$			
204.		Is this property in	a Speci:	al Well Constr	uction Area?		Yes	No
205.	F.	PROPERTY TAX	TREATI	WENT:				
206. 207. 208.		There Is V	IS NOT	T an exclusio		for home improvements		
206. 209. 210.		valuation exclusion property tax purpores tax conservations tax co	oses sh	ali increase. I	n sale of the propert f a valuation exclusio	y, and the property's estim n exists, Buyers are encou	ated marke raged to lo	t value for ok into the
211.		Additional commer	nts:					
212.	9							
213. 214. 215. 216.	(	Preferential Properts the property sub (e.g., Disability, Grannian (Non-Profit Status)	ject to s	any preferentia	al property tax status o Rural Preserve, Veter	r any other credits affecting rans' Benefits,		
217.		,	se termi	nate upon the	sale of the property?		∐ Yes	ĽNo □N-
		, +	,		are at the higherth.		Yes	No
218.		Explain:						_

MN:DS:SPDS-5 (8/16)



PROPERTY DISCLOSURE STATEMENT 220. Page 6

**Edina Realty** 

221.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
	Property located at 222 2nd Street SE Minneapolis MN 55414
223. 224. 225.	G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property Interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.
<b>226</b> .	Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien Individual, foreign corporation,
227. 228.	foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the property described here.
229. 230. 231. 232. 233. 234.	NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.  If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal Revenue Code.
235. 236. 237. 238.	Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to assure either party whether the transaction is exempt from the FIRPTA withholding requirements.
239. H 240. 241. 242. 243.	
244. I. 245. 246. 247. 248.	NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such zoning regulations affect the property, you should contact the county recorder where the zoned area is located.
249. <b>J.</b> 250. 251.	NOTICE REGARDING CARBON MONOXIDE DETECTORS: MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not 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. 254. 255.	MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains or human burial grounds is guilty of a felony.
256. 257.	Are you aware of any human remains, burials, or cemeteries located on the property?  Yes  No
257. 258. 259. 260.	If "Yes," please explain:  All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.
261. L. 262. 263. 264. 265. 266. 267.	ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they currently exist on the property?  (1) Animal/Insect/Pest Infestation? Yes No (6) Lead? (e.g., paint, plumbing) Yes No (2) Asbestos? Yes No (7) Mold? Yes No (8) Soil problems? Yes No (4) Formaldehyde? Yes No (9) Underground storage tanks? Yes No (5) Hazardous waste/substances? Yes No
268. MN:DS:SP0	(10) Other? Yes No SS-6 (8/16) ER 128-8 (8/16)
	Instanations of the second control of the se





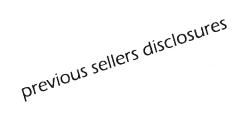
## DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

