

**MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)**



Date: June 5, 2026

Property: 2400 HWY 2 W, Columbia Falls, MT 59912

Seller(s): Kevin Underdahl, Underdahl Family Trust

Seller Agent: Todd Schleusner

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: Todd Schleusner
Todd Schleusner

Dated: 6/7/26

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: June 5, 2026

The undersigned Owner is the owner of certain real property located at 2400 HWY 2 W
in the City of Columbia Falls,
County of Flathead, Montana, which real property is legally described as:
S18, T30 N, R20 W, TR 9B IN L1

(hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse material facts which concern the Property and are known to Owner. 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 June 2015 (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)

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)

Smoke fire, security system, police panic button, cameras, 2 sound
or speakers, phone wiring have not been used or monitored since
June 2015. Need to discard or upgrade

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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. *well water pipe comes into small middle bathroom. In extreme cold weather water not used regularly, the pipe coming in can freeze on outside. Put small heater or heat tape on inside pipe or insulated outside pipe.*

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

offer 1000 gal septic with one lid outside 2 bathroom. A thousand gallon tank with 2 lids by 2 trees installed 8/6/02

Date Septic System was last pumped? *both tanks June 2026*

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) *all working heat/AC.*

one natural gas HVAC, one electric HVAC, 2 electric heaters. Large natural gas ceiling hung was never used by seller, tenant did use

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)

Natural Gas fireplace with thermostat

7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)

Thick insulation plus blown in for most areas.

8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window Screens, Slabs, Driveways, Sidewalks, Fences)

Some cracked and fogged windows, driveway has some cracks and dips, all fences are neighbors, some damage to exterior metal siding. At least 3 wood pecker holes in upper wood siding

9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)

10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)

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

New roof with all new plywood underneath, most of roof October 2025
Rest of roof received a roofing Contractors "tune up"
During heavy rains the rain comes off front roof fast. Also
Snow slides, Rain gutters might help.

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

? Iron in water. Depending on buyers intended use, buyer
may want to add a filter at pump house tank to keep water
from discoloring toilets

a. Private well

inside of pump shed needs portable heater during severe cold so
tank & pipe don't freeze, one shut off valve does not go anywhere.

b. Public or community water systems

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

start of sprinkler system in ground by mail box near
well head, system does not work.

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:

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

unknown if permits were needed or obtained. Upstairs room expanded
and finished off previous owner added building square footage.
Permits started for small area enclosed where garage door is.

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)

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

If snow plowing creates huge piles at corner by mailbox and
area at south end of asphalt, water puddles can occur if snow melts
fast or after heavy rain

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

12/22 seller filed claim and was partially paid for minor tenant damage,
extreme cleanup and some unpaid rent.

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19. METHAMPHETAMINE/FENTANYL: If the Property is inhabitable real property, the Owner represents to the best of Owner's knowledge that the Property ☐ has ☒ has not been used as a clandestine methamphetamine or fentanyl drug lab and ☐ has ☒ has not been contaminated from the consumptions of methamphetamine or fentanyl. If the Property has been used as a clandestine methamphetamine or fentanyl drug lab or contaminated from the consumption of methamphetamine or fentanyl, Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine/Fentanyl 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 or fentanyl drug lab or the contamination of the Property from the consumption of methamphetamine or fentanyl.

20. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner represents that to the best of Owner's knowledge the Property ☐ has ☒ has not been tested for radon gas and/or radon progeny and the Property ☐ has ☒ has not received mitigation or treatment for the same. 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.

21. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner ☐ has ☒ has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner 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.

22. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner represents to the best of Owner's knowledge that the Property ☐ has ☒ has not been tested for mold and that the Property ☐ has ☒ has not received mitigation or treatment for mold. 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.

23. OTHER TESTING OR TREATMENTS: Has the Property been tested or treated for the presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:
No

If any of the following items or conditions exist relative to the Property, please check the box and provide 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 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 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 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, 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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- 206 20. ☐ Zoning, Historic District or land use change planned or being considered by the city or county.
207 21. ☐ Street or utility improvement planned that may affect or be assessed against the Property.
208 22. ☐ Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
209 23. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property.
210 24. ☐ "Common area" problems.
211 25. ☐ Tenant problems, defaults or other tenant issues.
212 26. ☐ Notices of abatement or citations against the Property.
213 27. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.
214 28. ☐ Airport affected area.
215 29. ☐ Animal damage.
216 30. ☐ Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
217 or reservations.
218 31. ☐ Environmental Phase I, II or III and any environmental reports or remediation records or known
219 Environmental conditions
220 32. ☐ Railroad leases affecting the Property.
221 33. ☐ Other matters as set forth below including environmental issues, structural system issues, mechanical
222 issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge
223 concerning the Property.
224

225 Additional details:

226 7+8 - property in the County, may not need permits

227
228 County records show square footage less than 14000 measured
229 from outside walls. Extra square footage added by licensed
230 contractors.

231
232 Area in middle large room had plywood walls inside. They were
233 covered with drywall plaster. Linsure or insulation there.
234

235 3 of the large trees near driveway were damaged in 2021
236 or 2022 by car accident. Trees look ok but missing bark
237 could cause one or more trees to die earlier than others.
238

239 Property corners marked in 2023. Shows neighbor fence
240 a few inches into seller property toward the South end of
241 the fence.

242 Part of subject property's rear covered area encroaches
243 onto neighbor property.

244 Neighbor to the east fence abutts subject property
245 building and neighbor uses area next to subject property
246 building for occasional horse usage.
247 All corners are marked

248
249 Tenant added unfinished drywall in several areas. There
250 are not structural and easy to remove if buyer
251 desires.
252

253 Many light bulbs burned out inside & outside.

254
255 County records show lot size 1.47ac, measures out to 1.37 Acres
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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.

Kevin C Underdahl Trustee 6/7/26
Owner's Signature Kevin Underdahl, Underdahl Family Trust Date

[Signature] _____
Owner's Signature Date

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

Subject Property Address: 2400 HWY 2 W, Columbia Falls, MT 59912

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.