



WELL DISCLOSURE STATEMENT

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- 1. Date 11-16-11
- 2. Page 1 of 3 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
- 5. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
- 6. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
- 7. or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In
- 8. 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
- 10. 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
- 11. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection
- 12. of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real
- 13. 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
- 15. local unit(s) of government, state agency or qualified professional which regulates wells for further information about
- 16. these issues.

17. Instructions for completion of this form are on the reverse side.

18. **PROPERTY DESCRIPTION:** Street Address: 6145 Lake Virginia Drive

19. Shorewood 55331 Hennepin

(City) (Zip) (County)

20. **LEGAL DESCRIPTION:**

21. _____

22. _____

23. _____

24. _____

25. _____

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.
 29. (If this option is checked, then skip to the last line and sign and date this Statement.)

30. Seller certifies that the following wells are located on the above described real property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED
33. Well 1	_____	_____	<u>73-74</u>	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Well 2	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Well 3	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

36. **NOTE:** See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. If a well is not in use,
 37. it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit
 38. from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance
 39. permits are not transferable. If a well is operable and properly maintained, a maintenance permit
 40. is not required.

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

43. Property located at 6145 Lake Virginia Drive Shorewood 55331

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? _____

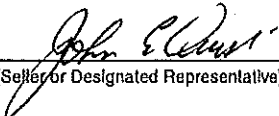
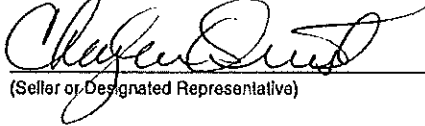
56. Who sealed the well? _____

57. Was a Sealed Well Report filed with the Minnesota Department of Health? 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
60. 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
62. best of my knowledge.

63.  4/14/11  4/16/11
(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.

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.**



LOCATION MAP

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1. Page 1 of 1 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.

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

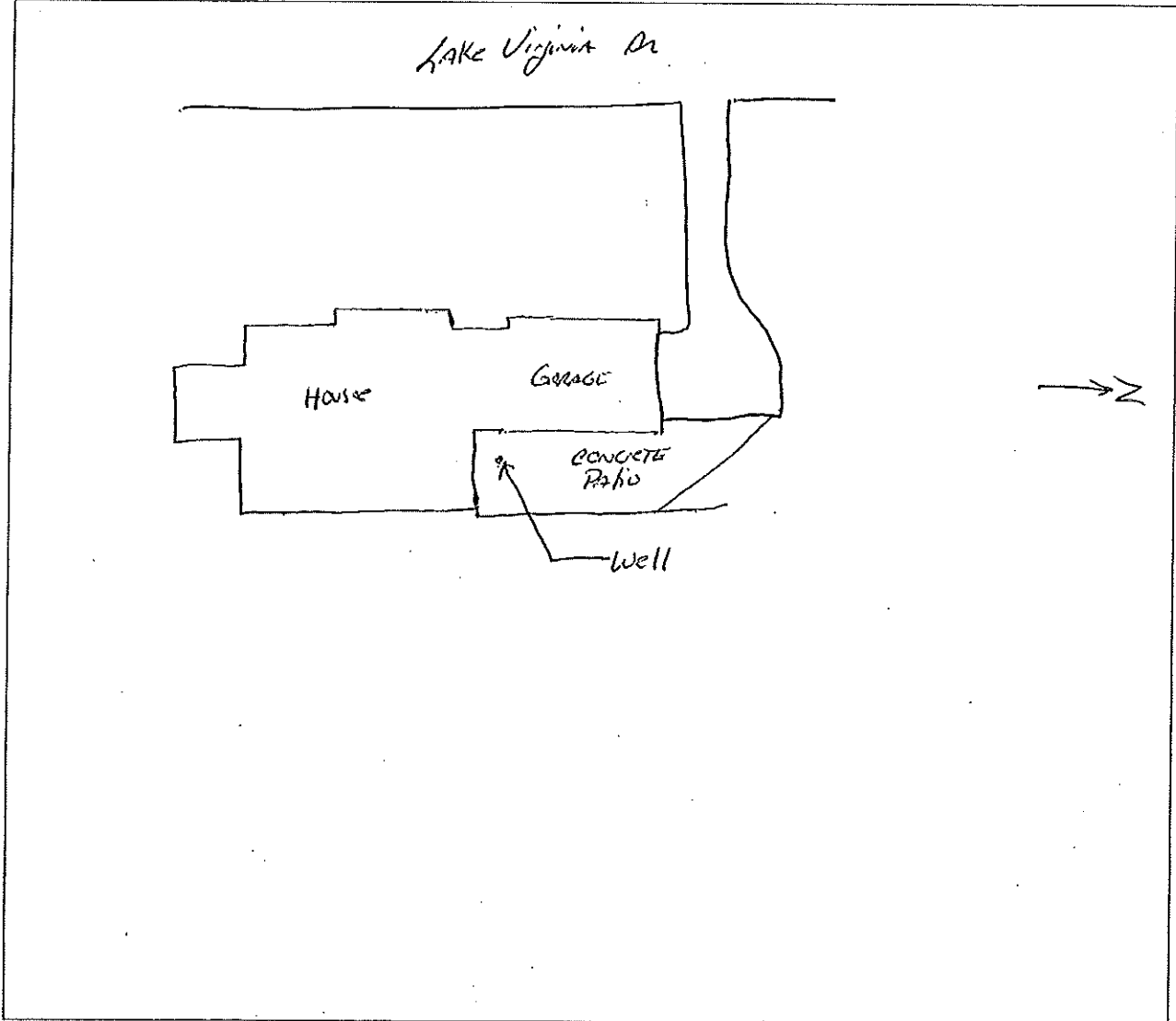
5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

