

SUMMARY APPRAISAL

OF

**VACANT LAND OF JOHANNA VAL MALDEGHEM
DUTCH RIDGE ROAD
BRIGHTON TOWNSHIP
BEAVER COUNTY, PENNSYLVANIA**

PREPARED FOR

**JOHANNA VAN MALDEGHEM
C/O ATTORNEY SAMUEL J. ORR, III
1521 THIRD STREET
BEAVER, PENNSYLVANIA**

FEBRUARY 21, 2002

21-353

Daniel A. Deceder

Appraisal Services

429 Navigation Street • Beaver, Pennsylvania 15009

Telephone: (724) 728-7445 • Fax: (724) 728-2155

February 21, 2002

Attorney Samuel J. Orr, III
1521 Third Street
Beaver, PA 15009

Dear Attorney Orr:

In response to your request, and for the purpose of estimating the Market Value, we have appraised the property located and known as:

Van Maldeghem Vacant Land
Dutch Ridge Road
Brighton Township
Beaver County, Pennsylvania

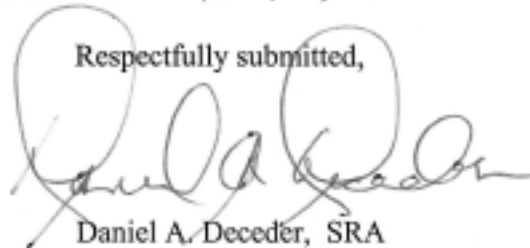
Our appraisal included a personal inspection of the subject property, a review and analysis of current market data, and such other matters normally considered by the prudent appraiser. Per your specific request, this is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client. The appraiser is not responsible for unauthorized use of this report.

These opinions of value are based on the assumption that no environmental problems affect the subject.

As a result of our investigations, our opinion of the value of the fee simple estate, in terms of cash or its equivalence of the above captioned property, as of January 31, 2002, is:

Seven Hundred Eight Four Thousand (\$784,000) Dollars

Respectfully submitted,



Daniel A. Deceder, SRA

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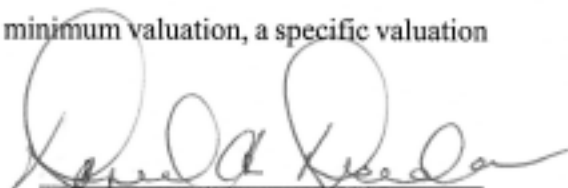
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Location:	Dutch Ridge Road Brighton Township Beaver County, Pennsylvania
Ownership:	Johanna Van Maldeghem
Tax Parcel Number:	55-152-0130
Deed Reference:	463/357
Purpose of the Appraisal:	Estimate Market Value
Property Rights Appraised:	Fee Simple Estate
Zoning:	C-2, Highway Commercial
Land Area:	17.42 acres
Highest and Best Use:	Commercial development
Value Estimate:	\$784,000
Effective Date of Appraisal:	January 31, 2002
Date of Report:	February 21, 2002

CERTIFICATION

I certify that, to the best of my knowledge and belief.....

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards and reporting requirements of the Code of Professional Ethics and Standards of Professional Practice of The Appraisal Institute and with the Uniform Standards of Professional Practice.
- the use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, Daniel A. Deceder has completed the requirements of the continuing education program of The Appraisal Institute and the Appraiser Qualifications Board of the State of Pennsylvania.
- Daniel A. Deceder has made a personal inspection of the property that is the subject of this report.
- no one has provided significant professional assistance to the persons signing this report.
- this appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.


Daniel A. Deceder, SRA
PA General Certified Appraiser
GA-000235-L

GENERAL LIMITING CONDITIONS

This appraisal report has been made subject to the following general limiting conditions:

The opinion of value expressed in the letter of transmittal is the result of and subject to the data and conditions described in detail in the accompanying report.

No fractional part of this appraisal is to be used in conjunction with another appraisal. Such use renders it invalid.

