ELLER INFORMATION Selber(s) Name(c): The Michael Genley Living Truet OG/2022 REVISED OG/	Page 1	WPML SELLER DISCLOSURE ST	A I EMEN I Buyer Initial
islanticy Name (y): Eth. Michael. Gen.1st. Life, Trusts GR0022 REVISED Orocher Address (Maling address and Multipality of Property) (hereinafter referred to as the "Property"): 42. Victoria. Pr., White Gale, Ph. 1513. Venn Seller has owned Property: 1940 OVICE TO PARTIES A Salar must comply with the Seller Disclosure Law and disclose to a Buyer all known material defects about the Property being sold that are not reach page installated by the Blyer and Seller following their review. This Disclosure Law and disclose to a Buyer all known material defects about the Property being sold that are not reach page installated by the Blyer and Seller following their review. This Disclosure Law and their completed property of the Blyer and Seller following the Property being considered property of the Blyer and Seller following the Property and considered property of the Blyer and Seller following the Property and considered property in the Blyer and Seller following the Property and considered property of the Blyer and Seller following the Property and considered property in the Blyer and Seller following the Property Bly considered property in the Blyer and Seller following the Property Bly considered an area of the Blyer and Seller following the Property Bly considered an area of the Blyer and Seller following the Property Bly considered an area of the Blyer and Seller following the Property Blyer Consideration and the Property of the General Property. The complete of the Property Blyer Seller following the Seller following the Property Blyer Seller following the Property Blyer Seller following the Property Blyer Seller following the Seller following	_		
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A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

Selle	r Initial	8	ንታ~		WPML SELLER DISCLOSURE STATEMENT	Buyer Initials
Pag	e 2					14/21/11/12/11/2
4. R	OOF & A	ATTIC			_	WPML LISTING # 05/2022 REVISED
	Yes		lo	Unk	Explain any "yes" answers by including specific information on the location of the problem/is any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were att detailed summary. Please also provide all available documentation related to the issues with efforts or problems.	tempted, or attach a more the roof, including repair
a b	SHIPS	22 (20)	(M)	NAME OF THE OWNER.	(a) Date roof was installed: Do you have documentation? (b) Has the roof been replaced, repaired, or overlaid during your ownership?	_ Yes No
C		+-	\dashv	ACCESSOR	(c) Has the roof ever leaked during your ownership?	
d				1.00	(d) Do you know of any current or past problems with the roof, attic, gutters, or downspouts?	
	.					
5. SL	IMP PUI	MPS, E	ASE	MENTS,	GARAGES, AND CRAWL SPACES	
	Yes	No		10	Explain any "yes" answers with specific information on the location of the problem/issue repair efforts, including a description of the repair(s) and the date(s) the repair(s) were below, or a more detailed summary may be attached.	and a description of any attempted on the lines
а		1		1457	(a) Does the Property have a sump pump, or grinder pump?	
b				0%	(b) Does the property have a sump pit? If so, how many? Where are they locate	d?
C	<u> </u>	-	.02	4.7hd	(c) Are you aware of sump pumps ever being required to be used at this property?	
d	-	-	+		(d) If there is a sump pump at this address, is the sump pump in working order?	
e		+-	- 1	3 (2) (3) (2) (3) (4) (4)	(e) To your knowledge, if there is a sump pump, has the sump pump been required to ope	arate for any length of time?
g.	—	+-	100		(f) Are you aware of any water leakage, accumulation, or dampness within the basemen	t, garage, or crawl space?
8	1		8		(g) Do you know of any repairs or other attempts to control any water or dampness progarage, or crawl space?	iblem(s) in the basement,
h					(h) Are the downspouts or gutters connected to a public system?	
i					(i) Does the property have a grinder pump? If so, how many? Where are they	located?
a b c d	Yes	No	Uni	Exp effo sum (a) (b) (c) (d) For	plain any "yes" answers with specific information on the location of the problem/issue and a corts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or nmary. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the property? Are you aware of any damage to the property caused by termites, wood-destroying insects, dry is the property currently under contract by a licensed pest control company? Are you aware of any termite, pest control reports, or treatments to the property? purposes of this section, the reference to "pest" is to any insect, rodent, or other creature that infilitrated and/or threatened to damage the property.	attach a more detailed
7. ST I	RUCTU	RAL IT	EMS			
	Yes	No	Uni	епо	plain any "yes" answers with specific information on the location of the problem/issue and a coording a description of the repair(s) and the date(s) the repair(s) were attempted, and numery.	lescription of any repair attach a more detailed
а				(a)	Are you aware of any past or present water leakage in the house or other structure in are basement, and/or crawl spaces?	-
b				_}	Are you aware of any past or present movement, shifting, infiltration, deterioration, or other structural components?	
d				(a)	Are you aware of any past or present problems with driveways, walkways, patios, or retaining wathave there been any repairs or other attempts to remedy or control the cause or effect of adescribed above?	ilis on the Property? ny defects or conditions
е	<u> </u>			_	Are you aware of any problem with the use or operation of the windows?	
f				(f) .	Are you aware of defects (including stains) in flooring or floor coverings?	
g				(g)	Has there ever been fire damage to the Property?	
h				(h) .	Are you aware of any past or present water or ice damage to the Property?	
i		_		(0)	Is the property constructed with an exterior insulating finishing system (known as "EIFS"), sudryvit, or other similar material? If "yes," provide the installation date:	ch as synthetic stucco,

PAGE 3

A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

		ls	79~		WPM	SELLER DISCLO	SURE STATEM	ENT Buyer Initial
Pag		10.5-	IOP#	1010				WPML LISTING #
8. AL	Yes	1	Unk		Have you made	inv additione objectivel object	una anathan diametra	05/2022 REVISED o the property during your ownership?
	if "yes,"	list add		structu	ral changes, or	Approximate date of	Were permits	Were final inspections/approvals
\vdash			alten	ations		work	obtained?	obtained (Yes/No/Unknown)
-								
When can h	e requir	ed pen	nits we rtv insc	re not o pected i work do (b)	obtained, the muni by an expert in co ane to the property Did you obtain all	to determine it permits and cipality might require the cu- des compliance to determinal by previous owners without necessary permits and appr	or approvals were necest frent owner to upgrade of the if issues exist. Expant permit or approval. Tovals and was all work in	codes establish standards for building or attering sary for disclosed work and if they were obtained or remove changes made by prior owners. Buyers ded title insurance policies may be available for compliance with building codes? hanges, or other alterations to the Property?
	IIII (Hall			yes," please ident	fy the work that was done.	and indicate whether all	necessary permits and approvals were obtaine
9 14/	ATER S	HODI V	,	alo	ng with compliance	with building codes:		
				rs In thi	is section, including	the location and extent of a	ny problem(s) and any re	pair(s) or remediation efforts, on the lines below:
Α	Yes	No	Unk	N/A	(A) Source		my problem and any re	pair(s) or remediation allors, on the lines below:
1			ļ		1. Public Wa			
2	-	-	-	<u> </u>	-	the property		
3	-		-	+-	3. Communi			
5				1-		plain):	 	
В	1420	STAN	B2%3	u/out		(for properties with multiple	water sources)	
1					1. Does you	r water source have a bypas		
2						the bypass valve working?		
C	9.7673	EURA?	37455	10,465	(C) General	7		
1	279.62		STREET, STREET	G-62V-	1. Does the	property have a water softer	er, filter, or other type of t	realment system?
2	2000	28-12-12-10	THE PERSON	717	2. Have you	own the system, explain: _ ever experienced a problem	of any nature with your w	ratas armah 2
_	発信機能	(22)23.5	6725	ESP	If "yes," plea	se explain:	or any nature with your w	rater supply r
3			15332			erty has a well, do you know	if the well has ever run d	Ity?
4		L,			4. Is there a	well on the property not use	d as the primary source o	f drinking water?
5		 				er system on this property st		-
6	1	1	П.		6. Are you a	ware of any leaks or other _l related items?	problems, past or present	t, related to the water supply, pumping system,
	100				If "yes," plea:	se explain:		
7					7. Are you a	ware of any issues/problems	with the water supply or	well as the result of drilling (for oil, gas, etc.) on
8	<u> </u>	-		-	the prope	TY?		
0					o. Are you a	ware of any issues/problems / other substance) on any su	With the water supply or	well as the result of drilling (for possible oil and
9			_		9. If your drie	iking water source is not put	plic: When was your water	last tested? Date
а					(a) Was t	he test documented?		
b			<u> </u>		(b) What	was the result of the test? _		
IV. SE	WAGE	SYSTE	M Vor" o	nouse	with annuitin into			
	descrip	tion of	the rep	air(s) a	and the date(s) the	repair(s) were attempted, an	une problem/issue and a d attach a more detailed s	description of any repair efforts, including a
Α	Yes	No	Unk	N/A	(A) What is the t	pe of sewage system?	C CHILLIAN O MICHOGOLDINGO	outilinally.
1					1. Public Set	•		
2	<u></u>					on-lot sewage system		
3 4	-					on-lot sewage system in pro ly sewage disposal system	ximity to well	
5	<u> </u>				4	oermit exemption		
6					6. Holding ta	*		
7					7. Cesspool			
8					8. Septic tan			
9	——	-			9. Sand mou	nd		
10 11					10. None	labla/aamik Buildist		
12				-		lable/permit limitations in effi other," please explain:	BCI	
					Note to Seller as	d Buver: If this Property is	not seniced by a commun	nity sewage system, The Pennsylvania Sewage
					Facilities Act regi	ilres disclosure of this fact a rage facility must be included	nd compliance with provis	tions of the Act. A Sewage Excilities Disclosure

