

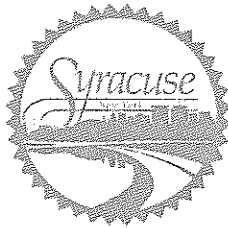
663 Fellows Avenue
Syracuse, NY 13210
Home Improvements

Home Improvement	Date Completed	Cost
New refrigerator	Sep-07	\$1,500
Electrical upgrade	Oct-07	\$5,000
Fresh paint in every room	Oct-07	\$500
Recessed lighting in kitchen	Dec-07	\$500
Tiles kitchen floor	Mar-08	\$600
Refinished al hardwood floors on first floor	Jun-08	\$1,800
Tiled downstairs shower	Dec-08	\$200
Chimney capped	Feb-09	\$400
New exhaust fans in upstairs & downstairs bathrooms	Feb-09	\$150
New toilets & sinks in upstairs and downstairs bathrooms	Aug-09	\$1,200
Completed 750 sq. ft. master suite including slate bathroom tile, new windows, insulation & hardwood floors	Aug-09	\$10,000
New gutter on north side of house	Sep-09	\$300

Why We Love 663 Fellows

Some of the best things about 663 Fellows Avenue focus on its location. Just one mile from the University, it's ideal for walking to campus for SU sports or to Marshall Street to check out the shops and restaurants. Even closer is Westcott Street, known for its eclectic scenery and late night eateries. The house is also just two blocks from Barry Park – a great spot for running, walking the dog or taking advantage of the community tennis courts and athletics fields. It's the perfect location for that “college town” feel, yet far enough away to enjoy peaceful evenings on the front porch or deck with neighbors.

Michael J. Ryan
Commissioner of Water



DEPARTMENT OF WATER

Matthew Driscoll, Mayor

December 26, 2007

Occupant
663 FELLOWS AVENUE
Syracuse, New York 13210

Re: Lead Replacement Program Water Sampling Results

Dear Occupant

Thank you for participating in the Lead Replacement Water Sampling. Your analyses results are shown below:

Lead: 2.1 ppb*

* ppb: Parts per billion, a concentration equal to 1 microgram of a substance in one-liter (**ug/L**) of water.

The US EPA guidance on lead levels in drinking water advises that if the level of lead in your household drinking water is in the area of 15 ppb or higher, and especially if there are young children in the household, steps should be taken to reduce lead level exposure as much as possible. The primary recommended practice is to flush the tap water prior to using water for cooking or drinking. Flushing of a faucet usually takes two minutes. Certainly, if you have any questions about lead and its effects on you or your family, consultation with a medical practitioner is advisable.

The City Lead Replacement Program has already removed the lead water pipe at your house in the public rite-of-way. The section of water service from the curb box to your basement belongs to you as the homeowner. The Syracuse Water Department does offer a program to place the replacement of this portion on your taxes if you desired.

If you have questions about your results or other ways of reducing your lead level further you can contact Kim Kelchner at 473-2685.

Once again, thank you very much for your assistance.

Very truly yours,

A handwritten signature in black ink that reads "Kim R. Kelchner". The signature is written in a cursive, flowing style.

Kim R. Kelchner
Civil Engineer I

KRK/ss

Property Condition Disclosure Statement

Name of seller or sellers: CHRISTOPHER H. KOLOZSVARI

Property address: 663 Fellows Ave

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy 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. IN THE EVENT A SELLER FAILS TO PERFORM THE DUTY PRESCRIBED IN THIS ARTICLE TO DELIVER A DISCLOSURE STATEMENT PRIOR TO THE SIGNING BY THE BUYER OF A BINDING CONTRACT OF SALE, THE BUYER SHALL RECEIVE UPON THE TRANSFER OF TITLE A CREDIT OF FIVE HUNDRED DOLLARS AGAINST THE AGREED UPON PURCHASE PRICE OF THE RESIDENTIAL REAL PROPERTY.

"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.

