



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date February 23, 2026
- 2. Page 1 of 10 pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE.

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

6. **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 here (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 is not a substitute for**

17. **any 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,

21. clause (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. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it

26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of

27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does

28. not apply. "NO" may mean that Seller is unaware.

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 2463 Black Lake Rd

34. City of Spring Park, County of Hennepin

35. State of Minnesota, Zip Code 55384 ("Property").

36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you Acquire Build the home? 12/18/2019
------(Check one.)-----

38. (2) Type of title evidence: Abstract Registered (Torrens) Unknown

39. Location of Abstract: _____

40. Is there an existing Owner's Title Insurance Policy? Yes No

41. (3) Have you occupied this home continuously during your ownership? Yes No

42. If "No," explain: _____

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

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

45. (6) Does the Property include a manufactured home? Yes No

46. If "Yes," HUD #(s) is/are _____

47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

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51. (7) Is the Property located on a public or a private road? [X] Public [] Private [] Public: no maintenance

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

53. (a) Do you know which zone the Property is located in? [] Yes [X] No

54. If "Yes," which zone? _____

55. (b) Have you ever had a flood insurance policy? [] Yes [X] No

56. If "Yes," is the policy in force? [] Yes [] No

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

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

59. (c) Have you ever had a claim with a flood insurance carrier or FEMA? [] Yes [X] No

60. If "Yes," please explain: _____

61. _____

62. 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.

63. Are there any

64. (9) homeowners associations or shared amenities? [] Yes [X] No

65. (10) encroachments? [] Yes [X] No

66. (11) covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the Property? [] Yes [X] No

67. (12) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? [] Yes [X] No

68. (13) easements, other than utility or drainage easements? [] Yes [X] No

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

70. _____

71. _____

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

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

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

75. If "Yes," give details of what happened and when: Large tree limb fell on lower level deck. Replaced railings, stairs and deck boards

76. (2) Have you ever had an insurance claim(s) related to the Property? [X] Yes [] No

77. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? See explanation in B(1) above.

78. Did you receive compensation for the claim(s)? [X] Yes [] No

79. Did you have the items repaired? [X] Yes [] No

80. What dates did the claim(s) occur? July 20, 2022

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94. (3) (a) Has/Have the structure(s) been altered? (e.g., additions, altered roof lines, changes to load-bearing walls) [X] Yes [] No

96. If "Yes," please specify what was done, when, and by whom (owner or contractor): Added garage and related structure in 2022. Work performed by Tonka Management (Contractor).

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

101. If "Yes," please explain: Various upgrades over the years (2020 to present)

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

105. If "Yes," please explain:

107. (4) Are you aware of any professional remediation efforts to eliminate odors? [] Yes [X] No

109. If "Yes," give details as to what happened and when:

110. (5) Has there been any damage to flooring or floor covering? [] Yes [X] No

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

113. (6) Do you have or have you previously had any pets? [X] Yes [] No

114. If "Yes," indicate type Golden Retriever and number one

115. (7) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):

116. Block

117. (8) THE BASEMENT, CRAWLSPACE, SLAB: (a) cracked floor/walls? [X] Yes [] No (e) leakage/seepage? [X] Yes [] No (b) drain tile problem? [] Yes [X] No (f) sewer backup? [] Yes [X] No (c) flooding? [] Yes [X] No (g) wet floors/walls? [] Yes [X] No (d) foundation problem? [] Yes [X] No (h) other? [] Yes [X] No

122. Give details to any questions answered "Yes": (a) Typical floor/wall cracks for a house of this age; (e) During street project (2023), storm drain got plugged causing water to overflow rock wall and run toward the house causing a small amount of water to leak into basement storage room. The city unplugged the drain and we have not had an issue since.

125. (9) THE ROOF: (a) What is the age of the roofing material? Home: eight years (Garage(s))/Outbuilding(s): four years

128. (b) Has there been any interior or exterior damage? [] Yes [X] No (c) Has there been interior damage from ice buildup? [] Yes [X] No (d) Has there been any leakage? [] Yes [X] No (e) Have there been any repairs or replacements made to the roof? [] Yes [X] No



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

136. _____

137. **(10) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

138. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Vinyl

139. (b) cracks/damage? Yes No

140. (c) leakage/seepage? Yes No

141. (d) other? Yes No

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

143. _____

144. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

145. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition. Working order means all components of the items specified below.

