



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date 1.13.14
2. Page 1 of 9 pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
4. MADE A PART HEREOF

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

6. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: Seller's Disclosure Alternatives
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
16. kind by Seller or licensee(s) representing or assisting any party in the transaction and are not a substitute for any
17. inspections or warranties the party(ies) may wish to obtain.
18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
21. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
24. other option.
25. INSTRUCTIONSTO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected
26. by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to any of the questions
27. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
28. that it exists on the property.
29. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 3111 E Franklin Ave
34. City of Minneapolis, County of Hennepin, State of Minnesota.

35. A. GENERAL INFORMATION:

- 36. (1) What date 6-20-2001 did you [X] Acquire [] Build the home?
37. (2) Type of title evidence: [X] Abstract [] Registered (Torrens)
38. Location of Abstract:
39. To your knowledge, is there an existing Owner's Title Insurance Policy? [X] Yes [] No
40. (3) Have you occupied this home continuously during your ownership? [X] Yes [] No
41. If "No," explain:
42. (4) Is the home suitable for year-round use? [X] Yes [] No
43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) [X] Yes [] No
44. (6) To your knowledge, does the property include a manufactured home? [] Yes [X] No
45. If "Yes," HUD #(s) is/are
46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? [] Yes [X] No



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

49. Property located at 3111 E Franklin Ave Minneapolis

50. (7) Is the property located on a public or a private road? Public Private

51. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? Yes No Unknown

52. If "No," or "Unknown," Buyer should consult the local zoning authority.

54. (9) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

56. (a) Do you know which zone the property is located in? Yes No

57. If "Yes," which zone? _____

58. (b) Have you ever had a flood insurance policy? Yes No

59. If "Yes," is the policy in force? Yes No

60. If "Yes," what is the annual premium? \$ _____

61. If "Yes," who is the insurance carrier? _____

62. (c) Have you ever had a flood claim with your insurance carrier or FEMA? Yes No

63. If "Yes," please explain: _____

64. _____

65. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their purchase.

70. Are you aware of any

71. (10) encroachments? Yes No

72. (11) association, covenants, historical registry, reservations or restrictions that affect or may affect the use or future resale of the property? Yes No

73. (12) easements, other than utility or drainage easements? Yes No

75. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

76. _____

77. _____

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

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

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

82. _____

83. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? Yes No

85. If "Yes," what was the claim(s) for (e.g., hail damage to roof)?

86. _____

87. Did you receive compensation for the claim(s)? Yes No

88. If you received compensation, did you have the items repaired? Yes No

89. What dates did the claim(s) occur? _____

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92. Property located at 3111 E Franklin Ave Minneapolis

93. (3) (a) Has/Have the structure(s) been altered?
94. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No
95. If "Yes," please specify what was done, when and by whom (owner or contractor):

96. master bedroom added several owners ago
97.

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

100. If "Yes," please explain: Total remodel of kitchen and bathrooms (2010, 2012)
101. by a general contractor; general finish of lower level office by owner

102. (c) Are you aware of any work performed on the property for which
103. appropriate permits were not obtained? Yes No

104. If "Yes," please explain:
105.

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

107. If "Yes," give details of what happened and when:
108.

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

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

111. (6) Comments:
112.

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

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

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

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

- | | | | | | |
|------------------------------|------------------------------|--|----------------------|---|--|
| 119. (a) cracked floor/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (e) leakage/seepage | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 120. (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 |
| 121. (c) flooding | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 122. (d) foundation problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

123. Give details to any questions answered "Yes":
124. In the spring southwest corner gets wet
125.



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128. Property located at 3111 E Franklin Ave Minneapolis

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

130. (a) what is the age of the roofing material? ~ 15 years

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

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

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

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

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

136. flashing added to master bedroom (no problems but
 137. was previously lacking)

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

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

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

		In Working Order				In Working Order				In Working Order	
		Yes	No			Yes	No			Yes	No
145.	Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>		
146.	<input type="checkbox"/> Central <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental) ..	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>		
147.	Air exchange system	<input type="checkbox"/>	<input type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input type="checkbox"/>	<input type="checkbox"/>		
148.	Carbon Monoxide Detector ..	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
149.	Coiling fan	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned				
150.	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
151.	Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned				
152.	Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
153.	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
154.	Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Water softener	<input type="checkbox"/>	<input type="checkbox"/>		
155.	Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
156.	Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Range hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>		
157.	Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
158.	Fireplace mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
159.	Furnace humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
160.	Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>		
161.	Garage door opener (GDO) ..	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
162.	Garage auto-reverse	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
163.	GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
164.	Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		

165. Comments: _____

166. _____

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169. Property located at 3111 E Franklin Ave Minneapolis

170. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

172. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
(Check one.)