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PAGE 4 A WEST PENN MULTI-L

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^ -#	Initials	GD W	~~		REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)
Seller Page					WPML SELLER DISCLOSURE STATEMENT Buyer Initials
_					WPML LISTING #
10. SE	WAGE	SYSTE	M (co	ntinuec	AEMOOD DESIGNED
	Explair	n any '	yes a	nswers	With specific information on the location of the problem/issue and a description of any repair effects, including a
	Yes	No		N/A	and the date(s) the repair(s) were attempted, and attach a more detailed summary.
В	105	140	UIIK	IVA	(B) Miscellaneous
1	130	1,000,000			
2			1000		1. Is there a sewage pump?
3	10000	100000000			2. If there is a sewage pump, is the sewage pump in working order?
4	100000			68000	When was the septic system, holding tank, or cesspool last serviced?
4	1 1			1	4. Is the sewage system shared? If "yes," please explain:
5		├	11170000	-	
3			030		5. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-
11. PL	UMBING	3 SYST	FM		related items? If "yes," please explain:
Α	Yes	N		Unk	(A) Type of plumbing:
1	100	 "	-	Drik	1. Copper
					2. Galvanized
2			-		
4	-				3. Lead
					4. PVC
5					5. Polybutylene pipe (PB)
6		Ь.	_		6. Mixed
7			\perp		7. Other, if "other," please explain:
В	ndbeep o	2 197	100		(B) Known problems
1				(日本東)	1. Are you aware of any problems with any of your plumbing fixtures (including but not limited to: kitchen, laundry
			10	SAPE.	or bathroom fixtures, wet bars, hot water heater, etc.)? If "yes," please explain:
12. DO	MESTIC	: WATI	ER HE	ATING	
Α	Yes	N	0	Unk	(A) Type of water heating:
1					1. Electric
2		1	\neg		2. Natural Gas
3			十		3. Fuel Oil
4		1			4. Propane
5		+-	-		5. Solar
6		+	+		6. Summer/Winter Hook-Up
7		+	-		
	1.0000000000				7. Other. If "other," please explain:
8	0.000000		3.5	COLUMN TO SERVICE	(B) Known problems and age
1			16		Are you aware of any problems with any water heater or related equipment? If "yes," please explain:
2			(0.1	and the second	O Manuscriptor
_	Carcalag	1000	93 73	Trade F	2. If a water heater is present, what is its age?
	COND	TIONII	IG SY	STEM	
Α	Yes	No.		Unk	(A) Type of air conditioning:
1					1. Central electric
2		П			2. Central gas
3					3. Wall Units
4		T			4. None
5		1	\top		5. Number of window units included in sale: Location(s):
6		+	\dashv		6. List any areas of the house that are not air conditioned:
7			\dashv		7. Age of Central Air Conditioning System: Date last serviced, if known:
8		 	\dashv		A few with aware of any problems with any thought this and the set as serviced, it known;
•		+			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.
4. HE	ATING S	YSTE	VÌ		/
Α	Yes	No	. [Unk	(A) Type(s) of heating fuel(s) (check all that apply):
1		 		-	1. Electric
2		 	-		2. Fuel Oil
3			-		3. Natural Gas
		- 			
4		-			4. Propane
5		-			5. Coal
6		-			6. Wood
7					7. Pellet
8				W.	8. Other. If "other," please explain:
9					9. Are you aware of any problems with any item in this section? If "yes," please explain:
В			1	$\overline{}$	(B) Type(s) of heating system(s) (check all that apply):
1			1		1. Forced Hot Air
2		1	-		2. Hot Water
3			\dashv		3. Heat Pump
4		+	+		4. Electric Baseboard
					4. Busines Bangarall

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				WPML SELLER DISCLOSURE STATEMENT Buyer Initials
Pag	e 5			
14. H	EATING	SYSTEM	(continue	WPML LISTING # 05/2022 REVISED
	Yes	No	Unk	
5		-	E HAR	5. Steam
6 7	-			6. Wood Stove (How many?) 7. Other
Ċ	1001 14	DUNCHAN	1 1 1 1 1 1 1 1 1	(C) Age of Heating System:
D	637257	1000 000		(D) Date last serviced, if known:
E		G ALP	A PARTY	(E) List any areas of the house that are not heated:
F			\$115 and	(F) Are there any fireplaces? How many?
1				1. Are all fireplace(s) working?
2		A EXCEPT		2. Fireplace types (woodburning, gas, electric, etc.)?
Ğ		 	ac.o.xxxxxx	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	yan sana	Access 6	NY HEED	1. How many chimney(s)? When were they fact despect?
2				1. How many chimney(s)? When were they last cleaned? 2. Are the chimney(s) working? If "no," explain:
H			压力发展	(1) And you aware or any nearing frei tatiks on the NobellA)
1	antro/free	7.8150	NO CONTR	1. If "yes," please describe the location(s), including underground tenk/s}-
2	110-4-2	CHECKIN	100000	2. If you do not own the tank(s), explain:
	100000	THINKS SAM	35.2 Types	If you do not own the tank(s), explain: Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain:
5. EI	LECTRIC	AL SYST	EM	
Α	Yes	No	Unk	(A) Type of electrical system:
1				1. Fuses
2		-	Water Street	2. Circuit Breakers - How many amps?
3				3. Are you aware of any knob and tube wiring in the home?
**	3376-67536	415ST6/001	19, 300 000	Are you aware of any problems or repairs needed in the electrical system? If "yes," please explain:
6. 0	THER EQ	UIPMEN	T AND AP	PLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):
				THE SECURIC HAS DE CONDUCTOR FOR EACH HEAD THE WILL SPINGUE AS SOLD WITH THE SECOND THE SECOND SECURIC
	Yes	No	Unk	is itsied does not mean it is included in the Adreement of Sale Terms of the Adreement of Sale magnification
Α	100	- 110	120003380	between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. (A) Electric garage door opener. Number of transmitters:
1				1. Are the transmitters in working order?
В			Nettents.	(B) Keyless entry?
1				1. Is the system in working order?
C			DESCRIPTION OF	(C) Smoke detectors? How many?
1 D			ELECTRICAL PROPERTY.	1. Location of smoke detectors:
0				(D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s):
Ε				(E) Security Alarm system?
1				1. If "yes," is system owned?
2				2. Is system leased? If system is leased, please provide lease information:
F 1	 		10	(F) Lawn sprinkler system?
2	 			Number of sprinklers: Automatic timer? Is the system in working order?
Ğ				(G) Swimming Pool?
1				1. Is it in ground?
2				2. Is it out of ground?
3				3. Other (please explain):
4				4. Pool heater?
5	LI			5. In working order?
6 7				6. Pool cover?
H				7. List all pool equipment: (H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain:
1			77	1. Are there covers available?
i				(I) Refrigerator?
J				(J) Range/Oven?
K			Him	(K) Microwave?
L				(L) Convection Oven?
M				(M) Dishwasher?
Ň				(N) Trash Compactor?
O P				(O) Garbage Disposal?
Q				(P) Freezer?
۳.				(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.