Instructions 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 authorizes 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? 3 YEARS
- How long have you occupied the property? 3 YEARS
- What is the age of the structure or structures? 1940
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? Yes UNKN NA (if yes, explain below)

6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property?
Yes No UNKN NA (if yes, explain below)
7. Are there any features of the property shared in common with adjoining land owners or a homeowners association, such as walls, fences or driveways? Yes No UNKN NA (if yes describe below)
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? Yes No UNKN NA (if yes, explain below)
9. Are there certificates of occupancy related to the property? Yes No UNKN NA (if no, explain below)

Environmental

Note to Seller - In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short- or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer - If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? Yes No UNKN NA (if yes, explain below)
11. Is any or all of the property located in a designated wetland? Yes No UNKN NA (if yes, explain below)
12. Is the property located in an agricultural district? Yes No UNKN NA (if yes, explain below)
13. Was the property ever the site of a landfill? Yes No UNKN NA (if yes, explain below)
14. Are there or have there ever been fuel storage tanks above or below the ground on the property?
Yes No UNKN NA
If yes, are they currently in use? Yes No UNKN NA Location(s) _____
Are they leaking or have they ever leaked? Yes No UNKN NA (if yes, explain below)
15. Is there asbestos in the structure? Yes No UNKN NA (if yes, state location or locations below)
SOME ASBESTOS TAPE ONLY
16. Is lead plumbing present? Yes No UNKN NA (if yes, state location or locations below)
17. Has a radon test been done? Yes No UNKN NA (if yes, attach a copy of the report)
18. 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? Yes No UNKN NA (if yes, describe below)
19. 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?
Yes No UNKN NA (if yes, attach report(s))

Structural

20. Is there any rot or water damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
21. Is there any fire or smoke damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
22. Is there any termite, insect, rodent or pest infestation or damage? Yes No UNKN NA (if yes, explain below)

23. Has the property been tested for termite, insect, rodent or pest infestation or damage?
 Yes No UNKN NA (if yes, please attach report(s))
24. What is the type of roof/roof covering (slate, asphalt, other.)? ASPHALT 30 YR ARCH WARRANTY
 Any known material defects? NO
 How old is the roof? APPROX. 15 YEARS
 Is there a transferable warranty on the roof in effect now? Yes No UNKN NA (if yes, explain below)
30 YR ARCH WARRANTY
25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions. Yes No UNKN NA (if yes, explain below)

Mechanical Systems & Services

26. What is the water source (circle all that apply - well, private, municipal, other)? If municipal, is it metered?
 Yes No UNKN NA
27. Has the water quality and/or flow rate been tested? Yes No UNKN NA (if yes, describe below)
ATTACHED
28. What is the type of sewage system (circle all that apply - public sewer, private sewer, septic or cesspool)?
 If septic or cesspool, age? N/A
 Date last pumped? N/A
 Frequency of pumping? N/A
 Any known material defects? Yes No UNKN NA (if yes, explain below)
29. Who is your electric service provider? NATIONAL GRID
 What is the amperage? _____
 Does it have circuit breakers or fuses? NEW 200 AMP CIRCUIT BREAKER SERVICE
 Private or public poles? PUBLIC
 Any known material defects? Yes No UNKN NA (if yes, explain below)
30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? Yes No UNKN NA (if yes, state locations and explain below)
31. Does the basement have seepage that results in standing water? Yes No UNKN NA (if yes, explain below)

Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

- | | |
|--|---|
| 32. Plumbing system? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 33. Security system? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 34. Carbon monoxide detector? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 35. Smoke detector? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 36. Fire sprinkler system? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 37. Sump pump? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 38. Foundation/slab? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 39. Interior walls/ceilings? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 40. Exterior walls or siding? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 41. Floors? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 42. Chimney/fireplace or stove? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 43. Patio/deck? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 44. Driveway? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 45. Air conditioner? | Yes <input type="radio"/> No <input checked="" type="radio"/> UNKN <input type="radio"/> NA |
| 46. Heating system? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 47. Hot water heater? | Yes <input checked="" type="radio"/> No <input type="radio"/> UNKN <input type="radio"/> NA |
| 48. The property is located in the following school district | <u>CITY OF SYRACUSE</u> UNKN |

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

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.

