

Form Approved MAILING LIST (F) - 05/03/2020 (2020)



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date June 24th 2024
- 2. Page 1 of _____ 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 disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect 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 before closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing, of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
- 9. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: Seller's Disclosure Alternatives form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
- 10. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
- 11. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1.103, clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
- 12. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any other option.
- 13. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. "NO" may mean that Seller is unaware.
- 14. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).
- 15. Property located at 2 E70 Woodsey Ln.
- 16. City of Wayzata, County of Kennecott
- 17. State of Minnesota, Zip Code 55391 ("Property").

- 18. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.
- 19. (1) What date did you Acquire Build the home? September 1988
- 20. (2) Type of title evidence: Abstract Registered (Torrrens) Unknown
- 21. Location of Abstract: S&B DEPOSIT BOX
- 22. Is there an existing Owner's Title Insurance Policy? Yes No
- 23. (3) Have you occupied this home continuously during your ownership? Yes No
- 24. If "No," explain: _____
- 25. (4) Is the home suitable for year-round use? Yes No
- 26. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
- 27. (6) Does the Property include a manufactured home? Yes No
- 28. If "Yes," HUD #(s) is/are _____
- 29. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

MSLDS-SP135-1 (8/23)



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50. Property located at 2670 Woolsey Ln Wayzata MN 55391

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

53. flood zones may require flood insurance.

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

55. If "Yes," which zone? AC, X

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

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

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

59. If "Yes," who is the insurance carrier?

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

61. If "Yes," please explain:

62.

63. NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance

64. premiums are increasing, and in some cases will rise by a substantial amount over the premiums

65. previously charged for flood insurance for the Property. As a result, Buyer should not rely on the

66. premiums paid for flood insurance on this Property previously as an indication of the premiums that

67. will apply after Buyer completes their purchase.

68. Are there any

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

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

71. (11) covenants, historical registry, reservations, or restrictions, that affect

72. or may affect the use or future resale of the Property? [] Yes [X] No

73. (12) governmental requirements or restrictions that affect or may affect the use or future

74. enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? [] Yes [X] No

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

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

77.

78.

79. B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they

80. currently exist on the Property?

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

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

83. If "Yes," give details of what happened and when: HAIL DAMAGE TO ROOF

84.

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

86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? HAIL DAMAGE TO ROOF

87.

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

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

90. What dates did the claim(s) occur?



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94. (3) (a) Has/Have the structure(s) been altered?
95. (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):

97. 1 PORCH + CARRIAGE HOUSE - DEAN VOSS CONSTRUCTION - 2000

98. 2 MASTER BEDROOM/BATH ROOM/FAMILY ROOM/KITCHEN/GARAGE - DOUG ISZURIK - 2001

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

101. If "Yes," please explain: BELOW OUR DRIVEWAY

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

105. If "Yes," please explain:

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

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

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

111. If "Yes," indicate type DOG + CAT and number 6 DOGS IN 36 YRS, 1 CAT

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

113. BLOCK

114. (7) THE BASEMENT, CRAWLSPACE, SLAB:

115. (a) cracked floor/walls? [] Yes [X] No (e) leakage/seepage? [X] Yes [] No
116. (b) drain tile problem? [] Yes [X] No (f) sewer backup? [] Yes [X] No
117. (c) flooding? [] Yes [X] No (g) wet floors/walls? [] Yes [X] No
118. (d) foundation problem? [] Yes [X] No (h) other? [] Yes [] No

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

120. IN 2014, LAKE MINNETONKA HAD ALL TIME HIGH WATER LEVEL.
121. SEEPAGE OCCURED IN BASEMENT DURING THIS BRIEF PERIOD. WE
122. HAD AN EXTRA JUMP PUMP EMPLOYED TO KEEP BASEMENT DRY

123. (8) THE ROOF: UNTIL LAKE LEVEL RECEDED,

124. (a) What is the age of the roofing material?
Home: 4 years Garage(s)/Outbuilding(s): 4 years

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

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

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134. (9) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:

- 135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): WOOD & BRICK
136. (b) cracks/damage?
137. (c) leakage/seepage?
138. (d) other?
139. Give details to any questions answered "Yes":

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

142. 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.

