

**Minutes of the Regular Meeting
of the South Park Township**

Board of Supervisors

February 12, 2024

Pledge of Allegiance

Roll Call

Ed Snee presiding. Board members Brian Lucot and Lawrence Vogel were present. Also in attendance were Karen Fosbaugh, Township Manager; Aaron Laughlin, Director of Public Works; and Irv Firman, Solicitor; and Tom Bonidie, Code Enforcement Officer. Absent: Chief McDonough.

Two or more members of the Board of Supervisors were together on the following occasions which were executive sessions, informational meetings, or Township-related events:

Monday, January 8, 2024 – After the regular meeting to discuss personnel issues.

Thursday, January 25, 2024 – Meeting with Township Engineer to receive information regarding the lighting proposal for Wilson Field.

Monday, January 29, 2024 – Meeting with members of South Park Baseball and the South Park School District Athletic Director to receive information related to D Field at Evans Park.

Monday, February 12, 2024 – Prior to the regular meeting to discuss personnel issues.

PLEASE BE INFORMED THAT THE TOWNSHIP OF SOUTH PARK RECORDS ALL PUBLIC MEETINGS AS PART OF THE MEETING MINUTES PROCESS.

ANYONE SPEAKING THIS EVENING IS REQUESTED NOT TO REPEAT THE SAME POINTS ADDRESSED AT A PRIOR MEETING. RESIDENTS ARE REMINDED THAT THE BOARD OF SUPERVISORS IS REGULATED TO ADHERE TO EXISTING ORDINANCES.

THE AUDIENCE AGENDA WAS PLACED ONLINE FOR RESIDENTS WHO MAY WISH TO OFFER PUBLIC COMMENT OR ASK A QUESTION WHICH WILL BE ENTERED INTO THE RECORD AT THE MEETING THIS EVENING. COMMENTS/QUESTIONS WERE TO BE SUBMITTED NO LATER THAN 4:30 P.M. TODAY.

Mrs. Fosbaugh stated for the record that the Township received an email from Danielle Strimlan at 12:52 p.m. today which states that she will be

addressing the Board regarding EQT and South Park Township's Oil and Gas Ordinance. The email had a number of attached documents that Ms. Strimlan requested be entered and recognized at this evening's meeting.

Call on the People

Jamie Christian, 3008 Amy Dr. – Ms. Christian expressed her support for Shiloh Baptist Church and Life Builders, which is a community outreach program integrated into their ministry. She asked the Township to reconsider their decision to restrict Life Builders ability to operate in the facility which they, as part of Shiloh Baptist, have been gifted from Grace Lutheran Church. She discussed the many ways that Life Builders serves the community and the many organizations that support Life Builders.

Tim Foster, 1046 Westchester Rd. – Mr. Foster inquired about the proposed ordinance limiting parking on Quaker Drive and Westchester Road. Ms. Fosbaugh explained that the Township has been receiving for a number of years complaints about certain areas of Westchester Rd. where people are parking on the roadway. The Township is concerned about access for emergency vehicles. As part of enacting any ordinance with regard to parking restrictions, the police department conducted a traffic study, which was done on Westchester Road and Quaker Drive. As a result of the traffic study, it was recommended to enact no parking on one side of the street in certain areas where fire hydrants are provided. Mrs. Fosbaugh added that the Traffic Study is available for public review. Mr. Foster asked about other Township streets, and Mrs. Fosbaugh replied that the Township has not received complaints from residents of any other roads. Mr. Foster suggested no parking during excessive snowfall and trash removal. Mrs. Fosbaugh replied that she has witnessed on many occasions where residents with a 2-car garage and a driveway that can accommodate 4 vehicles, parking their vehicles on the street. She explained that Public Works was barely able to navigate Quaker Drive with an Explorer during snow removal because of the parked vehicles along the roadway. Mrs. Fosbaugh added that the ordinance states that limiting parking in certain areas is in the interest of public safety.

Jameeka Alston, 3124 Northern Dr. – Ms. Alston expressed her support for Shiloh Church and Life Builders. She inquired about the definition of a church relative to the occupancy permit denial at the former Grace Lutheran Church. Mr. Firman explained that the issue came to the Township as a letter request from Life Builders. The Zoning Officer was not entirely clear about what they were doing, relative to the definition of church, and denied the request. In that letter, they were told they have a right to appeal to the Zoning Hearing Board, who is the final arbiter of that decision if they choose to appeal. Mr. Firman commented that it is his understanding that Life Builders received the Zoning Hearing Board Application, and it is his expectation that they will file an appeal from the Zoning Officer's decision. The Zoning Hearing Board

will listen to their argument relative to their proposed use of the property. The Board of Supervisors do not have the ability to overturn the Zoning Officer's decision.

Pastor Marilyn Ramsy – Pastor Ramsy stated that she is with Sunrise Baptist Church. She asked if the Board could provide the criteria for the uses relating to the former Grace Lutheran Church. Mr. Bonidie replied that his office can provide her with a copy of the Zoning Ordinance.

Christine Torre, 150 Hidden Ridge – Ms. Torre asked if her email that was sent earlier today was received, and Mrs. Fosbaugh replied that she will enter it into the record. Ms. Torre commented that she is present to support Shiloh Church and Life Builders. She has worked with them for approximately one year and stated that it is a wonderful organization. She inquired as to why they need to go through an appeal process, as she believes there is a misunderstanding. Mr. Firman replied that the Zoning Officer reviewed their request and has made the determination, which they have the right to appeal. Life Builders may still want to submit additional information. Ms. Torre asked if the Zoning Officer's determination letter will be made public, and Mr. Firman replied that not at this point. Ms. Torre commented that she is disappointed with the decision.

Bill Atcheson, 121 Norrington Dr. – Mr. Atcheson commented that the deer population in his area is overwhelming. He has contacted the Game Warden, but they have not sent anyone to his residence. He has called the Police Chief but has not received a response. Mr. Atcheson stated that he has erected a fence with sharp points that kill the deer when they try jumping over the fence. He installed barbed wire at the bottom of the fence. He was told by the Code Enforcement Officer that he needed a permit to erect a fence and that barbed wire is not permitted. Mr. Firman explained that the Zoning Ordinance does not allow fences to have barbed wire, and the Board of Supervisors do not have the right to waive that provision. Mr. Atcheson would have to appeal to the Zoning Hearing Board. He added that one of the standards is that you cannot do something that will be detrimental to the safety of the community. Mr. Bonidie explained that the Zoning Hearing Board meets once a month, and February 22nd is the deadline to submit an application for the March 20th meeting. The fence can remain as is until a decision is made by the Zoning Hearing Board.

Walter Mager, 6710 Hilldale Dr. – Mr. Mager stated that he resides two doors down from the former Grace Lutheran Church. He provided information regarding change of occupancy and what is required, and he will be attending the Zoning Hearing Board meeting and providing the necessary information to Mr. Bonidie and Ms. Fosbaugh. Mr. Firman replied that Mr. Mager should bring whatever evidence he has to present to the Zoning Hearing Board.

Danielle Strimlan, 1540 Truman Ave. – Ms. Strimlan discussed the mineral right leases within South Park Township and suggested the oil and gas ordinance be amended. Mrs. Fosbaugh inquired as to what exactly an injection well is, and Ms. Strimlan explained that they separate the wastewater keeping it safely separated from contaminating any of the grounds or ground water. Mr. Lucot inquired about new technology hydraulic fracturing. Ms. Strimlan replied that that is mentioned in the lease for 1400 Riggs Road. Mr. Lucot stated that 1400 Riggs Road is located in the R-1 Zoning District, which the ordinance does not allow surface operations. Mrs. Fosbaugh explained that none of the Residential districts are listed as being permissible for this type of activity. She added that the lease that Ms. Strimlan provided is actually a deed, meaning PA Healthcare Holders LLC have sold their gas rights to Beam Energy LP. Mr. Lucot stated that the Township has not received anything indicating Beam Energy transferred any ownership to any oil and gas production company. Mrs. Fosbaugh entered into the record that South Park Township has not been approached by anyone to conduct surface activities within the Township. Mrs. Fosbaugh explained that even though it is written in a deed, they cannot conduct any above ground activities on any R-1 property. Ms. Strimlan mentioned other zoning districts which allow such activity, and Mr. Lucot replied that as a local government, the Township cannot totally exclude a legal use, unless we can show very good cause as to why. He continued to explain that there are different zoning districts which allow various uses depending upon where they are located within the Township. As far as oil and gas surface activities, there are a very strict number of criteria that would need to comply with the Township ordinance. Ms. Strimlan suggested changing the setback from 500 feet to 1,000 feet. Mrs. Fosbaugh mentioned what is listed in the preamble of the Township ordinance which states that any type of application to take measures for EQT or another company to install a compressor station and things of that nature, are all conditional uses. Conditional uses must come before the Board of Supervisors for consideration.

Action on Minutes

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the minutes of the Regular Meeting of the Board of Supervisors held on January 8, 2024. All members voted aye. Motion carried.

Action on Invoices

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the payment of invoices for the month of January, 2024. All members voted aye. Motion carried.

**Action on Ordinance
No. 714**

Motion by Mr. Lucot, seconded by Mr. Vogel, to table Ordinance No. 714: AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, ACCEPTING CERTAIN IMPROVEMENTS IN THE BONNIE DELL 3 SUBDIVISION PLAN AS PUBLIC IMPROVEMENTS OF THE

TOWNSHIP OF SOUTH PARK. All members voted aye. Motion carried.

