

# Close~Converse

COMMERCIAL & PREFERRED PROPERTIES

Specializing in Commercial Real Estate & Business Brokerage

521 Charles Street | Brainerd, Minnesota 56401

Phone: (218) 828-3334 | Fax: (218) 828-4330

## DISCLOSURE STATEMENT: VACANT LAND

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1. Date 8/26/2016
2. Page 1 of \_\_\_\_\_ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
4. MADE A PART HEREOF

### 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  
8. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect  
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
10. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before  
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the  
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
14. Seller has disclosure alternatives allowed by MN Statutes. See *Seller's Disclosure Alternatives* form for further  
15. information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or  
16. licensee(s) representing or assisting any party in the transaction.

17. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

18. "Residential real property" or "residential real estate" means property occupied as, or *intended to be occupied* as, a  
19. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause  
20. (10), regardless of whether the unit is in a common interest community not subject to Chapter 515B.

21. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
22. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any  
23. other option.

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

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

32. Land location or identification Sections 1 & 12-134-28, Crow Wing County,  
(Address./Section/Township/Range)

33. PID # See Attached Exhibit A, Legal Description See Attached Exhibit A,

34. City or Township of First Assesment 134-28, County of Crow Wing, State of Minnesota.

35. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

36. (1) What date September 1957 did you acquire the land?

37. (2) Type of title evidence: ☒ Abstract ☐ Registered (Torrens) ☐ Unknown

38. Location of Abstract: None exist; title commitment will be provided

39. Is there an existing Owner's Title Insurance Policy? ☐ Yes ☒ No

40. (3) Are you in possession of prior vacant land disclosure statement(s)?  
41. (If "Yes," please attach if in your possession.) ☐ Yes ☒ No

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

44. (5) Access (where/type): \_\_\_\_\_

45. Is access (legal and physical) other than by direct frontage on a public road? ☒ Yes ☐ No

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

48. Property located at Sections 1 & 12-134-28, Crow Wing County.
49. (6) Has the land been surveyed? ☒ Yes ☐ No
50. Year surveyed: 2015
51. What company/person performed the survey? Widseth, Smith, Nolting,
52. Name: Randy Quale Address: 7804 Industrial Park Rd Phone: 218-829-5117
53. (7) Is this platted land? ☐ Yes ☒ No
54. If "Yes,"
55. has the plat been recorded? ☐ Yes ☐ No
56. do you have a certificate of survey in your possession? ☐ Yes ☐ No
57. If "Yes," who completed the survey? \_\_\_\_\_ When? \_\_\_\_\_
58. (8) Are there any property markers on the land? ☒ Yes ☐ No
59. If "Yes," give details: All corners have been monumented by WSN in 2015
60. \_\_\_\_\_
61. (9) Is the land located on a public or private road? ☒ Public ☒ Private ☐ Public: no maintenance
62. (10) Are there any private or non-dedicated roadways that you are responsible for? ☒ Yes ☐ No
63. (11) Are there any rivers, lakes, ponds, creeks, streams or springs running
64. through the land or along a boundary line? ☒ Yes ☐ No
65. (12) **Flood Insurance:** All properties in the state of Minnesota have been assigned a flood zone designation.
66. Some flood zones may require flood insurance.
67. (a) Do you know which zone the property is located in? ☒ Yes ☐ No
68. If "Yes," which zone? Zone A for Tracts B, C, F, K, L, O (also possibly J and M)
69. (b) Have you ever had a flood insurance policy? ☐ Yes ☒ No
70. If "Yes," is the policy in force? ☐ Yes ☐ No
71. If "Yes," what is the annual premium? \$ \_\_\_\_\_
72. If "Yes," who is the insurance carrier? \_\_\_\_\_
73. (c) Have you ever had a claim with a flood insurance carrier or FEMA? ☐ Yes ☒ No
74. If "Yes," please explain: \_\_\_\_\_
75. \_\_\_\_\_
76. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood
77. insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums
78. previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums
79. paid for flood insurance on this property previously as an indication of the premiums that will apply after
80. Buyer completes their purchase.
81. (13) Is the land located in a drainage district, County or Judicial Drainage System? ☒ Yes ☐ No
82. (14) Is the land drain tiled? ☐ Yes ☒ No
83. (15) Is there a private drainage system on the land? ☐ Yes ☒ No
84. (16) Is the land located within a government designated disaster evacuation zone
85. (e.g., nuclear facility, hazardous chemical facility, hazardous waste facility)? ☐ Yes ☒ No

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

88. Property located at Sections 1 & 12-134-28, Crow Wing County

89. (17) Are there encroachments? ☐ Yes ☒ No

90. (18) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

91. RE: Line 81 (13) Portions of the land are within Ditch 7 Assessment Area (affects Tracts M, N, O)

92.

93. **B. GENERAL CONDITION:** The following questions are to be answered to the best of Seller's knowledge.

94. (1) Are there any structures, improvements or emblements (e.g., crops) included  
95. in the sale? ☐ Yes ☒ No

96. If "Yes," list all items:

97.

98.

99.

100. (2) Are there any abandoned or junk motor vehicles, equipment of any kind, or debris  
101. included in the sale? ☐ Yes ☒ No

102. If "Yes," list all items:

103.

104. (3) Are there any drainage issues, flooding or conditions conducive to flooding? ☐ Yes ☒ No

105. (4) Has there been any damage by wind, fire, flood, hail or other cause(s)? ☒ Yes ☐ No

106. If "Yes," give details of what happened and when:

107. July, 2015 wind damage

108. (5) Were there any previous structures on the land? ☐ Yes ☒ No

109. (6) Are there any settling, erosion or soil movement problems on or affecting the land? ☐ Yes ☒ No

110. (7) Are there any gravel pits, caves, sink holes, or mineshafts on or affecting the land? ☐ Yes ☒ No

111. (8) For any questions in Section B answered "Yes," please explain:

112.

113.

114. **C. USE RESTRICTIONS:** The following questions are to be answered to the best of Seller's knowledge.

115. (1) Do any of the following types of covenants, conditions, reservations of rights or use, or restrictions affect the  
116. use or future resale of the land?

