

-Top Hole 9.488'

-LATITUDE 39-30-00 N (BH)-BH 9.520

Diagram of a traverse with three points. The first point is connected to a cloud symbol by a line labeled "18\"". The second point is connected to the first by a line labeled "N 72°16' E 362.2'". The third point is connected to the second by a line labeled "P5 N4 389.0'" and to a cloud symbol by a line labeled "20\"". The angle at the second point is labeled "Z 125°56'".

Top Hole	
Geo NAD 83-	39.415519 N, 81.075248 W
UTM NAD 83(Meters)-	4362891.49 N, 493522.47 E
UTM NAD 83(Feet)-	14313919.83 N, 1619164.96 E
Landing Point	
Geo NAD 83-	39.414966 N, 81.082899 W
UTM NAD 83(Meters)-	4362830.70 N, 492863.75 E
UTM NAD 83(Feet)-	14313720.37 N, 1617003.82 E
Bottom Hole	
Geo NAD 83-	39.462008 N, 81.117070 W
UTM NAD 83(Meters)-	4368054.73 N, 489928.99 E
UTM NAD 83(Feet)-	14330859.54 N, 1607373.38 E

<i>NUMBER</i>	<i>DIRECTION</i>	<i>DISTANCE</i>
<i>L1</i>	<i>N02°56'E</i>	<i>1,869.4'</i>
<i>L2</i>	<i>S73°50'E</i>	<i>2,969.8'</i>
<i>L3</i>	<i>S85°41'W</i>	<i>2,171.1'</i>

LONGITUDE 81-05-00 W — BH 13.839'

LONGITUDE 81-02-30 W Top Hole 418'

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Office of Oil & Gas
AUG 07 2025
WV Department of
Environmental Protection

—LEGEND—

— — — —	Lease lines
— — — —	500' from well
— — — —	bore path
— — — —	Surface tracts
— — — —	within lease
— — — —	Adjoiner tracts

(+) DENOTES LOCATION OF WELL ON UNITED STATES TOPOGRAPHIC MAPS

FILE NO. _____
DRAWING NO. 1
SCALE 1" = 2000'
MINIMUM DEGREE OF
ACCURACY 1 in 200
PROVEN SOURCE OF
ELEVATION GPS
submeter unit

I THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND SHOWS ALL THE INFORMATION REQUIRED BY LAW AND THE RULES ISSUED AND PRESCRIBED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

(SIGNED) David L Jackson
R.P.E. _____ P.S. 708



STATE OF WEST VIRGINIA
Division of Environmental Protection
OFFICE OF OIL AND GAS

DATE June 24, 2025

OPERATOR'S WELL NO. P5N4
API WELL NO. 47 - 073 - 02632

WELL TYPE: OIL GAS LIQUID INJECTION WASTE DISPOSAL STATE TX COUNTY GLS PERMIT 02002
(IF "GAS") PRODUCTION X STORAGE DEEP SHALLOW
LOCATION: ELEVATION 869.0' WATER SHED Sugar Creek of Outlet Middle Island Creek (HUC-10)
DISTRICT Union COUNTY Pleasants
QUADRANGLE Bens Run 7 1/2'

SURFACE OWNER	<u>Jay-Bee Royalty, LLC</u>	ACREAGE	<u>165.0 Ac.</u>
OIL & GAS ROYALTY OWNER	<u>Jay-Bee Royalty, LLC</u>	LEASE ACREAGE	<u>165.0 Ac.</u>

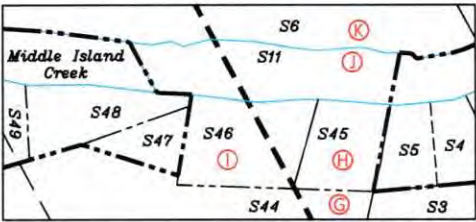
PROPOSED WORK: DRILL X CONVERT DRILL DEEPER REDRILL FRACTURE OR
STIMULATE X PLUG OFF OLD FORMATION PERFORATE NEW
FORMATION OTHER PHYSICAL CHANGE IN WELL (SPECIFY)

