

VACANT LAND INFORMATION SHEET

VLI

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

1 **PROPERTY** Kathleen Dr, Jefferson Hills, PA 15025

3 **SELLER(S)** Ronald T Bezak, Teresa C Bezak

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

1. SELLER'S INFORMATION

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

(B) The individual completing this form is the:

- ☒ Owner
☐ Executor
☐ Administrator
☐ Trustee
☐ Power of Attorney

Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: _____

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

3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

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

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

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

(D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?
☐ Yes ☒ No

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

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

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

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

4. HAZARDOUS SUBSTANCES

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

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

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

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

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

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

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

1. Total number of storage tanks on the Property: _____ Aboveground _____ Underground

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

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

51 **Seller Initials:** R T B

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

61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all
62 reports and records: _____
63

64 **5. STATUS OF UTILITIES**

65 (A) Source of water:

- 66 ☒ Public Water ☐ Connected ☒ Not Connected
67 ☐ On-Site Water ☐ Connected ☐ Not Connected
68 ☐ Community Water ☐ Connected ☐ Not Connected
69 ☐ None

- 70 1. If known, provide the date the water was last tested _____
71 2. What was the result of the test? _____
72 3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☒ Not Applicable
73 If no, explain: _____
74 4. Are you aware of any problems related to the water service? ☐ Yes ☒ No
75 If yes, explain: _____
76 5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☒ Not Applicable

77 (B) Sewage system:

- 78 ☒ Public Sewer ☐ Private Sewer ☐ Septic Tank
79 ☐ Cesspool ☐ Holding Tank ☐ None
80 ☐ Other _____

- 81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
82 Department of Environmental Protection? ☐ Yes ☒ No
83 2. If there is a septic tank on the Property, what is the type of tank?
84 ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): _____
85 3. If known, provide the date the on-site sewage disposal system was last serviced _____
86 4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
87 If yes, is it in working order? ☐ Yes ☐ No
88 5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No
89 If yes, explain: _____
90 6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☒ No

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

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

104 **7. LEGAL/TITLE ISSUES**

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

107 Seller Initials: K, Z, B

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

8. OIL, GAS, AND MINERAL RIGHTS

- (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property? ☐ Yes ☐ No
- (B) Are you reserving any oil, gas, and/or mineral rights? ☒ Yes ☐ No
- (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☒ No
If yes, is the Property pooled or unitized? ☐ Yes ☐ No
- (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: WE SIMPLY ARE KEEPING OUR OIL, GAS & MINERAL RIGHTS

9. DOMESTIC SUPPORT LIEN LEGISLATION

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

10. LAND USE RESTRICTIONS OTHER THAN ZONING

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

Seller Initials: QZB

11. SERVICE PROVIDER/CONTRACTOR INFORMATION

(A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., groundskeeping, pest control). Attach additional sheet if necessary: _____

(B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____

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

SELLER Ronald T. Bezak DATE 11/21/25

SELLER Teresa C. Bezak DATE 11/21/25

SELLER _____ DATE _____

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

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

BROKER (Company) Berkshire Hathaway HomeServices The Preferred Realty

LICENSEE(S) Lori Maffeo

SELLER Ronald T Bezak, Teresa C Bezak

PROPERTY Kathleen Dr, Jefferson Hills, PA 15025

DATE OF LISTING CONTRACT October 21, 2025

1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):

☒ Electric Location/Provider _____

☒ Gas Location/Provider _____

☒ Telephone Location/Provider _____

☒ Water Type: ☒ Public ☐ On-site (well) ☐ Community ☐ Other _____

Provider/Location _____

☒ Sewer Type: ☒ Public ☐ On-site septic ☐ Community ☐ Other _____

Provider/Location _____

Has an on-site system been approved? ☐ Yes ☒ No Has a percolation test been performed? ☐ Yes ☐ No

If yes, was the percolation rate approved? ☐ Yes ☐ No Are plans for septic design available? ☐ Yes ☐ No

☐ Other _____

B. If applicable, is the subdivision complete? ☐ Yes ☐ No If yes, are plans available? ☐ Yes ☐ No

2. ADDITIONAL DUTIES OF SELLER

A. Within 5 days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.

B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):

☒ **Farmland and Forest Land Assessment Act** - Act 319 of 1974, 72 P.S. §5490. 1 et seq. (Clean and Green Program)

☐ **Open Space Act** - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)

☐ **Agricultural Area Security Law** - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)

☐ Other _____

B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property

C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

4. ADDITIONAL DISCLOSURES

In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:

☐ Contamination by one or more substances that requires remediation;

☐ The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;

☐ The presence of one or more substances whose removal or disposal is subject to any law or regulation;

☐ Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;

☐ The presence of underground fuel or liquid storage tanks.

