

**VIRGINIA DEPARTMENT OF ENERGY:**

**BEFORE THE VIRGINIA GAS AND OIL BOARD**

**APPLICANT:** Keyrock Energy, LLC

**DIVISION OF GAS AND OIL**  
**DOCKET NO:** VGOB 24-1217-4301

**RELIEF SOUGHT:** Creation of sealed gob drilling unit and Pooling

**LOCATION:** See "Proposed Unit"

**HEARING DATE:** December 17, 2024

**UNIT NUMBER:** DM 26 Wolfpen #1

**IN DICKENSON COUNTY, VIRGINIA**

**APPLICATION**

- 1) **Parties:** Applicant is Keyrock Energy, LLC, 207 East Main Street, Suite 2-D, P. O. Box 2223, Johnson City, TN 37605. Respondents are listed on "Exhibit B", attached hereto and made a part hereof. Set forth in "Exhibit B" are the names and last-known addresses of each owner of record identified by the Applicant as having or claiming an interest in the coalbed methane gas underlying the drilling unit sought to be created and pooled herein. If living, each individual named in "Exhibit B" is made a party hereto. If any such individual is deceased, then the known and unknown heirs, executors, administrators, devisees, trustees, and assigns, both immediate and remote, of any such deceased individual are made parties hereto. Each of the legal entities named in "Exhibit B", if such entity continues to have legal existence, is made a party hereto. If any such legal entity is dissolved, then the known and unknown successors, trustees, and assigns, both immediate and remote, of such entity are made parties hereto.
- 2) **Facts:**
  - a) Applicant owns or claims to own coalbed methane gas leases and claims the right thereunder to explore for, develop and produce coalbed methane gas from the Mined Out Lower Banner Coal Seam (hereinafter "Subject Formation") in the Contura Deep Mine 26 in Dickenson County, Virginia (hereinafter "Subject Lands"), which Subject Lands are more particularly described in "Proposed Unit" attached hereto and made a part hereof. This endeavor aims to combust the coalbed methane gas to generate carbon credits for marketing purposes. To further this purpose, Applicant has entered into a lease, which is attached to the Application, with Enervest XIV-A Nora LLC, Enervest Energy Institutional Fund XIV-AI, LP, and Enervest IV-WIC Nora LLC, to develop and produce coalbed methane in the area shown on "Proposed Unit". "Proposed Unit" is a map certified by a licensed professional engineer showing the size and shape of the drilling unit to be created and pooled, as well as Applicant's interest in the subject drilling unit. Applicant attests to the fact that it believes said map conforms to existing orders issued by the Board. The undersigned certifies that the matters set forth in this application, to the best of his knowledge, information, and belief, are true and correct.
  - b) On "Proposed Unit", "Exhibit B", and the Tract Identification Page, Applicant has

shown 1) the percentage of ownership in the drilling unit of each acreage (tract) being pooled, 2) the status of ownership of each acreage (tract) being pooled (including a description of the interest of each owner or claimant as disclosed by the examination of record title), i.e. whether leased to Applicant, leased to another person or unleased, and 3) the approximate percentage of interest in the drilling unit to be escrowed, if any, under Va. Code 45.2-1620(D) for each unidentifiable owner or claimant of a conflicting interest, if any.

- c) The Virginia Gas and Oil Board (hereinafter "Board") heretofore has established drilling units in the Nora Gas Field underlying and comprised of the Subject Lands pursuant to its Orders and those of the Virginia Oil and Gas Conservation Board. However, said Field Rules and orders specifically provide that they do not apply to the production of coalbed methane gas from sealed gob areas which production is contemplated by this application. Annexed hereto as "Exhibit L" which is an Underground Mine Map.
  - d) The applicant estimates that the total amount of recoverable gas is 700 mmcf.
  - e) Applicant has proposed 1 well bore as shown on "Exhibit A" for the production of coalbed methane from the sealed gob and "Subject Formation." The estimated costs for development contemplated by this Application are as set forth in "Exhibit C" attached hereto and made a part hereof which are Applicant's Estimate of Allowable Costs.
  - f) Applicant has exercised diligence to locate each person owning or claiming an interest in coalbed methane gas in the subject drilling unit underlying the Subject Lands, and Applicant has leased the interests of all those owners as shown on "Exhibit D". It is necessary to prevent waste, to protect correlative rights, and to ensure the safe and efficient development and production of gas and oil resources in the Commonwealth that the Board hear this matter and adjudicate the rights and equities as between Applicant and the herein named persons.
  - g) Simultaneously with the filing of this application pursuant to Va. Code § 45.2-1618(A). Applicant is providing notice by certified mail, return receipt requested to each person named as a Respondent in the Notice of Hearing having or claiming an interest in the coalbed methane gas, underlying the Subject Lands pooled herein. Applicant hereby notifies Board that where the identity or location of any person is shown as "unknown" on "Exhibit B", then Applicant is unable to provide the said person with written notice of the application herein by mail.
  - h) Applicant does not request the Board establish an escrow account pursuant to Va. Code Ann. § 45.2- 1622(A), Board Rules, and prior Orders of the Board, into which the payment of costs or proceeds attributable to conflicting interests (to the extent they are subject to escrow) shall be deposited and held for the interests of the claimants.
- 3) **Legal Authority:** Va. Code § 45.2-1600, et seq. 4 VAC 25-160-10, et seq. and such other regulations promulgated pursuant to law.

- 4) **Relief Sought:** Applicant requests the Board issue an order providing as follows:
- a) Creating a sealed gob drilling unit consisting of **388.27** +/- acres for the drilling, development, and production of coalbed methane gas from the sealed gob and the Subject Formation, which drilling unit is further described and depicted in "Exhibit A" annexed hereto and which drilling unit is described as follows: **BEGINNING** at a point having Virginia State Plane NAD 83 South Zone coordinates of: N 3,591,514.39 and E 10,308,449.84; thence N 62°13'29" E a distance of 464.33'to a point; thence S 76°53'54" E a distance of 215.97'to a point; thence N 62°36'22" E a distance of 2323.32'to a point; thence N 54°45'51" E a distance of 132.52'to a point; thence N 62°32'02" E a distance of 927.35'to a point; thence S 31°04'44" E a distance of 69.71'to a point; thence N 62°38'39" E a distance of 92.99'to a point; thence S 27°41'05" E a distance of 438.75'to a point; thence S 10°46'11" E a distance of 256.61'to a point; thence S 83°18'54" E a distance of 66.90'to a point; thence S 30°17'19" E a distance of 135.13'to a point; thence S 27°17'20" E a distance of 3155.76'to a point; thence S 61°58'43" W a distance of 1040.12'to a point; thence S 62°29'05" W a distance of 1620.78'to a point; thence S 64°06'06" W a distance of 968.93'to a point; thence S 31°42'51" E a distance of 162.10'to a point; thence S 63°35'21" W a distance of 486.51'to a point; thence N 27°08'55" W a distance of 150.64'to a point; thence N 48°39'21" W a distance of 19.31'to a point; thence N 12°24'01" E a distance of 7.81'to a point; thence N 28°50'16" W a distance of 71.58'to a point; thence S 61°11'51" W a distance of 123.02'to a point; thence N 28°02'05" W a distance of 91.01'to a point; thence N 26°58'48" W a distance of 196.35'to a point; thence N 61°50'32" E a distance of 127.45'to a point; thence N 26°41'52" W a distance of 81.00'to a point; thence N 39°29'06" W a distance of 43.00'to a point; thence N 26°33'28" W a distance of 473.21'to a point; thence N 42°31'32" W a distance of 36.94'to a point; thence N 15°05'08" W a distance of 71.35'to a point; thence N 28°28'09" W a distance of 214.69'to a point; thence N 27°31'46" W a distance of 1736.79'to a point; thence N 27°08'44" W a distance of 760.98'to a point; thence N 32°04'19" W a distance of 49.16'to a point; thence N 26°17'50" W a distance of 191.91'to a point; thence N 23°55'22" W a distance of 156.43'to a point; which is the point of **BEGINNING**, containing **388.27** acres, more or less.
  - b) Voluntary pooling interest of Respondents named in Exhibit B.
  - c) Establishing the percentages for division of interest for production, revenue, and costs for all Respondents in accordance with those percentages as are set forth in "Exhibit B".
  - d) With respect to separately owned tracts and separately owned interests in the drilling unit, joining all the interests within the drilling unit for the production of coalbed methane gas so that each owner in the drilling unit will share in all production and costs regarding the drilling unit in the proportion that the acreage owned by each owner bears to the entire acreage in the unit.
  - e) Designating Keyrock Energy, LLC, as Unit Operator; providing that the operator shall have the right to drill, develop, produce, market, and sell coalbed methane gas from the subject drilling unit and shall further have the right to generate and market carbon credits; granting the operator the right to market and sell the coalbed methane gas from the subject drilling unit which is attributable to the conflicting claims and interests pooled herein; providing that the operator shall have an operator's lien on the coalbed methane gas estate and rights owned or claimed by the persons named

herein in the subject drilling unit; and granting the operator the right to drill at any legal or specially permitted location on subject drilling unit; and granting the operator the right to drill wells at any legal or specially permitted location on the subject drilling unit.

- f) Providing that the order to be entered herein shall expire two (2) years from the date of its issuance if operations have not commenced by said date; but further providing that if operations have commenced during said two-year period, then said order shall remain in effect for so long as operations continue on the subject drilling unit. However, in the event an appeal is taken from the order issued, the time between the mailing of the notice of appeal and the final order of the Circuit Court shall be excluded in calculating the two-year period referred to herein.
- g) With respect to separately owned tracts and separately owned interests in the drilling unit, joining all the interests within the drilling unit to produce coalbed methane gas so that each owner in the drilling unit will share in all production and costs regarding the drilling unit in the proportion that the acreage owned by each owner bears to the entire acreage in the unit.
- h) Granting such other relief as is merited by the evidence and is just and equitable, whether or not such relief has been specifically requested herein.

