



VACANT LAND DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2006 Minnesota Association of REALTORS®, Edina, MN

- 1. Date
2. Page 1 of 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.
10. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form.
14. Property located at xxx Blackfoot Trail
15. City of Medina, County of Hennepin, State of Minnesota.
16. A. GENERAL INFORMATION:
17. (1) When did you acquire the property? Nov 2, 2007
18. (2) Type of title evidence: [X] Abstract [] Registered (Torrens)
19. Location of Abstract:
20. Is there an existing Owner's Title Insurance Policy? Edina Realty Title [X] Yes [] No
21. (3) Has the land been surveyed? [X] Yes [] No
22. Year surveyed: 2010
23. (4) What company/person performed the survey? Pillay Homes
24. Name: Address: Phone:
25. (5) Is this platted land? ? [] Yes [] No
26. If "Yes,"
27. has the plat been recorded?
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 [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 [] No [X] 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.



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

44. Property located at XXX Blackfoot Trail
 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)?
 47. (if "Yes," please attach) Yes No
 48. (14) Comments: Edina Realty Form
 49. _____

B. USE RESTRICTIONS AND FINANCING:

50. (1) To your knowledge, do any of the following types of covenants, conditions, reservations or restrictions affect the land?
 51. _____
 52. _____
 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, reservations or restrictions you have: _____
 61. _____
 62. _____
 63. _____
 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? Yes No
 65. If "Yes," describe: _____
 66. _____
 67. _____
 68. _____
 69. (4) To your knowledge, is this property approved for FHA financing? ? Yes No
 70. 0

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? N/A Yes No
 78. If "Yes," describe all problems and defects: _____
 79. _____
 80. _____

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



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

84. Property located at xxx Blackfoot Trail
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? Yes No
90. _____
91. If "Yes," give details: _____
92. _____
93. (5) Have any soil tests been performed? Yes No
94. When? Rusty Olson - So. Lake Perc Testing By whom? Dec 4, 2002
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: Unknown
101. _____
102. (8) Are there any insect/animal/pest infestations? Yes No
103. (9) Other: Unknown

104. D. UTILITIES:
(Answer the following to the best of your knowledge.)

105. (1) Have any percolation tests been performed? Yes No
106. When? Dec 4, 2002 By whom? Rusty Olson
107. Results? OK - See attached
108. (2) Are any of the following presently existing within the property?
109. (a) Connection to public water? Yes No
110. (b) Connection to public sewer? Yes No
111. (c) Connection to private water system off property? Yes No
112. (d) Connection to electric utility? Yes No
113. (3) Subsurface Sewage Treatment System Disclosure: (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)
114. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
115. the above-described real property. (If answer is DOES, and the system does not require a state permit, see
116. Subsurface Sewage Treatment System Disclosure Statement.)
117. There is a subsurface sewage treatment system on or serving the above-described real property.
118. (See Subsurface Sewage Treatment System Disclosure Statement.)
119. There is an abandoned subsurface sewage treatment system on the above-described real property.
120. (See Subsurface Sewage Treatment System Disclosure Statement.)

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

122. MN:VLD8-3 (6/09)

123. ER 168-3 (8/09)



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

126. Property located at XXX Blackfoot Trail

127. (4) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 1031.235.)

128. (Check appropriate box.)

129. 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 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

No

137. (b) Private water system access?

Yes

No

138. (c) Electric service access?

Yes

No

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

141. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve)

Yes

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. 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 with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such 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 cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes 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?

Yes

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 which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.

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



VACANT LAND DISCLOSURE STATEMENT

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

168. Property located at XXX Blackfoot TRAIL

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

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)
184. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or
185. entity in connection with any actual or anticipated sale of the property.

186. [Signature] 5/26/12 M. Brunberg 5/26/12
(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
190. 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,
195. 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.