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/  
119. easement(s)? ☒ Yes ☐ No

120. (c) Are there any ongoing financial maintenance or other obligations related to  
121. the land that the buyer will be responsible for? ☒ Yes ☐ No

122. (d) Are there any communication, power, wind, pipeline (utility or drainage)  
123. or other utility rights of way/easement(s)? ☒ Yes ☐ No

134. (e) Are there any railroad or other transportation rights of way/easement(s)? ☐ Yes ☒ No

135. (f) Is there subdivision or other recorded covenants, conditions or restrictions? ☒ Yes ☐ No

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137.	<b>THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.</b>
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138. Property located at Sections 1 & 12-134-28, Crow Wing County

- |      |     |  |   |  |
|------|-----|--|---|--|
| 139. | (g) | Are there association requirements or restrictions?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 140. | (h) | Is there a right of first refusal to purchase?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 141. | (i) | Is the land within the boundaries of a Native American reservation?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 142. | (j) | Are there any Department of Natural Resources restrictions?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 143. | (k) | Is the land located in a watershed district?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 144. | (l) | Is the land enrolled in any Federal, State, or local governmental programs   |   |  |
| 145. |     | (e.g., CREP, CRP, EQIP, WRP, Conservation programs, riparian buffers,  |   |  |
| 146. |     | Sustainable Forest Incentive Act, etc.)?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 147. | (m) | Are there any USDA Wetland Determinations?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 148. | (n) | Are there any USDA Highly Erodible Land Determinations?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 149. | (o) | Are there any conservation practices installed (e.g., terracing, waterways,  |   |  |
| 150. |     | control structures)?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 151. | (p) | Are there any Federal or State listed species? <input type="checkbox"/> Plants <input checked="" type="checkbox"/> Animals | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 152. | (q) | Are there any third parties which have an interest in the mineral rights?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 153. | (r) | Is there any forfeiture or transfer of rights (e.g., mineral, timber,  |   |  |
| 154. |     | development, etc.)   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 155. | (s) | Are there any historical registry restrictions?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 156. | (t) | If any of the questions in Section C(1) are answered "Yes," please provide written copies of these                         |   |  |
| 157. |     | covenants, conditions, reservations or restrictions if in your possession: _____   |   |  |
| 158. |     | <u>Line 139 and 149 - see Declaration of CCR's &amp; RMA; Line 151 - Blanding Turtle; Line 152 - see</u>                   |   |  |
| 159. |     | <u>title commitment;</u>   |   |  |
| 160. | (2) | Have you ever received notice from any person or authority as to any breach of any of these covenants,                     |   |  |
| 161. |     | conditions, reservations or restrictions?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 162. |     | If "Yes," please explain: _____  |   |  |
| 163. |     | _____  |   |  |
| 164. |     | _____  |   |  |
| 165. | (3) | Is the land currently rented?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 166. |     | If "Yes," is there a written lease?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 167. |     | If "Yes," please provide a copy of the lease if in your possession or provide information:                                 |   |  |
| 168. |     | Lease start date: _____  |   |  |
| 169. |     | Lease end date: _____  |   |  |
| 170. |     | Number of acres leased: _____  |   |  |
| 171. |     | Price/acre: _____  |   |  |
| 172. |     | Terms of lease: _____  |   |  |
| 173. |     | Renter's name: _____   |   |  |
| 174. |     | Phone number: _____  |   |  |
| 174. |     | May the renter be contacted for information on the land?   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |
| 175. | (4) | Is woodland leased for recreational purposes?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 176. | (5) | Has a timber cruise been completed on woodland?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

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

179. Property located at Sections 1 & 12-134-28, Crow Wing County

180. (6) Has timber been harvested in past 25 years? ☒ Yes ☐ No

181. If "Yes," what species was harvested? Aspen, Red Pine Thinned

182. Was harvest monitored by a registered forester? ☒ Yes ☐ No

183. (7) Are there plans for a new road, expansion of an existing road, airport, trail,  
184. affect by railroad or other improvement that may affect this land? ☒ Yes ☐ No

185. If "Yes," please explain: New roads have already been constructed

186. \_\_\_\_\_  
187. (8) Are there any zoning violations, nonconforming uses or unusual restrictions on the  
188. land that would affect future construction or remodeling? ☐ Yes ☒ No

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

190. (1) Have any percolation tests been performed? ☐ Yes ☒ No

191. When? \_\_\_\_\_ By whom? \_\_\_\_\_  
192. Attach copies of results, if in your possession.

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

195. Seller certifies that Seller ☐ DOES ☒ DOES NOT know of a subsurface sewage treatment system on or serving  
196. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see  
197. *Disclosure Statement: Subsurface Sewage Treatment System*.)

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

200. (3) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 103I.235.)  
201. (Check appropriate box.)

202. ☒ Seller certifies that Seller does not know of any wells on the above-described real property.

203. ☐ Seller certifies there are one or more wells located on the above-described real property.  
204. (See *Disclosure Statement: Well*.)

205. Are there any wells serving the above-described property that are not located on the  
206. land? ☐ Yes ☒ No

207. If "Yes":

208. (1) How many properties or residences does the shared well serve? \_\_\_\_\_

209. (2) Is there a maintenance agreement for the shared well? ☐ Yes ☒ No

210. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_

211. Is the land in a Special Well Construction Area? ☐ Yes ☒ No

212. (4) Are any of the following presently existing within the land:

213. (a) connection to public water? ☐ Yes ☒ No

214. (b) connection to public sewer? ☐ Yes ☒ No

215. (c) connection to private water system off-property? ☐ Yes ☒ No

216. (d) connection to electric utility? ☐ Yes ☒ No

217. (e) connection to pipelines (natural gas, petroleum, other)? ☐ Yes ☒ No

218. (f) connection to communication, power or utility lines? ☐ Yes ☒ No

219. (g) connection to telephone? ☐ Yes ☒ No

220. (h) connection to fiber optic? ☐ Yes ☒ No

221. (i) connection to cable? ☐ Yes ☒ No



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

 224. Property located at Sections 1 & 12-134-28, Crow Wing County.

 225. (5) Are any of the following existing at the boundary of the land:

- |      |  |   |  |
|------|--|---|--|
| 226. | (a) public water system access?                      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 227. | (b) private water system access?                     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 228. | (c) co-op water system access?                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 229. | (d) shared water system access?                      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 230. | (e) electric service access?                         | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 231. | (f) pipeline (natural gas, petroleum, other) access? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 232. | (g) communication, power or utility line access?     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 233. | (h) telephone access?                                | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 234. | (i) fiber optic access?                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 235. | (j) cable access?                                    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

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

 237. (1) Are there any buried storage tanks or buried debris or waste on the land? ☐ Yes ☒ No

238. If "Yes," give details: \_\_\_\_\_

239. \_\_\_\_\_

 240. (2) Are there any hazardous or toxic substances or wastes in, on, or affecting the land? ☐ Yes ☒ No

241. If "Yes," give details: \_\_\_\_\_

242. \_\_\_\_\_

 243. (3) Have any soil tests been performed? ☐ Yes ☒ No

244. When? \_\_\_\_\_ By whom? \_\_\_\_\_

245. Attach copies of results if in your possession.

 246. (4) Are there any soil problems? ☐ Yes ☒ No

247. If "Yes," give details: \_\_\_\_\_

248. \_\_\_\_\_

 249. (5) Are there any dead or diseased trees? ☒ Yes ☐ No

 250. If "Yes," give details: as may be expected in a commercial forest

 251. (6) Are there any insect/animal/pest infestations? ☒ Yes ☐ No

 252. If "Yes," give details: as may be expected in a commercial forest

253. \_\_\_\_\_

 254. (7) Are there any animal burial pits? ☐ Yes ☒ No

255. If "Yes," give details: \_\_\_\_\_

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

258. If "Yes," give details: \_\_\_\_\_

259. \_\_\_\_\_

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

262. If "Yes," give details: \_\_\_\_\_

263. \_\_\_\_\_

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

266. Property located at Sections 1 & 12-134-28, Crow Wing County

267. (10) Is the land located in or near an agricultural zone? ☐ Yes ☒ No  
 268. If "Yes," the land may be subjected to normal and accepted agricultural practices and operations including,  
 269. but not limited to noise; dust; day and nighttime operation of farm machinery; the raising and keeping of  
 270. livestock; and the storage and application of manure, fertilizers, soil amendments, herbicides and pesticides  
 271. associated with normal agricultural operations.

272. Gardens and new tree plantings will be at least 30 feet from all surrounding property lines bordering any  
 273. agricultural field.

274. (11) Are there any landfills or waste disposal sites within two (2) miles of the land? ☐ Yes ☒ No  
 275. If "Yes," give details: \_\_\_\_\_

276. Crow Wing County landfill is approximately 3 miles SE.

277. (12) Is there any government sponsored clean-up of the land? ☐ Yes ☒ No

278. If "Yes," give details: \_\_\_\_\_

279. \_\_\_\_\_

280. (13) Are there currently, or have previously been, any orders issued on the land by any  
 281. governmental authority ordering the remediation of a public health nuisance  
 282. on the land? ☐ Yes ☒ No

283. If "Yes," Seller certifies that all orders ☐ HAVE ☐ HAVE NOT been vacated.

.....(Check one.).....

284. (14) Other: \_\_\_\_\_

285. \_\_\_\_\_

286. \_\_\_\_\_

287. F. **PREFERENTIAL PROPERTY TAX TREATMENT:** Is the land subject to any preferential property tax status or any  
 288. other credits affecting the land (e.g., Disability, Green Acres, Rural Preserve,  
 289. Exclusive Ag Covenant)? ☐ Yes ☒ No

290. If "Yes," would these terminate upon the sale of the land? ☐ Yes ☐ No

291. Explain: \_\_\_\_\_

292. \_\_\_\_\_

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

296. Seller represents that Seller ☐ IS ☒ IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,  
 .....(Check one.).....

297. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall  
 298. survive the closing of any transaction involving the property described herein.

299. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the  
 300. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In  
 301. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

302. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring  
 303. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal  
 304. Revenue Code.

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

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

311. Property located at Sections 1 & 12-134-28, Crow Wing County

312. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

314. ☒ Seller is not aware of any methamphetamine production that has occurred on the land.

315. ☐ Seller is aware that methamphetamine production has occurred on the land.

316. (See *Disclosure Statement: Methamphetamine Production*.)

317. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The land may be in or near an airport safety zone  
 318. with zoning regulations adopted by the governing body that may affect the land. Such zoning regulations are  
 319. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such  
 320. zoning regulations affect the land, you should contact the county recorder where the zoned area is located.

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

324. To your knowledge, are you aware of any human remains, burials or cemeteries located  
 325. on the land?

☐ Yes

☒ No

326. If "Yes," please explain: \_\_\_\_\_

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

331. **K. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender  
 332. registry and person registered with the predatory offender registry under MN Statute 243.166 may be  
 333. obtained by contacting the local law enforcement offices in the community where the land is located or  
 334. the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web  
 335. site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

336. **L. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of  
 337. Seller's knowledge.

338. **Notices:** Seller ☐ HAS ☒ HAS NOT received a notice regarding any proposed improvement project from any  
 339. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach  
 340. and/or explain: \_\_\_\_\_

341. \_\_\_\_\_

342. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an  
 343. ordinary buyer's use or enjoyment of the land or any intended use of the land? ☐ Yes ☒ No

344. If "Yes," explain: \_\_\_\_\_

345. \_\_\_\_\_

346. **M. ADDITIONAL COMMENTS:**

347. \_\_\_\_\_

348. \_\_\_\_\_

349. \_\_\_\_\_

350. \_\_\_\_\_

351. \_\_\_\_\_

352. \_\_\_\_\_



# DISCLOSURE STATEMENT: VACANT LAND

353. Page 9

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

355. Property located at Sections 1 & 12-134-28, Crow Wing County.

356. **N. MN STATUTES 513.52 THROUGH 513.60:**

357. **Exceptions**

358. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

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

375. **Waiver**

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

379. **No Duty to Disclose**

380. A. There is no duty to disclose the fact that the property
  381. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human 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 or nursing home.
386. 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.
391. 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.
393. D. **Inspections.**
  394. (1) Except as provided in paragraph (ii), 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.
  399. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information included in a written report under paragraph (i) if a copy of the report is provided to Seller.