Action on Waiver Request – Rhino Rentals Minor Land Development – Brownsville Road

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the request submitted by Developer Andrew Dorfner for a waiver to §118.36 of the Code of the Township of South Park, Sidewalks, for the project identified as Rhino Rentals, to be located at 2249 Brownsville Road, for the following reason:

A. the Dollar General property located to the south does not have a sidewalk which was waived prior to construction;

B. the property to the north is currently vacant forested land with a creek; and

C. the proposed development is adjacent to Brownsville Road which has no existing sidewalks in this area;

as recommended by the Township Engineer. All members voted aye. Motion carried.

Action to Schedule Nuisance Hearing – 5916 Curry Road – Lot/Block No. 564-C-293

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve scheduling a nuisance hearing for Monday, March 11, 2024, at 6:45 p.m., to determine if the following property should be declared a Public Nuisance by the Board of Supervisors, and subject to enforcement measures, including the possible demolition of the structure.

Owner(s):

Mary Rose Champion (Deceased)

Location:

5916 Curry Road
Pittsburgh, PA 15236
Lot/Block #564-C-293

All members voted aye. Motion carried.

Action on Payment Request No. 3 – Rt. 88 Intersection Project – Gemm Demolition

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve Payment Request No. 3 in the amount of \$22,040.00, as submitted by the Contractor, Gemm Demolition, for the demolition work completed to date on the Rt. 88 and Brownsville Road Intersection Project, as recommended by the Project Engineer. All members voted aye. Motion carried.

Action on Bids – Retaining Wall at Library

Motion by Mr. Lucot, seconded by Mr. Vogel, to accept the bids received on Friday, February 2, 2024, for the project identified as the South Park Library Wall Improvements project and awarding the bid to the apparent qualified low bidder being Piccolomini Development, in the amount of \$46,000.00 for the Base Bid, and \$1,144.50 for the Alternate Bid, with a total bid amount of \$47,144.50, as recommended by the Project Engineer, contingent upon the receipt of the appropriate bonds. All members voted aye. Motion carried.

Action on Proposal – 2023 Township Audit – Hosack, Specht, Muetzel & Wood LLP Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the Proposal submitted by the certified public accounting firm Hosack, Specht, Muetzel & Wood LLP, for the purpose of performing the annual audit of Township accounts for the 2023 calendar year as follows:

Township of South Park	\$11,985.00
South Park Township Library	<u>\$ 1,500.00</u>
TOTAL	\$13,485.00

All members voted aye. Motion carried.

Action on Resolution No. 3-24 Motion by Mr. Lucot, seconded by Mr. Vogel, to approve Resolution No. 3-24: A RESOLUTION OF THE TOWNSHIP OF SOUTH PARK, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO APPOINT HOSACK, SPECHT, MUETZEL & WOOD, A FIRM OF CERTIFIED OR COMPETENT PUBLIC ACCOUNTS, TO REPLACE THE ELECTED AUDITORS IN MAKING THE EXAMINATION OF ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR THE 2023 CALENDAR YEAR. All members voted aye. Motion carried.

Action on to Authorize the Preparation and Advertisement of Ordinance – No Parking in Areas of Certain Township Streets – Quaker Drive and Westchester Road Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the preparation and advertisement of an Ordinance limiting parking on certain sections of Quaker Drive and Westchester Road in the interest of public safety, based upon the traffic studies prepared by the South Park Township Police Department dated January 31, 2024, with action on said Ordinance anticipated to take place at the regular meeting of the Board of Supervisors scheduled for March 11, 2024. All members voted aye. Motion carried.

Action on Bids – 2024 Township-Wide Sanitary Sewer Project Motion by Mr. Lucot, seconded by Mr. Vogel, to accept the bids received on February 8, 2024, with regard to the project identified as the 2024 Township-Wide Sanitary Sewer Project and awarding the bid to the lowest responsible bidder being Jet Jack, Inc., in the amount of \$251,042.00, as recommended by the Project Manager and Project Engineer, contingent upon the receipt of the appropriate bonds prior to the onset of the project. All members voted aye. Motion carried.

Action on Bids – 2024 Road Program Motion by Mr. Lucot, seconded by Mr. Vogel, to accept the bids received on February 8, 2024, with regard to the project identified as the 2024 Road Program, and awarding the bid to the lowest responsible bidder being Alex E. Paris Contracting, in the amount of \$289,419.75 for the Base Bid, and Alternate 1 in the amount of \$54,338.75, for a total bid being \$343,758.50, as recommended by the Project Manager and Project

Engineer, contingent upon the receipt of the appropriate bonds prior to the onset of the project. All members voted aye. Motion carried.

**Action on Re-Bid –
CD 49 7.5 – Point
Repair and Manhole
Rehabilitation**

Motion by Mr. Lucot, seconded by Mr. Vogel, to reject the bids received by the South Hills Area Council of Governments (SHACOG) on January 25, 2024, for the re-bid of the Community Development Year 49 7.5 project identified as Point Repair and Manhole Rehabilitation, as recommended by the Project Engineer and Project Manager, as the bid is excessive for the scope of work to be performed. All members voted aye. Motion carried.

**Action on Collective
Bargaining
Agreement –
Teamsters Local
Union No. 205 –
Clerical Employees
and South Park
Township**

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the Agreement by and between Teamsters Local Union No. 205 Representing the Office Clerical Employees of South Park Township, which defines the terms and conditions of employment with South Park Township, for the period being January 1, 2024, through December 31, 2026, and further authorizing the appropriate Township officials to execute said Agreement. All members voted aye. Motion carried.

**Action on Settlement
Agreement and
Mutual Global
Release of Claims**

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the Settlement Agreement and Mutual Global Release of Claims by and between the Township of South Park and Baiano Construction, Inc., with regard to the issue of the administration courtyard plaza located on property owned by the Township of South Park at 2675 Brownsville Road, South Park, PA 15129, and authorizing the appropriate Township official to execute said Agreement. All members voted aye. Motion carried.

**Action to Ratify
Permanent
Appointment of
Officer Wyatt
Hathaway**

Motion by Mr. Lucot, seconded by Mr. Vogel, to ratify the appointment of Wyatt Hathaway as a permanent full-time officer with the South Park Township Police Department, as he has successfully completed his 18-month probationary period without incident, retroactive to February 9, 2024. All members voted aye. Motion carried.

**Action on
Memorandum of
Understanding –
South Park
Township and the
Allegheny County
District Attorney**

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the Memorandum of Understanding (MOU) by and between the Township of South Park, and the Allegheny County District Attorney, which defines the terms, conditions and procedures for the dissemination of audio and/or video material generated by South Park Township Police Department's use of vehicle mounted and body worn cameras, and further authorizing the appropriate Township officials to execute said MOU. All members voted aye. Motion carried.

**Action to Authorize
the Sale of Township
Vehicles and
Equipment –
Municipal**

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve authorizing the sale of the following Township vehicles by participating in the Municipal online process, scheduling Friday, March 15, 2024, as the final date to receive bids, with action on said bids anticipated to take place at the regular meeting of the Board of Supervisors scheduled for Monday, April 8, 2024:

<u>Vehicle:</u>	<u>Minimum Bid Amount:</u>
2013 Ford Explorer VIN 1FM5K8AR5DGA26551 As is – Where is	\$6,000.00
1995 International 4900 4xd Truck VIN 1HTSDAAR8SH221997 As is – Where is	\$5,000.00
Meyer Snowplow	\$250.00

All members voted aye. Motion carried.

Action on 2024 Allegheny League of Municipalities Conference Attendance – Township Supervisor Edward Snee

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the attendance of Township Supervisor Edward Snee to the 2024 Spring Educational Conference sponsored by the Allegheny League of Municipalities (ALOM), scheduled for April 4-7, 2024, which will be held at Seven Springs, PA, at a total cost to the Township of \$549.45 as Mr. Snee’s registration fee is free because of South Park Township’s status as a banner community. Roll Call: Mr. Snee – abstained; Mr. Lucot – aye; Mr. Vogel – aye.. Motion carried.

Action on 2024 Allegheny League of Municipalities Conference Attendance – Township Supervisor Brian Lucot

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the attendance of Township Supervisor Brian Lucot to the 2024 Spring Educational Conference sponsored by the Allegheny League of Municipalities (ALOM), scheduled for April 4-7, 2024, which will be held at Seven Springs, PA, at a total cost to the Township of \$899.45. Roll Call: Mr. Snee – aye; Mr. Lucot – abstained; Mr. Vogel – aye. Motion carried.

Action on 2024 Allegheny League of Municipalities Conference Attendance – Township Supervisor Lawrence Vogel

Motion by Mr. Lucot, seconded by Mr. Snee, to approve the attendance of Township Supervisor Lawrence Vogel to the 2024 Spring Educational Conference sponsored by the Allegheny League of Municipalities (ALOM), scheduled for an overnight stay on April 4, 2024, and attendance to the Friday, April 5, 2024, session which will be held at Seven Springs, PA, at a total cost to the Township of \$358.15. Roll Call: Mr. Snee – aye; Mr. Lucot – aye; Mr. Vogel – abstained. Motion carried.

Action on 2024 Allegheny League of Municipalities Conference Attendance – Township Manager Karen Fosbaugh and

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the attendance of Township Manager Karen Fosbaugh and Administrative Assistant Chris Satter to the 2024 Spring Educational Conference sponsored by the Allegheny League of Municipalities (ALOM), scheduled for Friday, April 5, 2024, session which will be held at Seven Springs, PA, at a total cost to the Township of \$350.00. All members voted aye. Motion carried.

