

PROPERTY INFORMATION SHEET

Date:	January 5th, 2026
Seller:	THE GERALD LLC Susan Crampton Davis; Peter Davis
Agent:	SterlingCRE Advisors Matt Mellott, CCIM  SIOR
Property:	Street Address: 1005 Gerald Avenue Missoula, MT 59801

This Property Information Sheet is not a warranty as to the actual condition of the Property/Premises. The purpose is, instead, to provide brokers and the potential buyer/lessee with important information about the Property/Premises which is currently in the actual knowledge of the Seller/Landlord and which the Seller/Landlord may be required by law to disclose.

Adverse material facts are described in Montana Law as, “a fact that should be recognized as being 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.

Please describe all adverse material facts:

<b><u>Methamphetamine:</u></b>	<p>If the Property is inhabitable real property, the Seller represents to the best of Seller’s/Landlord’s knowledge that the Property</p> <p><input type="checkbox"/> HAS      <input checked="" type="checkbox"/> HAS NOT    been used as a clandestine Methamphetamine drug lab.</p> <p>been used as a clandestine Methamphetamine drug lab. If the Property has been used as a clandestine Methamphetamine drug lab, Seller/Landlord agrees to execute a Methamphetamine Disclosure Notice and provide any documents or other information that may be required under Montana law concerning the use of the Property as a clandestine Methamphetamine drug lab.</p> <p>Other Comments:</p>
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<p><b><u>Radon:</u></b></p>	<p>If the Property is inhabitable real property as defined in the Montana Radon Control Act, Seller represents that to the best of Seller's knowledge the Property</p> <p><input type="checkbox"/> HAS      <input checked="" type="checkbox"/> HAS NOT      been tested for radon gas</p> <p>and/or radon progeny and the Property</p> <p><input type="checkbox"/> HAS      <input checked="" type="checkbox"/> HAS NOT      received mitigation or treatment for the same.</p> <p>If the Property has been tested for radon gas and/or radon progeny, attached are any test results along with any evidence of mitigation or treatment.</p> <p>Other Comments:</p>
<p><b><u>Lead-Based Paint:</u></b></p>	<p>If a residential dwelling exists on the Property and was built before the year 1978, Seller</p> <p><input type="checkbox"/> HAS      <input checked="" type="checkbox"/> HAS NO      knowledge of lead-based paint and/or lead-based paint hazards on the Property.</p> <p>If Seller has knowledge of lead-based paint and/or lead-based paint hazards on the property, attached are all pertinent reports and records concerning that knowledge.</p> <p>Other Comments:</p>
<p><b><u>Mold:</u></b></p>	<p>If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Seller represents to the best of Seller's knowledge that the Property</p> <p><input type="checkbox"/> HAS      <input checked="" type="checkbox"/> HAS NOT      been tested for mold and that the Property.</p> <p><input type="checkbox"/> HAS      <input checked="" type="checkbox"/> HAS NOT      received mitigation or treatment for mold.</p> <p>If the Property has been tested for mold or has received mitigation or treatment for mold, attached are any documents or other information that may be required under Montana law concerning such testing, treatment or mitigation.</p> <p>Other Comments:</p>
<p><b><u>Equipment:</u></b></p>	<p>Any Known Issues with the Properties Equipment including Appliances?</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No      <input checked="" type="checkbox"/> Unknown      <input type="checkbox"/> N/A</p> <p>Other Comments:</p>

<b><u>Electrical Systems:</u></b>	<p>Any Known Issues with the Electrical System?</p> <p> <input type="checkbox"/> Yes         <input type="checkbox"/> No         <input checked="" type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Other Comments:</p>
<b><u>Plumbing:</u></b>	<p>Is the Plumbing System in Operating Condition?</p> <p> <input checked="" type="checkbox"/> Yes         <input type="checkbox"/> No         <input type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Are there any Known Issues with the Plumbing System?</p> <p> <input checked="" type="checkbox"/> Yes         <input type="checkbox"/> No         Explain: <u>Second floor single bathroom not being used due to issues with the shower that did not warrant repair for the minimal occupants.</u> </p> <p>Other Comments: Unaware of plumbing on the third floor, as it has been locked and unused since well before our purchase in 2020..</p>
<b><u>Heating &amp; Ventilation Systems:</u></b>	<p>Heating Type:</p> <p> <input type="checkbox"/> Oil         <input checked="" type="checkbox"/> Natural Gas         <input type="checkbox"/> Electric         <input type="checkbox"/> Propane         <input type="checkbox"/> Other:       </p> <p>Is Heat supplied to all finished rooms:</p> <p> <input checked="" type="checkbox"/> Yes         <input type="checkbox"/> No         <input type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Heat functioning properly?</p> <p> <input checked="" type="checkbox"/> Yes         <input type="checkbox"/> No         <input type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Other Comments: No heat operating on the third floor.</p>
<b><u>Air-Conditioning:</u></b>	<p>AC Type:</p> <p> <input type="checkbox"/> Oil         <input type="checkbox"/> Natural Gas         <input checked="" type="checkbox"/> Electric         <input type="checkbox"/> Propane         <input type="checkbox"/> Other:       </p> <p>Is AC supplied to all finished rooms:</p> <p> <input type="checkbox"/> Yes         <input checked="" type="checkbox"/> No         <input type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>AC functioning properly?</p> <p> <input type="checkbox"/> Yes         <input type="checkbox"/> No         <input type="checkbox"/> Unknown         <input checked="" type="checkbox"/> N/A       </p> <p>Other Comments:</p>