269. Page 7

270.			THE INFO	ORMATI	ON DISCLO	SED IS G	IVEN TO THE	BEST OF SELLER'S	KNOWLEDGE		
271.	Prope	erty k	ocated at _	222	2nd Stree	t se		Minneapoli	s MN	55414	
272. 273.	(1	1) H	lave you ev possible o	er been or actual	contacted o	r received tal contam	any information	on from any governme	ntal authority p	ertaining No	
274. 275. 276.	(1	p	roperty by	any gove	re are currer ernmental au he property?	thority ord	e previously be lering the reme	een, any orders issued ediation of a public	d on the ☐ Yes	⊠n <sub>o</sub>	
277.		lf	answer ab	ove is "\	es," Seller o	ertifies tha	it all orders 🛄	HAVE HAVE NOT	Fbeen vacated		
278. 279. 280.	(1	3) P	lease provi	de clarif	cation or fur	ther explar	nation for all a	oplicable "Yes" respon	ses in Section	L	
	M. RA	- ADO	N DISCLO	SURE: (	The followin	g Seller di	sclosure satisf	les MN Statute 144.49	96.)		
282. 283. 284. 285.	ho the	ADO meb	N WARNII uyers have lon levels r	NG STA an indo nitigated	TEMENT: or radon test I if elevated	The Minne performed radon cond	esota Departn d prior to purch centrations are	nent of Health stron ase or taking occupan found, Elevated rado adon mitigator.	gly recommen	nends having	
286. 287. 288. 289. 290.	da Ra cai	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 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 IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota									
291. 292. 293.	De	partr	ment of He	alth's pu	iblication en	titled <i>Rade</i>	on in Real Es	r hereby acknowledge tate Transactions, w n/rnrealestateweb.pdf.	hich is attached	e Minnesota d hereto and	
294. 295. 296. 297. 298.	Sta the	taini itute cou	ng to rador 144.496 m rt. Any suc	ay bring h action	trations in the	e property, and recov mmenced	, is liable to the /er damages a	N Statute 144.496, and Buyer. A buyer who is not receive other equiters after the date on the safe of the safe of the date.	injured by a vice	plation of MN	
299. 300.	SE	LLE	R'S REPRI	ESENTA	TIONS: The	following a	are representat	lions made by Seller to	the extent of S	eller's actual	
301.		(a)	Radon tes	t(s) 🔲 H	IAVE HA	VE NOT or	ccurred on the	property.			
302. 303.		(b)	Describe a	ny know cords an	n radon con d reports pe	centrations	s, mitigation, o radon concen	r remediation. NOTE: tration within the dwell	Seller shall atte ling:	ach the most	
304.											
305, 306.		(c)	There Di	IS VIS	NOT a rado	n mitigatio	n system curre	ently installed on the p	ronerty		
307. 308.			if " <b>IS</b> ," Sell	er shall c	1,)	nown, infor		ing the radon mitigatio		ding system	
309. 310.		5									
311.	EXC	: EP1	TIONS: See	e Section	n R for exce	ptions to th	ils disclosure r	requirement.			

MN:DS:SPDS-7 (8/16)

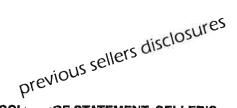
ER 128-7 (8/18)





### DISCLOUGRE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

313.		THE INF	ORMAT	ION DISCLOSED I	S GIVEN TO THE BES	T OF SELLER'S KNO	WLEDGE	0
314.	Pre	operty located at	222	2nd Street SE		Minneapolis	MIN	55414
315. 316.	N.	NOTICES/OTHE Seller's knowled	R DEFI ge.	ECTS/MATERIAL F	FACTS: The following	questions are to be a	nswered t	o the best of
317.		Notices: Seller	HAS	HAS NOT recei	ved a notice regarding	any proposed improve	ement proj	ect from any
318.						d against the property.		
319.		and/or explain :_						
320.								
321. 322.		Other Defects/Nordinary buyer's	laterial use or e	Facts: Are there an njoyrnent of the pro	y other material facts to perty or any intended	that could adversely an use of the property?	d significa Yes	ntly affect an
323.		If "Yes," explain:						
324.								
325. 326. 327.	О.	WATER INTRUS many homes. Wa the home.	ion an	D MOLD GROWT sion may occur from	H: Studies have show n exterior moisture ente	n that various forms or ering the home and/or in	f water int iterior moi	rusion affect sture leaving
328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339.		<ul> <li>improper fli</li> <li>improper gr</li> <li>flooding,</li> <li>roof leaks.</li> <li>Examples of inter</li> <li>plumbing le</li> <li>condensation</li> <li>overflow from the firewood stomation</li> <li>humidifler unindequate</li> </ul>	ashing a rading, ior moist paks, on (caus im tubs, ored indo ise, venting	sinks, or toilets, oors, of kitchen and bath	l doors, e: lity that is too high or s	surfaces that are too col	d),	
341.		<ul> <li>line-drying l</li> </ul>	aundry i	ndoors,	_	• ,,		
342. 343. 344. 345.	- 1	n addition to the p n the growth of m	ossible s rold, mile	structural damage w dew, and other fund	rate large amounts of r rater intrusion may do t gi. Mold growth may a emedlate water intrusio	to the property, water int	trusion ma mage to t	y also result he property.
346. 347. 348. 349.	F	iumans. However	, moids t	have the ability to br	oduce mycotoxins that	and outdoors. Many m tray have a potential to nd people who have a	Callee co	rious hoalth
350. 351. 352. 353. 354.	þ	roperty inspected	out water i for moi	intrusion or the resu sture problems bet	ulting mold/mildew/funç fore entering into a pu	equently grows within th gl growth, you may want Irchase agreement or a you observe staining o	to conside	r having the
355. P. 356. 357. 358. 359.	n is C	ffender registry hay be obtained a located or the forrections web a	and per by cont Minnes	sons registered vacting the local in	with the predatory of aw enforcement offic of Corrections at (65	N: Information regar flender registry under ses in the community 51) 361-7200, or from	MN State	ue 243.166