# DISCLOSURE STATEMENT: VACANT LAND

402. Page 10

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

404. Property located at Sections 1 & 12-134-28, Crow Wing County.

405. **O. SELLER'S STATEMENT:**


406. *(To be signed at time of listing.)*

407. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s)  
408. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to  
409. any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this  
410. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure  
411. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have  
412. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee  
413. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective  
414. buyer.

415. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**  
416. **herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**  
417. **use or enjoyment of the property or any intended use of the property that occur up to the time of closing.**

418. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

Potlatch Lakes States Development, LLC

419.  8/26/2016 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)  
8/29/2016 7:54:12 AM CDT

420. **P. BUYER'S ACKNOWLEDGEMENT:**

421. *(To be signed at time of purchase agreement.)*

422. I/We, the Buyer(s) of the property, acknowledge receipt of this *Disclosure Statement: Vacant Land* and agree  
423. that no representations regarding facts have been made other than those made above. This Disclosure Statement  
424. is not a warranty or guarantee of any kind by Seller or licensee representing or assisting any party in the transaction  
425. and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

426. The information disclosed is given to the best of Seller's knowledge.

427. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

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

# CERTIFICATE OF SURVEY

PART OF SECTIONS 1 AND 12,  
TOWNSHIP 134, RANGE 28,  
CROW WING COUNTY, MINNESOTA

# Exhibit A

(sheet 1 of 2)

## TRACT A

That part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Beginning at the northwest corner of said NW1/4-SW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the north line of said NW1/4-SW1/4, thence South 22 degrees 40 minutes 27 seconds East 866.19 feet to the northerly line of the tract decided to Jewing according to Document No. 866068 on file in the Crow Wing County Recorder's Office, thence Westerly 307.87 feet along a nongrantal curve, concave to the North, having a radius of 632.52 feet and a central angle of 27 degrees 53 minutes 14 seconds and the chord of said curve bears South 54 degrees 32 minutes 10 seconds West along the north line of the Jewing tract, thence North 81 degrees 31 minutes 13 seconds West, tangent to the last described curve, 276.50 feet along said northerly line of the Jewing tract, thence Westerly 212.32 feet along a tangential curve, concave to the South, having a radius of 595.90 feet and a central angle of 20 degrees 24 minutes 51 seconds along said northerly line of the Jewing tract, thence South 70 degrees 03 minutes 36 seconds West, tangent to the last described curve, 96.89 feet along said northerly line of the Jewing tract to the west line of said NW1/4-SW1/4, thence North 02 degrees 11 minutes 22 seconds West 516.58 feet along said west line of the NW1/4-SW1/4 to the point of beginning.

EXCEPT the West 66.00 feet thereof.

Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

## TRACT B

That part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the northwest corner of said NW1/4-SW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the north line of said NW1/4-SW1/4 to the point of beginning of the tract to be described, thence South 22 degrees 40 minutes 27 seconds East 866.19 feet to the northerly line of the tract decided to Berg according to Document No. 790430 on file in the Crow Wing County Recorder's Office, thence North 89 degrees 176.13 feet along a nongrantal curve, concave to the Northwest, having a radius of 632.52 feet and a central angle of 16 degrees 57 minutes 17 seconds and the chord of said curve bears North 62 degrees 36 minutes 54 seconds East along said northerly line of the Berg tract, thence North 54 degrees 38 minutes 16 seconds East, tangent to the last described curve, 199.39 feet along said northerly line of the Berg tract, thence North 44 degrees 59 minutes 30 seconds East 119.45 feet along said northerly line of the Berg tract, thence North 40 degrees 14 minutes 51 seconds East 212.25 feet along said northerly line of the Berg tract, thence North 24 degrees 21'25.93 feet along a tangential curve, concave to the Northeast, having a radius of 370.00 feet and a central angle of 37 degrees 12 minutes 06 seconds along said northerly line of the Berg tract, thence North 51 degrees 33 minutes 01 second East, tangent to the last described curve, 240.45 feet along the northerly line of the tract decided to Kubesh according to Document No. D42698 on file in said Crow Wing County Recorder's Office, to the north line of said NE1/4-SW1/4, thence North 89 degrees 46 minutes 50 seconds West 1688.11 feet along said north line of the NE1/4-SW1/4 and along said north line of the NW1/4-SW1/4 to the point of beginning. Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

## TRACT C

That part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said SW1/4-NW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4 to the point of beginning of the tract to be described, thence North 03 degrees 40 minutes 50 seconds East 666.63 feet, thence North 87 degrees 29 minutes 31 seconds East 660.54 feet to the east line of said SW1/4-NW1/4, thence South 02 degrees 06 minutes 12 seconds East 717.61 feet along said east line of the SW1/4-NW1/4 to the SW1/4-NW1/4, thence North 89 degrees 46 minutes 50 seconds West 730.13 feet along said south line of the SW1/4-NW1/4 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT D

That part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Beginning at the southwest corner of said SW1/4-NW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 666.63 feet, thence North 84 degrees 13 minutes 36 seconds West 731.92 feet to the west line of said SW1/4-NW1/4, thence South 01 degree 59 minutes 47 seconds East 1001.68 feet along said west line of the SW1/4-NW1/4 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT E

That part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) and the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said SW1/4-NW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 666.63 feet to the point of beginning of the tract to be described, thence continuing North 03 degrees 40 minutes 50 seconds East 580.36 feet, thence North 53 degrees 59 minutes 54 seconds West 194.75 feet to the west line of said NW1/4-NW1/4, thence South 01 degree 59 minutes 47 seconds East 787.52 feet along said west line of the NW1/4-NW1/4 and along the west line of said NW1/4-NW1/4 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT F

That part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) and the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said SW1/4-NW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 666.63 feet to the point of beginning of the tract to be described, thence continuing North 03 degrees 40 minutes 50 seconds East 580.36 feet, thence North 04 degrees 04 minutes 20 seconds East 453.44 feet, thence South 01 degree 59 minutes 47 seconds East 412.74 feet to the northeast corner of said SW1/4-NW1/4, thence South 02 degrees 05 minutes 13 seconds East 592.97 feet along the east line of said SW1/4-NW1/4 to the line that bears North 87 degrees 29 minutes 31 seconds East from the point of beginning, thence South 07 degrees 29 minutes 31 seconds West 660.54 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT G