**Administrative
Assistant Chris
Satter**

**Action on
Assessment Change
Reimbursements –
Lawrence P. Arrigo,
Tax Collector**

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve Township real estate tax refunds for the calendar years 2022 and 2023 as a result of successful appeals at the County level, as requested by Tax Collector Lawrence P. Arrigo, in correspondence dated January 14, and January 27, 2024. All members voted aye. Motion carried.

**Action on MS4
Report –January,
2024**

Mrs. Fosbaugh explained that following is the MS4 report for January dated February 12, 2024. MS4 is the acronym for Municipal Separate Storm Sewer System.

1. The part-time litter collection employee continued on with litter collection activities on Township streets to prevent trash from impacting the function of the stormwater inlets.
2. The Public Works Department rebuilt one inlet in January.
3. The Public Works Department replaced 100' of 10" storm sewer line on Wrescom Street behind Library Volunteer Fire Company.
4. The bid opening for the 2024 Township-Wide Sanitary Sewer Program was held on Wednesday, February 7, 2024. The project was placed on the February meeting agenda and approved by the Board of Supervisors.
5. The Public Works Department continues to inspect outfalls in February. This is an ongoing process.
6. All of the required permits, including the permit from the Allegheny Count Conservation District, were received for the headworks project at the Piney Fork Sewage Treatment Plant.

Motion by Mr. Lucot, seconded by Mr. Vogel, to approve the MS4 Report for the month of January, 2024. All members voted aye. Motion carried.

Police Chief's Report The Police Chief's Report for January, 2024:

Motion by Mr. Lucot, seconded by Mr. Vogel, to table the Police Chief's report for the month of January, 2024, as Chief McDonough was not in attendance. All members voted aye. Motion carried.

**Supervisors'
Comments**

Mr. Lucot – Mr. Lucot thanked everyone for attending and expressed his appreciation for those bringing issues and various matters to the Board's attention.

Mr. Vogel – Mr. Vogel mentioned that Valentine’s Day is on Wednesday. He thanked Public Works for the good job in clearing township roads. Mr. Vogel suggested that everyone use the extra day in February for the best of someone else.

Mr. Snee – Mr. Snee thanked everyone for attending. He expressed his appreciation to the road crews for taking care of the roadways.

Adjournment

Motion by Mr. Lucot, seconded by Mr. Vogel, to adjourn the meeting. All members voted aye. Motion carried.

Time: 8:09 p.m.

The attached documents were submitted by
Danielle Strimlan and entered into the
record on 2/12/2024.

requested or required to allow Grantee full use and enjoyment of the undivided Oil and Gas interests conveyed by this Deed.

This Deed and Conveyance is executed by Grantor as of the date of acknowledgment of Grantor's signature herein ("Effective Date").

WITNESS:

GRANTOR:

PA Healthcare Holdings LLC

[Handwritten Signature]

BY: [Handwritten Signature]
NAME: Ian Hislop
ITS: Manager

COMMONWEALTH OF Pennsylvania §
§ SS:
COUNTY OF Pennsylvania §

On this, the 17th day of July, 2023, before me a notary public, the undersigned officer, personally appeared Ian Hislop, who acknowledged himself to be the Manager of PA Healthcare Holdings LLC, a Pennsylvania limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Manager.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sajid A Bhatti
Notary Public, Commonwealth of Pennsylvania
Print Name: Sajid A Bhatti
My Commission Expires: 05-10-2030



purposes of mining, drilling (including but not limited to horizontal, vertical and/or directional drilling), exploring, operating, and developing the Oil and Gas in and under the lands, and storing, handling, transporting, and marketing the same from the lands employing any method available now or hereafter developed.

Grantee shall have, receive, and enjoy the undivided interest in all bonus, rents, royalties, and other benefits which may accrue to the Oil and Gas interests conveyed by this Deed, from and after the date of this conveyance. This deed is a servitude and/or severance of the Oil and Gas and is not merely an assignment of current leases or right to receive royalties hereunder.

This Deed and the Oil and Gas interests herein conveyed, includes a proportionate conveyance and assignment of Grantor's right, title, and interest in any oil and gas leases now in effect. However, this Deed shall not serve to or be deemed a ratification or reviver of any previously granted oil and gas lease on the lands which is no longer valid, in force and effect.

EXCEPTING AND RESERVING unto the Grantor herein, its successors and assigns, a ten percent (10%) interest in and to the royalty received by Grantor from any oil and gas lease, now in existence or any future lease, as a non-participating and non-executory royalty interest.

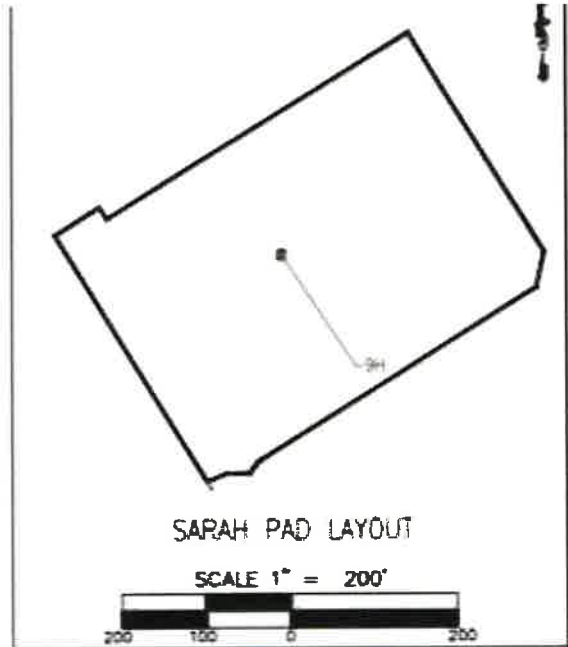
EXCEPTING AND RESERVING therefrom and thereout to Grantor, its successors and assigns, all surface rights of every kind and character. Absent prior written consent from Grantor or successors in interest to Grantor, Grantee or Grantee's successor in interest shall not conduct any surface operations; place any personal property, fixtures, or equipment upon the surface; or enter upon the surface without prior written consent from the surface owner. Provided, however, that this limitation shall not affect Grantee's rights to engage in directional or horizontal permitting or drilling activity under the surface of the above-described premises. Further, Grantor agrees not to object to or protest any directional or horizontal permitting or drilling activity in the immediate vicinity which does not directly occur on the surface.

TO HAVE AND TO HOLD, the Oil and Gas unto Grantee, its successors and assigns forever with all and singular the rights, privileges, and appurtenances thereunto in any way belonging to said Grantee herein. Grantor hereby binds itself, its successors and assigns with covenants of special warranty of title to the Oil and Gas conveyed herein. The Special Warranty set forth herein is intended solely to warrant that the title to the interests conveyed hereby is good to the best of the knowledge of Grantor during Grantor's period of ownership thereof and that Grantor has not otherwise sold such interests. Grantor agrees to execute such further assurances as may be reasonably

