

DISCLOSURE STATEMENT: VACANT LAND

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- 1. Date November 9, 2022
- 2. Page 1 of _____ pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE
- 4. A PART OF THIS DISCLOSURE

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

- 6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
- 7. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
- 8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing, of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
- 9. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction.
- 10. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
- 11. "Residential real property" or "residential real estate" means property occupied as, or *intended to be occupied as*, a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause (10), regardless of whether the unit is in a common interest community not subject to Chapter 515B.
- 12. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any other option.
- 13. **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, did not occur, or does not apply. "No" may mean that Seller is unaware.
- 14. **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).
- 15. Property location or identification TBD Vista Ridge Lane,
(Address/Section/Township/Range)
- 16. PID # 750322079102, 750411083140, 750312408316, Legal Description SECT-04 TWP-107 RANGE-015, Kalmar township see legals,
- 17. City or Township of Byron, County of Olmsted,
- 18. State of Minnesota, Zip Code 55920 ("Property").
- 19. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.
- 20. (1) What date did you acquire the land? From Past 11/2012 and Present 10/22
- 21. (2) Type of title evidence: Abstract Registered (Torrens) Unknown
- 22. Location of Abstract: A Hamney - Tom Hansen Title
- 23. Is there an existing Owner's Title Insurance Policy? Yes No
- 24. (3) Are you in possession of prior vacant land disclosure statement(s)? Yes No
- 25. (If "Yes," please attach if in your possession.)

DISCLOSURE STATEMENT:
VACANT LAND

43. Page 2

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

45. Property located at TBD Vista Ridge Lane Byron MN 55920

46. (4) Are there any current or past Phase I, Phase II, or Phase III Environmental Site Assessment(s)? (If "Yes," please attach if in your possession.) Yes No

47. (5) Access (where/type): GENDA Road and Vista Ridge Lane NW
48. Is access (legal and physical) other than by direct frontage on a public road? Yes No

49. (6) Has the Property been surveyed? Yes No

50. Year surveyed: 2016

51. What company/person performed the survey? Gcube

52. Name: BRAD Address: 14070 Hwy 52S Phone: 507-967-1666

53. (7) Is this platted land? Chatfield Yes No

54. If "Yes," has the plat been recorded? N/A Yes No

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

56. If "Yes," who completed the survey? Gcube When? 2016

57. (8) Are there any property markers on the Property? Yes No

58. If "Yes," give details: Onsite on buildable portion - As shown on

59. (9) Is the Property located on a public or private road? Public Private Public: no maintenance DRIVE around

60. (10) Are there any private or non-dedicated roadways that you are responsible for? Yes No

61. (11) Are there any rivers, lakes, ponds, creeks, streams, or springs running through the Property or along a boundary line? VIA Road agreement Yes No

62. (12) Flood Insurance: All properties in the State of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

63. (a) Do you know which zone the Property is located in? Yes No

64. If "Yes," which zone? _____

65. (b) Have you ever had a flood insurance policy? Yes No

66. If "Yes," is the policy in force? Yes No

67. If "Yes," what is the annual premium? \$ _____

68. If "Yes," who is the insurance carrier? _____

69. (c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

70. If "Yes," please explain: _____

71. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.



DISCLOSURE STATEMENT:
VACANT LAND

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

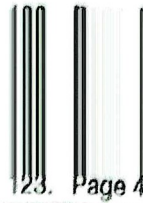
84. Property located at TBD Vista Ridge Lane Byron MN 55920
85. (13) Is the Property located in a drainage district, County or Judicial Drainage System? Yes No
86. (14) Is the Property drain tiled? Yes No
87. (15) Is there a private drainage system on the Property? Yes No
88. (16) Is the Property located within a government designated disaster evacuation zone (e.g., nuclear facility, hazardous chemical facility, hazardous waste facility)? Yes No
89. (17) Are there encroachments? Yes No
90. (18) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:
91. _____
92. _____
93. _____