Table with columns for item name, NA, Working Order (Yes/No), and Working Order (Yes/No). Rows include Air-conditioning, Carbon monoxide detector, Range/oven, Refrigerator, etc.



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183. 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? [X] Yes [] No

184. Comments regarding issues in Section C: _____

185. _____

186. _____

187. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

189. Seller [X] DOES [] DOES NOT know of a subsurface sewage treatment system on or serving the above-described real Property. (Check one.)

190. 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.

192. (See Disclosure Statement: Subsurface Sewage Treatment System.)

193. E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)

194. (Check appropriate box(es).)

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

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

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

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

199. (1) How many properties or residences does the shared well serve? _____

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

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

202. F. PROPERTY TAX TREATMENT:

203. Preferential Property Tax Treatment

204. 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.)

205. [] Yes [X] No

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

207. Explain: _____

208. _____

209. _____

210. G. 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.

211. 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.

212. (Check one.)

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

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

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

216. _____

217. _____

218. _____

219. _____

220. _____

221. _____

222. _____

223. _____

224. _____

225. _____

226. _____

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230. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

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

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

233. [] Seller is aware that methamphetamine production has occurred on the Property.

234. (See Disclosure Statement: Methamphetamine Production.)

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

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

243. K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge.

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

247. Are you aware of any human remains, burials, or cemeteries located on the Property? [] Yes [X] No

248. If "Yes," please explain:

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

252. L. ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they currently exist on the Property?

254. (1) Animal/Insect/Pest Infestation? [] Yes [X] No (6) Lead? (e.g., paint, plumbing) [] Yes [X] No

255. (2) Asbestos? [X] Yes [] No (7) Mold? [] Yes [X] No

256. (3) Diseased trees? [] Yes [X] No (8) Soil problems? [] Yes [X] No

257. (4) Formaldehyde? [] Yes [X] No (9) Underground storage tanks? [] Yes [X] No

258. (5) Hazardous waste/substances? [] Yes [X] No (10) Vapor intrusion? [] Yes [X] No

259. (11) Other? [] Yes [] No

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

263. (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

266. If answer above is "Yes," all orders [] HAVE [] HAVE NOT been vacated.

(Check one.)

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

268. CERTAIN BASEMENT PLUMBING PIPES HAVE ASBESTOS INSULATION.

269. 270. 271.



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

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275. **M. RADON DISCLOSURE:** (The following Seller disclosure satisfies MN Statute 144.496.)

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

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

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

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

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

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

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

298.

299.

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

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

303.

304.

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

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

307. Has Chronic Wasting Disease been detected on the Property? **YES** **NO**
308. If Yes, see *Disclosure Statement: Chronic Wasting Disease*. ------(Check one.)-----

309. **O. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
310. Seller's knowledge.

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

312. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
313. and/or explain:

314.

315.

316.

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320. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
321. ordinary buyer's use or enjoyment of the Property or any intended use of the Property? Yes No

322. If "Yes," explain:

323.

324.

325.

326.

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

330. Examples of exterior moisture sources may be:

- 331. • improper flashing around windows and doors,
- 332. • improper grading,
- 333. • flooding,
- 334. • roof leaks.

335. Examples of interior moisture sources may be:

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

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

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

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

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

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

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

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

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

383. MN STATUTES 144.496: RADON AWARENESS ACT

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

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

389. No Duty to Disclose:

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

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

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415. S. ADDITIONAL COMMENTS:

416. *Exclusions from Sale:
417. - Copper weather vane on top of 3 season porch
418. roof.
419. - Fireplace screen in Owner's bedroom.
420. - Mirror above fireplace in 3 season porch.
421.
422.

423. T. SELLER'S STATEMENT:

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

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

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

436.

<small>Authentisign</small> <u>Andrea N. Bassett</u>	<u>07/17/24</u>	<small>Authentisign</small> <u>Chad D. Bassett</u>	<u>07/17/24</u>
(Seller)	(Date)	(Seller)	(Date)

437. U. BUYER'S ACKNOWLEDGEMENT:

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

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

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

444. _____
(Buyer) (Date) (Buyer) (Date)

445. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
446. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



DISCLOSURE STATEMENT: WELL

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2022 Minnesota Association of REALTORS®

- 1. Date July 15th 2024
- 2. Page 1 of _____ pages: THE REQUIRED MAP
- 3. IS ATTACHED HERE AND MADE A PART OF THIS
- 4. DISCLOSURE

5. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. 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 a well at the time of sale, and knew or had reason to know of the existence or known status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located.