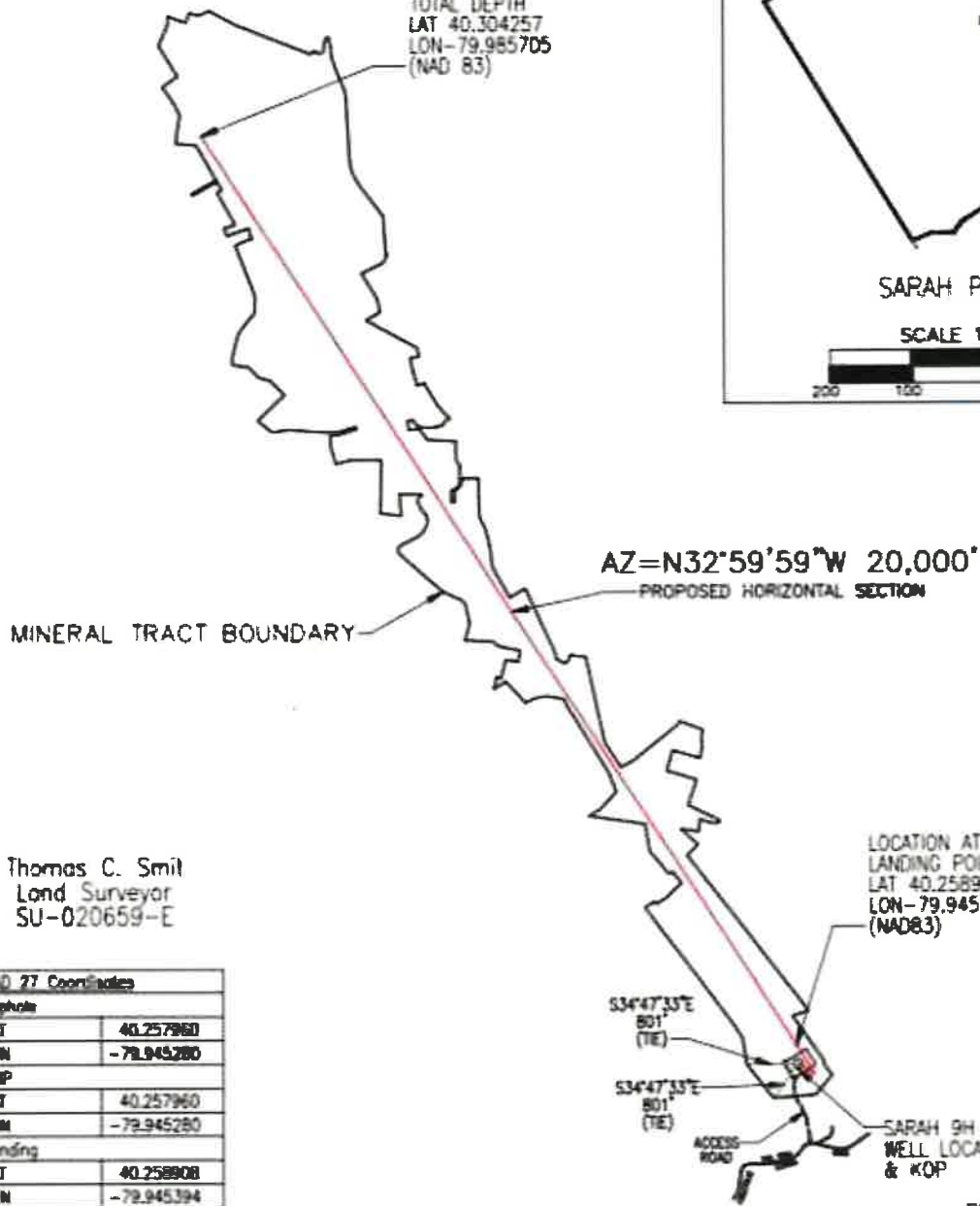
4U.ZDBUJU

SHL True Longitude
-79.945053

Horizontal Coordinate System:
NAD 83



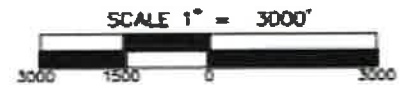
LOCATION AT
TOTAL DEPTH
LAT 40.304257
LON -79.985705
(NAD 83)



Thomas C. Smit
Land Surveyor
SU-020659-E

NAD 77 Coordinates	
Tophole	
LAT	40.257960
LON	-79.945280
KOP	
LAT	40.257960
LON	-79.945280
Landing	
LAT	40.258908
LON	-79.945394
Bottomhole	
LAT	40.304188
LON	-79.985931

TOTAL MINERAL TRACT
ACREAGE 1365.09 Ac.
EXISTING SURFACE ELEVATION- 1330± FT.



8000-PM-00GM0002 Rev 10/2019

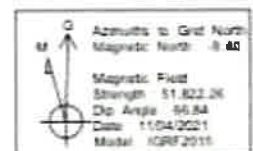
WELL LOCATION PLAT

PAGE 4 Well Plan

DEP Use Only	Permit #
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Applicant / Well Operator Name: EQT PRODUCTION COMPANY	DEP ID#: 146983	Well (Farm) Name: SARAH	Well #: 9H
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	TVD	TMD	Latitude	Longitude
KOP	2.500'	2.500'	40.258030	-79.945053
Landing Point	7.545'	7.824'	40.258978	-79.945167



554859DRE Certified
24-Jul-2023 12:57PM Int By: A G**DEED AND CONVEYANCE**

This OIL, GAS, and HYDROCARBON DEED AND CONVEYANCE ("Deed"), made and entered into this 17th day of July, 2023, is by and between:

PA Healthcare Holdings LLC, a Pennsylvania limited liability company, having an address of 19 Arlington St. Cambridge, MA 02140, party of the first part (hereinafter referred to as "Grantor"),

AND

Beam Energy, LP, a Pennsylvania limited partnership, having an address of 81 Dutith Road, Suite 203, Cranberry Twp., PA 16066, party of the second part (hereinafter referred to as "Grantee").

For and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor **GRANTS, SELLS, DEEDS, TRANSFERS, ASSIGNS, DELIVERS and CONVEYS** to Grantee and its successors and assigns forever, all right, title, interest, claim and demand, at law and in equity, all of Grantor's interest in and to all oil, gas, natural gas, and hydrocarbons, along with the unrestricted right to drill, hydro-fracture, auger, bore, penetrate, conduct geophysical testing and otherwise explore in and through all geological formations, including but not limited to all horizons of shale(s), in which such oil, gas(es) or other hydrocarbons may exist or from which such oil, gas, natural gas, or other hydrocarbons may emanate or be produced, underlying property, in **South Park Township, Allegheny County, Pennsylvania**, as further described in **Exhibit "A"** attached hereto and made part hereof, bearing parcel number(s) **884-R-54 and 884-S-225**.

This conveyance also includes all oil(s), gas(es) and other hydrocarbons of all natures and descriptions whatsoever, and all formations and horizons of all natures or descriptions whatsoever in which oil(s) or gas(es) may exist, or from which such oil(s), gas(es) or other hydrocarbons may emanate or be produced by any technology whether now known or hereafter developed in and under and that may be produced from the lands described in **Exhibit "A"** attached to and made part of this Deed. (Collectively referred to herein as the "Oil and Gas").

TOGETHER with all of the rights, privileges and franchises thereto incident and all and singular the tenements, hereditaments and appurtenance thereunto or in anywise appertaining, including without limitation, all after-acquired title, reversions, remainders, rents, issues, profits, and the right of ingress and egress at all times for the

Allegheny County
Jessica Garofolo
Department of Real Estate
Pittsburgh, PA 15219

**** Electronically Filed Document ****

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Department of Real Estate Stamp

Document Number: 2023-19378
Recorded As: ERX-DEED
Recorded On: July 24, 2023
Recorded At: 12:58:03 pm
Number of Pages:8
Book-V/Pg: Bk-DE VI-19374 Pg-143
Recording Fee: \$181.75
Parties:
P A HEALTHCARE HOLDINGS L L C
BEAM ENERGY L P
Receipt Number: 4268251
Processed By: Patricia Rankin

NOTE-

NOT A DEED OF TRANSFER

Realty Transfer Stamp

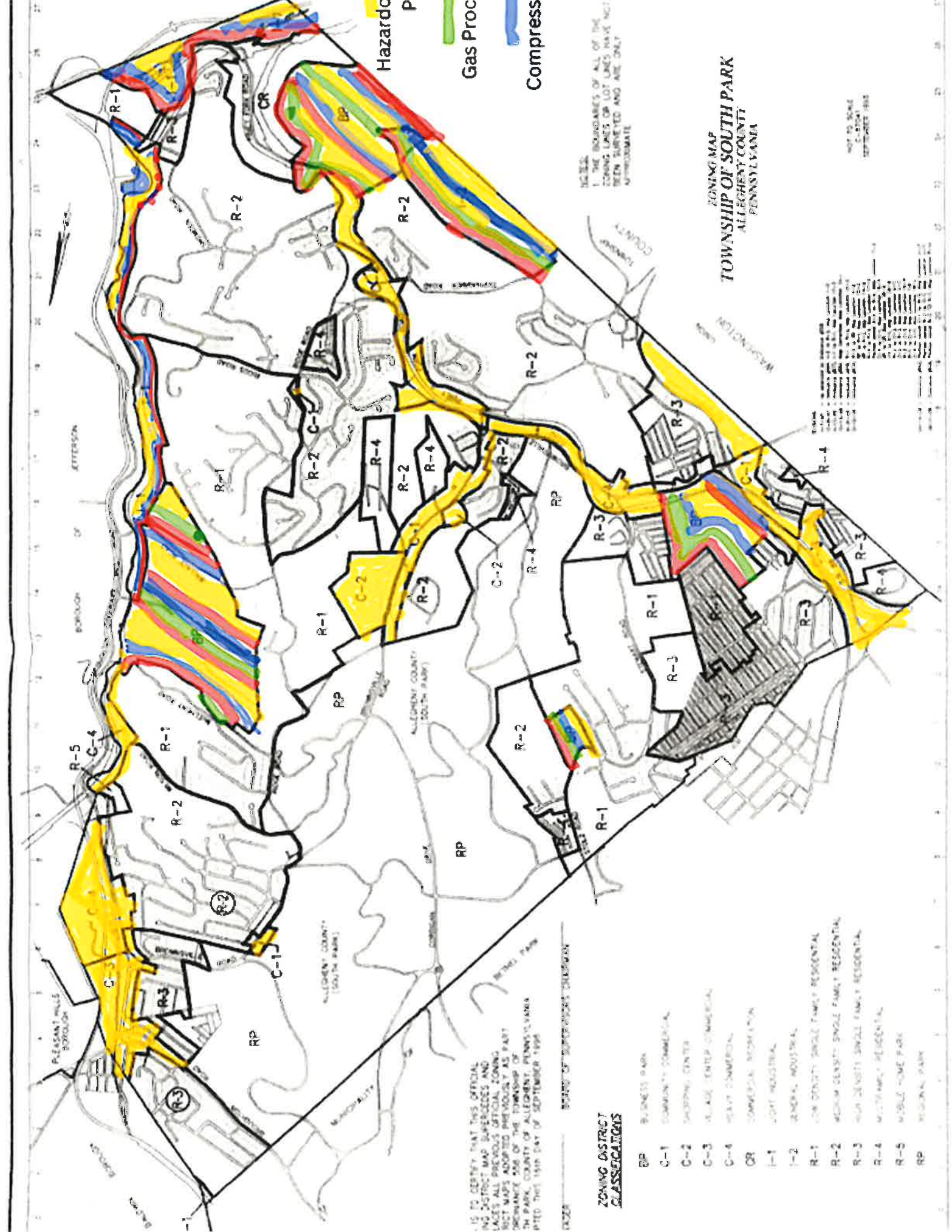
Consideration Amt	\$160000.00	Commonwealth of Pennsylvania	\$1600.00
Tax Code :	SOUTH PARK TP	Munic-South Park Twp	\$908.00
Tax Amount:	\$3200.00	School District-South Park	\$908.00
Ward :	99-NO WARD	Munic-Penalty	\$0
Stamp Num:	T16159	Munic-Interest	\$0
Affidavit:	YES	School-Penalty	\$0
Exempt:	No	School-Interest	\$0

