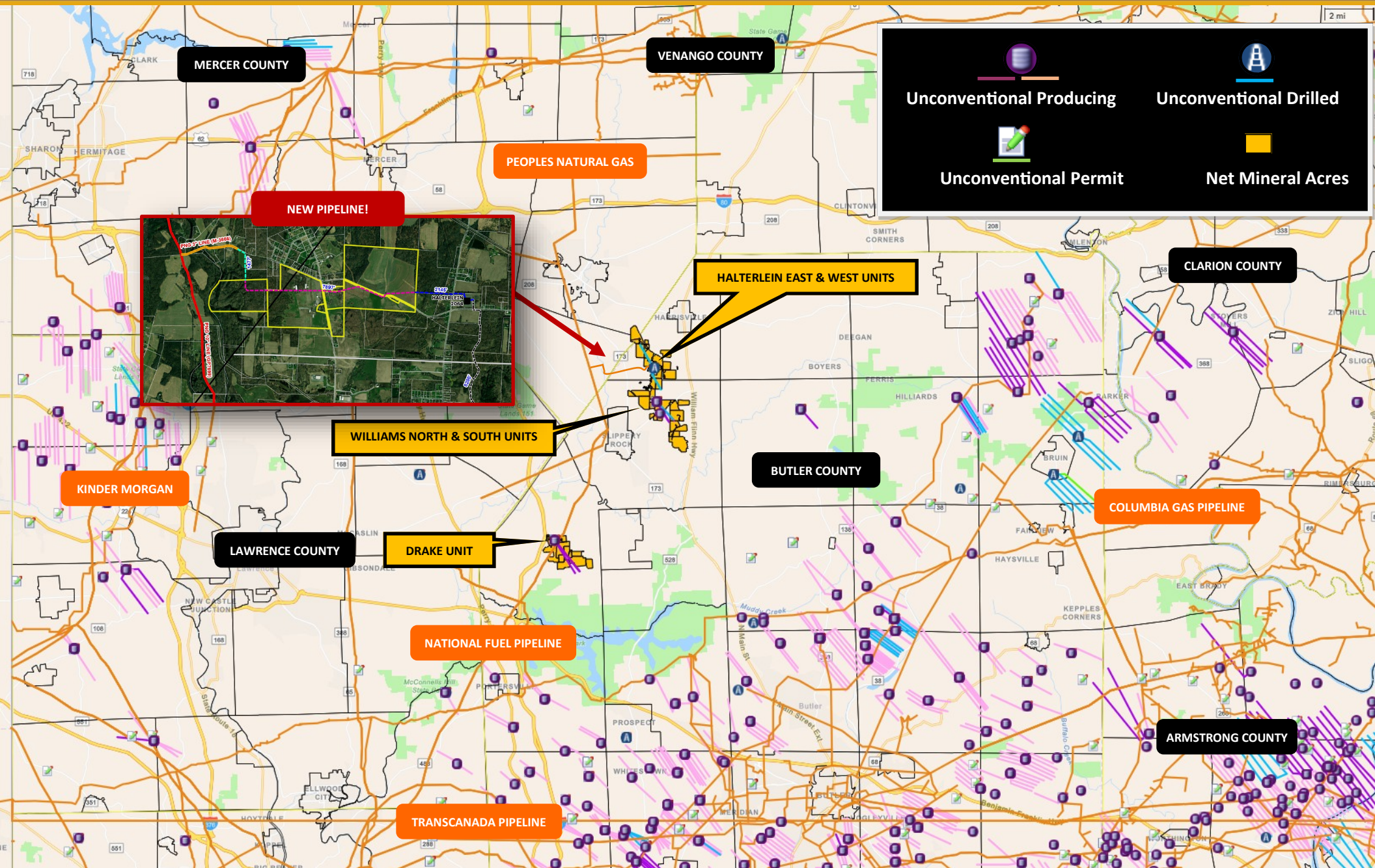




6,800 +/- NET MINERAL ACRE LEASEHOLD & 12 UNCONVENTIONAL WELLS
DATA CENTER POSSIBILITY / MULTI SHALE FORMATION PLAY
BUTLER COUNTY, PENNSYLVANIA





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DATA CENTER POSSIBILITY / MULTI SHALE FORMATION PLAY
BUTLER COUNTY, PENNSYLVANIA**

The opportunity is well positioned for Data Center Development!