94. B. GENERAL CONDITION: The following questions are to be answered to the best of Seller's knowledge.
95. (1) Are there any structures, improvements, or emblements (e.g., crops) included in the sale? Yes No
96. If "Yes," list all items:
97. 25X 50' Storage building
98. (2) Are there any abandoned or junk motor vehicles, equipment of any kind, or debris included in the sale? Yes No
99. If "Yes," list all items:
100. _____
101. (3) Are there any drainage issues, flooding, or conditions conducive to flooding? Yes No
102. (4) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No
103. If "Yes," give details of what happened and when:
104. Cropland has had 24-36 hr flood event
105. (5) Were there any previous structures on the Property? Yes No
106. (6) Are there any settling, erosion, or soil movement problems on or affecting the Property? Yes No
107. (7) Are there any gravel pits, caves, sink holes, or mineshafts on or affecting the Property? Yes No
108. (8) For any questions in Section B answered "Yes," please explain:
109. _____
110. _____
111. _____
112. _____
113. _____
114. _____

115. C. USE RESTRICTIONS: The following questions are to be answered to the best of Seller's knowledge.
116. (1) Do any of the following types of covenants, conditions, reservations of rights or use, or restrictions affect the use or future resale of the Property?
117. (a) Are there easements, other than utility or drainage easements? Yes No
118. (b) Are there any public or private use paths or roadway rights of way/ easement(s)? Yes No
119. (c) Are there any ongoing financial maintenance or other obligations related to the Property that the buyer will be responsible for? Yes No
120. Road Agreement
121. _____
122. _____



DISCLOSURE STATEMENT:
VACANT LAND



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

125. Property located at TBD Vista Ridge Lane Byron MN 55920

- 126. (d) Are there any communication, power, wind, pipeline (utility or drainage), or other utility rights of way/easement(s)? Yes No
- 127. (e) Are there any railroad or other transportation rights of way/easement(s)? Yes No
- 128. (f) Is there subdivision or other recorded covenants, conditions, or restrictions? Yes No
- 129. (g) Are there association requirements or restrictions? Yes No
- 130. (h) Is there a right of first refusal to purchase? Yes No
- 131. (i) Is the Property within the boundaries of a Native American reservation? Yes No
- 132. (j) Are there any Department of Natural Resources restrictions? Yes No
- 133. (k) Is the Property located in a watershed district? Yes No
- 134. (l) Is the Property enrolled in any federal, state, or local governmental programs (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land, RIM, riparian buffers, Rural Preserve, SFIA, WRP/RIM-WRP, etc.)? Yes No
- 135. (m) Are there any USDA Wetland Determinations? Yes No
- 136. (n) Are there any USDA Highly Erodible Land Determinations? Yes No
- 137. (o) Are there any conservation practices installed (e.g., terracing, waterways, control structures)? 50' Buffer along River Yes No
- 138. (p) Are there any federal or state listed species? Plants Animals Yes No
- 139. (q) Are there any third parties which have an interest in the mineral rights? Yes No
- 140. (r) Is there any forfeiture or transfer of rights (e.g., mineral, timber, development, etc.)? Yes No
- 141. (s) Are there any historical registry restrictions? Yes No
- 142. (t) If any of the questions in Section C(1) are answered "Yes," please provide written copies of these covenants, conditions, reservations, or restrictions if in your possession:
- 143. _____
- 144. _____
- 145. _____
- 146. _____
- 147. _____
- 148. _____
- 149. _____
- 150. _____

151. (2) 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

152. If "Yes," please explain:

153. _____

154. _____

155. _____

156. (3) Is the Property currently rented? Farm land Yes No

157. If "Yes," is there a written lease? Yes No

158. If "Yes," please provide a copy of the lease if in your possession or provide information:

159. Lease start date: 3/2022

160. Lease end date: 2023

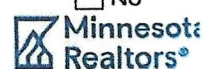
161. Number of acres leased: 29

162. Price/acre: 215 TOTAL \$6235 Annual

163. Terms of lease: 2 YEARS

164. Renter's name: Jack Biwer Phone number: 507-923-6169

165. May the renter be contacted for information on the Property? Yes No



DISCLOSURE STATEMENT:



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

168. Property located at TBD Vista Ridge Lane Byron MN 55920

- 169. (4) Is woodland leased for recreational purposes? Yes No
- 170. (5) Has a timber cruise been completed on woodland? Yes No
- 171. (6) Has timber been harvested in the past 25 years? Yes No
- 172. If "Yes," what species was harvested? _____
- 173. Was harvest monitored by a registered forester? Yes No
- 174. (7) Are there plans for a new road, expansion of an existing road, airport, trail, affect by railroad, or other improvement that may affect this Property? Yes No
- 175. If "Yes," please explain: _____
- 176. _____
- 177. _____
- 178. _____

179. (8) Are there any zoning violations, nonconforming uses, or unusual restrictions on the Property that would affect future construction or remodeling? Yes No

181. D. UTILITIES: The following questions are to be answered to the best of Seller's knowledge.

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

183. When? _____ By whom? _____

184. Attach copies of results, if in your possession.

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

187. Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described real Property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement: Subsurface Sewage Treatment System.)

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

192. (3) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 1031.235.) (Check appropriate box(es).)

194. Seller does not know of any wells on the above-described real Property. *Sealed well*

195. There are one or more wells located on the above-described real Property. *SAND point*

196. (See Disclosure Statement: Well.)

197. This Property is in a Special Well Construction Area.

198. There are wells serving the above-described Property that are not located on the Property.

199. (a) How many properties or residences does the shared well serve? 4 and up to 7

200. (b) Is there a maintenance agreement for the shared well? Yes No

201. If "Yes," what is the annual maintenance fee? \$ PRORATA

DISCLOSURE STATEMENT:
VACANT LAND

202. Page 6

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

204. Property located at TBD Vista Ridge Lane Byron MN 55920

205. (4) Are any of the following presently existing within the Property:

- 206. (a) connection to public water? Yes No
- 207. (b) connection to public sewer? Yes No
- 208. (c) connection to private water system off-property? shared well Yes No
- * 209. (d) connection to electric utility? Yes No
- 210. (e) connection to pipelines (natural gas, petroleum, other)? Yes No
- * 211. (f) connection to communication, power, or utility lines? Yes No
- 212. (g) connection to telephone? Yes No
- 213. (h) connection to fiber optic? Yes No
- 214. (i) connection to cable? * power to Lot line Yes No

215. E. ENVIRONMENTAL CONCERNS: The following questions are to be answered to the best of Seller's knowledge.

216. (1) Are there any buried storage tanks or buried debris or waste on the Property? Yes No

217. If "Yes," give details: _____

219. (2) Are there any hazardous or toxic substances or wastes in, on, or affecting the Property? Yes No

221. If "Yes," give details: _____

223. (3) Have any soil tests been performed? Yes No

224. When? _____ By whom? _____

225. Attach copies of results if in your possession.

226. (4) Are there any soil problems? Yes No

227. If "Yes," give details: _____

229. (5) Are there any dead or diseased trees? Yes No

230. If "Yes," give details: unknown

231. (6) Are there any insect/animal/pest infestations? Yes No

232. If "Yes," give details: _____

234. (7) Are there any animal burial pits? Yes No

235. If "Yes," give details: _____

236. (8) Are there any unused wells or other potential environmental hazards (e.g., fuel or chemical storage tanks, contaminated soil or water) on the land? Yes No

237. If "Yes," give details: sealed sand point well

238. (9) Did the land at one time abut or was located in close proximity to a gas station, refuse disposal site, toxic substance storage site, junk yard, or other pollution situation? Yes No