I hereby certify that the within and foregoing was recorded in the Department of Real Estate's Office in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****



Jessica Garofolo, Director
Rich Fitzgerald, County Executive



**ZONING MAP
TOWNSHIP OF SOUTH PARK
ALLEGHENY COUNTY
PENNSYLVANIA**

NOTES:
1. THE BOUNDARIES OF ALL OF THE ZONING LINES OR LOT LINES HAVE NOT BEEN SURVEYED AND ARE ONLY APPROXIMATE

NOT TO SCALE
C-2001
SEPTEMBER 1998

TO VERIFY THAT THIS OFFICIAL ZONING DISTRICT MAP SUPERSEDES AND REPLACES ALL PREVIOUS ZONING DISTRICT MAPS ADOPTED PREVIOUSLY AS PART OF ORDINANCE 506 OF THE TOWNSHIP OF SOUTH PARK, COUNTY OF ALLEGHENY, PENNSYLVANIA, PTD: THIS 15TH DAY OF SEPTEMBER 1998

BOARDS OF SUPERVISORS' RESOLUTION

ZONING DISTRICT CLASSIFICATIONS

- BP BUSINESS PARK
- C-1 COMMUNITY COMMERCIAL
- C-2 SHOPPING CENTER
- C-3 VILLAGE CENTER COMMERCIAL
- C-4 NEARBY COMMERCIAL
- CR COMMERCIAL RECREATION
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
- R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- R-3 HIGH DENSITY SINGLE FAMILY RESIDENTIAL
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 MOBILE HOME PARK
- RP REGIONAL PARK

Hazardo

Gas Proc

Compress

Scale

1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'	1" = 600'	1" = 700'	1" = 800'	1" = 900'	1" = 1000'
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Allegheny Places

Economic Development

Future Land Use

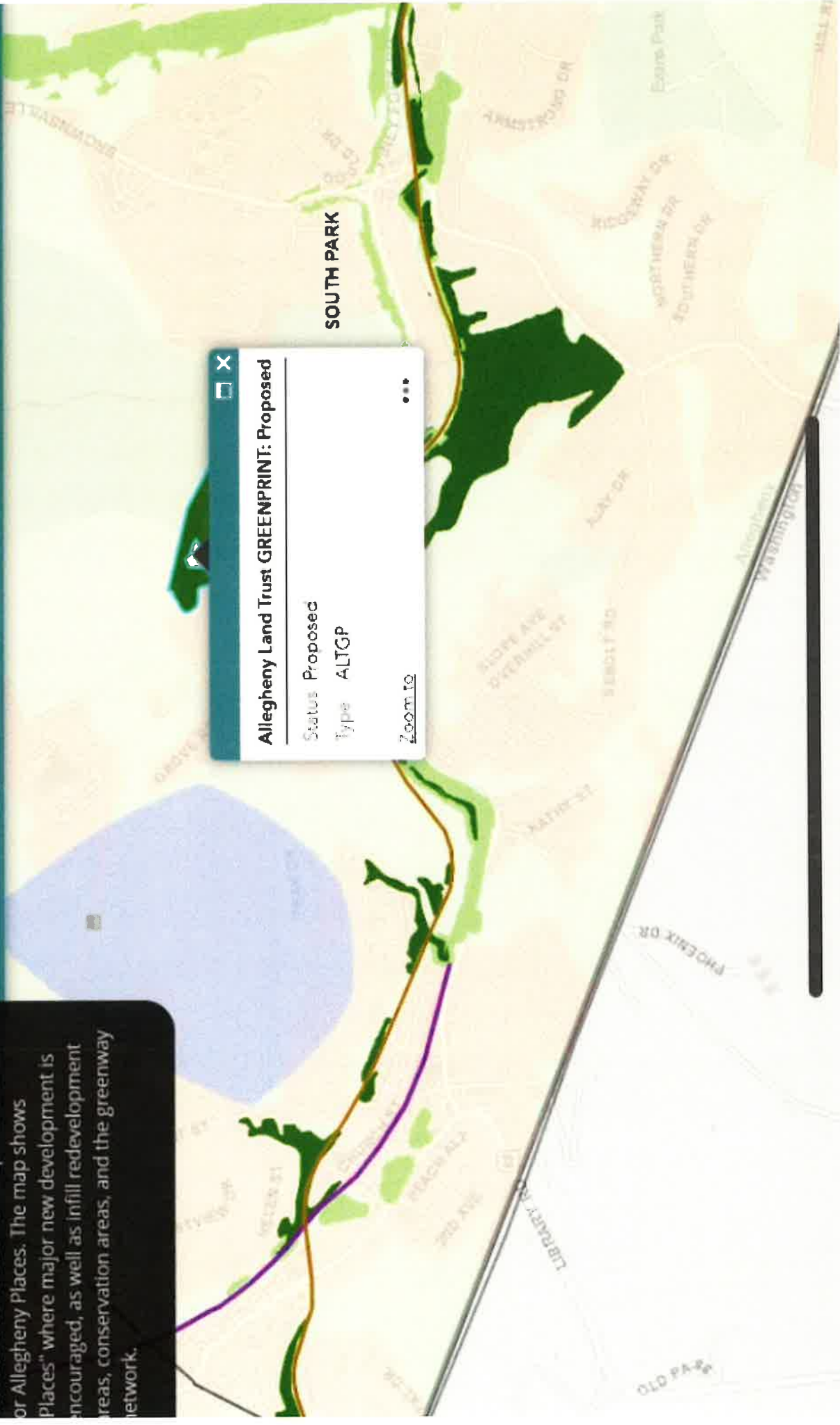
Greenways

Water Authorities

Proposed Transportation Projects

Sewer Authority

The Future Land Use Plan map was created for Allegheny Places. The map shows "Allegheny Places" where major new development is encouraged, as well as infill redevelopment areas, conservation areas, and the greenway network.



Allegheny Land Trust GREENPRINT: Proposed

Status: Proposed

Type: ALTGP

Zoom to

WELL LOCATION PLAT

PAGE 3 Plan View of Deviated Well Bore

Client / Well Operator Name:

Production Company

True Latitude
40.250330

True Longitude
-79.976487

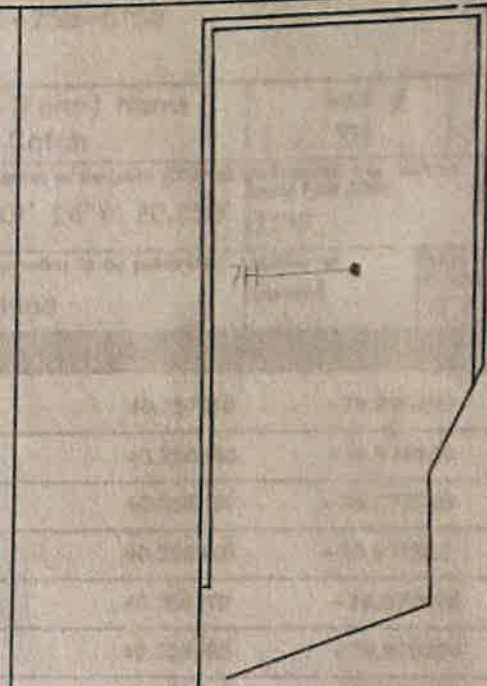
Horizontal Coordinate System:
83

DEP ID#: 146983

Well (Farm) Name: Caton

Well #: 7H

LOCATION AT TOTAL DEPTH
LAT 40.296378
LON -80.017777
(NAD 83)



CATON PAD LAYOUT
SCALE 1" = 250'



AZ=N33°00'00"W 20,000'
PROPOSED HORIZONTAL SECTION

MINERAL TRACT BOUNDARY

Vertical Section	
TVD	7,710'
TMD	7,710'
Horizontal Section	
TVD	7,442'
TMD	27,816'

NAD 27 Coordinates	
Tophole	
LAT	40.250260
LON	-79.976714
KOP	
LAT	40.250260
LON	-79.976714
Landing	
LAT	40.251040
LON	-79.977450
Bottomhole	
LAT	40.296309
LON	-80.018003

TOTAL MINERAL TRACT
ACREAGE 843.50 Ac.
EXISTING SURFACE ELEVATION- 1122± FT.