That part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) and the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said SW1/4-NW1/4, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet to the point of beginning of the tract to be described, thence North 43 degrees 04 minutes 20 seconds West 1371.17 feet to the north line of said NW1/4-NW1/4, thence North 89 degrees 46 minutes 29 seconds West 219.74 feet along said north line of the NW1/4-NW1/4 to the northwest corner of said NW1/4-NW1/4, thence South 01 degree 59 minutes 47 seconds East 831.90 feet along said west line of the NW1/4-NW1/4 to the line that bears North 53 degrees 59 minutes 54 seconds West from the point of beginning, thence South 53 degrees 59 minutes 54 seconds East 694.75 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT H

That part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), said Section 12, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet, thence North 43 degrees 04 minutes 20 seconds East 649.20 feet to the point of beginning of the tract to be described, thence North 82 degrees 49 minutes 16 seconds East 1311.11 feet to the east line of said NE1/4-NW1/4, thence North 02 degrees 10 minutes 40 seconds West 561.77 feet along said east line of the NE1/4-NW1/4 to the northeast corner of said NE1/4-NW1/4, thence North 89 degrees 44 minutes 29 seconds West 1404.02 feet along the north line of said NE1/4-NW1/4 and along the north line of said NW1/4-NW1/4 to the line that bears North 09 degrees 39 minutes 35 seconds West from the point of beginning, thence South 09 degrees 39 minutes 35 seconds East 742.07 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT I

That part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), said Section 12, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet, thence North 43 degrees 04 minutes 20 seconds East 649.20 feet to the point of beginning of the tract to be described, thence North 82 degrees 49 minutes 16 seconds East 1311.11 feet to the east line of said NE1/4-NW1/4, thence North 02 degrees 10 minutes 40 seconds West 561.77 feet along said east line of the NE1/4-NW1/4 to the northeast corner of said NE1/4-NW1/4, thence North 89 degrees 44 minutes 29 seconds West 1404.02 feet along the north line of said NE1/4-NW1/4 and along the north line of said NW1/4-NW1/4 to the line that bears North 09 degrees 39 minutes 35 seconds West from the point of beginning, thence South 09 degrees 39 minutes 35 seconds East 742.07 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT J

That part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), said Section 12, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet, thence North 43 degrees 04 minutes 20 seconds East 649.20 feet to the point of beginning of the tract to be described, thence continuing North 82 degrees 49 minutes 16 seconds East 1311.48 feet to the east line of said NE1/4-NW1/4, thence South 02 degrees 10 minutes 40 seconds East 748.64 feet along said east line of the NE1/4-NW1/4 to the southeast corner of said NE1/4-NW1/4, thence North 89 degrees 46 minutes 12 seconds West 539.15 feet along the south line of said NE1/4-NW1/4 to the line that bears South 31 degrees 09 minutes 37 seconds West 812.46 feet to the south line of said NE1/4-NW1/4, thence North 81 degrees 09 minutes 37 seconds East 812.46 feet to the point of beginning. Together with a 33 foot wide easement for ingress and egress according to Document No. 664414 on file in the Crow Wing County Recorder's Office, and subject to easements, reservations or restrictions of record, if any.

## TRACT K

That part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), said Section 12, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the south line of said SW1/4-NW1/4, thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet, thence North 43 degrees 04 minutes 20 seconds East 649.20 feet to the point of beginning of the tract to be described, thence continuing North 82 degrees 49 minutes 16 seconds East 1311.48 feet to the east line of said NE1/4-NW1/4, thence South 02 degrees 10 minutes 40 seconds East 748.64 feet along said east line of the NE1/4-NW1/4 to the southeast corner of said NE1/4-NW1/4, thence North 89 degrees 46 minutes 12 seconds West 539.15 feet along the south line of said NE1/4-NW1/4 to the line that bears South 31 degrees 09 minutes 37 seconds West 812.46 feet to the south line of said NE1/4-NW1/4, thence North 81 degrees 09 minutes 37 seconds East 812.46 feet to the point of beginning. Together with a 33 foot wide easement for ingress and egress according to Document No. 664414 on file in the Crow Wing County Recorder's Office, and subject to easements, reservations or restrictions of record, if any.

## TRACT L

That part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the northwest corner of Lot 1, EXECUTIVE ACRES, according to the recorded plat thereof on file in the Crow Wing County Recorder's Office and according to the Crow Wing County Coordinate Database NAD 83 the west line of said Lot 1 bears South 03 degrees 02 minutes 00 seconds East, thence South 72 degrees 35 minutes 45 seconds West along the Southerly right-of-way line of Executive Acres Road, according to the recorded plat of NELSON'S RIVER WOODS on file in said Crow Wing County Recorder's Office, 92.03 feet, thence South 73 degrees 01 minute 54 seconds West along said right-of-way line 428.10 feet, thence Westerly along said right-of-way line 339.73 feet along a tangential curve, concave to the Northeast, having a radius of 353.00 feet and a central angle of 55 degrees 08 minutes 31 seconds, thence North 51 degrees 49 minutes 37 seconds West along said right-of-way line tangent to said curve 180.30 feet, thence Westerly 263.33 feet along a tangential curve, concave to the South, having a radius of 212.00 feet and a central angle of 71 degrees 10 minutes 07 seconds along said right-of-way line, thence South 57 degrees 00 minutes 18 seconds West, tangent to the last described curve, 72.47 feet along said right-of-way line, thence South 50 degrees 38 minutes 06 seconds West 395.65 feet along said right-of-way line to the point of beginning of the tract to be described, thence continuing South 50 degrees 38 minutes 06 seconds West 211.19 feet, thence South 51 degrees 26 minutes 38 seconds West 512.57 feet, thence North 80 degrees 40 minutes 36 seconds West 617.61 feet to the west line of said NW1/4-NE1/4, thence North 02 degrees 10 minutes 40 seconds West 609.61 feet along said west line of the NW1/4-NE1/4 to the line that bears North 70 degrees 10 minutes 44 seconds West from the point of beginning, thence South 70 degrees 10 minutes 44 seconds East 1110.10 feet to the point of beginning. Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

