



GLOBAL MLS, Inc.

Listing Disclosure Form

This Disclosure document must be uploaded to Global MLS Has Edit

DATE: _____

PROPERTY ADDRESS: 6700, 6648, 6654, 6644 Dumnsville Rd & 697 Rt 146, Altamont, NY 12009

CITY: Guilderland STATE: NY ZIP: 12009

FROM DATE/LIST DATE: _____ TO DATE/EXPIRATION DATE: 2/13/26

CONTRACT SIGNATURE DATE: _____ PRICE: \$5,900,000

Compensation for your agent is fully negotiable. As a REALTOR®, they must abide by the REALTOR® Code of Ethics, having clear and transparent discussions with you about compensation. The relationship with your agent is a fiduciary relationship, legally binding through a signed listing contract where the agent’s duty is to represent the seller’s best interest. The choice of Listing agreement you choose with your agent may cause a delay or waiving of broad exposure of your listing through the MLS.

Please check the box for the type of agreement you choose:

Exclusive Right to Sell or Exclusive Agency Listing is used for sellers who want the benefit of expanded marketing to all Global MLS REALTORS, offering the best market value due to presentation from members to pre-screened buyers with interest in homes having similar specifications and price. Negotiations are carried out under a strict Code of Ethics, following Rules and Regulations to which all REALTOR members subscribe. These agreements also offer full marketing to all member websites and public syndication sites.

Office Exclusive Listing is used for sellers who direct that their property not be disseminated through the MLS and is not publicly marketed. The listing is required to be submitted to the Global MLS as an incomplete listing, but is not marketed to other MLS members. Choice of this type of agreement means the seller is waiving the benefits of immediate public marketing through IDX and syndication to websites other than the Listing Brokerage.

The Seller/Landlord hereby authorizes the entry of their property into the Global Multiple Listing Service. This Disclosure Form must be completed and filed by the listing broker/agent with the service. The seller(s) hereby certifies that the Listing Brokerage explained the above advantages of placing the above property in the Global Multiple Listing Service, and have made the Listing choice as noted by the checked box, so my property will be marketed as directed by the Global MLS Rules & Regulations.

Allen Olmsted
Broker/Listing Agent (PRINT)

Broker/Listing Agent
Canaan Realty
Firm

DATED-BROKER

Authentisign
Daniel Abbruzzese 05/13/26

Authentisign
James Abbruzzese 05/13/26

Authentisign
Joseph Abbruzzese 05/13/26

DATED-Seller/Landlord

THIS IS NOT A LEGAL CONTRACT BETWEEN THE LISTING AGENT AND THE HOMEOWNER FOR HOME SELLING SERVICES, IT IS A DISCLOSURE OF THE TYPES OF MARKETING AVAILABLE PER THE ABOVE NAMED LISTING AGREEMENTS. DO NOT UPLOAD CONTRACTS TO LISTINGS.

This form does not establish or imply the existence of any contractual relationship between the MLS and the Seller

9-25 Global MLS, Inc., 449 New Karner Road, Albany, NY 12205 Phone: 518-464-8913





UNCAPPED NATURAL GAS WELL DISCLOSURE FORM AND NOTICE

6700, 6648, 6654, 6644 Dunnsville Rd & 697 Rt 146, Altamont, NY
12009

This disclosure is for property commonly known as: _____
(address)

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 states as follows:


Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.

Initial the following:


 I have no actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

_____ I have actual 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: Daniel Abbruzzese

Date: 05/13/2026

 Seller: James Abbruzzese

Date: 05/13/2026

 Seller: Joseph Abbruzzese

Date: 05/13/26

Disclosure Regarding Oil, Gas, Mineral and Timber Rights

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove oil, gas and various minerals such as coal, sand and gravel.

Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Purchasers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

6700, 6648, 6654, 6644 Dunnsville Rd & 697 Rt 146, Altamont, NY 12009

Property Address _____

Seller Orchard Creek Realty LLC **Seller** Altamont Orchards Realty LLC
 (Print/Type) (Print/Type)

Oil, Gas, Mineral and Timber Rights to Property:

- Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- Seller does not own the rights to oil, gas and/or minerals.
- Seller does not own the rights to timber.
- Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner. Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller's possession to this disclosure.

Seller Reservation of Oil, Gas, Mineral and Timber Rights: (Check all that apply)

Seller will not reserve any future rights to oil, gas, minerals and timber.
 Seller is reserving **all** rights to oil, gas, and/or mineral rights and will not convey these rights to the Purchaser.
 Explain: _____

Seller is reserving **certain oil, gas, and mineral rights** and will convey these rights to the Purchaser as follows:

Seller is reserving rights to **timber** as follows:

Other:

This is a Disclosure Only.

Purchaser has received and read this disclosure notice. Any negotiations pertaining to transfer of oil, gas, mineral and/or timber rights will be set forth in an addendum to the Purchase and Sale of Real Estate.

Seller: Daniel Abbruzzese **Date:** 05/13/2026
Seller: James Abbruzzese Joseph Abbruzzese **Date:** 05/13/2026 05/13/26

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE

for property commonly known as: 6700, 6648, 6654, 6644 Dunnsville Rd & 697 Rt 146, Altamont, NY 12009

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-aa of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

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.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

DA JA JA

The aforementioned property IS located in an agricultural district.

_____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Seller: Daniel Abbruzzese ^{AuthentisIGN} Date: 05/13/2026 Purchaser: _____ Date: _____

Seller: James Abbruzzese ^{AuthentisIGN} Date: 05/13/2026 Purchaser: _____ Date: _____

Seller: Joseph Abbruzzese ^{AuthentisIGN} Date: 05/13/26



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001



Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Allen T. Olmsted (print name of Real Estate Salesperson/
Broker) of Canaan Realty (print name of Real Estate company, firm or brokerage)

(I)(We) Orchard Creek Realty LLC Altamont Orchards Realty LLC

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature Daniel Abbruzzese Joseph Abbruzzese 05/13/26
Date: 05/13/2026

Buyer/Tenant/Seller/Landlord Signature James Abbruzzese 05/13/2026
Date: 05/13/2026

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

