

SELLERS DISCLOSURE TO BUYERS

PROPERTY 1014 + 1050 +1054 Pennsylvania Ave and 939 Sycamore Street Elmira NY 14904

SELLER RFS Holdings, L.L.C.

BUYER _____

SELLER _____

BUYER _____

(Please print names)

(Please print names)

ELECTRIC AVAILABILITY ☒ **N/A** (N/A indicates that electric is available; if N/A, no signature required)

Seller represents that electric utility service is not currently available at the above-referenced property.

SELLER		DATE		BUYER		DATE	
SELLER		DATE		BUYER		DATE	

UTILITY SURCHARGES ☒ **N/A** (If N/A, no signature required)

Seller represents that this property is subject to an electric, gas, and/or water utility surcharge as specified below.

Type: ☐ Electric ☐ Gas ☐ Water ☐ Other as described: _____

Amount: \$ _____ Payable: ☐ Monthly ☐ Yearly ☐ Other as described: _____

SELLER		DATE		BUYER		DATE	
SELLER		DATE		BUYER		DATE	

AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE

Pursuant to Section 310 of the Agricultural and Markets Law, a notice containing the following paragraph must be included in all purchase contracts for property that may be located either partially or wholly within an agricultural district: It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust, and odors, Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agricultural and Markets to obtain additional information or clarification regarding their rights and obligation under article 25-AA of the Agriculture and Market Law.

The Seller Discloses to Buyer the aforementioned Property:

- ☐ Is located in an Agricultural District
- ☐ Is not located in an agricultural district, but is located in an area of agricultural activity.
- ☒ Is not located in an agricultural district or an area of agricultural activity

SELLER	<div style="font-size: 8px;"> dotloop verified 11/10/25 12:45 PM EST RFS-1B5-MVW-BAM </div>	DATE		BUYER		DATE	
SELLER		DATE		BUYER		DATE	

UNCAPPED NATURAL GAS WELL DISCLOSURE

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property. (Section 242(3) of the Real Property Law) ☐ I HAVE actual knowledge ☒ I HAVE NO knowledge of an uncapped natural gas well(s) on the aforementioned property. I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

SELLER	<div style="font-size: 8px;"> dotloop verified 11/10/25 12:45 PM EST N0YT-6B9R-DBVX-4H02 </div>	DATE		BUYER		DATE	
SELLER		DATE		BUYER		DATE	