

Please be advised the Board unanimously approved the Plan contingent upon the following:

- (1) The site must be developed as per the Plan presented with this requirement permitted to be imposed by Washington Township Subdivision and Land Development Ordinance No. 167, Section 308 and 601A;
- (2) Applicant shall obtain an ESCGP-3 Permit, Township Grading Permit, and any other required permits, and provide copies of all permits to the Township prior to commencement of any construction activity. The Grading Permit is required by Washington Township Subdivision and Land Development Ordinance No. 167, Sections 518A-C and Section 601A;
- (3) Applicant shall comply with landscaping requirements as set forth in Washington Township Subdivision and Land Development Ordinance No. 167 as determined by the Washington Township Planning Director with any requirements imposed post construction being consistent with site conditions pre-construction. Specifically, within ninety (90) days of completion of drilling, the Township, in the Township's discretion, will determine if Applicant must install a buffer area around the improvements remaining at the site. These requirements are authorized by Washington Township Subdivision and Land Development Ordinance No. 167, Section 604;
- (4) The Township, including emergency service personnel, Emergency Management Coordinator and/or Township Fire Chief, reserve its/their right to inspect the Athena Well Pad site at any time upon reasonable notice given to Applicant. Prior to the commencement of drilling, Applicant and the Township shall establish a site inspection schedule. At least 30 days prior to drilling, all designated Township representatives shall first complete appropriate Applicant-provided training to be scheduled with the Emergency Management Coordinator. All individuals shall wear appropriate personal protective equipment to access the Athena Well Pad Site prior to inspections;
- (5) Applicant shall forward all Township citizen complaints to the Township Secretary, Planning Director or Chief of Police within 72 hours of receipt unless the citizen requests that the Applicant not contact the Township. Applicant shall also forward complaints from Township citizens related to the Athena Well Pad that are submitted through its public hotline within 72 hours of receipt, unless the citizen requests that the Applicant not contact the Township. Applicant shall provide the Township with points of contact, including 24-hour telephone contact numbers;
- (6) Excess Maintenance Agreements (EMA) shall be executed prior to commencement of construction activities for the Applicant to utilize Lockwood Road and to ensure compliance with the roadway maintenance plan. The Applicant shall post financial security in accordance with applicable PennDOT standards to assure proper

roadway maintenance. All roads, State or Township, in addition to bonding, must be maintained at all times in a reasonably acceptable condition for passage thereover by passenger vehicles, school buses, emergency vehicles and other regular and anticipated users thereof;

- (7) Prior to commencement of construction activities, Applicant shall provide the Township with PennDOT approvals to utilize Kistler and Mamont Roads and shall show evidence that Kistler and Mamont Roads have been added to the currently existing EMA with PennDOT District 12;

- (8) Applicant shall comply with the following specific conditions:

Applicant to prepare design plans to the satisfaction of the Township following applicable Township and PennDOT Standards at the following intersections/roadway segments:

- (a). Kistler Road and Athena Well Pad Site Driveway—Construct a minimum use driveway onto Kistler Road in accordance with the approved HOP Plan;
- (b). Kistler Road—Enlarge the radius on the north side of 278 Kistler Road within the PennDOT right of way to provide the enhanced ability to proceed around the curve at that point on Kistler Road, provided that PennDOT issues a Highway Occupancy permit for this improvement. Applicant must trim trees and vegetation at this point to enhance sight distance;
- (c). All vehicles must use Kistler Road to access the Athena Well Pad Site, except as set forth hereafter;
- (d). No truck traffic shall be permitted on the posted haul routes during times when school bus traffic is expected to be on said roads (“Blackout Time”). Blackout Time shall be coordinated with the Kiski Area School District and the Township. Blackout Time shall extend to days when school bus pick-up and delivery is affected by weather, other conditions, or scheduling
- (e) Improvements, if necessary, to the intersections of Lockwood Road and Mamont Road, and Lockwood Road and Kistler Road to accommodate Oversized Vehicles if approved by PennDOT.

