

Seller Initials *LG*

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials _____

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WPML LISTING # 05/2022 REVISED

SELLER INFORMATION

Seller(s) Name(s): Hill Boys Partnership

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"): 118 N Main St #122, Butler, PA 16001

Approximate age of Property: _____ Years Seller has owned Property: _____

NOTICE TO PARTIES

A Seller must comply with the Seller Disclosure Law and disclose to a Buyer all known material defects about the Property being sold that are not readily observable. This document must be completed by the Seller and each page initialed by the Buyer and Seller following their review. This Disclosure Statement is designed to assist the Seller in complying with disclosure requirements and to assist the Buyer in evaluating the Property being considered. This form is to be completed by every non-exempt Seller, even if the Seller does not occupy or never occupied the property. The compliance provisions are generally described in paragraphs 19 and 21 below.

The Real Estate Seller Disclosure Law requires that before an Agreement of Sale is signed, the Seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. 68. P.S. §7301 et seq. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The law defines a number of exceptions where the disclosures do not have to be made, and these exceptions are as follows:

- 1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership, or other association to its shareholders, partners, or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship, or trust.
10. Transfers of new construction that has never been occupied when:
a. The buyer has a warranty of at least one year covering the construction;
b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as they may be amended and is required to make disclosures in accordance with the provisions of the Law. Although there are exceptions to the requirements of the Seller Disclosure Law, certain disclosures may still be required under Common Law.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. This Statement is not a warranty of any kind by the Seller or a warranty or representation by the West Penn Multi-List, Inc., any listing real estate broker, any selling real estate broker, or their agents. The Buyer is encouraged to address concerns about any condition of the Property that may not be included in this statement with the Seller and/or by and through an appropriate inspection. This Statement does not relieve the Seller of the obligation to disclose a material defect that may not be addressed on this form.

This form is intended to assist Sellers in complying with the disclosure requirements and/or to assist Buyers in evaluating the property being considered. As such, certain information may be beyond the basic disclosure requirements found in the Law. A Seller who wishes to review the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. In any event, Seller(s) must disclose all known material defects with the property.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

A material defect is an issue/problem with the residential real Property or any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND OR PROPERTY. The fact that a structural element, system, or subsystem is near, at, or beyond the normal useful life of such structural element, system, or subsystem is not by itself a material defect. When completing this form, check "yes," "no," "unknown (unk)," or "not applicable (N/A)" for each question. If a question does not apply to the property, "N/A" should be selected. "Unknown (unk)" should only be checked when the question does apply to the property but the Seller is uncertain of the answer.

1. SELLER'S EXPERTISE

Table with 2 columns: Yes, No. Rows a, b, c with handwritten checkmarks in the Yes column for each row.

Explain any "yes" answers in section 1: _____

2. IDENTITY OF INDIVIDUAL COMPLETING THIS DISCLOSURE

Table with 3 columns: Yes, No, Unk. Rows 1-5 with handwritten checkmarks in the Yes column for rows 1, 2, and 5.

3. OWNERSHIP/OCCUPANCY

Table with 3 columns: Yes, No, Unk. Rows a-f with handwritten checkmarks in the Yes column for rows a, b, d, e, f, and g.

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4. ROOF & ATTIC

	Yes	No	Unk
a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain any "yes" answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary. Please also provide all available documentation related to the issues with the roof, including repair efforts or problems.

- (a) Date roof was installed: 2020 Do you have documentation? Yes No
- (b) Has the roof been replaced, repaired, or overlaid during your ownership?
- (c) Has the roof ever leaked during your ownership?
- (d) Do you know of any current or past problems with the roof, attic, gutters, or downspouts?

5. SUMP PUMPS, BASEMENTS, GARAGES, AND CRAWL SPACES

	Yes	No	Unk	N/A
a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted on the lines below, or a more detailed summary may be attached.

- (a) Does the Property have a sump pump, or grinder pump?
- (b) Does the property have a sump pit? If so, how many? _____ Where are they located? _____
- (c) Are you aware of sump pumps ever being required to be used at this property?
- (d) If there is a sump pump at this address, is the sump pump in working order?
- (e) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time?
- (f) Are you aware of any water leakage, accumulation, or dampness within the basement, garage, or crawl space?
- (g) Do you know of any repairs or other attempts to control any water or dampness problem(s) in the basement, garage, or crawl space?
- (h) Are the downspouts or gutters connected to a public system?
- (i) Does the property have a grinder pump? If so, how many? _____ Where are they located? _____

6. TERMITES, WOOD-DESTROYING INSECTS, DRY ROT, PESTS

	Yes	No	Unk
a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

- (a) Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the property?
- (b) Are you aware of any damage to the property caused by termites, wood-destroying insects, dry rot, or pests?
- (c) Is the property currently under contract by a licensed pest control company?
- (d) Are you aware of any termite, pest control reports, or treatments to the property?