239. If "Yes," give details: _____



DISCLOSURE STATEMENT: VACANT LAND

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

246. Property located at **TBD** **Vista Ridge Inn** **BYTON** **MN 55920**

- 247. (10) Is the Property located in or near an agricultural zone? Yes No
- 248. If "Yes," the Property may be subjected to normal and accepted agricultural practices and operations
- 249. including, but not limited to, noise; dust; day and nighttime operation of farm machinery; the raising and
- 250. keeping of livestock; and the storage and application of manure, fertilizers, soil amendments, herbicides
- 251. and pesticides associated with normal agricultural operations.
- 252. (11) Are there any landfills or waste disposal sites within two (2) miles of the Property? Yes No
- 253. If "Yes," give details:
- 254. _____
- 255. (12) Is there any government sponsored clean-up of the Property? Yes No
- 256. If "Yes," give details:
- 257. _____
- 258. (13) Are there currently, or have previously been, any orders issued on the Property by any governmental authority
- 259. ordering the remediation of a public health nuisance on the Property? Yes No
- 260. If "Yes," Seller certifies that all orders HAVE HAVE NOT been vacated.
- 261. (14) Other: _____
- 262. _____

263. F. **RADON DISCLOSURE:** (The following Seller disclosure satisfies MN Statute 144.496.)

264. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL

265. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends

266. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can

267. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

268. Every buyer of any interest in residential real property is notified that the property may present exposure to

269. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.

270. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading

271. cause overall. The seller of any interest in residential real property is required to provide the buyer with any

272. information on radon test results of the dwelling.

273. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota

274. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and

275. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

276. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts

277. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN

278. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by

279. the court. Any such action must be commenced within two years after the date on which the buyer closed the

280. purchase or transfer of the real Property.

281. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual

282. knowledge.

283. (a) Radon test(s) HAVE HAVE NOT occurred on the Property.

284. _____

285. _____

286. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most

287. current records and reports pertaining to radon concentration within the dwelling:



DISCLOSURE STATEMENT:
VACANT LAND

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

290. Property located at TBD Vista Ridge Lane Byron MN 55920

291. (C) There IS IS NOT a radon mitigation system currently installed on the Property.
------(Check one.)-----

292. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
293. description and documentation.

294. _____

295. _____

296. EXCEPTIONS: See Section O for exceptions to this disclosure requirement.

297. G. PREFERENTIAL PROPERTY TAX TREATMENT: Is the Property subject to any preferential
298. property tax status or any other credits affecting the Property (e.g., Exclusive Ag Covenant,
299. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.)? Yes No

300. If "Yes," would these terminate upon the sale of the Property? Yes No

301. Explain: _____

302. H. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code
303. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
304. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

305. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
------(Check one.)-----
306. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
307. survive the closing of any transaction involving the Property described herein.

308. NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
309. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
310. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
311. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
312. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
313. Revenue Code.

314. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
315. for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding
316. FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to
317. assure either party whether the transaction is exempt from the FIRPTA withholding requirements.

318. I. METHAMPHETAMINE PRODUCTION DISCLOSURE:
319. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
320. Seller is not aware of any methamphetamine production that has occurred on the Property.
321. Seller is aware that methamphetamine production has occurred on the Property.
322. (See Disclosure Statement: Methamphetamine Production.)

323. J. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety zone
324. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
325. filed with the county recorder in each county where the zoned area is located. If you would like to determine if
326. such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
327. located.

328. K. CEMETERY ACT: MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials,
329. or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes
330. human skeletal remains or human burial grounds is guilty of a felony.
331. Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

332. If "Yes," please explain: _____
333. All unidentified human remains or burials found outside of platted, recorded, or identified cemeteries and in
334. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
335. Statute 307.08, Subd. 7.



DISCLOSURE STATEMENT:
VACANT LAND

336. Page 9

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

338. Property located at TBD Vista Ridge Lane Byron MN 55920

339. L. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender
340. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
341. obtained by contacting the local law enforcement offices in the community where the land is located or
342. the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web
343. site at www.corr.state.mn.us.

344. M. NOTICES/OTHER DEFECTS/MATERIAL FACTS: The following questions are to be answered to the best of
345. Seller's knowledge.