LOCATION AT LANDING POINT
LAT 40.251110
LON -79.977223
(NAD83)

CATON 7H
WELL LOCATION
& KOP
N86°43'12"W
601'
(TIE)

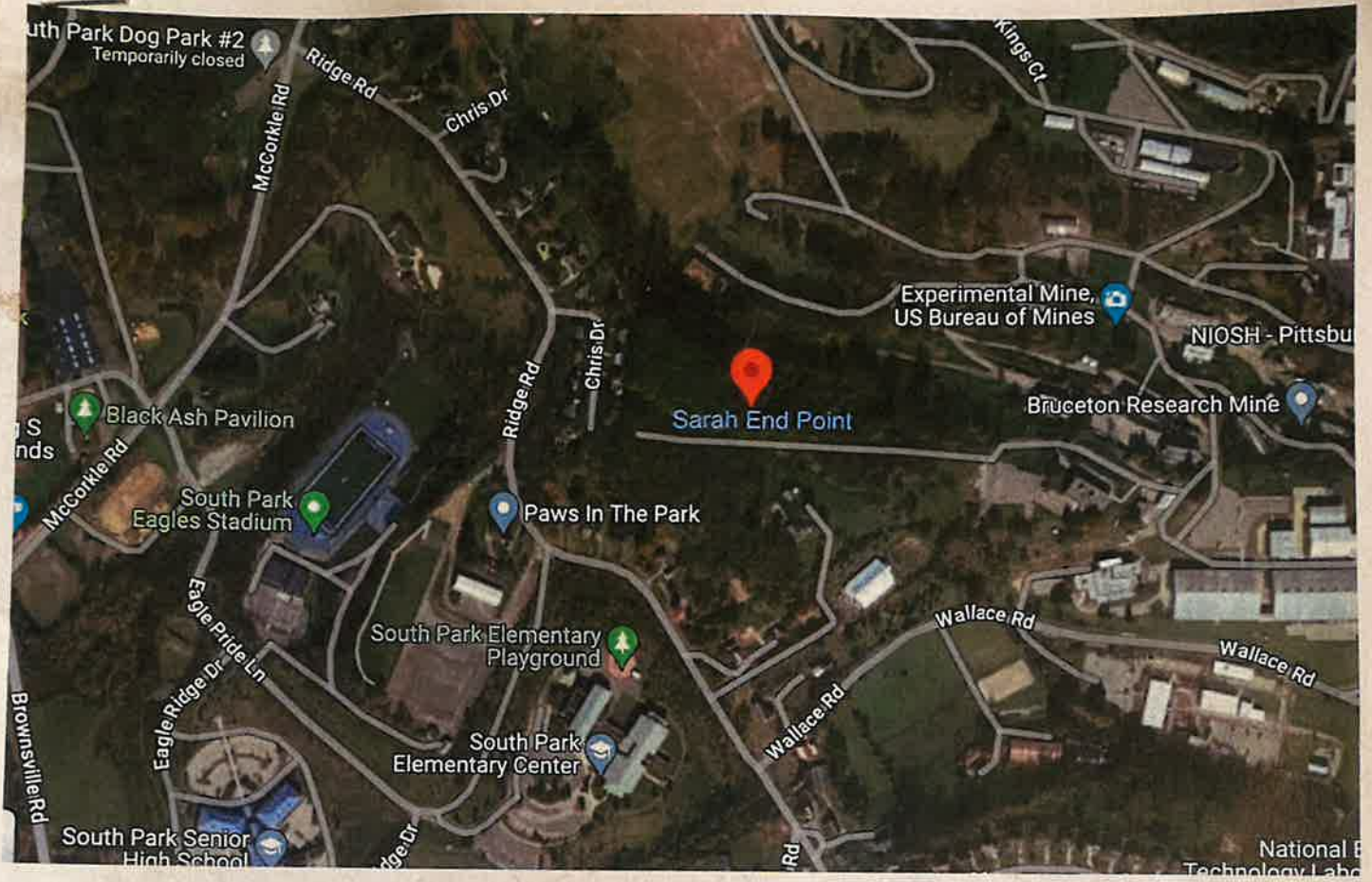
3.30'
ACCESS ROAD

N18°49'54"E
625'
(TIE)

Thomas C. Smit
Land Surveyor
SU-020659-E

SCALE 1" = 3000'







COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF OIL AND GAS MANAGEMENT

WELL LOCATION PLAT

PAGE 1 Surface Location

Auth ID #:	C:
Permit #:	C:
Project #:	C:

SHL True Latitude
40.250330

SHL True Longitude
-79.976487

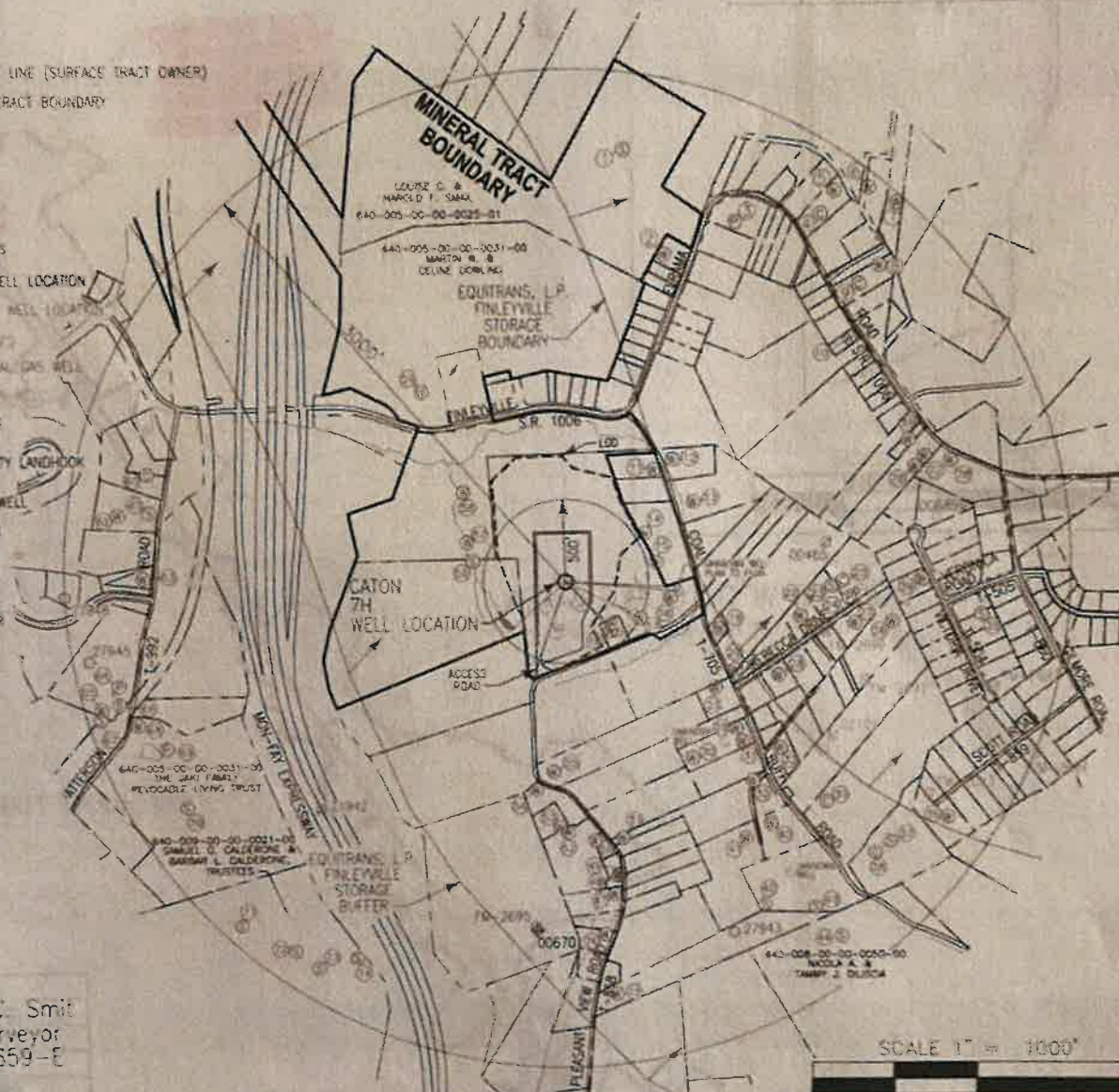
Horizontal Coordinate System:
NAD 83

NOTES:
THE PURPOSE OF THIS PLAT IS FOR THE LOCATION OF A PROPOSED GAS WELL AND DOES NOT REPRESENT A CLOSED BOUNDARY SURVEY. PROPERTY LINES AND OWNERS WERE OBTAINED FROM VARIOUS FIELD EVIDENCE, TAX RECORDS, AND AERIAL MAPPING.
THERE ARE NO COAL MINES WITHIN 1000 FEET OF PROPOSED WELL LOCATION.

LINE	BEARING	DISTANCE (FEET)
1	136°47'12"W	601
2	126°44'43"E	581
3	263°16'22"E	500
4	54°28'25"E	361
5	147°42'53"E	468
6	412°42'14"E	425
7	249°07'27"W	419

LEGEND

- PROPERTY LINE (SURFACE TRACT OWNER)
- MINERAL TRACT BOUNDARY
- ROADWAY
- STREAM
- DE LINE
- - - LOG
- WETLANDS
- ⊕ ACTIVE WELL LOCATION
- ⊙ PLUGGED WELL LOCATION
- ⊙ HISTORICAL GAS WELL
- ⊙ BUILDING
- ⊙ PROPERTY LANDHOOK
- ⊙ WATER WELL
- ⊙ CISTERN
- ⊙ SPRING
- ⊙ WATER SOURCE NUMBER



Thomas C. Smit
Land Surveyor
SU-020659-E

SCALE 1" = 1000'



Applicant / Well Operator Name: EQT Production Company		DEP ID#: 146983	Well (Farm) Name: Caton	Well #: 7H	Serial #:
Address: 400 Woodcliff Drive, Canonsburg, PA 15317		County: Washington	Municipality: Union Township	Well Type: Gas	
911 address of well site: 265 Pleasantville Road, Finleyville, PA, 15332		USGS 7 1/2' Quadrangle Map Name: Glassport	Map Section: 7	Surface Elevation: 1122± ft.	
Surveyor or Engineer: THOMAS C. SMIT, PLS	Phone #: (412) 278-2100	Reg #:	Date: 10/04/2021	Scale: 1" = 1000'	Unit Acreage: 843.50
Lat & Long Metadata Method: GPS	Accuracy: 3± ft.	Datum: NAD 83	Elevation Metadata Method: GPS	Accuracy: 5± ft.	Datum: NAVD 88
					Survey Date: 06/16/2016