15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further information about these issues. For additional information on wells, please visit the Minnesota Department of Health's website at www.health.state.mn.us.

19. Instructions for completion of this form are on page three (3).

20. **PROPERTY DESCRIPTION:** Street Address: 2670 Woolsey
 21. City of Wayzata, County of MN
 22. State of Minnesota, Zip Code 55391

23. **LEGAL DESCRIPTION:**

24. Short Legal
 25. _____ ("Property").

26. **WELL DISCLOSURE STATEMENT: (Check appropriate boxes.)**

27. Seller certifies that the following wells are located on the above-described real Property.

28.	MN Unique	Well	Year of	Well	IN USE	NOT IN	SHARED	SEALED
29.	Well No.	Depth	Const.	Type		USE		
30.	Well 1				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	Well 2				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.	Well 3				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. Is this property served by a well not located on the Property? Yes No

34. If "Yes," please explain: _____
 35. _____

36. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 87-97. If a well is not in use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a well is operable and properly maintained, a maintenance permit is not required.**

40. If the well is, "Shared":

41. (1) How many properties or residences does the shared well serve? _____

42. (2) Who manages the shared well? _____

43. (3) Is there a maintenance agreement for the shared well? Yes No

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

DISCLOSURE STATEMENT: WELL

45. Page 2

46. Property located at 2670 Woods Wayzata 55391

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: 6/27/24 Test results attached? Yes No

49. Contaminated Well: Is there a well on the Property containing contaminated water? Yes No

50. Comments: _____

51. _____

52. _____

53. _____

54. _____

55. _____

56. _____

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

58. When was the well sealed? _____

59. Who sealed the well? _____

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

61. **MAP: Complete the attached Disclosure Statement: Location Map showing the location of each well on the**
62. **real Property.**

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

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

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

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

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

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

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

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

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

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

DISCLOSURE STATEMENT: WELL

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

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

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

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

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

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

100. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

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

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

112.

<small>Authentisign</small>  <small>(Seller)</small>	07/17/24 <small>(Date)</small>	<small>Authentisign</small>  <small>(Seller)</small>	07/17/24 <small>(Date)</small>
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113. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

114. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well* and *Disclosure Statement:*
115. *Location Map* and agree that no representations regarding facts have been made other than those made above.

116. _____
(Buyer) _____ (Date) _____ (Buyer) _____ (Date)

117. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
118. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



617 13th Ave S.
Hopkins, MN 55343
(952) 935-3556

Drinking Water Laboratory Test Report

Report #:
24-06560

Report Issue Date:
6/27/2024

CLIENT INFORMATION

CLIENT/CLIENT ADDRESS:
Field Engineering Inc
7608 119th Ln N Champlin, MN 55316
WELL #:

OWNER/OWNER ADDRESS:
Patrick Basset
2670 Woolsey Ln Woodland, MN
WELL ADDRESS:
2670 Woolsey Ln Woodland, MN

SAMPLE INFORMATION

DATE/TIME COLLECTION OF SAMPLE:
6/24/2024 at 9:00

DATE/TIME OF SAMPLE RECEIPT:
6/24/2024 at 13:15

SAMPLE RECEIVED ON ICE:

YES NO

TEMP. OF SAMPLE UPON RECEIPT:
6° C

SAMPLE COLLECTION POINT:
Kitchen

COLLECTED BY:
 TCWC CLIENT OTHER

SAMPLE RESULTS

LABORATORY SAMPLE ID:
24-06560

CLIENT ID:
F24-159

ANALYTE	PASS/FAIL*	RESULT	MCL	ANALYSIS DATE	ANALYSIS TIME	METHOD
Total Coliform	PASS ✓	ABSENT	<1 cfu/100mL	6/24/2024	15:36	SM 9223 B (Collauro - Presence/Absence)-2016 (23rd Ed)
Nitrate as N	PASS ✓	<1.00 mg/L	10 mg/L	6/25/2024	16:36	EPA 353.2 Rev. 2.0
Nitrite as N	PASS ✓	<1.00 mg/L	1 mg/L	6/25/2024	16:36	EPA 353.2 Rev. 2.0
Arsenic	PASS ✓	2.26 µg/L	10 µg/L	6/26/2024	14:03	SM3113 B-93
Lead	PASS ✓	<2.00 µg/L	15 µg/L	6/27/2024	10:56	SM3113 B-93