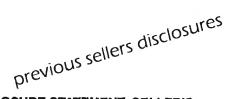




360. Page 9

361.		T	HE INF	ORMATI	ON DIS	CLOSE	) IS GIVEN	TO THE BES	ST OF SELLER'S	KNOWL	EDGE.	
362.	Pro	operty loca	ated at .	222	2nd S	treet 6	8		Minneapol:	is	MN	55414
363.		ADDITIO			TS:							
364.	-	ADDITIO	,,,,,,,	O								
385.	R.	MN STA	TUTES	E19 50 Ti		L 512 C	0.051150	C MATERIA	L FACT DISCLO	OUDE		
366.	11.											
367.		(1)					tial real pro		13.52 through 51:	3.60 <u>DQ N</u>	OI app	aly to
368.		(2)		uitous tra		LICOLUGII	liai ieai pio	репу,				
369.		(3)	_	sfer pursu		a court o	rder:					
370.		(4)					overnmente	at agency:				
371.		(5) a transfer by foreclosure or deed in lieu of foreclosure;										
372.		(6) a transfer to heirs or devisees of a decedent;										
373.		(7)	a trans	fer from	a co-tei	nant to o	ne or more	other co-tena	ints;			
374.		<ul><li>(8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;</li></ul>										
375.		(9)					ulting from a	decree of ma	rriage dissolution	or from a	property	y agreement
376.		44.00		ital to tha								
377.		(10)	a trans	iter of ne	wly con	structed	residential į	property that	has not been inhe	ıblted;		
378. 379.		(11) (12)	an opt	on to pur	Chase a	unit in a	a common I	nterest comm	nunity, until exerci	sed;		1 60 1 010
380.		(12)	reener	tto a dec	person Jerent i	wno cor	MIOIS OF IS	controlled by 1-103, clause	the grantor as the	nose term	ns are o	defined with
381.		(13)							r(<); ntial real property;	. 05		
382.			a trans	fer of spe	cial de	clarant ri	ghts under	section 515B	.3-104.	, Oi		
383.							ENESS AC					
384.		The selle	disclos	sure requ	irement	s of MN	Statute 144	1.496 DO NO	Tapply to (1)-(9)	and (11)-	(14) ab	ove. Sellers
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.											
386.		Walyer:	The wri	tten discl	osure	equired	under sect	tions 513.52	to 513.60 may I	oe walved	l If Sel	ler and the
387.		prospective	re Buye	r agree ii	n writin <sub>i</sub>	g. Waive	r of the disc	closure requir	red under section	s 513.52 t	to 513.6	BO does not
388.		waive, ilm	it, or ab	ridge any	obliga (	tion for s	eller disclos	sure created	by any other law.			
389.		No Duty 1		manufacture of the same of the								
390.		(A) There	is no d	uty to dis	close th	e fact th	at the prope	erty				
391.		(1) is	or was	occupie	d by a	n owner	or occupa	ınt who is or	was suspected	to be info	ected v	vith Human
392. 393.		in (O)	nmunoc	eficiency	Virus C	r diagno	sed with Ad	quired immu	nodeficiency Synd	irome;		
394.		(2) W	es ine s	in a nai	uiciae, i	accidenti	ai death, na	iturai death, c	or perceived parar	normal ac	tivity; or	
395.		(3) 18	iocalet Irsing h	ın a neg	gnoom	ood oont	aining any	adult tamily r	nome, community	-dased re	sidentia	al facility, or
396.					There	is no di	ity to dieck	nee informati	on regarding an	offender :	ubo io	romited to
397.	,	registe	ar unde	MN Stat	ute 243	.166 or a	shout whom	notification i	s made under tha	t section	WIIO 18 if Seller	in a timelu
398.		manne	er, provi	des a writ	ten not	ce that ir	formation a	bout the pred	datory offender reg	istry and	nersons	, in a unioly s realistered
399.		with th	ne regis	try may	be obta	ined by	contacting	the local lay	v enforcement ag	ency whe	ere the	property is
400.		locate	d or the	Departm	ent of (	Correctio	ns.					
401.	(	(C) The p	rovision	s in para	graphs	(A) and (	(B) do not d	reate a duty	to disclose any fa	cts descri	ibed in I	paragraphs
402.					/ that is	not resid	dential prop	erty.				
403.	(	D) Inspe	ctions.									
404.		(1) E)	cept as	provide	d in pa	agraph	(2), Selier i	is not require	d to disclose info	ormation i	elating	to the real
405.		pr	operty i	a writte	n repor	t that dis	scioses the	information	has been prepare	ed by a q	ualified	third party
406. 407.		aun	u provi	oto cele	e prosp	ective b	uyer, For p	urposes of th	ils paragraph, "qu	lailtied thi	rd party	/" means a
407. 408.		iec ho	Jeres F	ale, OF 101	rangovi	37/19/11/11/15 222222	ы адепсу, о	r any person	whom Seller or pr	ospective	ouyer	reasonably
409.		Or Or	investic	resure ex	t hae h	11808388 2022 002	uy wated by th	u io iriuustry s io third parti	tandards of practi in order to prepar	o the with	ype of	inspection
410.		(2) Se	lier she	ll disclose	to the	orosneri	ive huver m	e umu party storiol forte b	in order to prepar nown by Seller th	o une Willi	iot envi	JII. Information
411.		inc	luded i	n a writte	n repor	under p	aragraph (1	l) if a copy of	the report is prov	ided to S	eiler.	monnauon