Explain any items checked above: _____

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

SELLER _____

Ronald T Bezak DATE 11/21/25

SELLER _____

Teresa C Bezak DATE 11/21/25

SELLER _____

DATE _____

BROKER (Company Name) Berkshire Hathaway HomeServices The Preferred Realty

ACCEPTED BY _____

Lori Maffeo DATE _____



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Kathleen Dr,

Lori Maffeo

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www.lwolf.com

PROPERTY DESCRIPTION ADDENDUM FOR VACANT LAND

PDA

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

1 **PROPERTY** Pearson Dr, Jefferson Hills, PA 15025
 2 _____
 3 **SELLER(S)** Ronald T Bezak, Teresa C Bezak
 4 **BUYER(S)** _____

5 **1. PURPOSE**
 6 The purpose of this form is to identify the portion of the Property being transferred from Seller to Buyer when less than the whole
 7 currently-existing parcel will be conveyed and subdivision has not yet been finalized.

8 **2. DESCRIPTION OF PROPERTY**
 9 (A) Parent Tract ID or Parcel # 0767-K-00288-0000-00, 0767-P-00025-0000-00
 10 (B) The following portion of the Property is to be conveyed to Buyer _____
 11 _____
 12 _____
 13 _____
 14 (C) If no survey of the Property has been completed, within _____ days (10 if not specified), Seller will obtain a survey of the
 15 Property by a surveyor, title abstractor, or other qualified professional to assess the legal description, certainty and location
 16 of boundaries and/or quantum of land.
 17 ☒ **Survey attached**
 18 (D) The Property will be conveyed subject to the following deed restrictions and easements _____
 19 _____
 20 _____
 21 _____
 22 ☐ **Proposed deed attached**
 23 (E) Proposed mailing address _____
 24 _____

25 **3. SUBDIVISION**
 26 (A) Within _____ days of the Execution Date of the Agreement of Sale (15 if not specified), Buyer will make a formal
 27 application for approval of the subdivision from _____ (municipality). Buyer will pay for
 28 applications, legal representation, if any, and any other costs associated with the application and approval process.
 29 (B) Seller agrees to act in good faith and comply with reasonable requests made by the municipality to process Buyer's application.
 30 (C) If final, un appealable approval of the subdivision is not obtained by _____, Buyer may terminate the Agreement of
 31 Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms of the Agreement of Sale.
 32 (D) Unless otherwise indicated, no further subdivision is planned for the Parent Tract.

33 **All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.**

34 **BUYER** _____ **DATE** _____
 35 **BUYER** _____ **DATE** _____
 36 **BUYER** _____ **DATE** _____
 37 **SELLER**  **Ronald T Bezak** **DATE** 10/15/2025 | 12:47
 38 **SELLER**  **Teresa C Bezak** **DATE** 10/14/2025 | 7:12
 39 **SELLER** _____ **DATE** _____



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

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

1 **PROPERTY** Pearson Dr, Jefferson Hills, PA 150252 **SELLER** Ronald T Bezak, Teresa C Bezak3 **BUYER** _____4 **1. TITLE**

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

9 **2. TITLE SEARCH CONTINGENCY**

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

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

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

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

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

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

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

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

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

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

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

35 **3. EXCEPTION (IF APPLICABLE)**

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

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

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

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

50 ☒ Oil _____

51 ☒ Gas _____

52 ☒ Minerals _____

53 ☒ Coal _____

54 ☐ Other _____

55 **Buyer Initials:** _____

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Seller Initials: _____

DS DS
 RTB TCB



(B) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests and royalties that have been reserved. Seller will not defend title to these rights/interests or royalties and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

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

(D) If Seller is reserving an interest in any non-excepted oil, gas and/or mineral rights/interests and royalties, within _____ days of the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation language that will appear in the deed that conveys title to the Property to Buyer for Buyer's review. If this reservation language does not reflect the terms in Paragraph 4(A) above, or if Seller fails to provide the proposed reservation language within the time provided, Seller may be in default of the Agreement of Sale.

(E) Within _____ days (15 if not specified) of receiving Seller's proposed reservation language, **or if no reservation language is provided within the stated time**, Buyer will notify Seller of Buyer's choice to:

1. Agree to Seller's proposed reservation language, accept the Property, and agree to the RELEASE in the Agreement of Sale, OR
2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned to Buyer according to the terms of the Agreement of Sale, OR
3. Enter into a mutually acceptable written agreement with Seller.

If Buyer and Seller do not reach a written agreement during the time stated in this Paragraph, and Buyer fails to respond within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement of Sale.

(F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the title, status and ownership of the oil, gas and/or mineral rights/interests underlying the Property.

5. SURFACE DAMAGES

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

6. DOMESTIC FREE GAS

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

7. DOCUMENTATION

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

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

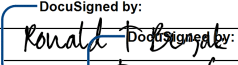
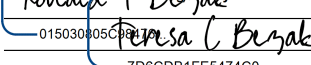
8. ASSIGNMENT OF INTEREST

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

9. ADDITIONAL RESOURCES

(A) For additional information regarding oil, gas and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania, both parties are encouraged to contact the Pennsylvania Department of Environmental Protection's Bureau of Oil and Gas Management, the Pennsylvania Department of Conservation and Natural Resources, or the Penn State Institute for Natural Gas Research.