346. Notices: Seller HAS HAS NOT received a notice regarding any proposed improvement project from any
(Check one.)
347. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
348. and/or explain:

349. _____
350. Other Defects/Material Facts: Are there any other material facts that could adversely and significantly affect an
351. ordinary buyer's use or enjoyment of the Property or any intended use of the Property? Yes No
352. If "Yes," explain:

353. _____
354. N. MN STATUTES 513.52 THROUGH 513.60:

355. Exceptions: The seller disclosure requirements of MN Statutes 513.52 through 513.60 DO NOT apply to
356. (1) real property that is not residential real property;
357. (2) a gratuitous transfer;
358. (3) a transfer pursuant to a court order;
359. (4) a transfer to a government or governmental agency;
360. (5) a transfer by foreclosure or deed in lieu of foreclosure;
361. (6) a transfer to heirs or devisees of a decedent;
362. (7) a transfer from a co-tenant to one or more other co-tenants;
363. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
364. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property
365. agreement incidental to that decree;
366. (10) a transfer of newly constructed residential property that has not been inhabited;
367. (11) an option to purchase a unit in a common interest community, until exercised;
368. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with
369. respect to a declarant under section 515B.1-103, clause (2);
370. (13) a transfer to a tenant who is in possession of the residential real property; or
371. (14) a transfer of special declarant rights under section 515B.3-104.

372. MN STATUTES 144.496: RADON AWARENESS ACT

373. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
374. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

375. Waiver: The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
376. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
377. waive, limit, or abridge any obligation for seller disclosure created by any other law.

378. No Duty to Disclose

379. A. There is no duty to disclose the fact that the Property
380. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
381. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
382. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
383. (3) is located in a neighborhood containing any adult family home, community-based residential facility,
384. or nursing home.

DISCLOSURE STATEMENT:



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

387. Property located at TBD Vista Ridge Lane Byron MN 55920

388. B. Predatory Offenders. There is no duty to disclose information regarding an offender who is required to register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner, provides a written notice that information about the predatory offender registry and persons registered with the registry may be obtained by contacting the local law enforcement agency where the property is located or the Department of Corrections.

399. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B for property that is not residential property.

400. D. Inspections. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real Property if a written report that discloses the information has been prepared by a qualified third party and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

405. O. ADDITIONAL COMMENTS: 416. 417. 418.

419. P. SELLER'S STATEMENT: (To be signed at time of listing.) 420. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

428. Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing. To disclose new or changed facts, please use the Amendment to Disclosure Statement form.

432. [Signature] 11-12-22 [Signature] Rose Decker 11/12/22 (Seller) (Date) (Seller) (Date)

433. Q. BUYER'S ACKNOWLEDGEMENT: (To be signed at time of purchase agreement.) 434. I/We, the Buyer(s) of the Property, acknowledge receipt of this Disclosure Statement: Vacant Land and agree that no representations regarding facts have been made other than those made above. This Disclosure Statement is not a warranty or guarantee of any kind by Seller or licensee representing or assisting any party in the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

438. The information disclosed is given to the best of Seller's knowledge. 439. Ryan D Welle 12/12/2022 [Signature] 12/12/2022 (Buyer) (Date) (Buyer) (Date)

440. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY. 441.



DISCLOSURE STATEMENT: WELL

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- 1. Date December 12, 2022
- 2. Page 1 of _____ pages: THE REQUIRED MAP
- 3. IS ATTACHED HERE AND MADE A PART OF THIS
- 4. DISCLOSURE

5. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located.

15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further information about these issues. For additional information on wells, please visit the Minnesota Department of Health's website at www.health.state.mn.us.

