

OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE

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OGMD

1 **PROPERTY** Eleven Mile Road West, Genesee, PA 16923
 2 **SELLER** Lyme Allegheny Land Company II, LLC
 3 **BUYER**

4 This Property is (select one):

5 ☐ subject to a lease affecting subsurface rights.6 ☐ not subject to a lease affecting subsurface rights.

7 Surface and subsurface rights are often transferred together, but sometimes are transferred separately. Despite the best inten-
 8 tions of sellers, property owners are often not aware of the precise extent of the oil, gas and/or mineral rights/interests that they may
 9 or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the oil,
 10 gas and/or mineral rights/interests for the Property and is not a substitute for any inspections or warranties that Buyer may wish
 11 to obtain. The responses provided below are given to the best of Seller's knowledge and may not reflect all oil, gas and/or mineral
 12 rights/interests for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or rep-
 13 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is advised to conduct a full
 14 examination of oil, gas and/or mineral rights/interests for the Property.

15 **1. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS EXCEPTED**

16 (A) Seller is aware that the following oil, gas and/or mineral rights/interests have been previously leased, sold or otherwise conveyed
 17 by Seller or a previous owner of the Property (exceptions) as indicated and is not transferring them to Buyer:

18 ☒ Oil Previously reserved by others19 ☒ Gas Previously reserved by others20 ☒ Minerals Previously reserved by others21 ☐ Coal22 ☐ Other

23 (B) It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is ad-
 24 vised to conduct a full examination of all oil, gas and/or mineral rights/interests for the Property.

25 (C) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been ex-
 26 cepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these
 27 rights/interests.

28 **2. SELLER'S RESERVATION OF OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS**

29 (A) Seller is reserving the following oil, gas and/or mineral rights/interests as indicated and is not transferring them to Buyer:

30 ☐ Oil31 ☐ Gas32 ☐ Minerals33 ☐ Coal34 ☐ Other

35 This reservation(s) will be executed in its entirety at settlement, unless otherwise indicated.

36 (B) Seller's reservation does not apply to domestic free gas and surface damage rights/interests, which are set forth below.

37 (C) The warranty of title identified in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that are
 38 reserved by Seller. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment
 39 of these rights/interests.

40 **3. DOMESTIC FREE GAS**

41 (A) Generally, Domestic Free Gas is a by product of the drilling process which can be supplied to a residential structure located on the
 42 property where drilling takes place to be used for heating the structure.

43 (B) Seller will convey to Buyer 100% of the domestic free gas rights/interests unless otherwise stated here No free gas to
 44 transfer.

45 **4. SURFACE DAMAGES**

46 In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 2(A), then Seller further
 47 agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which in-
 48 clude, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and
 49 all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way
 50 agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the lease is attached to this
 51 Disclosure or will be provided to Buyer within _____ days (10 if not specified).

52 Seller's Initials: TM

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Buyer's Initials: _____ / _____

Pennsylvania
Association of
Realtors®

Timberland Realty, 1890 East Main St Falconer, NY 14733
 Brian Bullard

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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rev. 5/20; rel. 7/20

Untitled

53 **5. ASSIGNMENT OF LEASES**

54 Seller is aware that the following leases of oil, gas and/or mineral rights/interests have been assigned from the original lessee to an-
 55 other entity:

56 ☐ Oil

57 ☐ Gas

58 ☐ Minerals

59 ☐ Coal

60 ☐ Other

61 **6. DOCUMENTATION**

62 ☒ Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other docu-
 63 ments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.

64 ☐ Seller has attached to this Disclosure copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements,
 65 pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior convey-
 66 ances, assignments, or transfers of these rights/interests, as follows:

70 **7. Other**

DocuSigned by:

75 **SELLER**

Thomas R Morrow

Lyme Allegheny Land Company II, LLC

DATE 2/16/2022

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76 **SELLER**

DATE

77 **SELLER**

DATE

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

79 The undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this Statement is not a warranty
 80 and that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Seller is able and willing to
 81 convey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, gas and/or mineral rights/
 82 interests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral rights/interests, at Buyer's
 83 expense and by qualified professionals.

84 **BUYER**

DATE

85 **BUYER**

DATE

86 **BUYER**

DATE