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

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

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

179. F. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)
 180. *(Check appropriate box.)*

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

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

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

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

187. G. PROPERTY TAX TREATMENT:

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

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

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

194. Additional comments: _____
 195. _____

196. Preferential Property Tax Treatment

197. Is the property subject to any preferential property tax status or any other credits affecting the property?
 198. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,
 199. Non-Profit Status) Yes No

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

201. Explain: _____
 202. _____

203. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

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

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

206. Seller is aware that methamphetamine production has occurred on the property.
 207. *(See Methamphetamine Production Disclosure Statement.)*

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

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

215. Property located at 3111 E Franklin Ave Minneapolis

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

219. **K. CEMETERY ACT:**

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

223. To your knowledge, are you aware of any human remains, burials or cemeteries located
 224. on the property? Yes No

225. If "Yes," please explain: _____

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

230. **L. ENVIRONMENTAL CONCERNS:**

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

233. Animal/Insect/Pest Infestations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Lead? (e.g., paint, plumbing)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
234. Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
235. Diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
236. Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
237. Hazardous wastes/substances?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
238. Other? _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

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

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

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

243. _____

244. _____

245. **M. RADON DISCLOSURE:**

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

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

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

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

258. Property located at 3111 E Franklin Ave Minneapolis

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

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

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

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

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

272. self test and mail in = report 1.3

273. _____

274. _____

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

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

278. _____

279. _____

280. _____

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

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

283. **Notices:** Seller **HAS** **HAS NOT** received a notice regarding **any** proposed improvement project from **any**
----- (Check one.) -----

284. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
285. and/or explain : _____

286. _____

287. _____

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

291. If "Yes," explain: _____

292. _____

293. _____

294. _____

295. _____

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298. Property located at 3111 E Franklin Ave Minneapolis.

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

302. Examples of exterior moisture sources may be
 303. • improper flashing around windows and doors,
 304. • improper grading,
 305. • flooding,
 306. • roof leaks.

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

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

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

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

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

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

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

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

344. Property located at 3111 E Franklin Ave Minneapolis.

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

346. **Exceptions**

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

348. (1) real property that is not residential real property;
349. (2) a gratuitous transfer;
350. (3) a transfer pursuant to a court order;
351. (4) a transfer to a government or governmental agency;
352. (5) a transfer by foreclosure or deed in lieu of foreclosure;
353. (6) a transfer to heirs or devisees of a decedent;
354. (7) a transfer from a co-tenant to one or more other co-tenants;
355. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
356. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
358. (10) a transfer of newly constructed residential property that has not been inhabited;
359. (11) an option to purchase a unit in a common interest community, until exercised;
360. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
362. (13) a transfer to a tenant who is in possession of the residential real property; or
363. (14) a transfer of special declarant rights under section 515B.3-104.

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

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

367. **Waiver**

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

371. **No Duty to Disclose**

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

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

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

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

385. D. **Inspections.**

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



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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

396. Property located at 3111 E Franklin Ave Minneapolis

397. S. SELLER'S STATEMENT:

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

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

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

411. [Signature] 1/13/14 (Date) [Signature] Dawn Lowe 1/13/14 (Date)

412. T. BUYER'S ACKNOWLEDGEMENT:

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

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

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

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





April 2006

P.O. BOX 267730, WESTON, FL 33326 (1-800-427-0550)
NEHA # 101461AL, PA #2327, NJ #MEB92046, NJ LAB #FL011, NE #RMB-1059, IA #L00027
ME #TA17000C, OH #L00035-1, NEHA-NRPP#103178RT, FL#R1850, FL#RB1876, NJ# MES 12165
Malissa Sears, RMS., Malissa Sears / Joseph Baicker, PhD., RMS., Joseph Baicker
James E. McDonnell IV, RMS. James E. McDonnell IV

TROY LUND
3111 EAST FRANKLIN
MINNEAPOLIS, MN 55406

IF YOU PLACED TWO RADON CANISTERS SIDE BY SIDE IN THE SAME LOCATION, YOUR RADON LEVEL IN THE ROOM IS THE SUM OF THE TWO RESULTS DIVIDED BY TWO.