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A WEST PENN MULTI-I

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	r Initials(WPML SELLER DISCLOSURE STATEMENT Buyer Initials
age	6				MODELLA LOTING
					WPML LISTING # 05/2022 REVISED
B. O	Yes	No	Unk	Th	ANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE) (continued): is section must be completed for each item that will, or may, be sold with the property. The fact that an item ilsted does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated tween Buyer and Seller will determine which items, if any, are included in the purchase of the Property.
R] (R)	y washer?
1			1	٦	1. Is it in working order?
S 1	<u> </u>	-	100000	(S)) Dryer? 1. Is it in working order?
†	ļ —	 	100000	H۳	Intercom system?
1			6542010	Τ'''	1. Is it in working order?
U		-	Agent 1	(U)	Celling fans? Number of celling fans
1 2	and the same of th	119 A 1800 H		8	1. Are they working order?
v	110000000000000000000000000000000000000	CATALON .	0.000	1~	2. Location of ceiling fans:
W			CHARLE .) Attic Fan(s)
X			1 70/22	(X)	Exhaust Fans?
Y			11201400	_ ` `	Storage Shed?
Z AA			PRINTERS OF STREET	_ ` '	Deck?
BB			THE STATE OF		A) Any type of invisible animal fence? 3) Satellite dish?
CC	Direct-	772-36	U. Sala		C) Describe any equipment, appliance or items not listed above:
DD	-		45250	(00	D) Are any items in this section in need of repair or replacement? If "yes," please explain:
7. LA	ND (SOII	S DPA	NACE 9		OLES, AND BOUNDARIES)
	100)	-0, 0101	MAGE, S		ocials any yes" answers with specific information on the location of the problem/issue and a description of any repair
				effo	orts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed
- /	Yes	_ No	Unk	001100	nmary.
A I					
A R				(A)	Are you aware of any fill or expansive soil on the Property?
A B				(A)	Are you aware of any fill or expansive soil on the Property? Are you aware of any stiding, sattling, earth movement unheavel subsidence or earth stability ambients.
				(A) (B)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this
B C				(A) (B) (C)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property?
B C D	OTF TO	RIIVED.	THE ODE	(A) (B) (C)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property?
B C D	DEPA	MACHE		(A) (B) (C) (D) OPER SE MA	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? ATY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE ANY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY, DRIVE CALLEGORIA.
B C D NO MI	HAT GOD!	MACHE		(A) (B) (C) (D) OPER GE MA IRONI	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? ATY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE AY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-789-1100.
B C D NO MI	DEPA	RTMENT	OF ENVI	(A) (B) (C) (D) OPER EE MA IRON! TEC	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? ATY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE ANY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area?
B C D NO MI	DEPA	RTMENT	OF ENVI	(A) (B) (C) (D) OPER GE MA (E) (E) (F)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? RTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE AY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties?
B C NO MI	Yes	No	OF ENVI	(A) (B) (C) (D) OPER E MA IRONI (E) (F) (G)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? RTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE AY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements?
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B C D Note MI Strict of the control	Yes Yes to Buyer rdinary uselions by	No No No Most pi	Unk Unk Operties in Property at the Pro	(A) (B) (C) (D) OPER EMAIRONNI (E) (F) (G) (have a chi, and of si (H) (I) (J)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that effect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? Try May Be Subject to Mine Subsidence Damage. Maps of the Counties and Mines where the Yoccur and information on Mine Subsidence insurance are available through: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 or 724-769-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements? Do you know of encroachments, boundary line disputes, rights of way, or easements? Assents running across them for utility services and other reasons. In many cases, the easements do not restrict if the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County ale. Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements? Do you have an existing survey of the Property? If "yes," has the survey been made available to the Listing Real Estate Broker? Does 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. Farmland and Forest Land Assessment Act ~ 72 P.S. § 5490.1 et seq. (Clean and Green Program) 2. Open Space Act ~ 16 P.S. § 11941 et seq. 3. Agricultural Area Security Law~ 3 P.S. § 901 et seq. (Development Ri
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B C D Note MI September 1	Yes Yes to Buyer rdinary uselions by	No No No Most pi	Unk Unk Operties in Property at the Pro	(A) (B) (C) (D) OPER SE MARINON (F) (F) (G) (have (A) poerty (I) (I) (J) (K)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that effect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Do you currently have a flood insurance policy on this property? To you currently have a flood insurance policy on this property? TY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE ANY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements? easements running across them for utility services and other reasons. In many cases, the easements do not restrict it the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County ale. Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements? Do you have an existing survey of the Property? If yes, "has the survey been made available to the Listing Real Estate Broker? Does the Property, or a portion of it, preferentially assessed for tax purposes or subject to illmited development rights? If yes, "check all that apply: 1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program) 2. Open Space Act - 16 P.S. § 11941 et seq. 3. Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights)
B C D Note MI September 1	Yes Yes to Buyer rdinary uselions by	No No No Most pi	Unk Unk Operties in Property at the Pro	(A) (B) (C) (D) OPER MARINON (E) (F) (G) (have (A) poerty (J) (H) (J) (K) (L) (M)	Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you currently have a flood insurance policy on this property? ATY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE ANY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHANGLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1109. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements? easements running across them for utility services and other reasons. In many cases, the easements do not restrict the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County ale. Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements? Do you have an existing survey of the Property? If yes, has the survey been made available to the Listing Real Estate Broker? Does the Property abut a public road? Is there a recorded right-of-way and maintenance agreement to a public road? If yes, check all that apply: Farmtand and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program) Other: Has the propert
B C D Note MI September 1	Yes Yes to Buyer rdinary uselions by	No No No Most pi	Unk Unk Operties in Property at the Pro	(A) (B) (C) (D) OPER AR IRONII (E) (F) (G) (have (and operty) of six (H) (J) (K) (N) (N)	Are you aware of any fill or expansive soil on the Property? Are you aware of any silding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you currently have a flood insurance policy on this property? ATY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE AY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHAILABLE THROUGH: To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements? **easements running across them for utility services and other reasons. In many cases, the easements do not restrict if the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and or and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County ale. Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walts, etc.) or maintenance agreements? If yos, has the survey been made available to the Listing Real Estate Broker? Does the Property abut a public road? If not, is there a recorded right-of-way and maintenance agreement to a public road? If yos, has the survey been made available to the Listing Real Estate Broker? Does the Property, or a portion of it, preferentially assessed for tax purposes or subject to ilmited development rights? If 'yes,' check all that apply: 1. Farmland and Forest Land Assessment Act - 72 P.S. §
B C D Note of the original of	Yes Yes to Buyer rdinary uselions by	No No No Most pi	Unk Unk Operties in Property at the Pro	(A) (B) (C) (D) OPER MAIRONIN (E) (F) (G) have (A) (A) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	Are you aware of any fill or expansive soil on the Property? Are you aware of any stiding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? By ou currently have a flood insurance policy on this property? BY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE AND CLUB AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-822-1678 OR 724-789-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements? Do you know of encroachments, boundary line disputes, rights of way, or easements? Are you aware of any shared or common areas (i.e., driveways, bridges, docks, waits, etc.) or maintenance agreements? Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walts, etc.) or maintenance agreements? Bo you have an existing survey of the Property? If 'yes,' has the survey been made available to the Listing Real Estate Broker? Does the Property abut a public road? Is the Property, or a portion of it, preferentially assessed for tax purposes or subject to ilmited development rights? If 'yes,' has the survey been made available to the Listing Real Estate Broker? Does the Property, or a portion of it, preferentially assessed for tax purposes or subject to ilmited development rights? If 'yes,' check all that apply: 1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1
B C D Note on MI September 1 (123)	Yes Yes to Buyer rdinary uselions by	No No No Most pi	Unk Unk Operties in Property at the Pro	(A) (B) (C) (D) OPER MAIRONIN (E) (F) (G) have (A) (A) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	Are you aware of any fill or expansive soil on the Property? Are you aware of any silding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? ITY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE ANY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: MENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA CHNOLOGY PARK, COAL CENTER, PA 15423, 1-809-922-1878 OR 724-769-1100. To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Do you know of encroachments, boundary line disputes, rights of way, or easements? easements running across them for utility services and other reasons. In many cases, the easements do not restrict it he Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and read ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County ale. Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements? Do you have an existing survey of the Property? If 'yes,' has the survey been made available to the Listing Real Estate Broker? Does the Property, or a portion of it, preferentially assessed for tax purposes or subject to illmited development rights? If 'yes,' check all that apply: 1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program) 2. Open Space Act - 16 P.S. § 11941 et seq. 3. Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights) 4. O

