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



1	TI	he undersigned Owner, hav	ing entered into a list	ing with	v c	Western Monta	na Group LLC	
2 3	as	o broker, dated	05/27/2016	<u>05/27/2016</u> at		olving certain re	al property located at	
ა 4	C	ity Of St. Regis	0: 1 6			St. Regis	MT 59866 , in the which real property is	
5		gally described as	, County of	Mine:	ral	, Montana,	which real property is	
6	GI	REEN MTN CLARK FORK	TRACTS, SO8, T1	8 N. R26	W. Lot	046		
7	ري	KEEN MIN CLARK FORK	TRACTS, 808, 418	8 N B26	W Tot	047		
8	اف	REEN MIN CLARK FORK	TRACTS, S08, T18	3 N, R26	W, Lot	048		
9 10	(tr	he Property). Owner executed verse material facts which	es this Disclosure Sta	atement, in	order to a	ssist the Broke	r in disclosing all	
11	ac	dverse material facts which dverse material fact as a fac	concern the Property	to prospect	TIVA NUICA	score Monton	a lave defines as	
12	DE	ice as to affect a						
10	person's decision to enter into a contract to buy or sell real property and may be a fact that mate affects the value of the Property, that affects the structural integrity of the Property, or that presented health rick to ensure the Property.							
	do	documented health risk to occupants of the Property.						
15								
16 17			OWNER'S	S DISCLOS	URE			
18		Owner has never occupied	the Property					
19		Owner has not occupied the	ne Property since	11/0	01/15	(date)		
20								
21	Th	ne Owner declares that the	Owner has prepared	this Disclos	ure Statei	ment and any a	ttachments thereto	
22	va	ased on any adverse materia	al facts known to the	Owner. Ow	mer hereb	ov authorizes th	e Broker to provide	
24	Pr	copy of this Statement to an operty. Owner further agree	es to indemnify and h	connection	with any a	actual or anticip	ated sale of the	
25	ba	ased upon the disclosures m	ade in this Disclosure	e Statement	t along wi	th the failure of	the Owner to	
20	dis	sclose any adverse material	facts known to the C	wner.	calong III	in the fallate of	the Owner to	
27 28	Th	vic information to a displant	- h H			_		
29	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, the broker or the							
30	salespersons and it is not a contract between owner and buyer. This disclosure statement is not a							
32	substitute for any inspections the buyer may wish to obtain.							
34	Please describe any Adverse Material Facts concerning the items listed, or other components, fixtures or matters. If space is inadequate, please attach additional sheets.							
35		atters. If space is madequal	e, piease attach auu	ilional snee	lS.			
36	1.	APPLIANCES: Refrigerato	rs, Microwave, Rang	e, Dishwasl	her, Garb	age Disposal. C	Oven, Trash	
37		Compactor, Freezer, Wasl	ner, Dryer	2000 (N) - 200 (N)	1 ************************************			
38 39	-		-	3 <u>3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 </u>	<u> </u>	*		
	2.	COMPONENTS and BUIL	T-IN SYSTEMS: Wa	ter Softene	r Mater C	`onditioners Ev	rhaust Eana Control	
41	81 -11 80	vacuum System and comp	onents, Water Heate	er. Washer/I	Drver Hod	kups Ceiling F	an Intercoms	
42		Remote Controls, T.V. Ant	enna, Satellite Dish,	Central sou	nd system	ns. Wiring for pl	hone, cable and	
43		internet, Security Alarms, I	Fire Alarms, Smoke D	Detectors, G	Barage Do	or Openers, an	d Security Gates	
44 45		-						
46			<u> </u>			*		
47	3.	ELECTRICAL SYSTEM: (\	Niring, Outlets, Switc	hes, Service	es, Shorts	s, Alterations, a	nd Overloads)	
48								
49	-				2 32	* · · · · · · · · · · · · · · · · · · ·		
			©2015 Montana Asso				12-1-1	
Bu	yer's	s or Lessee's Initials	Owner's Property Disclos	sure Statement,	March 2015	Page 1 of 5 _	Owner's Initials	

50 4 51 52 53	4. PL	JMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets) a. Faucets, fixtures, etc.
