BOROUGH OF OAKMONT
ALLEGHENY COUNTY, PENNSYLVANIA

RESOLUTION NO. 18 OF 2025

A RESOLUTION OF THE BOROUGH OF OAKMONT, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE EXECUTION OF A CORRECTIVE DEED FOR 107 DARK HOLLOW ROAD, OAKMONT, PA 15139, TO CORRECT AN OMISSION REGARDING THE RESERVATION OF OIL AND GAS OR MINERAL RIGHTS

WHEREAS, the Borough of Oakmont ("Borough") is the record owner of certain real property located at 107 Dark Hollow Road, Oakmont, PA 15139, Block and Lot No. 444-N-268 (the "Property"), having acquired the same from Edgewater Properties, LP via Deed dated April 28, 2015 and recorded in the Allegheny County Recorder of Deeds Office on May 12, 2015 at Deed Book Volume 15974, page 290; and

WHEREAS, the Property was previously owned by Edgewater Properties, LP ("Edgewater"), who acquired the Property from Hogan Enterprises, Inc. ("Hogan") via Deed dated June 11, 2009 and recorded in the Allegheny County Recorder of Deeds Office on June 12, 2009 at Deed Book Volume 13952, page 446; and

WHEREAS, the Deed which conveyed title of the Property from Hogan to Edgewater omitted the intention of the parties that the Deed would not convey to Edgewater any oil and gas or mineral rights associated with the Property; and

WHEREAS, Hogan has asked the Borough, and the Borough has agreed, to execute a Corrective Deed for the purpose of correcting the omission contained in the 2009 Deed and clarifying that the oil and gas or mineral rights remain vested in Hogan so that Hogan can collect the royalties to which it is entitled.

NOW, THEREFORE, the Council of the Borough of Oakmont hereby resolves to execute the Corrective Deed for 107 Dark Hollow Road, Oakmont, PA 15139, Block and Lot No. 444-N-268, in the form attached hereto, for the purpose of reserving unto Hogan Enterprises, Inc. all oil and gas or mineral rights associated with the Property.

(Signature Page to Follow)

THIS RESOLUTION adopted at a duly assembled public meeting by the Council of the Borough of Oakmont this 11th day of December, 2025.

ATTEST:

Borough Secretary

BOROUGH OF OAKMONT

President, Borough Council

EXAMINED AND APPROVED by me this _____ day of December, 2025.

Mayor, Borough of Oakmont