

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



Date: 11/10/2025

Property: 5100 N Star Boulevard, Great Falls, MT 59405

Seller(s): F. Edward Buttrey, Guy M Tabacco

Seller Agent: Jessica Buttrey

Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller; and
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property.

The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Commercial) that has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s). Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement (Commercial), **except as set forth below**, the Seller Agent has no personal knowledge:

- (i) about adverse material facts that concern the Property or
- (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern the Property

Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any, is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to any advice, inspections or defects.

Seller Agent Signature: Jessica Buttrey

11/10/2025

Dated: _____

Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

Buyer Agent: _____

Buyer Agent Signature: _____

Dated: _____

Buyer Signature: _____

Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (COMMERCIAL) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



Date: 11/10/2025

The undersigned Owner is the owner of certain real property located at 5100 N Star Boulevard, in the City of Great Falls, County of Cascade, Montana, which real property is legally described as: NORTH PARK ADDITION, S04, T20 N, R04 E, BLOCK 003, Lot 20 Acres: 1.21

(hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the Property, or that presents a documented health risk to occupants of the Property.

OWNER'S DISCLOSURE

- ☐ Owner has never occupied the Property.
☐ Owner has not occupied the Property since (date).

The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the Owner to disclose any adverse material facts known to the Owner.

This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor, Freezer, Washer, Dryer)
Ice machine needs to be looked at- has a leak

2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Water Heater, Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V. Antenna, Satellite Dish, Central sound systems, Wiring for phone, cable and internet, Security Alarms, Fire Alarms, Smoke Detectors, Garage Door Openers, and Security Gates)

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3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads, or known information concerning utility connections)
4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
- a. Faucets, fixtures, etc.
- b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding Tanks, Grease Traps, Oil/Water Separators and Cesspools)
- c. Septic Systems permit in compliance with existing use of Property
- Date Septic System was last pumped? _____
- d. Public Sewer Systems (Clogging and Backing Up)
5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks, Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)
6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws, Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
- Fireplace not in working order _____
7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window Screens, Slabs, Driveways, Sidewalks, Fences)
- Currently, leakage in the wait station- continuing to investigate the cause and fix the situation _____
9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
- Some separation of the foundation floor from the wall in the utility room and mens _____
bathroom _____

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- 101 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 102 _____
 103 _____
 104 _____
 105 _____
 106 _____
 107 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 108 _____
 109 _____
 110 _____
 111 a. Private well
 112 _____
 113 _____
 114 _____
 115 b. Public or community water systems
 116 Public _____
 117 _____
 118 _____
 119 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
 120 or un-landscaped yard)
 121 _____
 122 _____
 123 _____
 124 14. NUISANCE/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in the
 125 vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance
 126 or pollution, any hazardous materials or pest infestations located on the Property or in the immediate area:
 127 _____
 128 _____
 129 _____
 130 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without any
 131 required permit)
 132 _____
 133 _____
 134 _____
 135 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private Easements
 136 and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or the Seller's
 137 ability to transfer the Property)
 138 _____
 139 _____
 140 _____
 141 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the
 142 immediate area:
 143 _____
 144 _____
 145 _____
 146 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
 147 None _____
 148 _____

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- 149 19. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
 150 knowledge that the Property ☐ has ☒ has not been used as a clandestine Methamphetamine drug lab and
 151 ☐ has ☒ has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
 152 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of Methamphetamine,
 153 Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine Disclosure Notice" and
 154 provide any documents or other information that may be required under Montana law concerning the use of the
 155 Property as a clandestine Methamphetamine drug lab or the contamination of the Property from smoke from the
 156 use of Methamphetamine.
 157
- 158 20. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner represents
 159 that to the best of Owner's knowledge the Property ☐ has ☒ has not been tested for radon gas and/or radon
 160 progeny and the Property ☐ has ☒ has not received mitigation or treatment for the same. If the Property has
 161 been tested for radon gas and/or radon progeny, attached are any test results along with any evidence of mitigation
 162 or treatment.
 163
- 164 21. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
 165 ☐ has ☒ has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
 166 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
 167 and records concerning that knowledge.
 168
- 169 22. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
 170 represents to the best of Owner's knowledge that the Property ☐ has ☒ has not been tested for mold and that
 171 the Property ☐ has ☒ has not received mitigation or treatment for mold. If the Property has been tested for mold
 172 or has received mitigation or treatment for mold, attached are any documents or other information that may be
 173 required under Montana law concerning such testing, treatment or mitigation.
 174
- 175 23. OTHER TESTING OR TREATMENTS: Has the Property been tested or treated for the presence of fuel or chemical
 176 storage tanks, asbestos, or contaminated soil or water:
 177
 178
 179

180 **If any of the following items or conditions exist relative to the Property, please check the box and provide**
 181 **details below.**

- 182 1. ☐ Asbestos.
 183 2. ☐ Noxious weeds.
 184 3. ☐ Pests, rodents.
 185 4. ☐ Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
 186 treated, attach documentation.)
 187 5. ☐ Common walls, fences and driveways that may have any effect on the Property.
 188 6. ☐ Encroachments, easements, or similar matters that may affect your interest in the Property.
 189 7. ☐ Building additions, structural modifications, or other alterations or repairs made without necessary permits
 190 or association and architectural committee permission.
 191 8. ☐ Building additions, structural modifications, or other alterations or repairs not in compliance with building codes.
 192 9. ☐ Health department or other governmental licensing, compliance or issues.
 193 10. ☐ Landfill (compacted or otherwise) on the Property or any portion thereof.
 194 11. ☐ Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
 195 conducted by Seller in or around any natural bodies of water.
 196 12. ☐ Settling, slippage, sliding or other soil problems.
 197 13. ☐ Flooding, draining, grading problems, or French drains.
 198 14. ☐ Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
 199 15. ☐ Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
 200 smell, noise or other pollution.
 201 16. ☐ Hazardous or Environmental Waste: Underground storage tanks or sump pits.
 202 17. ☐ Neighborhood noise problems or other nuisances.
 203 18. ☐ Violations of deed restrictions, restrictive covenants or other such obligations.
 204 19. ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.

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20. ☐ Zoning, Historic District or land use change planned or being considered by the city or county.
21. ☐ Street or utility improvement planned that may affect or be assessed against the Property.
22. ☐ Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
23. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property.
24. ☐ "Common area" problems.
25. ☐ Tenant problems, defaults or other tenant issues.
26. ☐ Notices of abatement or citations against the Property.
27. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.
28. ☐ Airport affected area.
29. ☐ Animal damage.
30. ☐ Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or reservations.
31. ☐ Environmental Phase I, II or III and any environmental reports or remediation records or known Environmental conditions
32. ☐ Railroad leases affecting the Property .
33. ☐ Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.

Additional details:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

_____/_____
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Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

F. Edward Buttrey

11/10/2025

Owner's Signature F. Edward Buttrey

Date

Guy M Tabacco

11/11/2025

Owner's Signature Guy M. Tabacco

Date

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

Subject Property Address: 5100 N Star Boulevard, Great Falls, MT 59405

NORTH PARK ADDITION, S04, T20 N, R04 E, BLOCK 003, Lot 20 Acres: 1.21

Buyer(s)/Lessee(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer(s)/Lessee(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer's/Lessee's Signature

Date

Buyer's/Lessee's Signature

Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.