This is a confidential report of the radon analysis that was submitted to our laboratory for analysis of Radon-222 concentrations. This analysis represents the concentration of Radon that was present in the air at the time of sampling measured by Liquid Scintillation counting of Beckman LS vials. This report will not be released to anyone without your permission except as required by individual state licensing requirements:

The results are as follows:

- Customer #: 518515
Room Tested: BSMT.
Date Opened: 4/6/06 5:00:00 PM
Date Capped: 4/10/06 10:00:00 PM
Date Received: 4/13/06
Date Analyzed: 4/20/06 1:40:00 PM
Detector #: 1369343

TEST LOCATION:
IF DIFFERENT FROM MAILING ADDRESS

RADON LEVEL IS 1.3 PICOCURIES/LITER (pCi/L)

THE EPA RECOMMENDS LEVELS EQUAL TO OR ABOVE 4.0 pCi/L BE CORRECTED.

If the result of your averaged Radon measurement is "WITHIN EPA GUIDELINES" (<4.0 pCi/L), you may want to take additional measurements for radon during different times of the year as radon levels may vary with the seasons. If the result of your averaged Radon Measurements are "ABOVE EPA GUIDELINES FOR ACTION" (>=4.0 pCi/L), it is recommended that you take either a long-term test or a second short-term test for confirmation. If you need results quickly, a repeat of this short-term test will be best. The higher your first short-term test result, the more certain you can be that you should take a short-term test rather than a long-term test. You may purchase another test or call us at the number above. For New Jersey clients, please see the attached guidance document, entitled Radon Testing and Mitigation: The Basics, for further guidance.

NOTICE TO CLIENTS IN THE STATE OF FLORIDA

This notice is provided to you by an organization or individual certified by the Florida Department of Health to perform radon or radon progeny measurements or radon mitigation services. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Department of Health, Bureau of Facility Programs, Radon and Indoor Air Quality, 4052 Bald Cypress Way, Bin A08, Tallahassee, Florida 32399-1710 (1-800-543-8279).

NOTICE TO CLIENTS IN THE STATE OF PENNSYLVANIA

The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Resources. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services and products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, please contact the Department at the Bureau of Radiation Protection, Department of Environmental Resources, Box 2063, Harrisburg, Pa 17105, (717) 783-3594.

NOTICE TO CLIENTS IN THE STATE OF NEW JERSEY

"This notice is provided to you by an organization or individual certified by the NJDEP to perform radon and/or radon progeny measurements. N.J.S.A. 26:D-73 requires that no certified person disclose to any individual, except the Department of Environmental Protection or the Department of Health, the address or owner of a nonpublic building that the person has tested or treated for the presence of radon gas and/or radon progeny, unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sales of a building which has been tested for radon gas and/or radon progeny, the seller shall provide the buyer, at the time the contract of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for the testing shall have the right to receive the results of that test. Any questions, comments, or complaints regarding the persons performing these measurements, or related mitigation, or safeguarding services should be directed to the New Jersey Department of Environmental Protection. Attention: Radon Section, Bureau of Environmental Radiation (1-800-648-0394)"

NY STATE RESIDENTS WHOSE RADON LEVEL IS 20 pCi/L OR GREATER SHOULD

Contact the NYS Dept. of Health, Bureau of Environmental Radiation Protection at (518) 402-7556 for technical advice or assistance.

LIMITATIONS OF DATA AND PRODUCT LIABILITY

PRO-LAB. expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB. shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB. shall not be responsible for the improper placement of the test canister nor shall PRO-LAB. be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB., its agent's, its retailers, it's distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only.

