

## DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Date May 28, 2023
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  
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect  
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before  
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the  
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
14. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: Seller's Disclosure Alternatives  
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any  
16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for  
17. any inspections or warranties the party(ies) may wish to obtain.

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

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

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

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it  
26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of  
27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does  
28. not apply. "NO" may mean that Seller is unaware.

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

33. Property located at 12117 Cannon City Boulevard ,

34. City of Northfield , County of Rice ,

35. State of Minnesota, Zip Code 55057 ("Property").

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

37. (1) What date did you  Acquire  Build the home? \_\_\_\_\_  
----- (Check one.) -----

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

39. Location of Abstract: owner's safe

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

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

42. If "No," explain: \_\_\_\_\_

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

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

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

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

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

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50. Property located at 12117 Cannon City Boulevard Northfield MN 55057

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

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

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

54. If "Yes," which zone? \_\_\_\_\_

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

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

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

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

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

60. If "Yes," please explain:

61.

62. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

63. Are there any

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

65. (10) encroachments?  Yes  No

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

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

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

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

70. THERE IS AN EASEMENT FOR THE DRIVEWAY.

71.

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

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

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

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

76.

77. (2) Have you ever had an insurance claim(s) related to the Property?  Yes  No

78. If "Yes," what was the claim(s) for (e.g., hail damage to roof)?

79.

80. Did you receive compensation for the claim(s)?  Yes  No

81. Did you have the items repaired? 4/12/2022 NAIL  Yes  No

82. What dates did the claim(s) occur? 6/18/2012 HAIL  Yes  No

9/20/18 WIND DAMAGE 8/21/19 KITCHEN FIRE  
SOME ITEMS FROM 4/12/22 CLAIM REMAIN UNDONE. WINDOW

SOME OF THE  
ALUMINUM WINDOW TRIM ON GREY SHED AND HOUSE  
WERE IDENTIFIED AS DAMAGED BY HAIL IN  
APRIL 2022. WAITING FOR NEXT TIME  
BUILDING SIDING IS REPLACED. WILL  
ESCROW FUNDS FOR WORK.

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

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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)  Yes  No  
96. If "Yes," please specify what was done, when, and by whom (owner or contractor):

97.  
98.  
99. (b) Has any work been performed on the Property? (e.g., additions to the  
100. Property, wiring, plumbing, retaining wall, general finishing)  Yes  No  
101. If "Yes," please explain: Filled in swimming pool in basement

102. In 2010. 2016 Remodeled Kitchen  
2018 Replace Porch windows & front door  
2020 MASTER BATH REMODEL  
103. (c) Are you aware of any work performed on the Property for which  
104. appropriate permits were not obtained?  Yes  No  
105. If "Yes," please explain: 2020 master bath remodel

106.  
107. (4) Has there been any damage to flooring or floor covering?  Yes  No  
108. If "Yes," give details of what happened and when:

109.  
110. (5) Do you have or have you previously had any pets?  Yes  No  
111. If "Yes," indicate type Dogs and number 2

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  No (e) leakage/seepage?  Yes  No  
116. (b) drain tile problem?  Yes  No (f) sewer backup?  Yes  No  
117. (c) flooding?  Yes  No (g) wet floors/walls?  Yes  No  
118. (d) foundation problem?  Yes  No (h) other? \_\_\_\_\_  Yes  No

119. Give details to any questions answered "Yes":  
120.  
121.

122. (8) THE ROOF:  
123. (a) What is the age of the roofing material?  
124. Home: Done in 2023 years Garage(s)/Outbuilding(s): 11 years  
125. (b) Has there been any interior or exterior damage?  Yes  No  
126. (c) Has there been interior damage from ice buildup?  Yes  No  
127. (d) Has there been any leakage?  Yes  No  
128. (e) Have there been any repairs or replacements made to the roof?  Yes  No

129. Give details to any questions answered "Yes":  
130. once we had leak in master bath in 2012  
we insulated wall and attic and problem  
was resolved.

