

**IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

IN RE: CONDEMNATION BY THE PENNSYLVANIA TURNPIKE COMMISSION OF ANY AND ALL RIGHTS IN AND TO THE USE OF THE SURFACE OF 18.253 ACRES OF PROPERTY ARISING FROM ALL OIL AND GAS LEASES AND/OR ASSIGNMENTS THEREOF OF PROPERTY LOCATED IN THE TOWNSHIP OF CECIL, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, FOR THE CONSTRUCTION OF THE SOUTHERN BELTWAY, U.S. ROUTE 22 TO I-79 PROJECT (PART OF TAX PARCEL NO. 140-012-00-00-0094-000) TO: JJ OIL & GAS, INCORPORATED, a Pennsylvania corporation, DALE PROPERTY SERVICES PENN, LP, a Texas limited partnership, itself and as successor in interest by conversion of DALE PROPERTY SERVICES PENN, LLC, an inactive-cancelled Texas limited liability company, DALE PENNSYLVANIA ROYALTY, LP, a Texas limited partnership, CHESAPEAKE APPALACHIA, L.L.C., an Oklahoma limited liability company, STATOILHYDRO USA ONSHORE PROPERTIES, INC., a Delaware corporation, now known as EQUINOR USA ONSHORE PROPERTIES INC., a Delaware corporation, RANGE RESOURCES – APPALACHIA, LLC, a Delaware limited liability company, and EQUITABLE GAS COMPANY, their successors in interest and assigns, all as their interests may appear.

ALL THAT CERTAIN piece of land located in the Township of Cecil, County of Washington, Commonwealth of Pennsylvania identified on the PTC Property Plot Plan, being Exhibit B attached to the Declaration of Taking.

NOTICE TO CONDEMNNEES

IN ACCORDANCE WITH SECTION 305 OF THE EMINENT DOMAIN CODE, CODIFIED AT 26 Pa.C.S. §305, THE PENNSYLVANIA TURNPIKE COMMISSION HEREBY GIVES NOTICE THAT:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on October 31, 2023 in the Court of Common Pleas of Washington County, Pennsylvania at No. 2023-6309. This filing was made pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1, effective in 120 days [Sept. 1, 2006].
2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P. O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.
3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 6 of Act of May 21, 1937, P.L. 774, No. 211, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.
4. This Declaration of Taking was authorized by a Resolution adopted October 19, 2023, by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike's Central Office, located at Exit 247 of the Pennsylvania Turnpike.
5. The purpose of the condemnation is to acquire property interests for the construction of the Southern Beltway, Route 22 and I-79 Project, and its requirements.
6. The property is situated in Township of Cecil, Washington County, Pennsylvania and consists of 18.253 acres owned by the Pennsylvania Turnpike Commission in fee simple described as Lot No. 2 in the Morgan Road Subdivision Plan as recorded in the Washington County Recorder of Deeds at Instrument No. 201805484, also identified as Tax Parcel ID No. 140-012-00-00-0094-00 (the "Property"). A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Prothonotary of Washington County and with the Washington County Recorder of Deeds in accordance with Section 304 of the Eminent Domain Code of 2006.
7. The nature of the title hereby acquired is the surface rights on the Property arising from oil and gas leases and/or assignments thereof and the extinguishment of such surface rights, as more fully described in the site drawing prepared by Monaloh Basin Engineers dated October 25, 2023 and attached to the Declaration of Taking as Exhibit B.
8. A plan showing the property may be inspected at the office of Wrtcher Law, LLC, One Monroeville Center, 3824 Northern Pike, Suite 925, Monroeville, PA 15146.
9. The Condemnor filed with the Declaration of Taking its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.
10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

PENNSYLVANIA TURNPIKE COMMISSION