6,800+/- net mineral acre leasehold and 12 Unconventional gas wells located in Mercer, Slippery Rock, and Worth Townships, Butler County, Pennsylvania. The CX-Energy team is ready to help lease or buy the contiguous oil and gas tracts to scale this project to your needs.

See the following maps for access to fiber optic infrastructure and the grid.

Overview of the current setup:

Five wells are completed and producing:

- Drake 5HM—Marcellus
- Drake 6HM—Marcellus
- Drake 6HS—Burkett
- Williams 5HM—Marcellus
- Williams 6HM—Marcellus

“On-site” processing of all hydrocarbon streams which include natural gas, natural gas liquids (NGL’s—Y Grade) and oil (condensate). The natural gas on the Drake pad is marketed to a nearby National Fuel Gas pipeline system. Natural gas was also used to power a series of on site bitcoin trailers on both the Drake and Williams pads—burning both natural gas and Ethane to power turbine generators for Bitcoin Mining on both Williams and Drake Unit pads while processing NLG’s.

The owner was Bitcoin Mining from the Williams and Halterlein Units.

Right of ways (ROW’s) and permits have been secured to extend pipeline infrastructure to the Williams and Halterlein Units.

Additional pipeline is under construction and additional Peoples Pipeline Tap has been purchased and pipeline row secured, permit to be issued any day now. When completed, this will create access for further development.

Seven wells are not producing. Of these wells, three were completed and are ready to be connect to market.

- Williams 5HD—Utica
- Williams 5HS—Burkett
- Williams 6HS—Burkett
- Halterlein 8HM—Marcellus
- Halterlein 4HM—Marcellus
- Halterlein 6HM—Marcellus
- Halterlein 8HS—Burkett

