

OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE

OGMD

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

1 **PROPERTY** 117 Elmont St, Pittsburgh, PA 15205
2 **SELLER** New Direction Ventures LLC
3 **BUYER** _____

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

12 1. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS OWNED

- 13 (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):
- 14 ☐ Oil _____
- 15 ☐ Gas _____
- 16 ☐ Minerals _____
- 17 ☐ Coal _____
- 18 ☐ Other _____
- 19 (B) Owner of the following rights, if not Seller:
- 20 Oil _____ ☐ unknown
- 21 Gas _____ ☐ unknown
- 22 Minerals _____ ☐ unknown
- 23 Coal _____ ☐ unknown
- 24 Other _____ ☐ unknown
- 25 (C) Seller ☐ is ☒ is not aware of a lease affecting subsurface rights.
- 26 If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? ☐ Yes ☐ No
- 27 (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 con-
28 veyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet
29 enjoyment of these rights/interests.

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

- 31 (A) Seller is aware that the following oil, gas and/or mineral rights/interests have been previously leased, sold or otherwise conveyed
32 by Seller or a previous owner of the Property (exceptions) as indicated and is not transferring them to Buyer:
- 33 ☐ Oil _____
- 34 ☐ Gas _____
- 35 ☐ Minerals _____
- 36 ☐ Coal _____
- 37 ☐ Other _____
- 38 (B) It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is ad-
39 vised to conduct a full examination of all oil, gas and/or mineral rights/interests for the Property.
- 40 (C) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been ex-
41 cepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these
42 rights/interests.
- 43 (D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or
44 without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any infor-
45 mation provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and
46 may not be current.

47 Seller's Initials AG SM

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Buyer's Initials _____ / _____



48 **3. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS RESERVED**

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

- 50 ☐ Oil _____
- 51 ☐ Gas _____
- 52 ☐ Minerals _____
- 53 ☐ Coal _____
- 54 ☐ Other _____

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

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

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

60 **4. SURFACE RIGHTS**

61 (A) Surface rights owned by Seller: _____

62 _____

63 (B) Surface rights excepted: _____

64 _____

65 **5. SURFACE DAMAGES**

66 (A) Damages

67 1. Are you entitled to or do you receive surface damages, including pipeline rights-of-way, well pad sites, compression sites and
68 standing marketable timber, according to the terms of the current lease? ☐ Yes ☐ No

69 2. If known, what limitations are contained in the lease? _____

70 _____

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

72 4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless oth-
73 erwise stated _____

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

80 **6. DOMESTIC FREE GAS**

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

83 (B) If transferable, Seller will convey to Buyer 100% of the domestic free gas rights/interests.

84 **7. DOCUMENTATION**

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

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

90 _____

91 _____

92 **8. EASEMENTS & LEGAL ISSUES**

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

95 (B) Are you aware of any existing or threatened action, suit, or government proceeding relating to the oil, gas, mineral and/or other
96 rights discussed herein? ☐ Yes ☒ No

97 Seller's Initials AG SM

98 (C) Are you aware of any insurance claims filed relating to the oil, gas, mineral and/or other rights discussed herein? ☐ Yes ☒ No
99 (D) Are you aware of any apportionment or allocation issues affecting the Property? ☐ Yes ☒ No
100 (E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel
101 might be identified with a separate Tax Identification Number or parcel number.

102 **9. VALUATION**

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

106 **10. OTHER**

107 _____
108 _____
109 _____
110 _____

111 **SELLER** Ayelet Graff **DATE** 09/16/2025
112 **SELLER** Sivan Markovitz **DATE** 09/17/2025
113 **SELLER** _____ **DATE** _____

114	RECEIPT AND ACKNOWLEDGEMENT BY BUYER	
115	The undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this Statement is not a warranty	
116	and that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Seller is able and willing to	
117	convey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, gas and/or mineral rights/	
118	interests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral rights/interests, at Buyer's	
119	expense and by qualified professionals.	
120	BUYER _____	DATE _____
121	BUYER _____	DATE _____
122	BUYER _____	DATE _____