



## ESCROW AGREEMENT – ITEM COMPLETION BY PARTIES

**File Number:** 302178

**Date:** July 30, 2025

**Property Address:** 1015 North Arm Drive, Mound, MN 55364

**Buyer:** Allison Adducci and Brian Adducci

**Seller:** Ronald Clifford Conrad and Linda M. Conrad, married to each other

Buyer(s) and Seller(s) of the above property hereby agree for funds to be held in escrow by TitleSmart, Inc., according to the following terms and conditions. Include any relevant attachments.

- **Amount Held:** \$18,975.00, provided by Buyer
- **Escrow Fee:** \$150.00, charged to Buyer
- **Estimated Cost of Repairs/Work:** \$12,650.00
- **Requirements for completion/release:** Sewer line repair to be completed per the attached city of Orono Point of Sale Sanitary Sewer Service, I & I Compliance Inspection form. Once the repair is completed the city of Orono needs to reinspect the repair and issue the city of Orono I & I Compliance form.
- **Completion Date:** 90 days from closing date.
- **Written authorization to release funds is required from:** City of Orono
- **Return any excess funds to:** Buyer, via (check one):

☐ Mail to forwarding address

☐ Wire\* must be to same account provided via CertifID at closing

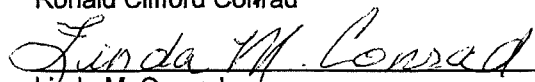
☐ Pick up at TitleSmart office

☐ Overnight delivery to forwarding address\*

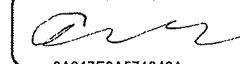
*\*\$50 fee deducted from excess funds upon release.*

It is understood and agreed that the Buyers will complete the above items before the above completion date. Buyers agree to complete the above items promptly and in a good and workmanlike manner. In the event that the funds held are not sufficient to pay the above listed items, Buyers will deposit at TitleSmart, Inc. a sufficient amount to pay the items in full within 30 days of the date of the first notice. If the above items are not completed by the Buyer(s) as agreed, Buyers hereby authorize the Buyer(s) to complete the above items, and to use and pay out the escrowed funds for completion of the above items.

  
\_\_\_\_\_  
Ronald Clifford Conrad

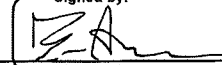
  
\_\_\_\_\_  
Linda M. Conrad

DocuSigned by:



8A017E0A671842A...

Allison Adducci



8A017E0A671842A...

Brian Adducci

TitleSmart, Inc. hereby acknowledges receipt of escrowed funds to be held in accordance with above agreement and any exhibits attached hereto.



By: Lori Weaver, Closer



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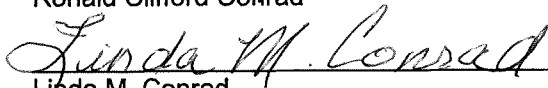
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\_\_\_\_\_  
Ronald Clifford Conrad

\_\_\_\_\_  
Allison Adducci

  
\_\_\_\_\_  
Linda M. Conrad

\_\_\_\_\_  
Brian Adducci

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\_\_\_\_\_  
By: Lori Weaver, Closer

Task # 96095



**City Of Orono**  
**Point of Sale Sanitary Sewer Service I&I Compliance Inspection Form**

Date Called in	
Date Scheduled	7/11/25

Property Address:	1015 North Arm Drive
PID:	0711723140020

Owner Information	
Name:	Ronald & Linda Conrad
Mailing Address: (if different from Property)	
Phone:	612-749-6166 - Daughter Jennifer Email: Jenniferyashina@gmail.com

Inspector Information	
Name:	Jimmy Nelson
Company/ Organization	City of Orono Highview Plumbing
License number:	
Phone:	952-249-4686   612-916-1685
Email:	

Inspection			
System	Standard	Pass	Fail
Roof Drains	Roof drains and leaders Roof drains should not be connected to the sanitary sewer but should discharge to the ground outside of a building. If the roof drains are connected to the sanitary sewer, disconnect them, plug any open connections to the sanitary sewer using a non-shrink permanent material, and redirect the roof drains onto the ground outside the building.	✓	
Foundation Drains	Foundation drains are underground pipes that collect storm water from around the base of a building and into a sump basket, where it is then pumped outside of the building. Foundation drains should not be connected to the sanitary sewer.	✓	
Sump Pumps	Sump pumps are designed to capture surface or ground water that enters basements or crawl spaces and pump it away from the house. The basic sump system includes drain tile, a sump pit, a sump pump, a float or switch, and a drain line. Sump pumps should not be connected to the sanitary sewer.	✓	
Sewer Service Line	Sanitary Sewer Inflow & Infiltration (I/I) Compliance Inspection Sanitary Sewer Lines. All sanitary sewer lines serving Property, from the house to the main line, shall be in a safe and functional condition and shall be free from all leaks, failures including but not limited to partially collapsed sections or tree root intrusion. The sanitary sewer lines shall meet the City Code standards and specifications. (Details on back of this sheet)	✓	N
Notes:	Mineral Deposits at 9', 40', 110' and roots at 25'		
Toilet Removed For Inspection:	o Yes o No		

Inspectors Signature:	Date:
Owners Signature:	Date:

City Review	
Compliant	✓ Corrective Action Required
Certificate of Compliance Expires:	Corrective Action Due by: 10-11-2025
Date: 7-17-2025	Signature: Heather Surieja Name: Heather Surieja

### Service Line Inspection Details

Weather Conditions:	
Approximate Depth of Service	
Type and Size of Service	
Overall Condition of Service Pipe	

Please note all connections, fittings, points of concern on service line including infiltration, tree root, cracks, misaligned joints, etc.  
This report must include a digital copy of the televising.