6. Property located at 6145 Lake Virginia Drive

7. Shorewood

MN

55331



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

John Stewart 4/14/11 _____
 (Seller) (Date) (Buyer) (Date)

Cheryl Stewart 11/16/11 _____
 (Seller) (Date) (Buyer) (Date)

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



EXHIBIT A

MINNESOTA DEPARTMENT OF HEALTH
WELL DISCLOSURE CERTIFICATE
PLEASE TYPE OR PRINT ALL INFORMATION

168790

6479348

Person filing deed must attach \$20 fee payable to county recorder.

A. PROPERTY DESCRIPTION

Attach a legal description of property if the property does not have a lot number, number and addition name.

COUNTY HENNEPIN	LOT NUMBER <u>SEE ATTACHED</u>	BLOCK NUMBER	ADDITION NAME
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STREET ADDRESS
6145 Lake Virginia Dr.

CITY Shorewood	STATE MN	ZIP CODE 55331	
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B. PROPERTY BUYER MAILING ADDRESS AFTER CLOSING

FIRST NAME JOHN	MIDDLE INITIAL E	LAST NAME QUIST
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COMPANY NAME (IF APPLICABLE)

ADDRESS
6145 Lake Virginia Dr.

ADDRESS

CITY Shorewood	STATE MN	ZIP CODE 55331	TELEPHONE NUMBER 832-2851
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C. CERTIFICATION BY SELLER

I certify that the information provided on this certificate is accurate and complete to the best of my knowledge.

Signature of Seller or Designated Representative of Seller

8/25/95
Date

D. CERTIFICATION BY BUYER

The buyer or person authorized to act on behalf of the buyer, must sign a Well Disclosure Certificate for all de in fulfillment of a contract for deed if there is a well on the property.

In the absence of a seller's signature, the buyer, or person authorized to act on behalf of the buyer may sign a certificate. No signature is required by the buyer if the seller has signed above.

Based on disclosure information provided to me by the seller or other available information, I certify that the on this certificate is accurate and complete to the best of my knowledge.

Designated Representative of Buyer

Date

EXHIBIT A

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

WELL LOCATION #1				
COUNTY	QUARTER	SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER
HENNEPIN	SE of SE	31	117	23
WELL STATUS			YEAR WELL WAS SEALED (IF KNOWN)	
WELL IS: <input checked="" type="checkbox"/> IN USE (1) <input type="checkbox"/> NOT IN USE (2) <input type="checkbox"/> SEALED BY LICENSED WELL CONTRACTOR (3)				

WELL LOCATION #2				
COUNTY	QUARTER	SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER
WELL STATUS			YEAR WELL WAS SEALED (IF KNOWN)	
WELL IS: <input type="checkbox"/> IN USE (1) <input type="checkbox"/> NOT IN USE (2) <input type="checkbox"/> SEALED BY LICENSED WELL CONTRACTOR (3)				

WELL LOCATION #3				
COUNTY	QUARTER	SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER
WELL STATUS			YEAR WELL WAS SEALED (IF KNOWN)	
WELL IS: <input type="checkbox"/> IN USE (1) <input type="checkbox"/> NOT IN USE (2) <input type="checkbox"/> SEALED BY LICENSED WELL CONTRACTOR (3)				

SKETCH MAP - Sketch the location of the well(s) and include estimated distances from roads, streets and buildings.
IF MORE THAN ONE WELL ON PROPERTY, USE THE WELL LOCATION NUMBER ABOVE TO IDENTIFY EACH WELL.

WELL #1

EXHIBIT A

Legal Description - Continued

CT. File No. P 2454526

PARCEL 1:

Lot 2, Block 1, Virginia Highlands Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

PARCEL 2:

West 188.5 feet of the East 397 feet of the south half of the southeast quarter of the southeast quarter of Section 31, Township 117, North, Range 23, except the south 287 feet thereof, Hennepin County, Minnesota.

168790