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 Chris L. K. Jones date 11/11/10

Seller _____ date _____

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 _____ date _____

Buyer _____ date _____

PROPERTY INFORMATION:

Regarding property at: 663 Fellows Ave

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: Y/N Amount: \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Y/N Amount: \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Explain: _____

Age of Hot Water Heater: 1999 Capacity of Gallons: _____

Age of Furnace or Boiler: 2005 Age of Air Conditioning Unit: N/A

Annual Bill for Fuel/Oil or Propane: N/A

Average Monthly Utilities: Gas \$110.00 Electric \$90.00 Total: \$200.00

Major Improvements within the last five (5) years:

Attached

I agree to furnish a copy of:		Yes	No
1.	My deed and existing survey, if available, upon acceptance of contract for the buyer's use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Restrictive covenants or deed restrictions of record, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
3.	Condominium Bylaws, Rules, etc., if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
4.	Homeowner's Association Bylaws, Rules, etc., if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
5.	Utility bills upon request.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 SUCH AS, BUT NOT LIMITED TO, (1) FORMALDEHYDE-EMITTING SUBSTANCES, INCLUDING UREA FORMALDEHYDE FORM INSULATION (2) RADON GAS (3) ALUMINUM WIRING (4) HAZARDOUS OR TOXIC SUBSTANCES (5) ASBESTOS-CONTAINING MATERIALS (6) LEADED PAINT (7) PRESENCE OF PESTICIDE RESIDUE (8) TOXIC MOLD.

Seller X Alan & Kejun Date 11-11-10

Seller X _____ Date _____

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 physical condition of the property.

Buyer _____ Date _____

Buyer _____ Date _____ 12/20/06





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



Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: 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 and sellers of property to advise the potential buyers and 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 associates.

Throughout the transaction you may receive more than one disclosure form. The law requires 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 interest. 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 interest. 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

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation.

agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation.

DUAL AGENT WITH DESIGNATED SALES AGENTS

If the buyer and the seller provide their informed consent in writing, the principals or the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales

This form was provided to me by Pei Lin Team (print name of licensee) of KW Signature (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the

- Seller as a (check relationship below)
 - Seller's agent
 - Broker's agent
- Buyer as a (check relationship below)
 - Buyer's agent
 - Broker's agent
- Dual agent
- Dual agent with designated sales agents

If dual agent with designated sales agents is checked:

_____ is appointed to represent the buyer; and

_____ is appointed to represent the seller in this transaction.

(I)(We) _____

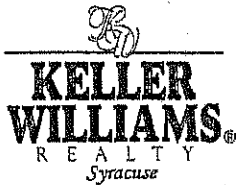
acknowledge receipt of a copy of this disclosure form:

Signature of Buyer(s) and/or Seller(s):

X [Signature]

Date: 11-11-10

Date: _____



ESCROW

All parties acknowledge that it may take up to seven (7) business days for the Ernest money funds to clear the bank. In the event the contract is cancelled the funds will be disbursed as soon as they are available from our HSBC Escrow account. In accordance with Section 778 of the General Business Law of the State of New York, we are required to advise you that should Keller Williams Syracuse be the escrow agent in the attached Contract to Purchase or Lease, the down payment will be deposited in the escrow agent's bank account maintained at HSBC during the term of the escrow.

FRANCHISE DISCLOSURE ADDENDUM

Broker and owner Nastri Real Estate LLC is an independent franchise of the Keller Williams Realty System. Each office is independently owned and operated.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

This is to notify you that Keller Williams Syracuse has an affiliation with Homestead Financial Services, Inc. who provides us with financial benefits.

EQUAL OPPORTUNITY POLICY STATEMENT

Nastri Real Estate LLC dba Keller Williams Syracuse is a member of the Multiple Listing Service, which covers the Greater Syracuse area and some surrounding counties. Our agents can show you any homes you wish to see, regardless of location.

