

DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2013 Minnesota Association of REALTORS®, Edina, MN

- 1. Date 04/13/14
2. Page 1 of 5 pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
4. MADE A PART HEREOF

5. Property located at 7313 W Franklin Avenue
6. City of St. Louis Park, County of Hennepin, State of Minnesota.

7. NOTICE: Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes
8. 513.52 through 513.60. To comply with the statute, Seller must provide either a written disclosure to the
9. prospective Buyer (see Seller's Property Disclosure Statement) or satisfy one of the following two options.
10. Disclosures made herein, if any, are not a warranty or guarantee of any kind by Seller or licensee(s) representing or
11. assisting any party in this transaction and are not a substitute for any inspections or warranties the party(ies) may wish
12. to obtain.

13. (Select one option only.)

14. 1) [] QUALIFIED THIRD-PARTY INSPECTION: Seller shall provide to prospective Buyer a written report that
15. discloses material information relating to the real property that has been prepared by a qualified third party.
16. "Qualified third party" means a federal, state or local governmental agency, or any person whom Seller or
17. prospective Buyer reasonably believes has the expertise necessary to meet the industry standards of practice
18. for the type of inspection or investigation that has been conducted by the third party in order to prepare the
19. written report.

20. Seller shall disclose to prospective Buyer material facts known by Seller that contradict any information
21. that is included in a written report, or material facts known by Seller that are not included in the
22. report.

23. The inspection report was prepared by
24.
25. and dated, 20.

26. Seller discloses to Buyer the following material facts known by Seller that contradict any information included
27. in the above referenced inspection report.

28.
29.
30.

31. Seller discloses to Buyer the following material facts known by Seller that are not included in the above
32. referenced inspection report.

33. * A spot on the ceiling of the south bedroom was inspected
34. by the association. There was no damage to the roof.
35. Sellers will re-paint area prior to closing.

36. 2) [x] WAIVER: The written disclosure required may be waived if Seller and prospective Buyer agree in writing. Seller
37. and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.

38. NOTE: If both Seller and prospective Buyer agree, in writing, to waive the written disclosure required under
39. MN Statutes 513.52 through 513.60, Seller is not obligated to disclose ANY material facts of which Seller
40. is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any
41. intended use of the property, other than those disclosure requirements created by any other law. Seller is
42. not obligated to update Buyer on any changes made to material facts of which Seller is aware that could
43. adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the
44. property that occur, other than those disclosure requirements created by any other law.

45. Waiver of the disclosure required under MN Statutes 513.52 through 513.60 does not waive, limit or
46. abridge any obligation for Seller disclosure created by any other law.



DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

48. Property located at 7313 W Franklin Avenue, St. Louis Park, MN 55426

49. OTHER REQUIRED DISCLOSURES:

50. NOTE: In addition to electing one of the above alternatives to the material fact disclosure, Minnesota law also
51. requires sellers to provide other disclosures to prospective buyers, such as those disclosures listed below.
52. Additionally, there may be other required disclosures by federal, state, local or other governmental entities
53. that are not listed below.

54. A. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE: (A subsurface sewage treatment system
55. disclosure is required by MN Statute 115.55.) (Check appropriate box.)

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

59. [] There is a subsurface sewage treatment system on or serving the above-described real property.
60. (See Subsurface Sewage Treatment System Disclosure Statement.)

61. [] There is an abandoned subsurface sewage treatment system on the above-described real property.
62. (See Subsurface Sewage Treatment System Disclosure Statement.)

63. B. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)
64. (Check appropriate box.)

65. [X] Seller certifies that Seller does not know of any wells on the above-described real property.

66. [] Seller certifies there are one or more wells located on the above-described real property.
67. (See Well Disclosure Statement.)

68. Are there any wells serving the above-described property that are not located on the property? [] Yes [] No

69. Contaminated Well: Is there a well on or serving the property that contains contaminated water? [] Yes [] No

70. To your knowledge, is the property in a Special Well Construction Area? [] Yes [] No

71. Comments: _____

72. _____

73. _____

74. C. VALUATION EXCLUSION DISCLOSURE: (Required by MN Statute 273.11, Subd. 16)

75. There [] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any valuation
76. exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes
77. shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the resulting tax
78. consequences.

