



RE/MAX®

Advantage Plus

13875 South Hwy. 13 • Suite 100
Savage, Minnesota 55378
Phone (952) 226-7700
Fax (952) 226-7701

**SELLER'S 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.
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- 1. Date _____
- 2. Page 1 of _____ pages

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

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
 5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
 6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect
 7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
 8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event
 9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed
 10. by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This
 11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the
 12. transaction.

13. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
 14. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
 15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
 16. that it exists on the property.

17. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
 18. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
 19. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
 20. (6) If any items do not apply, write "NA" (not applicable).

21. Property located at 23145 Woodland Ridge Dr.
 22. City of Lakewille, County of Scott, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you **Acquire** **Build** the home? 9/06
------(Check one.)-----

25. (2) Type of title evidence: Abstract Registered (Torrens)
 26. Location of Abstract: _____

27. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No

28. (3) Have you occupied this home continuously for the past 12 months? Yes No

29. If "No," explain: _____

30. (4) Is the home suitable for year-round use? Yes No

31. (5) To your knowledge, is the property located in a designated flood plain? Yes No

32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No

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

34. Are you aware of any

35. (8) encroachments? Yes No

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

38. (10) easements, other than utility or drainage easements? Yes No

39. (11) Comments: _____

40. _____

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



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

44. Property located at _____.

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

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

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

49. _____

50. _____

51. _____

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

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

55. _____

56. _____

57. _____

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

60. If "Yes," please explain: Deck

61. _____

62. _____

63. _____

64. (c) Were appropriate permits pulled for any work performed on the property? Yes No

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

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

67. _____

68. _____

69. _____

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

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

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

73. (6) Comments: _____

74. _____

75. _____

76. _____

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

80. Property located at _____.

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

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

84. **(1) THE BASEMENT, CRAWLSPACE, SLAB:**

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

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

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

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

- | | | | |
|------|---|------------------------------|--|
| 100. | (a) what is the age of the roofing material? <u>1yr</u> years | | |
| 101. | (b) has there been any interior or exterior damage? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 102. | (c) has there been interior damage from ice buildup? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 103. | (d) has there been any leakage? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 104. | (e) have there been any repairs or replacements made to the roof? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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

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

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



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

118. Property located at _____.

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

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

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

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

145. Comments: _____

146. _____

147. _____

148. E. PRIVATE SEWER SYSTEM DISCLOSURE:

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

150. (Check appropriate box.)

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

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

153. (See Private Sewer System Disclosure Statement.)

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

155. (See Private Sewer System Disclosure Statement.)

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



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

159. Property located at _____

160. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)

161. (Check appropriate box.)

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

163. Seller certifies there are one or more wells located on the above-described real property.

164. (See Well Disclosure Statement.)

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

166. (If "Yes," see Well Disclosure Statement.)

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

168. **G. PROPERTY TAX TREATMENT:**

169. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)

170. (Check appropriate box.)

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

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

175. Additional comments: _____

176. **Preferential Property Tax Treatment**

177. Is the property subject to any preferential property tax status or any other credits affecting the property which
178. would terminate upon the sale of the property? Yes No

179. (e.g., Disability, Green Acres, CRP, RIM)

180. If "Yes," please explain: _____

181. _____

182. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

185. Seller is aware that methamphetamine production has occurred on the property.

186. (See Methamphetamine Production Disclosure Statement.)

187. **I. AIRPORT ZONING REGULATIONS:** MN Statute 360.065, Subd. 3 requires sellers of real property located in
188. airport safety zones A, B or C, under zoning regulations adopted by the governing body, to disclose to a buyer or
189. transferee the existence of airport zoning regulations that affect the real property before accepting consideration
190. or signing an agreement to sell or transfer the real property.

191. **Note:** This disclosure is **NOT** required for safety zones associated with an airport owned and operated by the
192. Metropolitan Airports Commission which include the following airports: *Anoka County, Crystal, Eden Prairie —*
193. *Flying Cloud, Lake Elmo, Lakeville — Air Lake, Mps/St Paul International, St. Paul — Downtown Holman Field.*

194. Seller discloses that the property, as described in this Disclosure, IS IS NOT located in airport safety
----- (Check one.) -----

195. zone A, B or C and there IS IS NOT existing airport zoning regulations affecting the property.
----- (Check one.) -----

196. MN Statute 360.065, Subd. 2 requires a copy of adopted airport zoning regulations be filed with the county
197. recorder in each county in which the zoned area is located. **Contact the county where the property is located**
198. **to obtain further information regarding airport zoning regulations.**

