

**CONDOMINIUM/TOWNHOUSE/
COOPERATIVE ADDENDUM
COMMON INTEREST COMMUNITY (CIC)**

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1. Date 2-2-09

2. Page _____

3. Addendum to Purchase Agreement between parties dated _____, 20_____, pertaining
4. to the purchase and sale of property at 2711 1st Avenue So Minneapolis, MN 55408

5. _____
6. **THIS TRANSACTION MAY NOT BE SUBJECT TO THE DISCLOSURE REQUIREMENTS (see information**
7. **under "EXCEPTIONS") AND TEN (10)-DAY RIGHT OF CANCELLATION DESCRIBED BELOW. BUYER MAY**
8. **WISH TO DETERMINE WHETHER THESE PROVISIONS APPLY BEFORE PROCEEDING WITH THIS OFFER TO**
9. **PURCHASE.**

10. **NOTICE:** Unless they are otherwise exempt, the following statutory NOTICE applies to transactions involving
11. condominiums or cooperatives or planned communities (including townhomes) that are subject to or have elected to be
12. subject to the Minnesota Common Interest Ownership Act (MCIOA), Minnesota Statutes 515B.1-101 through
13. 515B.4-118:

14. "The following notice is required by Minnesota Statutes. The purchaser is entitled to receive a disclosure statement
15. or resale disclosure certificate, as applicable. The disclosure statement or resale disclosure certificate contains
16. important information regarding the common interest community and the purchaser's cancellation rights."

17. **NOTICE FOR INITIAL SALE:** Minnesota Statutes require that the following disclosure be made to the initial occupant,
18. of a platted lot or other parcel of real estate (i) which is subject to a master declaration, (ii) which is intended for
19. residential occupancy, and (iii) which does not and is not intended to constitute a unit.

20. "The following notice is required by Minnesota Statutes: The real estate to be conveyed under this Purchase
21. Agreement is or will be subject to a master association as defined in MN Statute 515B. The master association
22. is obligated to provide to the purchaser, pursuant to MN Statute 515B.4-102(c), upon the purchaser's request, a
23. statement containing the information required by MN Statute 515B.4-102(a)(20), with respect to the master
24. association, prior to the time that the purchaser signs a purchase agreement for the real estate. The statement
25. contains important information regarding the master association and the purchaser's obligations thereunder."

26. **DOCUMENTATION AND RIGHT TO CANCEL**

27. **APPLICABILITY:** If this transaction involves ownership of a condominium or of a cooperative or of a unit in a planned
28. community (including townhomes) that is subject to or has elected to be subject to MCIOA, then the following disclosure
29. requirements and right of cancellation apply to this transaction. However, certain properties are exempt from coverage
30. under MCIOA. Buyer may wish to determine whether this property is subject to MCIOA before submitting an offer to
31. purchase.

32. **DOCUMENTS:** Seller is required to furnish Buyer with the following documents relating to the Association or
33. to the Master Association, if applicable, before conveyance of unit:

34. 1) (a) copies of the **declaration**, if any (other than any CIC plat), (b) the **articles of incorporation**, (c) **bylaws**,
35. (d) any **rules and regulations** for the Association or Master Association, if any, and (e) any **amendments or**
36. **supplemental declarations**;
37. 2) the organizational and operating documents relating to the Master Association, if any (for resale of the property);
38. 3) a **Disclosure Statement** (for initial sale of property) or **Resale Disclosure Certificate** (for resale of the property)
39. and all amendments thereto required by MCIOA 515B.4-101 or 515B.4-107. The **Resale Disclosure Certificate**
40. from the Association must be dated not more than 90 days prior to the date of the Purchase Agreement or the
41. date of conveyance, whichever is earlier. The Association may charge a reasonable fee for providing the required
42. documents, which shall be paid by Seller unless otherwise agreed to in writing. A Seller, on resale of the property,
43. is not liable to Buyer for any erroneous information provided by the Association and included in the **Resale**
44. **Disclosure Certificate**. Nor is a Seller, on resale of the property, liable to Buyer for failure of the Association to
45. provide the **Resale Disclosure Certificate**, or for a delay by the Association in providing said **Disclosure Certificate**
46. in a timely manner. For an initial sale of the property, a declarant of a common interest community may be liable
47. to provide the **Disclosure Statement** and its contents.

48. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.**
49. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

**CONDOMINIUM/TOWNHOUSE/
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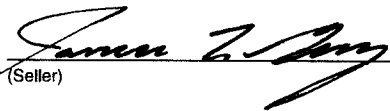
51. Property located at 2711 1st Avenue So
52. **RIGHT TO CANCEL PURCHASE AGREEMENT: Unless Buyer received said documents more than ten (10) days**
53. **before signing the Purchase Agreement, Buyer has the right to cancel this Purchase Agreement within ten**
54. **(10) days of receipt of said documents.** If an *Amendment to a Disclosure Statement* (for an initial sale of the property
55. only) materially and adversely affects a Buyer, then Buyer may cancel this Purchase Agreement within ten (10) days
56. after delivery of the *Amendment*. If Buyer elects to cancel this Purchase Agreement, the Purchase Agreement is canceled.
57. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing
58. all earnest money paid hereunder to be refunded to Buyer. Buyer shall return all documents to Seller or shall reimburse
59. Seller for Seller's cost to obtain the documents. Buyer may cancel, without penalty, by either delivering written notice of
60. cancellation to Seller, or licensee representing or assisting Seller, or by mailing such notice by postage-prepaid U.S. mail, to
61. Seller, or licensee representing or assisting Seller, within said ten-day period. On residential transactions, the ten-day
62. rescission period, after delivery of the *Disclosure Statement, Amendment to the Disclosure Statement* or the *Resale*
63. *Disclosure Certificate*, may be modified or waived, in writing, by agreement of Buyer of a unit **ONLY AFTER** Buyer has
64. received and had an opportunity to review the *Disclosure Statement, Amendment to the Disclosure Statement* or *Resale*
65. *Disclosure Certificate*. The person required to deliver a *Disclosure Statement, Amendment to the Disclosure Statement*
66. or the *Resale Disclosure Certificate* may not condition the sale of the unit on Buyer agreeing to modify or waive Buyer's
67. ten-day right of rescission, may not contractually obligate Buyer to modify or waive Buyer's ten-day right of rescission
68. and may not include a modification or waiver of the ten-day right of rescission in any purchase agreement for the unit.
69. To be effective, a modification or waiver of Buyer's ten-day right of rescission must be evidenced by an instrument
70. separate from the Purchase Agreement signed by Buyer more than **THREE (3) DAYS** after Buyer receives the *Disclosure*
71. *Statement, Amendment to Disclosure Statement* or the *Resale Disclosure Certificate*. On residential transactions, the
72. ten-day rescission period may also be waived or shortened by Buyer's acceptance of conveyance (closing) of the
73. property, in accordance with MN Statute 515B.
74. **ASSOCIATION RESERVES AND ASSESSMENTS:** The selling price includes any funds held in reserve by the Unit
75. Owners' Association for repairs or capital improvements. There shall be no adjustment at closing for such reserves,
76. except for such portion of the current (month of closing) monthly assessments allotted for such reserves.
77. **REGULAR ASSESSMENTS:** All Unit Owners' Association regular assessments shall be paid to date of closing by
78. Seller as required by Unit Owners' Association documents. The installment of regular assessments due or paid in
79. the month of closing shall be prorated between Buyer and Seller as of the date of closing. Seller shall furnish paid
80. receipts or a letter from the Unit Owners' Association at closing, confirming that all assessments have been paid as
81. required by Unit Owners' Association documents.
82. **UNIT OWNERS' ASSOCIATION SPECIAL ASSESSMENTS:** Shall be handled as specified on page two (2) of the
83. Purchase Agreement. Seller makes no representation or warranty whatsoever concerning the amount of Unit Owners'
84. Association assessments which may be assessed against the property after the date of closing. Such information, if
85. known, is reflected in the *Disclosure Statement* or *Resale Disclosure Certificate*. However, Seller shall provide Buyer
86. with any written notice received by Seller from the Unit Owners' Association relating to potential expenditures which
87. may occur subsequent to the date of closing.
88. **WARRANTY DISCLAIMER: Notwithstanding anything to the contrary contained in this Purchase Agreement,**
89. **Seller makes no warranty of any kind regarding the condition of the common areas and facilities, subject to**
90. **any statutorily mandated warranty. For an initial sale of a property, the builder/developer may be required by**
91. **statute to provide specified warranties.**
92. **OTHER:** _____
93. _____
94. _____
95. _____

96. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.**
97. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

**CONDOMINIUM/TOWNHOUSE/
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99. Property located at 2711 1st Avenue So _____.
100. **EXCEPTIONS:** Most common interest communities will be subject to MN Statute 515B (MCIOA); however, current
101. MN Statute 515B.1-102 (e) states that Chapter 515B **shall not apply, unless the association has elected to be**
102. **covered by MN Statute 515B (MCIOA)**, to the following:
- 103. (1) a planned community which consists of two (2) units, which utilizes a common interest community plat complying
104. with section 515B.2-110(d) (1) and (2) which is not subject to any rights to subdivide or convert units or to add
105. additional real estate and which is not subject to a master association;
 - 106. (2) a common interest community where the units consist solely of separate parcels of real estate designed or
107. utilized for detached single-family dwellings or agricultural purposes, and where the association or a master
108. association has no obligation to maintain any building containing a dwelling or any agricultural building;
 - 109. (3) a cooperative where, at the time of creation of the cooperative, the unit owners' interests in the dwellings as
110. described in the declaration consist solely of proprietary leases having an unexpired term of fewer than 20
111. years, including renewal options;
 - 112. (4) planned communities utilizing a common interest community plat with section 515B.2-110(d) (1) and (2) and
113. cooperatives, which are limited by the declaration to nonresidential use; or
 - 114. (5) real estate subject only to an instrument or instruments filed primarily for the purpose of creating or modifying
115. rights with respect to access, utilities, parking, ditches, drainage or irrigation.
116. Unless a common interest community described in (1)–(5) above has elected to be subject to MN Statute 515B,
117. Seller would not be required to provide a *Disclosure Statement, Amendment to the Disclosure Statement* or the *Resale*
118. *Disclosure Certificate* or the ten-day purchaser's right of rescission.
119. **If you have determined that the common interest community is subject to MN Statute 515B, then the seller**
120. **MUST provide a *Disclosure Statement, Amendment to the Disclosure Statement* or the *Resale Disclosure***
121. ***Certificate* and the ten-day purchaser's right of rescission for all common interest communities, including**
122. **condominiums, townhomes and cooperatives, regardless of when they were created.**
123. MN Statute 515B.4-101(c) **Neither a *Disclosure Statement* nor a *Resale Disclosure Certificate* need be prepared**
124. **or delivered in the case of**
- 125. (1) a gratuitous transfer;
 - 126. (2) a transfer pursuant to a court order;
 - 127. (3) a transfer to a government or governmental agency;
 - 128. (4) a transfer to a secured party by foreclosure or deed in lieu of foreclosure;
 - 129. (5) an option to purchase a unit, until exercised;
 - 130. (6) a transfer to a person who "controls," or is "controlled by," the grantor, as those terms are defined with respect
131. to a declarant under MN Statute 515B.1-103(2);
 - 132. (7) a transfer by inheritance;
 - 133. (8) a transfer of special declarant rights under MN Statute 515B.3-104; or
 - 134. (9) a transfer in connection with a change of form of common interest community under MN Statute
135. 515B.2-123.
136. A *Disclosure Statement* and a *Resale Disclosure Certificate* can be waived by written agreement of purchasers of a
137. unit which is restricted to **nonresidential** use.