For purposes of this section, the reference to "pest" is to any insect, rodent, or other creature that has caused damage to, infiltrated and/or threatened to damage the property.

7. STRUCTURAL ITEMS

	Yes	No	Unk
a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

- (a) Are you aware of any past or present water leakage in the house or other structure in areas other than the roof, basement, and/or crawl spaces?
- (b) Are you aware of any past or present movement, shifting, infiltration, deterioration, or other problem with walls, foundations, or other structural components?
- (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Property?
- (d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above?
- (e) Are you aware of any problem with the use or operation of the windows?
- (f) Are you aware of defects (including stains) in flooring or floor coverings?
- (g) Has there ever been fire damage to the Property?
- (h) Are you aware of any past or present water or ice damage to the Property?
- (i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit, or other similar material?

If "yes," provide the installation date: 1999

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8. ADDITIONS/REMODELING

Table with columns: Yes, No, Unk

(a) Have you made any additions, structural changes, or other alterations to the property during your ownership?

Table with columns: If "yes," list additions, structural changes, or alterations; Approximate date of work; Were permits obtained?; Were final inspections/approvals obtained (Yes/No/Unknown)

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et. seq. (effective 2004), and local codes establish standards for building or altering properties.

Table with columns: Yes, No, Unk for questions b and c

(b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?

(c) Did any former owners of the Property make any additions, structural changes, or other alterations to the Property?

If "yes," please identify the work that was done and indicate whether all necessary permits and approvals were obtained along with compliance with building codes:

9. WATER SUPPLY

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair(s) or remediation efforts, on the lines below:

Table with columns: Yes, No, Unk, N/A for questions A, B, C, a, b

(A) Source

- 1. Public Water
2. A well on the property
3. Community Water
4. No Water Service (explain):
5. Other (explain):

(B) Bypass valve (for properties with multiple water sources)

- 1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?

(C) General

- 1. Does the property have a water softener, filter, or other type of treatment system?
2. Have you ever experienced a problem of any nature with your water supply?
3. If the property has a well, do you know if the well has ever run dry?
4. Is there a well on the property not used as the primary source of drinking water?
5. Is the water system on this property shared?
6. Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well, and related items?
7. Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property?
8. Are you aware of any issues/problems with the water supply or well as the result of drilling (for possible oil and gas or any other substance) on any surrounding properties?
9. If your drinking water source is not public: When was your water last tested? Date
(a) Was the test documented?
(b) What was the result of the test?

10. SEWAGE SYSTEM

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

Table with columns: Yes, No, Unk, N/A for questions A, 1-12

(A) What is the type of sewage system?

- 1. Public Sewer
2. Individual on-lot sewage system
3. Individual on-lot sewage system in proximity to well
4. Community sewage disposal system
5. Ten-acre permit exemption
6. Holding tank
7. Cesspool
8. Septic tank
9. Sand mound
10. None
11. None available/permit limitations in effect
12. Other. If "other," please explain:

Note to Seller and Buyer: If this Property is not serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act.

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10. SEWAGE SYSTEM (continued)

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

	Yes	No	Unk	N/A
B				
1		✓		
2				✓
3				✓
4				✓
5	✓			

(B) Miscellaneous

1. Is there a sewage pump?
2. If there is a sewage pump, is the sewage pump in working order?
3. When was the septic system, holding tank, or cesspool last serviced? _____
4. Is the sewage system shared? If "yes," please explain: _____
5. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? If "yes," please explain: _____

11. PLUMBING SYSTEM

	Yes	No	Unk
A			
1	✓		
2			
3			
4	✓		
5	✓		
6	✓		
7			
B			
1		✓	

(A) Type of plumbing:

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Mixed
7. Other. If "other," please explain: _____

(B) Known problems

1. Are you aware of any problems with any of your plumbing fixtures (including but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? If "yes," please explain: _____

12. DOMESTIC WATER HEATING

	Yes	No	Unk
A			
1			
2	✓		
3			
4			
5			
6			
7			
B			
1		✓	
2			

(A) Type of water heating:

1. Electric
2. Natural Gas
3. Fuel Oil
4. Propane
5. Solar
6. Summer/Winter Hook-Up
7. Other. If "other," please explain: _____

(B) Known problems and age

1. Are you aware of any problems with any water heater or related equipment? If "yes," please explain: _____
2. If a water heater is present, what is its age? INSTALLED 2008

13. AIR CONDITIONING SYSTEM

	Yes	No	Unk
A			
1	✓		
2			
3			
4			
5			
6			
7			
8		✓	

(A) Type of air conditioning:

1. Central electric
2. Central gas
3. Wall Units
4. None
5. Number of window units included in sale: _____ Location(s): _____
6. List any areas of the house that are not air conditioned: _____
7. Age of Central Air Conditioning System: 2021 Date last serviced, if known: 2023

8. Are you aware of any problems with any item in this section? If "yes," explain: _____
Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

14. HEATING SYSTEM

	Yes	No	Unk
A			
1			
2			
3	✓		
4			
5			
6			
7			
8			
9		✓	
B			
1	✓		
2			
3			
4			

(A) Type(s) of heating fuel(s) (check all that apply):

1. Electric
2. Fuel Oil
3. Natural Gas
4. Propane
5. Coal
6. Wood
7. Pellet
8. Other. If "other," please explain: _____
9. Are you aware of any problems with any item in this section? If "yes," please explain: _____

(B) Type(s) of heating system(s) (check all that apply):

1. Forced Hot Air
2. Hot Water
3. Heat Pump
4. Electric Baseboard

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14. HEATING SYSTEM (continued)

	Yes	No	Unk
5			
6			
7			
C			
D			
E			
F			
1	✓		
2			
3	✓		
G		✓	
1			
2			
H		✓	
1			
2			
I			✓

- 5. Steam
- 6. Wood Stove (How many? _____)
- 7. Other
- (C) Age of Heating System: 2021
- (D) Date last serviced, if known: 2023
- (E) List any areas of the house that are not heated: _____
- (F) Are there any fireplaces? How many? _____
 - 1. Are all fireplace(s) working?
 - 2. Fireplace types (woodburning, gas, electric, etc.)? GAS VENTLESS
 - 3. Were the fireplaces installed by a professional contractor or manufacturer's representative?
- (G) Are there any chimneys (from a fireplace, water heater, or any other heating system)?
 - 1. How many chimney(s)? _____ When were they last cleaned? _____
 - 2. Are the chimney(s) working? _____ If "no," explain: _____
- (H) Are you aware of any heating fuel tanks on the Property?
 - 1. If "yes," please describe the location(s), including underground tank(s): _____
 - 2. If you do not own the tank(s), explain: _____
- (I) Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain: _____

15. ELECTRICAL SYSTEM

	Yes	No	Unk
A			
1			
2	✓		
3		✓	
4		✓	

- (A) Type of electrical system:
 - 1. Fuses
 - 2. Circuit Breakers - How many amps? 3 PHASE - OVERBUILT
 - 3. Are you aware of any knob and tube wiring in the home?
 - 4. Are you aware of any problems or repairs needed in the electrical system? If "yes," please explain: _____

16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

	Yes	No	Unk
A			
B			
1			
C	✓		
1			
D		✓	
E			
1			
2			
F		✓	
1			
2			
G		✓	
1			
2			
3			
4			
5			
6			
7			
H		✓	
1			
I	✓		
J	✓		
K	✓		
L	✓		
M	✓		
N		✓	
O	✓		
P	✓		
Q	✓		

- (A) Electric garage door opener. Number of transmitters: _____
 - 1. Are the transmitters in working order?
- (B) Keyless entry?
 - 1. Is the system in working order?
- (C) Smoke detectors? How many? 20+
 - 1. Location of smoke detectors: THROUGHOUT - 4 ZONES
- (D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s): _____
- (E) Security Alarm system?
 - 1. If "yes," is system owned?
 - 2. Is system leased? If system is leased, please provide lease information: _____
- (F) Lawn sprinkler system?
 - 1. Number of sprinklers: _____ Automatic timer?
 - 2. Is the system in working order?
- (G) Swimming Pool?
 - 1. Is it in ground?
 - 2. Is it out of ground?
 - 3. Other (please explain): _____
 - 4. Pool heater?
 - 5. In working order?
 - 6. Pool cover?
 - 7. List all pool equipment: _____
- (H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain: _____
 - 1. Are there covers available?
- (I) Refrigerator?
- (J) Range/Oven?
- (K) Microwave?
- (L) Convection Oven?
- (M) Dishwasher?
- (N) Trash Compactor?
- (O) Garbage Disposal?
- (P) Freezer?
- (Q) Are the items in this sections (H) - (P) in working order? If "no," please explain: _____

