



DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

This form is approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
© 2024 Minnesota Association of REALTORS®

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

5. Property located at 4410 Manitou Rd,
6. City of Tonka Bay, County of Hennepin,
7. State of Minnesota, Zip Code 55331 ("Property").

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

14. **(Select one option only.)**

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

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

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

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

28.
29.
30.
31. Seller discloses to Buyer the following material facts known by Seller that are not included in the above
32. referenced inspection report.

33.
34.
35.
36. 2) ☒ **WAIVER:** The written disclosure required may be waived if Seller and prospective Buyer agree in writing.
37. Seller and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.
38. **NOTE:** If both Seller and prospective Buyer agree, in writing, to waive the written disclosure required under
39. MN Statutes 513.52 through 513.60, Seller is not obligated to disclose ANY material facts of which Seller
40. is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any
41. intended use of the Property, other than those disclosure requirements created by any other law.
42. Seller is not obligated to update Buyer on any changes made to material facts of which Seller is aware that could
43. adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the
44. Property that occur, other than those disclosure requirements created by any other law.

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

DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

47. Page 2

48. Property located at **4410** **Manitou Rd** **Tonka Bay** **MN 55331**.

49. OTHER REQUIRED DISCLOSURES:

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

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

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

59. ☐ There is a subsurface sewage treatment system on or serving the above-described real Property.
60. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

61. ☐ There is an abandoned subsurface sewage treatment system on the above-described real Property.
62. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

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

65. ☒ Seller does not know of any wells on the above-described real Property.

66. ☐ There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well*.)

67. ☐ This Property is in a Special Well Construction Area.

68. ☐ There are wells serving the above-described Property that are not located on the Property.

69. Comments: _____

70.

71.

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

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

78. **NOTE:** If the above answer is "**IS**," Buyer may be subject to income tax withholding in connection with the
79. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
80. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
81. If the above answer is "**IS NOT**," Buyer may wish to obtain specific documentation from Seller ensuring
82. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
83. Revenue Code.

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

DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

88. Page 3

89. Property located at 4410 Manitou Rd Tonka Bay MN 55331.

90. **D. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

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

94. (See *Disclosure Statement: Methamphetamine Production*.)

95. **E. RADON DISCLOSURE:**

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

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

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

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

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

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

116. (a) Radon test(s) ☐ HAVE ☒ HAVE NOT occurred on the Property.
------(Check one.)-----

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

119.

120.

121.

122. (c) There ☐ IS ☒ IS NOT a radon mitigation system currently installed on the Property.
------(Check one.)-----

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

125.

126.

127.

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

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

☐ YES ☐ NO

130. If Yes, see *Disclosure Statement: Chronic Wasting Disease*.

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

DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

131. Page 4

132. Property located at 4410 Manitou Rd Tonka Bay MN 55331.

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

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

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

138. If "Yes," please explain: _____

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

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

146. **I. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**

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

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

153. Examples of exterior moisture sources may be

- 154. • improper flashing around windows and doors,
- 155. • improper grading,
- 156. • flooding,
- 157. • roof leaks.

158. Examples of interior moisture sources may be

- 159. • plumbing leaks,
- 160. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 161. • overflow from tubs, sinks, or toilets,
- 162. • firewood stored indoors,
- 163. • humidifier use,
- 164. • inadequate venting of kitchen and bath humidity,
- 165. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 166. • line-drying laundry indoors,
- 167. • houseplants—watering them can generate large amounts of moisture.

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

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

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

DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES

179. Page 5

180. Property located at 4410 Manitou Rd Tonka Bay MN 55331.

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

186. **L. SELLER'S STATEMENT:**

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

188. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide
189. a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the
190. Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a
191. prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a
192. prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is
193. provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must
194. provide a copy to the prospective buyer.

195. **QUALIFIED THIRD-PARTY INSPECTION:** If Seller has made a disclosure under the Qualified Third-Party
196. Inspection, Seller is obligated to disclose to Buyer in writing of any new or changed facts of which Seller is aware
197. that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of
198. the Property that occur up to the time of closing. To disclose new or changed facts, please use the *Amendment*
199. *to Disclosure Statement* form.