Dated: November 12, 2024

**Keyrock Energy, LLC**

Applicant

By: 

Morgan Pate, Geologist  
Keyrock Energy, LLC  
207 East Main St., Suite 2-D  
PO Box 2223  
Johnson City, TN 37605

**VIRGINIA DEPARTMENT OF ENERGY:**

**BEFORE THE VIRGINIA GAS AND OIL BOARD**

**APPLICANT: Keyrock Energy, LLC**

**DIVISION OF GAS AND OIL**

**DOCKET NO: VGOB 24-1217-4301**

**RELIEF SOUGHT: Creation of sealed gob drilling unit and Pooling**

**LOCATION: See "Proposed Unit"**

**UNIT NUMBER: DM 26 Wolfpen #1**

**IN DICKENSON COUNTY, VIRGINIA**

**HEARING DATE: December 17, 2024**

**PLACE: Virginia Dept. of Energy  
3405 Mountain Empire Rd.  
Big Stone Gap, VA 24219**

**TIME: 10:00 a.m.**

**NOTICE OF HEARING**

**COMMONWEALTH OF VIRGINIA:** To all persons owning or claiming an interest in oil and gas, coalbed methane gas, coal, or other minerals and to all other persons who have or claim to have an interest in the coalbed methane underlying and within the Keyrock Energy, LLC Unit DM 26 Wolfpen #1 and the lands described on "Exhibit A" to the Application, which is attached to this Notice, in the Contura Deep Mine 26 in Dickenson County, Virginia (hereinafter "Subject Lands") and adjacent lands, and in particular to the following persons, their known and unknown heirs, executors, administrators, devisees, assigns and successors, both immediate and remote:

**NOTICE IS HEREBY GIVEN** that Applicant is requesting that the Virginia Gas and Oil Board (hereinafter "Board") issue an order creating a sealed gob unit and pooling all the rights, interests, and estates of the above-named persons pursuant to Virginia Code Ann. § 45.2-1600, et seq., in regard to the drilling, development, and production of coalbed methane gas from said drilling Unit DM 26 Wolfpen #1 containing approximately 388.27 acres, for the Mined Out Lower Banner Coal Seam (hereinafter "Subject Formation"). Applicant requests that the Board issue an order providing as follows:

- a) Creating a sealed gob drilling unit consisting of 388.27 +/- acres for the drilling, development, and production of coalbed methane gas from the sealed gob and the Subject Formation, which drilling unit is further described and depicted in "Exhibit A" annexed hereto and which drilling unit is described as follows: **BEGINNING** at a point having Virginia State Plane NAD 83 South Zone coordinates of: N 3,591,514.39 and E 10,308,449.84; thence N 62°13'29" E a distance of 464.33'to a point; thence S 76°53'54" E a distance of 215.97'to a point; thence N 62°36'22" E a distance of 2323.32'to a point; thence N 54°45'51" E a distance of 132.52'to a point; thence N 62°32'02" E a distance of 927.35'to a point; thence S 31°04'44" E a distance of 69.71'to a point; thence N 62°38'39" E a distance of 92.99'to a point; thence S 27°41'05" E a distance of 438.75'to a point; thence S 10°46'11" E a distance of 256.61'to a point; thence S 83°18'54" E a distance of 66.90'to a point; thence S 30°17'19" E a distance of 135.13'to a point; thence S 27°17'20" E a distance of 3155.76'to a point; thence S 61°58'43" W a distance of 1040.12'to a point; thence S 62°29'05" W a distance of 1620.78'to a point; thence S 64°06'06" W a distance of 968.93'to a point; thence S 31°42'51" E a distance of 162.10'to a point; thence S 63°35'21" W a distance of 486.51'to a point; thence N 27°08'55" W a distance of 150.64'to a point; thence N

48°39'21" W a distance of 19.31'to a point; thence N 12°24'01" E a distance of 7.81'to a point; thence N 28°50'16" W a distance of 71.58'to a point; thence S 61°11'51" W a distance of 123.02'to a point; thence N 28°02'05" W a distance of 91.01'to a point; thence N 26°58'48" W a distance of 196.35'to a point; thence N 61°50'32" E a distance of 127.45'to a point; thence N 26°41'52" W a distance of 81.00'to a point; thence N 39°29'06" W a distance of 43.00'to a point; thence N 26°33'28" W a distance of 473.21'to a point; thence N 42°31'32" W a distance of 36.94'to a point; thence N 15°05'08" W a distance of 71.35'to a point; thence N 28°28'09" W a distance of 214.69'to a point; thence N 27°31'46" W a distance of 1736.79'to a point; thence N 27°08'44" W a distance of 760.98'to a point; thence N 32°04'19" W a distance of 49.16'to a point; thence N 26°17'50" W a distance of 191.91'to a point; thence N 23°55'22" W a distance of 156.43'to a point; which is the point of **BEGINNING**, containing 388.27 acres, more or less.

- b) The pooling of interests of Respondents named in Exhibit B herein, and their known and unknown heirs, executors, administrators, devisees, trustees, assigns, and successors, both immediate and remote, for the drilling, development, and production of coalbed methane gas from the subject drilling unit for the Subject Formation underlying and comprised of the Subject Lands;
- c) Establishing the percentages for division of interest for production, revenue, and costs for all Respondents in accordance with those percentages as are set forth in "Exhibit B".
- d) Designating Keyrock Energy, LLC, as Unit Operator; providing that the operator shall have the right to drill, develop, produce, market, and sell coalbed methane gas from the subject drilling unit; granting the operator the right to market and sell the coalbed methane gas from the subject drilling unit which is attributable to the conflicting claims and interests pooled herein; providing that the operator shall have an operator's lien on the coalbed methane gas estate and rights owned or claimed by the persons named herein in the subject drilling unit; and granting the operator the right to drill at any legal or specially permitted location on subject drilling unit; and granting the operator the right to drill wells at any legal or specially permitted location on the subject drilling unit.
- e) Making any necessary provisions for the escrow of funds pursuant to Va. Code Ann. §§ 45.1-361.21 and 45.1-361.22.
- f) Providing that the order to be entered herein shall expire two (2) years from the date of its issuance if operations have not commenced by said date; but further providing that if operations have commenced during said two-year period, then said order shall remain in effect for so long as operations continue on the subject unit. However, in the event an appeal is taken from the order issued, the time between the mailing of the notice of appeal and the final order of the Circuit Court shall be excluded in calculating the two-year period referred to herein.
- g) With respect to separately owned tracts and separately owned interests in the unit, joining all the interests within the unit for the production of coalbed methane gas so that each owner in the unit will share in all production and costs regarding the unit in the proportion that the acreage owned by each owner bears to the entire acreage in the unit.
- h) Providing that operations under and in accordance with this order shall be regarded and considered as development, operation and production upon all lands included within the subject unit. Production from any well(s) drilled on, operated, or produced from any part of the unit, no matter where located, shall for all purposes be regarded as production from each separately-owned tract within the subject unit. The portion of production produced from and attributed to the unit and any separately owned tract therein, shall be deemed for all purposes to have been actually produced from such unit and tract, and development, exploration, or production operations with respect to any portion of the unit shall be deemed for all purposes to be the conduct of such operations for the production of gas from each separately owned tract in said unit.

- i) The Respondents listed in "Exhibit D" are lessors of the Applicant. They are joined as Respondents hereto only with regard to the creation of the sealed gob unit described in "Exhibit A". Their joinder as Respondents is necessary because the leases in question do not contemplate a unit of the size requested herein. This Application does not seek to pool leased interests in the unit on a compulsory basis, said interests are to be voluntarily pooled in the unit to be created herein. Therefore, any order entered herein need not afford leased parties, the Respondents identified at "Exhibit D", election options.
- j) Amending all prior Board Pooling Orders entered with regard to those units located within the subject unit to provide that the terms of the Order to be entered herein shall govern and control the allocation of production, revenue and costs for all purposes on and after midnight of the day on which the construction of the seals to isolate the mine works shown on Exhibit L and within the Subject Drilling Unit is completed.
- k) Granting such other relief as is merited by the evidence and is just and equitable, whether or not such relief has been specifically requested herein.

**NOTICE IS FURTHER GIVEN** that this cause has been set for hearing and the taking of evidence before the Board at 10:00 AM, on December 17, 2024, at the offices of the Virginia Department of Energy at 3405 Mountain Empire Road, Big Stone Gap, VA 24219, and that notice will be published as required by law and the rules of the Board.

**NOTICE IS FURTHER GIVEN** that you may attend this hearing, with or without an attorney, and offer evidence or state any comments you have. For further information or a copy of the application and exhibits, either contact the Virginia Gas and Oil Board, State Oil and Gas Inspector, Virginia Department of Energy, Division of Gas and Oil, 3405 Mountain Empire Road, Big Stone Gap, Virginia 24219, or the Applicant at the address shown below.

Dated: November 12, 2024

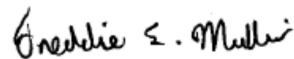
**Keyrock Energy, LLC**  
Applicant

By: 

Morgan Pate, Geologist  
Keyrock Energy, LLC  
207 East Main St., Suite 2-D  
PO Box 2223  
Johnson City, TN 37605

**CERTIFICATE OF SERVICE**

I, Freddie E. Mullins, counsel for Keyrock Energy, LLC, hereby certify that I have on this 12th day of November, 2024, caused the foregoing notice and application to be served upon the parties listed herein, at their address, by certified mail, return receipt requested.



