



Truth-In-Sale of Housing
 Minneapolis Inspections Division
 250 S. 4th Street Room 300
 Minneapolis, MN 55415
 Ph 612-673-5840

Minneapolis Inspections Use Only
 Date Received:

Minneapolis Truth-In-Sale of Housing 1st Time Condo Conversion

Verification of Required PROFESSIONAL OPINION

Notice to owners: Have Licensed Professional sign below verifying compliance. Fax completed form to 612-673-2437 to sign off RR. **EAST HANNET FLATS CONDOMINIUM (CIC 1640)**

Address Of Dwelling: 4309-4315-4319-4325 BRYANT AVE. S
 Owner Name: DAVID KUHLE Ph Hm _____
 Owner Address: 5101 DREW AVE. S Ph Wk (952) 936-1758
 (City, State, ZIP) EDINA MN 55410

Minneapolis Code of Ordinances Chapter 248 and Chapter 250 and Minnesota State Statue 515B require that owners of 1st time condo conversions obtain a professional opinion that includes:

- A. Present condition of all structural components, including the age and condition of the roofing system.
- B. Present condition of all common mechanical, electrical, heating, water, gas, plumbing, and fire safety installations located in the building, including systems located in and/or servicing the common areas of first time condominium conversions.
- C. A statement regarding the expected useful life of each installation, system, or structure, or facility noted above.
- The 1st Time Condo Conversion Professional Opinion of common areas is valid from the date of issue until all units have sold for the first time, and only for the owner named on the report. It is required for all 1st time condominium conversions and must be attached to the Minneapolis Truth in Sale of Housing Disclosure Report for each specific unit offered for sale. Buyers should be aware that this report should be accurate as of the date of issue but conditions can change over time.
- The ordinance requires and places the responsibility on the seller or agent to make sure that this professional opinion and the unit truth-in-housing disclosure report are publicly displayed on the premises when the condo is shown to prospective buyers.
- The professional opinion and the unit truth-in-housing disclosure report shall be delivered to prospective purchasers, including tenants, at the time when the declarant must deliver to the purchaser the disclosure items required by the Minnesota Common Interest Ownership Act, Article 4, or when the condominium conversion notice must be provided to tenants, whichever is sooner.

I hereby certify that a professional opinion was made in compliance with the Minneapolis Code of Ordinances, Chapters 248 and 250 and Minnesota State Statue 515B and that I am a registered engineer or architect licensed to work in Minnesota.

Name: (print) CIC ARCHITECTS
THOMAS O'BRIEN / Doug Depp Report Date: 16 OCT 2006
 Signed: Thomas O'Brien / Doug Depp Phone Number: (612) 368-8304
 Professional Title: ARCHITECTS MN License No. 11722/14206

SEE ATTACHED ARCHITECTS OPINION FOR COMPLETE REPORT



**Architect's Opinion
East Harriet Flats Condominium
CIC Number 1640**

I, Thomas Obermeyer, am a professional architect registered in the State of Minnesota. I have observed the East Harriet Flats Condominium located at: 4309, 4315, 4319 and 4325 Bryant Avenue South in Minneapolis, MN and provide this opinion in accordance with Minnesota Statute Section 515B.2-101(c).

As of the date below, it is my opinion that all shared structural components in the East Harriet Flats Condominium in its current condition are of sound construction and are of the quality necessary to support normal, reasonable residential living activity.

It is also my opinion that the electrical system designed for the East Harriet Flats Condominium is solely intended for the separate use of units in the Condominium. Heat and hot water (identified as the mechanical system) are shared services for the residents in the 4309 Building, the 4315 Building, the 4319 Building and the 4325 Building respectively. It is my opinion that the mechanical and electrical systems in their current condition are operable, in working order, and sufficient to support the residential use and enjoyment of the residents of the Condominium.