- (9) The following restrictions are applicable based upon information provided by Applicant, unless otherwise approved by the Township:

- (a). Construction Phase (daylight hours only sunrise to sunset)

(i). Vehicles hauling oversized loads (Oversized loads are loads that are wider than permitted under 75 Pa. C. S. 4925 or 4921) at the beginning and end of Construction Phase may use Lockwood Road, provided there are 2 pilot cars escorting each vehicle convoy, or other appropriate traffic control measures acceptable to the Township to and from the Athena Well Pad Site at the beginning and end of the Construction Phase. Applicant shall request the Township Police Department to provide the escort provided the Township is permitted to do so and the resources are available. Applicant shall detail the level of such activity on a weekly basis in advance to the Township to provide a forecasted peak number of oversized vehicles, the type of vehicle, and the potential number of peak days for such activity and to otherwise provide the Township the ability to monitor the activity to ensure safety to Township residents. In the event of temporary road closures, the Applicant shall indicate how such temporary road closures will be addressed;

(b). Drilling Phase (24-hour operations)

(i). Vehicles hauling oversized loads (Oversized loads are loads that are wider than permitted under 75 Pa. C. S. 4925 or 4921) at the beginning and end of the Drilling Phase may use Lockwood Road, provided there are 2 pilot cars escorting each vehicle convoy, or other appropriate traffic control measures acceptable to the Township to and from the Athena Well Pad Site. Applicant shall request the Township Police Department to provide the escort provided the Township is permitted to do so and the resources are available. Applicant shall detail the level of such activity on a weekly basis in advance to the Township to provide a forecasted peak number of oversized vehicles, the type of vehicle, and the potential number of peak days for such activity and to otherwise provide the Township the ability to monitor the activity to ensure safety to Township residents. In the event of temporary road closures, the Applicant shall indicate how such temporary road closures will be addressed.

(c). Completions/Drill Out Phase (continuous 24-hour operations)

(i). Vehicles hauling oversized loads (Oversized loads are loads that are wider than permitted under 75 Pa. C. S. 4925 or 4921) at the beginning and end of the Completions/Drill Out Phase may use Lockwood Road provided there are 2 pilot cars escorting each vehicle convoy, or other appropriate traffic control measures acceptable to the Township, to and from the Athena Well Pad Site. Applicant shall request the Township Police Department to provide the escort provided the Township is permitted to do so and the

resources are available. Based on the conclusion that sand trucks will occupy haul routes exclusively using Kistler Road in the Township for substantial periods during the Completion/Drill Out Phase, given the anticipated lengths and numbers of sand trucks, and the resulting impacts on Kistler Road in the Township, Applicant shall provide traffic control measures during operation. Applicant shall detail the level of such activity on a weekly basis in advance to the Township to provide a forecasted peak number of heavy vehicles, the type of vehicle, and the potential number of peak days for such activity and to otherwise provide the Township the ability to monitor the activity to ensure safety to Township residents. In the event of temporary road closures, the Applicant shall indicate how such temporary road closures will be addressed.

- (10) All freshwater utilized for and during the completions phase of development shall be piped to the site and all trucking of freshwater to the site during the Completion Phase shall be prohibited, unless otherwise approved by the Township;
- (11) Applicant's signs will comply with PADEP well site sign standards. Other signs, if required, shall comply with Washington Township Subdivision and Land Development Ordinance No. 167;
- (12) Truck operators are not permitted to stage trucks or equipment on local roads nor idle motors outside the Athena Well Pad Site. Jake brakes shall not be used except in emergency situations;
- (13) Applicant must comply with the requirements set forth in the correspondence directed to Applicant from the Township Solicitor dated August 26, 2021, regarding the Kratos Waterline and pump pad project;
- (14) Applicant must apply for and obtain building permits for fencing, temporary housing, sound walls and other UCC required permits issued by the Township. These requirements are mandated by Washington Township Subdivision and Land Development Ordinance No. 167, Section 307. Any housing facilities upon the properties prior to occupancy must be inspected by the Washington Township Uniform Construction Code Officer to ensure compliance with the Uniform Construction Code as required by Washington Township Ordinance Nos. 107, 135 and 153;
- (15) Applicant must comply with any necessary stormwater management and erosion and sedimentation control plans as detailed in the ESCGP-3 Permit and enter into a Stormwater Management and Erosion and Sedimentation Control Agreement in recordable form prior to conducting any activity on the properties with this requirement permitted to be imposed by Washington Township Subdivision and Land Development Ordinance No. 167, Section 518A-C, Section 511A-F and Section 601A. To ensure compliance with the foregoing, Applicant agrees that fill

compaction following earth disturbances shall be performed in a good and workmanlike manner consistent with industry customs and standards;

