## MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



	07/28/2025
	Westview Park Place, Kalispell, MT 59901
Seller(s): CPP	
Seller Agent:	Mark Kuhl and Andrew Burgi
Concerning a	dverse material facts, Montana law provides that a seller agent is obligated to:
know stater • disclo	se to a buyer or the buyer agent any adverse material facts that concern the property and that to the seller agent, except that the seller agent is not required to inspect the property or verify ments made by the seller; and se to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracination regarding adverse material facts that concern the property.
IIIOIII	lation regarding adverse material facts that concern the property.
completed ar Regardless o except as se	gent identified above is providing the attached Owner's Property Disclosure Statement that has led signed by the Seller(s), if one has been made available to the Seller Agent by the Seller whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement forth below, the Seller Agent has no personal knowledge:
(ii) rega	ut adverse material facts that concern the Property or arding the veracity (accuracy) of any information regarding adverse material facts that con Property
is set forth ab the Seller(s). and to provide	garding adverse material facts that concern the Property and that are known to the Seller Agent, if ove. However, the Seller Agent is not required to inspect the Property or verify any statements made Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property of the Proper
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Andrea Stocklin

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

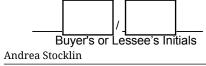


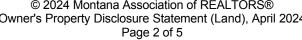
The undersioned Owner is the owner of certain re	eal property located at 111 Westview Park Place	
•	in the City of Kalispell	
County of Flathead County	, Montana, which real property is legally described as:	
WESTVIEW BUSINESS CENTER NO 2, S06, T28 N, R21		
material facts which concern the Property. Mont	Disclosure Statement to disclose to prospective buyers all stana law defines an adverse material fact as a fact that states affect a person's decision to enter into a contract to buy or	oul
	s the value of the Property, that affects the structural integri	
OW	VNER'S DISCLOSURE	
Owner has never been to the Property.		
Owner has not been to the Property since	07/14/2025 (date).	
The Owner declares that the Owner has prepare	ed this Disclosure Statement and any attachments thereto b	ase
	Owner hereby authorizes providing a copy of this Statemer	
	r anticipated sale of the Property. Owner further agrees to in	
	ed, directly or indirectly, in the purchase and sale of the F on the disclosures made in this Disclosure Statement along	
failure of the Owner to disclose any adverse mate		VVILI
Tallard of the Owner to alcohold any advoled mate	statilatio kilowii to allo owilor.	
This information is a disclosure by the Owner of	of known adverse material facts concerning the Property a	s o
	ation of any kind by the Owner and it is not a contract k	
	t is not a substitute for any inspections the buyer may	wis
obtain.		
Please describe any adverse material facts conce	erning the items listed, or other components, fixtures or matte	rs.
Easements (written or unwritten):		
none known issues		
Boundaries or property lines:		
none known issues		
Hote Mowii 1550C5		
Encroachments or similar matters that may affect	t your interest in the subject Property including but not	
Encroachments or similar matters that may affect limited to buildings, fences, etc.:	your interest in the subject Property including but not	
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Encroachments or similar matters that may affect limited to buildings, fences, etc.:  none known issues  Access to or Ownership of the Property – Matters	rs affecting access to or from the Property, legal ownership o	or ti
Encroachments or similar matters that may affect limited to buildings, fences, etc.:  none known issues  Access to or Ownership of the Property – Matters the Property, or the Seller's ability to transfer the I	rs affecting access to or from the Property, legal ownership o	or ti
Encroachments or similar matters that may affect limited to buildings, fences, etc.:  none known issues	rs affecting access to or from the Property, legal ownership o	or tit
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Encroachments or similar matters that may affect limited to buildings, fences, etc.:  none known issues  Access to or Ownership of the Property – Matters the Property, or the Seller's ability to transfer the Property home known issues  © 2024 Monta	rs affecting access to or from the Property, legal ownership o	or tit

Performance Real Estate Inc.

