

VACANT LAND INFORMATION SHEET

VLIE

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 1400030000001200-Route 980, Canonsburg, PA 15317

2

3 SELLER(S) Robert A Hissom

4 Seller is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real
6 estate broker (Agent for Seller), any real estate broker, or their agents.

7 1. SELLER'S INFORMATION

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-
9 struction and conditions of the Property and its improvements? ☐ Yes ☒ No

10 (B) The individual completing this form is the:

11 ☒ Owner

12 ☐ Executor

13 ☐ Administrator

14 ☒ Trustee

15 ☐ Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: I inherited the
17 land in a Trust.
18

19 2. PROPERTY DESCRIPTION (Attach current deed, if available)

20 22.78 ACRES, PARCEL ID # 140-003-00-00-0012-00

21

22

23

24 3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

25 (A) Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No

26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on
27 or affect the Property? ☐ Yes ☒ No

28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might
29 affect the Property? ☐ Yes ☒ No

30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?

31 ☐ Yes ☒ No

32 (E) Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No

33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property? ☐ Yes ☒ No

34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-
35 tenance agreements for common areas? ☐ Yes ☒ No

36 Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:
37
38

39 4. HAZARDOUS SUBSTANCES

40 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-
41 nated biphenyls (PCBs), radon, lead-based paint, etc.? ☐ Yes ☒ No

42 (B) To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No

43 (C) Do you know of any other environmental concerns that might impact the Property? ☐ Yes ☒ No

44 (D) Are you aware of any contamination to any wells or other sources of water on the Property? ☐ Yes ☒ No

45 (E) Are you aware of any discoloring of the soil or vegetation? ☐ Yes ☒ No

46 (F) Do you know if the Property is near any current or former waste disposal sites? ☐ Yes ☒ No

47 (G) Are you aware of any storage tanks on the Property? ☐ Yes (Please answer questions 1-8, below) ☒ No

48 1. Total number of storage tanks on the Property: 2 Aboveground 0 Underground

49 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☒ No

50 3. If no, identify any unregistered storage tanks: _____

51 Seller Initials: RAH / _____

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Peters Regional, 6000 Waterman Plaza Dr Suite 260 McMurray PA 15317
Sharon Flecken

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1/16

Phone: 724-344-9776

Fax: 724-943-3843

740 Route 980

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- 52 4. Has any storage tank permit ever been revoked? ☐ Yes ☒ No
53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from
54 a storage tank? ☐ Yes ☒ No
55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance
56 of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No
57 Explain:
58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-
59 age tanks on the Property? ☐ Yes ☒ No
60 8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No
61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all
62 reports and records:
63

64 5. STATUS OF UTILITIES

- 65 (A) Source of water:
66 ☐ Public Water ☐ Connected ☐ Not Connected
67 ☐ On-Site Water ☐ Connected ☐ Not Connected
68 ☐ Community Water ☐ Connected ☐ Not Connected
69 ☒ None
70 1. If known, provide the date the water was last tested _____
71 2. What was the result of the test? _____
72 3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☐ Not Applicable
73 If no, explain: _____
74 4. Are you aware of any problems related to the water service? ☐ Yes ☐ No
75 If yes, explain: _____
76 5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☐ Not Applicable
77 (B) Sewage system:
78 ☐ Public Sewer ☐ Private Sewer ☐ Septic Tank
79 ☐ Cesspool ☐ Holding Tank ☒ None
80 ☐ Other _____
81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
82 Department of Environmental Protection? ☐ Yes ☒ No
83 2. If there is a septic tank on the Property, what is the type of tank?
84 ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): _____
85 3. If known, provide the date the on-site sewage disposal system was last serviced _____
86 4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
87 If yes, is it in working order? ☐ Yes ☐ No
88 5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
89 If yes, explain: _____
90
91 6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☐ No

92 6. GOVERNMENTAL ISSUES/ZONING/USE/CODES

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-
95 oughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
96 ☐ Yes ☒ No
97 (C) The Property is currently zoned _____?
98 by the CECIL TOWNSHIP (municipality).
99 (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
100 (E) Current use is: ☐ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
101 (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
102 Explain any yes answers you gave in this section: _____
103

104 7. LEGAL/TITLE ISSUES

- 105 (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
106 licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☒ Yes ☐ No

107 Seller Initials: RAH / _____

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- 108 (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
109 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
110 records of the county recorder where the Property is located? ☒ Yes ☐ No
111 (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
112 unpaid? ☐ Yes ☒ No
113 (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
114 (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the
115 Property? ☐ Yes ☒ No
116 (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property
117 that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
118 (G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
119 (H) Is the Property, or any part of it, leased to a third party? ☐ Yes ☒ No
120 Explain any yes answers you gave in this section: WE DO NOT OWN THE MINERAL RIGHTS, BUT WE
121 CANNOT FIND THE OWNER.

