



VACANT LAND DISCLOSURE STATEMENT

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1. Date 5-14-12

2. Page 1 of 5 pages

3. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

4. NOTICE: This disclosure is not a warranty or a guaranty of any kind by Seller(s) or licensee(s) representing or assisting any party(ies) in the transaction.

6. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers "NO" to any of the questions listed below, it does not necessarily mean that it does not exist on the property. "NO" may mean that Seller is unaware that it exists on the property.

10. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

14. Property located at 12215 Upper Heather Ave, City of Hugo, County of Washington, State of Minnesota.

16. A. GENERAL INFORMATION:

17. (1) When did you acquire the property? Dec, 1993

18. (2) Type of title evidence: [X] Abstract [] Registered (Torrens)

19. Location of Abstract: Northwest title

20. Is there an existing Owner's Title Insurance Policy? [X] Yes [] No

21. (3) Has the land been surveyed? [X] Yes [] No

22. Year surveyed: 1990's

23. (4) What company/person performed the survey? Larry Courture

24. Name: Address: 8713 Dupont Ave Phone:

25. (5) Is this platted land? Bloomington S. mn, [X] Yes [] No

27. If "Yes," has the plat been recorded? [X] Yes [] No

28. do you have a certificate of survey in your possession? [X] Yes [] No

29. If "Yes," Who completed the survey? Larry Courture When? Dec 1993

31. (6) Are you aware of any property markers on the property? [] Yes [X] No

32. If "Yes," give details:

33. (7) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? [] Yes [X] No [] Unknown

34. If "No," or "Unknown", Buyer should consult the local zoning authority.

36. To your knowledge,

37. (8) are there encroachments? [] Yes [X] No

38. (9) are there easements, other than utility or drainage easements? [] Yes [X] No

39. (10) is the property located in a drainage district and/or drain tiled? [] Yes [X] No

40. (11) is the property located in a designated flood plain? [] Yes [X] No

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



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- 44. Property located at 12215 Upper Heather Ave Hugo
45. (12) has there ever been a flood or other disaster at the property?
46. (13) Are you in possession of prior vacant land disclosure statement(s)?
47. (If "Yes," please attach)
48. (14) Comments:

50. B. USE RESTRICTIONS AND FINANCING:

- 51. (1) To your knowledge, do any of the following types of covenants, conditions, reservations or restrictions affect the land?
53. (a) Subdivision or other recorded covenants, conditions or restrictions?
54. (b) Association requirements or restrictions?
55. (c) A right of first refusal to purchase?
56. (d) Reservations?
57. (e) Department of Natural Resources?
58. (f) Watershed?
59. (g) Local municipality?
60. (2) If any of the above questions [B(1)] are answered "Yes," list which written copies of these covenants, conditions, reservations or restrictions you have:
64. (3) Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions, reservations or restrictions?
69. (4) To your knowledge, is this property approved for FHA financing?

70. C. CONDITION OF THE PROPERTY:

- 71. (Answer the following to the best of your knowledge.)
72. (1) Are there any structures, improvements, emblements or personal property included in the sale?
74. If "Yes," list all items:
77. Are there any problems or defects with any of the above items?
78. If "Yes," describe all problems and defects:

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85. (2) Were there any previous structures on the property? Yes No

86. (3) Are there any buried storage tanks or buried debris or waste on the property? Yes No

87. If "Yes," give details: _____

88. _____

89. (4) Are there any hazardous or toxic substances or wastes in, on or affecting this property?

90. Yes No

91. If "Yes," give details: _____

92. _____

93. (5) Have any soil tests been performed? Yes No

94. When? 12/88 By whom? Dale Eckland

95. Results? Good Perk tests

96. (6) Are there any settling or soil movement problems on or affecting this property? Yes No

97. If "Yes," give details: _____

98. _____

99. (7) Are there any dead or diseased trees? Yes No

100. If "Yes," give details: _____

101. _____

102. (8) Are there any insect/animal/pest infestations? Yes No

103. (9) Other: _____

104. D. UTILITIES:

105. (Answer the following to the best of your knowledge.)