My opinion with regard to the structural components, and mechanical and electrical installation for the East Harriet Flats Condominium is made to the extent reasonably ascertainable without disturbing the improvements or dismantling the equipment which will be in place or be operational at the time of conveyance of the first unit to a person other than a declarant. No statement is made as to the longevity of any structural component or mechanical or electrical installation and no warranty on any of the above mentioned systems is made.

I hereby certify that this plan, specification or document was prepared by me, or under my direct supervision and that I am a registered architect in the State of Minnesota.

Thomas Obermeyer
Name

27 SEPTEMBER 2005
Date

MN License Number 11733

Architect's Opinion Minneapolis Truth-in-Housing 1st Time Condo Conversions

**Minneapolis Code of Ordinances Chapter 248 and Chapter 250 and
Minnesota State Statute 515B**

Property Address: 4309, 4315, 4319 & 4325 Bryant Avenue South
Owner Name: David Kulk Telephone (H) (952) 936-1758
Mailing Address: 335 Lythrum Lane, Medina, MN 55340
CIC Number: 1640
Condo Name: Harriet Flats Condominium

A. Present condition of all structural components, including the age and condition of the roof.

Structural System

The above referenced Condominium is comprised of four buildings. All four facilities were constructed in 1922.

The Structural wall assembly is comprised of wood frame with a combination of brick facade which is in good condition.

Structural ceiling/floor and ceiling/roof assembly is comprised of wood joists with lath and plaster ceiling and is in good condition.

Roof System 4309 Building

We could not determine when the facility was last roofed but it appeared to be a fairly recent installation which should have a warrant.

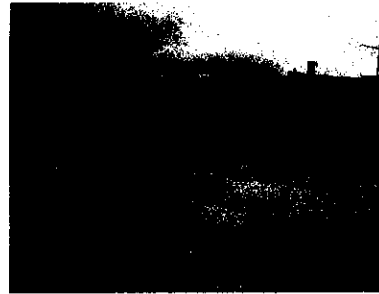
The Roof assembly is comprised of an EDPM (Membrane).



Roof System 4315 Building

We could not determine when the facility was last roofed but it appeared to be a fairly recent installation which should have a warrant.

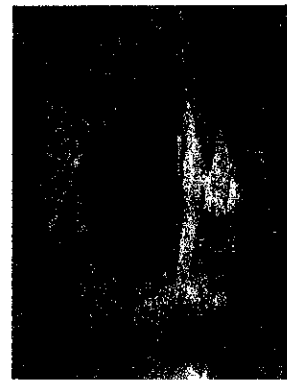
The Roof assembly is comprised of an EDPM (Membrane).



Roof System 4319 Building

We could not determine when the facility was last roofed but it appeared to be a fairly recent installation which should have a warrant.

The Roof assembly is comprised of an EDPM (Membrane).



Roof System 4325 Building

We could not determine when the facility was last roofed but it appeared to be a fairly recent installation which should have a warrant.

The Roof assembly is comprised of an EDPM (Membrane).



B. Present condition of all common mechanical, electrical, heating, water, gas, plumbing and fire safety installations located in the building, including systems located in and/or servicing the common areas of first time condominium conversions.

Building Services

Water Service

The Water system is comprised of what appears to be the original lines connected to the City water distribution system and is in undeterminable condition. Each building has its own water meter.



