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ADDENDUM FORM
TO PURCHASE AND SALE CONTRACT ~ ELECTRIC AVAILABILITY, UTILITY SURCHARGES, AGRICULTURAL DISTRICTS/FARMING ACTIVITY & UNCAPPED NATURAL GAS WELL DISCLOSURE

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When signed, this document becomes legally binding on you. You may wish to consult your attorney.

SELLER BLCH, LLC, Venture Capital LLC BUYER _____

SELLER Cotton Timber LLC BUYER _____

PROPERTY off Flynn Road Bliss

☒ **Electric Availability** ☐ **Utility Surcharges** ☐ **Agricultural Districts/Farming Activity** ☐ **Uncapped Natural Gas Well**

ELECTRIC AVAILABILITY

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

Signed by: Signed by:
Signed by: 11/3/2026
SELLER 84AAE60AC675410... 7DA3D7FC2775484... DATE BUYER DATE

SELLER Cotton Timber, LLC 11/3/2026
832F342A24C3... DATE BUYER DATE

UTILITY SURCHARGES

Seller represents that the Property is subject to a(n) electric, gas and/or water utility surcharge specified below. Seller also represents that the Property is subject to such other surcharge specified below.

Type: ☐ Electric ☐ Gas ☐ Water ☐ NYSERDA energy improvement loan ☐ Other _____

Purpose: _____ Amount: $ _____

Payable: ☐ Monthly ☐ Yearly ☐ Other _____

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 AGRICULTURE AND MARKETS TO OBTAIN ADDITIONAL INFORMATION OR CLARIFICATION REGARDING THEIR RIGHTS AND OBLIGATIONS UNDER ARTICLE 25-AA OF THE AGRICULTURE AND MARKETS LAW.**

SELLER 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 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 DATE BUYER DATE

SELLER DATE BUYER DATE

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