54 55 56 57		b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septi Tanks, Holding Tanks, and Cesspools)
8 9 0 1		c. Septic Systems permit in compliance with existing use of Property
2 3 4 5		Date Septic System was last pumped? d. Public Sewer Systems (Clogging and Backing Up)
6 7 8 5. 9 0 2 _	HEA Cen Gas	TING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, tral Air Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Leaks, thermostats, Wall/Window AC Evaporator Coolers, Humidifers, Propane tanks)
3 4 6. 5 —	ADD Laws	ITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Qualis, Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
9	INSU	LATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
8.	ОТНІ	ER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, ow Screens, Slabs, Driveways, Sidewalks, Fences)
9.	10 to 10	EMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
	FOUN	NDATION: (Depth, Footings, Reinforcement, and Cracking)
11.	ROOF	: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
12.	WATE	R: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
a. b.	Private Public	e well or community water systems
	/ Lessee's	©2015 Montana Association of REALTORS®

103 108 109	7 3 9	POOLS, OUTDOOR LIVING, ANCILARY BUILDINGS: (Window Screens, Pool, Spa, Pool/Spa Heater Hot Tub, Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground Sprinklers systems and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn, Carport)
11(111 112 113	<u>′</u>	. 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:
114 115 116 117 118	15.	ACCESS: (If the property is not on a public street note any Driveway Agreements, Private Easements and Legal Disputes Concerning Access)
119 120 121	16.	HAZARD INSURANCE/DAMAGES/CLAIMS:
122 123 124 125 126 127	17.	METHAMPHETAMINE: 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 drug lab. If the Property has been used as a clandestine Methamphetamine drug lab, attached are any documents concerning the use of the Property as a clandestine Methamphetamine drug lab.
128 129 130 131 132 133	18.	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 \Box has \Box has not been tested for radon gas and/or radon progeny and the Property \Box has \Box 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.
134 135 136 137 138	ļ	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.
139 140 141 142 143 144 145	! !	MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Dwner represents to the best of Owner's knowledge that the Property \square has \square has not been tested for mold and that the Property \square has \square 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.
146 147 148		y of the following items or conditions exist relative to the Property, please check the box and ide details below: . □ Asbestos.
149 150 151 152	3	 Noxious weeds. Destructive insects such as termites, pine beetles or carpenter ants. (If property has been tested or treated, attach documentation.)
153 154 155	5 6	 □ Common walls, fences and driveways that may have any effect on the subject property. □ Encroachments, easements, or similar matters that may affect your interest in the subject property. □ Room additions, structural modifications, or other alterations or repairs made without necessary permits or HOA and HOA architectural committee permission.
156 157 158 159	8	 □ Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. □ Health department or other governmental licensing, compliance or issues. □ Landfill (compacted or otherwise) on the property or any portion thereof.
Buye	er's or i	©2015 Montana Association of REALTORS® Owner's Property Disclosure Statement, March 2015 Page 3 of 5 Owner's Initials

16.	15. ☐ Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. ☐ Neighborhood noise problems or other nuisances. 17. ☐ Violations of deed restrictions, restrictive covenants or other such obligations. 18. ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. ☐ Zoning, Historic District or land use change planned or being considered by the city or county. 19. ☐ Zoning, Historic District or land use change planned or being considered by the city or county. 19. ☐ Zoning, Historic District or land use change planned or being considered by the city or county. 19. ☐ Zoning, Historic District or land use change planned or being considered by the city or county. 20. ☐ Street or utility improvement planned that may affect or be assessed against the Property. 21. ☐ Property Owner's association obligations (dues, lawsuits, etc.). 22. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. ☐ "Common area" problems. 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage: ☐ 29. ☐ Property leases crop share agreements with the Property leases.	16 16 16 16	11. □ Settling, slippage, sliding or other soil problems. 12. □ Flooding, draining, grading problems, or French drains. 13. □ Major damage to the property or any of the structures from		
17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Street or utility improvement planned that may affect or be assessed against the Property. 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 20. □ Tenant problems, defaults or other tenant issues. 21. □ Tenant problems, defaults or other tenant issues. 22. □ Notices of abatement or citations against the Property. 23. □ Notices of abatement or citations against the Property. 24. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: 29. □ Property leases, crop share agreements, mineral leases or reservations. 28. □ Other matters:	17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 20. □ Street or utility improvement planned that may affect or be assessed against the Property. 21. □ Property Owner's association obligations (dues, lawsuits, etc.). 22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: □ 29. □ Property leases crop share agreements with the property leases.		15. Hazardous or Environmental Wasto: Undergrave	anks or sump nite	,
etc. 19.	etc. 19.	16	17. Uviolations of deed restrictions, rostrictive assessment		
171	171 19.	17	etc.	iolations of "setba	ck" requirements,
 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage:	 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage:	17 17 17	 19. □ Zoning, Historic District or land use change planned or being 20. □ Street or utility improvement planned that may affect or be as 21. □ Property Owner's association obligations (dues, lawsuits, etc.) 22. □ Proposed increase in the tay association and the second planned or being 	considered by the	e city or county. se Property.