PA	GE	7		16	A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM		
		GN /	~~~	12	REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)		
Selle	r Initials	3	17		WPML SELLER DISCLOSURE STATEMENT	8	Buyer Initia
Page	7						
17. L	AND (SC	DILS, D	DRAINA	AGE, S	NKHOLES, AND BOUNDARIES) (continued)		ISTING #
	Yes		lo	Unk	,	03/2022 1	KENISED
Q				Rear I	(Q) If the maintenance responsibility referenced in subparagraph (P) above is with anothe identify that person or entity by name and address, and also identify any documents the this maintenance responsibility.	r person or e Owner believ	ntity, pleas ves establis
Act	perate	in the t	vicinity	of the P	as enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances sisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural Property. Explain any "yes" answers in this section:	under which operations co	agricultura vered by th
18. H/	ZARDO	S BUC	UBSTA	NCES	AND ENVIRONMENTAL ISSUES		
	Yes	No	Unk	N/A	Explain any "yes" answers with specific information on the location of the problem/issue and efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, summary.	or attach a m	ore detaile
A B					(A) Are you aware of any underground tanks (other than home heating fuel or septic tanks dis	closed above)?
0					(B) Are you aware of any past or present hazardous substances present on the Property (strunot limited to, asbestos or polychlorinated biphenyls (PCBs), etc.?	cture or soil)	such as, bu
C			UMBE		(C) Are you aware of sewage sludge (other than commercially available fertilizer product	ts) being spr	ead on the
D	$\vdash\vdash\vdash$		Description.	-	property, or have you received written notice of sewage studge being spread on an adjace (D) Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	int property?	
Ē		_			(E) Other than general household cleaning, have you taken any efforts to control or rem	ediate mold r	ne mold.like
F	—				substances in the property?	colors sticker (on interpretation
G					(F) Are you aware of any dumping on the Property?(G) Are you aware of the presence of an environmental hazard or biohazard on your property		-4 4
Н					(H) Are you aware of any tests for radon gas that have been performed in any buildings on the	or any adjace Property?	nt property:
	DA	TE			TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TE		ICE
_							
١	PE36341	Excher.	. 11.07	1.2594755	(i) Are you aware of any radon removal system on the Property?		
D	ATE IN	STALL	ED	T	if "yes," list date installed and type of system, and whether it is in working order below: YPE OF SYSTEM		G ORDER
					PROVIDER	Yes	No
						_	
J					(J) If Property was constructed, or if construction began before 1978, you must disclose any	knowledge of	inad-based
1	6.3	950	187		paint on the Property. Are you aware of any lead-based paint or lead-based paint hazards 1. If "yes," explain how you know of them, where they are, and the condition of those le	on the Proper	tv?
Κ					(K) If Property was constructed, or if construction began before 1978, you must disclose a		
1					lead-based paint or lead based paint hazards on the Property. Are you aware of any rep	orts or record	s regarding
i l					If "yes," list all available reports and records: (L.) Are you aware of testing on the Property for any other hazardous substances or environments.		
M					(M) Are you aware of any other hazardous substances or environmental concerns that might in	ental concerns	i? a nonnach/?
Expla	in any *	yes" ar	nswers	In this	section:	i puot apoit an	o broberty:
Detai	IS: _						
					ne affected differently, or not at all, by mold contamination, lead-based paint, or other environ		

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

Α	Yes	No	Unk	1
1				ĺ
2				
3				
4			100	

- (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. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate. In addition, a Buyer of a Resale Unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees, or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five (5) days thereafter or until conveyance, whichever occurs first.

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PAGE 8
A WEST PENN MULTI-L

A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLED.