Freddie E. Mullins

# EXHIBIT A

LATITUDE 37° 07' 30"

6,705'

Well Coordinates: (VA St. Plane S. Zone,  
NAD 27 Calculated from NAD 83)  
N 307,026.77 E 827,197.00

Well Coordinates: (Geographic NAD 83)  
LAT: 37.108087° LON: 82.522870°

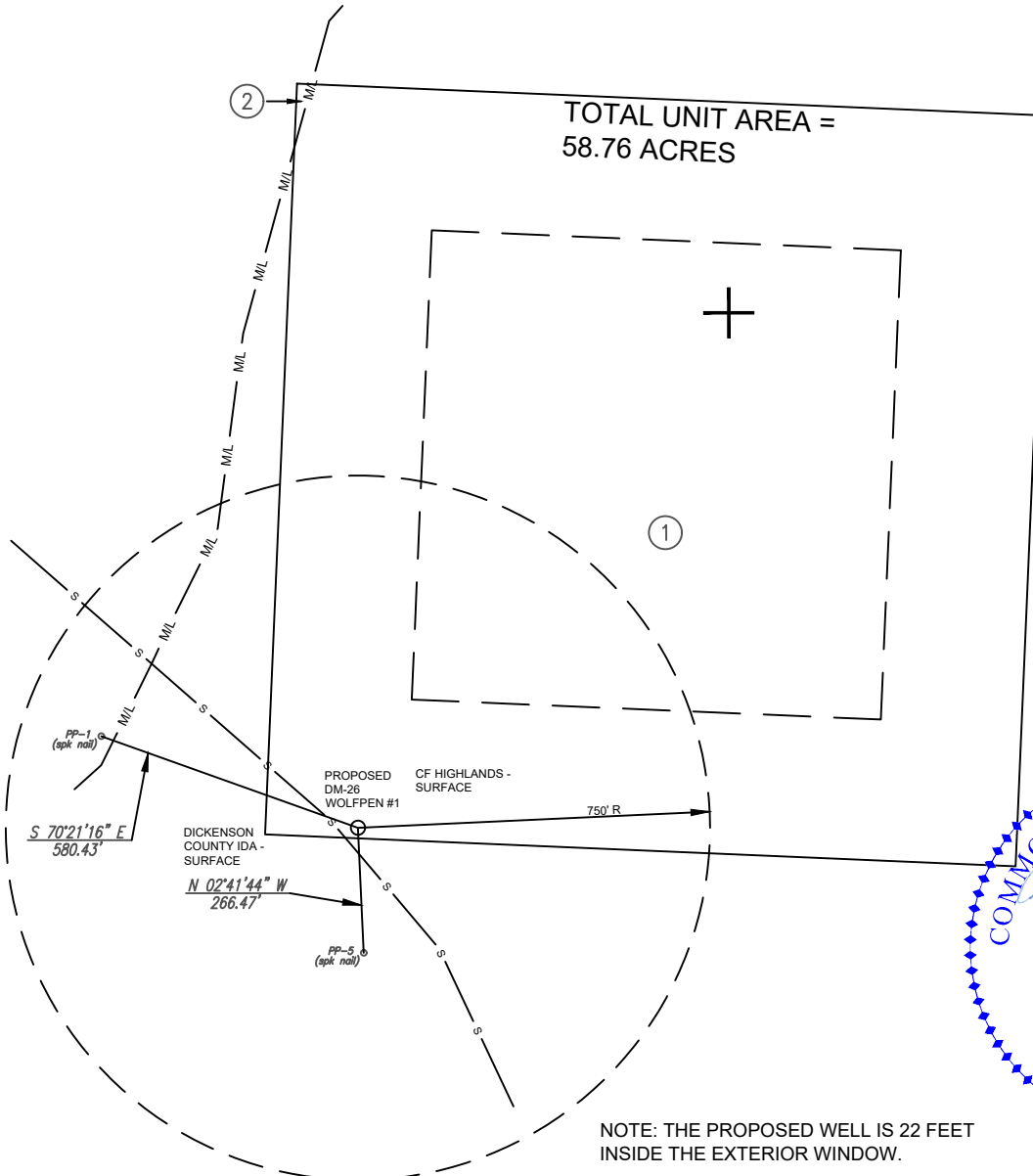
## NOTE:

ELEVATIONS WERE DETERMINED BY GPS & TRIGONOMETRIC METHODS BASED ON CORS  
STATION VABG.  
THE BOUNDARY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS,  
AND MAPS OF RECORD OR SURVEYS BY OTHERS, AND DO NOT  
DEPICT A CURRENT BOUNDARY SURVEY.  
PROPERTY INFORMATION PROVIDED BY KEYROCK ENERGY, LLC  
THE WELL WILL BE DRILLED WITHIN 10 (TEN) FEET OF THE PERMITTED COORDINATES.  
THE POSITIONS OF EXISTING OFFSET WELLS WERE TAKEN FROM PLATS IN THE DGO FILES.

NOTE: THE BASIS OF THE BEARINGS  
SHOWN HEREON IS THE  
VIRGINIA STATE PLANE SOUTH  
ZONE, GRID MERIDIAN NAD 83

6,200'

LONGITUDE 82° 30' 00"



## WELL LOCATION PLAT (Nora Grid AY-12)

COMPANY Keyrock Energy LLC WELL NAME OR NUMBER DM 26 WOLF PEN #1

TRACT NO. T-116 QUADRANGLE POUND

DISTRICT Kenady

WELL COORDINATES (VIRGINIA STATE PLANE 83) N 3,587,902.89 E 10,310,180.06

ELEVATION 1,752.64 METHOD USED TO DETERMINE ELEVATION: GPS & TRIG.

COUNTY Dickenson SCALE: 1" = 400' DATE 11-07-2024

THIS PLAT IS A NEW PLAT X ; AN UPDATED PLAT     ; OR A FINAL LOCATION PLAT    

+ DENOTES THE LOCATION OF A WELL ON UNITED STATES TOPOGRAPHIC MAPS, SCALE 1 TO 24,000,  
LATITUDE AND LONGITUDE LINES BEING REPRESENTED BY BORDER LINES AS SHOWN.

EXHIBIT PL-1

Property Ownership Information for DM 26 Wolfpen #1  
11-07-2024

①

D-M-470  
SPENCER MULLINS  
235.50 ACRES  
ACIN LLC - coal  
PARAMONT CONTURA, LLC - coal lessee  
DICKENSON-RUSSELL CONTURA, LLC- coal lessee  
ENERVEST XIV-A NORA LLC  
ENERVEST ENERGY INSTITUTIONAL FUND XIV-1A, L.P. &  
ENERVEST XIV-WIC NORA LLC  
oil, gas & cbm

Keyrock Energy - cbm lessee

GAS 58.71 AC. 99.91%

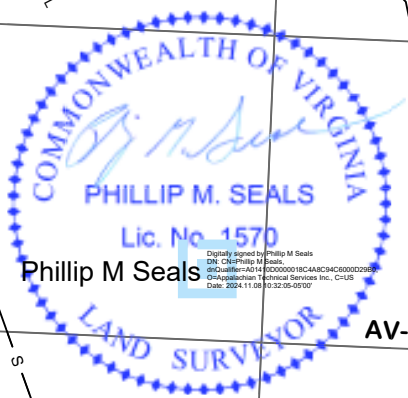
②

D-M-466  
HENRY MULLINS  
ACIN LLC - coal  
PARAMONT CONTURA, LLC - coal lessee  
DICKENSON-RUSSELL CONTURA, LLC- coal lessee  
ENERVEST XIV-A NORA LLC  
ENERVEST ENERGY INSTITUTIONAL FUND XIV-1A, L.P. &  
ENERVEST XIV-WIC NORA LLC  
oil, gas & cbm

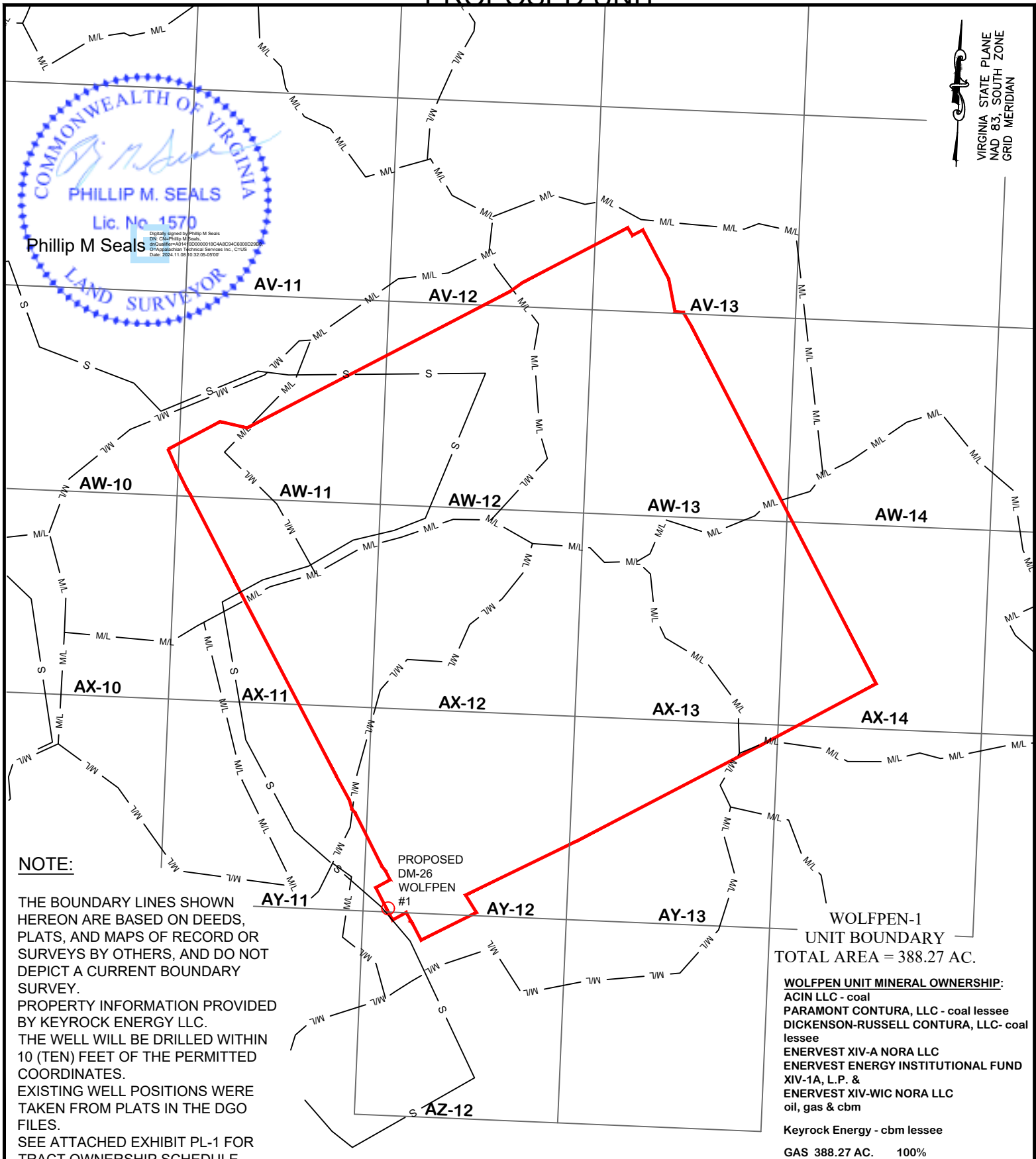
Keyrock Energy - cbm lessee

GAS 0.05 AC. 0.09%

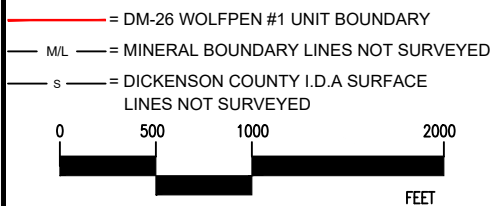
# PROPOSED UNIT



VIRGINIA STATE PLANE  
NAD 83, SOUTH ZONE  
GRID MERIDIAN



## LEGEND



**KEYROCK ENERGY**  
**DM-26 WOLFPEN #1**  
**UNIT BOUNDARY**  
**AND TRACTS**  
**DICKENSON CO., VA**  
**TOTAL UNIT AREA =**  
**388.27 ACRES**