PLUG AND ABANDON CLEAN OUT AND REPLUG
TARGET FORMATION Marcellus ESTIMATED DEPTH TVD = 5,812' ; TMD = 26,607'
WELL OPERATOR Jay-Bee Oil & Gas, Inc. DESIGNATED AGENT Deborah Broda-Morgan
ADDRESS 16 South Avenue W, Ste 118, Cranford NJ 07016 ADDRESS 429 Simonton Road, Ellenboro, WV 26346

SK
7-16-25

form ww6

JACKSON SURVEYING
INC.
2413 East Pike Street
#112
Clarksburg, WV 26301
304-623-5851



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P.S.
708

David L Jackson



Jay Bee
Oil & Gas
DRILLING
into the future

API #:	47-073-02632
WELL #:	P5N4
DISTRICT:	Union
COUNTY:	Pleasants
STATE:	WV

WELL PLAT
PAGE 2 OF 4
DATE: 08/01/2025

08/22/2025

form wwg

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Notes:

1. All wells within 500' of the horizontal leg are shown on this plat based upon information taken from DEP mapping, well plats, & aerial photos.

2. Ties to wells and corners are based on State Plane Grid North-WV North Zone NAD 83.

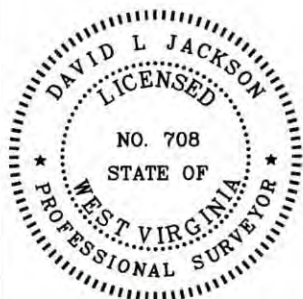
3. Surface and Royalty owner information and boundaries shown hereon were plotted from deeds and/or Tax Parcel Maps and/or field locations.

4. This plat does not represent a boundary survey of parcels shown hereon.

5. No water wells were found within 250' of the well location. No dwellings or buildings were found within 625' from the center of the proposed pad. No perennial streams are located within 100' of LOD. No producing trout stream is located within 300' of LOD.