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133. Property located at 12117 Cannon City Boulevard Northfield MN 55057

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

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

136. (b) cracks/damage?  Yes  No

137. (c) leakage/seepage?  Yes  No

138. (d) other?  Yes  No

139. Give details to any questions answered "Yes":  
A CRACK NEAR GARAGE CORNER

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.

	NA	Working Order	Yes	No		NA	Working Order	Yes	No
147. Air-conditioning.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	147. Pool and equipment.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window					148. <input checked="" type="checkbox"/> Rented <input type="checkbox"/> Owned				
149. <input checked="" type="checkbox"/> Propane tank.....					149. Range/oven.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150. Air exchange system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150. Range hood.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151. Carbon monoxide detector.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151. Refrigerator.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152. Ceiling fan.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152. Security system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153. Central vacuum.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153. <input type="checkbox"/> Rented <input type="checkbox"/> Owned				
154. Clothes dryer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154. Smoke detectors (battery).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155. Clothes washer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155. Smoke detectors (hardwired).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156. Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156. Solar collectors.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157. Doorbell.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157. Sump pump.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Drain tile system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158. Toilet mechanisms.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159. Electrical system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159. Trash compactor.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160. Environmental remediation system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160. TV antenna system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161. (e.g., radon, vapor intrusion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	161. TV cable system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162. Exhaust system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162. TV receiver.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163. Fire sprinkler system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163. TV satellite dish.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164. Fireplace.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164. <input type="checkbox"/> Rented <input type="checkbox"/> Owned				
165. Fireplace mechanisms.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	165. Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
166. Freezer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166. Water purification system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
167. Furnace humidifier.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167. <input type="checkbox"/> Rented <input type="checkbox"/> Owned				
168. Garage door auto reverse.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168. Water softener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
169. Garage door opener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169. <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned				
170. Garage door opener remote.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170. Water treatment system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
171. Garbage disposal.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	171. <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned				
172. Heating system (central).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	172. <u>IRON FILTER</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173. Heating system (supplemental).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173. <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned				
174. Incinerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	174. Windows.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175. Intercom.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	175. Window treatments.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176. In-ground pet containment system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	176. Wood-burning stove.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177. Lawn sprinkler system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	177. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178. Microwave.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	178. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
179. Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	179. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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182. Property located at 12117 Cannon City Boulevard Northfield MN 55057

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

185. Comments regarding issues in Section C:  
186. PROGRAMMABLE THERMOSTAT

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  **DOES**  **DOES NOT** know of a subsurface sewage treatment system on or serving the above-described  
------(Check one.)-----

190. real Property. (If answer is **DOES**, and the system does not require a state permit, see Disclosure Statement:  
191. Subsurface Sewage Treatment System.)

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

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

195. (Check appropriate box(es).)

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

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

198.  This Property is in a Special Well Construction Area.

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

200. (1) How many properties or residences does the shared well serve? \_\_\_\_\_

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

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

203. **F. PROPERTY TAX TREATMENT:**

204. **Preferential Property Tax Treatment**

205. Is the Property subject to any preferential property tax status or any other credits

206. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,

207. Non-Profit Status, RIM, Rural Preserve, etc.)  Yes  No

208. If "Yes," would these terminate upon the sale of the Property?  Yes  No

209. Explain:

210.

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

214. Seller represents that Seller  **IS**  **IS NOT** a foreign person (i.e., a non-resident alien individual, foreign corporation,  
------(Check one.)-----

215. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall  
216. survive the closing of any transaction involving the Property described here.

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

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

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

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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.  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  
236. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations  
237. are filed with the county recorder in each county where the zoned area is located. If you would like to determine  
238. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is  
239. located.

240. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide  
241. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not  
242. 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  
245. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal  
246. 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  No

248. If "Yes," please explain: \_\_\_\_\_

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

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

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

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

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

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

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

259. (11) Other? WE SPRAY ANNUALLY TO CONTROL AN ASIAN BEETLES & BOXELDER BUGS  Yes  No

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

263. (13) Are you aware if there are currently, or have previously been, any orders issued  
264. on the Property by any governmental authority ordering the remediation of a  
265. public health nuisance on the Property?  Yes  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.

269.

270.

271.