122 8. OIL, GAS, AND MINERAL RIGHTS

- 123 (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the
124 Property? ☐ Yes ☒ No
125 (B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No
126 (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☒ No
127 If yes, is the Property pooled or unitized? ☐ Yes ☒ No
128 (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on
129 the Property? ☐ Yes ☒ No
130 Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: FOR OVER 100 YEARS,
131 WE HAVE NOT OWNED THE MINERAL RIGHTS.

132 9. DOMESTIC SUPPORT LIEN LEGISLATION

- 133 (A) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
134 domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
135 If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket
136 number: _____
137
138 (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? ☐ Yes ☒ No
139 If yes, is there currently a separation or property settlement order in place? ☐ Yes ☐ No

140 10. LAND USE RESTRICTIONS OTHER THAN ZONING

- 141 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72
142 P.S. §5490.1, et seq.) (Clean and Green Program)? ☐ Yes ☒ No
143 Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in
144 the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale
145 of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax
146 assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in
147 the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount
148 of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year
149 that the property was enrolled in the program, limited to the past 7 years.
150 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an
151 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
152 supply, or open space uses)? ☐ Yes ☒ No
153 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space
154 land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between
155 the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or
156 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are fol-
157 lowed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the dif-
158 ference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are
159 charged for each year that the property was subject to the covenant, limited to the past 5 years.
160 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
161 and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? ☐ Yes ☒ No
162 Explain any yes answers you gave in this section: _____
163 _____

164 Seller Initials: RAH / _____

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165 11. SERVICE PROVIDER/CONTRACTOR INFORMATION

166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
167 groundskeeping, pest control). Attach additional sheet if necessary: NONE

168 _____
169 _____
170 _____
171 _____
172 _____
173 _____

174 (B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
175 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: NONE

176 _____
177 _____
178 _____
179 _____
180 _____
181 _____

182 The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's
183 knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real
184 estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS
185 STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a
186 change in the condition of the Property following completion of this form.

187 SELLER Robert A. Hissom DATE 4/3/2024
Robert A Hissom

188 SELLER _____ DATE _____

189 SELLER _____ DATE _____

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 **BROKER (Company)** Berkshire Hathaway HomeServices The Preferred Realty
 2 **LICENSEE(S)** R Dallas/S Fincham
 3 **SELLER** Robert A Hissom
 4 **PROPERTY** 1400030000001200-Route 980, Canonsburg, PA 15317
 5 **DATE OF LISTING CONTRACT** _____

1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):
☐ Electric Location/Provider _____
☐ Gas Location/Provider _____
☐ Telephone Location/Provider _____
☐ Water Type: ☐ Public ☐ On-site (well) ☐ Community ☐ Other _____
 Provider/Location _____
☐ Sewer Type: ☐ Public ☐ On-site septic ☐ Community ☐ Other _____
 Provider/Location _____
 Has an on-site system been approved? ☐ Yes ☒ No Has a percolation test been performed? ☐ Yes ☒ No
 If yes, was the percolation rate approved? ☐ Yes ☐ No Are plans for septic design available? ☐ Yes ☒ No
☐ Other _____
 B. If applicable, is the subdivision complete? ☐ Yes ☒ No If yes, are plans available? ☐ Yes ☐ No

2. ADDITIONAL DUTIES OF SELLER

A. Within 0 days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.
 B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):
☐ Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490. 1 et seq. (Clean and Green Program)
☐ Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)
☐ Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)
☐ Other _____
 B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property
 C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