Drawing Number: **DM-26 Wolfpen Unit Boundary Plot**  
Sheet/Layout Name: **DM-26 WOLFPEN-1**  
Project Number: **1892.01**  
Scale: **1" = 1000'**

Designed By: **PMS**  
Drawn By: **PMS**  
Checked By: **PMS**  
Date: **11/08/2024**

Sheet  
**01**  
of  
**01**

**Exhibit B**  
**Unit DM 26 Wolfpen #1**  
**VGOB Docket # 24-1217-4301**  
**List of Owners in a Sealed Gob**  
**(388.27 Acre Unit)**

|                                                                                                                                                                                              | <b>Acres in Unit</b> | <b>Interest in Unit</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|
| (1) ACIN LLC – Coal<br>Capitol Corporate Services, Inc.<br>10 South Jefferson St.<br>Ste 1400<br>Roanoke, VA 24011                                                                           |                      |                         |
| (2) Paramount Contura, LLC - Coal Lessee<br>Corporation Service Company<br>100 Shockoe Slip<br>FL 2<br>Richmond, VA, 23219-4100                                                              |                      |                         |
| (3) Dickenson-Russell Contura, LLC - Coal Lessee<br>Corporation Service Company<br>100 Shockoe Slip<br>FL 2<br>Richmond, VA, 23219-4100                                                      |                      |                         |
| (4) ENERVEST XIV-A NORA LLC<br>ENERVEST ENERGY INSTITUTIONAL<br>FUND XIV-1A, L.P.<br>ENERVEST XIV-WIC NORA LLC - CBM<br>1001 Fannin St<br>Ste. 800<br>Houston TX 77002<br>- Oil, Gas & CBM - |                      |                         |
| (5) Keyrock Energy - CBM Lessee<br>Corporate Creations Network Inc.<br>425 W Washington St.<br>Ste 4<br>Suffolk, VA, 23434 - 5320                                                            | <b>388.27 acres</b>  | <b>100%</b>             |

# EXHIBIT C

## Authorization For Expenditure (AFE)

|                     |                                                 |                               |                             |
|---------------------|-------------------------------------------------|-------------------------------|-----------------------------|
| AFE #               | 1080                                            | Property #                    | Version #                   |
| Well Name:          | Dm 26 Wolfpen #1                                | Field:                        | Completed By: I Morgan Pate |
| Location:           | N 3,587,902.89 E 10,310, 80.06                  | Operator: Keyrock Energy      | Date: 11/7/2024             |
| Expected Pay Zones: | Mined-out Lower Banner Coal Seam                | Estimated Total Depth: 530 ft | AAPG Class:                 |
| Proposed Work:      | Drill Gob well into mined-out Lower Banner Seam | Participant: None             | W.I. Amount                 |
|                     |                                                 |                               | \$0                         |

INTANGIBLES

| Gen | Sub | Description                                 | Casing Point | Completion | Total Cost      |
|-----|-----|---------------------------------------------|--------------|------------|-----------------|
|     |     | Leasehold Costs                             | \$0          | \$0        | \$15,000        |
|     |     | Permit / Title Opinion / Survey / Insurance | \$0          | \$0        | \$9,000         |
|     |     | Building Location                           | \$0          | \$0        | \$11,450        |
|     |     | Roads / Stone / Culverts                    | \$0          | \$0        | \$2,800         |
|     |     | Surface Damages                             | \$0          | \$0        | \$5,000         |
|     |     | Drilling - Footage                          | \$0          | \$0        | \$10,400        |
|     |     | Drilling - Mobilization                     | \$0          | \$0        | \$5,000         |
|     |     | Drilling - Dayrate                          | \$0          | \$0        | \$12,000        |
|     |     | Mud & Chemicals (Drilling)                  | \$0          | \$0        | \$0             |
|     |     | Fuel                                        | \$0          | \$0        | \$2,650         |
|     |     | Cement Surface casing                       | \$0          | \$0        | \$0             |
|     |     | Cement Intermediate casing                  | \$0          | \$0        | \$4,115         |
|     |     | Open Hole Logging & Testing                 | \$0          | \$0        | \$3,000         |
|     |     | Trucking / Dozer - Drilling                 | \$0          | \$0        | \$500           |
|     |     | Rental Tools & Equipment (Drilling)         | \$0          | \$0        | \$0             |
|     |     | Drilling - Bits                             | \$0          | \$0        | \$0             |
|     |     | Technical Supervision (Drilling)            | \$0          | \$0        | \$0             |
|     |     | Fresh Water Hauling (Drilling)              | \$0          | \$0        | \$3,500         |
|     |     | Overhead Rate                               | \$0          | \$0        | \$0             |
|     |     | Misc. & Contingencies                       | \$0          | \$0        | \$3,000         |
|     |     | Location Rds/Stone/Culverts                 | \$0          | \$0        | \$1,000         |
|     |     | Trucking / Dozer - Completion               | \$0          | \$0        | \$0             |
|     |     | Technical Supervision (Completion)          | \$0          | \$0        | \$0             |
|     |     | Cased Hole Logging / Perforating            | \$0          | \$0        | \$0             |
|     |     | Stimulation / Fracuring                     | \$0          | \$0        | \$0             |
|     |     | Completion Rig                              | \$0          | \$0        | \$0             |
|     |     | Reclamation & Damages                       | \$0          | \$0        | \$3,200         |
|     |     | Haul Pit Water / Disposal                   | \$0          | \$0        | \$1,350         |
|     |     | Cement Production Casing                    | \$0          | \$0        | \$3,000         |
|     |     | Rental Tools & Equipment (Completion)       | \$0          | \$0        | \$0             |
|     |     | Fresh Water Hauling (Completion)            | \$0          | \$0        | \$400           |
|     |     | Roughabout Labor                            | \$0          | \$0        | \$0             |
|     |     | <b>TOTAL INTANGIBLES</b>                    | <b>\$0</b>   | <b>\$0</b> | <b>\$96,365</b> |

TANGIBLES

| Code | Code | Description                   | Casing Point | Completion | Total Cost      |
|------|------|-------------------------------|--------------|------------|-----------------|
|      |      | 13 3/8" Surface Casing        | 100          | 1          | \$4,620         |
|      |      | 7" R1 T&C Black Steel Csg     | 486          | 24         | \$11,664        |
|      |      | Wellhead Equipment / Fittings | \$0          | \$0        | \$3,000         |
|      |      | Tank Battery                  | \$0          | \$0        | \$0             |
|      |      | Separator / Heater / Treater  | \$0          | \$0        | \$0             |
|      |      | Gas Lift Equipment            | \$0          | \$0        | \$2,500         |
|      |      | Rods / Stuffing Box           | \$0          | \$0        | \$0             |
|      |      | Downhole Pump                 | \$0          | \$0        | \$0             |
|      |      | Pumping Unit / Motor          | \$0          | \$0        | \$0             |
|      |      | SS EQT-Packer,FF,FC,Nip       | \$0          | \$0        | \$0             |
|      |      | Valves & Fittings             | \$0          | \$0        | \$470           |
|      |      | Flow Line labor/material      | \$0          | \$0        | \$0             |
|      |      | Sales line labor/mat/row      | \$0          | \$0        | \$0             |
|      |      | <b>TOTAL TANGIBLES</b>        | <b>\$0</b>   | <b>\$0</b> | <b>\$22,254</b> |

|                              |     |                        |                           |            |                  |
|------------------------------|-----|------------------------|---------------------------|------------|------------------|
| <b>GRAND TOTAL WELL COST</b> |     |                        | <b>\$0</b>                | <b>\$0</b> | <b>\$118,619</b> |
| 153                          | 115 | Plugging & Abandonment | \$0                       |            |                  |
|                              |     |                        | <b>Production Costs :</b> |            | <b>\$118,619</b> |
|                              |     |                        | <b>Dry Hole Costs :</b>   |            | <b>\$0</b>       |

Management Approval

Approved by:

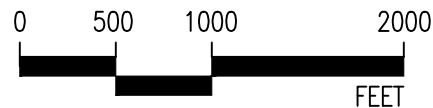
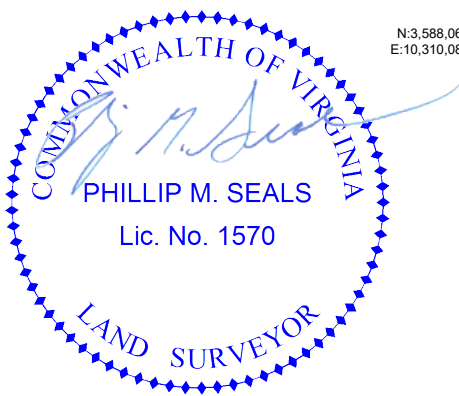
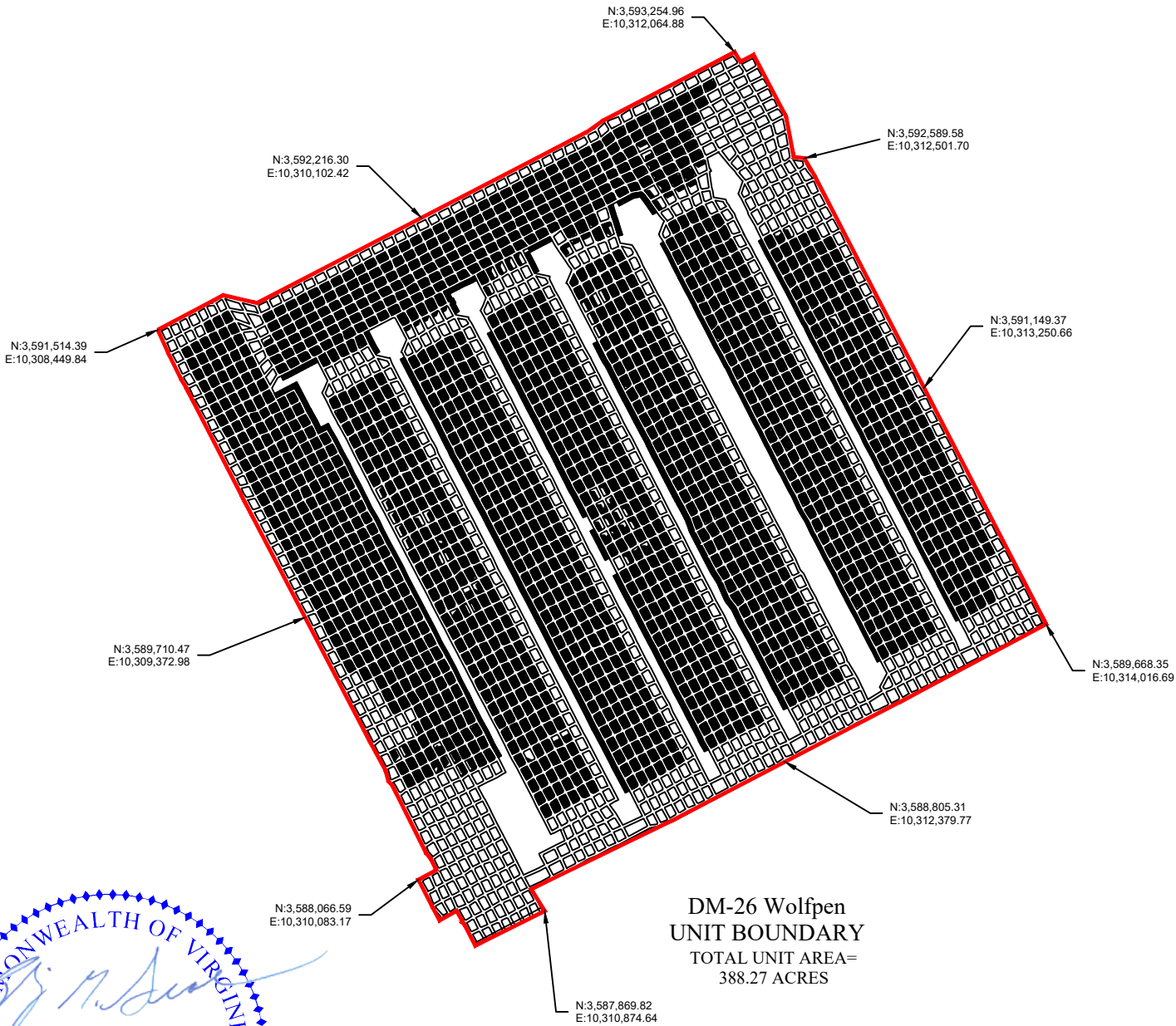
Morgan Pate

Title: Senior Geologist

Date: 11/7/24

THIS IS AN ESTIMATE OF PROJECTED WELL DRILLING COMPLETION, EQUIPMENT AND PIPELINE COSTS. THESE ESTIMATES ARE PROJECTIONS ONLY AND ACTUAL BILLED COSTS MAY VARY FROM WELL TO WELL DEPENDING UPON ACTUAL FINAL DEPTH AND OTHER FACTORS INCLUDING, BUT NOT LIMITED TO, SEASONAL MATERIAL COSTS, WEATHER CONDITIONS, AND UNFORESEEN RIGHT-OF-WAY PROBLEMS.

NOTE: THE BASIS OF THE BEARINGS  
AND DISTANCES SHOWN ON THIS  
SURVEY IS THE VIRGINIA STATE PLAT SOUTH  
ZONE, GRID MERIDIAN AND B.S.

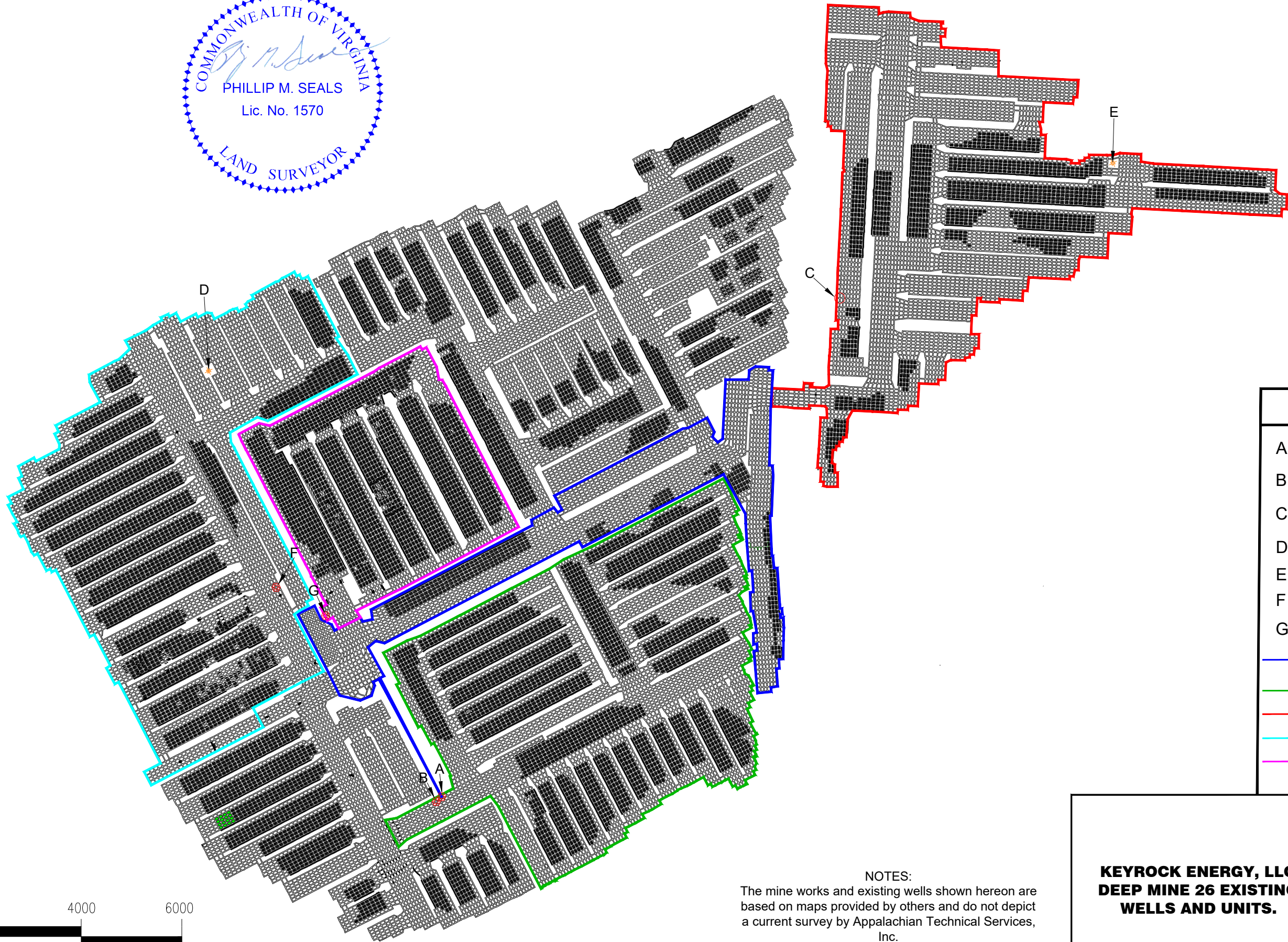


NOTES:  
The mine works shown hereon are based on maps  
provided by others and do not depict a current  
survey by Appalachian Technical Services, Inc.

|                                                                                                                          |                        |                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |
|--------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>KEYROCK ENERGY, LLC</b><br><b>DM 26 WOLFPEN</b><br><b>UNIT BOUNDARY</b><br><b>WITH MINE WORKS</b><br><b>EXHIBIT L</b> |                        |                          |                        | <br><b>Appalachian Technical Services, Inc.</b><br><small>Engineering, Architecture, Surveying, Ecology &amp; Environmental Science</small><br><small>Altoona Office<br/>P.O. Box 1887<br/>475 West Main Street<br/>Altoona, PA 16801<br/>(717) 676-4302</small><br><small>Waco Office<br/>P.O. Box 2007<br/>6741 Indian Creek Road<br/>Waco, TX 76792<br/>(717) 528-4200</small> |                    |
| Designed By<br><b>PMS</b>                                                                                                | Drawn By<br><b>JMC</b> | Checked By<br><b>PMS</b> | Date<br><b>9/23/24</b> | Drawing Number<br><b>DM 26 Wolfpen Exhibit L 9-23-24</b>                                                                                                                                                                                                                                                                                                                                                                                                               | Sheet<br><b>01</b> |
| Project Number<br><b>1892.01</b>                                                                                         |                        |                          |                        | Scale<br><b>1" = 1000'</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             | Sheet<br><b>01</b> |



NOTE: THE BASIS OF THE BEARINGS SHOWN HEREON IS THE VIRGINIA STATE PLANE SOUTH ZONE, GRID MERIDIAN NAD 83



| LEGEND |                                                   |
|--------|---------------------------------------------------|
| A      | = EXISTING SLOPE DRAIN VENT PIPE SURFACE LOCATION |
| B      | = EXISTING M-26-1 SURFACE LOCATION                |
| C      | = APPROVED HONEY CAMP #1 WELL                     |
| D      | = PLUGGED G-118 GAS WELL                          |
| E      | = EXISTING P-750024 GAS WELL                      |
| F      | = PROPOSED CHIP MILL #1 WELL                      |
| G      | = PROPOSED WOLFPEN #1 WELL                        |
| —      | = SLOPE DRAIN VENT PIPE UNIT BOUNDARY             |
| —      | = M-26-1 UNIT BOUNDARY                            |
| —      | = HC-1-23 UNIT BOUNDARY                           |
| —      | = CHIP MILL #1 UNIT BOUNDARY                      |
| —      | = WOLFPEN #1 UNIT BOUNDARY                        |

NOTES:  
The mine works and existing wells shown hereon are based on maps provided by others and do not depict a current survey by Appalachian Technical Services, Inc.