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

274. Property located at 12117 Cannon City Boulevard Northfield MN 55057

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](http://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. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of  
307. Seller's knowledge.

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

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

311.

312.

313.



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

316. Property located at 12117 Cannon City Boulevard Northfield MN 55057

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

319. If "Yes," explain:

320.

321.

322.

323.

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

327. Examples of exterior moisture sources may be:

- 328. • improper flashing around windows and doors,
- 329. • improper grading,
- 330. • flooding,
- 331. • roof leaks.

332. Examples of interior moisture sources may be:

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

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

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

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

354. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory  
355. offender registry and persons registered with the predatory offender registry under MN Statue 243.166  
356. may be obtained by contacting the local law enforcement offices in the community where the property  
357. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of  
358. Corrections web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

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

361. Property located at 12117 Cannon City Boulevard Northfield MN 55057

362. **Q. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:**

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

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

380. **MN STATUTES 144.496: RADON AWARENESS ACT**

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

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

386. **No Duty to Disclose:**

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

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

411. Property located at 12117 Cannon City Boulevard Northfield MN 55057

412. **R. ADDITIONAL COMMENTS:**


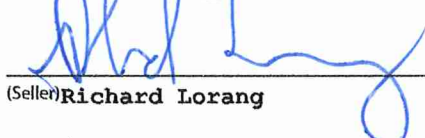
- 413.
- 414.
- 415.
- 416.
- 417.
- 418.
- 419.

420. **S. SELLER'S STATEMENT:**

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

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

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

433.  5/28/23 (Date)  5/28/23 (Date)

(Seller) Virginia Lorang (Date) (Seller) Richard Lorang (Date)

434. **T. BUYER'S ACKNOWLEDGEMENT:**

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

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

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

441. \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

442. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
443. **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, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, it 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 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:

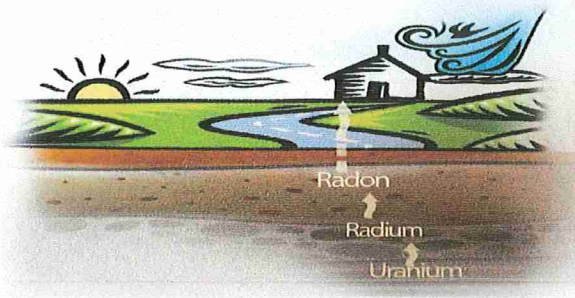
1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon levels, mitigation, or remediation;
4. information on the radon mitigation system, if a system was installed; and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

## Radon Facts

**How dangerous is radon?** Radon is the number one cause of lung cancer in non-smokers, 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.



**MDH Radon Program**  
PO Box 64975  
St Paul, MN 55164-0975  
[health.indoor@state.mn.us](mailto:health.indoor@state.mn.us)  
[www.health.state.mn.us/radon](http://www.health.state.mn.us/radon)  
651-201-4601  
800-798-9050

**MDH** Minnesota  
Department of Health  
INDOOR AIR UNIT

## Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Keep all windows and doors closed, except for normal entry and exit.

**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. Test for at least 48 hours.

**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.

Place the test kit:

- twenty inches to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas or areas of high heat or humidity

## Radon Mitigation

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

**Radon mitigation** is the process used to reduce radon concentrations in buildings. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system should reduce levels to below 4.0 pCi/L, if not lower.

**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 test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

## Radon Warning Statement

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

*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".*

**How are radon tests conducted in real estate transactions?** There are special protocols for radon testing. The two most common ways to test are either using a calibrated continuous radon monitor (CRM) or two-short term test kits used at the same time. The short-term test kits are placed 4 inches apart and the results are averaged.

Continuous Radon Monitor (CRM)

Fastest



Simultaneous Short-term Testing

Second Fastest



**All radon tests should be conducted by a certified professional.** This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon website. If the seller previously conducted testing in a property at or above 4 pCi/L, the home should be mitigated.