Seller	initials (<u> </u>		WPML SELLER DISCLOSURE STATEMENT Buyer II	nitials
Page		NA MUIN	D OTHER	WPML LISTING 05/2022 REVISE HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE) (continued)	
В	Yes	No	Unk	(B) Damages/Fees/Miscellaneous Other	
1 2				 Do you know of any defect, damage or problem with any common elements or common areas which affect their value or desirability? 	could
				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)?	
5				Are the Association fees paid: Monthly	g or
6				6. Is there a capital contribution or initiation fee? If so, how much is said fee?	
If you	ur answei	to any of	f the above	is "yes," please explain each answer:	
	PCELLA	MEQUE			
O. MI	SCELLA	NEOUS		Evelain and Board and was the second of the	
	Yes	No	Unk	Explain any "yes" answers with specific information on the location of the problem/issue and a description of any refforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more defaurmary.	epair lailed
A B				(A) Are you aware of any existing or threatened legal action affecting the Property?	
Č		_		(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 agains Property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that re uncorrected?	main
D				(D) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan), or other debt age this Property that cannot be satisfied by the proceeds of this sale?	_
E				(E) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty descent conveying title to the Property?	
				(F) Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewher this form?	
or be	GILY OF UR	IL HAAOLI	AES WA O	lem with the Property or any portion of it that would have algnificant adverse impact on the value of the residential NREASONABLE RISK TO PEOPLE ON THE LAND. The fact that a structural element, system, or subsystem is near such structural element, system, or subsystem is not by itself a material defect.	ar, at,
G				(G) Are you aware if the sale of this property would be subject to the provisions of the Foreign Investment in Property Tax Act, 26 U.S.C. §1445, as may be amended, which provides that a Buyer must withhold ten (t percent of the amount realized by a foreign Seller from the sale of an interest in U.S. Real Property? If the Sel a foreign person and the Buyer fails to withhold this amount, the Buyer may be held liable for the tax.	10%) ller is
н				(H) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with Property?	h the
1				(I) Are you aware of any insurance claims filed relating to the Property?	
J				(J) Is there any additional information that you feel you should disclose to a prospective Buyer because it materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set-back violat zoning changes, road changes, pending land use appeals, pending municipal improvements, pending assessment appeals, etc.?	ione
If an	y answer	in this se	ection is "ye	es,* explain in detail:	
K				(K) Have you ever attempted to obtain insurance of any nature for the property and were rejected?	
Ŀ.				(L) Are you aware of a lease of the oil, gas, or mineral rights being agreed to for this narticular property?	
Expl	ain any "	/es" answ	vers by inc	uding specific information concerning the lease agreement(s) as well as the lease terms:	
М				(M) Are you aware if any drilling has occurred on this property?	
N		-		(N) Are you aware if any drilling is planned for this property?	
Ö			 	(O) Are you aware if any drilling has occurred or is planned to occur on nearby property?	
If the	answer	s "yes" to	any of the	sse items, please explain:	
Р	Yes	No	Unk	(P) Are you aware of the transfer, sale, and/or lease of any of the following property rights, whether said transfer by you or a prior Owner of the property?	r was
1				1. Natural Gas	
2				2. Coal	
3				3. Oil	
4				4. Timber	
5	<u> </u>			5. Other minerals or rights such as hunting rights, quarrying rights, or farming rights	
6				6. Have you been approached by an Oil & Gas Company to lease your OGM rights?	
If the	answer	s "yes" to	any of the	If "yes," please provide the name of the company:	
Q			<u> </u>	(O) Does this properly currently have access to internal and and	
	pjease id	l dentify the	Current in	(Q) Does this property currently have access to internet service? Iternet provider for this property:	
	, ,		- verront II	normal practices for this property.	

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	IS REQUIRED TO BE COMPLETED AND S	SIGNED BY THE SELLER	(S)
Seller Initials	WPML SELLER DISCLOSU		Buyer Initials
Page 9			WPML LISTING #
			05/2022 REVISED
means, obtaining a Recorder of Deeds may be subject to the	ge their right to investigate any of the rights or issues described wit tale. The Buyer(s) acknowledge they have the option or right to in title examination of unlimited years, engaging legal counsel, cont and elsewhere. Buyer(s) also expressly acknowledge the right to in the terms of these Leases.	ivestigate the status of any of the	property rights by, among other
In Pennsylvania, a S notice found on the property to potential residential real esta property where not homeowners associ such associations a condominium. home	WITH REAL ESTATE SELLER DISCLOSURE LAW Seller is required to satisfy the requirements of the Real Estate Seller first page of this document. This law requires the Seller in a resider Buyers. The notice is to be provided in a form defined by law and it to transfer as a sale, exchange, installment sales contract, lease to less than one (1) and not more than four (4) residential dwelling or cooperative, the disclosure is to specifically refer to the Sare not specifically required in this Disclosure Statement. However, and cooperative interests is required as defined act of Pennsylvania, and/or the Real Estate Cooperative Act as such sections.	tital transfer of real estate to make s required before an agreement of with an option to buy, grant, or o ing units are involved. In transa seller's Unit. Disclosure regarding ver, compliance with the require	e certain disclosures regarding the f sale is signed. The law defines a ther transfer of an interest in real actions involving a condominium, common areas or facilities within
and complete to the Property and to othe CONTAINED IN THE THE SELLER SHALL INACCURATE BY	n additional sheets to this Disclosure Statement if additional space of this Disclosure Statement. The undersigned Seller(s) represents the best of the Seller's knowledge. The Seller hereby authorizes the Liber real estate agents. THE SELLER ALONE IS RESPONSIBLE FOR IS STATEMENT. The Broker, Agent, and/or West Penn Multi-List. CAUSE THE BUYER TO BE NOTIFIED IN WRITING OF ANY IN A CHANGE IN THE CONDITION OF THE PROPERTY FOLLOWY THE BUYER OF ANY SUCH CHANGES IN THE CONDITION OF	hat the information set forth in this sting Broker to provide this inform IR THE COMPLETION AND ACC t, Inc. are not responsible for the IFORMATION SUPPLIED ON THE ING THE COMPLETION OF THE	B Disclosure Statement is accurate atton to prospective Buyers of the SURACY OF THE INFORMATION BE Information contained herein.
	West Penn Multi-List, Inc. has not participated, in any way, in pro responsible to complete this form in its entirety. Every Seller signi	oviding information in this stateme ng a Listing Contract must sign thi	nt. Seller is s statement.
SELLER	t	DATE	
	The Michael Ganley Living	DAIL	
SELLER		DATE	
SELLER		DATE	<u> </u>
The undersioned Has	ECUTOR, ADMINISTRATOR, TRUSTEE, COURT APPOINTED GUID Indicated by: Showar occupied the Property and lacks the personal knowledge nec	JARDIAN, RECORDED POWER cassary to complete this Disclosure	OF ATTORNEY* © Statement.
	Willy Trust	DATE _ 7/8/24	
tue wichaer 6	inkey abving Trust	, , ,	
Please indicate capa	city/title of person signing and include documentation.	DATE	
The undersigned has should satisfy himsel	CORPORATE LISTIN never occupied the Property. Any information contained in this Disc for herself as to the condition of the Property.	G closure Statement was obtained fr	om third-party sources and Buyer
		DATE	
riease indicate capa	city/title of person signing and include documentation.	· · · · · · · · · · · · · · · · · · ·	
Property in its preser	RECEIPT AND ACKNOWLEDGEME tyer acknowledges receipt of this Disclosure Statement and that acknowledges that this statement is not a warranty and that, unless at condition. It is the Buyer's responsibility to satisfy himself or herse acted, at the Buyer's expense and by qualified professionals, to deter	the representations made herein stated otherwise in the sales comet as to the condition of the Bron	tract, the Buyer is purchasing this
BUYER _		DATE	
BUYER _		DATE	<u> </u>
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.