Radon sample(s) for the state of NY are analyzed by a 3rd party laboratory, (RADATA INC.) NYS Lab ID #: 11653

Radon in Real Estate Transactions



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

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



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

The Minnesota Radon Awareness Act does not require radon testing or mitigation. However, many relocation companies and lending institutions, as well as home buyers, require a radon test when purchasing a house. The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.



Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. This publication is being provided by the seller in order to meet a requirement of the Act. In addition, **before signing a purchase agreement to sell or transfer residential real property**, the seller shall disclose in writing to the buyer any knowledge the seller has of radon concentrations in the dwelling.

The disclosure shall include:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon concentrations, mitigation, or remediation;
4. information regarding the radon mitigation system, including system description and documentation, if such system has been installed in the dwelling; and
5. a radon warning statement

Radon Warning Statement

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

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

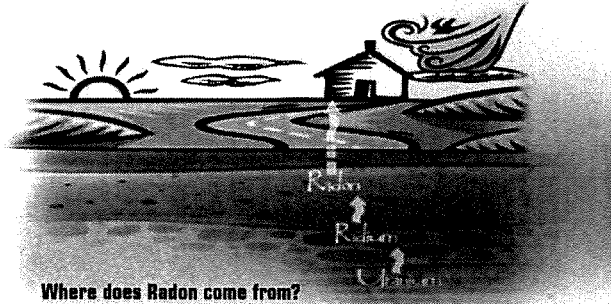
Radon Facts

How dangerous is radon?

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

Where is your greatest exposure to radon?

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



Where does Radon come from?

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

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

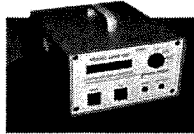
Homes built in Minnesota since June 2009 are required to contain construction features that may limit radon entry. These features are known as passive Radon Resistant New Construction (RRNC). While these passive RRNC features may lower the amount of radon in newer homes, it does not guarantee low levels.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

What is the recommended action based on my results?

If the average radon in the home is at or **above 4.0 pCi/L, the house should be fixed**. Consider fixing the home if radon levels are between 2 pCi/L and 3.9 pCi/L. While it isn't possible to reduce radon to zero, the best approach is to reduce the radon levels to as low as reasonably achievable. Any amount of radon, even below the recommended action level, carries some risk.

How are radon tests conducted in real estate transactions?

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



Continuous Radon Monitor (CRM)

Fastest

Test is completed by a certified contractor with a calibrated CRM for a minimum of 48 hours.

Test report is analyzed to ensure that it is a valid test.



Simultaneous Short-term Testing

Second fastest

Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.

Test kits are sent to the lab for analysis.

The two test results are averaged to get the radon level.



Sequential Short-Term Testing

Slowest

One short-term test is performed for a minimum of 48 hours.

Test kit is sent to lab for analysis.

Another short-term kit is used in the same place as the first, started right after the first test is taken down. Test is performed for a minimum of 48 hours.

Test kit is sent to the lab for analysis.

The two test results are averaged to get the radon level.

Radon Testing

House conditions when testing

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

Closed-house Conditions: Mean keeping all windows and doors closed, except for normal entry and exit.

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

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

Where the test should be conducted

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

The test kit should be placed:

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

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

Who should conduct radon testing in real estate transactions?

All radon tests should be conducted in accordance with national radon measurement protocols, by a certified and MDH-listed professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon web site. A seller may have previously conducted testing in a property. If the test result is at or above the action level, the home should be mitigated.

Radon Mitigation

Lowering radon in existing homes – Radon Mitigation

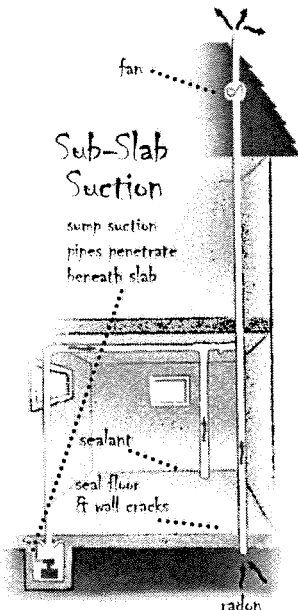
When elevated levels of radon are found, they should be mitigated. Elevated radon concentrations can be easily reduced by a nationally certified and MDH-listed radon mitigation professional. A list of these radon mitigation professionals can be found at MDH's Radon web site.

