



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

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- 1. Date November 18, 2009
2. Page

3. Addendum to Purchase Agreement between parties, dated , 20 ,
4. pertaining to the purchase and sale of the property at 9625 ROBIN OAK RD
5. Minnetonka MN 55305

6. Section I: Lead Warning Statement

7. Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
8. that such property may present exposure to lead from lead-based paint that may place young children at risk of
9. developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
10. learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also
11. poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
12. the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's
13. possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
14. lead-based paint hazards is recommended prior to purchase.

15. Seller's Disclosure (initial)

- 16. (a) Presence of lead-based paint and/or lead-based paint hazards.
17. (Check one below.)
18. [] Known lead-based paint and/or lead-based paint hazards are present in the housing
19. (explain):
20.
21. [x] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22. (b) Records and reports available to the seller.
23. (Check one below.)
24. [] Seller has provided Buyer with all available records and reports pertaining to lead-based paint
25. and/or lead-based paint hazards in the housing (list documents below):
26.
27. [x] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards
28. in the housing.

29. Buyer's Acknowledgment (initial)

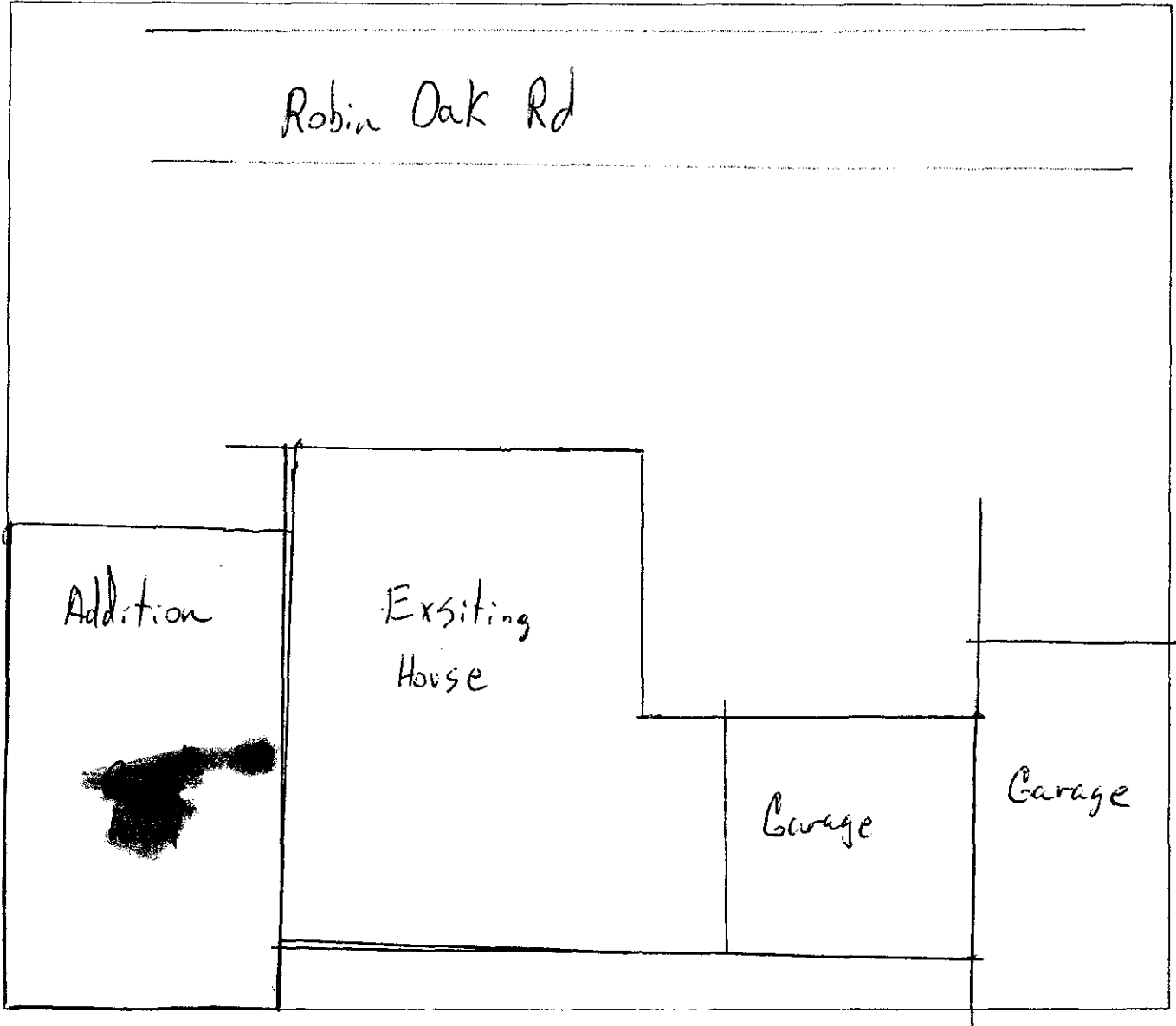
- 30. (c) Buyer has received copies of all information listed under (b) above.
31. (d) Buyer has received the pamphlet, Protect Your Family from Lead in Your Home.
32. (e) Buyer has (check one below):
33. [] Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment
34. or inspection for the presence of lead-based paint and/or lead-based paint hazards (if checked,
35. see Section II on page 2); or
36. [] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-
37. based paint and/or lead-based paint hazards.