26.	178 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening 179 the Property. 180 27. ☐ Airport affected area. 181 28. ☐ Pet damage: 182 29. ☐ Property leases, crop share agreements with the Property. 183 29. ☐ Property leases, crop share agreements with the Property. 184 29. ☐ Property leases, crop share agreements with the Property. 185 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening		6 24. Tenant problems, defaults or other tenant issues	The second secon	es for the Property.
the Property. Airport affected area. Pet damage: 29. Property leases, crop share agreements, mineral leases or reservations. Other matters: Other matters:	the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage: 29. ☐ Property leases, crop share agreements with the property leases, crop share agreements with the property leases.		'		
27. ☐ Airport affected area. 28. ☐ Pet damage:	180 27. □ Airport affected area. 181 28. □ Pet damage:		20. Lawsuit of lead broceedings (including force leaves and in	nkruptcies) affecti	a or threatening
181 28. ☐ Pet damage:	181 28. ☐ Pet damage:	180	27. ☐ Airport affected area	Vin. • Browless of the	.g or amoutoring
183 30. □ Other matters:			1 28. ☐ Pet damage:		
184 185 186	184			eservations.	
186			Go. Doner matters.		<u> </u>
	100				
					
				ete to the best of	the Owner's
180 Switch and date signed by Owner.		189	o where		
190 Owner Date Date Date Date	knowledge and belief as of the date signed by Owner.	190	Owner	Date	05/27/2016
197 BRITT DUBIL 5372/72018	knowledge and belief as of the date signed by Owner.		BRITT DUBIL	Date	03/2//2016
193 Owner	knowledge and belief as of the date signed by Owner. Note: The information Herein is true, correct and complete to the best of the Owner's Owner. Note: The information Herein is true, correct and complete to the best of the Owner's Owner's Owner. Date:		Overses	D	
GORDON AND KRISTIN BARLAND FAMILY LIVING TRUST BRITT DURIL. TRUSTER	knowledge and belief as of the date signed by Owner. Note		SORDON AND KRISTIN BARLAND FAMILY LIVING TRUST BRITT DUBIL. TRUSTER	Date	05/27/2016
	knowledge and belief as of the date signed by Owner. Strue, correct and complete to the best of the Owner's date and complete to the best of the Owner's last the date signed by Owner. Strue, correct and complete to the best of the Owner's last date and complete to the Owner's last date and cow				
100 Flease note the following changes to the foregoing disclosure:	knowledge and belief as of the date signed by Owner. Owner	197	riease note the following changes to the foregoing disclosure:		
197	knowledge and belief as of the date signed by Owner. Owner	198			
198	knowledge and belief as of the date signed by Owner. Owner				
198 199	knowledge and belief as of the date signed by Owner. Owner				
198	knowledge and belief as of the date signed by Owner. Second and Reistin Barland Family Living Trust Britt Dubil, Trustee Correct and complete to the best of the Owner's the Owner's signed by Owner.				