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

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

After a radon reduction system is installed

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



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

The MDH Radon Program can provide:

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

MDH Radon Program

625 Robert St N
P.O. Box 64975
St. Paul, MN 55164-0975
(651) 201-4601
1(800) 798-9050



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

10/2013 IC# 141-3722

**Instant
Forms**



River Realty
2543 38th Ave. S.
Mpls., MN 55406
612-724-1314

**SELLER PROPERTY
DISCLOSURE STATEMENT**

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

©1998, Minnesota Association of REALTORS®, Edina, MN

1. Date August, 2000
2. Page 1 of _____ Pages

Previous Disclosure

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

3. **NOTICE:** This disclosure is not a warranty or a guaranty of any kind by the Seller(s) or Agent(s) representing any party(s) in the transaction.
4. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern.
5. **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. If unsure, check unknown where applicable. (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).
6. Property located at 3111 Franklin Ave. So.
7. City of Mpls County of Hennepin State of MN

8. **A. GENERAL INFORMATION:**
9. (1) When did you purchase or build the home? Mom's house for 28 years
10. (2) Type of Title Evidence: Abstract: Registered (Torrens) Unknown
11. Location of Abstract or Owner's Duplicate Certificate of Title:
12. Is there an existing Owner's Title Insurance policy? Yes No Unknown
13. (3) Have you occupied this home continuously for the past 12 months? Yes No Unknown
14. If no, explain:
15. (4) Is the home suitable for year round use? Yes No Unknown
16. (5) Is the property located in a designated flood plain? Yes No Unknown
17. (6) Are you in possession of prior seller's disclosure statement(s)? (If yes, please attach) Yes No Unknown
18. Are there:
19. (7) Encroachments? Yes No Unknown
20. (8) Associations, Covenants, Restrictions or Reservations affecting the use of the property? Yes No Unknown
21. (9) Easements, other than utility or drainage easements? Yes No Unknown
22. (10) Comments:

23. **B. GENERAL CONDITION:** Have any of the following conditions previously existed or do they currently exist?
24. (1) Has there been any damage by wind, fire, flood or other disaster(s)? Yes No Unknown
25. If yes, give details of what happened and when:
26. (2) Has the structure(s) been altered? (i.e. additions, altered rooflines, changes to load bearing walls.) Yes No Unknown
27. If yes, please specify what was done, when and by whom (owner or contractor):
bed room added upstairs 25 years ago
28. (3) Insect/Animal/Pest Infestation? Yes No Unknown
29. (4) Do you have or have you previously had any pets? Yes No If yes, indicate type and number
30. (5) Comments:

31. **C. STRUCTURAL SYSTEMS:** Have any of the following conditions previously existed or do they currently exist? (Answers apply to all structures, such as garage and out-buildings.)
32. (1) **THE BASEMENT, CRAWLSPACE, SLAB**
33. (a) Foundation problem Yes No Unknown (e) Drain tile problem Yes No Unknown
34. (b) Flooding Yes No Unknown (f) Cracked floors/walls Yes No Unknown
35. (c) Wet floors/walls Yes No Unknown (g) Sewer backup Yes No Unknown
36. (d) Leakage/seepage Yes No Unknown (h) Other Yes No Unknown
37. Give details to any question answered "yes": After rain

38. (2) **THE ROOF:**
39. (a) What is the age of the roofing material? 1999 Years Unknown
40. (b) Has there been interior damage from ice build-up? Yes No Unknown
41. (c) Has there been any leakage? Yes No Unknown
42. (d) Have there been any repairs or replacements made to the roof? Yes No Unknown
43. Give details to any question answered "yes": new roof

44. **D. PRIVATE SEWER SYSTEM DISCLOSURE:** (A Private Sewer System Disclosure is required by Minn. Statutes 115.55)
45. Check appropriate box
46. The seller does not know of a private sewer system on or serving the above described real property.
47. There is a private sewer system on or serving the above described real property. See Private Sewer System Disclosure.
48. There is an abandoned private sewer system on the above described real property. See Private Sewer System Disclosure.