It is the policy of Keller Williams Syracuse to comply with local, New York State, and Federal fair housing laws. These laws require that the type of service provided to a home seeker shall not be influenced by the home seeker's race, color, religion, sex, handicap, familial status, or national origin - or such other classes as may be determined by law to be protected classes (collectively referred to as "protected classes"). Our agents are not authorized to discuss with any customer or client the composition of any neighborhood or area based upon protected classes listed. Neighborhood information may usually be secured from local schools, police departments, government offices, or from residents of the area. Further, our agents are not permitted to select houses or other property for prospective buyers on the basis of the neighborhood composition of protected classes.

If at any time in your relationship with this form, you believe that you may not have received equal service because of your protected class, we strongly encourage you to notify either the manager of the branch office through which you are seeking assistance, or the Principal Broker of this company. We do not expect there will be any problems, but we would like the opportunity to correct any problems that you feel may exist.

COMMISSION PAYMENT AUTHORIZATION

New York State Real Property Law considers the real estate commission due at the time of the meeting of the minds, which would be at the time a Purchase Offer or Lease is accepted. However, most real estate companies, including Keller Williams Syracuse, defer the actual collection of this earned commission until the closing of the sale or lease execution. In consideration of this deferred commission collection we request your authorization for collection of the commission at the closing or lease execution from the proceeds or a certified check.

To: Attorney, Closing Agent or Lender's Attorney:

I (we) hereby authorize and request that the real estate commission for the sale/lease/exchange of the above property, or any portion thereof outstanding, be disbursed from the proceeds of the sale/lease/exchange at the time of closing or lease execution as billed to Keller Williams Syracuse, which will indicate direct payment to the applicable real estate companies involved. In the event the proceeds are insufficient, the balance shall be paid by a certified check drawn on or official check issued by any bank, credit union (provided such check is drawn on a New York State bank) or savings and loan association having a banking office in the State of New York.

CERTIFICATION

I have read and understood the information in the "Franchise Disclosure Addendum" and the "Equal Opportunity Policy Statement".

Christopher Kobzsvary
SELLER NAME(S)

BUYER NAME(S)

[Signature]
SIGNATURE OF PROSPECTIVE SELLER

SIGNATURE OF PROSPECTIVE BUYER

SIGNATURE OF PROSPECTIVE SELLER

SIGNATURE OF PROSPECTIVE BUYER

I certify that I have provided the Prospective Buyer(s)/Seller(s) named above with a copy of the "Franchise Addendum" and "Equal Opportunity Policy Statement".

Signature of Sales Associate: [Signature]
Broker/Manager: [Signature] Phone: 701-6900
Company Name: Nastri Real Estate LLC dba Keller Williams Syracuse
Date of Signatures: 11/11/10

ADDITIONAL LISTING INFORMATION

FOR PROPERTY LOCATED AT:

663 Fellows Ave

As owner of the property referenced above, I give permission for videos to be taken of the exterior and interior of my property. I also give permission for these images to be used for marketing purposes on the internet.

I also state that there is or will be at time of closing a working carbon monoxide detector located within my property.

To the best of my knowledge children residing at my property attend the following schools:

District: Syracuse City

Elementary: Ed Smith

Middle: _____

High School: Nottingham

Alan L. Ferguson
Signed

**CONTINGENCY ADDENDUM AND DISCLOSURE OF
INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED
PAINT HAZARDS FOR TARGET HOUSING SALES**

Lead Warning Statement

Every purchaser 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.

Property Address:

663 Fellows Ave
 Street Address
Syracuse NY 13210
 City State Zip

Seller's Disclosure

INITIAL
HERE

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

INITIAL
HERE

(b) Records and reports available to the purchaser (Check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.
 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
 (e) _____ Purchaser has [check (i) or (ii) below]:

(i) If this line is checked and by signatures of purchasers and sellers below, purchasers will receive a 10 day opportunity, beginning at 12:01 a.m. on the date of the execution of the purchase and sale agreement by all parties, to conduct a risk assessment or inspection, at purchasers expense, for the presence of lead-based paint and/or lead-based paint hazards. If lead based paint hazards are found by a qualified inspector and written notice to terminate the contract is not given by the purchasers to the sellers by 11:59 p.m. of the 10th day of the inspection period, then this contract is binding and enforceable.
 (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(e) Jan 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 _____	<u>[Signature]</u>	Date <u>11-10</u>
		Seller	
Buyer _____	Date _____	_____	Date _____
		Seller	
Agent _____	Date _____	<u>[Signature]</u>	Date <u>11-11-10</u>
		Agent	