1. Please also identify the location if these items are not in the kitchen. SOME AT DNA 2 WALLINE

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16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE) (continued):

	Yes	No	Unk	
R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(R) Washer?
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is it in working order?
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(S) Dryer?
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is it in working order?
T	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(T) Intercom system?
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is it in working order?
U	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(U) Ceiling fans? Number of ceiling fans <u>13</u>
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Are they working order?
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Location of ceiling fans: <u>THROUGHOUT</u>
V	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(V) Awnings?
W	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(W) Attic Fan(s)
X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(X) Exhaust Fans?
Y	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Y) Storage Shed?
Z	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Z) Deck?
AA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(AA) Any type of invisible animal fence?
BB	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(BB) Satellite dish?
CC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(CC) Describe any equipment, appliance or items not listed above: _____
DD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(DD) Are any items in this section in need of repair or replacement? If "yes," please explain: _____

17. LAND (SOILS, DRAINAGE, SINKHOLES, AND BOUNDARIES)

	Yes	No	Unk	
A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(A) Are you aware of any fill or expansive soil on the Property?
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property?
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(C) Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property?
D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(D) Do you currently have a flood insurance policy on this property?

NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA TECHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100.

	Yes	No	Unk	
E	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(E) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area?
F	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(F) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties?
G	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(G) Do you know of encroachments, boundary line disputes, rights of way, or easements?

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the Property, and the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the Property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County before entering into an agreement of sale.

H	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(H) Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements?
I	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(I) Do you have an existing survey of the Property? If "yes," has the survey been made available to the Listing Real Estate Broker?
J	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(J) Does the Property abut a public road? If not, is there a recorded right-of-way and maintenance agreement to a public road?
K	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(K) Is the Property, or a portion of it, preferentially assessed for tax purposes or subject to limited development rights? If "yes," check all that apply:
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program)
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Open Space Act - 16 P.S. § 11941 et seq.
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights)
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Other: _____
L	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(L) Has the property owner(s) attempted to secure mine subsidence insurance?
M	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(M) Has the property owner(s) obtained mine subsidence insurance? Details: _____
N	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(N) Are you aware of any sinkholes that have developed on the property?
O	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(O) Do you know the location and condition of any basin, pond, ditch, drain, swell, culvert, pipe, or other man-made feature of land that temporarily or permanently conveys or manages stormwater for the property?
P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(P) If the answer to subparagraph (O) above is "yes:"
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the owner of the property responsible for the ongoing maintenance of the stormwater facility?
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the maintenance responsibility with another person or entity?

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Seller Initials

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials

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17. LAND (SOILS, DRAINAGE, SINKHOLES, AND BOUNDARIES) (continued)

Table with 3 columns: Yes, No, Unk. Row Q: No is checked.

(Q) If the maintenance responsibility referenced in subparagraph (P) above is with another person or entity, please identify that person or entity by name and address, and also identify any documents the Owner believes establish this maintenance responsibility.

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property. Explain any "yes" answers in this section:

18. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

Table with 5 columns: Yes, No, Unk, N/A. Rows A-H with corresponding questions and handwritten checkmarks.

Table for radon removal system with columns: DATE INSTALLED, TYPE OF SYSTEM, PROVIDER, WORKING ORDER (Yes/No).

Table for lead-based paint with columns: Yes, No, Unk. Rows J-L with corresponding questions and handwritten checkmarks.

Explain any "yes" answers in this section: Details:

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination, lead-based paint, or other environmental concerns. If mold contamination, indoor air quality, lead-based paint, or any other type of environmental issue is a concern, Buyers are encouraged to engage the services of a qualified professional to do testing.

19. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)

Table with 3 columns: Yes, No, Unk. Rows A-4.

(A) Please indicate whether the property is part of a: 1. Condominium Association, 2. Cooperative Association, 3. Homeowners Association or Planned Community, 4. Other: If "other," please explain:

NOTICE TO BUYER: Notice regarding condominiums, cooperatives, and homeowners' associations: According to Section 3407 of the Uniformed Condominium Act (68 Pa.C.S. §3407) (Relating to resales of units) and 68 Pa. C.S. §4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association.

