

C. V. Carlson Jr.  
Consultant to Management  
2840 Copeland Road  
Maple Plain, MN 55359  
Phone: 763-972-6620  
Fax: 763-972-6638

Date: ~~August 2, 2010~~ March 26, 2011  
To: ~~Senior~~ Seller Disclosure Statement  
From: Cully Carlson  
Subject: General Conditions - Exclusions from Sale, Exhibit III

- o Tiffany light fixture – dining room
  - Light fixture will be installed in its place
- o Maytag washer dryer – utility room
  - Kenmore washer dryer will be installed in their place
- o Thirty foot three tier flag pole
  - Front yard
- o Two concrete urns – front gate
- o Four composite urns – front of home/shop
- o All shop
  - Tools/cabinets/equipment
- o Ships lantern – shop
- o Anchor/name plaque - front door
- o Storage box – next to deck

CVC:cre

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*Seller* Disclosure Statement

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Subject: General Condition, Exhibit III

#### B.2.b Additions/Improvements to Property

- o 2002 Engineering
  - Flood Plan Study
  - Survey of Property
- o 2002 Add new storage buildings
  - (2) 8' x 12' x 7'
- o 2002 New gutters/down spouts – house
- o 2002 Improvements
  - Add insulation/garage/rear entrance/utility room/dining room
  - Improve electrical /mechanical systems
  - Add two (2) outside doors insulated
    - Entrance
    - Kitchen
  - Redecorate entire house
  - Add shelving lower level utility room
  - Add 40,000 BTU propane unit heater garage
  - Add new garage door/insulated
  - Extended/paved driveway - asphalt
  - Landscaped for drainage

- Moved/improved propane tank
  - Concrete slab
  - New regulators
  - New propane lines
  
- Add new Heat & Glow propane fire place family room.
- Add new Hunter ceiling fan master bedroom.
- Add 54' X 36' X 12' Morton shop building
  - Five window lights
  - Two main doors
  - Three (3) 10' x 12' OH doors
  - Electric operators
  
- Electrical system
  - Fluorescent lights
  - Commercial electrical systems 20 A/60 A
  
- Plumbing system
  - Hot water heater
  - Sink
  - Two drains
  - 1000 gallon holding tank
  - Outside/inside hose bibs
  
- Concrete slabs
  - Entry door slab/aprons
  - Garage door slab/aprons
  
- Super insulated
  - Walls
  - Ceiling
  - Doors/garage doors
  - Perimeter of building
  
- Shop equipment (personal property not included in sale)
- Heating System
  - Modine 120,000 BTU propane unit heater
  - Air make-up system

- o 2002 Light fixtures
  - 4' florescent office
  - 4 Light strip office
  - 4' florescent utility room
  
- o 2002/2003 New Improvements
  - Three solid brass Schrage door locks/latches and dead bolts.
  - Six security lights
    - Shop (4)
    - Storage building (2)
  
  - Five medium size brass coach lights
    - House (2)
    - Shop (1)
    - Storage building (2)
  
  - Ten large size brass coach lights
    - House (4)
    - Shop
    - Storage building (2)
    - Front gate (2)
  
- o 2003 Install fencing around property
  - Phase I – 1,900 lin feet (4' galvanized cyclone)
    - Parameter of property
  
  - Phase II - 200 lin feet (5' cedar dog-eared boards)
    - North to home/shop
  
  - Phase II 24 lin feet (3' cedar dog fence boards)
    - Shield electrical/phone service box in front entrance.
  
  - Add fence/gate posts
  - Add 30' x 24' x 12' Fullerton lumber/storage building
    - One man door
    - One OH door 20' x 10'
    - Concrete slab/apron
    - Electrical system 20 A

- o 2004 Add asphalt paving
  - From main drive to storage shed
  - Parking apron
  - Grading/landscape for drainage
  
- o 2002 Add new appliances
  - Kenmore washer
  - Kenmore dryer
  
- o 2004 Add extensions of water/electrical service
  - Front gate 20A
  - Storage building (electrical only) 20A
  
- o 2005 Add pool and three tier fountain
  - Pump/under ground electrical service
  
- o Add new water conditioning system
  - 2 tank/no shut down necessary
  - 3 filter water conditioner/purifier
  