79. Additional comments: _____

80. _____

81. _____

82. D. METHAMPHETAMINE PRODUCTION DISCLOSURE:

83. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

84. [X] Seller is not aware of any methamphetamine production that has occurred on the property.

85. [] Seller is aware that methamphetamine production has occurred on the property.

86. (See Methamphetamine Production Disclosure Statement.)



DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

88. Property located at 7313 W Franklin Avenue, St. Louis Park, MN 55426

89. E. RADON DISCLOSURE:

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

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

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

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

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

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

110. (a) Radon test(s) [] HAVE [X] HAVE NOT occurred on the property.
(Check one.)

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

113. _____
114. _____
115. _____

116. (c) There [] IS [X] IS NOT a radon mitigation system currently installed on the property.
(Check one.)

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

119. _____
120. _____
121. _____

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

126. G. NOTICE REGARDING CARBON MONOXIDE DETECTORS:

127. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
128. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
129. sale of the home.



**DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES**

130. Page 4

131. Property located at 7313 W Franklin Avenue, St. Louis Park, MN 55426
132. **H. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion
133. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
134. leaving the home.
135. Examples of exterior moisture sources may be
136. • Improper flashing around windows and doors,
137. • improper grading,
138. • flooding,
139. • roof leaks.
140. Examples of interior moisture sources may be
141. • plumbing leaks,
142. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
143. • overflow from tubs, sinks or toilets,
144. • firewood stored indoors,
145. • humidifier use,
146. • inadequate venting of kitchen and bath humidity,
147. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
148. • line-drying laundry indoors,
149. • houseplants—watering them can generate large amounts of moisture.
150. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result
151. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.
152. Therefore, it is very important to detect and remediate water intrusion problems.
153. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans.
154. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems,
155. particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
156. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
157. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having
158. the property inspected for moisture problems before entering into a purchase agreement or as a condition of your
159. purchase agreement. Such an analysis is particularly advisable if you observe staining or any musty odors on the
160. property.
161. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the
162. Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.
163. **I. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
164. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
165. may be obtained by contacting the local law enforcement offices in the community where the property is
166. located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections
167. web site at www.corr.state.mn.us.

MN:DS:SDA-4 (12/13)



DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

169. Property located at 7313 W Franklin Avenue, St. Louis Park, MN 55426

170. J. SELLER'S STATEMENT:

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

172. Seller(s) hereby 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.

179. QUALIFIED THIRD-PARTY INSPECTION: If Seller has made a disclosure under the Qualified Third-Party Inspection, Seller is obligated to disclose to Buyer in writing of any new or changed information 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.

184. WAIVER: If Seller and Buyer agree to waive the seller disclosure requirement, Seller is NOT obligated to disclose and will NOT disclose any new or changed information regarding material facts.

186. OTHER REQUIRED DISCLOSURES (Sections A-E): Whether Seller has elected a Qualified-Third Party Inspection or Waiver, Seller is obligated to notify Buyer, in writing, of any new or changed information regarding Other Required Disclosures up to the time of closing. To disclose new or changed facts, please use the Amendment to Seller's Disclosure form.

190. [Signature: Ross Teichner] 04/13/2014 (Seller) Ross Teichner (Date)

[Signature: Carolyn Teichner] 04/13/2014 (Seller) Carolyn Teichner (Date)

191. K. BUYER'S ACKNOWLEDGEMENT:

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

193. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Disclosure Alternatives form and agree to the seller's disclosure option selected in this form. I/We further agree that no representations regarding material facts have been made, other than those made in this form.

196. (Buyer) (Date) (Buyer) (Date)

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



Radon in Real Estate Transactions



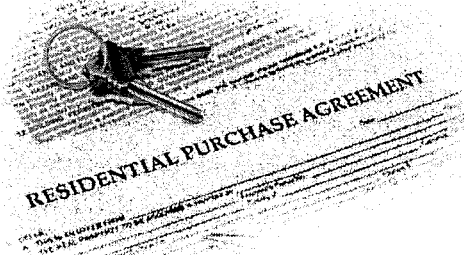
All Minnesota homes can have dangerous levels of **radon gas** in them. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the earth. When inhaled, its radioactive particles can damage the cells that line the lungs. Long-term exposure to radon can lead to **lung 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."