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708

David L Jackson

Tag	Number	Tax Map-Parcel	Surface Owner	Acres
A	S1	7-11-29	Jay-Bee Royalty LLC	165
B	S2	7-11-27	Darin J Barber	165
C	S40	7-11-34	Max E & Linda L Hall & Christopher G Hall & Curtis M Hall	38.33
D	S41	7-11-35	Jay Bee Royalty, LLC	30.893
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M	S8	7-6-66	Jay-Bee Royalty LLC	85
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P	S64	7-5-36	Carroll L Ash	15
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R	S68	7-5-38	Timothy R & Pamela J Nichols	11.211
S	S73	7-5-3	Bens Run Land Company Limited Partnership	176.13
T	S87	Engle Run	State of West Virginia Dept. of Commerce Division of Nat Res	0.48
U	S74	7-1-5	Bens Run Land Company Limited Partnership	139.21
V	S79	7-1-2	Bens Run Land Company Limited Partnership	46.78
W	S88	Bens Run	State of West Virginia Dept. of Commerce Division of Nat Res	1.36
X	S89	Ohio River	State of West Virginia Dept. of Commerce Division of Nat Res	21.07
	S4	7-11-25.6	Lewis K & Virginia M Houser	0.581
	S5	7-11-25.13	Jon R & Sharon Y Bailey	0.624
	S12	7-6-109	Nathan Wade Bennett	5.011
	S13	7-6-100	C J Barnhart Heirs (Cemetery)	0.25
	S14	7-6-30.1	David Roger & Patty Sue McCartney	6
	S15	7-6-30	Charles R & Beth Ann Mankins	45
	S16	7-6-37	Louie A Stanley	60
	S17	7-6-65	Haessly Land & Timber LLC	47.5
	S18	7-6-67	Robert William Butler & Cathleen Louisa Peracchio	35.86
	S19	7-6-103	Robert William Butler & Cathleen Louisa Peracchio	38.93
	S20	7-11-4	Brian M Holmes	1
	S21	7-11-3.1	Brian M Holmes	1.75
	S22	7-11-3	Sandra K Lamm, Ronald S Holmes,	18.203
	S23	7-11-3.2	Edward B Holmes	3.447
	S24	7-11-2	Gary & Beverly Burian	6.1
	S25	7-11-25	Joshua Scott & Abigail Kathryn Holmes	5.033
	S26	7-11-25.11	Joshua S Holmes	9.131
	S27	7-11-25.14	Joshua S & Abigail K Holmes	2.268
	S28	7-11-25.10	Marvin E & Sandra K Lamm	18.287
	S29	7-11-25.9	Roger Q & Kimberly A Holmes	20.534
	S30	7-11-5	Roger Q & Kimberly A Holmes	111
	S31	7-11-28	Jay-Bee Royalty LLC	56.5
	S32	7-11-30	Jay Bee Oil & Gas, Inc	25.14
	S33	7-11-32	Norma Jean Farson, Larry William Horner, Linda Lou Fetty & Garry Lee Horner	251.824
	S34	7-11-45.1	Gardner Cemetery	39
	S35	7-11-45	Matthew A & Dawina M Taylor	94.61
	S36	7-11-43	Matthew A & Dawina M Taylor	18.6
	S37	7-11-44	Matthew A & Dawina M Taylor	25.8
	S38	7-11-41	Melania Jo Manuse Revocable Trust	123.27
	S39	7-11-40	Jay Bee Royalty, LLC	62.063
	S43	7-11-26	Patrick Dean Sole	49.1769
	S47	7-11-25.8	Benny D & C Darlene Wharton	0.75
	S48	7-11-24	Luke Alan Myers & Joshua Neal Myers	0.21
	S49	7-11-23.1	Bobbi Jo & Warren Patrick Judge	0.524
	S50	7-11-23.2	Bobbi Jo & Warren Patrick Judge	0.084
	S51	7-11-23	Bobbi Jo & Warren Patrick Judge	0.93
	S52	7-11-22	Grant Hoskinson	3.63
	S53	7-11-22.1	West Virginia Department of Natural Resources	1.37
	S54	7-11-21	Michael Blaine Beagle	1
	S55	7-11-50	Michael William Hanlin	58.5
	S56	7-11-53	Haessly Land & Timber LLC	80
	S57	7-11-57	Ian & Robin Ann Weaver	274.06
	S58	7-10-7	Richard C & Rebecca D Beane	30
	S59	7-11-6	Richard C & Diane Beane	20
	S60	7-10-55	Richard C & Diane Beane	3.647
	S61	7-5-61	Joseph & Cynthia Ayers	35.981
	S62	7-5-62	Jay Bee Royalty, LLC	60.5
	S63	7-5-56	Spring Mountain Holding LLC	117.412
	S66	7-6-100.1	Tyrell W & Amanda L Childers	66.71
	S67	7-5-31	David Roger & Patty Sue McCartney	0.75
	S69	7-11-16	John A & Edith U Smith	189.21
	S70	7-5-34	Harold E Barnhart	72
	S71	7-5-32	Nellie M Barnhart	46.83
	S72	7-5-2	Teresa L Barnhart	78.5
	S75	7-5-86	Edwin A & Tracy L Meeks	1.675
	S76	7-1-6	Ottis D & Donna L Davis	6.184
	S77	7-1-1.2	David L & Jean Ann Hanline	3.706
	S78	7-1-1.1	Ottis D & Donna L Davis	6.156
	S80	7-1-3	Bens Run Land Company Limited Partnership	372.76
	S81	7-6-1	James A & Lanora E Renner (Life)	100
	S82	7-6-13	Tyrell W Childers	16.46
	S83	7-11-25.1	Board of Education - Union District	0.57
	S84	1-11-25.8	Benny D & C Darlene Wharton	0.75
	S85	7-11-48	Michael Blaine Beagle	112.25
	S90	7-5-35	Mt. Nebo Church of Christ Tr	1.0
	S91	4-2-3	Max & Linda Hall	84
	S92	4-4-5	John P & Brenda J Riggs	58.5
	S93	7-5-3.1	Bens Run Land Company Limited Partnership	92.45