- o 2007 Add LG Refrigerator/Freezer
  
- o 2007 Add Kitchen/utility room/dining room/rear entry/improvement
  - Add cabinets and book case
  - Add new SS door pulls/hangers
  - Add hard wood flooring
  - Add marble counter tops
  - Add mechanical/electrical upgrades new light fixtures
  - Add sink/faucets
    - Kitchen
    - Utility room
  
  - Add SS sink kitchen
  - Add appliances
    - Kenmore compactor
    - Kenmore disposal
    - Kenmore dishwasher
    - Kenmore microwave
  
  - Add new SS light fixtures
  - Decorate /Paint

- o 2007 Add new steps
  - Front entry
  - Rear entry/garage
  
- o Interior Painting
  - Utility room
  - Kitchen
  - Rear entry
  - Dining room
  - Guest bath
  - Family room accent wall
  - Master bedroom
  - Master bath
  
- o Landscaping
  - Grade for drainage
  - Add (4) trees
  
- o 2009 Add new exterior electrical outlet/gate (2) 20A
  
- o 2010 Add new appliance
  - Maytag hi cap washer
  - Maytag hi cap dryer

Property has had professional upkeep and maintenance since 2002.

EXHIBIT I *March 2011*  
 JANUARY 25 2002 THRU ~~AUGUST 2010~~  
 INVESTMENT 2840 COPELAND ROAD

| Date     | Element                                                                             | Invested                  | Cumulative/<br>Investment    |
|----------|-------------------------------------------------------------------------------------|---------------------------|------------------------------|
| 01 25 02 | Engineering                                                                         | \$98.00                   | \$98.00                      |
| 01 29 02 | Purchase Price                                                                      | 406,000.00                | 406,000.00                   |
| 02 05 02 | Two Storage Sheds                                                                   | 1,906.00                  | 408,004.00                   |
| 06 25 02 | Permits for Improvements                                                            | 861.00                    | 408,865.00                   |
| 12 31 02 | Home Improvements                                                                   | 14,609.00                 | 423,474.00                   |
| 12 31 02 | Shop Improvements                                                                   | 82,775.00                 | 506,249.00                   |
| 08 30 03 | Fencing – 2 Acres                                                                   | 11,485.00                 | 517,734.00                   |
| 10 31 03 | Fencing – 3 Acres                                                                   | 4,366.00                  | 522,100.00                   |
| 10 31 03 | Landscaping                                                                         | 3,500.00                  | 525,600.00                   |
| 11 30 03 | Survey                                                                              | 1,000.00                  | 526,600.00                   |
| 11 30 03 | Storage Building                                                                    | 20,511.00                 | 547,111.00                   |
| 07 30 04 | Landscaping                                                                         | 1,100.00                  | 548,211.00                   |
| 08 01 04 | Fountain                                                                            | 1,929.00                  | 550,140.00                   |
| 08 09 04 | Extension Driveway                                                                  | 7,020.00                  | 557,160.00                   |
| 08 23 04 | Electrical Water to Front Gate                                                      | 3,137.00                  | 560,297.00                   |
| 09 15 04 | Water Softener                                                                      | 1,700.00                  | 561,997.00                   |
| 09 15 04 | Water Purifier                                                                      | 895.00                    | 562,892.00                   |
| 10 00 05 | LG Refrigerator                                                                     | 1,545.00                  | 654,437.00                   |
| 06 00 07 | Front Steps                                                                         | 816.00                    | 565,253.00                   |
| 07 00 07 | New Kitchen                                                                         | 22,706.00                 | 587,959.00                   |
| 07 00 07 | Garage Steps                                                                        | 288.00                    | 588,247.00                   |
| 06 00 08 | Painting                                                                            | 800.00                    | 588,327.00                   |
| 06 00 08 | Landscaping                                                                         | 300.00                    | 588,627.00                   |
| 03 00 08 | New Kitchen Faucet                                                                  | 133.00                    | 588,760.00                   |
| 12 00 09 | New Exterior Outlets Gate                                                           | 40.00                     | 588,800.00                   |
| 04 00 10 | New Washer & Dryer                                                                  | 2,000.00                  | 590,800.00                   |
| 01 10 11 | Insulted 1 <sup>st</sup> Attic & Garage<br>Equipment Cost Roadways<br>And Landscape | 1,000.00<br><br>10,000.00 | 591,800.00<br><br>601,800.00 |
| Total    |                                                                                     |                           | \$601,800.00                 |

\* Estimated labor cost by owner not included in any of the above costs would estimate at \$50,000.00.