49. **E. PRIVATE WELL DISCLOSURE:** (A Well Disclosure Statement and Certificate are required by Minn. Statutes 1031.235)
50. Check appropriate box
51. The seller certifies that the seller does not know of any wells on the above described real property.
52. The seller certifies there are one or more wells located on the above described real property. See Well Disclosure Statement.
53. Are there any wells serving the above described property that are not located on the property? Yes No Unknown
54. Date well water last tested for contaminants: Test results attached Yes No
55. Comments:
56. Is this property in a Special Well Construction Area? Yes No Unknown
57. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes No Unknown

Previous Disclosure

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

77. Property located at 311 Franklin Ave. S.
78. F. VALUATION EXCLUSION DISCLOSURE: (Required by Minn. Statute 273.11, Subd. 16) Check appropriate box.
79. There IS IS NOT an exclusion from market value for home improvements on this property. Any valuation exclusion will terminate upon sale of the property, and the property's estimated market value for property tax purposes will increase. If a valuation exclusion exists, buyers are encouraged to look into the resulting tax consequences.
80. Additional comments
81. G. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:
82. NOTE: This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF specifically referenced in the Purchase Agreement. 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
80. Air-Conditioning			Heating System (Central)	<input checked="" type="checkbox"/>		TV-Antenna-System		
90. Central Air-Conditioning Window	<input checked="" type="checkbox"/>		Heating System (Supplemental)	<input checked="" type="checkbox"/>		TV Cable System		
91. Ceiling Fan	<input checked="" type="checkbox"/>		Incinerator			TV-Satellite-Dish	<input checked="" type="checkbox"/>	
92. Dishwasher	<input checked="" type="checkbox"/>		Intercom			Rented <input type="checkbox"/> Owned <input type="checkbox"/>		
93. Door Bell	<input checked="" type="checkbox"/>		Law-Sprinkler System			TV-Satellite-Receiver		
94. Drain-File-System	<input checked="" type="checkbox"/>		Microwave			Rented <input type="checkbox"/> Owned <input type="checkbox"/>		
95. Dryer AS IS	<input checked="" type="checkbox"/>		Plumbing	<input checked="" type="checkbox"/>		Washer AS IS	<input checked="" type="checkbox"/>	
96. Electrical System	<input checked="" type="checkbox"/>		Pool-and-Equipment			Water Heater		
97. Exhaust System	<input checked="" type="checkbox"/>		Range/Oven	<input checked="" type="checkbox"/>		Water Treatment System		
98. Fire-Sprinkler System			Range Hood	<input checked="" type="checkbox"/>		Rented <input type="checkbox"/> Owned <input type="checkbox"/>		
99. Fireplace			Refrigerator	<input checked="" type="checkbox"/>		Windows	<input checked="" type="checkbox"/>	
100. Fireplace-Mechanisms			Security System <u>Not Active</u>	<input checked="" type="checkbox"/>		Window Treatments		
101. Furnace-Humidifier			Rented <input type="checkbox"/> Owned <input type="checkbox"/>			Woodburning Stove		
102. Freezer			Smoke Detectors (Battery)	<input checked="" type="checkbox"/>		Other		
103. Garage Door Opener (GDO)	<input checked="" type="checkbox"/>		Smoke Detectors (Hardwire)	<input checked="" type="checkbox"/>		Other		
104. GDO Auto Reverse	<input checked="" type="checkbox"/>		Solar Collectors			Other		
105. GDO Remote	<input checked="" type="checkbox"/>		Sump Pump			Other		
106. Garbage Disposal	<input checked="" type="checkbox"/>		Toilet Mechanisms	<input checked="" type="checkbox"/>		Other		
107. Comments:			Fresh-Composter			Other		