4. ADDITIONAL DISCLOSURES

In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:
☐ Contamination by one or more substances that requires remediation;
☐ The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;
☐ The presence of one or more substances whose removal or disposal is subject to any law or regulation;
☐ Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;
☐ The presence of underground fuel or liquid storage tanks.
 Explain any items checked above: _____

All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

49 **SELLER** Robert A Hissom **DATE** 4/3/2026
 50 **SELLER** _____ **DATE** _____
 51 **SELLER** _____ **DATE** _____

52 **BROKER (Company Name)** Berkshire Hathaway HomeServices The Preferred Realty

53 **ACCEPTED BY** R Dallas/S Fincham **DATE** _____



Pennsylvania
Association of
Realtors®

Peters Regional, 6000 Waterford Plaza Dr Suite 260 McMurtry PA 15317
 Sharon Fincham

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COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT

PROPERTY ADDRESS 1400030000001200-Route 980, Canonsburg, PA 15317
 OWNER(S)/SELLER(S) Robert A Hissom
 BUYER(S) _____

This form is not a substitute for the West Penn Multi-List, Inc. (WPML) Seller Disclosure Statement, but rather is a supplement to the disclosure forms required by the Pennsylvania Seller Disclosure Law as may be amended. The WPML is not responsible for the information contained herein. This form is to be completed by Seller and thoroughly reviewed by Buyer, and the bottom of each page should be initialed by both Buyer and Seller following this review. Surface and subsurface rights may be transferred together, but sometimes they are transferred separately. Despite the best intentions of Sellers, property owners are often not aware of the precise extent of the coal, oil, gas and/or mineral interests/rights that they may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the coal, oil, gas and/or mineral interests and/or rights for the Property. This form is not a substitute for any inspections or warranties that Buyer may wish to obtain. Buyer has the right and opportunity to obtain a complete mineral/oil and gas title search to verify the chain of title of the mineral/oil and gas rights for the subject Property. The responses provided below are given to the best of Seller's knowledge and may not reflect all coal, oil, gas and/or mineral interests/rights for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, their licensees or the WPML. Buyer is advised to conduct a full examination of coal, oil, gas and/or mineral interests/rights for the Property.

1. RESERVATION OF COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS

(A) Seller is reserving the following coal, oil, gas and/or mineral interests/rights as indicated, and such rights are not being transferred to Buyer:

- ☐ Coal _____
☐ Oil _____
☐ Gas _____
☐ Minerals _____
☐ Other _____

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

(B) Seller's reservation does not apply to domestic free gas and surface damage interests/rights, as described herein.

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

2. COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS EXCEPTED

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

- ☐ Coal _____
☐ Oil _____
☐ Gas _____
☐ Minerals _____
☐ Other _____

(B) Buyer acknowledges that Seller's failure to disclose or identify an exception does not establish Buyer is entitled to such interests/rights. It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is advised to conduct a full examination of all coal, oil, gas and/or mineral rights/interests for the Property. Buyer further acknowledges his/her right to obtain a title search and/or to conduct a complete examination of all coal, oil, gas and/or mineral interests/rights for the Property. A typical title search examines transfers made during the previous sixty years and may not specifically research surface or subsurface rights that have been sold or leased by a previous owner. Buyer is advised to ask their title agent about the scope and depth of the title search performed prior to deciding whether to waive or elect a title search contingency pertaining to oil, gas, mineral and/or surface rights.

(C) Buyer acknowledges the warrant of title in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that have been excepted. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.

(D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any information provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and may not be current.

Seller Initials: RLH / _____

Buyer Initials: _____ / _____



COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT (continued)

3. (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):

☐ Oil _____

☐ Gas _____

☐ Minerals _____

☐ Coal _____

☐ Other _____

- (B) Owner of the following rights, if not Seller:

Oil _____ Unknown _____

Gas _____ Unknown _____

Minerals _____ Unknown _____

Coal _____ Unknown _____

Other _____ Unknown _____

- (C) Seller ☐ is ☒ is not aware of a lease affecting subsurface rights.