## DISCLOSURE STATEMENT: WELL

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

1. Date May 28, 2023
2. Page 1 of \_\_\_\_\_ pages: THE REQUIRED MAP
3. IS ATTACHED HERE AND MADE A PART OF THIS
4. DISCLOSURE

5. Minnesota Statute 1031.235 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](http://www.health.state.mn.us).

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

20. **PROPERTY DESCRIPTION:** Street Address: 12117 Cannon City Boulevard

21. City of Northfield, County of Rice

22. State of Minnesota, Zip Code 55057

23. **LEGAL DESCRIPTION:**

24. BAP N LI NE4 871FT ELY FR NW COR TH E 1756.56FT TO NE COR NE4 TH S ALG E LI 896.8FT TH W 1316.96FT TO PT W LI NE4 NE4 TH N62D19'48" W 506.46FT TO PT IN PROLONGATION SLY OF E LI OF W871FT OF SW4 OF ...

("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 <u>?</u>	<u>350'</u>	<u>1995</u>	<u>WATER</u>	<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? \$ \_\_\_\_\_

46. Property located at 12117 Cannon City Boulevard Northfield MN 55057

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: 2010 Test results attached?  Yes  No

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

50. Comments:

51. Pump and pipes replaced in 2021 by Kimmes-Bauer  
52. well drilling.  
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).

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.


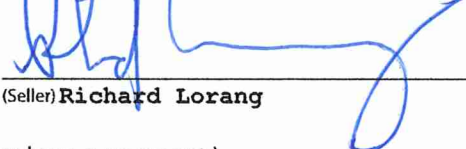
96. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing  
97. contractor, check the well status as "not in use."

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.  5/28/23  5/28/23  
(Seller) Virginia Lorang (Date) (Seller) Richard Lorang (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.**



## DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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1. Date May 28, 2023
2. Page 1 of \_\_\_\_\_ pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at 12117 Cannon City Boulevard,

6. City of Northfield, County of Rice,

7. State of Minnesota, Zip Code 55057, legally described as follows or on attached sheet:

8. BAP N LI NE4 871FT ELY FR NW COR TH E 1756.56FT TO NE COR NE4 TH S ALG E LI 896. ("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.

10. **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.**

11. **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.

12. 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.

13. 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.

14. 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.

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

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

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

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

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

20.  Sealed System (holding tank)

21.  Other (Describe.): \_\_\_\_\_

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

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

24. If "No," please explain:

25. \_\_\_\_\_

26. Comments:

27. \_\_\_\_\_

46. Property located at 12117 Cannon City Boulevard Northfield MN 55057
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? 2010
61. Installer Name/Phone JOHN SIMONES
62. Where is tank located? SOUTH OF MOUND
63. What is tank size? MULTIPLE TANKS #1 1,000 gallon, #2 1,000 gallon
64. When was tank last pumped? MAY 2023
65. How often is tank pumped? EVERY FEW YEARS
66. Where is the drain field located? EAST OF STUDIO
67. What is the drain field size? \_\_\_\_\_
68. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
69. SEPTEMBER, 2014 Replaced pump with larger 3/4 HP
70. PUMP JOHN SIMONES PERFORMED WORK
71. Date work performed/by whom: \_\_\_\_\_
72. \_\_\_\_\_
73. Approximate number of:
74. people using the subsurface sewage treatment system 2
75. showers/baths taken per week 8-10
76. wash loads per week 4
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? ≈ 300'
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. \_\_\_\_\_

87. Property located at 12117 Cannon City Boulevard Northfield MN 55057

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  
90. assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in  
91. connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a  
92. real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real  
93. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective  
94. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective  
95. 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**  
97. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**  
98. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose  
99. new or changed facts, please use the Amendment to Disclosure Statement form.

100. Virginia Lorang 5/28/23 Richard Lorang 5/28/23  
(Seller) Virginia Lorang (Date) (Seller) Richard Lorang (Date)

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  
103. System and Disclosure Statement: Location Map and agree that no representations regarding facts have been made  
104. other than those made above.