**KEYROCK ENERGY, LLC  
DEEP MINE 26 EXISTING  
WELLS AND UNITS.**



|                    |                 |                   |                  |                           |                     |                                             |                   |
|--------------------|-----------------|-------------------|------------------|---------------------------|---------------------|---------------------------------------------|-------------------|
| Designed By<br>PMS | Drawn By<br>JMC | Checked By<br>PMS | Date<br>11/12/24 | Project Number<br>1892.01 | Scale<br>1" = 2000' | Drawing Number<br>DM 26 WELL UNITS 11-12-24 | Sheet<br>01 of 01 |
|--------------------|-----------------|-------------------|------------------|---------------------------|---------------------|---------------------------------------------|-------------------|

**Exhibit D**  
**Unit DM 26 Wolfpen #1**  
**VGOB Docket # 24-1217-4301**  
**List of Leased Owners in a Sealed Gob**  
**(388.27 Acre Unit)**

|                                                                                                                                                                                              | <b>Acres in Unit</b> | <b>Interest in Unit</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|
| (1) ACIN LLC – Coal<br>Capitol Corporate Services, Inc.<br>10 South Jefferson St.<br>Ste 1400<br>Roanoke, VA 24011                                                                           |                      |                         |
| (2) Paramount Contura, LLC - Coal Lessee<br>Corporation Service Company<br>100 Shockoe Slip<br>FL 2<br>Richmond, VA, 23219-4100                                                              |                      |                         |
| (3) Dickenson-Russell Contura, LLC - Coal Lessee<br>Corporation Service Company<br>100 Shockoe Slip<br>FL 2<br>Richmond, VA, 23219-4100                                                      |                      |                         |
| (4) ENERVEST XIV-A NORA LLC<br>ENERVEST ENERGY INSTITUTIONAL<br>FUND XIV-1A, L.P.<br>ENERVEST XIV-WIC NORA LLC - CBM<br>1001 Fannin St<br>Ste. 800<br>Houston TX 77002<br>- Oil, Gas & CBM - |                      |                         |
| (5) Keyrock Energy - CBM Lessee<br>Corporate Creations Network Inc.<br>425 W Washington St.<br>Ste 4<br>Suffolk, VA, 23434 - 5320                                                            | <b>388.27 acres</b>  | <b>100%</b>             |



Prepared by and Return to:

Charles T. Akers Jr.  
EnerVest Operating, L.L.C.  
408 W Main Street  
Abingdon, VA 24210

Tax ID:

**PAID UP**  
**COALBED METHANE LEASE**

**THIS PAID UP COALBED METHANE LEASE** ("Lease"), made this 2nd day of October, 2019, between ENERVEST ENERGY INSTITUTIONAL FUND XIV-A, L.P., ENERVEST ENERGY INSTITUTIONAL FUND XIV-1A, L.P. and ENERVEST ENERGY INSTITUTIONAL FUND XIV-WIC, L.P., each a Delaware limited partnership (collectively referred to as "Lessor") c/o EnerVest Operating, L.L.C. whose address is 408 W Main Street, Abingdon, VA 24210, and Keyrock Energy, L.L.C., a Delaware limited liability corporation, whose address is 207 E. Main Street, Suite 2-D, P.O. Box 2223, Johnson City, TN 37605, ("Lessee").

1. **Grant.** Lessor, in consideration of the sum of One and no/100 dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and of the covenants and agreements herein contained, does hereby grant unto Lessee all of the coalbed methane ("CBM"), in and under the lands hereinafter described together with the exclusive right to explore, drill and operate for, produce, flare, and market CBM, the right to lay pipeline to transport CBM from the lands leased hereunder and other lands, the right to build and install such tanks, equipment and structures ancillary thereto to carry on operations for CBM, together with the right to enter thereon at all times and to occupy, possess and use so much of said premises as is necessary and convenient for all purposes described herein. Lessee shall have the right to stimulate or fracture the coal seam to facilitate the production of CBM, subject to the depth restrictions in the Addendum attached hereto, and the appropriate regulatory and mineral estate approvals required.

2. **Description.** This Lease covers the premises situated between the waters of the Cranes Nest and Pound Rivers of Dickenson County, Virginia, containing See Exhibit "A" acres, more or less, being the same lands depicted on Exhibit "A" hereto attached commonly known as Deep Mine 26 (the "Leased Premises").

3. **Term of Lease.** This Lease shall remain in force for a primary term of THREE (3) years and as long thereafter as CBM is being produced or Drilling operations have commenced on the Leased Premises.

4. **Royalty:** Lessee shall pay to Lessor a royalty equal to Twelve and One-Half Percent (12.5 %) of the net amount realized by Lessee from the sale and delivery of all CBM produced and sold from the Leased Premises. Such royalty shall be calculated at the mouth of the well after deducting from such royalties Lessor's pro-rata share of reasonable post-production costs, including without limitation (i) all costs of metering, gathering, marketing, compressing, dehydrating, and transporting the produced volumes; (ii) all costs associated with the processing and removal of natural gas liquids and other liquids or gaseous substances or impurities from the produced volumes; and (iii) all costs of any other treatment or processing such deductions shall not exceed sixty cents (\$0.60) per mmbtu of gas produced. Lessee may also deduct from royalties a pro-rata share of any severance or other tax, fee, or assessment imposed by any governmental agency that is levied upon the value of reserves, production or the severance of CBM produced from the Leased Premises. Royalties shall be paid on the volumes of CBM sold by Lessee, and Lessor shall not be entitled to royalties for any line loss or fuel for compression. Payment of royalties for sales made during any calendar month shall be on or about the 30th day after receipt by Lessee of payment for such sales. At the point that monthly royalty payments average less than \$50.00 per month

over a 3-month period, Lessee shall have the right, but not the obligation, to make any or all future royalty payments on an annual basis.

5. **Paid-Up Lease.** This is a "Paid-Up Lease." The initial payment as agreed to in the "Order of Payment" (executed contemporaneously herewith) shall operate as a rental and cover the privilege of deferring the commencement of operations for the full term of this Lease. This and all other payments due under this Lease shall be made by cash or check and shall be deemed tendered when either delivered or mailed to Lessor at the above address. There shall be no requirement to pay additional delay rentals under the Lease. If Lessor owns a lesser interest in the Leased Premises than the entire undivided fee simple estate therein, then the royalties and rentals provided for herein shall be paid to the Lessor only in the proportion that its interest bears to the whole and undivided fee.

6. **Ownership Changes.** Lessee reserves the right to mortgage its interest in whole or part without prior notice to the Lessor.

7. **Regulation and Delay.** This Lease shall be subject to all laws and governmental rules and regulations. This Lease shall not terminate, in whole or in part, nor shall Lessee be held liable for failure to comply herewith, if compliance is prevented would result in the breach of any such law or governmental rule or regulation. Lessor grants Lessee the authority to compromise or settle any disputes with government agencies relating to this Lease or production therefrom. In the event the Lessee is unable to perform any of the acts to be performed by the Lessee by reason of force majeure including but not limited to acts of God, strikes, riots, and governmental restrictions, this Lease shall nevertheless remain in full force and effect until the Lessee can perform said act or acts.

8. **Pooling.** Lessee is hereby granted the right at any time to unitize or pool the Leased Premises or any portion thereof, subject to the depth restrictions contained herein, with any other lands for the production of CBM. Operations upon and production from the unit shall be treated as if such operations were upon or such production were from the Leased Premises whether or not the well or wells are located thereon, provided, however, that Lessee shall pay Lessor, in lieu of other royalties thereon, only such proportion of the royalties stipulated in Paragraph 4 as the amount of Lessor's acreage placed in the unit, or Lessor's royalty interest therein on an acreage basis, bears to the total acreage in the unit. Lessee shall have the right to amend, alter or correct any such drilling unit or consolidation at any time in the same manner as herein provided.

9. **Entireties.** If the Leased Premises is owned by two or more parties, or the ownership of any interest therein should hereafter be transferred by sale, devise or operation of law, said land, nevertheless, may be held, developed and operated as an entirety, and the rentals and royalties shall be divided among and paid to such several owners in the proportion that the acreage owned by each such owner bears to the entire Leased Premises.

10. **Surface Use.** Following completion of any producing well, Lessee shall (a) fill all the pits used during drilling which are not required either for production purposes or by any government regulations; (b) remove all concrete bases, drilling supplies and drilling equipment; and (c) grade, plant, and seed the area disturbed by drilling that is not required in production of the well, where necessary to bind the soil and prevent substantial erosion and sedimentation.

11. **Release of Lease.** Lessee may at any time surrender all or any part of this Lease by recorded a release of lease in Dickenson County, Virginia and delivering or mailing a copy of said release with recording reference to Lessor.

12. **Breach or Default.** In the event Lessor believes that the Lessee has not complied with any of its obligations hereunder, Lessor shall notify Lessee in writing, setting out specifically in what respects Lessee has breached this Lease. Lessee shall then have thirty (30) days after receipt of said notice within which to resolve or commence to resolve all or any part of the breaches alleged by Lessor. Lessor shall not bring any cause of action against Lessee for breach of the Lease sooner than thirty (30) days after service of such notice on Lessee, and only if Lessee has failed to resolve or failed to commence to resolve all or any part of the breaches alleged by Lessor. Neither the service of said notice nor the doing of acts by the Lessee aimed to resolve any or all of the alleged breaches shall be deemed an admission or presumption that Lessee has failed to perform all its obligations hereunder.

14. **Lease Addendum.** Lessor and Lessee acknowledge the Lease Addendum attached to this Lease. Each provision contained in the Lease Addendum shall be incorporated into and is understood to be a part of the Lease. If a provision of the Lease conflicts with a provision of the Lease Addendum, the Lease Addendum shall prevail.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument on the date appearing above.