106. (1) Have any percolation tests been performed? Yes No

107. When? 12/88 By whom? Dale Eckland

108. Results? same 18 + 24 MPI

109. (2) Are any of the following presently existing within the property?

110. (a) Connection to public water? Yes No

111. (b) Connection to public sewer? Yes No

112. (c) Connection to private water system off property? Yes No

113. (d) Connection to electric utility? Yes No

114. (3) Subsurface Sewage Treatment System Disclosure: (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

116. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving

117. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see

118. *Subsurface Sewage Treatment System Disclosure Statement*.)

119. There is a subsurface sewage treatment system on or serving the above-described real property.

120. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

121. There is an abandoned subsurface sewage treatment system on the above-described real property.

122. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

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127. (4) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 103I.235.)
128. (Check appropriate box.)

129. [X] Seller certifies that Seller does not know of any wells on the above-described real property.

130. [] Seller certifies there are one or more wells located on the above-described real property.
131. (See Well Disclosure Statement.)

132. Are there any wells serving the above-described property that are not located on the
133. property? [] Yes [X] No

134. To your knowledge, is this property in a Special Well Construction Area? [] Yes [X] No

135. (5) Are any of the following existing at the boundary of the property?

136. (a) Public water system access? [] Yes [X] No

137. (b) Private water system access? [] Yes [X] No

138. (c) Electric service access? [] Yes [X] No

139. E. PREFERENTIAL PROPERTY TAX TREATMENT: Is the property subject to any preferential property tax status
140. or any other credits affecting the property?

141. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) [] Yes [X] No

142. If "Yes," would these terminate upon the sale of the property? [] Yes [X] No

143. Explain:
144.
145.

146. F. METHAMPHETAMINE PRODUCTION DISCLOSURE:

147. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

148. [X] Seller is not aware of any methamphetamine production that has occurred on the property.

149. [] Seller is aware that methamphetamine production has occurred on the property.
150. (See Methamphetamine Production Disclosure Statement.)

151. G. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety zone
152. with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are
153. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
154. zoning regulations affect the property, you should contact the county recorder where the zoned area is located.

155. H. CEMETERY ACT: MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or
156. cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes
157. human skeletal remains or human burial grounds is guilty of a felony.

158. To your knowledge, are you aware of any human remains, burials or cemeteries located on the property?
159. [] Yes [X] No

160. If "Yes," please explain:
161.

162. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts
163. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,
164. Subd. 7.

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167. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

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169. I. OTHER MATTERS: To your knowledge,

170. (1) are there any landfills or waste disposal sites within two (2) miles of the property? [] Yes [X] No

171. If "Yes," state their locations:

172. (2) is there anything else that may materially and adversely affect the property (e.g., including but not limited to, pending claims or litigation, notice from any governmental authority of violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation)? [] Yes [X] No

175. If "Yes," give details:

176. _____

177. _____

178. _____

LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

181. J. SELLER'S STATEMENT:

182. (To be signed at time of listing.)

183. Seller(s) hereby states the condition of the property to be as stated above and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or entity in connection with any actual or anticipated sale of the property.

186. [Signature] 5/14/12 [Signature] 4/20/12

187. K. BUYER'S ACKNOWLEDGEMENT:

188. (To be signed at time of purchase agreement.)

189. I/We, the Buyer(s) of the property, acknowledge receipt of this Vacant Land Disclosure Statement and agree that no representations regarding the condition of the property have been made other than those made above.

191. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

192. L. SELLER'S ACKNOWLEDGEMENT:

193. (To be signed at time of purchase agreement.)

194. AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the condition of the property is the same, except for changes as indicated below, which have been signed and dated.

196. _____

197. _____

198. _____

199. _____

200. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

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