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

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

206.  08/28/2025
(Seller) (Date)

 08/28/2025
(Seller) (Date)

207. **M. BUYER'S ACKNOWLEDGEMENT:**

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

209. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Disclosure Alternatives* form and agree to
210. the seller's disclosure option selected in this form. I/We further agree that no representations regarding facts have
211. been made, other than those made in this form. This Disclosure Statement is not a warranty or a guarantee of
212. any kind by Seller or licensee representing or assisting any party in the transaction and is not a suitable substitute
213. for any inspections or warranties the party(ies) may wish to obtain.

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

215. _____
(Buyer) (Date) (Buyer) (Date)

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



Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota.

Before signing a purchase agreement to sell or transfer residential real property, the seller shall provide this publication and shall disclose in writing to the buyer:

1. **whether a radon test or tests have occurred on the property**
2. **the most current records and reports pertaining to radon concentrations within the dwelling**
3. **a description of any radon levels, mitigation, or remediation**
4. **information on the radon mitigation system, if a system was installed**
5. **a radon warning statement**

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in nonsmokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2–5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

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

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

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 °F. For a full list of closed-house conditions please visit mn.gov/radon/notice.

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

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

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4" – 8" apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a licensed professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,500 to \$3,000.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH's radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

Last Updated 4/2023

MDH Indoor Air Unit

PO Box 64975
St Paul, MN 55164-0975

Contact Information

651-201-4601
800-798-9050
health.indoorair@state.mn.us



COLDWELL BANKER
REALTY

DISCLOSURE STATEMENT: WELL

This form is approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
© 2022-2023 Minnesota Association of REALTORS®

1. Date _____
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
6. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
7. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
8. or a disclosure statement indicating the legal description and county, and a map showing the location of each well.
9. 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
11. 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
12. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection
13. of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real
14. property where the well is located.

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

19. **Instructions for completion of this form are on page two (2).**

20. **PROPERTY DESCRIPTION:** Street Address: 4410 Manitou Rd ,

21. City of Tonka Bay , County of Hennepin ,

22. State of Minnesota, Zip Code 55331 .

23. **LEGAL DESCRIPTION:** LOT 001 BLOCK 001 MINNETONKA NARROWS

24. _____

25. _____ ("Property").

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

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

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
28.								
29.								
30.	Well 1	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
37. must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from
38. the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not
39. 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 4410 Manitou Rd Tonka Bay MN 55331.

47. OTHER WELL INFORMATION:

48. Date well water last tested for contaminants: _____ 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? See Attached

59. Who sealed the well? See Attached

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

86. Page 3

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.  08/29/2025  08/29/2025
(Seller) (Date) (Seller) (Date)

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.**

MN-DS:W-3 (8/25)



DISCLOSURE STATEMENT: LOCATION MAP

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

© 2021-2023 Minnesota Association of REALTORS®

1. Page _____ of _____ pages

2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of
3. any of the following on the property.

4. ☐ SUBSURFACE SEWAGE TREATMENT SYSTEM ☒ WELL ☐ METHAMPHETAMINE PRODUCTION AREA
----- (Check all that apply.) -----

5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

6. Property located at **4410** **Manitou Rd** **Tonka Bay** **MN 55331**

7. **LOT 001 BLOCK 001 MINNETONKA NARROWS**

SEE ATTACHED

8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

Frederick C. Peters 08/29/2025
(Seller) (Date)

(Buyer) (Date)

10.

Inger K. Trooien 08/29/2025
(Seller) (Date)

(Buyer) (Date)

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

MN-IM (8/25)

WELL OR BORING LOCATION
County Name
Hennepin

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING SEALING RECORD
Minnesota Statutes, Chapter 103I

Minnesota Well and Boring
Sealing No.
Minnesota Unique Well No.
or W-series No.
(Leave blank if not known)

H **261698**

Township Name **Tonka Bay** Township No. **117** Range No. **23** Section No. **21** Fraction (sm. - lg.) **43 7/8 0007** Date Sealed **30 JULY 07** Date Well or Boring Constructed

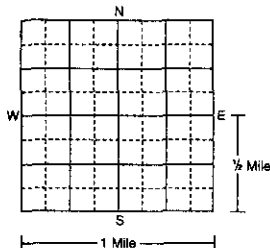
GPS LOCATION: Latitude _____ degrees _____ minutes _____ seconds
Longitude _____ degrees _____ minutes _____ seconds

Numerical Street Address or Fire Number and City of Well or Boring Location
4410 Manitou Rd. Tonka Bay

Show exact location of well or boring in section grid with "X."