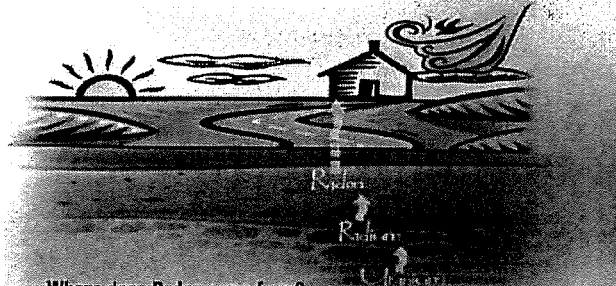
Radon Facts

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 on 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.

 <p>Continuous Radon Monitor (CRM)</p>	 <p>Simultaneous Short-term Testing</p>	 <p>Sequential Short-Term Testing</p>
<p><i>Fastest</i></p>	<p><i>Second fastest</i></p>	<p><i>Slowest</i></p>
<p>Test is completed by a certified contractor with a calibrated CRM for a minimum of 48 hours.</p> <p>Test report is analyzed to ensure that it is a valid test.</p>	<p>Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.</p> <p>Test kits are sent to the lab for analysis.</p> <p>The two test results are averaged to get the radon level.</p>	<p>One short-term test is performed for a minimum of 48 hours.</p> <p>Test kit is sent to lab for analysis.</p> <p>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.</p> <p>Test kit is sent to the lab for analysis.</p> <p>The two test results are averaged to get the radon level.</p>

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.

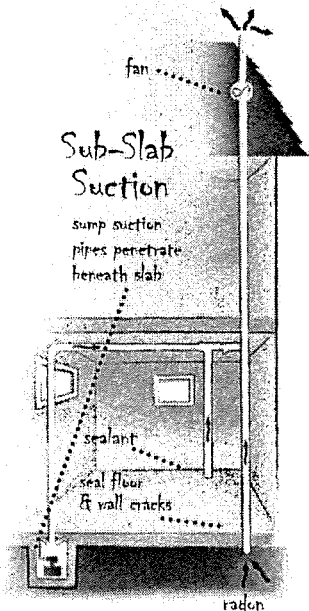
The test kit should be placed:

- 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:

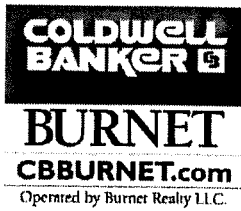
- Information about radon health effects, radon testing and radon mitigation;
- Names of trained, certified and MDH-listed radon professionals;

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



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

This form approved by the Minnesota Association of REALTORS®,
which disclaims any liability arising out of use or misuse of this form.
© 2009 Minnesota Association of REALTORS®, Edina, MN

1. Date 04/13/14
2. Page

3. Addendum to Purchase Agreement between parties, dated
4. pertaining to the purchase and sale of the property at 7313 W Franklin Avenue
5. St. Louis Park, MN 55426

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)

ES RS

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

ES RS

22. (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 7313 W Franklin Avenue

St. Louis Park, MN 55426

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: Ross Teichner] 04/13/2014
(Seller) Ross Teichner (Date)

(Buyer) (Date)

47. [Signature: Carolyn Teichner] 04/13/2014
(Seller) Carolyn Teichner (Date)

(Buyer) (Date)

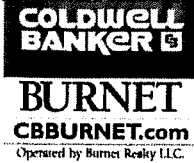
48. [Signature: Laurie M Allen] 4/13/14
(Real Estate Licensee) Laurie M Allen (Date)

(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.



ADDENDUM TO PURCHASE AGREEMENT:
CONDOMINIUM/TOWNHOUSE/
COOPERATIVE
COMMON INTEREST COMMUNITY (CIC)

This form approved by the Minnesota Association of REALTORS®,
which disclaims any liability arising out of use or misuse of this form.
© 2013 Minnesota Association of REALTORS®, Edina, MN

- 1. Date 04/13/14
2. Page

3. Addendum to Purchase Agreement between parties, dated , 20 , pertaining
4. to the purchase and sale of Property at 7313 W Franklin Avenue
5. St. Louis Park MN 55426

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), MN Statutes 515B.1-101 through 515B.4-118:
13. "The following notice is required by Minnesota Statutes. The purchaser is entitled to receive a disclosure statement
14. or resale disclosure certificate, as applicable. The disclosure statement or resale disclosure certificate contains
15. important information regarding the common interest community and the purchaser's cancellation rights."