**ENERVEST ENERGY INSTITUTIONAL FUND XIV-A, L.P.  
AND ENERVEST ENERGY INSTITUTIONAL FUND XIV-A1, L.P.  
ENERVEST ENERGY INSTITUTIONAL FUND XIV-WIC, L.P.**

By: EnerVest Operating, L.L.C.  
its agent and attorney-in-fact

By: Kevin J. Miller CA  
Name: Kevin Miller  
Title: Vice President and General Manager

[illegible]

My Commission Expires: 11/30/2020



  
Notary Public



## Lease Addendum

1. **Indemnification.** Lessee agrees to indemnify, protect, save harmless and defend Lessor from and against any loss, injury, damage, claim, reclamation requirement of the Virginia Department of Mines, and Minerals (DMME), environmental damage or expense occurring as a result of the Lessee's use of the Leased Premises or which would not have occurred but for the Lessee's use of the Leased Premises, except to the extent any such loss, injury, damage, claim or expense is caused by the Lessor's negligence.
2. **Assignment.** This Lease shall not be assigned in part or whole without the expressed written consent of the Lessor.
3. **Existing Coal Agreement.** Lessor acknowledges that the Leased Premises are subject to an unrecorded Letter Agreement dated 9-12-2018 by and between Contura, ACIN, & etc. for the purpose of laying out guidelines for the co-development of the Coal, Oil, Gas, and Coal Bed Methane on jointly owned properties located in Dickenson and Buchanan Counties, Virginia. Lessor further acknowledges that they are subject to said agreement.
4. **Depth Restriction.** The terms of this Lease are confined to the mined interval of Deep Mine No. 26, otherwise defined as the Lower Banner Seam. This Lease does not include and there is hereby excepted and reserved unto the Lessor any and all oil, gas, and other mineral bearing strata, as well as all coals and coalbed methane both shallower and deeper than targeted Deep Mine No. 26. contained within the Lower Banner Coal Seam.
5. **Royalty on Sale of Electricity or Sale of Carbon Credits.** Lessor shall receive a royalty of Twelve and One-Half Percent (12.5%) of the gross proceeds actually received by Lessee or any of Lessee's affiliates from the sale of electricity generated from combustion of the CBM and/or the sale of Carbon Credits (as defined herein) from the CBM, minus this same percentage share of all Post-Production Costs and minus this same percentage share of all production, severance and ad valorem taxes.
6. **Shut-in Payments.** Lessee may, at its option, cease production from any part or all of the wells located on the Leased Premises, or any wells located on another tract pooled with the Leased Premises for the necessary maintenance or repair of Lessee's equipment, an event of force majeure, or when production from the specific mine as shown in Exhibit "A" has reached its annual production limit as defined by the equations set forth in the Compliance Offset Protocol Mine Methane Capture Projects, California Environmental Protection Agency, Air Resources Board, upon five (5) days written notice to Lessor, without such cessation of production operating to terminate the Lease.
  - (a) Lessee shall tender to Lessor on the first day of the month following the initial cessation of production a shut-in payment of One Thousand Dollars (\$1,000.00). Lessee shall continue to tender to Lessor shut-in payments of One Thousand Dollars (\$1,000.00) on the first of each month until the well or wells have been returned to production.
  - (b) After twelve (12) continuous months of no production, the shut-in payment shall be increased to One Thousand Five Hundred Dollars (\$1,500.00) per month, paid in quarterly installments.
  - (c) The shut-in payments may be suspended at any time by Lessee upon Lessee's written notice to Lessor, accompanied by Lessee's executed release of Lease.
  - (d) The Lease shall terminate automatically, and Lessee shall record a release of lease in Dickenson County, Virginia, after twenty-four (24) continuous months of no production.
7. **Commingling.** Lessee may commingle the production from the Leased Premises ("Produced CBM") with coal bed or coal mine methane produced from properties other than the Leased Premises ("Other Methane") prior to its sale. In the event the Produced CBM is commingled, Lessee shall install meters capable of measuring all Produced CBM from the Leased Premises, and all Other Methane commingled with the Produced CBM. Lessor's royalties shall be determined by

prorating total sales from Lessee's system according to the ratio of Produced CBM and Other Methane introduced into Lessee's system.

8. **Lessor's Title Information.** Lessor agrees to make available to Lessee for inspection and copying all existing title information in Lessor's possession concerning the Leased Premises. Lessor makes no warranties concerning the completeness or accuracy of any such information and shall have no obligation to extend, update, or supplement any title information for Lessee's use. For purposes of this paragraph, "title information" includes but is not limited to abstracts, title insurance policies and commitments and title opinions.

9. **Leasehold Limitation.**

(a) Lessee has familiarized itself with the deeds and title papers under which Lessor owns the rights granted hereunder, and the parties hereto understand that this Lease only grants such rights as are owned by Lessor as of the effective date and which it has the right to grant.

(b) It is the duty of Lessee to familiarize itself with the exact location of the Leased Premises and to ensure that all development activities are confined to the Leased Premises.

(c) The parties hereto agree that, if mining operations heretofore have been conducted on or under the Leased Premises, Lessor has not made and does not now make any representations concerning the condition of any seam of coal on the Leased Premises, previous mining thereon, or the condition of the surface, structures, or works therein or thereon.

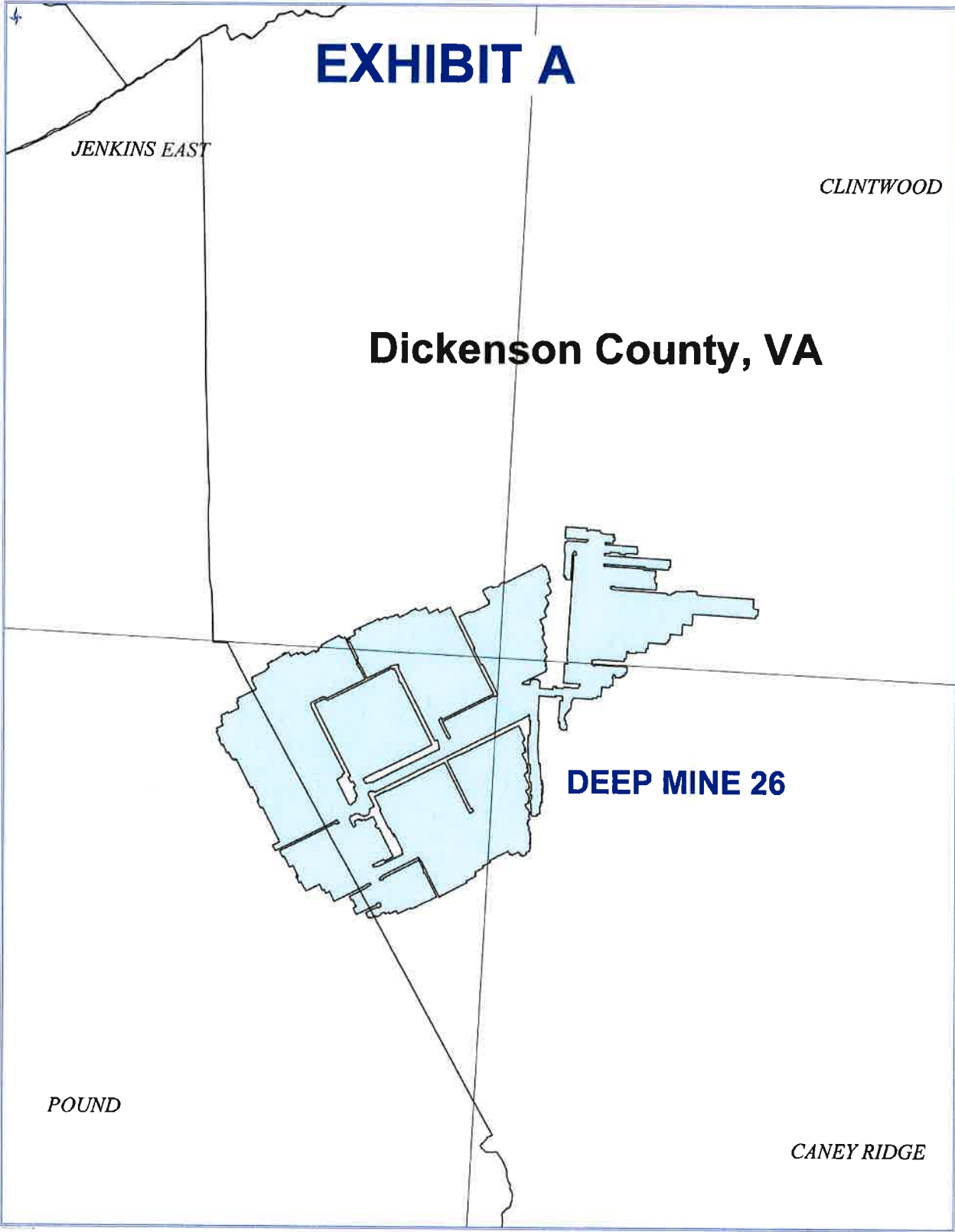
(d) Lessee acknowledges that, prior to the execution of this Lease, it (a) has made an independent examination of data concerning the Leased Premises, (b) has inspected the Leased Premises and is familiar with the physical condition thereof, and (c) has fully informed itself as to all existing conditions and limitations applicable to the Leased Premises. Lessee acknowledges that it has independently analyzed any information provide by Lessor with regard to the Leased Premises and agrees that the furnishing of any information to the Lessee shall not constitute a representation that such information is accurate or complete or a warranty that the Leased Premises confirms thereto. Lessee accepts the CBM and Produced CBM as is and without any warranty, expressed or implied, with regard to the quality of the gas or gas volumes realized by Lessee.

(e) Nothing herein contained shall be deemed or construed to be a covenant for quiet enjoyment or a warranty of title on the part of the Lessor, either express or implied, but Lessee must respect and observe all limitations or defects in the title of Lessor in and to the Leased Premises, said land, coal rights, and all other rights appurtenant thereto. It is likewise understood by Lessee that Lessor gives no warrant as to the quality or quantity of the gas contained in the abandoned mines and assumes no liability due to any deficiency that may exist or develop therein.