If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? ☐ Yes ☐ No

- (D) The warranty of title in the Agreement of Sale does not pertain to any oil, gas, and/or mineral rights/interests that will be conveyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

4. SURFACE RIGHTS

- (A) Surface rights owned by Seller: _____

- (B) Surface rights excepted: _____

5. SURFACE DAMAGES

- (A) The parties acknowledge certain rights exist regarding surface damage as described herein. In the event Seller is reserving and retaining coal, oil, gas and/or mineral interests/rights as set forth in Paragraph 1(A) above, then Seller further agrees to convey, assign and/or transfer to Buyer: (i) the exclusive right to receive compensation for any and all damages, which include, but are not limited to, pipeline rights of way, well-pad sites, compressor sites, and standing marketable timber, and (ii) any and all surface consent or surface remediation rights set forth in the applicable coal, oil, gas and/or mineral rights lease, pipeline right-of-way agreement or other surface use agreement pertaining to the Property. Seller hereby agrees to provide a complete copy of the applicable lease upon written receipt of such a demand. A copy of the applicable language of the lease is attached to this Disclosure or will be provided to Buyer within _____ days (10, if not specified).

- (B) 1. Are you entitled to or do you receive surface damages, including pipeline rights-of way, well pad sites, compression sites and standing marketable timber, according to the terms of the current lease? ☐ Yes ☐ No
2. If known, what limitations are contained in the lease? _____

3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer? ☐ Yes ☐ No

4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless otherwise stated: _____

6. DOMESTIC FREE GAS

- (A) Domestic Free Gas is commonly referred to as a byproduct of the drilling process which can be supplied to a residential structure located on the property where drilling takes place to be used for heating the structure.

- (B) If transferrable, Seller will convey to Buyer 100% of the Domestic Free Gas interests/rights unless otherwise stated herein. Any such restrictions are explained as follows: _____

7. ASSIGNMENT OF LEASES

Seller is aware that the following leases of coal, oil, gas and/or mineral interests/rights have been assigned from the original lessee to another entity:

☐ Coal _____

☐ Oil _____

☐ Gas _____

☐ Minerals _____

☐ Other _____

Seller Initials: RLH / _____

Buyer Initials: _____ / _____



COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT (continued)

8. SUPPORTING DOCUMENTATION

- ☒ To the best of Seller's knowledge, information and belief, Seller does not have supporting documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other documents relating to prior conveyances, assignments or transfers of the coal, oil, gas and/or mineral interests/rights to the Property.
- ☐ If Seller has indicated they do not have supporting documentation, but believe such documents may exist and are aware of the location of same, they should disclose any knowledge of the location of such documents by providing information as to where they believe such documents are located, with designation of the address and contact information, including name, address, phone number and e-mail of the custodian:
- _____
- ☐ Seller has attached to this Disclosure Statement copies of all written coal, oil, gas and/or mineral rights leases, addenda, surface use agreements, pipeline easements and other documents (i.e. royalty agreements) within Seller's possession having to do with prior conveyances, assignments or transfers of these interests/rights, as follows: _____

9. EASEMENTS & LEGAL ISSUES

- (A) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters, whether recorded or unrecorded, which affect title of the Property? ☐ Yes ☒ No
- (B) Are you aware of any existing or threatened action, suit, or government proceeding relating to the coal, oil, gas, mineral and/or other rights discussed herein? ☐ Yes ☒ No
- (C) Are you aware of any insurance claims filed relating to the coal, oil, gas, mineral and/or other rights discussed herein? ☐ Yes ☒ No
- (D) Are you aware of any apportionment or allocation issues affecting the Property? ☐ Yes ☒ No
- (E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel might be identified with a separate Tax Identification Number or parcel number.

10. VALUATION

The parties understand that no licensee acting on Seller's behalf is an expert in establishing a value for the subsurface rights to the Property and that the value of coal, oil, gas, and/or minerals can fluctuate. Either party may, at their own expense, hire an expert to appraise the subsurface rights to the Property.