08/22/2025



Jay Bee
Oil & Gas

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into the future

API #: 47-073-02632
WELL #: P5N4
DISTRICT: Union
COUNTY: Pleasants
STATE: WV

WELL PLAT

PAGE 3 OF 4

DATE: 08/01/2025

form ww6

JACKSON SURVEYING
INC.
2413 East Pike Street
#112
Clarksburg, WV 26301
304-623-5851

Jay-Bee Oil & Gas, Inc. - P5N-4 Permit - WW-6A1 Exhibit					
Tract	JB Tract #	District Tax Map/Parcel	Lessor, Grantor, Etc.	Deed Book/Page	Acres
A	P7207	07-11-29	Jay-Bee Royalty, LLC	312/470 312/199 312/465 312/481 316/347 318/674	165
B	P7206	07-11-27	Carl Edward Evans, Jr., et al	301/242	165
C	P7264	07-11-34	Christopher G Hall, et all	320/233	38.33
D	P7266	07-11-35	Jay-Bee Royalty, LLC	315/434 346/286 344/511 331/237	30.893
E	P7266	07-11-33	Edward W. Williamson, et al	311/321	14.25
F	P7267L	07-11-25.12	Joyce Kay Mixer Caputo, et al	317/25	21.267
G	P7267C	07-11-25.3	Joyce Kay Mixer Caputo, et al	317/25	5.621
H	P7267E	07-11-25.5	Joyce Kay Mixer Caputo, et al	317/25	0.75
I	P7267D	07-11-25.4	Joyce Kay Mixer Caputo, et al	317/25	1.5
J	DNR 5	Middle Island Creek	West Virginia Division of Natural Resources	329/653	2.34
K	P7267G	07-11-25.7	Joyce Kay Mixer Caputo, et al	317/25	40.88
L	P7041	07-11-1	Jay-Bee Royalty, LLC, et al	293/619	157.5
M	P7039	07-6-66	BB Land LLC, et al	330/180	85
N	P7122	07-6-64	BMB Enterprises, LLC, et al	293/620	69.887
O	P7098	07-6-111	BMB Enterprises, LLC, et al	293/620	321.62
P	P7227A	07-5-36	Donald A. Ash, et al	369/437	15
Q	P7227	07-5-37	Donald A. Ash, et al	369/437	20
R	P7227B	07-5-38	Berry WV OGM, LLC	369/488	11.211
S	P7225	07-5-3	Bens Run Minerals, LLC		176.13
T	Engle Run	Engle Run Creek	West Virginia Division of Natural Resources		0.48
U	P7113	07-1-5	Bens Run Minerals, LLC		139.21
V	P7224	07-1-2	Bens Run Minerals, LLC		46.78
W	Bens Run	Bens Run Creek	West Virginia Division of Natural Resources		1.36
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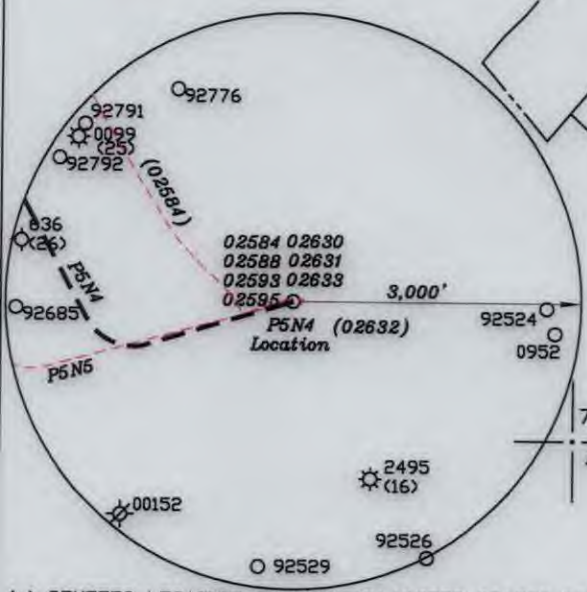
API #:	47-073-02632
WELL #:	P5N4
DISTRICT:	Union
COUNTY:	Pleasants
STATE:	WV