*The analyte(s) reported, for the above listed sample(s) pass if the result is below the MCL (maximum contaminant level) and fail if the result is above the MCL. The MCL is set by the U.S. EPA and followed by the Minnesota Department of Health for safe drinking water.

NOTES

APPROVED BY:

Frances Turner - Laboratory Director

Minnesota Laboratory ID # 027-053-119

The result(s) listed in this report apply only to the above listed samples. All routine quality assurance procedures were followed unless otherwise noted. The analytical report must be reported in its entirety. All methods are certified by the Minnesota Department of Health unless otherwise noted.

Field Engineering, Inc.

WATER ANALYSIS

7608 119th Lane North - Champlin, Minnesota 55316

27 June 2024

Telephone: 763-427-0826
FED. ID # 411443773

Test #: 163039
Time: 9:00 AM
From: Kitchen
Date collected: 24 June 2024
Date in lab: 24 June 2024

To: BERGERSON-CASWELL, INC
5115 INDUSTRIAL ST
MAPLE PLAIN, MN 55359
c/o 46086

Lab ID #: 24-9560 F24-159
Lic. #: 1767

RE: Water test at: 2670 Woolsey Ln; Woodland, MN

Owner: Patrick Basset

Field Engineering personnel in conjunction with Twin City Water Clinic tested the water that was drawn by Chase Staber at the above address and the results were as follows:

<u>Test</u>	<u>Maximum limit</u>	<u>Results</u>	<u>Remarks</u>
Coliform Bacteria - SM9222B	Absent	Absent	
Nitrate Nitrogen - SM4500	10 mg/L	less than 1.0 mg/L	
Arsenic - SM3113B	10.0 µg/L	2.26 µg/L	
Lead - SM3113B	15 µg/L	less than 2.0 µg/L	
Nitrite Nitrogen - SM4500	1 mg/L	less than 1.0 mg/L	

This water DOES meet state, conventional, FHA, VA, and U.S.P.H.S. guidelines for the tests listed above. Twin City Water Clinic is certified to perform these tests by the Minnesota Department of Health certificate #027-053-119 and Wisconsin Department of Agriculture certificate #105-10117. This report must not be reproduced, except in full, without the written approval from Twin City Water Clinic and Field Engineering, Inc.

Sincerely Yours,


Marvin Wenzel



DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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- 1. Date _____
- 2. Page 1 of _____ pages:
- 3. THE REQUIRED MAP IS ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

5. Property located at 2670 Wadley Lane

6. City of Wayzata, County of Hennepin

7. State of Minnesota, Zip Code 55391, legally described as follows or on attached sheet:

8. _____ ("Property").

9. 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.

11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/ DEFECTS.**

15. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. 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.

20. 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 a subsurface 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 subsurface 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.

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

29. 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.

31. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (Check the appropriate boxes.)

32. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.

33. TYPE: (Check appropriate box(es) and indicate location on attached Disclosure Statement: Location Map.)

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

35. Is this system a straight-pipe system? Yes No Unknown

36. Sealed System (holding tank)

37. Other (Describe.): _____

38. Is the subsurface sewage treatment system(s) currently in use? Yes No

39. Is the above-described Property served by a subsurface sewage treatment system located entirely within the Property boundary lines, including setback requirements? Yes No