11. ADDITIONAL INFORMATION RELATIVE TO THE SUBJECT INTERESTS/RIGHTS

DocuSigned by:

SELLER

Robert A Hissom
 80412FB6C892430
Robert A Hissom

DATE 6/3/2026

SELLER

DATE

SELLER

DATE

RECEIPT AND ACKNOWLEDGEMENT BY BUYER(S)

The undersigned Buyer(s) acknowledge receipt of this Disclosure and that the representations herein have been made solely by the Seller(s). Buyer(s) further acknowledge the right to request further verification and/or to obtain a detailed title search relative to any of the subject interests/rights. Buyer(s) acknowledge that this Statement is not a warranty and that Buyer is purchasing the Property with only the coal, oil, gas and/or mineral interests/rights that Seller is able and willing to convey. It is Buyer's responsibility to satisfy himself/herself as to the ownership status of the coal, oil, gas and/or mineral interests/rights to the Property. Buyer(s) may investigate the ownership status of the coal, oil, gas and/or mineral interests/rights, at Buyer's expense and by qualified professionals. Buyer(s) may also obtain a title search which specifically includes the chain of title of the mineral/oil and gas rights.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

OIL, GAS AND MINERAL RIGHTS/INTERESTS ADDENDUM TO AGREEMENT OF SALE OGM

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 1400030000001200-Route 980, Canonsburg, PA 15317**2 SELLER Robert A Hissom****3 BUYER****4 1. TITLE**

5 Notwithstanding the default language of the Agreement of Sale regarding title to the Property, Seller will not warrant title to any oil,
 6 gas and/or mineral rights/interests regardless of whether they are conveyed, excepted or reserved. Buyer is advised to conduct an
 7 investigation as to the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests pertaining to
 8 the Property.

9 2. TITLE SEARCH CONTINGENCY

10 (A) Buyer understands and acknowledges that the warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or
 11 mineral rights/interests that have been excepted. Seller will not defend title to these rights/interests and does not covenant that
 12 Buyer will have quiet enjoyment of these rights/interests.

13 (B) A typical title search examines transfers made during the previous sixty years and may not specifically research surface or subsur-
 14 face rights that have been sold or leased by a previous owner. Buyer is advised to ask their title agent about the scope and depth
 15 of the title search performed prior to deciding whether to waive or elect a title search contingency pertaining to oil, gas, mineral
 16 and/or surface rights.

17 (C) Buyer may elect, at Buyer's expense, to conduct an investigation of the history of the ownership rights/interests and status of the
 18 oil, gas and/or mineral rights/interests to the Property to be performed by a properly licensed or otherwise qualified professional.

19 ☒ **WAIVED.** Buyer understands and acknowledges that Seller may not own all oil, gas and/or mineral rights/interests to the
 20 Property and that Buyer has the option to make this Agreement contingent on receiving a certain interest in the oil, gas and/or
 21 mineral rights/interests. **BUYER WAIVES THIS OPTION** and agrees to the **RELEASE** in the Agreement of Sale.

22 ☐ **ELECTED.** Investigation Period: _____ days (60 if not specified) from the Execution Date of the Agreement of Sale.

23 1. **Within the Investigation Period**, Buyer will have completed an investigation of the ownership rights/interests and status
 24 of the oil, gas and/or mineral rights/interests to the Property. Buyer will pay for any and all costs associated with the title
 25 search.

26 2. If the result of the investigation demonstrates terms that are unsatisfactory to Buyer, Buyer will, **within the stated Investigation**
 27 **Period:**

28 a. **Accept the Property** and agree to the **RELEASE** in the Agreement of Sale, OR

29 b. **Terminate the Agreement of Sale** by written notice to Seller, with all deposit monies returned to Buyer according to the
 30 terms contained in the Agreement of Sale, OR

31 c. Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any.

32 **If Buyer and Seller do not reach a written agreement before the conclusion of the Investigation Period, and Buyer does**
 33 **not terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and**
 34 **agree to the terms of the RELEASE in the Agreement of Sale.**

35 3. EXCEPTION (IF APPLICABLE)

36 (A) Buyer is aware that the following oil, gas, mineral and/or surface rights/interests have been previously leased, assigned, sold or
 37 otherwise conveyed by Seller or a previous owner of the Property (exceptions) and cannot be transferred to Buyer: _____
 38 _____
 39 _____
 40 _____
 41 _____

42 (B) Buyer acknowledges that Seller may not own 100% of all oil, gas, mineral and/or surface rights/interests to the Property and agrees
 43 that, notwithstanding the default language of the Agreement of Sale regarding title to the Property, Buyer will accept only the
 44 rights/interests and title that Seller is able to convey, free and clear of all other liens, encumbrances, and easements, subject to the
 45 exceptions referenced above.