(f) To the best of Lessor's knowledge, there are no conflicts between this Lease and any other lease or license issued by Lessor. However, if a conflict arises as to the extent of the boundaries or an overlapping with Lessor's other leases or licenses, then the lease or license that first became effective shall prevail and Lessor shall have no liability or obligation to Lessee as a result thereof.

(g) Lessor does not claim ownership of or any rights to the surface of the Leased Premises other than those surface rights conveyed to Lessor in its deeds.

10. **Insurance.** At all times while operations are conducted upon the Leased Premises, Lessee shall comply with the workers compensation law of the state in which its operations are being conducted. Lessee shall require all contractors engaged by it with respect to any of the operations to comply with the workers compensation law of the state where the applicable operations are being conducted.



VIRGINIA:

BEFORE THE VIRGINIA DEPARTMENT OF ENERGY

APPLICANT: KEYROCK ENERGY, LLC

RELIEF SOUGHT:

CREATION OF SEALED GOB DRILLING  
UNIT AND POOLING OF INTERESTS IN  
A 388.27 ACRE DRILLING UNIT  
DESCRIBED IN THE "PROPOSED  
UNIT" HERETO LOCATED IN THE  
NORA COALBED GAS FIELD AND  
SERVED BY WELL NO. KEYROCK DM  
26 WOLFPEN #1 (HEREIN "SUBJECT  
DRILLING UNIT") PURSUANT TO §§  
45.2-1620 AND 45.2-1622 OF THE CODE  
OF VIRGINIA, FOR THE PRODUCTION  
OF COALBED METHANE GAS FROM  
THE MINED OUT LOWER BANNER  
COAL SEAM (HEREINAFTER  
"SUBJECT FORMATION") IN THE  
CONTURA DEEP MINE 26 IN  
DICKENSON COUNTY, VIRGINIA  
(HEREIN "COALBED METHANE GAS"  
OR "GAS")

DRILLING UNIT SERVED BY WELL NUMBERED  
KEYROCK DM 26 WOLFPEN #1 TO BE DRILLED IN  
THE LOCATION DEPICTED ON EXHIBIT A HERETO,  
POUND QUADRANGLE, KENADY DISTRICT  
DICKENSON COUNTY, VIRGINIA

) VIRGINIA GAS  
) AND OIL BOARD

) DOCKET NO.  
) VGOB 24-1217-4301

**REPORT OF THE BOARD**

**FINDINGS AND ORDER**

1. **HEARING DATE AND PLACE:** This matter came for hearing before the Virginia Gas and Oil Board (hereafter "Board") at 10:00 a.m. on December 17, 2024, at 3405 Mountain Empire Road, Big Stone Gap, Virginia.
2. **APPEARANCES:** Freddie E. Mullins appeared for the Applicant.
3. **JURISDICTION AND NOTICE:** Pursuant to §§ 45.2-1600 et seq. of the Code of Virginia, the Board finds that it has jurisdiction over the subject matter. Based upon the evidence presented by Applicant, the Board also finds that the Applicant has (1) exercised due diligence in conducting a meaningful search of reasonably available sources to determine the identity and whereabouts of each gas and oil owner, coal owner, or mineral owner having an interest in the Subject Drilling Unit (388.27 acre drilling unit being more particularly described on "Proposed Unit" attached hereto and made a part hereof) underlying and comprised of Subject Lands ("Subject Lands" being more particularly described on "Proposed Unit", attached hereto and made a part hereof); and (2) represented to the Board that it has given notice to those parties (hereafter sometimes "person(s)" whether referring to individuals, corporations, partnerships associations, companies, businesses, trusts, joint ventures or other legal entities) entitled by § 45.2-1618 of the Code of Virginia to notice of this application. Further, the Board has caused notice of this hearing to be published as required by § 45.2-1618 of the Code of Virginia. Whereupon, the Board hereby finds that the notices given herein satisfy all statutory requirements, Board rule requirements, and the minimum standards of state due process.

4. AMENDMENTS: None.
5. DISMISSALS: None
6. RELIEF REQUESTED: Applicant requests (1) that pursuant to Va. Code § 45.2- 1622, including the applicable portions of § 45.2-1620, the Board pool the rights, interests and estates in and to the Gas in the Subject Drilling Unit, including those of the Applicant and of the known persons named in Exhibit B hereto and that of their known and unknown heirs, executors, administrators, devisees, trustees, assigns and successors, both immediate and remote, for the drilling and operation, including production, of Coalbed Methane Gas produced from the Subject Drilling Unit established for the Subject Formation underlying and comprised of the Subject Lands, (hereafter sometimes collectively identified and referred to as "well development and/or operation in the Subject Drilling Unit") for the purpose of combusting coalbed methane gas to generate carbon credits for sale on the open market; (2) the Board create a sealed gob unit for the coalbed methane gas produced from the Subject Drilling Unit; and, (3) that the Board designate Keyrock Energy, LLC as the Unit Operator.
7. RELIEF GRANTED: The requested relief in this cause shall be and hereby is granted and: (1) pursuant to §45.2-1620 of the Code of Virginia, Keyrock Energy, LLC (hereafter "Unit Operator" or "Operator") is designated as the Unit Operator authorized to drill and operate the Well in Subject Drilling Unit at the location depicted on the plat attached hereto as Proposed Unit, subject to the permit provisions contained in § 45.2.1629, et seq. of the Code of Virginia, to §§ 4 VAC 25-150 et seq., Gas and Oil Regulations; to §§ 4 VAC 25-160 et seq., and to the Virginia Gas and Oil Board Regulations all as amended from time to time, as a sealed gob unit for the purpose of combusting coalbed methane gas to generate carbon credits for sale on the open market; and (2) all the interests and estates in and to the Gas in Subject Drilling Unit, including that of the Applicant, the Unit Operator and of the known persons listed on Exhibit B, attached hereto and made a part hereof, and their known and unknown heirs, executors, administrators, devisees, trustees, assigns and successors, both immediate and remote, be and hereby are pooled in the Subject Formations in the Subject Drilling Unit underlying and comprised of the Subject Lands. Please note all pooling in this unit is voluntary.
8. UNIT OPERATOR (OR OPERATOR): Keyrock Energy, LLC shall be and hereby is designated as Unit Operator authorized to drill and operate the Well(s) in Subject Formations in Subject Drilling Unit, all subject to the permit provisions contained in §§ 45.2-1629 et seq. of the Code of Virginia; §§ 4 VAC 25-150 et seq., Gas and Oil Regulations; §§ 4 VAC 25-160 et seq., and Virginia Gas and Oil Board Regulations; all as amended from time to time, and all elections required by this Order shall be communicated to Unit Operator in writing at the address shown below:
- Keyrock Energy, LLC  
207 East Main Street, Suite 2-D  
P. O. Box 2223  
Johnson City, TN 37605  
Phone: (423) 726-2070  
Email: [compliance@keyrockenergy.com](mailto:compliance@keyrockenergy.com)
9. COMMENCEMENT OF OPERATIONS: Unit Operator shall commence or cause to commence operations for the drilling of the Well within Subject Drilling Unit within seven hundred thirty (730) days from the date of this Order, and shall prosecute the same with due diligence. If the Unit Operator has not so commenced and/or prosecuted, then this order shall terminate, except for any cash sums then payable hereunder; otherwise, unless sooner terminated by Order of the Board, this Order shall expire at 12:00 p.m. on the date on which the well covered by this Order is permanently abandoned and plugged. However, in the event an appeal is taken from this Order, then the time between the filing of the Petition for Appeal and the Final Order of the Circuit Court shall be excluded in calculating the two-year period reference herein.
10. ESCROW PROVISIONS: No request has been made to establish escrow.
11. SPECIAL FINDINGS: The Board specifically and specially finds:
- 11.1. Applicant is Keyrock Energy, LLC. Applicant is duly authorized and qualified to transact business in the Commonwealth of Virginia;
- 11.2. Applicant Keyrock Energy, LLC is an operator in the Commonwealth of Virginia, and has satisfied the Board's requirements for operations in Virginia;

- 11.3. Applicant Keyrock Energy, LLC has agreed to explore, develop, and maintain those properties and assets now owned or hereafter acquired by Keyrock Energy, LLC, and has consented to serve as Coalbed Methane Gas Unit Operator for the Subject Drilling Unit and to faithfully discharge the duties imposed upon it as Unit Operator by statute and regulations;
- 11.4. Applicant Keyrock Energy, LLC, claims ownership of gas leases, Coalbed Methane Gas leases, and/or coal leases representing 100% percent of the oil and gas interest/claims in and to Coalbed Methane Gas in the Subject Drilling Unit as shown on Exhibit D; and, Applicant claims the right to explore for, develop and produce Coalbed Methane Gas from Subject Formations in Subject Drilling Unit in Dickenson County, Virginia, which Subject Lands are more particularly described in Proposed Unit.
- 11.5. The estimated total production from the Subject Drilling Unit is 700 mmcf. The estimated amount of reserves from the Subject Drilling Unit is 700 mmcf.
- 11.6. The relief requested and granted is just and reasonable and is supported by substantial evidence. The granting of the Application and relief requested therein will ensure to the extent possible the greatest ultimate recovery of Coalbed Methane Gas, prevent, or assist in preventing the various types of waste prohibited by statute and protect or assist in protecting the correlative rights of all persons in the subject common sources of supply in the Subject Lands. Therefore, the Board is entering an Order granting the relief herein set forth.
12. MAILING OF ORDER AND FILING OF AFFIDAVIT: Applicant or its Attorney shall file an affidavit with the Secretary of the Board within sixty (60) days after the date of recording of this Order stating that a true and correct copy of said Order was mailed within seven (7) days from the date of its receipt by Unit Operator to each Respondent named in Exhibit B pooled by this Order and whose address is known.
13. CONCLUSION: Therefore, the requested relief and all terms and provisions set forth above be and hereby are granted, and **IT IS SO ORDERED**.
15. APPEALS: Appeals of this Order are governed by the provisions of § 45.2-1609 of the Virginia Code which provides that any order or decision of the Board may be appealed to the appropriate circuit court.
16. EFFECTIVE DATE: This Order shall be effective as of the date of the Board's approval of this Application, which is set forth at Paragraph 1 above.