19. **Instructions for completion of this form are on page three (3).**

20. **PROPERTY DESCRIPTION:** Street Address: TBD Vista Ridge Lane
 21. City of Byron, County of Olmsted
 22. State of Minnesota, Zip Code 55920

23. **LEGAL DESCRIPTION:** SECT-04 TWP-107 RANGE-015 TH PT E1/2 NE1/4 SEC 4 DES AS FOL COM NECOR NW1/4 SEC 3 TH S 00 DEG 09'33" E 778.09FT TH CONT S 00 DEG 09'33"E 300FT TH S 47 DEG 22'42"W 467.35FT TH N 48 DEG 33'51"W 249.89FT TH NELY 123.46FT AL A NON TANGENTIAL CURVE CONCAVE NW CURVE RADIUS 450FT CENTRAL ANGLE 15 DEG 43'12" CHORD BEARS N 33 DE ("Property").

26. **WELL DISCLOSURE STATEMENT:** (Check appropriate boxes.)

27. Seller certifies that the following wells are located on the above-described real Property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
28. Well 1	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Well 2	_____	_____	_____	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Well 3	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

31. Is this property served by a well not located on the Property? Yes No

32. If "Yes," please explain: _____

36. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 87-97. If a well is not in use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a well is operable and properly maintained, a maintenance permit is not required.**

40. If the well is, "Shared":
- 41. (1) How many properties or residences does the shared well serve? _____
 - 42. (2) Who manages the shared well? _____
 - 43. (3) Is there a maintenance agreement for the shared well? Yes No
44. If "Yes," what is the annual maintenance fee? \$ _____



DISCLOSURE STATEMENT: WELL

45. Page 2

46. Property located at TBD Vista Ridge Lane Byron MN 55920

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: _____ Test results attached? Yes No

49. Contaminated Well: Is there a well on the Property containing contaminated water? Yes No

50. Comments:

51. _____
52. _____
53. _____
54. _____
55. _____
56. _____

57. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

58. When was the well sealed? _____

59. Who sealed the well? _____

60. Was a Sealed Well Report filed with the Minnesota Department of Health? Yes No

61. **MAP: Complete the attached Disclosure Statement: Location Map showing the location of each well on the**
62. **real Property.**

63. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(ies) in
64. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

65. **INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT**

66. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise
67. constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

68. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been
69. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this
70. date, you should have the unique well number in your property records. If you are unable to locate your unique well
71. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number
72. is available, please indicate the depth and year of construction for each well.

73. **WELL TYPE:** Use one of the following terms to describe the well type.

74. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use.
75. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal
76. wells.

77. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically
78. large-diameter wells connected to a large pressure distribution system.

79. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is
80. typically used to access groundwater for the extraction of samples.

81. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction
82. or use of underground spaces.

83. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
84. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat
85. loops).

DISCLOSURE STATEMENT: WELL

87. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

88. **IN USE:** A well is "in use" if the well is operated on a daily, regular, or seasonal basis. A well in use includes
89. a well that operates for the purpose of irrigation, fire protection, or emergency pumping.

90. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not
91. been sealed by a licensed well contractor.

92. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material
93. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has
94. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry
95. into the well. A "capped" well is not a "sealed" well.

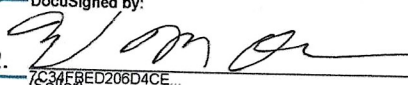
96. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing
97. contractor, check the well status as "not in use."

98. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
99. at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).

100. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

101. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing
102. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
103. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to
104. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real
105. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective
106. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective
107. buyer, the real estate licensee must provide a copy to the prospective buyer.

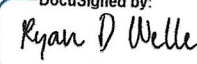
108. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here
109. (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or
110. enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose
111. new or changed facts, please use the *Amendment to Disclosure Statement* form.

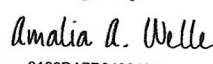
112. DocuSigned by:
 12/12/2022
7C34FBED206D4CE... (Date)
(Seller)

DocuSigned by:
 12/12/2022
83AA6862CB91439... (Date)
(Seller)

113. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

114. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well* and *Disclosure Statement:*
115. *Location Map* and agree that no representations regarding facts have been made other than those made above.

116. DocuSigned by:
 12/12/2022
F0010F2D50AA4C9... (Date)
(Buyer)

DocuSigned by:
 12/12/2022
9189DA7D9438434... (Date)
(Buyer)

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