Feet	Comment		
Example:			
0	Start for 4" cleanout in NE corner of Basement		
1-10	Misaligned joint - Infiltration		
0	4" EAST STACK	0'	4" EAST OUTSIDE C.O. LOCATED
20	Final C.O.		BETWEEN SE CORNER OF HOUSE
25'	TRANSITE, ROOT		AND DRIVEWAY
29'	EAST	9'	MINERAL DEPOSITS
47'-54'	SAG	58-47'	SAG
62-84'	SAG	40'	MINERAL DEPOSITS
110'	MINERAL DEPOSIT	63'	1" ABS
118'	OUT SIDE C.O.	70.5'	MAIN
Notes:			



Ouverson Sewer & Water  
 (612) 751-6888  
 Office@LineMySewer.com  
 www.LineMySewer.com  
 5717 International Pkwy  
 New Hope, Mn 55428

**BILL TO**  
 Jennifer Pashina  
 1015 North Arm Drive  
 Orono, MN 55364 USA

**ESTIMATE**  
 1049846225

**ESTIMATE DATE**  
 Jul 17, 2025

**JOB ADDRESS**  
 Jennifer Pashina  
 1015 North Arm Drive  
 Orono, MN 55364 USA

Job: 850257

SERVICE	DESCRIPTION	QTY
HLINEROUT- OUV	Installation of (4) CIPP Sewer lining patches per city specifications and requirements  Installation from excavation & outside cleanout  Excavation: small (4ft by 6ft) pothole  Yard restoration  City compliance guarantee  ***No landscaping, driveway, street excavation or replacement included in the bid***	1.00
OCC-OUV		1.00

**INCLUDED WITH ALL WORK:**

- All cleaning, locating, and preparation of pipe
- All Labor and Materials
- City Permits pulled as required per code
- No Parking Permit (Mpls only)

*Ouverson is Family Owned & Operated Since 1969*

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$12,650.00
TAX	\$0.00
TOTAL	\$12,650.00
EST. FINANCING	\$188.49

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ouverson Sewer & Water as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

## Kristin Thrush

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**From:** Kristin Thrush  
**Sent:** Thursday, July 24, 2025 1:23 PM  
**To:** Heather Smieja; Tucker Blegen  
**Cc:** Lori Weaver Team  
**Subject:** RE: 1015 North Arm Drive  
**Attachments:** Excavation + CIPP Patch Liners.pdf

Got it! The buyer Allison Adducci is trying to contract you as well to make sure she signs and completes any documents you may need for this escrow. We are going to be holding \$18,975.00 for this work to be completed on the property. We are holding 1.5X the attached bid amount.

## Kristin Thrush

Associate Team Closer to Lori Weaver

8425 Seasons Parkway, Suite 102, Woodbury, MN 55125

*Plus 6 other metro locations*

Phone: 651-493-1310 | Fax: 651-493-1420

[kthrush@title-smart.com](mailto:kthrush@title-smart.com) | [title-smart.com](http://title-smart.com)

It's the *little* things that make the BIG difference™



PROUDLY PROTECTED BY

**CERTIFID**

**Be alert for fraudulent wiring instructions!**

TitleSmart will ONLY send our wiring instructions through Certifid - never through email.

We NEVER require a buyer to wire funds. We gladly accept cashier's checks on any transaction.

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**From:** Heather Smieja <[hsmieja@orononm.gov](mailto:hsmieja@orononm.gov)>  
**Sent:** Thursday, July 24, 2025 12:54 PM  
**To:** Kristin Thrush <[kthrush@title-smart.com](mailto:kthrush@title-smart.com)>; Tucker Blegen <[Tucker@title-smart.com](mailto:Tucker@title-smart.com)>  
**Cc:** Lori Weaver Team <[loriteam@title-smart.com](mailto:loriteam@title-smart.com)>  
**Subject:** RE: 1015 North Arm Drive

Hello,

The city does not hold escrow funds, we only receive the document that funds have been held.

Thanks,



**HEATHER SMIEJA**

Administrative Assistant  
for Public Works, Parks & Facilities

City of Orono

952-249-4686

365 Old Crystal Bay Rd | Orono, MN

[www.orononm.gov](http://www.orononm.gov)

## Kristin Thrush

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**From:** Heather Smieja <hsmieja@oronomn.gov>  
**Sent:** Thursday, July 24, 2025 8:58 AM  
**To:** Kristin Thrush; Tucker Blegen  
**Cc:** Lori Weaver Team  
**Subject:** RE: 1015 North Arm Drive

Hello,

The sewer line will need to be repaired within 90 days from the inspection. If repairs will not be completed prior to the transfer of a property, proof of an escrow held with a title company equaling 110% of the estimated cost of repairs should be provided to the city. This document can be emailed to me to keep on file for the property. We do not have a preference of which party (buyer or seller) provides the funds for this escrow.

Thanks,



### HEATHER SMIEJA

Administrative Assistant  
for Public Works, Parks & Facilities

City of Orono  
952-249-4686  
565 Old Crystal Bay Rd | Orono, MN  
www.oronomn.gov

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**From:** Kristin Thrush <Kthrush@title-smart.com>  
**Sent:** Thursday, July 24, 2025 8:37 AM  
**To:** Heather Smieja <hsmieja@oronomn.gov>; Tucker Blegen <Tucker@title-smart.com>  
**Cc:** Lori Weaver Team <loriteam@title-smart.com>  
**Subject:** RE: 1015 North Arm Drive

This message was sent securely using Zix®

Hi,

We received the attached Orono inspection form. It states that the sewer service line inspection failed. Does this need to be corrected before the sale of this property can be completed? Or is this something the buyer is able to assume in the property transfer?

## Kristin Thrush

Associate Team Closer to Lori Weaver

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*Plus 6 other metro locations*

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