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Seller Initials

J

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Buyer Initials

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19. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE) (continued)

B	Yes	No	Unk
1			
2			
3			
4			
5			
6			

- (B) Damages/Fees/Miscellaneous Other
1. Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?
 2. Do you know of any condition or claim which may result in an increase in assessments or fees?
 3. What are the current fees for the Association(s)? _____
 4. Are the Association fees paid: Monthly Quarterly Annually Other
 5. Are there any services or systems that the Association or Community is responsible for supporting or maintaining?
 6. Is there a capital contribution or initiation fee? If so, how much is said fee? _____

If your answer to any of the above is "yes," please explain each answer: _____

20. MISCELLANEOUS

	Yes	No	Unk
A		<input checked="" type="checkbox"/>	
B		<input checked="" type="checkbox"/>	
C		<input checked="" type="checkbox"/>	
D		<input checked="" type="checkbox"/>	
E		<input checked="" type="checkbox"/>	
F		<input checked="" type="checkbox"/>	

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

- (A) Are you aware of any existing or threatened legal action affecting the Property?
- (B) Do you know of any violations of federal, state, or local laws or regulations relating to this Property?
- (C) Are you aware of any public improvement, condominium, or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that remain uncorrected?
- (D) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan), or other debt against this Property that cannot be satisfied by the proceeds of this sale?
- (E) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Property?
- (F) Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

A material defect is an issue/problem with the Property or any portion of it that would have significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND. The fact that a structural element, system, or subsystem is near, at, or beyond the normal useful life of such structural element, system, or subsystem is not by itself a material defect.

G		<input checked="" type="checkbox"/>	
H		<input checked="" type="checkbox"/>	
I		<input checked="" type="checkbox"/>	
J		<input checked="" type="checkbox"/>	

- (G) Are you aware if the sale of this property would be subject to the provisions of the Foreign Investment in Real Property Tax Act, 26 U.S.C. §1445, as may be amended, which provides that a Buyer must withhold ten (10%) percent of the amount realized by a foreign Seller from the sale of an interest in U.S. Real Property? If the Seller is a foreign person and the Buyer fails to withhold this amount, the Buyer may be held liable for the tax.
- (H) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?
- (I) Are you aware of any insurance claims filed relating to the Property?
- (J) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set-back violations, zoning changes, road changes, pending land use appeals, pending municipal improvements, pending tax assessment appeals, etc.?

If any answer in this section is "yes," explain in detail: _____

K		<input checked="" type="checkbox"/>	
L		<input checked="" type="checkbox"/>	

- (K) Have you ever attempted to obtain insurance of any nature for the property and were rejected?
- (L) Are you aware of a lease of the oil, gas, or mineral rights being agreed to for this particular property?

Explain any "yes" answers by including specific information concerning the lease agreement(s) as well as the lease terms: _____

M		<input checked="" type="checkbox"/>	
N		<input checked="" type="checkbox"/>	
O		<input checked="" type="checkbox"/>	

- (M) Are you aware if any drilling has occurred on this property?
- (N) Are you aware if any drilling is planned for this property?
- (O) Are you aware if any drilling has occurred or is planned to occur on nearby property?

If the answer is "yes" to any of these items, please explain: _____

P	Yes	No	Unk
1		<input checked="" type="checkbox"/>	
2		<input checked="" type="checkbox"/>	
3		<input checked="" type="checkbox"/>	
4		<input checked="" type="checkbox"/>	
5		<input checked="" type="checkbox"/>	
6		<input checked="" type="checkbox"/>	

- (P) Are you aware of the transfer, sale, and/or lease of any of the following property rights, whether said transfer was by you or a prior Owner of the property?
1. Natural Gas
 2. Coal
 3. Oil
 4. Timber
 5. Other minerals or rights such as hunting rights, quarrying rights, or farming rights
 6. Have you been approached by an Oil & Gas Company to lease your OGM rights?
If "yes," please provide the name of the company: _____

If the answer is "yes" to any of these items, please explain: _____

Q	<input checked="" type="checkbox"/>		
---	-------------------------------------	--	--

- (Q) Does this property currently have access to internet service?

If so, please identify the current internet provider for this property: ARMSTRONG

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Seller Initials

[Handwritten Signature]

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials

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Buyer(s) acknowledge their right to investigate any of the rights or issues described within this Seller Disclosure Statement prior to signing or entering into the Agreement of Sale. The Buyer(s) acknowledge they have the option or right to investigate the status of any of the property rights by, among other means, obtaining a title examination of unlimited years, engaging legal counsel, conducting a search of the public records in the County Office of the Recorder of Deeds and elsewhere. Buyer(s) also expressly acknowledge the right to investigate the terms of any existing Leases to determine if the Buyer may be subject to the terms of these Leases.

21. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association, or cooperative, the disclosure is to specifically refer to the Seller's Unit. Disclosure regarding common areas or facilities within such associations are not specifically required in this Disclosure Statement. However, compliance with the requirements that govern the resale of condominium, homeowner association, and cooperative interests is required as defined by the Uniform Condominium Act of Pennsylvania, the Uniform Planned Community Act of Pennsylvania, and/or the Real Estate Cooperative Act as such Act may be amended.

Seller(s) shall attach additional sheets to this Disclosure Statement if additional space is required for their answer to any section herein and these sheets are considered part of this Disclosure Statement. The undersigned Seller(s) represents that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge. The Seller hereby authorizes the Listing Broker to provide this information to prospective Buyers of the Property and to other real estate agents. THE SELLER ALONE IS RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. The Broker, Agent, and/or West Penn Multi-List, Inc. are not responsible for the information contained herein. THE SELLER SHALL CAUSE THE BUYER TO BE NOTIFIED IN WRITING OF ANY INFORMATION SUPPLIED ON THIS FORM WHICH IS RENDERED INACCURATE BY A CHANGE IN THE CONDITION OF THE PROPERTY FOLLOWING THE COMPLETION OF THIS FORM. THE SELLER SHALL PROMPTLY NOTIFY THE BUYER OF ANY SUCH CHANGES IN THE CONDITION OF THE PROPERTY.

West Penn Multi-List, Inc. has not participated, in any way, in providing information in this statement. Seller is responsible to complete this form in its entirety. Every Seller signing a Listing Contract must sign this statement.

SELLER

[Handwritten Signature]
Hilly Boys Partnership

DATE

[Handwritten Date] 2/2/24

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY*

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

Please indicate capacity/title of person signing and include documentation.

CORPORATE LISTING

The undersigned has never occupied the Property. Any information contained in this Disclosure Statement was obtained from third-party sources and Buyer should satisfy himself or herself as to the condition of the Property.

DATE

Please indicate capacity/title of person signing and include documentation.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement and that the representations made herein have solely been made by the Seller(s). The Buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the Buyer is purchasing this Property in its present condition. It is the Buyer's responsibility to satisfy himself or herself as to the condition of the Property. The Buyer may request that the Property be inspected, at the Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER

DATE

BUYER

DATE

BUYER

DATE

* The undersigned has never occupied the property and lacks personal knowledge necessary to complete this Seller Disclosure. However, in the event that the individual completing this form does have such knowledge necessary to complete the form, this fact should be disclosed and the form completed. Individuals holding a Power of Attorney must complete this document based upon the Principal's knowledge. If the Principal is unable to complete the form, an Addendum should be completed and attached to explain the circumstances. The holder of the Power of Attorney must disclose defects of which they have knowledge.

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 118 N Main St #122, Butler, PA 16001**

2 **SELLER Hill Boys Partnership**

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:** _____

Seller Initials: 



- 56 (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
- 57 have been reserved. Seller will not defend title to these rights/interests or royalties and does not covenant that Buyer will have
- 58 quiet enjoyment of these rights/interests.
- 59 (C) Seller's reservation, if any, does not apply to domestic free gas and surface damage rights/interests, which are set forth below.
- 60 (D) If Seller is reserving an interest in any non-excepted oil, gas and/or mineral rights/interests and royalties, within _____ days of
- 61 the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation language that will appear in the deed
- 62 that conveys title to the Property to Buyer for Buyer's review. If this reservation language does not reflect the terms in Paragraph
- 63 4(A) above, or if Seller fails to provide the proposed reservation language within the time provided, Seller may be in default of
- 64 the Agreement of Sale.
- 65 (E) Within _____ days (15 if not specified) of receiving Seller's proposed reservation language, or if no reservation language is
- 66 provided within the stated time, Buyer will notify Seller of Buyer's choice to:
- 67 1. Agree to Seller's proposed reservation language, accept the Property, and agree to the RELEASE in the Agreement of Sale,
- 68 OR
- 69 2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned to Buyer according to the terms
- 70 of the Agreement of Sale, OR
- 71 3. Enter into a mutually acceptable written agreement with Seller.
- 72 **If Buyer and Seller do not reach a written agreement during the time stated in this Paragraph, and Buyer fails to respond**
- 73 **within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice**
- 74 **to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement of Sale.**
- 75 (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate
- 76 this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon
- 77 termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the title, status and ownership of the
- 78 oil, gas and/or mineral rights/interests underlying the Property.

