

1. Date February 16, 2010

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 Lots 4, 5, 7, 8 Boulder Ridge Estates

15. City of Webster, County of Scott, State of Minnesota.

16. **A. GENERAL INFORMATION:**

17. (1) When did you acquire the property? FEB 2010

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

19. Location of Abstract: \_\_\_\_\_

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

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

22. Year surveyed: \_\_\_\_\_

23. (4) What company/person performed the survey? \_\_\_\_\_

24. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

25. (5) Is this platted land?  Yes  No

26. If "Yes,"

27. has the plat been recorded?  Yes  No

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

29. If "Yes,"

30. Who completed the survey? \_\_\_\_\_ When? \_\_\_\_\_

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

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

36. To your knowledge,

37. (8) are there encroachments?  Yes  No

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

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

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

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

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

44. Property located at Lot 4, Boulder Ridge Estates Prior Lake
45. (12) has there ever been a flood or other disaster at the property?  Yes  No
46. (13) Are you in possession of prior vacant land disclosure statement(s)?  Yes  No
47. (If "Yes," please attach)  Yes  No
48. (14) Comments: \_\_\_\_\_
49. \_\_\_\_\_

50. B. USE RESTRICTIONS AND FINANCING:

51. (1) To your knowledge, do any of the following types of covenants, conditions, reservations or restrictions affect
52. the land?
53. (a) Subdivision or other recorded covenants, conditions or restrictions?  Yes  No
54. (b) Association requirements or restrictions?  Yes  No
55. (c) A right of first refusal to purchase?  Yes  No
56. (d) Reservations?  Yes  No
57. (e) Department of Natural Resources?  Yes  No
58. (f) Watershed?  Yes  No
59. (g) Local municipality?  Yes  No

60. (2) If any of the above questions [B(1)] are answered "Yes," list which written copies of these covenants, conditions,

61. reservations or restrictions you have: A - Building Restrictions

62. \_\_\_\_\_

63. \_\_\_\_\_

64. (3) Have you ever received notice from any person or authority as to any breach of any of these covenants,

65. conditions, reservations or restrictions?  Yes  No

66. If "Yes," describe: \_\_\_\_\_

67. \_\_\_\_\_

68. \_\_\_\_\_

69. (4) To your knowledge, is this property approved for FHA financing?  Yes  No

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

73. in the sale?  Yes  No

74. If "Yes," list all items: \_\_\_\_\_

75. \_\_\_\_\_

76. \_\_\_\_\_

77. Are there any problems or defects with any of the above items?  Yes  No

78. If "Yes," describe all problems and defects: \_\_\_\_\_

79. \_\_\_\_\_

80. \_\_\_\_\_

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84. Property located at Lot 4, Boulder Ridge Estates Webster

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? By whom?

95. Results?

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? By whom?

108. Results?

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 Subsurface Sewage Treatment System Disclosure Statement.)

119. There is a subsurface sewage treatment system on or serving the above-described real property. (See Subsurface Sewage Treatment System Disclosure Statement.)

121. There is an abandoned subsurface sewage treatment system on the above-described real property. (See Subsurface Sewage Treatment System Disclosure Statement.)

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126. Property located at Lot 4, Boulder Ridge Estates Webster

127. (4) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 1031.235.)
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 [ ] No

134. To your knowledge, is this property in a Special Well Construction Area? [ ] Yes [ ] 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? [X] Yes [ ] 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 [ ] 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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168. Property located at Lot 4, Boulder Ridge Estates Webster

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  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  No

173. 174. If "Yes," give details: \_\_\_\_\_

175. 176. \_\_\_\_\_

177. 178. \_\_\_\_\_

179. 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.

184. 185. [Signature] 2/16/2010 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

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)

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