198 199 200 201	knowledge and belief as of the date signed by Owner. Owner	203			
198 199 200 201 202	knowledge and belief as of the date signed by Owner. Owner	204			
198 199 200 201 202 203 204	knowledge and belief as of the date signed by Owner. Owner				
198 199 200 201 202 203 204 205	knowledge and belief as of the date signed by Owner. Owner				
198 199 200 201 201 202 203 204 205 206	knowledge and belief as of the date signed by Owner. Owner	208			
198 199 200 201 202 203 204 205 206 207	knowledge and belief as of the date signed by Owner. Owner	209			
198 199 200 201 202 203 204 205 206 207 208	knowledge and belief as of the date signed by Owner. Owner		Owner	Date	
198 199 200 201 202 203 204 205 206 207 208 209 210 Owner	knowledge and belief as of the date signed by Owner. Owner				
198 199 200 201 201 202 203 204 205 206 207 208 209 210 Owner	knowledge and belief as of the date signed by Owner. Owner Date 05/27/2016 BRITT DUBIL OGROON AND KRISTIN BANLAND FAMILY LIVING TRUST BRIST DOBID, TRUDTER Please note the following changes to the foregoing disclosure: Please note the following changes to the foregoing disclosure: Date 05/27/2016		Owner		
198 199 200 201 202 203 204 205 206 207 208 209 210 Owner	knowledge and belief as of the date signed by Owner. Owner			Date	
	knowledge and belief as of the date signed by Owner. Owner	199 200 201 202 203 204 205			
186		184	o. 2 other matters.		
186	184			eservations.	
184 185 186	183 30. □ Other matters:		29. Property leases crop share agreements with		
182 29. ☐ Property leases, crop share agreements, mineral leases or reservations. 183 30. ☐ Other matters: 184 185 186	182 29. Property leases crop share agreements with the		- · · · · · · · · · · · · · · · · · · ·		
181 28. ☐ Pet damage:	181 28. ☐ Pet damage:		one Property. 27. □ Airport affected area	ma aproido) anecin	ig or timeatening
27. ☐ Airport affected area. 28. ☐ Pet damage:	180 27. □ Airport affected area. 181 28. □ Pet damage:		20. Lawsuit of lead broceedings (including force leaves and in	nkruptcies) affectii	a or threatening
the Property. Airport affected area. Pet damage: 29. Property leases, crop share agreements, mineral leases or reservations. Other matters: Other matters:	the Property. 27. □ Airport affected area. 28. □ Pet damage: 29. □ Property leases, crop share agreements with the property leases, crop share agreements with the property leases.		'		
26.	178 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening 179 the Property. 180 27. ☐ Airport affected area. 181 28. ☐ Pet damage: 182 29. ☐ Property leases, crop share agreements with the Property. 183 29. ☐ Property leases, crop share agreements with the Property. 184 29. ☐ Property leases, crop share agreements with the Property. 185 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening		24. U lenant problems, defaults or other tenant issues		
 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage:	 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage:		5 23. ☐ "Common area" problems	er's association due	es for the Property.
 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage:	 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage:		4 22. Proposed increase in the tay associations (dues, lawsuits, etc.)	:.)	- Coporty.
22. Proposed increase in the tax assessment value or homeowner's association dues for the Property 23. Common area" problems. 24. Tenant problems, defaults or other tenant issues. 25. Notices of abatement or citations against the Property. 26. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements, mineral leases or reservations. 30. Other matters:	22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: □ 29. □ Property leases, crop share agreements with the property leases.		3 21. Property Owner's association abligation	ssessed against th	e Property.