This form has been prepared for the sole use of the Greater Syracuse Board of REALTORS and its members. The Greater Syracuse Board, its members and employees, assume no responsibility if this form fails to protect the interests of any party. Each party should secure its own legal, tax, financial or other advice.
 Rev. 01/01

Instant
Forms

RAdata, Inc.

27 Ironia Road, Unit 2
Flanders, NJ 07836
973-927-7303

Ralph A. Garcea Jr. Home Inspector, Inc.
Ralph A. Garcea Jr.
1123 Cumberland Avenue
Syracuse, NY 13210

August 17, 2007

Radon Test Results/Information:

FileNum:

Name: Ralph Garcea,
Test Location: 663 Fellows Ave, Syracuse NY 13210

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
509876-496031	8/14/2007, 12:00-8/16/2007, 12:00	Charcoal Canister	Unknown	1.8 pCi/L	8/17/2007, 14:06

Analyzed by: Deborah Van Dyk

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA and the Center of Disease Control have used a continuous exposure level of 4.0 pCi/L as a guidance level at which remedial action is indicated. If you would like additional information on radon, we recommend that you contact either your state agency or the US EPA.

The accuracy of the radon levels determined at the time of sampling are dictated by proper deployment and conditions in the field. Since deployment in the field is not completed by Radata, Inc., the radon results indicated represent the levels found in the test device as received at our lab.

Charcoal Canister samples are analyzed by Method [EPA-402-R-92-004 July 92]
Liquid Scintillation samples are analyzed by Method [EPA EPA-402-R-92-004 July 92]

LIMITATIONS OF DATA AND PRODUCT LIABILITY

This product is designed to detect radon levels in a specific location. It can not guarantee the overall level of radon present in a home or building, or that people will not be exposed to potentially harmful levels of radon. The cost of this product is based solely on the value of the monitoring, and is unrelated to the value of any customers' property or health. RAdata, Inc. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM THE IMPROPER USE OF THE PRODUCT OR THE IMPROPER INTERPRETATION OF THE DATA GENERATED BY THE PRODUCT. RAdata's AND ITS AGENT'S SOLE AND EXCLUSIVE LIABILITY. AND THE CUSTOMER'S SOLE LIABILITY AND EXCLUSIVE REMEDY WILL NOT EXCEED THE LESSER OF THE COST OF REPAIR OR REPLACEMENT OF THE PRODUCT. Neither RAdata, Inc. nor its agents accepts any liability for improper deployment of any device and shall not be responsible for the consequences of the results derived from same.

Confidentiality Notice: These test results, including any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, copying, disclosure, or distribution by other than the intended recipient or authorized agent is prohibited. RAdata, Inc. v not disclose to anyone the identification of a client or results of sample analysis without the expressed consent of the client, except where required by law or by state/federal agency. In situations where information or results are being subpoenaed by a regulatory agency or the courts, RAdata, Inc. will notify the client promp