41. If "No," please explain: _____

42. _____

43. Comments: _____

44. _____



DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

45. Page 2

- 46. Property located at _____
- 47. Is the subsurface sewage treatment system(s) a shared system? Yes No
- 48. If "Yes,"
- 49. (1) How many properties or residences does the subsurface sewage treatment system serve?
- 50. _____
- 51. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? Yes No
- 52. If "Yes," what is the annual maintenance fee? \$ _____
- 53. **NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may**
- 54. **no longer comply with applicable sewage treatment system laws and rules.**
- 55. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
- 56. compliance status of the subsurface sewage treatment system. _____
- 57. _____
- 58. _____
- 59. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
- 60. When was the subsurface sewage treatment system installed? _____
- 61. Installer Name/Phone _____
- 62. Where is tank located? _____
- 63. What is tank size? _____
- 64. When was tank last pumped? _____
- 65. How often is tank pumped? _____
- 66. Where is the drain field located? _____
- 67. What is the drain field size? _____
- 68. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
- 69. _____
- 70. _____
- 71. Date work performed/by whom: _____
- 72. _____
- 73. Approximate number of:
- 74. people using the subsurface sewage treatment system _____
- 75. showers/baths taken per week _____
- 76. wash loads per week _____
- 77. **NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water**
- 78. **used may affect the subsurface sewage treatment system performance.**
- 79. Distance between well and subsurface sewage treatment system? _____
- 80. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
- 81. (If "Yes," see attached notice.) Yes No
- 82. Are there any known defects in the subsurface sewage treatment system? Yes No
- 83. If "Yes," please explain: _____
- 84. _____
- 85. _____

DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

86. Page 3

87. Property located at _____

88. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

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

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

100.

<small>Authentisign</small>  Andrea N. Bassett <small>(Seller)</small>	 07/17/24 <small>(Date)</small>	<small>Authentisign</small>  _____ <small>(Seller)</small>	 07/17/24 <small>(Date)</small>
--	---------------------------------------	---	---------------------------------------

101. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

102. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment System and Disclosure Statement: Location Map* and agree that no representations regarding facts have been made other than those made above.

105. _____
(Buyer) (Date) (Buyer) (Date)

106. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
107. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN-DS:SSTS-3 (8/21)

** Please see septic certification*

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: _____

Parcel ID# or Sec/Twp/Range: 0711722430021

Reason for Inspection Property Transfer

Local regulatory authority info: City of Woodland

Property address: 2670 Woolsey Lane

Owner/representative: Andrea Bassett

Owner's phone: 612-670-5067

Brief system description: 2-1000 gallon 1-1500 gallon combination and 1-1000 gallon lift station and 802 square feet of trench system

System status

System status on date (mm/dd/yyyy): 7/18/2024

Compliant – Certificate of compliance*

Noncompliant – Notice of noncompliance

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

Reason(s) for noncompliance (check all applicable)

- Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- Soil separation (Compliance component #5) – *Failing to protect groundwater*
- Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*

Comments or recommendations

This system is sized for a five bedroom house.
TBM: Top of the lift station electric box. Elv.- 100.0
Combination tank at guest house pumps to the house tanks.

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Rusty Olson Soil & percolation Testing

Certification number: C1255

Inspector signature: Joseph J. Olson

License number: L810

(This document has been electronically signed)

Phone: 763-498-8779

Necessary or locally required supporting documentation (must be attached)

- Soil observation logs
- System/As-Built
- Locally required forms
- Tank Integrity Assessment
- Operating Permit
- Other information (list): _____



MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Sewage tank integrity assessment form

Subsurface Sewage Treatment Systems (SSTS) Program

Doc Type: Compliance and Enforcement

Purpose: This form *may* be used to certify the compliance status of the sewage tank components of the SSTS. **This form is not a complete SSTS inspection report, only a tank integrity assessment, and may only certify sewage tank compliance status when entirely completed and signed by a qualified professional.** SSTS compliance inspection report forms can be found at: <https://www.pca.state.mn.us/water/inspections>.

Instructions: This form may be completed, and signed, by a Designated Certified Individual (DCI) of a licensed SSTS inspection, maintenance, installation, or service provider business who personally conducts the necessary procedures to assess the compliance status of each sewage tank in the system. Only a licensed maintenance business is authorized to pump the tank for assessment. A copy of this information should be submitted to the system owner and be maintained by the licensed SSTS business for a period of five (5) years from the assessment date.

When this form is signed by a qualified certified professional, it becomes *necessary supporting documentation* to an Existing System Compliance Inspection Report: Compliance inspection form - Existing system (wq-wwists4-31b). This form can be found on the MPCA website at <https://www.pca.state.mn.us/water/inspections>.