ASKING \$15,000,000



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WELL OVERVIEW

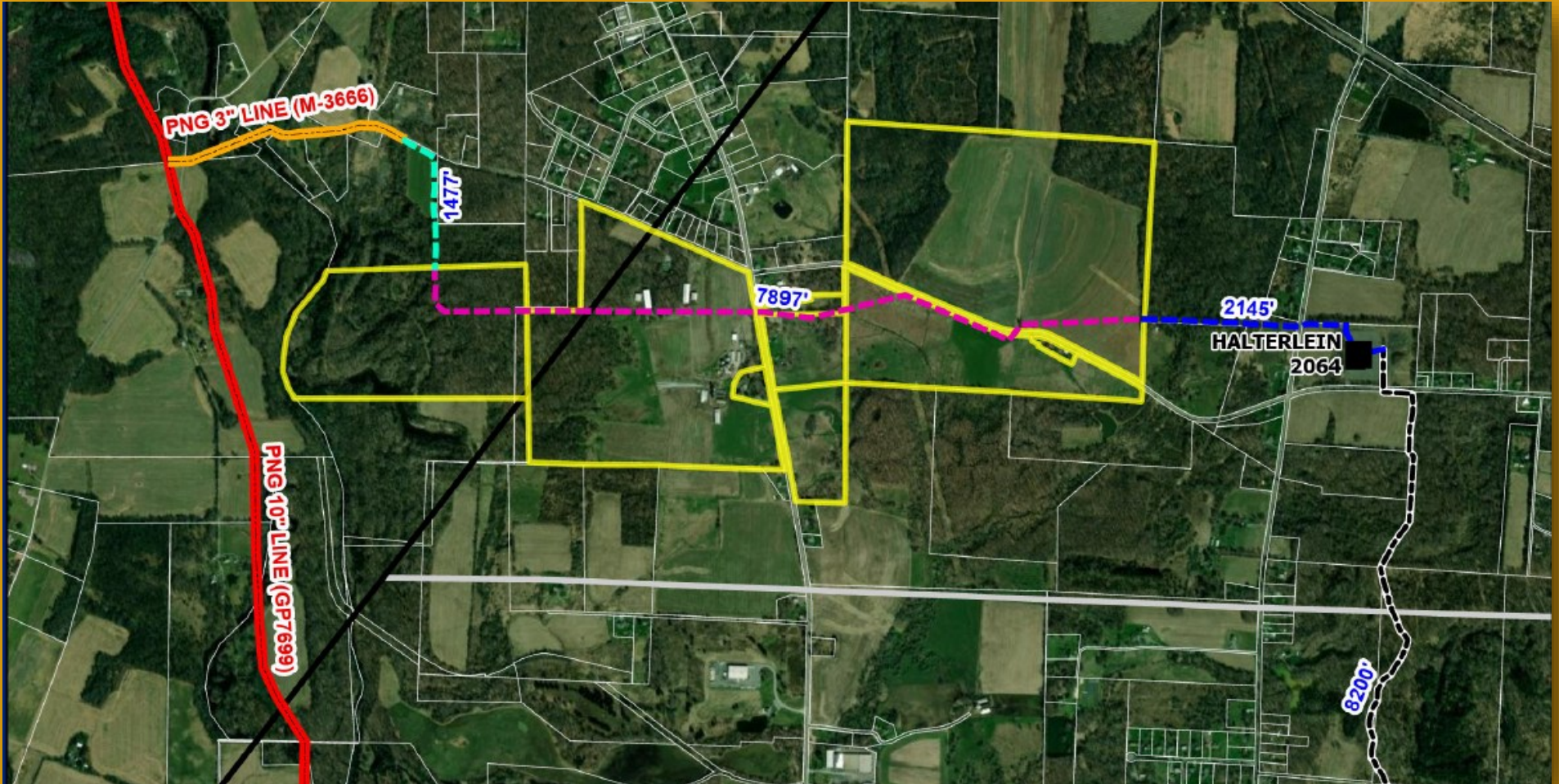
Updated List Rev4	4-1-2023	Anegada Energy LLC named Operator/Permit Holder							15-Jul-21	
	8-1-2024	(TD Energy LLC well ownership)								
All wells located in Butler County, PA										
ACCT										
DRAKE UNIT										
	WELL CODE	Pad Well #	Permit#	Well Name	Spud Date	Targeted Reservoir	TVD (ft)	TMD (ft)	Est Lat Length (ft)	Lat Length Perfs (ft)
1	1D-21927	#1H	019-21927	Drake 2053 5HM	06/03/12	Marcellus	4,776	9,755	na	4,340
2	2D-21948	#2H	019-21948	Drake 2053 6HS	05/10/12	Burkett	4,588	10,020	na	3,713
3	3D-21947	#3H	019-21947	Drake 2053 6HM	05/10/12	Marcellus	4,781	10,279	na	4,060
HALTERLEIN EAST UNIT										
	WELL CODE	Pad Well #	Permit#	Well Name	Spud Date	Targeted Reservoir	TVD (ft)	TMD (ft)	Est Lat Length (ft)	Lat Length Perfs (ft)
4	3H-21992	#3H	019-21992	Halterlein 2064 8HM	12/07/12	Marcellus	4,731	10,096	4865	na
5	2H-21993	#2H	019-21993	Halterlein 2064 4HM	02/06/12	Marcellus	4,704	8,983	3779	na
6	1H-22002	#1H	019-22002	Halterlein 2064 6HM	12/12/12	Marcellus	4,765	9,142	na	3,826
HALTERLEIN WEST UNIT										
	WELL CODE	Pad Well #	Permit#	Well Name	Spud Date	Targeted Reservoir	TVD (ft)	TMD (ft)	Est Lat Length (ft)	Lat Length Perfs (ft)
7	4H-21988	#4H	019-21988	Halterlein 2064 8HS	12/05/12	Rhinestreet	4,425	8974	4,049	na
WILLIAMS NORTH UNIT										
	WELL CODE	Pad Well #	Permit#	Well Name	Spud Date	Targeted Reservoir	TVD (ft)	TMD (ft)	Est Lat Length (ft)	Lat Length Perfs (ft)
8	2W-21907	#2H	019-21928	Williams 2062 5HD	03/10/12	Utica	9,056	13258	na	4272
9	4W-21928	#4H	019-21907	Williams 2062 5HM	03/10/12	Marcellus	4,842	9504	na	4212
10	5W-21929	#5H	019-21929	Williams 2062 5HS	03/09/12	Burkett	4,556	8902	na	3999
WILLIAMS SOUTH UNIT										
	WELL CODE	Pad Well #	Permit#	Well Name	Spud Date	Targeted Reservoir	TVD (ft)	TMD (ft)	Est Lat Length (ft)	Lat Length Perfs (ft)
11	1W-21931	#1H	019-21931	Williams 2062 6HM	03/09/12	Marcellus	4,837	10172	na	4843
12	3W-21932	#3H	019-21932	Williams 2062 6HS	03/09/12	Burkett	4,681	10133	4,952	na