79 **5. SURFACE DAMAGES**

80 In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller fur-

81 ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which

82 include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and

83 all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way

84 agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the lease is attached to this

85 Addendum or will be provided to Buyer within _____ days (10 if not specified).

86 **6. DOMESTIC FREE GAS**

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

89 **7. DOCUMENTATION**

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

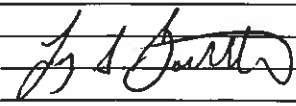
96 **8. ASSIGNMENT OF INTEREST**

97 Buyer, or someone acting on Buyer's behalf, will be responsible for promptly notifying any and all lessees in writing of the assignment

98 of any oil, gas and/or mineral rights/interests to Buyer. This paragraph will survive settlement.

99 **9. ADDITIONAL RESOURCES**

- 100 (A) For additional information regarding oil, gas and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania,
- 101 both parties are encouraged to contact the Pennsylvania Department of Environmental Protection's Bureau of Oil and Gas
- 102 Management, the Pennsylvania Department of Conservation and Natural Resources, or the Penn State Institute for Natural Gas
- 103 Research.
- 104 (B) **Prior to signing this Addendum, both parties are advised to contact legal counsel experienced in oil, gas and/or mineral**
- 105 **rights/interests if either has any questions about the transfer of these rights. Broker(s) and/or Licensee(s) will not provide**
- 106 **legal advice concerning the ownership status of the oil, gas and/or mineral rights/interests of the Property. Buyer and Seller**
- 107 **have been given the opportunity to negotiate the terms of this Agreement, including the reservation of oil, gas and/or miner-**
- 108 **al 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  _____	DATE _____
113 SELLER Hill Boys Partnership _____	DATE _____
114 SELLER _____	DATE _____

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

PROPERTY ADDRESS 118 N Main St #122, Butler, PA 16001
OWNER(S)/SELLER(S) Hill Boys Partnership
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 _____

None

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: *HS*

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: *JS* / _____

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

SELLER *J. S. Gault* _____ DATE _____

Hill Boys Partnership

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 _____

WEST PENN MULTI-LIST, INC. RESIDENTIAL DISCLOSURE FORM FOR
PROPERTIES BUILT PRIOR TO 1978 DISCLOSING INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Rev. 7/2018

PROPERTY ADDRESS: 118 N Main St #122, Butler, PA 16001

(Complete Street, City and ZIP code)

SELLER'S NAME: Hill Boys Partnership

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 AND INITIALED IN EACH BOX
BELOW AS APPROPRIATE

A. 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-paint hazards is recommended prior to purchase. NOTICE: The inspection referenced herein must be performed by an inspector who is properly certified as required by Federal Law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

 / (a) Known lead-based paint and/or lead-based paint hazards are present in or about the Property (if so, provide the basis for determining that lead-based paint and/or lead-based hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning the Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property):

 / (b) Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

 / (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazard in the Property (list documents):

 / (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

C. AGENT ACKNOWLEDGEMENT AND CERTIFICATION:

 / Agent/Licensee has informed Seller of Seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act., 42 U.S. §4852(d), and is aware of Agent's responsibility to ensure such compliance. The Agent/Licensee has informed Seller of the obligation to provide the Buyer with a Federally approved pamphlet on lead poisoning prevention and the approved pamphlet has been presented to the Buyer prior to the Buyer signing the Acknowledgement set forth below.

The following have reviewed the information above and certify that the Agent statements are true and correct to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign and date this form.

BROKER FOR SELLER (Company Name) Berkshire Hathaway HomeServices

AGENT/LICENSEE CHUCK SWIDZINSKI DATE 1/31/24

BROKER FOR BUYER (Company Name)

AGENT/LICENSEE CHUCK SWIDZINSKI DATE

D. BUYER'S ACKNOWLEDGMENT:

 / Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the premises of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