WELL LOCATION PLAT

PAGE 4 Well Plan

DEP Use Only	Permit #
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Applicant / Well Operator Name:
OT PRODUCTION COMPANY

DEP ID#: 146983 Well (Farm) Name: SARAH

Well #: 9H

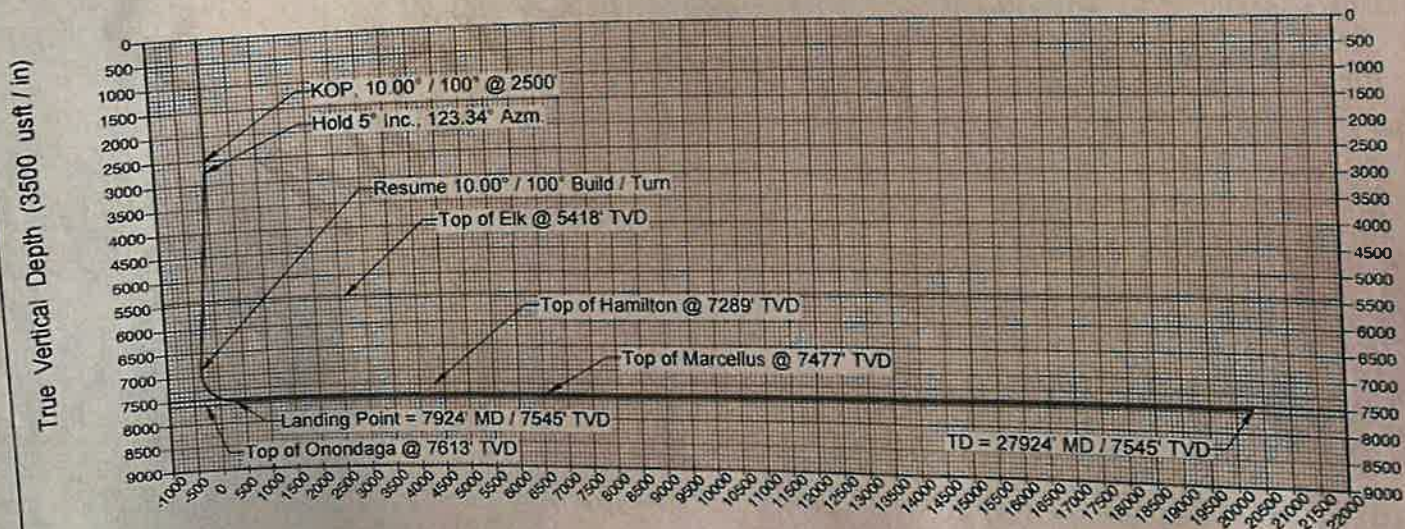
	TVD	TMD	Latitude	Longitude
KOP :	2,500'	2,500'	40.258030	-79.945053
Landing Point :	7,545'	7,924'	40.258978	-79.945167
Projected Bottom Hole :	7,545'	27,924'	40.304257	-79.985705

G
M

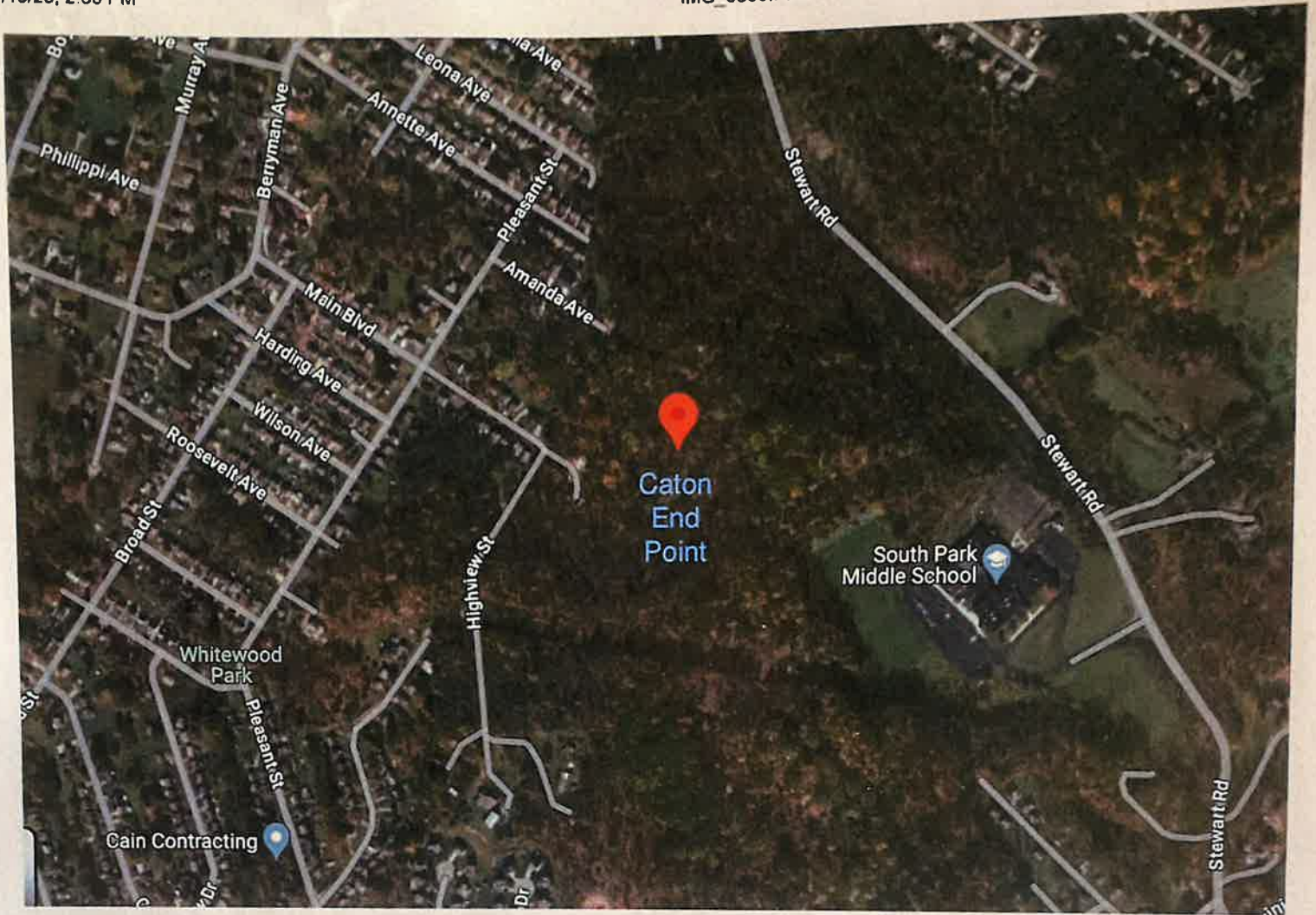
Azimuths to Grd North
Magnetic North : -9.40

Magnetic Field
Strength : 51,822.26
Dip Angle : 66.84
Date : 11/04/2021
Model : IGRF2015

NAD 83



Vertical Section at 327.48° (3500 usft / in)



WELL LOCATION PLAT


DEP Use Only Permit #

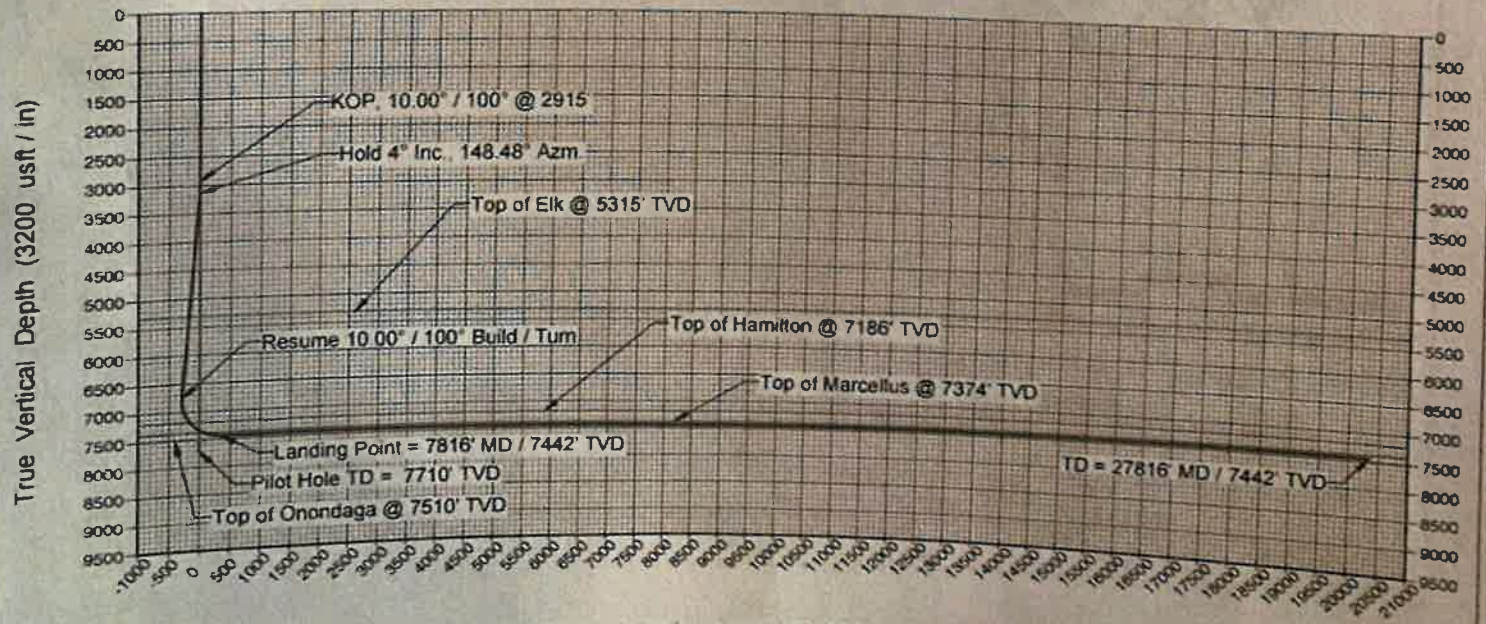
Applicant / Well Operator Name:
EQT PRODUCTION COMPANY