Acres in Unit	Net Acres in Unit	Unit Royalty	Unit NRI
Drake Unit			
523.58	472.9	14.870%	85.130%
	<u>ORRI</u>	<u>5.000%</u>	
	TOTAL	19.870%	80.130%
HALTERLEIN EAST UNIT			
576.34	348.37	16.076%	83.924%
	<u>ORRI</u>	<u>5.000%</u>	
	TOTAL	21.076%	78.924%
HALTERLEIN WEST UNIT			
821.95	369.05	16.215%	83.785%
	<u>ORRI</u>	<u>5.000%</u>	
	TOTAL	21.215%	78.785%
WILLIAMS NORTH UNIT			
1,366.89	584.17	15.795%	84.205%
	<u>ORRI</u>	<u>5.000%</u>	
	TOTAL	20.795%	79.205%
WILLIAMS SOUTH UNIT			
1,081.03	627.34	15.491%	84.509%
	<u>ORRI</u>	<u>5.000%</u>	
	TOTAL	20.491%	79.509%



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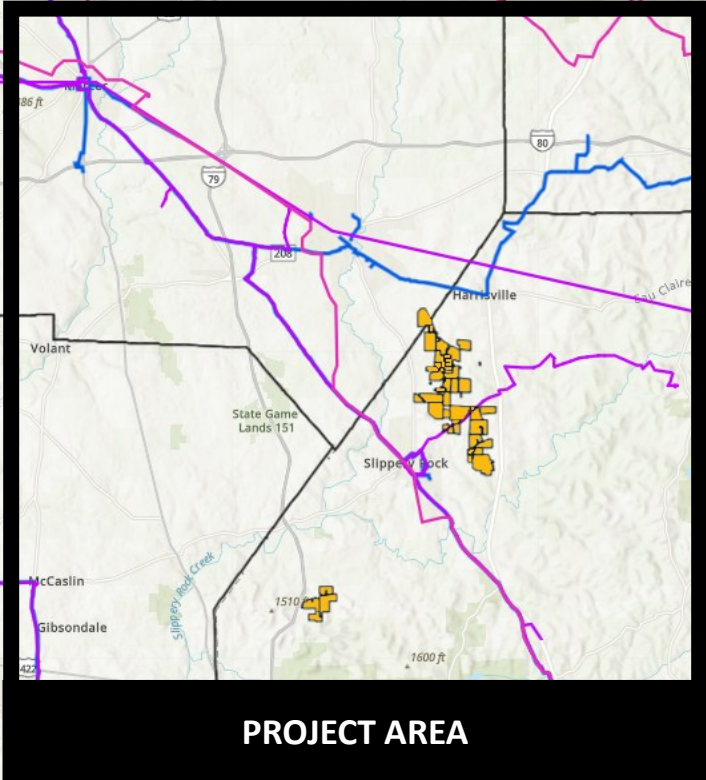
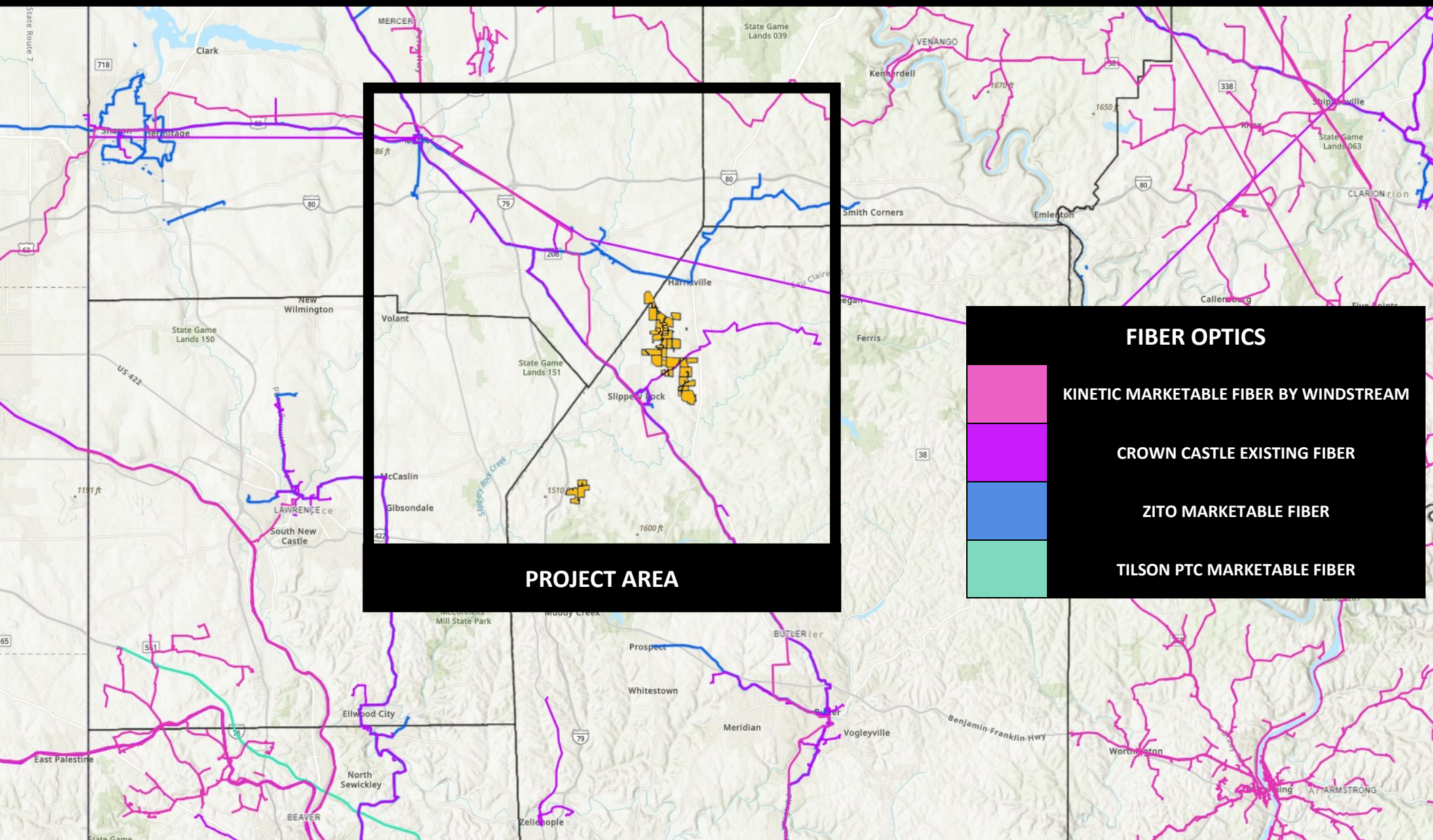
NEW PIPELINE INFRASTRUCTURE





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FIBER OPTICS



FIBER OPTICS

-  KINETIC MARKETABLE FIBER BY WINDSTREAM
-  CROWN CASTLE EXISTING FIBER
-  ZITO MARKETABLE FIBER
-  TILSON PTC MARKETABLE FIBER

PJM GRID