* 138.  2/2/09 _____
(Seller) (Date) (Buyer) (Date)

139. _____
(Seller) (Date) (Buyer) (Date)

140. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.**
141. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

SELLER'S PROPERTY
DISCLOSURE STATEMENT

42. Page 2

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

44. Property located at 2711 1st Avenue So

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

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

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

49. _____

50. _____

51. _____

52. (2) (a) Has/Have the structure(s) been altered?
53. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No

54. If "Yes," please specify what was done, when and by whom (owner or contractor):

55. _____

56. _____

57. _____

58. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
59. retaining wall, general finishing.) Yes No

60. If "Yes," please explain: _____

61. _____

62. _____

63. _____

64. (c) Were appropriate permits pulled for any work performed on the property? Yes No
NEW Construction to master permit

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

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

67. _____

68. _____

69. _____

70. (4) Are you aware of any insect/animal/pest infestation? Yes No

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

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

73. (6) Comments: _____

74. _____

75. _____

76. _____

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

SELLER'S PROPERTY
DISCLOSURE STATEMENT

78. Page 3

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

80. Property located at 2711 1st Avenue So

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

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

83. (1) THE BASEMENT, CRAWLSPACE, SLAB:

- | | | | | | | |
|-----|-------------------------|------------------------------|--|----------------------|------------------------------|--|
| 85. | (a) cracked floor/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (e) leakage/seepage | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 86. | (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 |
| 87. | (c) flooding | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 88. | (d) foundation problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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

90. _____
91. _____
92. _____
93. _____
94. _____
95. _____
96. _____
97. _____
98. _____

99. (2) THE ROOF: To your knowledge,

100. (a) what is the age of the roofing material? one years
101. (b) has there been any interior or exterior damage? Yes No
102. (c) has there been interior damage from ice buildup? Yes No
103. (d) has there been any leakage? Yes No
104. (e) have there been any repairs or replacements made to the roof? Yes No

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

106. _____
107. _____
108. _____
109. _____
110. _____
111. _____
112. _____
113. _____
114. _____

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

116. Page 4

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

118. Property located at 2711 1st Avenue So

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

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

123. **Cross out only those items not physically located on the property.**

	In Working Order			In Working Order			In Working Order	
	Yes	No		Yes	No		Yes	No
126. Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>
127. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128. Air exchange system	<input type="checkbox"/>	<input type="checkbox"/>	Inerator	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input type="checkbox"/>
129. Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
130. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>
131. Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
132. Drain tile system	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134. Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>
135. Exhaust system	<input type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
136. Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input type="checkbox"/>	<input type="checkbox"/>
138. Fireplace mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>
139. Furnace humidifier	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
140. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
141. Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
142. Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
143. GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
144. Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>

145. Comments: _____

146. _____

147. _____

148. E. PRIVATE SEWER SYSTEM DISCLOSURE:

149. (A private sewer system disclosure is required by MN Statute 115.55.)

150. (Check appropriate box.)

151. Seller does not know of a private sewer system on or serving the above-described real property.

152. There is a private sewer system on or serving the above-described real property.

153. (See *Private Sewer System Disclosure Statement*.)

154. There is an abandoned private sewer system on the above-described real property.

155. (See *Private Sewer System Disclosure Statement*.)

