



SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date 01/13/10
2. Page 1 of 9 pages

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

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

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

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

21. Property located at 2457 Crimson Ridge Circle NW
22. City of Rochester, County of Olmsted, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you [] Acquire [X] Build the home? October 2004

25. (2) Type of title evidence: [X] Abstract [] Registered (Torrens)

26. Location of Abstract: Mr. Shawn Burycka (Burnet Title)

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

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

29. If "No," explain:

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

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

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

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

34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size
35. requirements? [] Yes [] No [] Unknown

36. If "No," or "Unknown," Buyer should consult the local zoning authority.

37. Are you aware of any
38. (9) encroachments? [] Yes [X] No

39. (10) association, covenants, historical registry, reservations or restrictions that affect or
40. may affect the use or future resale of the property? [] Yes [X] No

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

42. (12) Comments:

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





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46. Property located at 2457 Crimson Ridge Circle NW, Rochester, MN 55901

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

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

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

50. _____

51. _____

52. _____

53. (2) (a) Has/Have the structure(s) been altered?

54. (e.g., additions, altered roof lines, changes to load-bearing walls) [] Yes [X] No

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

56. _____

57. _____

58. _____

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

60. If "Yes," please explain: We have added 16'x20' Deck

61. We have also added retaining walls

62. on the backside of the house along with landscaping.

63. _____

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

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

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

67. _____

68. _____

69. _____

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

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

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

73. (6) Comments: _____

74. _____

75. _____

76. _____

77. _____

78. _____

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82. Property located at 2457 Cimson Ridge Circle NW, Rochester, MN 55901

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

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

85. (1) THE BASEMENT, CRAWLSPACE, SLAB:

- 86. (a) cracked floor/walls [] Yes [X] No (e) leakage/seepage [] Yes [X] No
87. (b) drain tile problem [] Yes [X] No (f) sewer backup [] Yes [X] No
88. (c) flooding [] Yes [X] No (g) wet floors/walls [] Yes [X] No
89. (d) foundation problem [] Yes [X] No (h) other [] Yes [X] No

90. Give details to any questions answered "Yes":
91.
92.
93.
94.
95.
96.
97.
98.
99.
100.

101. (2) THE ROOF: To your knowledge,

- 102. (a) what is the age of the roofing material? 5 years
103. (b) has there been any interior or exterior damage? [] Yes [X] No
104. (c) has there been interior damage from ice buildup? [] Yes [X] No
105. (d) has there been any leakage? [] Yes [X] No
106. (e) have there been any repairs or replacements made to the roof? [] Yes [X] No

107. Give details to any questions answered "Yes":
108.
109.
110.
111.
112.
113.
114.
115.
116.

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

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

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

126. In Working Order In Working Order In Working Order
127. Yes No Yes No Yes No
128. Air-conditioning [X] [] Garbage disposal [X] [] Trash Compactor [] []
129. [X] Central [] Wall [] Window Heating system (central) [X] [] TV antenna system [] []
130. Air exchange system [X] [] Heating system (supplemental) [] [] TV cable system [X] []
131. Carbon Monoxide Detector [X] [] Incinerator [] [] TV satellite dish [X] []
132. Ceiling fan [X] [] Intercom [] [] [] Rented [X] Owned
133. Dishwasher [X] [] Lawn sprinkler system [] [] TV satellite receiver [X] []
134. Doorbell [X] [] Microwave [X] [] [X] Rented [] Owned
135. Drain tile system [X] [] Plumbing [X] [] Washer [X] []
136. Dryer [X] [] Pool and equipment [] [] Water heater [X] []
137. Electrical system [X] [] Range/oven [X] [] Water treatment system [X] []
138. Exhaust system [X] [] Range hood [X] [] [] Rented [X] Owned
139. Fire sprinkler system [] [] Refrigerator [X] [] Windows [X] []
140. Fireplace [X] [] Security system [] [] Window treatments [X] []
141. Fireplace mechanisms [X] [] [] Rented [] Owned Wood-burning stove [] []
142. Furnace humidifier [X] [] Smoke detectors (battery) [X] [] Other [] []
143. Freezer [] [] Smoke detectors (hardwired) [] [] Other [] []
144. Garage door opener (GDO) [X] [] Solar collectors [] [] Other [] []
145. Garage auto reverse [X] [] Sump pump [] [] Other [] []
146. GDO remote [X] [] Toilet mechanisms [X] [] Other [] []
147. Comments:
148.

149. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

151. Seller certifies that Seller [] DOES [X] DOES NOT know of a subsurface sewage treatment system on or serving
the above-described real property. (If answer is DOES, and the system does not require a state permit, see

152. Subsurface Sewage Treatment System Disclosure Statement.)
153.

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

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

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162. F. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 1031.235.)
163. (Check appropriate box.)

- 164. [X] Seller certifies that Seller does not know of any wells on the above-described real property.
165. [] Seller certifies there are one or more wells located on the above-described real property.
166. (See Well Disclosure Statement.)

- 167. Are there any wells serving the above-described property that are not located on the property? [] Yes [X] No
168. To your knowledge, is this property in a Special Well Construction Area? [] Yes [X] No

169. G. PROPERTY TAX TREATMENT:
170. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 16.)
171. (Check appropriate box.)

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

176. Additional comments:
177.
178.

179. Preferential Property Tax Treatment
180. Is the property subject to any preferential property tax status or any other credits affecting the property?

- 181. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) [] Yes [X] No
182. If "Yes," would these terminate upon the sale of the property? [] Yes [X] No
183. Explain:

184.
185.

186. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:
187. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

- 188. [X] Seller is not aware of any methamphetamine production that has occurred on the property.
189. [] Seller is aware that methamphetamine production has occurred on the property.
190. (See Methamphetamine Production Disclosure Statement.)

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

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

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204. K. CEMETERY ACT:

205. 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.

206. To your knowledge, are you aware of any human remains, burials or cemeteries located on the property? [] Yes [X] No

207. If "Yes," please explain: _____

208. 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.

209. L. ENVIRONMENTAL CONCERNS:

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

- 211. Asbestos? [] Yes [X] No Mold? [] Yes [X] No
212. Diseased trees? [] Yes [X] No Radon? [] Yes [X] No
213. Formaldehyde? [] Yes [X] No Soil problems? [] Yes [X] No
214. Hazardous wastes/substances? [] Yes [X] No Underground storage tanks? [] Yes [X] No
215. Lead? (e.g., paint, plumbing) [] Yes [X] No Other? [] Yes [X] No

216. 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

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

218. Give details to any question answered "Yes": _____
219. _____
220. _____

221. M. OTHER DEFECTS/MATERIAL FACTS:

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

223. If "Yes," explain below: _____
224. _____
225. _____

226. N. ADDITIONAL COMMENTS:

227. _____
228. _____
229. _____

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