21. Property Owner's association obligations (dues, lawsuits, etc.). 22. Proposed increase in the tax assessment value or homeowner's association dues for the Property 23. Tenant problems. 24. Penant problems, defaults or other tenant issues. 25. Notices of abatement or citations against the Property. 26. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening 27. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements, mineral leases or reservations. 30. Other matters:	21. Property Owner's association obligations (dues, lawsuits, etc.). 22. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. "Common area" problems. 24. Tenant problems, defaults or other tenant issues. 25. Notices of abatement or citations against the Property. 26. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements with the property leases, crop share agreements with the property leases.			considered by the	e city or county
20. Street or utility improvement planned that may affect or be assessed against the Property. 21. Property Owner's association obligations (dues, lawsuits, etc.). 22. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. "Common area" problems. 24. Tenant problems, defaults or other tenant issues. 25. Notices of abatement or citations against the Property. 26. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements, mineral leases or reservations. 30. Other matters:	20. Street or utility improvement planned that may affect or be assessed against the Property. 21. Property Owner's association obligations (dues, lawsuits, etc.). 22. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. "Common area" problems. 24. Tenant problems, defaults or other tenant issues. 25. Notices of abatement or citations against the Property. 26. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements with the property leases, crop share agreements with the property leases.		1 19 7 Zoning Historia Diatrict	iolations of Setba	ck requirements,
171	171 19.		20 District violations, non-conforming uses, v	iolations of "setha	ck ^{it} requirements
etc. 19.	etc. 19.		U U VIVIAUUIS UI HEEN restrictione rootrictive	such obligations	
18. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. Zoning, Historic District or land use change planned or being considered by the city or county. 20. Street or utility improvement planned that may affect or be assessed against the Property. 21. Property Owner's association obligations (dues, lawsuits, etc.). 22. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. Common area" problems. 24. Tenant problems, defaults or other tenant issues. 25. Notices of abatement or citations against the Property. 26. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements, mineral leases or reservations.	18. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. Zoning, Historic District or land use change planned or being considered by the city or county. 19. Street or utility improvement planned that may affect or be assessed against the Property. 19. Property Owner's association obligations (dues, lawsuits, etc.). 19. Property Owner's association obligations (dues, lawsuits, etc.). 19. Property Owner's association obligations (dues, lawsuits, etc.). 20. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 21. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 22. Notices of abatement or citations against the Property. 23. Notices of abatement or citations against the Property. 24. Aussuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 25. Airport affected area. 28. Pet damage: 29. Property leases, crop share agreements with the property leases.		16. ☐ Neighborhood noise problems or other nuisances.	ariks or sump pits	•
17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Street or utility improvement planned that may affect or be assessed against the Property. 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 20. □ Tenant problems, defaults or other tenant issues. 21. □ Tenant problems, defaults or other tenant issues. 22. □ Notices of abatement or citations against the Property. 23. □ Notices of abatement or citations against the Property. 24. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: 29. □ Property leases, crop share agreements, mineral leases or reservations. 28. □ Other matters:	17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 20. □ Street or utility improvement planned that may affect or be assessed against the Property. 21. □ Property Owner's association obligations (dues, lawsuits, etc.). 22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: □ 29. □ Property leases crop share agreements with the property leases.		15. Hazardous or Environmental Wasto: Undergrave	anke or sump pita	
16. ☐ Neighborhood noise problems or other nuisances. 17. ☐ Violations of deed restrictions, restrictive covenants or other such obligations. 18. ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. ☐ Zoning, Historic District or land use change planned or being considered by the city or county. 20. ☐ Street or utility improvement planned that may affect or be assessed against the Property. 21. ☐ Property Owner's association obligations (dues, lawsuits, etc.). 22. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. ☐ "Common area" problems. 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. ☐ Airport affected area. 28. ☐ Pet damage: 29. ☐ Property leases, crop share agreements, mineral leases or reservations. 180. ☐ Other matters:	16. □ Neighborhood noise problems or other nuisances. 17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □		smoke, smell noise or other pollution	vicinity of the prop	erty which causes
smoke, smell, noise or other pollution. 15. □ Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. □ Neighborhood noise problems or other nuisances. 17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 20. □ Street or utility improvement planned that may affect or be assessed against the Property. 21. □ Property Owner's association obligations (dues, lawsuits, etc.). 22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: 29. □ Property leases, crop share agreements, mineral leases or reservations.	smoke, smell, noise or other pollution. 15. □ Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. □ Neighborhood noise problems or other nuisances. 17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 20. □ Street or utility improvement planned that may affect or be assessed against the Property. 21. □ Property Owner's association obligations (dues, lawsuits, etc.). 22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: □ Property leases, crop share agreements with the property leases.		14. Waste dump or disposal or landfill or commercial use in the	ire, earthquakes, t	loods, slides, etc.
