



MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



1 Date: 04/02/2026
 2
 3 Property: 1455 E Edgewood Whitefish MT 59937
 4 Seller(s): Steven Knox Revocable Trust
 5 Seller Agent: Ross A Pickert
 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.
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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: *Ross A Pickert*
 36 **Ross A Pickert**

37 Dated: _____
 38

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

40
 41 Buyer Agent: _____
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43 Buyer Agent Signature: _____
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45 Dated: _____
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47 Buyer Signature: _____
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49 Dated: _____

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



Date: 05/01/2026

The undersigned Owner is the owner of certain real property located at 1455 E Edgewood, in the City of Whitefish, County of Flathead, Montana, which real property is legally described as: Tract 3K in NE4 NW4 Section 33 Township 31N Range 21W Tract 1 COS 13291

(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 (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)

N/A

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)

N/A

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- 46 3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and
47 Overloads, or known information concerning utility connections)
48 N/A
49
50
- 51 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
52 a. Faucets, fixtures, etc.
53 N/A
54
55
56 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
57 Tanks, Grease Traps, Oil/Water Separators and Cesspools)
58 RV sewer drop is not allowed per septic permit, it may though be used for clean-out
59
60
61 c. Septic Systems permit in compliance with existing use of Property
62 Yes, but see right above
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64
65 Date Septic System was last pumped? 10/6/23
66
67 d. Public Sewer Systems (Clogging and Backing Up)
68 N/A
69
70
- 71 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
72 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
73 Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)
74 Furnace room vents let excess cold air enter utility room during winter storms, causing radiant heat to struggle to keep
75 house temps above 68°. Freestanding gas stove in great room, solves the situation though.
76
- 77 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
78 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
79 Yes
80
81
- 82 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
83 N/A
84
85
- 86 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
87 Screens, Slabs, Driveways, Sidewalks, Fences)
88 Non-structural thin cracks in concrete porch, these are normal for age
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- 95 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
96 N/A
97
98
- 99 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
100 N/A
101



102 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 103 New roof May 2021
 104
 105
 106
 107
 108 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 109 80 gas per minute
 110
 111
 112 a. Private well
 113 -Yes
 114 -
 115
 116 b. Public or community water systems
 117 .N/A
 118 -
 119
 120 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
 121 or un-landscaped yard)
 122 N/A
 123
 124
 125 14. NUISANCE/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in the
 126 vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance
 127 or pollution, any hazardous materials or pest infestations located on the Property or in the immediate area:
 128 N/A
 129
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 131 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without any
 132 required permit)
 133 N/A
 134
 135
 136 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private Easements
 137 and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or the Seller's
 138 ability to transfer the Property)
 139 Existing and backup septic drain field are located on easement next to driveway between Edgewood Drive and property entrance
 140
 141
 142 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the
 143 immediate area:
 144 Property has high water table in springtime, south 1/2 of property is the wettest that time of year
 145
 146
 147 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
 148 N/A
 149

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

Additional details:

Small amount of noxious weeds on property, current owner has been diligent about mitigation
Field mice and deer are common, preventative mitigation sometimes needed
Possible repairs to some storage unit doors and buildings may be needed
Entrance security camera is a decoy and is not an operating camera
East property Fence is approximately 3 feet and neighbors yard, actual property line is staked out
Metal carport is missing one trust support beam due to alteration
Shop door is out of adjustment
BBQ has igniter issues, otherwise operates well
Hot tub has small leaks, mild separation on fiberglass seat, and missing clip to hold down filter cover.
East home entry door has wrong sized pin in deadbolt latch, but functions fine
Laundry, water faucets had freezing issue due to dryer vent, repaired with vent in wall
Lower awning windows in office and Great room are below allowed egress, height and porch roof is 2.5/'12' pitch both to allow for full views from downstairs of house
No grab rail on staircase
A few drywall screws protruding through sheet rock in upstairs ceiling
Water well head needs to be winterized, due to spigot on top
North facing floodlight on shop is night/day motion sensor only

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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.

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Owner's Signature

Steven Knox

05/19/2026

Date

Owner's Signature

Date

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

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Subject Property Address:

1455

E Edgewood

Whitefish

MT

59937

Tract 3K in NE4 NW4 Section 33 Township 31N Range 21W Tract 1 COS 13291

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.

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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.