<b><u>Insulation:</u></b>	<p>In Exterior Walls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p> <p>In Ceiling/Attic? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p> <p>Under the Floor? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p> <p>In any other areas? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p> <p>Other Comments:</p>
<b><u>Exterior Drainage:</u></b>	<p>Are Gutters and Downspouts in Operating Condition?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> N/A</p> <p>Other Comments: Gutters and downspouts repaired and updated in exterior renovation in 2023/2024.</p>
<b><u>Basement/Crawl Space/Cellar:</u></b>	<p>Any Leaks or Excessive Moisture?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> N/A</p> <p>Other Comments:</p>
<b><u>Foundation:</u></b>	<p>Any Settlement or other Problems?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> N/A</p> <p>Other Comments:</p>
<b><u>Roof:</u></b>	<p>Any Leaks or Evidence of Moisture?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> N/A</p> <p>Any Existing Fire-Retardant Treated Plywood?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> N/A</p>

	<p>Other Comments: Had full exterior done in 2023/2024 and the roof was inspected, at that time. Roof originally replaced in 2017, we believe.</p>
<b><u>Water:</u></b>	<p>Water Source:</p> <p><input checked="" type="checkbox"/> Public      <input type="checkbox"/> Well      <input type="checkbox"/> Other:</p> <p>Water functioning properly?</p> <p><input checked="" type="checkbox"/> Yes      <input type="checkbox"/> No      <input type="checkbox"/> Unknown      <input type="checkbox"/> N/A</p> <p>Other Comments:</p>
<b><u>Waste/Disposal/Landfill or other Commercial Uses:</u></b>	<p><input checked="" type="checkbox"/> Public      <input type="checkbox"/> Septic      Last Pumped on (Date): _____</p> <p>Septic functioning properly?</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No      <input type="checkbox"/> Unknown      <input checked="" type="checkbox"/> N/A</p> <p>Other Comments:</p>
<b><u>Access:</u></b>	<p>Any disputes concerning access to property?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown      <input type="checkbox"/> N/A</p> <p>Other Comments:</p>
<b><u>Wood-Destroying Insects:</u></b>	<p>Any Known Infestations and/or Prior Damage?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown      <input type="checkbox"/> N/A</p> <p>Other Comments:</p>
<b><u>Carbon Monoxide Alarm:</u></b>	<p>Is a Carbon Monoxide Alarm on the Property?</p> <p><input checked="" type="checkbox"/> Yes      <input type="checkbox"/> No      <input type="checkbox"/> Unknown      <input type="checkbox"/> N/A</p> <p>Other Comments: Individual units in rooms</p>

<b><u>Fire:</u></b>	<p>Any Fireplaces, Woodstoves, or Chimneys?</p> <p> <input checked="" type="checkbox"/> Yes         <input type="checkbox"/> No         <input type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>How Many? <u>Six, one behind a wall, so seven in total</u></p> <p>Are they in working condition?</p> <p> <input type="checkbox"/> Yes         <input type="checkbox"/> No         <input checked="" type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Other Comments: Not used them, so not sure.</p>
<b><u>Zoning Issues:</u></b>	<p>Are there any zoning issues?</p> <p> <input type="checkbox"/> Yes         <input type="checkbox"/> No         <input checked="" type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Other Comments:</p>
<b><u>Flood Zone:</u></b>	<p>Is the Property in a Flood Zone?</p> <p> <input type="checkbox"/> Yes         <input type="checkbox"/> No         <input checked="" type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Other Comments:</p>
<b><u>Restrictions:</u></b>	<p> <input type="checkbox"/> Yes         <input type="checkbox"/> No         <input checked="" type="checkbox"/> Unknown         <input type="checkbox"/> N/A       </p> <p>Other Comments:</p>