The information and certified statement on this form is required when existing septic tank compliance status is determined by an individual other than the SSTS Inspector that submits an inspection report. This form represents a third party assessment of SSTS component compliance and is allowable under Minn. R. 7082.0700, subp. 4(B)(1). This form is valid for a period of three years beyond the signature date on this form unless a new evaluation is requested by the owner or owner's agent or is required according to local regulations. Additional Administrative Rule references for this activity can be found at Minn. R. 7082.0700, subp. 4(B),(C), and (D) and; Minn. R. 7083.0730(C).

Owner information

Owner/Representative Pat or Andrea Bassett
 Property address: 2670 Woolsey Lane Woodland, MN
 Local Regulatory Authority: _____ Parcel ID: _____

System status

System status on date (mm/dd/yyyy): 7/11/2024

Certificate of sewage tank compliance **Notice of sewage tank non-compliance**

Compliance criteria:

The SSTS has a seepage pit, cesspool, drywell, leaching pit, or other pit - "Failure to Protect Groundwater." Yes* No

The SSTS has a sewage tank that leaks below the designed operating depth - "Failure to Protect Groundwater." Yes* No

The SSTS presents a threat to public safety by reason of structurally unsound (damaged, cracked, or weak) maintenance hole cover(s) or lids or any other unsafe condition - "Imminent Threat to Public Health or Safety." Yes* No

Company information

Company name: Elmer J. Peterson Co
 Business license number: 219

Designated Certified Individual (DCI) information

Print name: James L Braegelmann
 Certification number: _____

I personally conducted the work described above as a Designated Certified Individual of a Minnesota-licensed SSTS inspection, maintenance, installation, or service provider Business. I personally conducted the necessary procedures to assess the compliance status of each sewage tank in this SSTS.

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Designated Certified Individual's signature: James L Braegelmann Date (mm/dd/yyyy): 7/11/2024
 (This document has been electronically signed.)

Property Address: 2670 Woolsey Lane

Business Name: Rusty Olson Soil & percolation Testing

Date: 7/18/2024

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface Yes* No

System discharges sewage to drain tile or surface waters. Yes* No

System causes sewage backup into dwelling or establishment. Yes* No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

visual

Attached supporting documentation:

Other:

Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit? Yes* No

Sewage tank(s) leak below their designed operating depth? Yes* No

If yes, which sewage tank(s) leaks:

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Elmer J. Peterson Company pumped the tanks

Attached supporting documentation:

Empty tank(s) viewed by inspector

Name of maintenance business:

License number of maintenance business:

Date of maintenance:

Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): 7/11/2024 (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

Tank is Noncompliant (pumping not necessary – explain below)

Other:

Property Address: 2670 Woolsey Lane

Business Name: Rusty Olson Soil & percolation Testing

Date: 7/18/2024

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

Yes* No Unknown

3b. Other issues (*electrical hazards, etc.*) to immediately and adversely impact public health or safety? Yes* No Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector? Yes* No

3d. System not abandoned in accordance with Minn. R. 7080.2500? Yes* No

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Visual

Attached supporting documentation: Not applicable

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No **If "yes", A below is required**

Is the system required to employ a Nitrogen BMP specified in the system design? Yes No **If "yes", B below is required**

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met? Yes No

b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: Operating permit (Attach)

Property Address: 2670 Woolsey Lane

Business Name: Rusty Olson Soil & percolation Testing

Date: 7/18/2024

5. Soil separation – Compliance component #5 of 5

Date of installation 1993-2000 Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) Yes No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

*Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Attached supporting documentation:

- Soil observation logs completed for the report
- Two previous verifications of required vertical separation
- Not applicable (No soil treatment area)
- Attached previous soil boring

Indicate depths or elevations

A. Bottom of distribution media	94.7 lowest trench
B. Periodically saturated soil/bedrock	91.7
C. System separation	3.0
D. Required compliance separation*	2.55

*May be reduced up to 15 percent if allowed by Local Ordinance.