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413.	THE INFORMATION	N DISCLOSED IS GIVEN	TO THE BEST OF SELLER'S KN	IOWLEDGE.
414.	Property located at 222 2	nd Street SE	Minneapolis	MN 55414
415. 416.	S. SELLER'S STATEMENT: (To be signed at time of list)	ing.)		
417. 418. 419. 420. 421. 422. 423.	or assisting any party(ies) in in connection with any actu to a real estate licensee rep real estate licensee represe prospective buyer. If this Dis	this transaction to provide all or anticipated sale of laresenting or assisting a penting or assisting a pro- sclosure Statement is pro-	rue and accurate and authorizes ar fe a copy of this Disclosure Statem the property. A seller may provide to prospective buyer. The Disclosure to spective buyer is considered to have vided to the real estate licensee repride a copy to the prospective buyer.	ent to any person or entity this Disclosure Statemen Statement provided to the ave been provided to the presenting or assisting the
424. 425. 426. 427.	here (new or changed) of use or enjoyment of the pr	which Seller is aware t operty or any intended	writing of any facts that differ for the could adversely and significates use of the property that occur unendment to Disclosure Statement	antly affect the Buyer's p to the time of closing
428.	Shore Zema (Seller) Sharon Ramallo	(Date)	(Saller) DIEGO RAMICO	11/15/1 (Date)
429. 430.	T. BUYER'S ACKNOWLEDGE (To be signed at time of pure			
431. 432. 433. 434.	is not a warranty or a guara	rding facts have been ma intee of any kind by Sell	ipt of this <i>Seller's Property Disclos</i> de other than those made above. T er or licensee(s) representing or a s or warranties the party(ies) may v	his Disclosure Statement Issisting any party in the
435.	The information disclosed is	given to the best of Selle	er's knowledge.	
436.	Christopher Jeffrey	11/21/2016	B	11/21/2016
	(Buyer)	(Date)	(Buyor)	(Date)
437, 438.	LISTING BROKER NOT RESPON	AND LICENSEES MAK SIBLE FOR ANY COND	E NO REPRESENTATIONS HERE ITIONS EXISTING ON THE PROF	AND ARE

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