5533

Sketch map of well or boring location, showing property lines, roads, and buildings.



Depth Before Sealing **100'** ft. Original Depth _____ ft.

AQUIFER(S)
☒ Single Aquifer ☐ Multiaquifer

WELL/BORING
☒ Water-Supply Well ☐ Monit. Well
☐ Env. Bore Hole ☐ Other _____

STATIC WATER LEVEL

☒ Measured ☐ Estimated Date Measured **SAME DAY**
32' ft. ☒ below ☐ above land surface

CASING TYPE(S)

☒ Steel ☐ Plastic ☐ Tile ☐ Other _____

WELLHEAD COMPLETION

Outside: ☐ Well House ☐ At Grade ☒ Pitless Adapter/Unit ☐ Buried
☐ Well Pit ☐ Other _____
Inside: ☐ Basement Offset ☐ Well Pit ☐ Buried ☐ Other _____

PROPERTY OWNER'S NAME/COMPANY NAME

Cleo Powers

Property owner's mailing address if different than well location address indicated above

CASING(S)

Diameter **4"** in. from **0'** to **96'** ft. Set in oversize hole? ☐ Yes ☒ No Annular space initially grouted? ☐ Yes ☐ No ☐ Unknown
_____ in. from _____ to _____ ft. ☐ Yes ☐ No ☐ Yes ☐ No ☐ Unknown
_____ in. from _____ to _____ ft. ☐ Yes ☐ No ☐ Yes ☐ No ☐ Unknown

WELL OWNER'S NAME/COMPANY NAME

Well owner's mailing address if different than property owner's address indicated above

SCREEN/OPEN HOLE

Screen from **96'** to **100'** ft. Open Hole from _____ to _____ ft.

OBSTRUCTIONS

☒ Rods/Drop Pipe ☐ Check Valve(s) ☐ Debris ☐ Fill ☐ No Obstruction

Type of Obstructions (Describe) **INNER PIPE & PUMP**

Obstructions removed? ☒ Yes ☐ No Describe _____

PUMP

Type **SUB Pump**
☒ Removed ☐ Not Present ☐ Other _____

METHOD USED TO SEAL ANNULAR SPACE BETWEEN 2 CASINGS, OR CASING AND BORE HOLE:

☒ No Annular Space Exists ☐ Annular Space Grouted with Tremie Pipe ☐ Casing Perforation/Removal
_____ in. from _____ to _____ ft. ☐ Perforated ☐ Removed
_____ in. from _____ to _____ ft. ☐ Perforated ☐ Removed

Type of Perforator _____

☐ Other _____

GROUTING MATERIAL(S)

(One bag of cement = 94 lbs., one bag of bentonite = 50 lbs.)

Grouting Material **NEAT CEMENT** from **0'** to **100'** ft. _____ yards **8** bags
_____ from _____ to _____ ft. _____ yards _____ bags
_____ from _____ to _____ ft. _____ yards _____ bags

OTHER WELLS AND BORINGS

Other unsealed and unused well or boring on property? ☐ Yes ☒ No How many? _____

LICENSED OR REGISTERED CONTRACTOR CERTIFICATION

This well or boring was sealed in accordance with Minnesota Rules, Chapter 4725. The information contained in this report is true to the best of my knowledge.

Don Stodola Well Drilling Co., Inc. 1691

Contractor Business Name

License or Registration No.

Don Stodola
Certified Representative Signature

8-1-07
Date

Certified Rep. No.

