

TRANQUILITY II LISTING DISCLOSURES

GENERAL:

Photos/maps may utilize county mapping and are for convenience only; not guaranteed; county disclaimers are included by reference. Physically inspect the property prior to purchase.

DIMENSIONS:

The property has been surveyed. See Certificate of Survey for exact dimensions.

PARCEL SPLIT:

The proposed tract represents split of existing tax parcel(s). Taxes shown are estimated based on county parcel data.

REGISTERED LAND:

This property is registered subdivided land. Approved Purchase Agreement (PA), addendums, and other documents must be used for purchases.

DECLARATIONS & ROAD MAINTENANCE AGREEMENT:

Tracts A-H, J, and M-O are subject to declarations and road maintenance agreements wherein owners of the tracts will automatically become members of a road maintenance and storm water management association. See the appropriate declarations and road maintenance agreement document for specifics.

STORMWATER RETENTION BASINS:

Tracts A, D, G, M, and O are sites of stormwater retention basins. See Certificate of Survey for specific location of basin on each tract and further details.

FLOOD ZONES:

Portions of Tracts B, C, F, K, L, and O lie within Zone A of the FEMA flood hazard area. Very small portions of Tracts J and M may also lie within Zone A.

LITTLE MENOMIN LAKE:

Little Menomin Lake is a non-meandered lake. Portions of the acreage of Tracts B, C, and F lie under the wetland/water.

DITCH AREA:

Portions of Tracts M, N, and O lie within Ditch 7 Assessment Area.

SNOWMOBILE TRAIL:

An actively-used snowmobile trail impacts Tracts A-D, F, H, and J-N. The snowmobile trail agreement has been cancelled and the trail will no longer be in use after April 1, 2017.

BLANDING'S TURTLES:

Blanding's Turtle has been identified as a Threatened species in Minnesota. The parent parcels for Tracts J, K, L, M, N, and O have been identified as sites of Blanding's Turtles and/or their habitat and are subject to any restrictions and/or recommendations for avoiding and minimizing impacts to their lives and habitat.

UTILITIES:

See TRANQUILITY II GENERAL INFORMATION FACT SHEET for detailed information about utility availability.

DEER STANDS:

Any deer stands on the land are not property of the seller and are not included in the sale.