## TRACT M

That part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, and that part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4), Section 1, said Township 134, Range 28, described as follows: Commencing at the northwest corner of Lot 1, EXECUTIVE ACRES, according to the recorded plat thereof on file in the Crow Wing County Recorder's Office and according to the Crow Wing County Coordinate Database NAD 83 the west line of said Lot 1 bears South 03 degrees 02 minutes 00 seconds East, thence South 72 degrees 35 minutes 45 seconds West along the Southerly right-of-way line of Executive Acres Road, according to the recorded plat of NELSON'S RIVER WOODS on file in said Crow Wing County Recorder's Office, 92.03 feet, thence South 73 degrees 01 minute 54 seconds West along said right-of-way line 428.10 feet, thence Westerly along said right-of-way line 339.73 feet along a tangential curve, concave to the Northeast, having a radius of 353.00 feet and a central angle of 55 degrees 08 minutes 31 seconds, thence North 51 degrees 49 minutes 37 seconds West along said right-of-way line tangent to said curve 180.30 feet, thence Westerly 139.30 feet along a tangential curve, concave to the South, having a radius of 212.00 feet and a central angle of 37 degrees 38 minutes 52 seconds along said right-of-way line to the point hereinafter referred to as point A, thence continuing Westerly 124.03 feet along said right-of-way line 212.00 feet to the north line of said NE1/4-NE1/4 to the point hereinafter referred to as point B, thence continuing Westerly 124.03 feet along said right-of-way line, thence South 57 degrees 00 minutes 18 seconds West, tangent to the last described curve, 72.47 feet along said right-of-way line, thence South 50 degrees 38 minutes 06 seconds West 395.65 feet along said right-of-way line to the point hereinafter referred to as point B, thence reversing North 50 degrees 38 minutes 06 seconds East 395.65 feet, thence North 57 degrees 00 minutes 18 seconds East 72.47 feet, thence Easterly 124.03 feet along a tangential curve, concave to the south, having a radius of 212.00 feet and a central angle of 33 degrees 31 minutes 15 seconds to said point A, thence North 01 degree 00 minutes 34 seconds West 601.77 feet, thence North 26 degrees 28 minutes 37 seconds West 105.53 feet, thence South 54 degrees 00 minutes 57 seconds West 200.00 feet to the point of beginning of the tract to be described, thence continuing South 54 degrees 00 minutes 57 seconds West 1138.26 feet to the line which bears North 70 degrees 10 minutes 44 seconds West from said point B, thence North 70 degrees 10 minutes 44 seconds West 411.56 feet to the west line of said NW1/4-NE1/4, thence North 02 degrees 10 minutes 40 seconds West 395.42 feet along said west line of the NW1/4-NE1/4 to the northwest corner of said NW1/4-NE1/4, thence North 02 degrees 26 minutes 44 seconds West 384.36 feet along the west line of said SW1/4-SE1/4 to the line that bears North 75 degrees 46 minutes 43 seconds West from the point of beginning, thence South 79 degrees 46 minutes 43 seconds East 1360.34 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

## TRACT N

That part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) and the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, and that part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4), Section 1, said Township 134, Range 28, described as follows: Commencing at the northwest corner of Lot 1, EXECUTIVE ACRES, according to the recorded plat thereof on file in the Crow Wing County Recorder's Office and according to the Crow Wing County Coordinate Database NAD 83 the west line of said Lot 1 bears South 03 degrees 02 minutes 00 seconds East, thence South 72 degrees 35 minutes 45 seconds West along the Southerly right-of-way line of Executive Acres Road, according to the recorded plat of NELSON'S RIVER WOODS on file in said Crow Wing County Recorder's Office, 92.03 feet, thence South 73 degrees 01 minute 54 seconds West along said right-of-way line 428.10 feet, thence Westerly along said right-of-way line 339.73 feet along a tangential curve, concave to the Northeast, having a radius of 353.00 feet and a central angle of 55 degrees 08 minutes 31 seconds, thence North 51 degrees 49 minutes 37 seconds West along said right-of-way line tangent to said curve 180.30 feet, thence Westerly 139.30 feet along a tangential curve, concave to the South, having a radius of 212.00 feet and a central angle of 37 degrees 38 minutes 52 seconds along said right-of-way line to the point hereinafter referred to as point A, thence continuing Westerly 124.03 feet along said right-of-way line 212.00 feet to the north line of said NE1/4-NE1/4 to the point hereinafter referred to as point B, thence continuing Westerly 124.03 feet along said right-of-way line, thence South 57 degrees 00 minutes 18 seconds West, tangent to the last described curve, 72.47 feet along said right-of-way line, thence South 50 degrees 38 minutes 06 seconds West 395.65 feet along said right-of-way line to the point of beginning of the tract to be described, thence reversing North 50 degrees 38 minutes 06 seconds East 395.65 feet, thence North 57 degrees 00 minutes 18 seconds East 72.47 feet, thence Easterly 124.03 feet along a tangential curve, concave to the south, having a radius of 212.00 feet and a central angle of 33 degrees 31 minutes 15 seconds to said point A, thence North 01 degree 00 minutes 34 seconds West 601.77 feet, thence North 26 degrees 28 minutes 37 seconds West 105.53 feet, thence South 54 degrees 00 minutes 57 seconds West 1338.26 feet to the line that bears North 70 degrees 10 minutes 44 seconds West from the point of beginning, thence South 70 degrees 10 minutes 44 seconds East 699.24 feet to the point of beginning. Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