	NA	Working Order			NA	Working Order	
		Yes	No			Yes	No
150. Air-conditioning <u>mini splits</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151. <input type="checkbox"/> Central <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152. Air exchange system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153. Carbon monoxide detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154. Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155. Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156. Clothes dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system <u>King Security System</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157. Clothes washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned <u>see 188-189 for comment</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158. Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159. Doorbell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161. Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162. Environmental remediation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163. (e.g., radon, vapor intrusion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164. Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
165. Fire sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166. Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV receiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
167. Fireplace mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
168. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
169. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
170. Garage door auto reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water purification system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
171. Garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172. Garage door opener remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173. Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174. Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175. Heating system (supplemental)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
176. Incinerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
177. Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
178. In-ground pet containment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
179. Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other <u>Generator transfer switch</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
180. Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other <u>see 188-189 for comment</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
181. Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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186. Are there any items or systems on the Property connected or controlled wirelessly, via internet protocol ("IP"), to a router or gateway or directly to the cloud? [] Yes [X] No

188. Comments regarding issues in Section C: There is a DSC security control unit in basement that is not connected to any devices and is not in use. There is also a Reliance manual generator for transfer switch in the basement that we have never used.

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

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

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

192. E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 1031.235.) (Check appropriate box(es).)

193. [X] Seller does not know of any wells on the above-described real Property.

194. [] There are one or more wells located on the above-described real Property. (See Disclosure Statement: Well.)

195. [] This Property is in a Special Well Construction Area.

196. [] There are wells serving the above-described Property that are not located on the Property.

197. (1) How many properties or residences does the shared well serve? [] Yes [] No

198. (2) Is there a maintenance agreement for the shared well? [] Yes [] No

199. If "Yes," what is the annual maintenance fee? \$

200. F. PROPERTY TAX TREATMENT: Preferential Property Tax Treatment

201. Is the Property subject to any preferential property tax status or any other credits affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres, Non-Profit Status, RIM, Rural Preserve, etc.) [] Yes [X] No

202. If "Yes," would these terminate upon the sale of the Property? [] Yes [] No

203. Explain:

204. G. NOTICES/SPECIAL ASSESSMENTS:

205. The following questions are to be answered to the best of Seller's knowledge.

206. Seller [] HAS [X] HAS NOT received a notice regarding any proposed, ongoing, or completed improvement project from any assessing authorities, the cost of which may be assessed, or is currently assessed, against the Property. If "HAS", please attach and/or explain:

207. Property. If "HAS", please attach and/or explain:

208. 209. 210. 211. 212. 213.

214. H. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

215. Seller represents that Seller [] IS [X] IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the Property described here.

216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227.



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231. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
 232. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-
 233. exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

234. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
 235. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
 236. Revenue Code.

237. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
 238. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
 239. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
 240. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

241. **I. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

243. Seller is not aware of any methamphetamine production that has occurred on the Property.

244. Seller is aware that methamphetamine production has occurred on the Property.

245. (See Disclosure Statement: Methamphetamine Production.)

246. **J. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety
 247. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations
 248. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
 249. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
 250. located.

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

254. **L. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

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

258. Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

259. If "Yes," please explain: _____

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

263. **M. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
 264. currently exist on the Property?

265. (1) Animal/Insect/Pest Infestation? Yes No (6) Lead? (e.g., paint, plumbing) Yes No

266. (2) Asbestos? Yes No (7) Mold? Yes No

267. (3) Diseased trees? Yes No (8) Soil problems? Yes No

268. (4) Formaldehyde? Yes No (9) Underground storage tanks? Yes No

269. (5) Hazardous waste/substances? Yes No (10) Vapor intrusion? Yes No

270. (11) Other? _____ Yes No

271. (12) Have you ever been contacted or received any information from any governmental
 272. authority pertaining to possible or actual environmental contamination (e.g., vapor
 273. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? Yes No

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277. (13) Are you aware if there are currently, or have previously been, any orders issued on the Property by any governmental authority ordering the remediation of a public health nuisance on the Property? [] Yes [X] No

278. If answer above is "Yes," all orders [] HAVE [] HAVE NOT been vacated. (Check one.)

281. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section M.

282.
283.
284.
285.

286. N. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

287. 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.

291. Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in non-smokers 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.

296. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota Department of Health's publication entitled Radon in Real Estate Transactions, which is attached hereto and can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

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

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

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

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

309.
310.

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

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

314.
315.

316. EXCEPTIONS: See Section S for exceptions to this disclosure requirement.

317. O. CHRONIC WASTING DISEASE IN CERVIDAE: (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

318. Has Chronic Wasting Disease been detected on the Property?

[] YES [X] NO

319. If Yes, see Disclosure Statement: Chronic Wasting Disease.

----- (Check one.) -----



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323. **P. OTHER DEFECTS/MATERIAL FACTS/ADDITIONAL COMMENTS:** Are there any other material facts that could
324. adversely and significantly affect an ordinary buyer's use or enjoyment of the Property or any intended use of the

325. Property? Yes No. If "Yes," explain: _____

326. _____

327. _____

328. _____

329. _____

330. _____

331. _____

332. _____

333. **Q. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
334. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
335. leaving the home.