PAGE 4 Well Plan
DEP ID#: 146983 Well (Farm) Name: Caton

Well #: 7H

	TVD	TMD	Latitude	Longitude
KOP:	2,915'	2,915'	40.250330	-79.976487
Landing Point:	7,442'	7,816'	40.251110	-79.977223
Projected Bottom Hole:	7,442'	27,816'	40.296378	-80.017777
Pilot Hole:	7,710'	7,710'	40.250330	-79.976487


 Azimuths to Grid North
 Magnetic North: -9.38
 Magnetic Field
 Strength: 51.83732
 Dip Angle: 66.85
 Date: 09/16/2021
 Model: IGRF2015
 NAD 83





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF OIL AND GAS MANAGEMENT

WELL LOCATION PLAT
PAGE 1 Surface Location

Auth ID #:	G:
Permit #:	
Project #:	C:

SHL True Latitude
40.258030

SHL True Longitude
-79.945053

NOTES:
THE PURPOSE OF THIS PLAT IS FOR THE LOCATION OF A PROPOSED GAS WELL AND DOES NOT REPRESENT A CLOSED BOUNDARY SURVEY. PROPERTY LINES AND OWNERS WERE OBTAINED FROM VARIOUS FIELD EVIDENCE, TAX RECORDS, AND AERIAL MAPPING. NO STRUCTURES EXIST WITHIN 500 FEET OF PROPOSED WELL LOCATION.
THERE ARE NO COAL MINES WITHIN 3000' OF PROPOSED WELL LOCATION.

LINE	BEARING	DISTANCE (FEET)
L1	N89°02'41"E	95.7
L2	S84°11'28"E	656
L3	S62°36'23"E	740
L4	N33°07'03"E	28.1

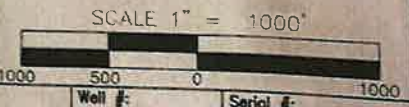
Horizontal Coordinate System:
NAD 83

LEGEND

- PROPERTY LINE (SURFACE TRACT OWNER)
- MINERAL TRACT BOUNDARY
- ROADWAY
- STREAM
- DE LINE
- LOD
- COUNTY LINE
- WETLANDS
- HISTORICAL GAS WELL
- HISTORICAL DRY HOLE
- HISTORICAL WELL NO RECORD
- BUILDING
- ↑ PROPERTY LANDHOOK
- ⊙ WATER WELL
- ⊙ TANK
- ⊙ SPRING
- ⊙ CISTERN
- ⊙ POND
- ⊙ WATER SOURCE NUMBER



Thomas C. Smit
Land Surveyor
SU-020659-E



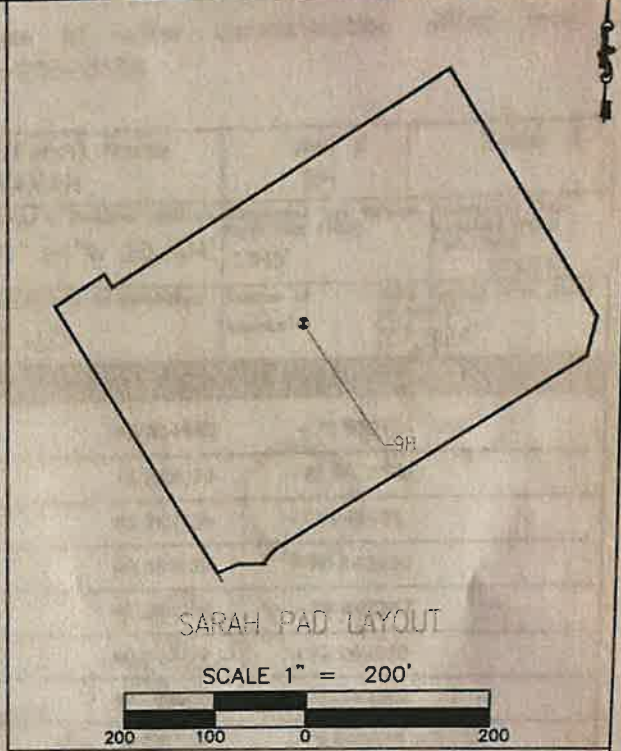
Applicant / Well Operator Name: EQT Production Company		DEP ID#: 146983	Well (Farm) Name: SARAH		Well #: 9H	Serial #: 1000
Address: 400 WOODCLIFF DRIVE, CANONSBURG, PA 15317			County: WASHINGTON	Municipality: UNION TOWNSHIP	Well Type: GAS	
911 address of well site: 4371 FINLEYVILLE ELRAMA ROAD, FINLEYVILLE, PA 15332			USGS 7 1/2 Quadrangle Map Name: GLASSPORT, PA	Map Section: 8	Surface Elevation: 1330± ft.	
Surveyor or Engineer: THOMAS C. SMIT, PLS	Phone #: (412) 278-2100	Dwg #:	Date: 11/24/2021	Scale: 1"=1000'	Unit Acreage: 1365.09	
Lat & Long Metadata Method: GPS	Accuracy: 3± ft.	Datum: NAD 83	Elevation Metadata Method: GPS	Accuracy: 5± ft.	Datum: NAVD 88	Survey Date: 08/18/2016

WELL LOCATION PLAT

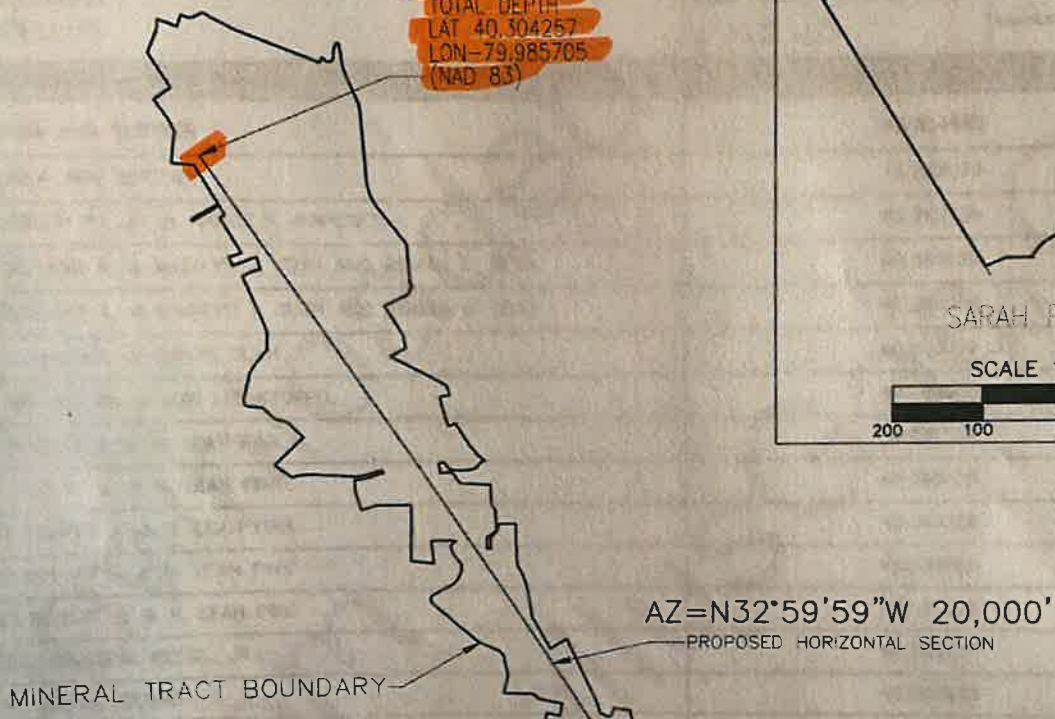
PAGE 3 Plan View of Deviated Well Bore

Applicant / Well Operator Name: EQT Production Company	DEP ID#: 146983	Well (Farm) Name: SARAH	Well #: 9H
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SHL True Latitude 40.258030
SHL True Longitude -79.945053
Horizontal Coordinate System: NAD 83



LOCATION AT
TOTAL DEPTH
LAT 40.304257
LON -79.985705
(NAD 83)



LOCATION AT
LANDING POINT
LAT 40.258978
LON -79.945167
(NAD83)

S34°47'33\"/>

S34°47'33\"/>

801'
(T.E.)

801'
(T.E.)

ACCESS ROAD

SARAH 9H
WELL LOCATION
& KOP

Thomas C. Smit
Land Surveyor
SU-020659-E

NAD 27 Coordinates	
Tophole	
LAT	40.257960
LON	-79.945280
KOP	
LAT	40.257960
LON	-79.945280
Landing	
LAT	40.258908
LON	-79.945394
Bottomhole	
LAT	40.304188
LON	-79.985831

TOTAL MINERAL TRACT
ACREAGE 1365.09 Ac.
EXISTING SURFACE ELEVATION- 1330± FT.

