

GLOBAL MLS, Inc.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

SELLER /BUYER

Seller Name(s): Black Creek Headwaters Farm, LLC c/o Carl and Ona Lindberg
Property Address: 1187 County Rte 31, Otisville, NY 12832

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- a. ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- b. ☒ Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.
- b) Records and report available to the Seller (check (i) or (ii) below):
- a. ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
- b. ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial all that apply)

- c) _____ Buyer has received copies of all information listed above.
- d) _____ Buyer has received the pamphlet **Protect Your Family from Lead in Your Home**.
- e) Buyer has (check (i) or (ii) below):
- a. _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- b. _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- f) _____ Seller has not provided records or reports to Buyer.

Agent's Acknowledgment (initial)

- g) _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date
Buyer	Date
Buyer Agent	Date

<u>Carl Lindberg</u>	<u>10/17/2025</u>
Seller	Date
<u>Ona Lindberg</u>	<u>10/17/25</u>
Seller	Date
<u>John J. Soudell</u>	<u>10-20-25</u>
Listing Agent	Date
<u>TIMBERLAND</u>	
Listing Firm	<u>RMTY</u>



Department of State Licensing Services

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Property Condition Disclosure Statement

Name of Seller or Sellers: Black Creek Headwaters Farm, LLC c/o Carl and Ona Lindberg

Property Address: 1187 County Rte 31
Granville, NY 12832

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

- How long have you owned the property? 6 years (2014)
- How long have you occupied the property? 6 years (2014)
- What is the age of the structure or structures? Original-1866; Addition-2007
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
- Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? ☐ Yes ☒ No ☐ Unkn ☐ NA
- Does anybody else claim to own any part of your property? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

- Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

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25. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? *If yes, describe below* ☐ Yes ☒ No ☐ Unkn ☐ NA
26. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? *If yes, attach report(s)* ☐ Yes ☐ No ☒ Unkn ☐ NA
27. Has the property been tested for indoor mold? *If yes, attach a copy of the report*..... ☐ Yes ☒ No ☐ Unkn

STRUCTURAL

28. Is there any rot or water damage to the structure or structures? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
29. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA
30. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
31. Has the property been tested for termite, insect, rodent or pest infestation or damage? *If yes, please attach report(s)* ☐ Yes ☒ No ☐ Unkn ☐ NA
32. What is the type of roof/roof covering (slate, asphalt, other)? metal, asphalt, slate
• Any known material defects? No
• How old is the roof? metal-2007; asphalt-2024, slate-unknown
• Is there a transferable warranty on the roof in effect now? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

33. Are there any known material defects in any of the following structural systems: footings, beams

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35. Has the water quality and/or flow rate been tested? *If yes, describe below* ☐ Yes ☐ No ☒ Unkn ☐ NA
36. What is the type of sewage system? *(Check all that apply)* ☐ Public sewer ☐ Private sewer
- ☒ Septic ☐ Cesspool
- If septic or cesspool, age? Unknown -
- Date last pumped? 2024
- Frequency of pumping? 3 years
- Any known material defects? *If yes, explain below* (More information on "septic system operation and maintenance" can be found on the NYS Department of Health website in the informational health pamphlet made available by the Department of Health pursuant to section 396-s of NYS general business law.) ☐ Yes ☒ No ☐ Unkn ☐ NA
37. Who is your electric service provider? NYSEG
- What is the amperage? 200
- Does it have circuit breakers or fuses? Circuit breakers
- Private or public poles? Public
- Any known material defects? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
38. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If yes, state locations and explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
39. Has the structure(s) experienced any water penetration or damage due to seepage or a natural flood event, such as from heavy rainfall, coastal storm surge, tidal inundation or river overflow? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

Property Condition Disclosure Statement

Are there any known material defects in any of the following? *If yes, explain below. Use additional sheets if necessary.*

- | | | | | |
|---------------------------------------|------------------------------|--|-------------------------------|--|
| 40. Plumbing system? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 41. Security system? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 42. Carbon monoxide detector? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 43. Smoke detector? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 44. Fire sprinkler system? | ☐ Yes | ☐ No | ☐ Unkn | ☒ NA |
| 45. Sump pump? | ☐ Yes | ☐ No | ☐ Unkn | ☒ NA |
| 46. Foundation/slab? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 47. Interior walls/ceilings? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 48. Exterior walls or siding? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 49. Floors? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 50. Chimney/fireplace or stove? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 51. Patio/deck? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 52. Driveway? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 53. Air conditioner? | ☐ Yes | ☐ No | ☐ Unkn | ☒ NA |
| 54. Heating system? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 55. Hot water heater? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |

56. The property is located in the following school district

Granville Central

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and FEMA's current flood insurance rate maps and elevation certificates).

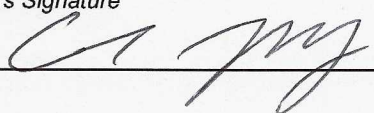
The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Property Condition Disclosure Statement

SELLER'S CERTIFICATION:

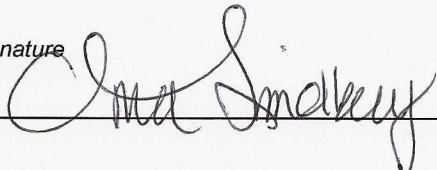
Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X  _____

Date 10/17/2025

Seller's Signature

X  _____

Date 10/17/25

BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____