46 4. RESERVATION OF RIGHTS/INTERESTS (IF APPLICABLE)

47 (A) Buyer acknowledges that Seller is reserving and retaining ownership of the following oil, gas and/or mineral rights/interests and
 48 royalties and is not transferring them to Buyer. The rights/interests being reserved and retained by Seller include the right to receive
 49 royalties regarding the same, unless otherwise stated below. This reservation will be executed in its entirety at settlement.

50 ☐ Oil _____

51 ☐ Gas _____

52 ☐ Minerals _____

53 ☐ Coal _____

54 ☐ Other _____

55 Buyer Initials: _____**OGM Page 1 of 2****Seller Initials:** RAHPennsylvania
Association of
Realtors®Peters Regional, 6000 Waterdam Plaza Dr Suite 260 McMurray PA 15317
Sharon FinchamProduced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com**COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2023**

rev. 9/22; rel. 1/23

Phone: 7243449776

Fax: 7249423042

740 Route 980

- (B) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests and royalties that have been reserved. Seller will not defend title to these rights/interests or royalties and does not covenant that Buyer will have quiet enjoyment of these rights/interests.
- (C) Seller's reservation, if any, does not apply to domestic free gas and surface damage rights/interests, which are set forth below.
- (D) If Seller is reserving an interest in any non-excepted oil, gas and/or mineral rights/interests and royalties, within _____ days of the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation language that will appear in the deed that conveys title to the Property to Buyer for Buyer's review. If this reservation language does not reflect the terms in Paragraph 4(A) above, or if Seller fails to provide the proposed reservation language within the time provided, Seller may be in default of the Agreement of Sale.
- (E) Within _____ days (15 if not specified) of receiving Seller's proposed reservation language, **or if no reservation language is provided within the stated time**, Buyer will notify Seller of Buyer's choice to:
1. Agree to Seller's proposed reservation language, accept the Property, and agree to the RELEASE in the Agreement of Sale, OR
 2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned to Buyer according to the terms of the Agreement of Sale, OR
 3. Enter into a mutually acceptable written agreement with Seller.
- If Buyer and Seller do not reach a written agreement during the time stated in this Paragraph, and Buyer fails to respond within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement of Sale.**
- (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the title, status and ownership of the oil, gas and/or mineral rights/interests underlying the Property.

5. SURFACE DAMAGES

In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller further agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the lease is attached to this Addendum or will be provided to Buyer within _____ days (10 if not specified).

6. DOMESTIC FREE GAS

Seller will convey to Buyer 100% of the domestic free gas rights unless otherwise stated here _____

7. DOCUMENTATION

- ☒ Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other documents relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.
- ☐ Seller has attached to this Addendum copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements, pipeline easements, and other documents (e.g., royalty agreements/statements) within Seller's possession having to do with prior conveyances, assignments, or transfers of these rights/interests, as follows: _____

8. ASSIGNMENT OF INTEREST

Buyer, or someone acting on Buyer's behalf, will be responsible for promptly notifying any and all lessees in writing of the assignment of any oil, gas and/or mineral rights/interests to Buyer. This paragraph will survive settlement.

9. ADDITIONAL RESOURCES

- (A) For additional information regarding oil, gas and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania, both parties are encouraged to contact the Pennsylvania Department of Environmental Protection's Bureau of Oil and Gas Management, the Pennsylvania Department of Conservation and Natural Resources, or the Penn State Institute for Natural Gas Research.
- (B) Prior to signing this Addendum, both parties are advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests if either has any questions about the transfer of these rights. Broker(s) and/or Licensee(s) will not provide legal advice concerning the ownership status of the oil, gas and/or mineral rights/interests of the Property. Buyer and Seller have been given the opportunity to negotiate the terms of this Agreement, including the reservation of oil, gas and/or mineral rights/interests. All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

109	BUYER	_____	DATE	_____
110	BUYER	_____	DATE	_____
111	BUYER	_____	DATE	_____
112	SELLER	<u>Robert A Hissom</u>	DATE	6/3/2026
113	SELLER	<u>8D412FB5C86F430</u>	DATE	_____
114	SELLER	_____	DATE	_____

DUAL AGENCY CONSENT AND CONFIRMATION AGREEMENT

(To be signed by Buyer before signing offer and to be signed by Seller before reviewing offer.)