Jeffrey Kaplan, Lab Director

NEHA Cert#101196 - NY LAB ID# 11653

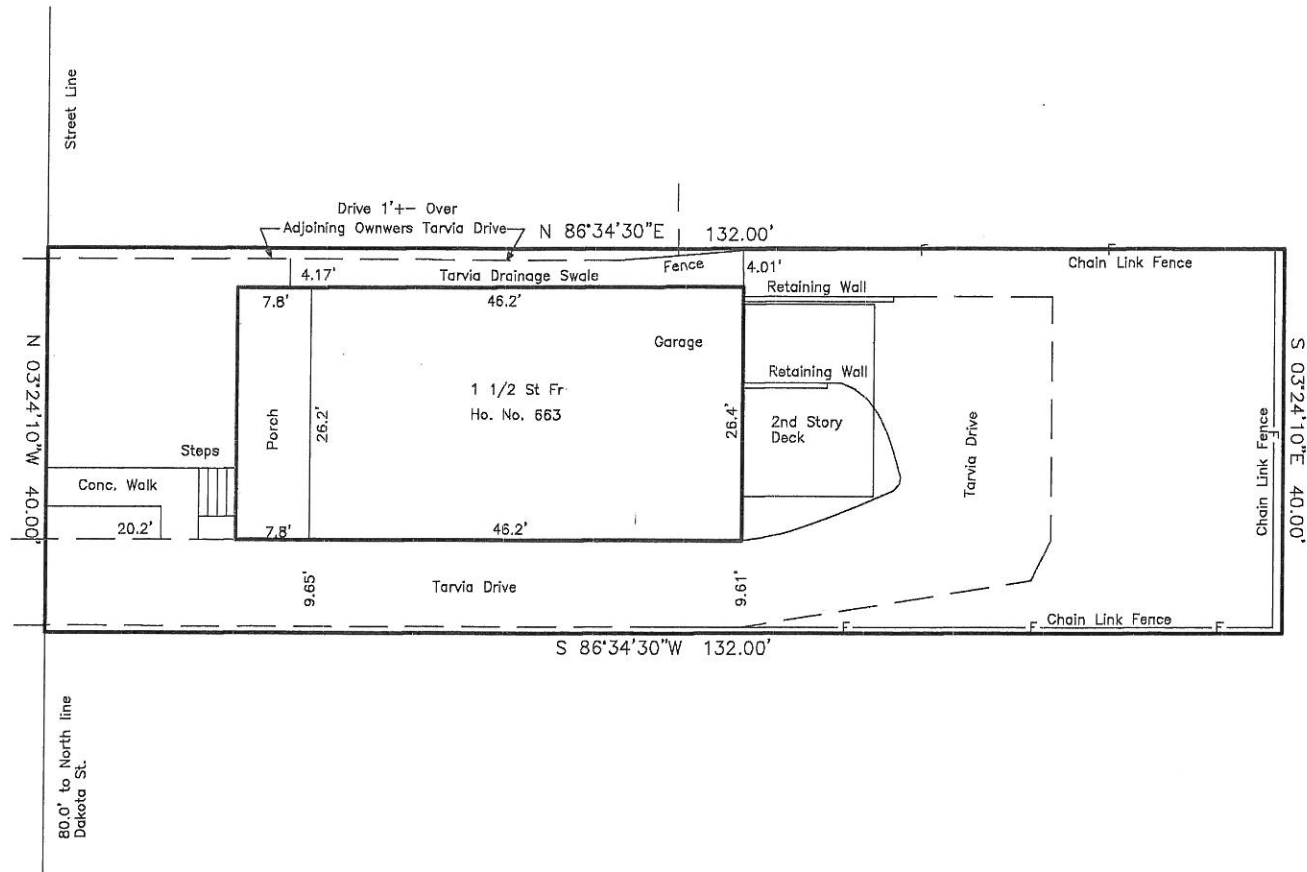
Electric Charges 663 Fellows

Read Date & Days	Read Type	Total kWh	Utility Charges	Supplier Charges	Late Payment Charges	Total Charges
10/14/2010 28 days	Actual	282	\$36.95	\$15.87	\$0.00	\$52.82
9/16/2010 30 days	Actual	446	\$45.35	\$29.85	\$0.00	\$75.20
8/17/2010 29 days	Actual	446	\$43.42	\$31.02	\$0.02	\$74.46
7/19/2010 33 days	Actual	542	\$52.59	\$36.34	\$0.00	\$88.93
6/16/2010 30 days	Actual	456	\$71.70	\$0.00	\$0.00	\$71.70
5/17/2010 28 days	Actual	323	\$56.66	\$0.00	\$0.00	\$56.66
4/19/2010 33 days	Actual	428	\$73.99	\$0.00	\$0.00	\$73.99
3/17/2010 28 days	Actual	557	\$90.44	\$0.00	\$0.05	\$90.49
2/17/2010 32 days	Actual	893	\$134.57	\$0.00	\$0.05	\$134.62
1/16/2010 33 days	Actual	1,061	\$158.05	\$0.00	\$0.00	\$158.05
12/14/2009 31 days	Actual	734	\$112.77	\$0.00	\$0.00	\$112.77
11/13/2009 29 days	Actual	447	\$74.32	\$0.00	\$0.00	\$74.32
10/15/2009 30 days	Actual	459	\$73.48	\$0.00	\$0.04	\$73.52
9/15/2009 29 days	Actual	525	\$82.05	\$0.00	\$0.00	\$82.05
8/17/2009 31 days	Actual	478	\$75.88	\$0.00	\$0.00	\$75.88
7/17/2009 31 days	Actual	447	\$73.77	\$0.00	\$0.00	\$73.77
6/16/2009 32 days	Actual	408	\$61.69	\$0.00	\$0.00	\$61.69
5/15/2009 28 days	Actual	316	\$53.76	\$0.00	\$0.00	\$53.76
4/17/2009 32 days	Actual	400	\$61.65	\$0.00	\$0.00	\$61.65
3/16/2009 31 days	Actual	434	\$69.13	\$0.00	\$0.00	\$69.13
2/13/2009 3 days	Actual	2	\$1.91	\$0.00	\$0.00	\$1.91

Gas Usage 663 Fellows Ave.

Read Date & Days	Read Type	Total Therms	Utility Charges	Supplier Charges	Late Payment Charges