## TRACT O

That part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 12, Township 134, Range 28, Crow Wing County, Minnesota, described as follows: Beginning at the northwest corner of Lot 1, EXECUTIVE ACRES, according to the recorded plat thereof on file in the Crow Wing County Recorder's Office and according to the Crow Wing County Coordinate Database NAD 83 the west line of said Lot 1 bears South 03 degrees 02 minutes 00 seconds East, thence South 72 degrees 35 minutes 45 seconds West along the Southerly right-of-way line of Executive Acres Road, according to the recorded plat of NELSON'S RIVER WOODS on file in said Crow Wing County Recorder's Office, 92.03 feet, thence South 73 degrees 01 minute 54 seconds West along said right-of-way line 428.10 feet, thence Westerly along said right-of-way line 339.73 feet along a tangential curve, concave to the Northeast, having a radius of 353.00 feet and a central angle of 55 degrees 08 minutes 31 seconds, thence North 51 degrees 49 minutes 37 seconds West along said right-of-way line tangent to said curve 180.30 feet, thence Westerly 139.30 feet along a tangential curve, concave to the South, having a radius of 212.00 feet and a central angle of 37 degrees 38 minutes 52 seconds along said right-of-way line to the point hereinafter referred to as point A, thence continuing Westerly 124.03 feet along said right-of-way line 212.00 feet to the north line of said NE1/4-NE1/4 to the point hereinafter referred to as point B, thence continuing Westerly 124.03 feet along said right-of-way line, thence South 57 degrees 00 minutes 18 seconds West, tangent to the last described curve, 72.47 feet along said right-of-way line, thence South 50 degrees 38 minutes 06 seconds West 395.65 feet along said right-of-way line to the point of beginning of the tract to be described, thence reversing North 50 degrees 38 minutes 06 seconds East 395.65 feet, thence North 57 degrees 00 minutes 18 seconds East 72.47 feet, thence Easterly 124.03 feet along a tangential curve, concave to the south, having a radius of 212.00 feet and a central angle of 33 degrees 31 minutes 15 seconds to said point A, thence North 01 degree 00 minutes 34 seconds West 601.77 feet, thence North 26 degrees 28 minutes 37 seconds West 105.53 feet, thence South 54 degrees 00 minutes 57 seconds West 1079.02 feet along said north line of the NE1/4-NE1/4 to the northeast corner of said NE1/4-NE1/4, thence South 03 degrees 02 minutes 00 seconds East 490.92 feet along the east line of said NE1/4-NE1/4 to the point of beginning. Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

## WEST ROAD EASEMENT

A 66.00 foot wide easement for ingress, egress and utility purposes over and across that part of the West Half of Section 12, Township 134, Range 28, Crow Wing County, Minnesota, which lies 33.00 feet on each side of the following described line: Commencing at the west quarter corner of said Section 12, thence South 89 degrees 46 minutes 50 seconds East, bearing based on the Crow Wing County Coordinate Database NAD 83, 580.14 feet along the east-west quarter line of said Section 12 to a point hereinafter referred to as Point A, thence South 89 degrees 46 minutes 27 seconds East 866.19 feet to the centerline of Executive Acres Road to the point of beginning of the line to be described, thence reversing North 22 degrees 40 minutes 27 seconds West 660.19 feet to said Point A, thence North 03 degrees 40 minutes 50 seconds East 1267.58 feet, thence North 43 degrees 04 minutes 20 seconds East 649.20 feet, thence North 82 degrees 49 minutes 16 seconds East 1311.11 feet to the east line of said NE1/4-NE1/4, thence North 02 degrees 10 minutes 40 seconds West 561.77 feet along said east line of the NE1/4-NE1/4 to the northeast corner of said NE1/4-NE1/4, thence North 89 degrees 44 minutes 29 seconds West 1404.02 feet along the north line of said NE1/4-NE1/4 to the line that bears North 09 degrees 39 minutes 35 seconds West from the point of beginning, thence South 09 degrees 39 minutes 35 seconds East 742.07 feet to the point of beginning. Subject to the right of way for Executive Acres Road and also subject to other easements, reservations or restrictions of record, if any.

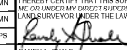
## EAST ROAD EASEMENT

A 66.00 foot wide easement for ingress, egress and utility purposes over and across that part of the Northeast Quarter (NE1/4) of Section 12, Township 134, Range 28, Crow Wing County, Minnesota, and that part of the Southeast Quarter (SE1/4), of Section 1, said Township 134, Range 28, which lies 33.00 feet on each side of the following described line: Commencing at the northwest corner of Lot 1, EXECUTIVE ACRES, according to the recorded plat thereof on file in the Crow Wing County Recorder's Office and according to the Crow Wing County Coordinate Database NAD 83 the west line of said Lot 1 bears South 03 degrees 02 minutes 00 seconds East, thence South 72 degrees 35 minutes 45 seconds West along the Southerly right-of-way line of Executive Acres Road, according to the recorded plat of NELSON'S RIVER WOODS on file in said Crow Wing County Recorder's Office, 92.03 feet, thence South 73 degrees 01 minute 54 seconds West along said right-of-way line 428.10 feet, thence Westerly along said right-of-way line 339.73 feet along a tangential curve, concave to the Northeast, having a radius of 353.00 feet and a central angle of 55 degrees 08 minutes 31 seconds, thence North 51 degrees 49 minutes 37 seconds West along said right-of-way line tangent to said curve 180.30 feet, thence Westerly 139.30 feet along a tangential curve, concave to the South, having a radius of 212.00 feet and a central angle of 37 degrees 38 minutes 52 seconds along said right-of-way line to the point of beginning of the line to be described, thence North 01 degree 00 minutes 34 seconds West, tangent to the last described curve, 601.77 feet, thence North 26 degrees 28 minutes 37 seconds West 105.53 feet, thence South 54 degrees 00 minutes 57 seconds West 600.00 feet and said line terminating. Together with a cul-de-sac having a radius of 66.00 feet, the center of said cul-de-sac being the intersection of the above described line. Is also together with those portions of said NE1/4-NE1/4 of Section 12 and said NE1/4-NE1/4 of Section 1 which are necessary for the storm water retention basins and ditches as needed for proper drainage of said ingress and egress easement area according to the Storm Water Pollution Prevention Plan prepared by Widseth Smith Nolting dated November 16, 2015.