1. Seller and Buyer acknowledge and agree that the purchase agreement they are considering involves representation by a Disclosed Dual Agent. The following information details the roles of the parties regarding Dual Agency.

Note: When the term "DUAL AGENT" is used, it will always mean the Broker (Berkshire Hathaway HomeServices The Preferred Realty) who, by contracts previously entered into, represents the interests of both the Buyer and the Seller in this agreement. The term DUAL AGENT will apply to a Salesperson/Associate Broker only if the same Salesperson/Associate Broker has been previously identified as the Designated Agent to represent the interests of both parties (Buyer and Seller) named in this agreement. If the Designated Agent of the Buyer and the Designated Agent of the Seller are not the same Salesperson/Associate Broker, then the term Dual Agent will apply only to the Broker, and the Buyer and Seller will each continue to be fully represented by their previously identified Designated Agents.

2. **Dual Agent's Role:** Seller and Buyer acknowledge that, prior to the creation of the Dual Agency, the Agent represented either the Buyer or the Seller. The Agent acted as the Agent of Seller or acted as the Agent of Buyer. In those separate roles, the Agent may have obtained information which, if disclosed, could harm the bargaining position of the party providing such information to the Agent. Seller and Buyer agree that the Dual Agent shall not be liable to either party for refusing or failing to disclose information which would harm one party's bargaining position and would benefit the other party. However, this Agreement shall not prevent the Agent from disclosing to Buyer any known material defects in the property or any other matter that must be disclosed by state law and/or regulation. The Agent agrees not to disclose (a) to Buyer information about what price Seller will accept other than the Listing Price, or (b) to Seller information about what price Buyer will pay other than any written offered price. In the event that Seller and Buyer do not enter into an agreement for the purchase of Seller's property by Buyer (the "Purchase Agreement"), or in the event that the Purchase Agreement between Seller and Buyer does not close, the Dual Agency role and this Agreement will be terminated.
3. **Seller's and Buyer's Role:** Seller and Buyer acknowledge that they are aware of the implication of the Agent's Dual Agency role including the limitation on the Agent's ability to represent Seller or Buyer fully and exclusively. Seller and Buyer have determined that the benefits of entering into a transaction between them with the Agent acting as agent for both of them outweigh such implications. Seller and Buyer understand that they may each seek independent legal counsel in order to assist with any matter relating to a Purchase Agreement or to the transaction which is the subject matter of a Purchase Agreement. Seller and Buyer agree that Agent shall not be liable for any claims, damages, losses, expenses or liabilities arising from the Agent's role as a Dual Agent. Seller and Buyer shall have a duty to protect their own interests and should read this Agreement and any Purchase Agreement carefully to ensure that they accurately set forth the terms which they want included in said agreements.
4. Seller and Buyer agree that all "comparable" property information available through the Multiple Listing Service or otherwise, including listed and sold properties, may be disclosed to both Seller and Buyer. Agent will not advise or counsel Seller or Buyer, interpret data, or make recommendations based on this information.
5. Seller and Buyer understand and agree that Broker compensation is not set by law and is fully negotiable. Broker shall have the right to collect compensation or a fee from the Seller, the Buyer, or both according to the terms of their respective agency contracts as well as the agreement of sale.
6. Seller and Buyer are advised to seek competent legal and tax advice with regard to this transaction, and with regard to all documents executed in connection with this transaction including this Dual Agency Consent Agreement.
7. Seller and Buyer recognize and agree that this document does not replace those documents signed earlier, i.e. the Buyer Agency Contract signed by the Buyer on _____, and the Exclusive Right to Sell Listing Agreement signed by the Seller on June 02, 2026. However, in any areas where this document contradicts or conflicts with those documents, this Dual Agency Consent Agreement shall supersede. This agreement hereby becomes a part of the attached Purchase Agreement entered into between the parties whose signatures appear below.
8. This Dual Agency Consent form may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts together shall constitute one and the same consent of the Parties.

I HAVE READ AND UNDERSTAND THE ABOVE AGREEMENT.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: DocuSigned by:
Robert A Hissom
8D412FB5C88E43D _____ Date: 6/3/2026
Robert A Hissom

Seller: _____ Date: _____



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