Jim Antonson
Name of Person Sealing Well or Boring

MINN. DEPT OF HEALTH COPY

H **261698**

Well Management Section
625 North Robert Street
P.O. Box 64975
St. Paul, Minnesota 55164-0975
651-201-4600 or 800-383-9808
www.health.state.mn.us/divs/eh/wells

Well Disclosure Certificate Electronically Filed

Well Disclosure Certificate Number: 1089218

Submittal Date: 23-May-2025

Property Information

County	HENNEPIN
Number of Wells	1
Seller	CLEO D. POWERS AND DONNA E. POWERS TRUST
Property Legal Provided?	Yes
Sketch Map Provided?	Yes
Well Documents Provided?	Yes
Contract for Deed?	No
Submitter Signature	BOBBI OLSON
Submitter Represents	Buyer

Property Buyer and Mailing Address After Closing

Property Buyer No. 1

Name	FRED PETERS
Address	4410 MANITOU ROAD EXCELSIOR, MN 55331
Phone Number	612-325-6100

Well Information

Well No. 1

Minnesota Unique Well Number or Sealing Record Number	261698
County	HENNEPIN
Property ID No.	2111723430007
Location	MINNETONKA NARROWS Lot 1 Block 1
Address	4410 MANITOU ROAD EXCELSIOR 55331
Well Status	Sealed
Date or Year Sealed	07/30/2007
Name of License Well Contractor	DON STODOLA WELL DRILLING

Legal Description:

Lot 1, Block 1, Minnetonka Narrows, Hennepin County, Minnesota.



Well Disclosure Certificate

Please Type or Print all information

Indicate Total Number of Wells on Property _____

Fill out a separate well information page if **more than two** wells are located on the property.

E. Well Location Legal Description

Well No. 1 - If the property legal description has more than one section, township, or range number; quarter (or government lot); or lot or block number; provide specific legal description information regarding the physical location of this well.

County Hennepin		Section No. 21	Township No. 117	Range No. 23	Quarter (or Government Lot) 5W 5E
Lot No. 1	Block No. 1	Addition Name Minnetonka Narrows		Outlot	Tract
Well Status (check only one box) WELL IS: <input type="checkbox"/> In Use <input type="checkbox"/> Not in Use <input checked="" type="checkbox"/> Sealed by Licensed Well Contractor* *Call MDH to verify sealing record is on file					MN Unique Well No. or Sealing Record No. 261698
If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor, check the well status as not in use. Also see "Important Note" on page 1.					Date of Well Construction or Sealing 7/30/2007
If well is not in use, is there an MDH variance for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Name of Licensed Well Contractor Don Stobbe & Drilling
If yes, provide the variance tracking number (TN) _____					If the well is not in use, is there an MDH maintenance permit for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the maintenance permit number _____					

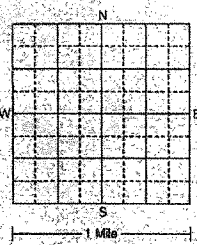
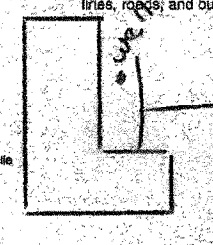


Well No. 2 - If the property legal description has more than one section, township, or range number; quarter (or government lot); or lot or block number; provide specific legal description information regarding the physical location of this well.

County Hennepin		Section No.	Township No.	Range No.	Quarter (or Government Lot)
Lot No.	Block No.	Addition Name		Outlot	Tract
Well Status (check only one box) WELL IS: <input type="checkbox"/> In Use <input type="checkbox"/> Not in Use <input type="checkbox"/> Sealed by Licensed Well Contractor* *Call MDH to verify sealing record is on file					MN Unique Well No. or Sealing Record No.
If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor, check the well status as not in use. Also see "Important Note" on page 1.					Date of Well Construction or Sealing
If well is not in use, is there an MDH variance for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Name of Licensed Well Contractor
If yes, provide the variance tracking number (TN) _____					If the well is not in use, is there an MDH maintenance permit for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the maintenance permit number _____					

Sketch Map

Sketch the location of the well(s) and include estimated distances from roads, streets, and buildings. If more than one well on property, use the well location number above to identify each well. The location of the well(s) must be provided. If the location of a well is not known, have the well located by a person qualified to locate wells, such as a licensed well contractor.

Information provided on this form is classified as public information under Minnesota Statutes, Chapter 13. To obtain this information in a different format call 651-201-4600. Printed on recycled paper.