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



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

202. Property located at _____

203. J. CEMETERY ACT:

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

207. To your knowledge, are you aware of any human remains, burials or cemeteries located

208. on the property? Yes No

209. If "Yes," please explain: _____

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

214. K. ENVIRONMENTAL CONCERNS:

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

217. Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
218. Diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Radon?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
219. Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
220. Hazardous wastes/substances?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
221. Lead? (e.g., paint, plumbing)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Other?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

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

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

226. _____

227. _____

228. L. OTHER DEFECTS/MATERIAL FACTS:

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

231. If "Yes," explain below: _____

232. _____

233. _____

234. M. ADDITIONAL COMMENTS:

235. _____

236. _____

237. _____

238. _____

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



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

277. Property located at _____.

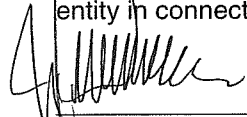
278. **O. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
279. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
280. may be obtained by contacting the local law enforcement offices in the community where the property
281. is located or the Minnesota Department of Corrections at (651) 642-0200, or from the Department of
282. Corrections web site at www.corr.state.mn.us.

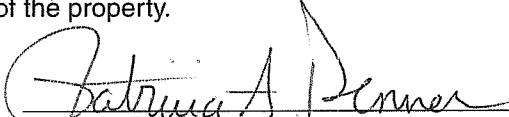
283. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**
284. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

285. **P. SELLER'S STATEMENT:**

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

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

290.  _____ 4-2-07 _____
(Seller) (Date)

290.  _____ 4/2/07 _____
(Seller) (Date)

291. **Q. BUYER'S ACKNOWLEDGEMENT:**

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

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

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

296. **R. SELLER'S ACKNOWLEDGMENT:**

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

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

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

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

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

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

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

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



WELL DISCLOSURE STATEMENT

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- 1. Date _____
- 2. Page 1 of _____ pages: THE REQUIRED MAP IS
- 3. ATTACHED HERETO AND MADE A PART HEREOF.

4. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller must
 5. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
 6. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
 7. or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In
 8. the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

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

14. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the
 15. local unit(s) of government, state agency or qualified professional which regulates wells for further information about
 16. these issues.

17. Instructions for completion of this form are on page 3.

18. PROPERTY DESCRIPTION: Street Address: 23145 Woodland Ridge Dr
 19. Lakeville, MN 55044 Scott
(City) (Zip) (County)

20. LEGAL DESCRIPTION: _____
 21. _____
 22. _____
 23. _____
 24. _____
 25. _____

26. WELL DISCLOSURE STATEMENT:

27. (Check appropriate box.)

28. Seller certifies that Seller does not know of any wells on or serving the above described real property.
 29. (If this option is checked, then skip to the last line and sign and date this Statement.)

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

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED
31.							
32.							
33.	Well 1	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Well 2	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35.	Well 3	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

36. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. If a well is not in use,
 37. it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit
 38. from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance
 39. permits are not transferable. If a well is operable and properly maintained, a maintenance permit
 40. is not required.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



43. Property located at 23145 Woodland Ridge Dr.

44. **OTHER WELL INFORMATION:**

45. Date well water last tested for contaminants: _____ Test results attached? Yes No

46. Comments: _____

47. _____

48. _____

49. _____

50. _____

51. _____

52. _____

53. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes No

54. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

55. When was the well sealed? _____

56. Who sealed the well? _____

57. Was a Sealed Well Report filed with the Minnesota Department of Health? Yes No

58. **MAP: Complete the attached MAP showing the location of each well on the real property.**

59. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(/ies) in
60. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

61. **CERTIFICATION BY SELLER: I certify that the information provided above is accurate and complete to the
62. best of my knowledge.**

63. [Signature] 4-2-07 [Signature] 4/2/07
(Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)