501 S Main Street Kalispell, MT 59901

IIOIIE KIIO	drainage or grading problems: wn issues
work con	of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area ducted by Seller in or around any natural bodies of water: wn issues
	rights and private wells: wn issues
	or Community water systems: wn issues
	re Covenants and Deed restrictions: wn issues
	stem approval or existing septic system:
	mage to the Property from fire, earthquakes, floods, slides, etc.: wn issues
-	r Historic District violations, non-conforming uses: wn issues
-	rhood noise problems or other nuisances: wn issues
	Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.): wn issues
	abatement or citations against the Property: wn issues
none kno Lawsuits	· ·
Lawsuits none kno Waste du which ma infestatio	wn issues  or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:
Lawsuits none kno  Waste du which ma infestatio none kno	or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property: wn issues  ump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposay cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or passionated on the Property or in the immediate area:





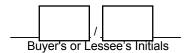




Known information concerning utility connections: none known issues				
Zoning or land use change plan none known issues	nned or being considered by the city or county:			
Proposed increase in tax assessee City of Kalispell for taxes.	ssment value or property owner's association dues for the Property:			
Underground storage tanks or none known issues	class II injection wells:			
Property leases including por reservations: none known issues	st-closing short-term rental obligations, crop share agreements, mineral lease			
Conservation Easements (existence known issues	eting or proposed):			
Landfill (compacted or otherwis	se) on the Property or any portion thereof:			
Holle Kilowii issues				
Environmental issues affecting	ng the Property including whether the Property has been tested or treated fotorage tanks, asbestos, or contaminated soil or water:			
Environmental issues affecting presence of fuel or chemical st	ng the Property including whether the Property has been tested or treated fo torage tanks, asbestos, or contaminated soil or water:			
Environmental issues affecting presence of fuel or chemical strong none known issues				
Environmental issues affecting presence of fuel or chemical strange none known issues  Pests, rodents: none known issues				
Environmental issues affecting presence of fuel or chemical stanone known issues  Pests, rodents:	torage tanks, asbestos, or contaminated soil or water:			
Environmental issues affecting presence of fuel or chemical structure none known issues  Pests, rodents: none known issues  Noxious Weeds:	torage tanks, asbestos, or contaminated soil or water:			
Environmental issues affecting presence of fuel or chemical structure none known issues  Pests, rodents: none known issues  Noxious Weeds: There may be noxious weeds from the feeted area: none known issues  Other matters as set forth beloweds.	om time to time on the property.  ow including environmental issues, structural system issues, mechanical issues,			
Environmental issues affecting presence of fuel or chemical structure none known issues  Pests, rodents: none known issues  Noxious Weeds: There may be noxious weeds from the following structure of the followin	om time to time on the property.  ow including environmental issues, structural system issues, mechanical issues,			
Environmental issues affecting presence of fuel or chemical structure none known issues  Pests, rodents: none known issues  Noxious Weeds: There may be noxious weeds from the following structure of the followin	torage tanks, asbestos, or contaminated soil or water:			







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BUYER'S ACKNOWLEDGEMEN	NT
Subject Property Address: 111 Westview Park Place, Kalispell, MT 59901	
Buyer(s) understand that the foregoing disclosure statement sets forth Property that are known to the Owner. <b>The disclosure statement do</b>	,
warranties concerning the Property, nor does the fact this disclos	• • •
material fact concerning a particular feature, fixture or element imply	
Buyer(s) is/are encouraged to obtain professional advice, inspections of	or both of the Property and to provide for
appropriate provisions in a contract between buyer(s) and owner(s) with re	espect to any advice, inspections or defects
Buyer(s) are not relying upon this property disclosure statement for	or buyer(s)' determination of the overal
condition of the Property in lieu of other inspections, reports or advice	ce.
I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.	
L Buyer's/Lessee's Signature	Date
Duyer 3/Lessee 3 digitature	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.