- (16) All access ways must be passable at all times and at a minimum be stoned with 3B limestone from Kistler Road to the well site to accommodate access by emergency vehicles and no mud or other debris may be dragged onto public roads, including the berms, and if so, it must be immediately removed by Applicant, and if not, by the Township at Applicant's expense, and all dust must be controlled or suppressed on the access road and/or affected roads if there are complaints, all as required by Township Ordinance No. 99, Section 4(b)3; and Township Ordinance No. 167, Section 502B and Section 601A. Notwithstanding the aforesaid, the Applicant may utilize a larger stone base with a smaller stone on top in lieu of all 3B limestone, subject to all other conditions as set forth in this paragraph. Nothing herein shall be deemed to supersede the requirements of the ESCGP-3 Permit;
- (17) Sound walls will be utilized on all sides of the Well Pad location to comply with the Township's sound ordinance and there must be compliance at all times with the noise standards as set forth in Washington Township Ordinance No. 144. Applicant shall promptly initiate investigation of noise complaints from Township citizens or from the Township within 72 hours of receipt. Applicant shall promptly notify the Township of the results of the investigation and, if applicable, any measures taken to eliminate or mitigate the noise source;
- (18) All non-metal pipelines, other than consumer lines, must have installed in the line or along the line a tracer; the Well must have a placard immediately placed thereon where a person can be contacted 24 hours per day if necessary; and all lines must be placed at a depth of at least 24 inches. These requirements are authorized by Washington Township Subdivision and Land Development Ordinance No. 167, Section 502B and Section 601A;
- (19) Within thirty (30) days of pipeline installations, Applicant must provide to the Township plot plans showing the locations of the installed pipelines lines. This requirement is permitted by Washington Township Subdivision and Land Development Ordinance No. 167, Section 502B and Section 601A;
- (20) All road cuts and road crossings must be marked, cased and vented as required by Township Ordinance No. 60, Section 6(a)-(k);
- (21) Applicant will not utilize any natural gas or diesel compressors after the Completions/Drill Out Phase in connection with permanent operations without additional approval from the Township of Washington. This requirement is permitted by virtue of Washington Township Subdivision and Land Development Ordinance No. 167, Section 502B and Section 601A;
- (22) Prior to drilling, Applicant must obtain approvals to do so from the Pennsylvania Department of Environmental Protection;

- (23) Any and all costs incurred by the Township or by any emergency organization as a result of this approval will be the responsibility of Applicant at cost plus 20% and must be paid within ten (10) days of invoice. This charge is permitted to be imposed by Washington Township Subdivision and Land Development Ordinance No. 167, Section 406A&B;
- (24) The Applicant must return to the Washington Township Planning Department if any or all of the wells produce wet gas;
- (25) Within sixty (60) days prior to commencement of drilling operations at the site, Applicant must submit to the Township and the Township's Emergency Management Agency or Coordinator at Applicant's expense the following:
 - (a) A plot plan indicating the well site, with all locations marked and noted including, equipment, buildings, storage tanks, living areas and the like;
 - (b) A list of contact people with contact information, including phone numbers, with the information placed on the plot plan;
 - (c) Directions to the well location commencing at the entrance from the public thoroughfare to the well;
 - (d) A copy of the Applicant emergency response plan including the identification of their contracted well fire control company;
 - (e) An aerial map of the well site location with a one-half mile and one-mile radius drawn around the same; and
 - (f) An as-built plan must be submitted to the Township within sixty (60) days of construction.
- (26) Prior to commencement of operations, Applicant must install directional signs to the well location commencing from the entrance from the public thoroughfare to the well location. Additionally, signs shall be placed on or about Lockwood Road in such a fashion so as to advise the prohibition of well traffic on Lockwood Road;
- (27) Applicant must provide written documentation in advance to the Township, the Township's Emergency Management Agency or Coordinator and Fire Chief of when well operations are moving into the next stage and for what duration;
- (28) Applicant must provide notification to the Township Emergency Management Coordinator/Agency: (i) all spills, leaks and releases that are within 2500' of any residence that are reportable to the PADEP simultaneously with the report to the PADEP; (ii) severe work-related injuries and illnesses reported to OSHA within 24 hours of the illness or injury; or (iii) any matter that requires a PA One Call.

Notwithstanding the foregoing, immediate notification to the Township shall always be required for all matters or events if the matter or event poses an imminent threat to the health and safety of the public. Township Emergency Management Agency shall be provided a complete, detailed list of all gases, chemicals, and waste products stored or distributed on site;

- (29) At the request of the Township, Applicant shall attend Board Meetings to update the status of development and field questions or concerns; and
- (30) All lighting shall be faced downward and inward so as to minimize adverse effects on neighboring properties and traffic.

All of the foregoing will be at the expense of Applicant. Applicant shall timely pay all fees and cost due the Township per the Township's Ordinances, Rules, Regulations and Resolutions.