<b><u>Mineral Rights:</u></b>	<div style="text-align: center;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No      <input checked="" type="checkbox"/> Unknown      <input type="checkbox"/> N/A         </div> <p>Other Comments:</p>
<b><u>Illegal/Drug Activity:</u></b>	<div style="text-align: center;"> <input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown      <input type="checkbox"/> N/A         </div> <p>Other Comments:</p>
<b><u>Material/Latent Defects:</u></b>	<p>Are there any defects, affecting the physical condition of the Property?</p> <div style="text-align: center;"> <input checked="" type="checkbox"/> Yes      <input type="checkbox"/> No      <input type="checkbox"/> Unknown      <input type="checkbox"/> N/A         </div> <p>Other Comments: Third floor was damaged and closed well before we purchased the property. The vacant floor was later found to have water damage from a roof leak. The roof was replaced in the</p>
<b><u>Structural Systems:</u></b>	<p>Are there any defects with other Structural Systems on the Property? (including but not limited to, exterior walls, floors, driveways, sidewalks, etc.)</p> <div style="text-align: center;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No      <input checked="" type="checkbox"/> Unknown      <input type="checkbox"/> N/A         </div> <p>Other Comments:</p>
<b><u>Hazard Insurance/Damages/Claims:</u></b>	<p>Comments:</p>

<p><b><u>Actions, Suits or Proceedings:</u></b></p>	<p>Seller/Landlord has no actual knowledge that any actions, suits or proceedings are pending or threatened before any court, arbitration tribunal, governmental department, commission, board, bureau, agency or instrumentality that would affect the Property/Premises or the right or ability of a Seller or Tenant to convey, occupy or utilize the Property, except (if there are no exceptions write "NONE"):</p> <p>Seller/Landlord has not served any Notices of Default on any of the tenants of the Property which have not been reserved except (if there are no exceptions write "NONE"): NONE</p>
<p><b><u>Governmental Proceedings:</u></b></p>	<p>Seller/Landlord has no actual knowledge of any existing or contemplated condemnation, environmental, zoning, redevelopment agency plan or other land use regulation proceedings which could detrimentally affect the value, use and operation of the Property, except (if there are no exceptions write "NONE"): NONE</p>
<p><b><u>Unrecorded Title Matters:</u></b></p>	<p>Seller/Landlord has no actual knowledge of any encumbrances, covenants, conditions, restrictions, easements, licenses, liens, charges, or other matters which affect the title of the Property/Premises that not recorded in the official records of the county recorder where the Property/Premises is located except (if there are no exceptions write "NONE"): NONE</p>
<p><b><u>Leases:</u></b></p>	<p>Seller/Landlord has no actual knowledge of any leases, subleases or other tenancy agreements affecting the Property/Premises, except (if there are no exceptions write "NONE"):NONE</p>
<p><b><u>Options:</u></b></p>	<p>Owner has no actual knowledge of any options to purchase, rights of first refusal, rights of first offer or other similar agreements affecting the Property/Premises, except (if there are no exceptions write "NONE"): NONE</p>



<b><u>Short Sale / Foreclosure:</u></b>	<p>The ability of the Seller/Landlord to complete a sale of the Property</p> <p><input type="checkbox"/> IS contingent      <input checked="" type="checkbox"/> IS NOT contingent</p> <p>upon obtaining the consent of one or more lenders to conduct a ‘short sale’, i.e., a sale for less than the amount owing on the Property. (This paragraph only needs to be completed if this Property Information Sheet is being completed in connection with the proposed sale of the Property).</p> <p>One or more of any loans secured by the Property</p> <p><input type="checkbox"/> IS      <input checked="" type="checkbox"/> IS NOT in foreclose.</p> <p>Comments: No finances on the property</p>
<b><u>Additional Disclosures:</u></b>	<p>Comments:</p> <p>The entire envelope of the house was repaired and/or replaced in 2023/2024 by Scariano Construction The siding boards were scrapped, repaired, and/or replaced, as needed, and repainted in their entirety. The exterior lights were replaced and new additional lighting added. During the course of the work, the roof was inspected and the drains replaced and/or repaired. The entire north porch was replaced to meet historical guidelines.</p>

Seller acknowledges the information given is true, correct, and complete to the best of the Seller’s knowledge as of the date signed.

Seller/Landlord:	<div><div>DocuSigned by:</div><div>Susan Crampton Davis</div><div>C8732290028440A...</div></div>	Date: 1/5/2026
Seller/Landlord:	<div><div>Signed by:</div><div>Peter Davis</div><div>D81C6C0E9CCB42A...</div></div>	Date: 1/5/2026

Buyer/Tenant hereby acknowledges receipt of this Property Information Sheet on \_\_\_\_\_.

Buyer/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_