(B) **Prior to signing this Addendum, both parties are advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests if either has any questions about the transfer of these rights. Broker(s) and/or Licensee(s) will not provide legal advice concerning the ownership status of the oil, gas and/or mineral rights/interests of the Property. Buyer and Seller have been given the opportunity to negotiate the terms of this Agreement, including the reservation of oil, gas and/or mineral rights/interests. All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.**

109 BUYER _____	DATE _____
110 BUYER _____	DATE _____
111 BUYER _____	DATE _____
112 SELLER  _____	DATE 10/15/2025 12:47 PM
113 SELLER  _____	DATE 10/14/2025 7:12 AM
114 SELLER _____	DATE _____

OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE**OGMD**

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

1 **PROPERTY** Pearson Dr, Jefferson Hills, PA 15025
 2 **SELLER** Ronald T Bezak, Teresa C Bezak
 3 **BUYER** _____

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

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

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

14 ☒ Oil _____
 15 ☒ Gas _____
 16 ☒ Minerals _____
 17 ☒ Coal _____
 18 ☐ Other _____

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

20 Oil _____ ☐ unknown
 21 Gas _____ ☐ unknown
 22 Minerals _____ ☐ unknown
 23 Coal _____ ☐ unknown
 24 Other _____ ☐ unknown

25 (C) Seller ☐ is ☒ is not aware of a lease affecting subsurface rights.26 If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? ☐ Yes ☐ No

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

30 **2. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS EXCEPTED**31 (A) Seller is aware that the following oil, gas and/or mineral rights/interests have been previously leased, sold or otherwise conveyed
 32 by Seller or a previous owner of the Property (exceptions) as indicated and is not transferring them to Buyer:

33 ☒ Oil _____
 34 ☒ Gas _____
 35 ☒ Minerals _____
 36 ☒ Coal _____
 37 ☐ Other _____

38 (B) It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is ad-
 39 vised to conduct a full examination of all oil, gas and/or mineral rights/interests for the Property.40 (C) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been ex-
 41 cepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these
 42 rights/interests.

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

47 Seller's Initials: RTB TCB

OGMD Page 1 of 3

Buyer's Initials: _____ / _____



Mt Lebanon, 1679 Washington Road Mt Lebanon PA 15228
 Lori Maffeo

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

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Kathleen Dr,

www.lwolf.com

3. 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 _____
☒ Minerals _____
☒ Coal _____
☐ Other _____

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

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

(C) The warranty of title identified in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that are 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.

4. SURFACE RIGHTS

(A) Surface rights owned by Seller: _____

(B) Surface rights excepted: _____

5. SURFACE DAMAGES

(A) Damages

1. Are you entitled to or do you receive surface damages, including pipeline rights-of-way, well pad sites, compression sites and standing marketable timber, according to the terms of the current lease? ☐ Yes ☐ No
2. If known, what limitations are contained in the lease? _____
3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer? ☐ Yes ☐ No
4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless otherwise stated _____

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

6. DOMESTIC FREE GAS

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

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

7. DOCUMENTATION

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

8. EASEMENTS & LEGAL ISSUES

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

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

Seller's Initials: RTB / TCB

OGMD Page 2 of 3

Buyer's Initials: _____ / _____

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

102

9. VALUATION

103

The parties understand that no licensee acting on Seller's behalf is an expert in establishing a value for the subsurface rights to the

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Property and that the value of oil, gas, and/or minerals can fluctuate. Either party may, at their own expense, hire an expert to appraise

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the subsurface rights to the Property.

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10. OTHER

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110

111

DocuSigned by:
Ronald T Bezak
015030805C98476

SELLER

Ronald T Bezak

DATE 10/15/2025 | 12:47

112

DocuSigned by:
Teresa C Bezak
7D6CDB1FE5474C0...

SELLER

Teresa C Bezak

DATE 10/14/2025 | 7:12

113

SELLER

DATE

114

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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The undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this Statement is not a warranty

116

and that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Seller is able and willing to

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convey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, gas and/or mineral rights/

118

interests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral rights/interests, at Buyer's

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expense and by qualified professionals.

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BUYER _____ **DATE** _____

121

BUYER _____ **DATE** _____

122

BUYER _____ **DATE** _____

DUAL AGENCY CONSENT AND CONFIRMATION AGREEMENT

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

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

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

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

I HAVE READ AND UNDERSTAND THE ABOVE AGREEMENT.

Buyer: _____

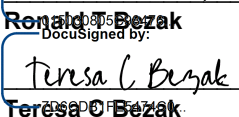
Date: _____

Buyer: _____

Date: _____

Seller:  _____

Date: 10/15/2025 | 12:47 PM PDT

Seller:  _____

Date: 10/14/2025 | 7:12 AM PDT



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