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

20. "(1) The following notice is required by Minnesota Statutes: The real estate to be conveyed under this Purchase
21. Agreement is or may be subject to a master association as defined in MN Statute 515B. The master developer
22. is required to provide to the buyer, within ten (10) days after receipt of a request from the buyer or the buyer's
23. authorized representative, a statement containing the information required by MN Statute 515B.4-102(a)(20),
24. with respect to the master association. The statement contains important information regarding the master
25. association. The name, address and telephone number of the master developer are:

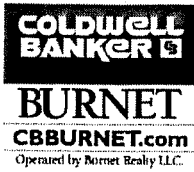
26.
27.

28. (2) A master developer shall, within ten (10) days after receipt of a request described in clause (1), furnish to the
29. requesting person the information required to be provided by MN Statute 515B.4-102(a)(20)."

30. DOCUMENTATION AND RIGHT TO CANCEL
31. APPLICABILITY: If this transaction involves ownership of a condominium or of a cooperative or of a unit in a planned
32. community (including townhomes) that is subject to or has elected to be subject to MCIOA, then the following disclosure
33. requirements and right of cancellation apply to this transaction. However, certain properties are exempt from coverage
34. under MCIOA. Buyer may wish to determine whether this Property is subject to MCIOA before submitting an offer to
35. purchase.

36. DOCUMENTS: Seller is required to furnish Buyer with the following documents relating to the Association
37. and/or the Master Association, if applicable, before conveyance of unit:
38. (1) (a) a copy of the declaration (other than any CIC plat), (b) the articles of incorporation, (c) bylaws, (d) any rules
39. and regulations for the association, and (e) any amendments or supplemental declarations;
40. (2) a copy of the master declaration, articles of incorporation, bylaws, and rules and regulations, if the common interest
41. community is a member of a master association;
42. (3) (a) a Disclosure Statement (for initial sale of property) and all amendments thereto required by MN Statute
43. 515B.4-101, including a balance sheet of the Association, current within 90 days, and the projected annual budget
44. of the Association and a statement identifying the party responsible for preparation of the budget; or (b) Resale
45. Disclosure Certificate (for resale of property) and all amendments thereto required by MN Statute 515B.4-107,
46. including the most recent regularly prepared balance sheets, income and expense statements and current budget
47. of the Association. The Resale Disclosure Certificate from the Association must be dated not more than 90 days





ADDENDUM TO PURCHASE AGREEMENT:
CONDOMINIUM/TOWNHOUSE/
COOPERATIVE
COMMON INTEREST COMMUNITY (CIC)

48. Page _____

49. Property located at 7313 W Franklin Avenue St. Louis Park MN 55426

50. prior to the date of this Purchase Agreement or the date of conveyance, whichever is earlier. The Association may
51. charge a reasonable fee for providing the required documents, which shall be paid by Seller. A Seller, on resale
52. of the Property, is not liable to Buyer for any erroneous information provided by the Association and included in the
53. Resale Disclosure Certificate. Nor is a Seller, on resale of the Property, liable to Buyer for failure of the Association
54. to provide the Resale Disclosure Certificate, or for a delay by the Association in providing said Disclosure Certificate
55. in a timely manner. For an initial sale of the Property, a declarant of a common interest community may be liable
56. to provide the Disclosure Statement and its contents.

57. Receipt of the documents relating to the Association and/or the Master Association, if applicable, by Buyer's
58. agent, or licensee representing or assisting Buyer, shall constitute delivery of documents to Buyer.