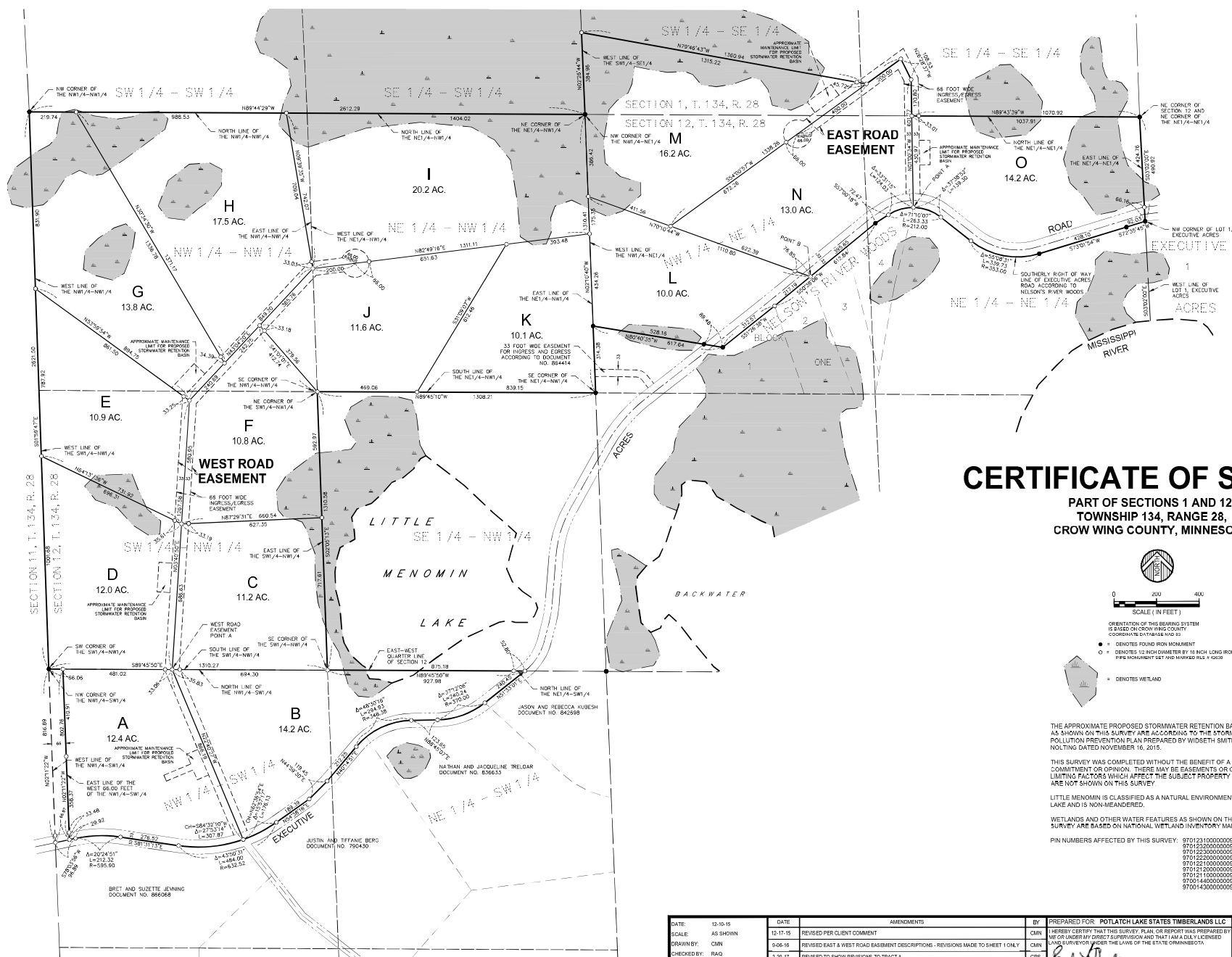
SHEET 1 OF 2 SHEETS

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DATE	12-10-15	DATE	12-17-15	AMENDMENTS	BY
SCALE	AS SHOWN			REVISED PER CLIENT COMMENT	CM
DRAWN BY	CMN	9-06-16		REVISED EAST & WEST ROAD EASEMENT DESCRIPTIONS - REVISIONS MADE TO SHEET 1 ONLY	CMN
CHECKED BY	RAG	3-30-17		REVISED TO SHOW NECESSITY TO TRACT A	CPS
FILE NUMBER	293B1030				HANLEY A. CHASE

PREPARED FOR	POTLATCH LAKE STATES TIMBERLANDS LLC	DATE OF SURVEY	12-10-15
CERTIFICATE	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.		
SURVEYOR			
DATE OF SURVEY	12-10-15	FILE NO.	42609

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental



# **CERTIFICATE OF SURVEY**

**PART OF SECTIONS 1 AND 12,  
TOWNSHIP 134, RANGE 28,  
CROW WING COUNTY, MINNESOTA**



0 200 400  
SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM  
BASED ON CROW WING COUNTY  
COORDINATE DATABASE (NAD 83)

- DENOTES FOUND IRON MONUMENT
- DENOTES 10 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED PLS. # 0208
- △ DENOTES WETLAND

THE APPROXIMATE PROPOSED STORMWATER RETENTION BASINS AS SHOWN ON THIS SURVEY ARE ACCORDING TO THE STORMWATER POLLUTION PREVENTION PLAN PREPARED BY WIDSETH SMITH NOLTING DATED NOVEMBER 16, 2015.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

LITTLE MENOMIN IS CLASSIFIED AS A NATURAL ENVIRONMENTAL LAKE AND IS NON-MEANDERING.

WETLANDS AND OTHER WATER FEATURES AS SHOWN ON THIS SURVEY ARE BASED ON NATIONAL WETLAND INVENTORY MAPPING.

PIN NUMBERS AFFECTED BY THIS SURVEY: 970123100000009  
970123200000009  
970123300000009  
970123400000009  
970123500000009  
970123600000009  
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970124900000009  
970125000000009

**SHEET 2 OF 2 SHEETS**  
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DATE:	12-10-15	DATE:	12-17-15	AMENDMENTS:	BY:	PREPARED FOR:
SCALE:	AS SHOWN		REVISED PER CLIENT COMMENT		CMN	POTLATCH LAKE STATES TIMBERLANDS LLC
DRAWN BY:	CMN	04-06-16	REVISED EAST & WEST ROAD EASEMENT DESCRIPTIONS - REVISIONS MADE TO SHEET 1 ONLY		CMN	HERBERT CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
CHECKED BY:	RAQ	3-30-17	REVISED TO SHOW REVISIONS TO TRACT A		CPS	
FILE NUMBER:	25381930					RANDY A. DEWALE
						DATE: 03-30-2017 LIC. NO. 42830



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Engineering | Architecture | Surveying | Environmental