

PROPERTY INFORMATION

Name of Seller or Sellers: Rustic Roots Bar & Grill Dustin & Danielle Parker, Owners

Property Address: 7641 State Route 3 Henderson NY 13650-2097

NEW YORK STATE AGRICULTURAL AND MARKET LAW Section 310: Disclosure Prior to the Sale of Real Property. "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 Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law." Premises are are not located partially or wholly within an agricultural district.

NEW YORK STATE REAL PROPERTY LAW Section 242: Disclosure Prior to the Sale of Real Property. The above property does does not have utility electric service available to it. This property is is not subject to an electrical and/or gas utility surcharge. This type of surcharge is: _____. The purpose of the surcharge is _____. The amount of the surcharge is \$ _____. The surcharge is payable: Monthly, Annually, other basis _____. The above property does does not have uncapped natural gas wells.

The Following Information Is Provided to the Best of the Seller's Knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: Yes No

Property Tax Exemption: Yes No Basic STAR Veterans Other

HOA/Condo Fee: Yes No - Amount \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Yes No Amount \$ _____ Due: Monthly Quarterly Semi-Annual Yearly Other - Explain: _____

Age of Water Heater: _____
Age of Furnace or Boiler: 1 Year

Capacity of Gallons: _____
Age of Air Conditioning Unit: 1 Year

Annual Bill for Fuel/Oil or Propane: \$ \$6,000.00
Average Monthly Utilities: Gas \$ _____ Electric \$ \$6,000 Total: \$ \$12,000

Major Improvements known to Seller (up to fifteen (15) years):

new siding, new stone in driveway and tile for drainage, complete dining room
re modle 1-2 years, bathroom remode 1-2 years, updated lighting throughout
new furnace/ac unit 1-2 years, tables, chairs, booths 1-2 years
new draft cooler / beer cooler, refrigerator 2 years front of house
new outside lighting 1 year, new chlorine system for well water 1 year
All kitchen equipment inspected and maintain daily for proper operation
and parts needed replaced. new compresor in make table and waitress fridge
new toast pos system 2 years, grease trap pumped 6-26-22

I agree to furnish a copy of:

- 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use. Yes No
- 2. Restrictive covenants or deed restrictions of record, *if applicable*. Yes No
- 3. Condominium Bylaws, Rules, etc., *if applicable*. Yes No
- 4. Homeowner's Association Bylaws, Rules, etc., *if applicable*. Yes No
- 5. Utility bills upon request. Yes No

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern.

Seller *Dustin Parker* Date 9-26-24
Dustin Parker, Owner

Seller *Danielle Parker* Date 9/26/24
Danielle Parker, Owner

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the condition of the property.

Buyer _____ Date _____

Buyer _____ Date _____

Revised 12.02.21