10/14/2010 28 days	Actual	11	\$22.49	\$5.71	\$0.00
9/16/2010 30 days	Actual	16	\$24.71	\$9.35	\$0.00
8/17/2010 29 days	Actual	14	\$23.75	\$7.82	\$0.00
7/19/2010 33 days	Actual	16	\$24.71	\$8.70	\$0.00
6/16/2010 30 days	Actual	18	\$37.60	\$0.00	\$0.00
5/17/2010 28 days	Actual	21	\$38.61	\$0.00	\$0.01
4/19/2010 33 days	Actual	64	\$84.20	\$0.00	\$0.00
3/17/2010 28 days	Actual	107	\$120.79	\$0.00	\$0.07
2/17/2010 32 days	Actual	180	\$181.88	\$0.00	\$0.06
1/16/2010 33 days	Actual	198	\$189.66	\$0.00	\$0.00
12/14/2009 31 days	Actual	95	\$107.23	\$0.00	\$0.00
11/13/2009 29 days	Actual	46	\$70.46	\$0.00	\$0.00
10/15/2009 30 days	Actual	18	\$34.96	\$0.00	\$0.01
9/15/2009 29 days	Actual	11	\$26.61	\$0.00	\$0.00
8/17/2009 31 days	Actual	13	\$28.86	\$0.00	\$0.00
7/17/2009 31 days	Actual	18	\$33.38	\$0.00	\$0.00
6/16/2009 32 days	Actual	19	\$33.56	\$0.00	\$0.00
5/15/2009 28 days	Actual	27	\$42.04	\$0.00	\$0.00
4/17/2009 32 days	Actual	88	\$109.75	\$0.00	\$0.00
3/16/2009 31 days	Actual	170	\$201.73	\$0.00	\$0.00
2/13/2009 3 days	Actual	24	\$29.12	\$0.00	\$0.00

Fellows Avenue



Lot 23 Blk 32 Easterly Tract
City of Syracuse, Onondaga Co., N.Y.

Scale 1" = 20'



D. W. HANNIG L.S., P.C.

SURVEYORS - PLANNERS - CONSULTANTS

THE MARKET PLACE, BUILDING #1

MANLIUS, NEW YORK 13104

PHONE: (315) 682-5225 - FAX: (315) 682-7774

August 28, 2002
Rev'd 6/15/07

In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 8/28/02, and this map is correct.

This certification is void unless signed in RED ink.

David W. Hannig

DAVID WILLIAM HANNIG, P.L.S., - N.Y.S. LIC. NO. 47411