WELL PLAT
PAGE 4 OF 4
DATE: 08/01/2025

-Top Hole 9,488'

-LATITUDE 39-30-00 N (BH)-BH 9.520'

Diagram illustrating a tree layout with a 18" Shagbark Hickory and a 20" Poplar. The distance between the trees is 362.2'. The distance from the Poplar to the P5N4 point is 368.0'. The angle between the line connecting the trees and the line to P5N4 is 21.53°.



Top Hole	
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(SIGNED)

David L Jackson

R.P.E. _____ P.S. 708



STATE OF WEST VIRGINIA
Division of Environmental Protection
OFFICE OF OIL AND GAS

DATE August 1, 2025

OPERATOR'S WELL NO. P5N4

API WELL NO.

47 — 073 — 02632

STATE	COUNTY	PERMIT
-------	--------	--------

WELL TYPE: OIL GAS X LIQUID INJECTION WASTE DISPOSAL STATE 47 COUNTY 073 PERMIT 02632
(IF "GAS") PRODUCTION X STORAGE DEEP SHALLOW X

LOCATION: ELEVATION 869.0' WATER SHED Sugar Creek of Outlet Middle Island Creek (HUC-10)
DISTRICT Union COUNTY Pleasants

DISTRICT UnionCOUNTY *Pleasants*

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ACREAGE 165.0 Ac.

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DESIGNATED AGENT *Deborah Broda-Morgan*

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P.S. 708 *David L Jackson*

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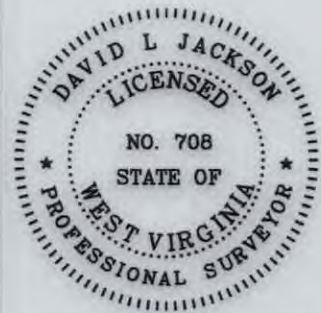


