

MONTANA ASSOCIATION OF REALTORS®

PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



1 Date: 11/10/2025

2
 3 Property: 5100 N Star Boulevard, Great Falls, MT 59405
 4 Seller(s): F. Edward Buttrey, Guy M Tabacco
 5 Seller Agent: Jessica Buttrey

6
 7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8
- 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
 - 10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
 - 11 made by the seller; and
 - 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
 - 13 information regarding adverse material facts that concern the property.

14
 15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Commercial) that
 16 has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
 17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement
 18 (Commercial), **except as set forth below**, the Seller Agent has no personal knowledge:

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

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

34
 35 Seller Agent Signature: Jessica Buttrey

36 Dated: 11/10/2025

37
 38 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

39
 40 Buyer Agent: _____

41
 42 Buyer Agent Signature: _____

43 Dated: _____

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 45 Buyer Signature: _____

46 Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)

MONTANA ASSOCIATION OF REALTORS® STANDARD FORM

1 Date: 11/10/2025

2
3 The undersigned Owner is the owner of certain real property located at 5100 N Star Boulevard, in the City of Great Falls,
4
5 County of Cascade, Montana, which real property is legally described as:
6 NORTH PARK ADDITION, S04, T20 N, R04 E, BLOCK 003, Lot 20 Acres: 1.21
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9

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

OWNER'S DISCLOSURE

- 18 Owner has never occupied the Property.
19 Owner has not occupied the Property since _____ (date).

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

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

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

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

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

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Owner's Initials

- 45 3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and
 46 Overloads, or known information concerning utility connections)
 47
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- 50 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
 51 a. Faucets, fixtures, etc.
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- 55 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
 56 Tanks, Grease Traps, Oil/Water Separators and Cesspools)
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- 60 c. Septic Systems permit in compliance with existing use of Property
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- 64 Date Septic System was last pumped? _____
 65
- 66 d. Public Sewer Systems (Clogging and Backing Up)
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- 70 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
 71 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
 72 Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)
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- 76 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
 77 Chimney Cleanliness. Chimney Fires and Adherence to Codes in Installation)
 78 Fireplace not in working order _____
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- 81 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
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- 85 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
 86 Screens, Slabs, Driveways, Sidewalks, Fences)
 87
- 88 Currently, leakage in the wait station- continuing to investigate the cause and fix the situation _____
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- 94 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
 95
 96
- 98 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
 99 Some separation of the foundation floor from the wall in the utility room and mens
 100 bathroom _____

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101 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)

107 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)

111 a. Private well

115 b. Public or community water systems

116 Public

119 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped or un-landscaped yard)

124 14. NUISANCE/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or pest infestations located on the Property or in the immediate area:

130 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without any required permit)

135 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private Easements and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or the Seller's ability to transfer the Property)

141 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the immediate area:

146 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):

147 None

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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:
-
-

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

1. Asbestos.
2. Noxious weeds.
3. Pests, rodents.
4. Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
 186 treated, attach documentation.)
5. Common walls, fences and driveways that may have any effect on the Property.
6. Encroachments, easements, or similar matters that may affect your interest in the Property.
7. Building additions, structural modifications, or other alterations or repairs made without necessary permits
 190 or association and architectural committee permission.
8. Building additions, structural modifications, or other alterations or repairs not in compliance with building codes.
9. Health department or other governmental licensing, compliance or issues.
10. Landfill (compacted or otherwise) on the Property or any portion thereof.
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.
12. Settling, slippage, sliding or other soil problems.
13. Flooding, draining, grading problems, or French drains.
14. Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
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.
16. Hazardous or Environmental Waste: Underground storage tanks or sump pits.
17. Neighborhood noise problems or other nuisances.
18. Violations of deed restrictions, restrictive covenants or other such obligations.
19. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.

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

223 Additional details:
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270271 Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief
272 as of the date signed by Owner.273 *F. Edward Buttrey*

11/10/2025

275 Owner's Signature *F. Edward Buttrey*

Date

276 *Guy M Tabacco*

11/11/2025

278 Owner's Signature *Guy M. Tabacco*

Date

281 **BUYER'S/LESSEE'S ACKNOWLEDGEMENT**283 Subject Property Address: 5100 N Star Boulevard, Great Falls, MT 59405284 NORTH PARK ADDITION, S04, T20 N, R04 E, BLOCK 003, Lot 20 Acres: 1.21287 Buyer(s)/Lessee(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning
288 the Property that are known to the Owner. **The disclosure statement does not provide any representations or**
289 **warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material**
290 **fact concerning a particular feature, fixture or element imply that the same is free of defects.**291
292 Buyer(s)/Lessee(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide
293 for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or
294 defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the**
295 **overall condition of the Property in lieu of other inspections, reports or advice.**

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

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300 Buyer's/Lessee's Signature Date301
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303 Buyer's/Lessee's Signature Date304
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