64. **BUYER'S ACKNOWLEDGEMENT:**

65. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

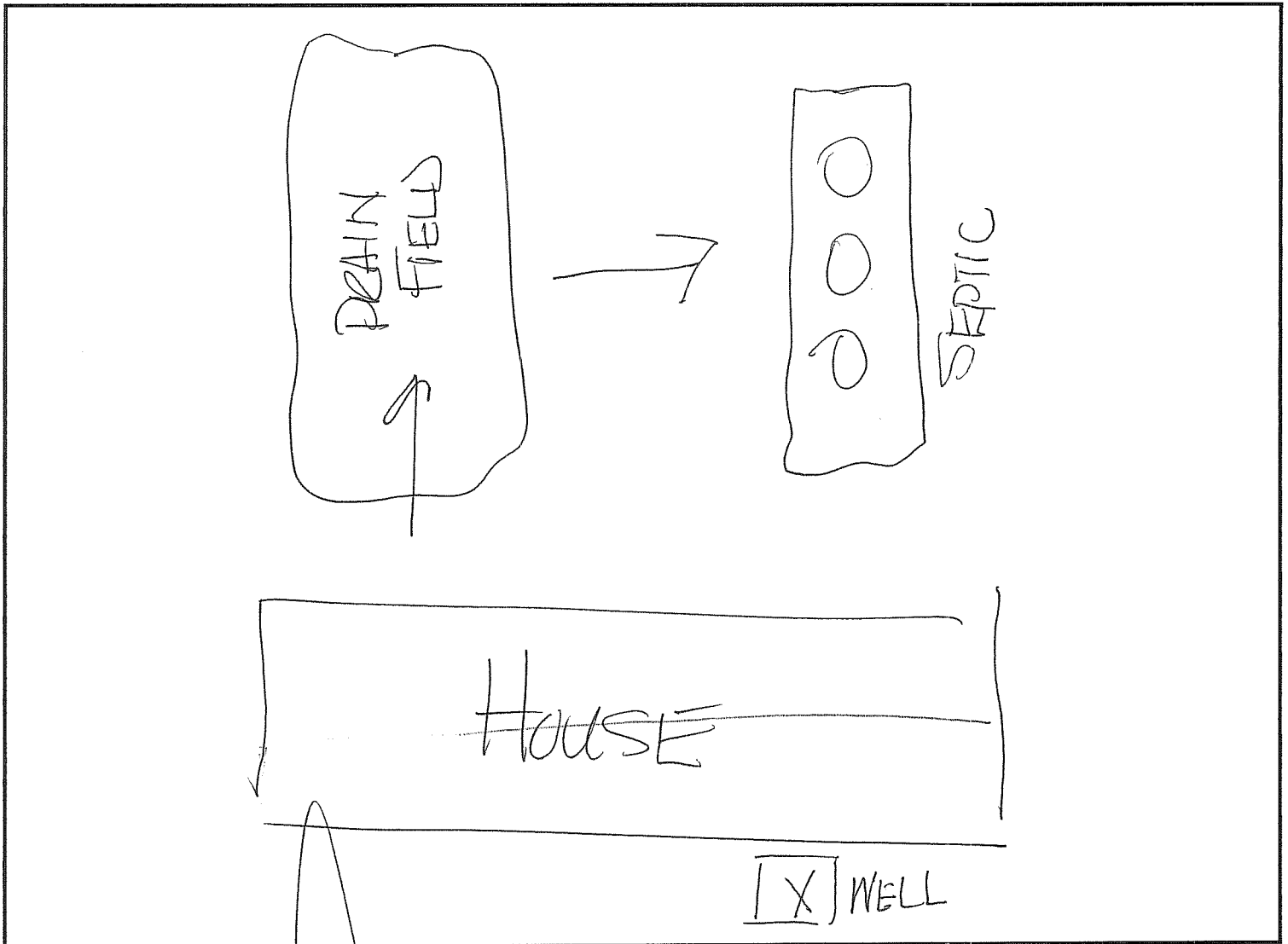
66. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**
MN-WDS-2 (8/06)

LOCATION MAP

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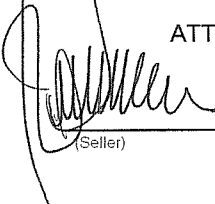
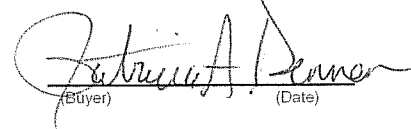
1. Page _____ of _____ Pages

2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the Property. PRIVATE SEWER SYSTEM WELL METHAMPHETAMINE PRODUCTION AREA
(check all that apply.)
4. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
5. Property located at _____
6. _____
7. _____



8. ATTACH ADDITIONAL SHEETS AS NEEDED

9. (Seller and Buyer initial):


4/2/07

4/2/07

(Seller) (Date) (Buyer) (Date)

10.

(Seller) (Date) (Buyer) (Date)



PRIVATE SEWER SYSTEM DISCLOSURE STATEMENT

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- 1. Date 4-2-07
- 2. Page 1 of _____ pages: THE REQUIRED MAP IS
- 3. ATTACHED HERETO AND MADE A PART HEREOF

4. Property located at 2345 Woodland Ridge Drive in the City of Lakeville
 5. County of SCOTT State of Minnesota, legally described as follows or on
 6. attached sheet (the "Property") _____

7. _____
 8. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
 9. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PRIVATE SEWER SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE / INSPECTION / DEFECTS.**

13. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN. Statutes Chapter 115.55. The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any licensee(s) representing or assisting any party(ies) 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.

18. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose the existence or known status of an individual sewage treatment system at the time of sale, and who knew or had reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the system into compliance with individual sewage treatment system rules and for reasonable attorney fees for collection of costs from Seller. An action under this subdivision must be commenced within two years after the date on which Buyer closed the purchase of the real property where the system is located.
 24. Legal requirements exist relating to various aspects of location and status of individual sewage treatment systems. Buyer is advised to contact the local unit(s) of government, state agency or qualified professional which regulates individual sewage treatment systems for further information about these issues.
 27. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a disclosure and is not intended to be part of any contract between Buyer and Seller.

29. PRIVATE SEWER SYSTEM DISCLOSURE:

30. (Check the appropriate box.)

31. Seller certifies that Seller does not know of any private sewer system on or serving the above described real property. (If this option is checked, then skip to the last line and sign and date this Statement.)

33. Seller certifies that the following private sewer system is on or serving the above described Property.

34. TYPE:

35. (Check appropriate box(es) and indicate location on attached MAP.)

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

37. Sealed System (holding tank) WE THINK

38. Other (Describe): _____

39. Is the private sewer system(s) currently in use? Yes No

40. **NOTE: If any water use appliance, bedroom or bathroom has been added to the Property, the system may no longer comply with applicable sewage treatment system laws and rules.**

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

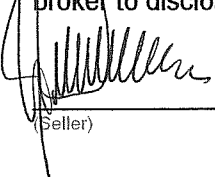
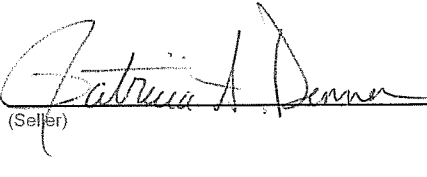
44. Property located at 23145 Woodland Ridge Drive
45. Is the private sewer system(s) in compliance with applicable sewage treatment system laws and rules? Yes No
- 46.
47. When was the private sewer system installed? New system will provide
48. Installer Name/Phone _____
49. Where is tank located? _____
50. What is tank size? _____
51. When was tank last pumped? _____
52. How often is tank pumped? _____
53. Where is the drain field located? _____
54. What is the drain field size? _____
55. Describe work performed to the private system since you have owned the Property. _____
56. _____
57. _____
58. Date work performed/by whom: _____
59. _____
60. Is private sewer system entirely within Property boundary lines, including set back requirements? yes
61. Is the system shared? NO How many units on system? 1 Annual Fee? _____
62. Comments: _____
63. _____
64. On this Property: _____
65. _____
66. Approximate number of:
67. people using the private sewer system 2
68. showers/baths taken per week 14
69. wash loads per week 4
70. Distance between well and private sewer system? 100 FT
71. Have you received any notices from any government agencies relating to the private sewer system?
72. (If "Yes", see attached notice.) Yes No
73. Are there any known defects in the private sewer system? Yes No
74. If "Yes", please explain: _____
75. _____
76. _____
77. _____
78. _____

81. Property located at _____.

82. SELLER'S STATEMENT:

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

84. I / We, Seller(s) of the Property acknowledge the above private sewer system disclosure and MAP and authorize listing
85. broker to disclose this information to prospective buyers.

86.  _____ 4-2-07 _____  _____ 4/2/07 _____
(Seller) (Date) (Seller) (Date)

87. BUYER'S ACKNOWLEDGMENT:

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

89. I/We, the Buyer(s) of the Property acknowledge receipt of this Private Sewer System Disclosure Statement and MAP
90. and agree that no representation regarding the condition of the private sewer system have been made, other than
91. those made above.

92. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY**
93. **CONDITIONS EXISTING IN THE PRIVATE SEWER SYSTEM.**

94. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

95. SELLER'S ACKNOWLEDGMENT:

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

97. AS OF THE DATE OF THE ACCEPTANCE OF THE PURCHASE AGREEMENT, I/We, the Seller(s) of the above
98. Property, agree that the condition of the private sewer system is the same as noted above, except for changes as
99. indicated below which have been signed and dated.

100. _____
101. _____
102. _____
103. _____
104. _____
105. _____
106. _____
107. _____
108. _____
109. _____
110. _____
111. _____

112. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

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