59. RIGHT TO CANCEL PURCHASE AGREEMENT: Unless Buyer received Association documents (described on lines
60. 36-56) more than ten (10) days before signing the Purchase Agreement, Buyer has the right to cancel this
61. Purchase Agreement within ten (10) days of receipt of said documents. This ten (10)-day right of rescission
62. begins when the last document relating to the Association and/or the Master Association, if applicable, is
63. delivered. If an Amendment to a Disclosure Statement (for an initial sale of the Property only) materially and adversely
64. affects a Buyer, then Buyer may cancel this Purchase Agreement within ten (10) days after delivery of the
65. Amendment. If Buyer elects to cancel this Purchase Agreement, the Purchase Agreement is canceled. Buyer and Seller shall
66. immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money
67. paid hereunder to be refunded to Buyer. Buyer shall return all documents to Seller or shall reimburse Seller for Seller's
68. cost to obtain the documents. Buyer may cancel, without penalty, by either delivering written notice of cancellation to
69. Seller, or licensee representing or assisting Seller, or by mailing such notice by postage-prepaid U.S. mail, to Seller,
70. or licensee representing or assisting Seller, within said ten (10)-day period. On residential transactions, the ten (10)-
71. day rescission period, after delivery of the Disclosure Statement, Amendment to the Disclosure Statement or the
72. Resale Disclosure Certificate, may be modified or waived, in writing, by agreement of Buyer of a unit ONLY AFTER
73. Buyer has received and had an opportunity to review the Disclosure Statement, Amendment to the Disclosure Statement
74. or Resale Disclosure Certificate. The person required to deliver a Disclosure Statement, Amendment to the Disclosure
75. Statement or the Resale Disclosure Certificate may not condition the sale of the unit on Buyer agreeing to modify or
76. waive Buyer's ten (10)-day right of rescission, may not contractually obligate Buyer to modify or waive Buyer's ten (10)-
77. day right of rescission and may not include a modification or waiver of the ten (10)-day right of rescission in any purchase
78. agreement for the unit. To be effective, a modification or waiver of Buyer's ten (10)-day right of rescission must be
79. evidenced by an instrument separate from the Purchase Agreement signed by Buyer more than THREE (3) DAYS
80. after Buyer receives the Disclosure Statement, Amendment to Disclosure Statement or the Resale Disclosure Certificate.
81. On residential transactions, the ten (10)-day rescission period may also be waived or shortened by Buyer's acceptance
82. of conveyance (closing) of the Property, in accordance with MN Statute 515B.

83. ASSOCIATION REPLACEMENT RESERVES AND ASSESSMENTS: The selling price includes any funds held in
84. replacement reserve by the Unit Owners' Association for repairs or capital improvements. There shall be no adjustment
85. at closing for such replacement reserves, except for such portion of the current (month of closing) monthly assessments
86. allotted for such replacement reserves.

87. REGULAR ASSESSMENTS: All Unit Owners' Association regular assessments shall be paid to date of closing by
88. Seller as required by Unit Owners' Association documents. The installment of regular assessments due or paid in
89. the month of closing shall be prorated between Buyer and Seller as of the date of closing. Seller shall furnish paid
90. receipts or a letter from the Unit Owners' Association at closing, confirming that all assessments have been paid as
91. required by Unit Owners' Association documents.

92. UNIT OWNERS' ASSOCIATION SPECIAL ASSESSMENTS: Shall be handled as specified on page two (2) of the
93. Purchase Agreement. Seller makes no representation or warranty whatsoever concerning the amount of Unit Owners'
94. Association assessments which may be assessed against the Property after the date of closing. Such information, if
95. known, is reflected in the Disclosure Statement or Resale Disclosure Certificate. However, Seller shall provide Buyer
96. with any written notice received by Seller from the Unit Owners' Association relating to potential expenditures which
97. may occur subsequent to the date of closing.



ADDENDUM TO PURCHASE AGREEMENT:
CONDOMINIUM/TOWNHOUSE/
COOPERATIVE
COMMON INTEREST COMMUNITY (CIC)

98. Page _____

99. Property located at 7313 W Franklin Avenue St. Louis Park MN 55426

100. WARRANTY DISCLAIMER: Notwithstanding anything to the contrary contained in this Purchase Agreement,
101. Seller makes no warranty of any kind regarding the condition of the common areas and facilities, subject to
102. any statutorily mandated warranty. For an initial sale of a property, the bullder/developer may be required by
103. statute to provide specified warranties.