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

157. Page 5

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

159. Property located at 2711 1st Avenue So
160. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)
161. (Check appropriate box.)
162. Seller certifies that Seller does not know of any wells on the above-described real property.
163. Seller certifies there are one or more wells located on the above-described real property.
164. (See Well Disclosure Statement.)
165. Are there any wells serving the above-described property that are not located on the property? Yes No
166. To your knowledge, is this property in a Special Well Construction Area? Yes No
167. **G. PROPERTY TAX TREATMENT:**
168. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)
169. (Check appropriate box.)
170. There IS IS NOT an exclusion from market value for home improvements on this property. Any
-----*(Check one.)*-----
171. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
172. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
173. resulting tax consequences.
174. Additional comments: _____
175. **Preferential Property Tax Treatment**
176. Is the property subject to any preferential property tax status or any other credits affecting the property which
177. would terminate upon the sale of the property? Yes No
178. (e.g., Disability, Green Acres, CRP, RIM)
179. If "Yes," please explain: _____
180. _____
181. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
182. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
183. Seller is not aware of any methamphetamine production that has occurred on the property.
184. Seller is aware that methamphetamine production has occurred on the property.
185. (See Methamphetamine Production Disclosure Statement.)
186. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety
187. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
188. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
189. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
190. located.
191. **J. CEMETERY ACT:**
192. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person
193. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains
194. or human burial grounds is guilty of a felony.
195. To your knowledge, are you aware of any human remains, burials or cemeteries located
196. on the property? Yes No
197. If "Yes," please explain: _____
198. _____
199. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts
200. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,
201. Subd. 7.

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

SELLER'S PROPERTY
DISCLOSURE STATEMENT

203. Page 6

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

205. Property located at 2711 1st Avenue So

206. K. ENVIRONMENTAL CONCERNS:

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

- 209. Asbestos? Yes No Mold? Yes No
- 210. Diseased trees? Yes No Radon? Yes No
- 211. Formaldehyde? Yes No Soil problems? Yes No
- 212. Hazardous wastes/substances? Yes No Underground storage tanks? Yes No
- 213. Lead? (e.g., paint, plumbing) Yes No Other? Yes No

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

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

217. Give details to any question answered "Yes":

- 218. _____
- 219. _____
- 220. _____
- 221. _____
- 222. _____

223. L. OTHER DEFECTS/MATERIAL FACTS:

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

226. If "Yes," explain below:

- 227. _____
- 228. _____
- 229. _____
- 230. _____
- 231. _____

232. M. ADDITIONAL COMMENTS:

233. NEW construction, never been lived in.

- 234. _____
- 235. _____
- 236. _____
- 237. _____
- 238. _____

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

240. Page 7

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

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

245. Examples of exterior moisture sources may be

- 246. • improper flashing around windows and doors,
- 247. • improper grading,
- 248. • flooding,
- 249. • roof leaks.

250. Examples of interior moisture sources may be

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

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

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

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

272. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota
273. Association of REALTORS® web site at www.mnrealtor.com.

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

SELLER'S PROPERTY
DISCLOSURE STATEMENT

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

277. Property located at 2711 1st Avenue So

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

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

285. P. SELLER'S STATEMENT:

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

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

* 290.  2/2/09
(Seller) (Date) (Seller) (Date)

291. Q. BUYER'S ACKNOWLEDGEMENT:

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

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

295. _____
(Buyer) (Date) (Buyer) (Date)

296. R. SELLER'S ACKNOWLEDGMENT:

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

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

300. _____
301. _____
302. _____
303. _____
304. _____

305. _____
(Seller) (Date) (Seller) (Date)

306. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

307. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
308. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
309. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

310. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
311. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
312. other option.

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

314. Page 9

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

316. **Exceptions**

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

- 318. (1) real property that is not residential real property;
- 319. (2) a gratuitous transfer;
- 320. (3) a transfer pursuant to a court order;
- 321. (4) a transfer to a government or governmental agency;
- 322. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 323. (6) a transfer to heirs or devisees of a decedent;
- 324. (7) a transfer from a cotenant to one or more other cotenants;
- 325. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 326. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 327. (10) a transfer of newly constructed residential property that has not been inhabited;
- 328. (11) an option to purchase a unit in a common interest community, until exercised;
- 329. (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);
- 330. (13) a transfer to a tenant who is in possession of the residential real property; or
- 331. (14) a transfer of special declarant rights under section 515B.3-104.

334. **Waiver**

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

338. **No Duty to Disclose**

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

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

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

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

352. D. **Inspections.**

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

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