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into the future

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W	S88	Bens Run	State of West Virginia Dept. of Commerce Division of Nat Res	1.36
X	S89	Ohio River	State of West Virginia Dept. of Commerce Division of Nat Res	21.07
	S4	7-11-25.6	Lewis K & Virginia M Houser	0.581
	S5	7-11-25.13	Jon R & Sharon Y Bailey	0.624
	S12	7-6-109	Nathan Wade Bennett	5.011
	S13	7-6-100	C J Barnhart Heirs (Cemetery)	0.25
	S14	7-6-30.1	David Roger & Patty Sue McCartney	6
	S15	7-6-30	Charles R & Beth Ann Mankins	45
	S16	7-6-37	Louie A Stanley	60
	S17	7-6-65	Haessly Land & Timber LLC	47.5
	S18	7-6-67	Robert William Butler & Cathleen Louisa Peracchio	35.86
	S19	7-6-103	Robert William Butler & Cathleen Louisa Peracchio	38.93
	S20	7-11-4	Brian M Holmes	1
	S21	7-11-3.1	Brian M Holmes	1.75
	S22	7-11-3	Sandra K Lamm, Ronald S Holmes,	18.203
	S23	7-11-3.2	Edward B Holmes	3.447
	S24	7-11-2	Gary & Beverly Burian	6.1
	S25	7-11-25	Joshua Scott & Abigail Kathryn Holmes	5.033
	S26	7-11-25.11	Joshua S Holmes	9.131
	S27	7-11-25.14	Joshua S & Abigail K Holmes	2.268
	S28	7-11-25.10	Marvin E & Sandra K Lamm	18.287
	S29	7-11-25.9	Roger Q & Kimberly A Holmes	20.534
	S30	7-11-5	Roger Q & Kimberly A Holmes	111
	S31	7-11-28	Jay-Bee Royalty LLC	56.5
	S32	7-11-30	Jay Bee Oil & Gas, Inc	25.14
	S33	7-11-32	Norma Jean Farson, Larry William Horner, Linda Lou Fetty & Garry Lee Horner	231.824
	S34	7-11-45.1	Gardner Cemetery	.39
	S35	7-11-45	Matthew A & Dawina M Taylor	94.61
	S36	7-11-43	Matthew A & Dawina M Taylor	18.6
	S37	7-11-44	Matthew A & Dawina M Taylor	25.8
	S38	7-11-41	Melanie Jo Manuse Revocable Trust	123.27
	S39	7-11-40	Jay Bee Royalty, LLC	62.063
	S43	7-11-26	Patrick Dean Sole	49.1769
	S47	7-11-25.8	Benny D & C Darlene Wharton	0.75
	S48	7-11-24	Luke Alan Myers & Joshua Neal Myers	0.21
	S49	7-11-23.1	Bobbi Jo & Warren Patrick Judge	0.524
	S50	7-11-23.2	Bobbi Jo & Warren Patrick Judge	0.084
	S51	7-11-23	Bobbi Jo & Warren Patrick Judge	0.93
	S52	7-11-22	Grant Hoskinson	3.63
	S53	7-11-22.1	West Virginia Department of Natural Resources	1.37
	S54	7-11-21	Michael Blaine Beagle	1
	S55	7-11-50	Michael William Hanlin	58.5
	S56	7-11-53	Haessly Land & Timber LLC	80
	S57	7-11-57	Ian & Robin Ann Weaver	274.06
	S58	7-10-7	Richard C & Rebecca D Beane	30
	S59	7-11-6	Richard C & Diane Beane	20
	S60	7-10-55	Richard C & Diane Beane	3.647
	S61	7-5-61	Joseph & Cynthia Ayers	35.981
	S62	7-5-62	Jay Bee Royalty, LLC	60.5
	S63	7-5-56	Spring Mountain Holding LLC	117.412
	S66	7-6-100.1	Tyrell W & Amanda L Childers	66.71
	S67	7-5-31	David Roger & Patty Sue McCartney	0.75
	S69	7-11-16	John A & Edith U Smith	189.21
	S70	7-5-34	Harold E Barnhart	72
	S71	7-5-32	Nellie M Barnhart	46.83
	S72	7-5-2	Teresa L Barnhart	78.5
	S75	7-5-86	Edwin A & Tracy L Meeks	1.675
	S76	7-1-6	Ottis D & Donna L Davis	6.184
	S77	7-1-1.2	David L & Jean Ann Henline	3.706
	S78	7-1-1.1	Ottis D & Donna L Davis	6.156
	S80	7-1-3	Bens Run Land Company Limited Partnership	372.76
	S81	7-6-1	James A & Lenora E Renner (Life)	100
	S82	7-6-13	Tyrell W Childers	16.46
	S83	7-11-25.1	Board of Education - Union Disctrict	0.57
	S84	1-11-25.8	Benny D & C Darlene Wharton	0.75
	S85	7-11-48	Michael Blaine Beagle	112.25
	S90	7-5-35	Mt. Nebo Church of Christ Tr	1.0
	S91	4-2-3	Max & Linda Hall	5.0
	S92	4-4-5	John P & Brenda J Riggs	58.5
	S93	7-5-3.1	Bens Run Land Company Limited Partnership	0.25