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

PROPER	TY ADDRESS	142 Victoria Dr. White Oak. PA 15131
OWNER(S)/SELLER(S)		The Michael Ganley Living Trust
BUYER(3)	
This form disclosul contained by both transferr and/or mand interior warran verify the Seller's linet a wallcansees 1. RE:	m is not a substitute re forms required by the discrete d	for the West Penn Multi-List, Inc. (WPML) Seller Disclosure Statement, but rather is a supplement to the he Pennsylvania Seller Disclosure Law as may be amended. The WPML is not responsible for the information to be completed by Seller and thoroughly reviewed by Buyer, and the bottom of each page should be initialed lowing this review. Surface and subsurface rights may be transferred together, but sometimes they are the best intentions of Sellers, property owners are often not aware of the precise extent of the coal, all, gas that they may or may not own. The following has been completed by Seller to indicate Seller's knowledge of cil, gas and/or mineral interests and/or rights for the Property. This form is not a substitute for any inspections wish to obtain. Buyer has the right and opportunity to obtain a complete mineral/oil and gas title search to mineral/oil and gas rights for the subject Property. The responses provided below are given to the best of it reflect all coal, oil, gas and/or mineral interests/rights for the Property. The statements contained herein are Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, their is advised to conduct a full examination of coal, oil, gas and/or mineral interests/rights for the Property. Following coal, oil, gas and/or mineral interests/rights as indicated, and such rights are not being transferred to Buyer.
	Oil	The second variation of the se
	Minerale	
	Other	
(C)	This reservation(s) will Seller's reservation do: Any warranty of title id: by Seller. Seller will interests/rights. AL, OiL, GAS AND/OR Seller is aware that the conveyed by Seller or a	be executed in its entirety at settlement, unless otherwise indicated. es not apply to domestic free gas and surface damage interests/rights, as described herein. entified in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that are reserved not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these MINERAL INTERESTS/RIGHTS EXCEPTED ne following coal, oil, gas, mineral and/or surface rights/interests have been previously leased, sold or otherwise a previous owner of the property (exceptions) as indicated and is not transferring them to Buyer:
		The state of the s
	Gas	
	Minerals	
	Other	
(C)	Buyer acknowledges the cannot be presumed the a full examination of all search and/or to conduct examines transfers may or leased by a previous deciding whether to was Buyer acknowledges the have been excepted. Sinterests/rights.	hat Seller's failure to disclose or identify an exception does not establish Buyer is entitled to such interests/rights. It at Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is advised to conduct coal, oil, gas and/or mineral rights/interests for the Property Buyer further acknowledges his/her right to obtain a title coal, oil, gas and/or mineral interests/rights for the Property. A typical title search de during the previous sixty years and may not specifically research surface or subsurface rights that have been sold as owner. Buyer is advised to ask their title agent about the scope and depth of the title search performed prior to the or elect a title search contingency pertaining to oil, gas, mineral and/or surface rights. The warrant of title in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that deller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these rights and interests that have been previously conveyed are commonly transferred numerous times, with or without
, ,	proper recording or not	tice, from owner to owner as well as by corporate acquisitions. Buyer understands that any information provided by ler's knowledge of the excepted rights is only given to the best of Seller's ability and may not be current.
Seller Initi	ials:/	
	1679 Washington Road M	
		()

Phone: (412) 519-9162

Fax: (412) 833-5956

Lon Maffeo

142 Victoria Dr,





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"):							
		OII							
		Gas							
		Minerals							
		Coal							
	(B)	Other							
	(6)								
		OII							
		Gas							
		Minerals							
		Coal							
	(C)	Other is X is not aware of a lease affecting subsurface rights.	Unknown						
	\ -/	If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? Ye The warranty of title in the Agreement of Sale does not pertain to any oil, gas, and/or mineral rights/inte	8 No						
		or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer	will have quiet enjoyment of these						
4.	SUE	rights/interests. RFACE RIGHTS	•••						
₹.		Surface rights owned by Seller:							
	(8)	Surface rights excepted:							
	(B)	to Buyer: (i) the exclusive right to receive compensation for any and all damages, which include, but are well-pad sites, compressor sites, and standing marketable timber, and (ii) any and all surface consent of in the applicable coal, oil, gas and/or mineral rights lease, pipeline right-of-way agreement or other surferoperty. Seller hereby agrees to provide a complete copy of the applicable lease upon written receapplicable language of the lease is attached to this Disclosure or will be provided to Buyer within. 1. Are you entitled to or do you receive surface damages, including pipeline rights-of way, well pad a 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? 4. Seller understands that the exclusive right to receive surface damages will be assigned to the bustated:	or surface remediation rights set forth face use agreement pertaining to the lipt of such a demand. A copy of the days (10, if not specified).						
6.	DON	MESTIC FREE GAS							
		Domestic Free Gas is commonly referred to as a byproduct of the drilling process which can be supplied the property where drilling takes place to be used for heating the structure.							
	(8)	If transferrable, Seller will convey to Buyer 100% of the Domestic Free Gas interests/rights unless restrictions are explained as follows:							
7.	Selle entity		I from the original lessee to another						
		Coal							
		☐ Gas							
		☐ Minerals							
		Other							
Selle	er initi	als: () () () () () () () () () (Buyer Initials:/						



PAGE 3

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

6. Ka	SUPPORTING DOCUMENTATION					
X	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	clarillmonte may aviet and are every of the legation of an-				
_	they should disclose any knowledge of the location of such documents by providir	occurrents may exist and are aware or the location or same, and information as to where they believe such documents are				
	are located, with designation of the address and contact information, including n	name, address, phone number and e-mail of the custodians				
	Seller has attached to this Disclosure Statement copies of all written coal, oil, gas and	d/or mineral rights leases, addenda, surface use agreements.				
	pipeline easements and other documents (i.e. royalty agreements) within So	eller's possession having to do with prior conveyances,				
	popiante of tennales of these interestablishs are follows:					
9.	EASEMENTS & LEGAL ISSUES					
	(A) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral	al or natural restrictions, easements, licenses, liens, charges.				
	agreements, or other matters, whether recorded or unrecorded, which affect title	of the Property? Type (X) No.				
	(B) Are you aware of any existing or threatened action, suit, or government proceed discussed herein? ☐ Yes ☒ No	eding relating to the coal, oil, gas, mineral and/or other rights				
	(C) Are you aware of any insurance claims filed relating to the coal, cil, gas, mineral	and a street with the second street s				
	(D) Are you aware of any apportionment or allocation issues affecting the Property?	Yes XINO				
	(E) Because each interest may be transferred separately (e.g., surface rights trans	iferred separately from mineral rights), each parcal might he				
	identified with a separate Tax Identification Number or parcel number.	The state of the s				
10.						
	The parties understand that no licensee acting on Seller's behalf is an expert in esta-	blishing 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 the	neir own expense, hire an expert to appraise the subsurface				
11.	rights to the Property. ADDITIONAL INFORMATION RELATIVE TO THE SUBJECT INTERESTS/RIGHTS					
• • •	ADDITIONAL INFORMATION RELATIVE TO THE SUBJECT INTERESTS/RIGHTS					
		Maria				
¢EI.	LGR	2/0/21				
9EL	Then Michael Ganley Living Trust	DATE				
eE1	Teo					
SEL	LER	DATE				
SEL	LER	DATE				
		VAIL				
	RECEIPT AND ACKNOWLEDGEMENT B	Y BUYER(S)				
Th	ne undersigned Buyer(s) acknowledge receipt of this Disclosure and that the represe	entations herein have been made solely by the Seller/s)				
Bu	uyer(s) further acknowledge the right to request further verification and/or to obtain	n a detailed title search relative to any of the subject				
HILL	terestarights, ouyer(s) acknowledge that this Statement is not a warranty and that Bu	ver is purchasing the Property with only the coal, oil, gas, if				
an	nd/or mineral interests/rights that Seller is able and willing to convey. It is Buyer's respon	rsibility 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 investiga	ite the ownership status of the coal, oil, gas and/or mineral				
int	terests/rights, at Buyer's expense and by qualified professionals. Buyer(s) may also ob	otain a title search which specifically includes the chain of				
	le of the mineral/oil and gas rights.					
	BUYER	DATE				
	Allyra					
	BUYER	DATE				
E	BUYER	DATE				
		UAIE				

OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE

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

OGMD

1	PROP	ERTY 142 Victoria Dr., White Oal	k, PA 15131	
2	SELLI	R The Michael Ganley Living Tr		
3	BUYE			
	S	. Total use of the same of the same		
4	Surtace	sallers property owners are often	ransferred together, but sometimes are	transferred separately. Despite the best inten-
6	may or	may not own. The following hee!	heen completed by Seller to indicate Sell	il, gas and/or mineral rights/interests that they er's knowledge of and intentions about the oil,
7	225 ADC	for mineral rights/interests for the	Property and is not a substitute for any	er's knowledge of and intentions about the oil, inspections or warranties that Buyer may wish
8	to obtai	in. The responses provided below a	re given to the best of Seller's knowledge	and may not reflect all oil, gas and/or mineral
9	rights/i	nterests for the Property. The state	ments contained herein are not a warrar	ity of any kind by Seller or a warranty or rep-
10	resenta	tion by any listing real estate brok	er, any selling real estate broker, or the	ir licensees. Buyer is advised to conduct a full
11	examin	ation of oil, gas and/or mineral rights.	/interests for the Property.	
12	1. OI	L, GAS AND/OR MINERAL RIG	HTS/INTERESTS OWNED	
13	(A)	Seller owns all or a portion of the fo	ollowing rights/interests (if unknown, state "	mhouse.
14	()	Oil	woward rights and togo (it mixtown, 2000)	andiown j.
15		Gas		
16		Minerals		
17		Coal		
18		Other		
19	(B)	Owner of the following rights, if not	t Seller:	
20	, ,	A1		unknown
21				
22		Minerals		unknown
23		Coal		unknown
24		Other		unknown
25	(C)	Seller is X is not aware of a lea	se affecting subsurface rights.	
26		If Seller is aware of a lease affecting	ng subsurface rights, does Seller have a co	opy of the lease(s)? Yes No
27	(D)	The warranty of title in the Agreem	nent of Sale does not pertain to any oil, gas	s, and/or mineral rights/interests that will be con-
89		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. OII	L, GAS AND/OR MINERAL RIG	HTS/INTERESTS EXCEPTED	
31	(A)	Seller is aware that the following oil	l. gas and/or mineral rights/interests have by	een previously leased, sold or otherwise conveyed
12	. ,	by Seller or a previous owner of th	ne Property (exceptions) as indicated and i	s not transferring them to Ruver
13		Oil		o not transferring them to buyer.
14		Gas		
15		Minerals		
16		Coal		
17		Other		
8	(B)	It cannot be presumed that Seller's f	failure to indicate an exception will entitle I	Buyer to all of those rights/interests. Buyer is ad-
19		vised to conduct a full examination	n of all oil, gas and/or mineral rights/intere	ests for the Property.
0	(C)	The warranty of title in the Agreem	ent of Sale does not pertain to the oil, gas	and/or mineral rights/interests that have been ex-
11		cepted. Seller will not defend title to	o these rights/interests and does not covena	nt that Buyer will have quiet enjoyment of these
2		rights/interests.		
3	(D)	Oil, gas and/or mineral rights and int	terests that have been previously conveyed a	are commonly transferred numerous times, with or
4		without proper recording or notice, (from owner to owner as well as by corpora	te acquisitions. Buyer understands that any infor-
5		mation provided by Seller herein ab	out Seller's knowledge of the excepted righ	nts is only given to the best of Seller's ability and
6		may not be current.		
7	o.ii.	Carrie (F) OS*		
7	Seller's I		OGMD Page 1 of 3	Buyer's Initials:/
	₹.72	neytvenie ecistion of	COPYRIGI	IT PENNSYLVANIA ASSOCIATION OF REALTORS® 2023

48 49 50 51	3.	OI (A)	OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS RESERVED (A) Seller is reserving the following oil, gas and/or mineral rights/interests as indicated and is not transferring them to Buyer: Oil Gas				
52			Minerals				
53			Coal				
54			Other				
55		Thi	s 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 a				
58 59			reserved by Seller. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.				
60	4.		RFACE RIGHTS				
61		(A)	Surface rights owned by Seller:				
62 63							
64		(D)					
	_						
65 66	5.		RFACE DAMAGES				
67		(A)	Damages				
68			1. Are you entitled to or do you receive surface damages, including pipeline rights-of-way, well pad sites, compression sites as standing marketable timber, according to the terms of the current lease? Yes XNo				
69			3 Million and the Million for the state of t				
70			2. It known, what limitations are contained in the lease?				
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 of				
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 Sell				
75			further agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damage				
76 77			which include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, as				
78			ii) any and all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipelir right-of-way agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the				
79			lease is attached to this Disclosure or will be provided to Buyer within days (10 if not specified).				
08	6.	DO	MESTIC 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		(R)	If transferable, Seller will convey to Buyer 100% of the domestic free gas rights/interests.				
84	7.	DO	CUMENTATION				
85		X	Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other doc				
86		prompt in	ments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property				
87		Ш	Seller has attached to this Disclosure copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreement				
88			pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior convergence of the convergen				
89 90			ances, assignments, or transfers of these rights/interests, as follows:				
91							
92	8.		SEMENTS & LEGAL ISSUES				
93		(A)	Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, lienses, licenses, l				
94 95		(B)	charges, agreements, or other matters, whether recorded or unrecorded, which affect title of the Property? Yes No Are you aware of any existing or threatened action, suit, or government proceeding relating to the oil, gas, mineral and/or other				
96		(13)	rights discussed herein? Yes X No				
97	Sell	er's I	nitials: OGMD Page 2 of 3 Buyer's Initials:				
			majer s rations.				

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98		(C) Are you aware of any insurance claims filed relating to the oil, gas, mineral and/or other rights discuss	ed herein? Yes V No
99		(D) Are you aware of any apportionment or allocation issues affecting the Property? Yes X No	FIX. 194.53
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	he subsurface rights to the
104		Property and that the value of oil, gas, and/or minerals can fluctuate. Either party may, at their own expens-	e, hire an expert to appraise
105		the subsurface rights to the Property.	- ••
106	10.	OTHER	
107			
108			
109			
110			
111	SEI	LER The Michael Ganley Living Trust	DATE 7/8/24
112	SEI	LER The Michael Ganley Living Trust	DATE
113	SEI	LER	DATE
	_		
114	1	RECEIPT AND ACKNOWLEDGEMENT BY BUYER	
115	The	undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this State	ement is not a warranty
116	and	that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Se	ller is able and willing to
117 118	CODY	ey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, g	as and/or mineral rights/
119	expe	rests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral riense and by qualified professionals.	ghts/interests, at Buyer's
120	BU	ÆR	DATE
121		/ER	DATE
122	BU	ÆR	DATE

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DocuSign Envelope ID: D218C436-9989-419C-B8C8-FA6AA23014E9 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). PROPERTY 142 Victoria Dr. White Oak, PA 15131 2 SELLER The Michael Ganley Living Trust 3 BUYER 1. TITLE Notwithstanding the default language of the Agreement of Sale regarding title to the Property, Seller will not warrant title to any oil, gas and/or mineral rights/interests regardless of whether they are conveyed, excepted or reserved. Buyer is advised to conduct an investigation as to the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests pertaining to the Property. 2. TITLE SEARCH CONTINGENCY (A) Buyer understands and acknowledges that the warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been excepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests. (B) 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 may elect, at Buyer's expense, to conduct an investigation of the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests to the Property to be performed by a properly licensed or otherwise qualified professional. WAIVED. Buyer understands and acknowledges that Seller may not own all oil, gas and/or mineral rights/interests to the Property and that Buyer has the option to make this Agreement contingent on receiving a certain interest in the oil, gas and/or mineral rights/interests. BUYER WAIVES THIS OPTION and agrees to the RELEASE in the Agreement of Sale. ELECTED. Investigation Period: days (60 if not specified) from the Execution Date of the Agreement of Sale. 1. Within the Investigation Period, Buyer will have completed an investigation of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests to the Property. Buyer will pay for any and all costs associated with the title 2. If the result of the investigation demonstrates terms that are unsatisfactory to Buyer, Buyer will, within the stated Investigation Period: a. Accept the Property and agree to the RELEASE in the Agreement of Sale, OR Terminate the Agreement of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms contained in the Agreement of Sale, OR Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any. If Buyer and Seller do not reach a written agreement before the conclusion of the Investigation Period, and Buyer does not terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the terms of the RELEASE in the Agreement of Sale. **EXCEPTION (IF APPLICABLE)** (A) Buyer is aware that the following oil, gas, mineral and/or surface rights/interests have been previously leased, assigned, sold or otherwise conveyed by Seller or a previous owner of the Property (exceptions) and cannot be transferred to Buyer:

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

RESERVATION OF RIGHTS/INTERESTS (IF APPLICABLE)

(A)	B	uyer acknowledges that Seller is reserving and retaining ownership of the following oil, gas and/or mineral rights/interests and
	ro	syalties and is not transferring them to Buyer. The rights/interests being reserved and retained by Seller include the right to receive
	ro	yalties regarding the same, unless otherwise stated below. This reservation will be executed in its entirety at settlement.
		loil
	-)	Gas
	L	Minerals
		Coal
		Other

55 Buyer Initials: OGM Page 1 of 2

Seller Initials: COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTURSW 2023

56		(B) The warranty of little 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 River 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 it 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 Burger i) the evaluation sight to a serior of the serior agrees to convey assign and/or transfer to Burger i) the evaluation sight to a serior of the
82		ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which
83		include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and
84		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
85	_	Addendum or will be provided to Buyer within days (10 if not specified).
	6.	DOMESTIC FREE GAS
87		Seller will convey to Buyer 100% of the domestic free gas rights unless otherwise stated here
88	_	DOCTO COMPANIA DE CAMPANIA DE
	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		nineline essements and other documents (a.g. novels, amounts (s.t. a. II.)
94		piperate eastheris, and other documents (e.g., royalty agreements/statements) within Seller's possession having to do with prior
95		conveyances, assignments, or transfers of these rights/interests, as follows:
^-		conveyances, assignments, or transfers of these rights/interests, as follows:
96	8.	conveyances, assignments, or transfers of these rights/interests, as follows:
	8.	ASSIGNMENT OF INTEREST
97	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
97 98		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.
97 98 99	8. 9.	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. ADDITIONAL RESOURCES
97 98 99 100		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. ADDITIONAL RESOURCES (A) For additional information regarding oil, gas and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania.
97 98 99 100 101		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. 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
97 98 99 100 101 102		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. 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
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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: 142 Victoria Dr. White Oak, PA 15131

(Complete Street, City and ZIP code)

SELLER'S NAME: The Michael Ganley Living Trust

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 BASED

	F	ederal Law.	oc periorin	ed by an inspector who is pro	perty ceruned as required by
B.		ISCLOSURE:			
		E OF LEAD-BASED PAINT AND/OR	LEAD-BASI	ED PAINT HAZARDS (check of	na hav anled:
_	/ 🖸	(a) Known lead-based paint and/or lea	id-based bain	t hazards are present in or about	the Property (if so, provide the
		basis for determining that lead-based	paint and/or	lead-based bazards exist the l	ocation(s) the condition of the
		painted surfaces, and other available	information	concerning the Seller's knowled	se of the presence of lead based
		paint and/or lead-based paint hazards is	n or about the	Property):	so or the presence of lead-based
, marie					
-	x	(b) Seller has no knowledge of the p	resence of le	ad-based paint and/or lead-base	d paint hazards in or about the
	1 DECORDS	Property.			
	Z. RECORDS	AND REPORTS AVAILABLE TO SE	LLER (check	cone box only):	
-	′ ⊔	(a) Seller has provided the Buyer with	h all availabl	e records and reports pertaining	to lead-based paint and/or lead-
		based paint hazard in the Property (list	documents):		
-	<i>≥⊗</i> / X	(b) Seller has no records or reports po	ertaining to b	ad based point and/or lead book	d maint homenda in an about the
		Property.	branding to 1	con-oused battle attended toad-base	o paint nazards in or about the
C.	AGENT ACK	NOŴLÉDGEMENT AND CERTIFIC	CATION:		
-	Age	ent/Licensee has informed Seller of Se	ller's obligati	ons under the Residential Lead	-Based Paint Hazard Reduction
	Act	L, 42 U.S. §4852(d), and is aware of	Agent's response	onsibility to ensure such compl	isuce The Agent/Licenses has
	into	ormed Seller of the obligation to provide	the Buver w	ith a Federally approved namph	let on lead poisoning prevention
	and	the approved pamphlet has been prese	nted to the B	uyer prior to the Buyer signing	the Acknowledgement set forth
	Dele	OW.			-
	The following	have reviewed the information above a	ind certify the	at the Agent statements are true	and correct to the best of their
	knowledge and	Delici. Seller Agent and Buyer Agent	must both si	gn and date this form.	
	BROKER FO	R SELLER (Company Name) Berks	hire Hath	away HomeServices	
	AGENT/LICE	NSEE Lori Maffeo			DATE
	ACENTA ICE	R BUYER (Company Name)	 		1//
n	AGENT/LICE	KNOWLEDGMENT:			DATE
υ.	DUTEKS AC	RINUWLEDGMENT:	77		
—	/ Buy	yer has received the pamphlet Protect tement.	Iour Famil	y from Lead in Your Home an	d has read the Lead Warning
				and out of the same of the	
	reco	yer has reviewed Seller's disclosure of k	int and/on lea	ased paint and/or lead-based pai	nt 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):				
			antunity (on -	mustically among times would do a	
	(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				
	Gi)	waived the opportunity	to conduct :	rick assessment or inspection	t nazards; or
	()	paint and/or lead-based	naint hazarde	risk assessment of inspection	for the presence of leag-based
E.	CERTIFICAT	ION OF ACCURACY:	patin intentus	•	
	The following	parties have reviewed the information	n shove and	certify, to the hest of their kn	owledge that the information
	they have prov	ided is true and accurate.	//	to the best of their Ri	owiede, that the inititination
	-		7/8/24		
	Seller The Mi	ichael Ganley Living Trust	Date	Buyer	Date
	Callon				
	Lou Messes	-	Date	Buyer	Date
	W 01 Sh		7/0/24		
	Agent Lori N	iaffeo	Date	Agent	Date

Fex: (412) 833-5956

142 Victoria Dr

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.

- Description of Dual Agents' 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 falling 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.
- Description of 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. Both 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. Both Parties understand and agree that Broker shall have the right to collect a compensation or fee from the Seller or from the Buyer or both.
- Both parties 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.

 Seller and Buyer recognize and agree that this documed Contract signed by the Buyer on However, in a this Dual Agency Consent Agreement shall supersequence. 	and the Exclusive Right to iny areas where this document contra ede. This agreement hereby become	Sell Listing Agreement signed by the dicts or conflicts with those documents
I HAVE READ AND UNDERSTAND THE ABOVE AGREE	EMENT.	
Buyer:	DATE	
Buyer:	- P	BERKSHIRE
Seller: The Michael Ganley Living Trust	DATE 1/8/24	HATHAWAY HomeServices
Seller:	DATE	The Preferred Realty

8/8/18

DATE __