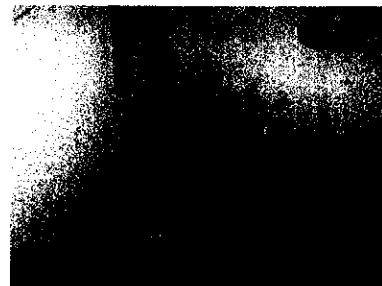
4309



4315



4319



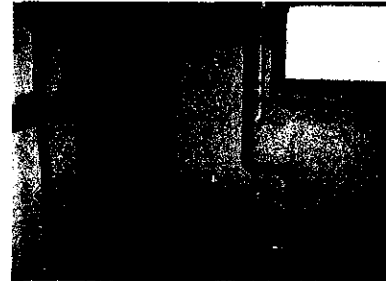
4325

Gas Service

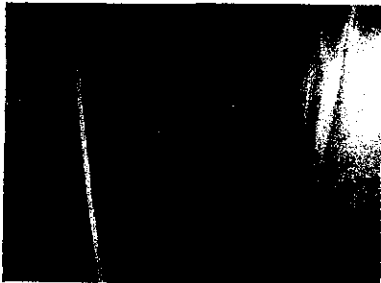
The Gas system is comprised of privately provided natural gas with several meters in each building. We assume the meters are for the boiler and water heater which are common elements. And for the cooking gas which would be allocated per unit much as the common area. It is the original installation and is in fair condition.



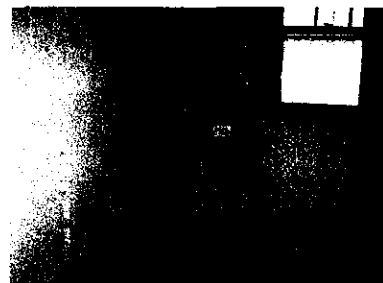
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4315



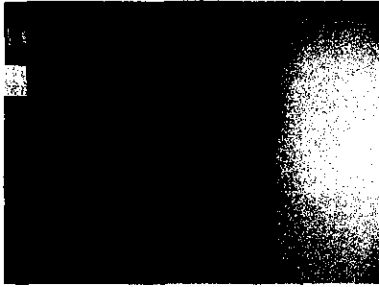
4319



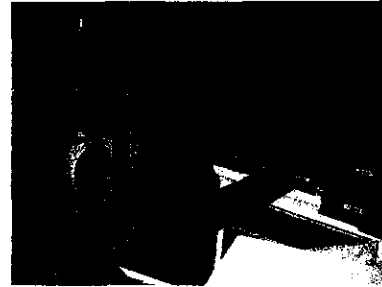
4325

Electrical Services

Electrical system is comprised of privately provided electrical power which is individually metered. There are ten meters with one for common areas in each building/



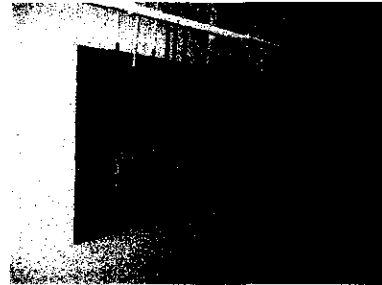
4309



4315



4319



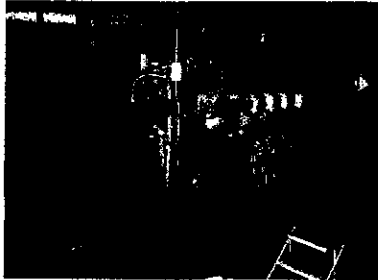
4325

Plumbing Services

Plumbing system is comprised of the originally installed plumbing with each building separately connected to the City sanitary system and appears in fair condition.

Common Mechanical System

The Heating system in all four buildings is comprised of one gas fired boiler per building. We could not determine the age or installation date. 4309 & 4315 appear original to the building. 4319 & 4325 appear to be fairly recent installations. The Water Heater systems are comprised of two gas water heaters per building and appear in fair condition. We were unable to determine installation dates.