MINNESOTA DEPARTMENT OF HEALTH WELL AND BORING SEALING RECORD <i>Minnesota Statutes, Chapter 103I</i>				Minnesota Well and Boring Sealing No. Minnesota Unique Well No. or W-series No. <small>(Leave blank if not known)</small>		H 261698
County Name Hennepin						
Township Name	Township No.	Range No.	Section No.	Fraction (em. + lig.)	Date Sealed	Date Well or Boring Constructed
Tonka Bay	117	23	21	43-0007	30 JULY 07	
GPS LOCATION: Latitude _____ degrees _____ minutes _____ seconds Longitude _____ degrees _____ minutes _____ seconds				Depth Before Sealing 100' ft. Original Depth _____ ft.		
Numerical Street Address or Fire Number and City of Well or Boring Location 4410 Manitou Rd. Tonka Bay				STATIC WATER LEVEL <input checked="" type="checkbox"/> Measured <input type="checkbox"/> Estimated Date Measured SAME DAY		
Show exact location of well or boring in section grid with "X". 				Sketch map of well or boring location, showing proper lines, roads, and buildings. 		
PROPERTY OWNER'S NAME/COMPANY NAME Cleo Powers				CASING TYPE(S) <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Plastic <input type="checkbox"/> Tile <input type="checkbox"/> Other _____		
Well owner's mailing address if different than property owner's address indicated above				WELLHEAD COMPLETION Outside: <input type="checkbox"/> Well House <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Pitless Adapter/Unit <input type="checkbox"/> Buried <input type="checkbox"/> Well Pit <input type="checkbox"/> Other _____ Inside: <input type="checkbox"/> Basement Offset <input type="checkbox"/> Well Pit <input type="checkbox"/> Buried <input type="checkbox"/> Other _____		
WELL OWNER'S NAME/COMPANY NAME				CASING(S) Diameter _____ Depth _____ Set in oversize hole? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Annular space initially grouted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown _____ in. from _____ to _____ ft. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown _____ in. from _____ to _____ ft. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
Well owner's mailing address if different than property owner's address indicated above				SCREEN/OPEN HOLE Screen from 96' to 100' ft. Open Hole from _____ to _____ ft.		
GEOLOGICAL MATERIAL COLOR HARDNESS OR FORMATION FROM TO				OBSTRUCTIONS <input checked="" type="checkbox"/> Rock/Drop Pipe <input type="checkbox"/> Check Valve(s) <input type="checkbox"/> Debris <input type="checkbox"/> Fill <input type="checkbox"/> No Obstruction Type of Obstruction (Describe) INNER PIPE & PUMP		
If not known, indicate estimated formation log from nearby well or boring. Loose				Obstructions removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Describe _____		
PUMP Type SUB Pump				METHOD USED TO SEAL ANNULAR SPACE BETWEEN 2 CASINGS, OR CASING AND BORE HOLE: <input checked="" type="checkbox"/> No Annular Space Exists <input type="checkbox"/> Annular Space Grouted with Tremie Pipe <input type="checkbox"/> Casing Perforation/Removal _____ in. from _____ to _____ ft. <input type="checkbox"/> Perforated <input type="checkbox"/> Removed _____ in. from _____ to _____ ft. <input type="checkbox"/> Perforated <input type="checkbox"/> Removed Type of Perforator _____ <input type="checkbox"/> Other _____		
REMARKS, SOURCE OF DATA, DIFFICULTIES IN SEALING				GROUTING MATERIAL(S) (One bag of cement = 94 lbs., one bag of bentonite = 60 lbs.) Grouting Material NEAT CEMENT from 0' to 100' ft. _____ yards 8 bags _____ from _____ to _____ ft. _____ yards _____ bags _____ from _____ to _____ ft. _____ yards _____ bags		
OTHER WELLS AND BORINGS Other unsealed and unused well or boring on property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How many? _____				LICENSED OR REGISTERED CONTRACTOR CERTIFICATION This well or boring was sealed in accordance with Minnesota Rules, Chapter 4725. The information contained in this report is true to the best of my knowledge.		
IMPORTANT FILE WITH PROPERTY PAPERS-WELL OWNER COPY				Don Stodola Well Drilling Co., Inc. 1691 Contractor Business Name _____ License or Registration No. _____  8-1-07 Certified Representative Signature _____ Date _____  Name of Person Sealing Well or Boring _____		