08/22/2025

API #:47-073-02632

WELL #:P5N4

DISTRICT:Union

COUNTY:Pleasants

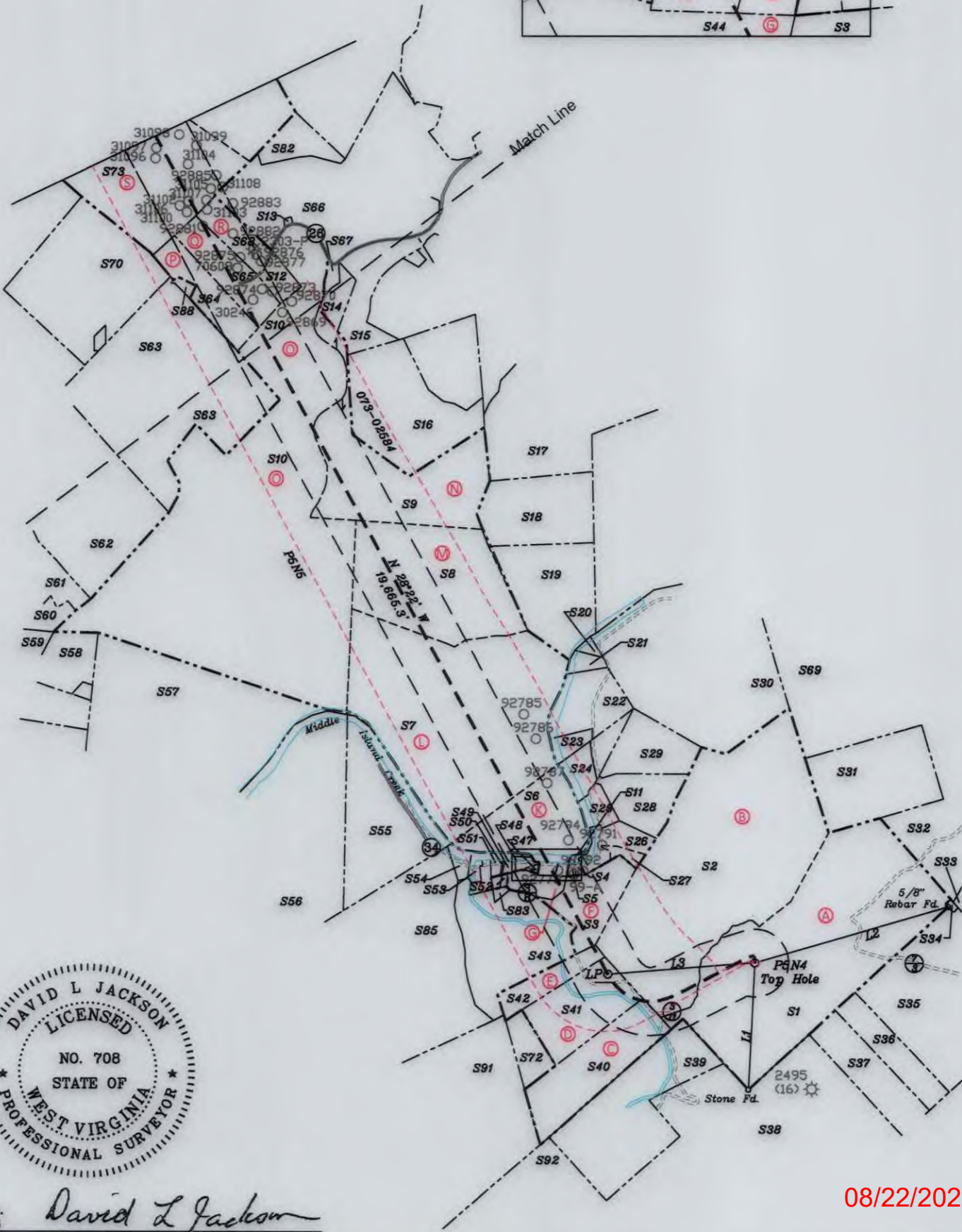
STATE:WV

WELL PLAT

PAGE 3 OF 4

DATE: 08/01/2025

JACKSON SURVEYING
INC.
2413 East Pike Street
#112
Clarksburg, WV 26301
304-623-5851



P.S. 708
David L Jackson

08/22/2025



Jay Bee
Oil & Gas
DRILLING
into the future

API #:	47-073-02632	WELL PLAT PAGE 2 OF 4 DATE: 08/01/2025
WELL #:	P5N4	
DISTRICT:	Union	
COUNTY:	Pleasants	
STATE:	WV	