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food,

Tank Report

Date: July 11, 2024

Elmer J. Peterson Co.
5921 Dague Ave.
Delano, MN 55328
Phone 763-972-2420
Fax 763-972-7217
MPCA License# 219

Pat or Andrea Bassett
2670 Woolsey Lane
Woodland, MN
612-670-5067

Baffles: ON / OFF

Tank Capacity: House: 3-1000 Gallon Tanks Guest House: 1-1500 Gallon Compartment Tank

of Tanks: 4

Type of Tanks: Concrete

Gallons Pumped: 3500

Manholes to Grade: YES / NO

Comments:

On July 11, 2024, Elmer J. Peterson Co. uncovered lift station manhole at house (6 inches deep) and pumped tanks at house and guest house. Compartment tank at guest house pumps to tanks at house. No cracks or water leaking in tanks at the time of pumping.

NOTE: This is only a tank report. This is not a compliance inspection for point of sale nor does it replace a compliance inspection.

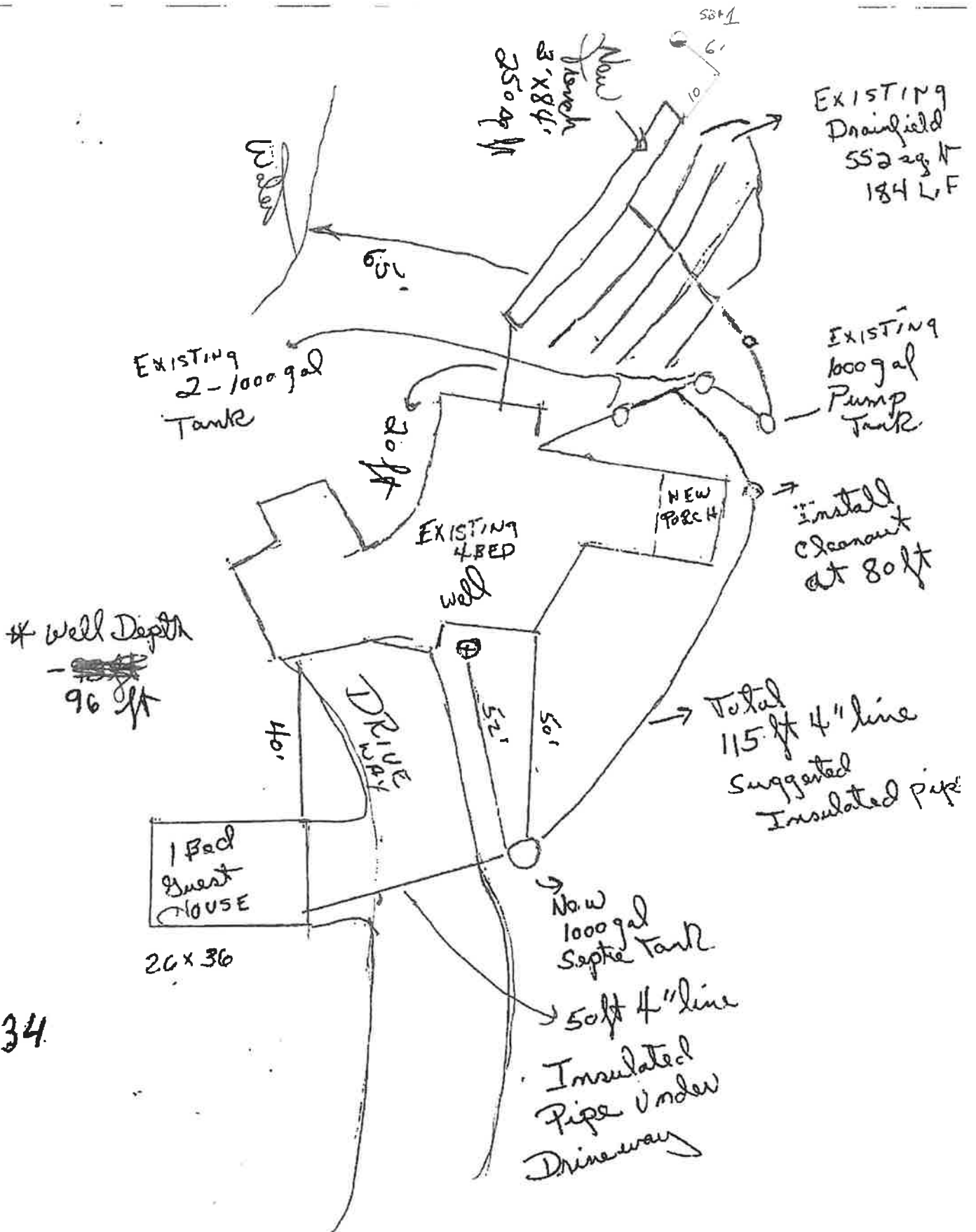
Soil Observation Log

www.SepticResource.com vers 12.4

Owner Information	
Property Owner / project: <u>Andrea Bassett</u>	Date <u>7/17/2024</u>
Property Address / PID: <u>2670 Woolsey Lane</u>	

Soil Survey Information	
<input type="checkbox"/> refer to attached soil survey	
Parent mat'l's:	<input type="checkbox"/> Till <input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Alluvium <input type="checkbox"/> Organic <input type="checkbox"/> Bedrock
landscape position:	<input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input checked="" type="checkbox"/> Side slope <input type="checkbox"/> Toe slope
soil survey map units:	<u>L2C</u> slope _____ % direction- _____

Soil Log #1							
<input checked="" type="checkbox"/> Boring <input type="checkbox"/> Pit		Elevation <u>96.0</u>		Depth to SHWT <u>52</u> inches			
Depth (in)	Texture	fragment %	matrix color	redox color	consistence	grade	shape
0-8	Sandy Loam	<35	10yr2/1		Friable	Moderate	Blocky
8-16	Sandy Loam	<35	10yr4/3		Friable	Moderate	Blocky
16-24	Sandy Loam	<35	10yr5/4		Friable	Moderate	Granular
24-36	Loamy Sand	<35	10yr5/4		Loose	Loose	Granular