104. OTHER:
105.
106.
107.
108.
109.
110.
111.

112. EXCEPTIONS: Most common interest communities will be subject to MN Statute 515B (MCIOA); however, current
113. MN Statute 515B.1-102 (e) states that Chapter 515B shall not apply, unless the associatlon has elected to be
114. covered by MN Statute 515B (MCIOA), to the following:

- 115. (1) a planned community which consists of two (2) units, which utilizes a CIC plat complying with section
116. 515B.2-110(d) (1) and (2) if the association was formed before August 1, 2010, or section 515B.2-1101 if the
117. association was formed on or after August 1, 2010, which is not subject to any rights to subdivide or convert
118. units or to add additional real estate, and which is not subject to a master association;
119. (2) a common interest community that consists solely of plotted lots or other separate parcels of real estate
120. designed or utilized for detached single-family dwellings or agricultural purposes, with or without common
121. property, where no association or master association has an obligation to maintain any building containing a
122. dwelling or any agricultural building located or to be located on such platted lots or parcels; except that section
123. 515B.4-101(e) shall apply to the sale of such platted lots or parcels of real estate if the common interest
124. community is or will be subject to a master declaration;
125. (3) a cooperative where, at the time of creation of the cooperative, the unit owners' interests in the dwellings as
126. described in the declaration consist solely of proprietary leases having an unexpired term of fewer than 20
127. years, including renewal options;
128. (4) planned communities utilizing a CIC plat with section 515B.2-110(d) (1) and (2) if the association was formed
129. before August 1, 2010, or section 515B.2-1101(d) (1) and (2) if the association was formed on or after August
130. 1, 2010, and cooperatives, which are limited by the declaration to nonresidential uses in which individual
131. dwellings do not constitute units or other separate parcels of real estate; or
132. (5) real estate subject only to an instrument or instruments filed primarily for the purpose of creating or modifying
133. rights with respect to access, utilities, parking, ditches, drainage or irrigation.

134. Unless a common interest community described in (1)-(5) above has elected to be subject to MN Statute 515B,
135. Seller would not be required to provide a Disclosure Statement, Amendment to the Disclosure Statement or the Resale
136. Disclosure Certificate or the ten (10)-day purchaser's right of rescission.

137. If you have determined that the common interest community is subject to MN Statute 515B, then the seller
138. MUST provide a Disclosure Statement, Amendment to the Disclosure Statement or the Resale Disclosure
139. Certificate and the ten (10)-day purchaser's right of rescission for all common interest communities, including
140. condominiums, townhomes and cooperatives, regardless of when they were created.





ADDENDUM TO PURCHASE AGREEMENT:
CONDOMINIUM/TOWNHOUSE/
COOPERATIVE
COMMON INTEREST COMMUNITY (CIC)

141. Page _____

142. Property located at 7313 W Franklin Avenue St. Louis Park MN 55426

143. MN Statute 515B.4-101(c) Neither a Disclosure Statement nor a Resale Disclosure Certificate need be prepared
144. or delivered in the case of

- 145. (1) a gratuitous transfer;
146. (2) a transfer pursuant to a court order;
147. (3) a transfer to a government or governmental agency;
148. (4) a transfer to a secured party by foreclosure or deed in lieu of foreclosure;
149. (5) an option to purchase a unit, until exercised;
150. (6) a transfer to a person who "controls," or is "controlled by," the grantor, as those terms are defined with respect
151. to a declarant under MN Statute 515B.1-103(2);
152. (7) a transfer by inheritance;
153. (8) a transfer of special declarant rights under MN Statute 515B.3-104 for associations created before August 1,
154. 2010, and section 515B.3-1041 for associations created on or after August 1, 2010; or
155. (9) a transfer in connection with a change of form of common interest community under MN Statute
156. 515B.2-123.

157. A Disclosure Statement and a Resale Disclosure Certificate can be waived by written agreement of purchasers of a
158. unit which is restricted to nonresidential use.

159. [Signature: Ross Teichner] 04/13/2014
(Seller) Ross Teichner (Date) (Buyer) (Date)

160. [Signature: Carolyn Teichner] 04/13/2014
(Seller) Carolyn Teichner (Date) (Buyer) (Date)

161. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).
162. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

MN:APA:CIC-4 (8/13)