336. Examples of exterior moisture sources may be:

- 337. • improper flashing around windows and doors,
- 338. • improper grading,
- 339. • flooding,
- 340. • roof leaks.

341. Examples of interior moisture sources may be:

- 342. • plumbing leaks,
- 343. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 344. • overflow from tubs, sinks, or toilets,
- 345. • firewood stored indoors,
- 346. • humidifier use,
- 347. • inadequate venting of kitchen and bath humidity,
- 348. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 349. • line-drying laundry indoors,
- 350. • houseplants – watering them can generate large amounts of moisture.

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

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

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

363. **R. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
364. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
365. may be obtained by contacting the local law enforcement offices in the community where the property
366. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
367. Corrections web site at <https://coms.doc.state.mn.us/publicregistrantsearch>.

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

368. Page 9

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

370. Property located at **2463 Black Lake Rd Spring Park MN 55384**

371. S. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

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

- 373. (1) real property that is not residential real property;
- 374. (2) a gratuitous transfer;
- 375. (3) a transfer pursuant to a court order;
- 376. (4) a transfer to a government or governmental agency;
- 377. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 378. (6) a transfer to heirs or devisees of a decedent;
- 379. (7) a transfer from a co-tenant to one or more other co-tenants;
- 380. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 381. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 382. (10) a transfer of newly constructed residential property that has not been inhabited;
- 383. (11) an option to purchase a unit in a common interest community, until exercised;
- 384. (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);
- 385. (13) a transfer to a tenant who is in possession of the residential real property; or
- 386. (14) a transfer of special declarant rights under section 515B.3-104.

389. MN STATUTES 144.496: RADON AWARENESS ACT

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

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

395. No Duty to Disclose:

- 396. (A) There is no duty to disclose the fact that the Property
 - 397. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
 - 398. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
 - 399. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
 - 400. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
 - 401. nursing home.
- 402. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
403. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
404. manner, provides a written notice that information about the predatory offender registry and persons
405. registered with the registry may be obtained by contacting the local law enforcement agency where the
406. property is located or the Department of Corrections.
- 407. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
408. (A) and (B) for property that is not residential property.
- 409. (D) **Inspections.**
 - 410. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
 - 411. Property if a written report that discloses the information has been prepared by a qualified third party
 - 412. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
 - 413. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
 - 414. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
 - 415. or investigation that has been conducted by the third party in order to prepare the written report.
 - 416. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
 - 417. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

MN:DS:SPDS-9 (8/25)



DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

418. Page 10

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

420. Property located at 2463 Black Lake Rd Spring Park MN 55384

421. T. ADDITIONAL COMMENTS: _____

422. _____

423. _____

424. _____

425. _____

426. _____

427. _____

428. _____

429. U. SELLER'S STATEMENT:

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

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

438. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
439. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
440. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

441. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

442. William W. Stein 2/22/26 Cheryl Steiger 2.22.26
(Seller) (Date) (Seller) (Date)

443. V. BUYER'S ACKNOWLEDGEMENT:

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

445. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
446. that no representations regarding facts have been made other than those made above. This Disclosure Statement
447. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
448. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

449. The information disclosed is given to the best of Seller's knowledge.

450. _____
(Buyer) (Date) (Buyer) (Date)

451. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE
452. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.





COLDWELL BANKER
REALTY

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

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1. Date February 21, 2026
2. Page 1

3. Addendum to Purchase Agreement between parties, dated _____
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 2463 Black Lake Rd Spring Park MN 55384

6. 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 (Check one.)

16. Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.

18. Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. (Please explain and list documents below.):

21. _____
22. _____
23. _____

24. Buyer's Acknowledgment

25. Buyer has received copies of all information listed above, if any.

26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.

27. Buyer has: (Check one.)

28. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or

30. Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.

32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection

34. shall be completed within **TEN (10)** _____ calendar days after Final Acceptance of the Purchase
----- (Check one.) -----

35. Agreement.

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

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37. Property located at 2463 Black Lake Rd Spring Park MN 55384

38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee
40. representing or assisting Seller, within three (3) calendar days after the assessment or inspection is timely
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) calendar days
43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or
45. (B) Buyer waives the deficiencies; or
46. (C) an adjustment to the purchase price will be made;
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or
51. assisting Seller of the waiver or removal, in writing, within the time specified.

52. Real Estate Licensee's Acknowledgment

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

55. Certification of Accuracy

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

58. Wanda W. Shi 2-22-26 _____
(Seller) (Date) (Buyer) (Date)

59. Carol Steig 2-22-26 _____
(Seller) (Date) (Buyer) (Date)

60.  Gregg J Larsen 03/03/26 _____
(Real Estate Licensee) (Date) (Real Estate Licensee) (Date)