36-52	Coarse sand	<35	10yr6/3		Loose	Loose	Single grain
Comments: Hit a rock at 52 inches.							



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Logs of Soil Borings

B-31

Location or Project 2670 WOOLSEY LANE, CITY OF WOODLAND

Borings made by R. Koc H

Date 2/6/2000

Classification System: AASHO ; USDA-SCS K; Unified ; other

Auger used (check two): Hand or Power ; Flight , or Bucket K; other

Depth, in feet	Boring number <u>1A</u> Surface elevation <u>98.0</u>	Depth, in feet	Boring number <u> </u> Surface elevation <u> </u>
0	<u>Topsoil</u>	0	
1	<u>Dark Brown</u>	1	
2	<u>SANDY LOAM</u> <u>10YR2/2</u>	2	
3	<u>12"</u>	3	
4	<u>BROWN SAND</u> <u>+ ROCKS 10YR4/6</u>	4	
5	<u>36"</u>	5	
6	<u>Dark Yellow/Brown</u> <u>Sand + Coarse Rocks</u> <u>10YR4/4</u>	6	
7	<u>48"</u> <u>Olive Brown Sand</u> <u>2.5Y5/4</u>	7	
8	<u>54"</u> <u>Fine Brown Sand</u> <u>Olive Brown 2.5Y5/6</u>	8	

(6 ft) 72"
End of boring at 6 feet.
Standing water table:
Present at feet of depth,
 hours after boring.
Not present in boring hole .

Mottled soil:
Observed at feet of depth.
Not present in boring hole .
Observations and comments:

End of boring at feet.
Standing water table:
Present at feet of depth,
 hours after boring.
Not present in boring hole .

Mottled soil:
Observed at feet of depth.
Not present in boring hole .
Observations and comments:



**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 June 24th, 2024
- 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. 2670 Woolsey Ln Wayzata MN 55391

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
- 35. Agreement. ----- (Check one.) -----

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

36. Page 2

37. Property located at 2670 Woolsey Ln Wayzata MN 55391

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.	Authentisign <i>Andrea N. Bassett</i>	07/17/24	(Date)	(Buyer)	(Date)
59.	Authentisign <i>[Signature]</i>	07/17/24	(Date)	(Buyer)	(Date)
60.	<i>Ellen Phelps</i>	7-15-24	(Date)	(Real Estate Licensee)	(Date)