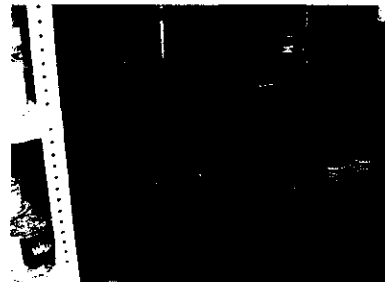
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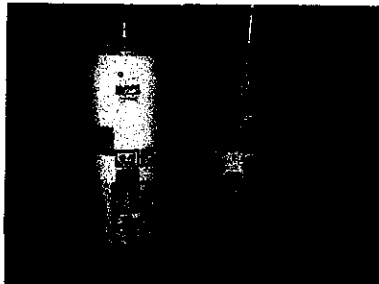
4315



4319



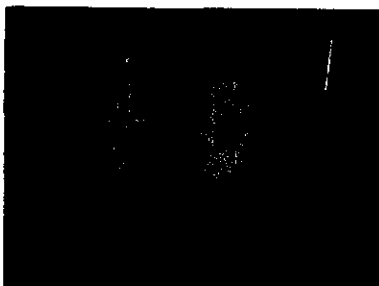
4325



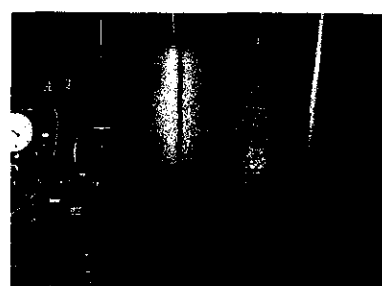
4309



4315



4319



4325

Electrical System

The electrical system for each building is comprised of individually metered power to each unit and an individual meter that shares electric with the common areas and is in fair condition.

Fire Safety System

Refer to a separate document titled "Architects Fire Code Assessment".

C. A statement regarding the expected useful life of each installation system, or structure, or facility noted above.

Structural System

As of the date below, it is our opinion that all shared structural components in their current condition could support normal, reasonable residential living activity with regular maintenance, repair for the occupied life of the building.

Roofing System

As of the date below, it is our opinion that all shared roof components in their current condition could support normal, reasonable residential living activity for several years with regular maintenance and repair. As with all roofing in this climate, the roof will eventually have to be replaced on a regular basis.

Mechanical System

As of the date below, it is our opinion that all shared mechanical system (heat and water) components in their current condition could support normal, reasonable residential living activity for several years with regular maintenance, repair and eventual replacement for the occupied life of the building.

Water

As of the date below, it is our opinion that all shared water system components in their current condition could support normal, reasonable residential living activity with regular maintenance, repair and replacement for the occupied life of the building.

Gas

As of the date below, it is our opinion that all shared gas components in their current condition could support normal, reasonable residential living activity with regular maintenance, repair and replacement for the occupied life of the building.

Electrical

As of the date below, it is our opinion that all shared electrical components in their current condition could support normal, reasonable residential living activity with regular maintenance, repair and replacement for the occupied life of the building.

Plumbing

As of the date below, it is our opinion that all shared plumbing components in their current condition could support normal, reasonable residential living activity with regular maintenance, repair and replacement for the occupied life of the building.

The inspection for this opinion of the above referenced condo was conducted to the extent reasonably ascertainable without disturbing the improvements or dismantling the equipment which will be in place or be operation at the time of conveyance of the first unit to a person other than a declarant. This inspection was conducted of common areas and limited common areas only and no inspection was conducted nor does this report detail or reference individual dwelling units.

Statements made as to the longevity of any structural component, roof assembly, mechanical or electrical installation, gas service, water service and plumbing are intended as an estimate. Useful life of any of the detailed components assumes rigorous and methodical maintenance and repair regimes. No warranty on any of the above mentioned systems is made or implied.

The above referenced systems designed for the above referenced condo are solely intended for the separate use of the units in the Condominium and the common shared areas. It is our opinion that the above referenced systems in their current condition are operable, in working order, and sufficient to support the residential use and enjoyment of the residents of the Condominium.

We hereby certify that this plan, specification or document was prepared by us, or under our direct supervision and that we are registered architects in the state of Minnesota.



Date 10-24-06



Date 16 OCT 2006

Douglas Derr
License No. 14206

Thomas Obermeyer
License No. 11733