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 .
- 7. -



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

MJL (Seller) 11-18-09 (Date) _____ (Buyer) _____ (Date)

10. AG (Seller) 11/18/09 (Date) _____ (Buyer) _____ (Date)

11. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER
MN-IM (8/09) CBR1028 (8/09) Owned And Operated By NRT LLC



WELL DISCLOSURE STATEMENT

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- 1. Date 1/18/09
2. Page 1 of pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF.

- 4. 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.
9. 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.
14. 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.
17. Instructions for completion of this form are on the reverse side.

18. PROPERTY DESCRIPTION: Street Address:

19. 9625 Robin Oak Rd MN (State) Henn (County) 55305 (Zip)

20. LEGAL DESCRIPTION:

W152 8/10 FT of S 1/2 EX 8 Temple Garden

26. WELL DISCLOSURE STATEMENT:

27. (Check appropriate box.)

- 28. [] Seller certifies that Seller does not know of any wells on the above described real property. (If this option is checked, then skip to the last line and sign and date this Statement.)

- 30. [X] Seller certifies that the following wells are located on the above described real property.

Table with 8 columns: MN Unique Well No., Well Depth, Year of Const., Well Type, IN USE, NOT IN USE, SEALED. Row 33 shows Well 1 with SEALED checked.

36. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. 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.

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



BURNET

43. Property located at - 9625 Robin Oak Rd MTKa Mn 55305

44. OTHER WELL INFORMATION:

45. Date well water last tested for contaminants: . Test results attached? [] Yes [] No

46. Comments: _

47. _

48. _

49. _

50. _

51. _

52. _

53. Contaminated Well: Is there a well on the property containing contaminated water? [] Yes [] No

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

55. When was the well sealed? - 5-22-09

56. Who sealed the well? - Don Stodola Well Drilling Inc

57. Was a Sealed Well Report filed with the Minnesota Department of Health? [X] Yes [] No

58. MAP: Complete the attached MAP showing the location of each well on the real property.

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

61. CERTIFICATION BY SELLER: I certify that the information provided above is accurate and complete to the best of my knowledge.

63. [Signature] 11-18-09 [Signature] 11/18/09
(Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)

64. BUYER'S ACKNOWLEDGEMENT:

65. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

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

WELL DISCLOSURE STATEMENT

67. Page 3

68. INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Minnesota Department of Health
Well Management Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975
(651) 201-4600 or 1-800-383-9808

SEALING NOTICE VERIFICATION

This is to verify that this office received a notification on 5/20/2009 that a well (Minnesota Unique Well No. H000279240) is to be sealed by DON STODOLA WELL DRILLING, INC. at:

Well or Boring Location Address: 9625 ROBIN OAK ROAD MINNETONKA

Location: Township Name MINNETONKA No. 117 Range 22 Section 12 NE

This well must be sealed in accordance with the Minnesota Rules on Wells and Borings. DH staff may be on site to inspect the well sealing.

MICK STEPHENS
9617 ROBIN OAK ROAD

MINNETONKA, MN 55305

WELL OR BORING LOCATION
County Name: Hennepin

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

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

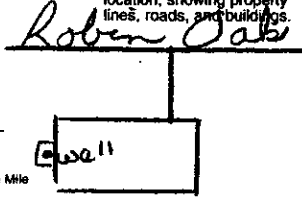
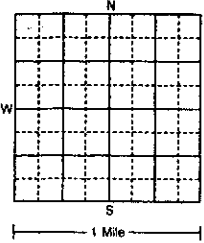
H 279240

Township Name: Minnetonka Township No.: 117 Range No.: 22 Section No.: 12 Fraction (sm. → lg.): SE SE NE Date Sealed: 22 MAY 09 Date Well or Boring Constructed:

GPS LOCATION: Latitude _____ degrees _____ minutes _____ seconds Longitude _____ degrees _____ minutes _____ seconds Depth Before Sealing: 130' ft. Original Depth _____ ft.

Numerical Street Address or Fire Number and City of Well or Boring Location: 9625 Robin Oak Rd, Minnetonka 55305

Show exact location of well or boring in section grid with "X." Sketch map of well or boring location, showing property lines, roads, and buildings. Robin Oak Well



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
84' ft. below above land surface

CASING TYPE(S) Steel Plastic Tile Other

WELLHEAD COMPLETION
Outside: Well House At Grade Pitless Adapter/Unit Well Pit Other
Inside: Basement Offset Well Pit Buried Other

PROPERTY OWNER'S NAME/COMPANY NAME: Mick Stephens
Property owner's mailing address if different than well location address indicated above

9617 Robin Oak Rd, Minnetonka, MN 55305
CASING(S) Diameter: 3" in. from 6' to 126' ft. Depth: 126' ft. Set in oversize hole? No Yes Annular space initially grouted? 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 126' to 130' ft. Open Hole from _____ to _____ ft.

OBSTRUCTIONS Rods/Drop Pipe Check Valve(s) Debris Fill No Obstruction
Type of Obstructions (Describe): INNER PIPE & JET
Obstructions removed? Yes No Describe: _____

GEOLOGICAL MATERIAL: _____ COLOR: _____ HARDNESS OR FORMATION: _____ FROM: 0 TO: 130
If not known, indicate estimated formation log from nearby well or boring. drift

PUMP Type: _____ 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 6' to 130' ft. _____ yards 6 bags
_____ from _____ to _____ ft. _____ yards _____ bags
_____ from _____ to _____ ft. _____ yards _____ bags

REMARKS. SOURCE OF DATA, DIFFICULTIES IN SEALING: _____ 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
Licensee Business Name: _____ License or Registration No.: _____
Certified Representative Signature: [Signature] Certified Rep. No.: _____ Date: 5-26-09

H 279240
Name of Person Sealing Well or Boring: Jim Antanson