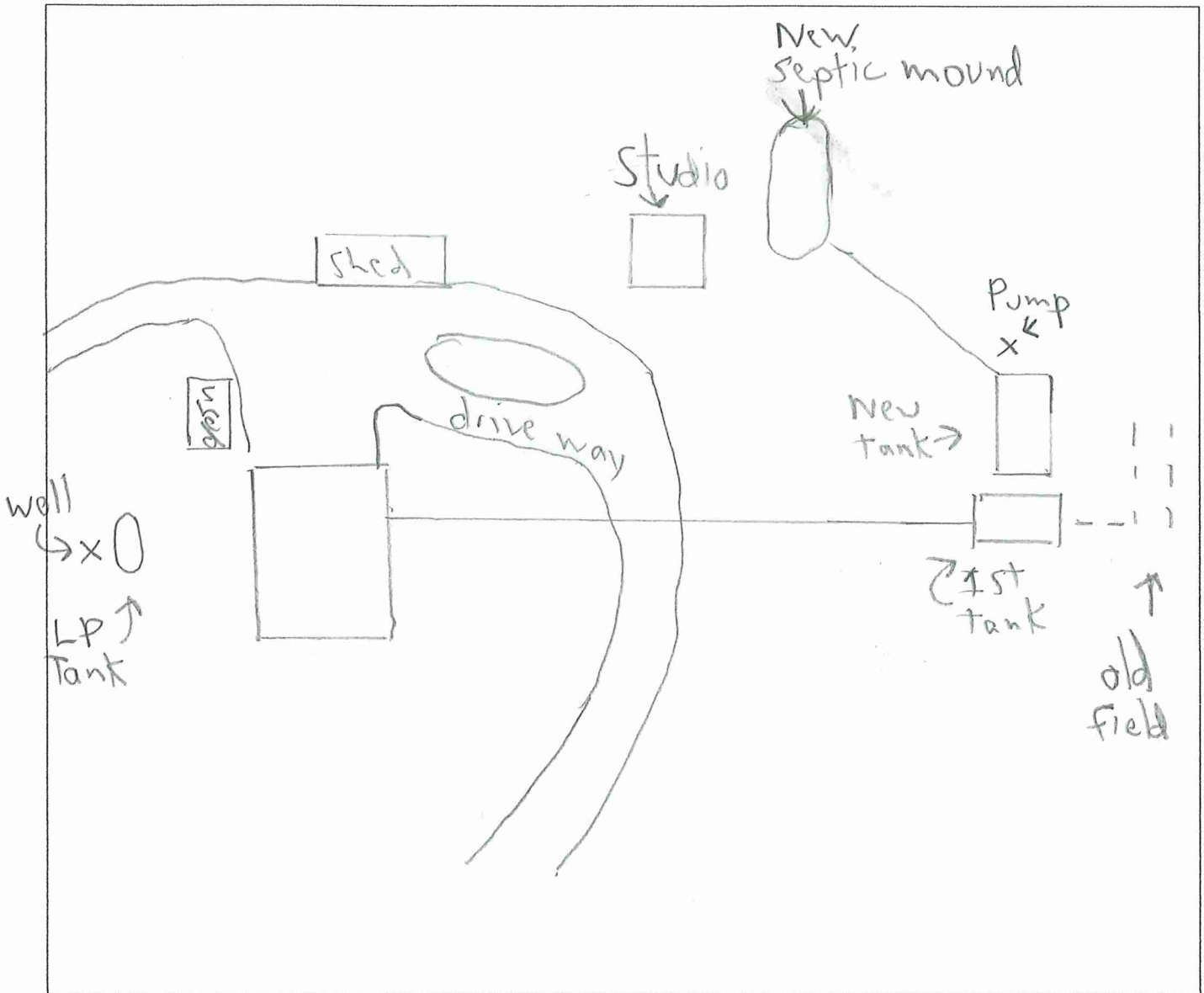
105. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

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

## DISCLOSURE STATEMENT: LOCATION MAP

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1. Page \_\_\_\_\_ of \_\_\_\_\_ pages
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.
- 3.
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 12117 Cannon City Boulevard
7. Northfield MN 55057



8. ATTACH ADDITIONAL SHEETS AS NEEDED.
9. Seller and Buyer initial: VL 5/28/23 \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)  
Virginia Lorang
10. RK 5/28/23 \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)  
Richard Lorang

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