smoke, smell, noise or other pollution. 15. □ Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. □ Neighborhood noise problems or other nuisances. 17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 20. □ Street or utility improvement planned that may affect or be assessed against the Property. 21. □ Property Owner's association obligations (dues, lawsuits, etc.). 22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: 29. □ Property leases, crop share agreements, mineral leases or reservations.	smoke, smell, noise or other pollution. 15. □ Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. □ Neighborhood noise problems or other nuisances. 17. □ Violations of deed restrictions, restrictive covenants or other such obligations. 18. □ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. □ Zoning, Historic District or land use change planned or being considered by the city or county. 19. □ Street or utility improvement planned that may affect or be assessed against the Property. 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Property Owner's association obligations (dues, lawsuits, etc.). 19. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 20. □ Tenant problems. 21. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 22. □ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. □ "Common area" problems. 24. □ Tenant problems, defaults or other tenant issues. 25. □ Notices of abatement or citations against the Property. 26. □ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 27. □ Airport affected area. 28. □ Pet damage: □ Property leases, crop share agreements with the property leases.	16	13. Major damage to the property or any of the control of the property or any of the property of the property or any of the property of the		
13.	163		11. \square Settling, slippage, sliding or other soil problems.	orner environmen	tally sensitive area.
102	12. ☐ Flooding, draining, grading problems, or French drains. 13. ☐ Major damage to the property or any of the structures from fire, earthquakes, floods, slides, etc. 14. ☐ Waste dump or disposal or landfill or commercial use in the vicinity of the property which causes smoke, smell, noise or other pollution. 15. ☐ Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. ☐ Neighborhood noise problems or other nuisances. 17. ☐ Violations of deed restrictions, restrictive covenants or other such obligations. 18. ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. ☐ Zoning, Historic District or land use change planned or being considered by the city or county. 20. ☐ Street or utility improvement planned that may affect or be assessed against the Property. 21. ☐ Property Owner's association obligations (dues, lawsuits, etc.). 22. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property. 23. ☐ "Common area" problems. 24. ☐ Tenant problems, defaults or other tenant issues. 25. ☐ Notices of abatement or citations against the Property. 26. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property. 28. ☐ Per damage: 29. ☐ Property leases group share agreement with the property of the Proper		. A FOODIOU III III E III III CAATAMA CAATAMAI	Other environment	4-11
102	11. Settling, slippage, sliding or other soil problems. 12. Flooding, draining, grading problems, or French drains. 13. Major damage to the property or any of the structures from fire, earthquakes, floods, slides, etc. 14. Waste dump or disposal or landfill or commercial use in the vicinity of the property which causes smoke, smell, noise or other pollution. 15. Hazardous or Environmental Waste: Underground storage tanks or sump pits. 16. Neighborhood noise problems or other nuisances. 17. Violations of deed restrictions, restrictive covenants or other such obligations. 18. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. 19. Zoning, Historic District or land use change planned or being considered by the city or county. 19. Property Owner's association obligations (dues, lawsuits, etc.). 19. Proposed increase in the tax assessment value or homeowner's association dues for the Property. 19. Tommon area" problems. 19. Tommon area" problems. 19. Common area problems.	41	20 40 -		

©2015 Montana Association of REALTORS®
Owner's Property Disclosure Statement, March 2015

Page 4 of 5

214 215	BIIVED'S ACKNOWLED ACTOR	
216 217	Subject Property Address: NHN Donlan Flats Rd	
218		59866
219		
222	Buyer(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 proving the Property part does the factor of the property part does not proving the proving the property part does not proving the property part does not proving the proving the property part does not proving the proving	ide any
223	fails to note an adverse material fact concerning a particular feature, fixture or element important important factors.	atement bly that
228	Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and 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 k determination of the overall condition of the Property in lieu of other inspections, reports o	r.
231 232		
233 234	Buyer/Lessee Date	
235		
:36	Buyer/Lessee 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 holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.