111. H. ENVIRONMENTAL CONCERNS:
112. Asbestos? Yes No Unknown
113. Soil Problems? Yes No Unknown
114. Formaldehyde? Yes No Unknown
115. Hazardous Substances? Yes No Unknown
116. Hazardous Wastes? Yes No Unknown
117. Give details to any question answered "yes":
118. Lead? (paint, plumbing, etc.) Yes No Unknown
119. Radon? Yes No Unknown
120. Diseased Trees? Yes No Unknown
121. Underground Storage Tanks? Yes No Unknown
122. Other? Yes No Unknown

121. I. OTHER DEFECTS:
122. Are there any other defects in or on the property? If yes, explain below: Yes No Unknown

125. J. ADDITIONAL COMMENTS:

126. Seller is in nursing home - Son has power of attorney but has not lived in the house for years.

130. LISTING BROKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.

132. K. SELLER'S STATEMENT: (To be signed at time of listing)

133. The Seller(s) hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any party(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

136. Terry Shingledack P.O.A. (Date) (Seller)

137. L. BUYER'S ACKNOWLEDGMENT: (To be signed at time of purchase agreement)

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

140. [Signature] AS/24/00 [Signature] (Date) (Buyer)

141. M. SELLER'S ACKNOWLEDGMENT: (To be signed at time of purchase agreement)

142. AS OF THE DATE BELOW, I/We, the Seller(s) of the above property, state that the condition of the property is the same, except changes as indicated above which have been initialed and dated.

144. Terry Shingledack P.O.A. (Date) (Seller)



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

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1. Date 1-13-14
2. Page

3. Addendum to Purchase Agreement between parties, dated
4. pertaining to the purchase and sale of the property at 3111 E Franklin Ave
5. Minneapolis

6. Section I: Lead Warning Statement

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

15. Seller's Disclosure (initial)

16. [Signature] (a) Presence of lead-based paint and/or lead-based paint hazards.
17. (Check one below.)

18. [] Known lead-based paint and/or lead-based paint hazards are present in the housing
19. (explain):
20.

21. [Signature] [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22. [Signature] (b) Records and reports available to the seller.
23. (Check one below.)

24. [] Seller has provided Buyer with all available records and reports pertaining to lead-based paint
25. and/or lead-based paint hazards in the housing (list documents below):
26.

27. [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards
28. in the housing.

29. Buyer's Acknowledgment (initial)

30. [] (c) Buyer has received copies of all information listed under (b) above.

31. [] (d) Buyer has received the pamphlet, Protect Your Family from Lead in Your Home.

32. [] (e) Buyer has (check one below):

33. [] Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment
34. or inspection for the presence of lead-based paint and/or lead-based paint hazards (if checked,
35. see Section II on page 2); or

36. [] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-
37. based paint and/or lead-based paint hazards.



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

38. Page _____

39. Property located at 3111 E Franklin Ave Minneapolis

40. Real Estate Licensee's Acknowledgement (initial)

41. [Signature] (f) Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware
42. of licensee's responsibility to ensure compliance.

43. Certification of Accuracy

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

46. [Signature] 1-13-14 (Seller) Troy Lund (Date) (Buyer) (Date)

47. [Signature] 1-13-14 (Seller) Dawn Lowe (Date) (Buyer) (Date)

48. [Signature] 1/13/14 (Real Estate Licensee) Laurie Allen (Date) (Real Estate Licensee) (Date)

49. Section II: Contingency (Initial only if first box under (e) is checked in Buyer's Acknowledgment above.)

50. This contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
51. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
52. shall be completed within [] ten (10) [] _____ calendar days after Final Acceptance of the Purchase Agreement.
(Check one.)

53. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect, unless Buyer or
54. real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee representing or assisting
55. Seller, within three (3) calendar days after the assessment or inspection is timely completed, a written list of the specific
56. deficiencies and the corrections required, together with a copy of any risk assessment or inspection report. If Seller
57. and Buyer have not agreed in writing within three (3) calendar days after delivery of the written list of required corrections
58. that: (A) some or all of the required corrections will be made; or (B) Buyer waives the deficiencies; or (C) an adjustment to
59. the purchase price will be made; this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a
60. Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid hereunder to
61. be refunded to Buyer. It is understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency,
62. providing that Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee
63. representing or assisting Seller of the waiver or removal, in writing, within the time specified.

TLX:SALE-2 (8/09)