E. 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.

Seller Hill Boys Partnership Date

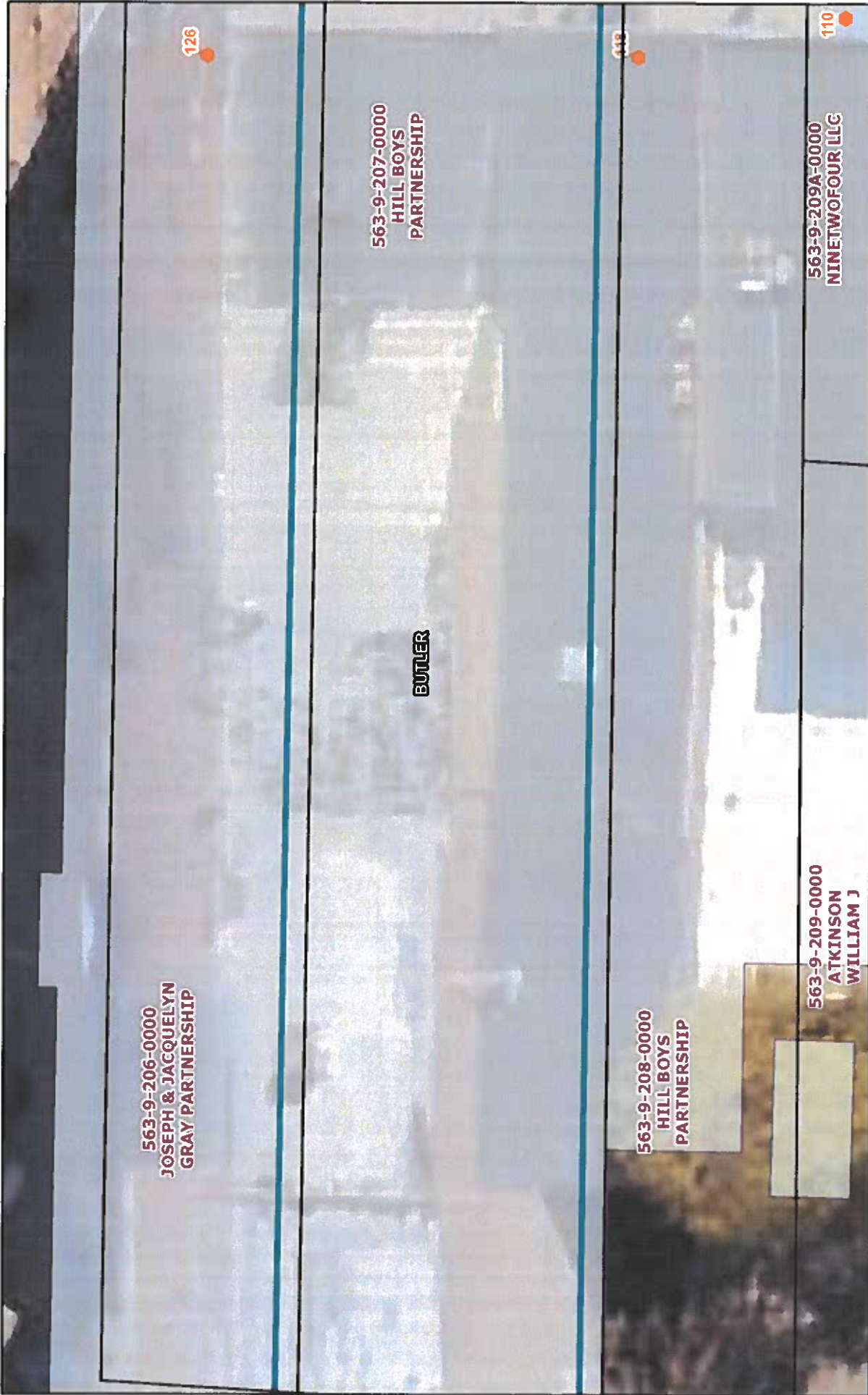
Buyer _____ Date

Seller Chuck Swidzinski Date 1/31/24

Buyer _____ Date

Agent CHUCK SWIDZINSKI Date

Agent CHUCK SWIDZINSKI Date



563-9-206-0000
JOSEPH & JACQUELYN
GRAY PARTNERSHIP

126

563-9-207-0000
HILL BOYS
PARTNERSHIP

BUTLER

563-9-208-0000
HILL BOYS
PARTNERSHIP

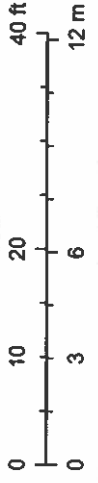
118

563-9-209-0000
ATKINSON
WILLIAM J

563-9-209A-0000
NINETWOFOUR LLC

110

1:282



Butler County, PA: Bruce Harris & Associates, Inc., Butler County, PA: Bruce Harris & Associates, Inc.

1/30/2024

Maps for assessment purpose only and the information shown is not to be interpreted as an accurate or certified survey.