This report, or a copy thereof, may be transmitted to a third person or legal entity only in its entirety.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of The Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraisers.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

GENERAL ASSUMPTIONS

This appraisal report has been made subject to the following general assumptions:

- No responsibility has been assumed for the legal description or legal matters. Title to the property was assumed to be good and marketable unless otherwise stated.
- The property has been appraised free and clear of any and all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- Information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- All engineering data were assumed to be correct. Plot plans and exhibits in this report have been included only to assist the reader in visualizing the property.
- It was assumed that there are no hidden or unapparent conditions of the property, sub-soil or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
- It was assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless a non-compliance is stated, defined and considered in the appraisal report.
- It was assumed that all licenses, certificates of occupancy, consents or other legislative or administrative authority required by any local, state or national government or private utility or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It was assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is estimate the market value of the fee simple interests of the subject.

PROPERTY RIGHTS APPRAISED - FEE SIMPLE ESTATE

Fee simple estate is defined as an absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. An inheritable estate.

INTENDED USE OF THE APPRAISAL

The intended use of this report is to assist the client, Johanna Van Maldeghem and her attorney, Samuel Orr, III, in the management and council of her real estate holdings.

SCOPE OF THE APPRAISAL

Our analysis included an inspection of the site, a review and analysis of neighborhood, and an analysis of area supply and demand characteristics was made. A highest and best use analysis was completed that considers current and anticipated trends of the property, and the cost, sales comparison, and income capitalization approaches were considered in the valuation process. Relative to this vacant land appraisal problem, only the sales comparison approach fully developed and hence accorded most significance in the valuation process. Market data (i.e. sales and offers to sell or purchase), pertaining to vacant and improved properties were investigated. Our data and verification sources included the public records, the West Penn Multiple Listing Service, local brokers, our appraisal files, and property owners.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in the competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated.
- b. Both parties are well informed or well advised and each acting in what they consider their own best interest.
- c. A reasonable time is allowed for exposure in the open market.
- d. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Title XI, Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), August 23, 1990, Section 564.4, Appraisal Standards.

PROPERTY IDENTIFICATION

The subject property consists of approximately 17.42 acres of land located along Dutch Ridge Road in Brighton Township, Beaver County, Pennsylvania. The site is identified in the Beaver County tax records as Parcel Number 55-152-0130.

LEGAL DATA/HISTORY OF THE SUBJECT

Subject property rights are vested in the name of the George Van Maldeghem (deceased), ET UX (Johanna Van Maldeghem) by virtue of a deed dated December 29, 1939 from Willis E. Small, ET AL as recorded in Deed Book Volume 463 page 351 in the Office of the Recorder of Deeds, Beaver County, Pennsylvania. The recorded price was \$3,800.

ZONING

According to the zoning map and ordinance for Brighton Township the subject site is zoned, "C-2" Highway Commercial. The purpose of this classification is to provide for commercial opportunities which will meet the needs of residents of the area, while locating such land uses at accessible points in the Township network of roads and associated local and state collector and arterial roadways.

ASSESSMENT AND TAXES

Owner of Record: Johanna Van Maldeghem
Tax I.D. Number: 55-152-0130

Current Assessed Value

Land:	\$16,500
Improvements:	<u>\$19,150</u>
Total	\$36,650

Current Millage Rates

Beaver County	-	15.70 Mills
Brighton Township	-	6.00 Mills
School District	-	<u>45.00 Mills</u>
Total	-	66.70 Mills

Annual Taxes

<u>Assessed Value</u>		<u>Millage Rates</u>		<u>Annual Taxes</u>
\$36,650	x	.0667	=	\$ 2,444.56
		Paid @ 2% Discount		\$ 2,395.66

Note: Given the uninhabitable condition of the building improvements an appeal of the tax assessment where the improvements would be removed and there would be no change in land value, a tax savings could be realized. However, if the appeal would result in a revaluation of the property as vacant land at current value, the total annual tax expense would likely increase even with the application of the common level ratio.

AREA & NEIGHBORHOOD DATA

The subject property is located in Brighton Township, a suburban residential community located fifteen miles north of the Pittsburgh International Airport and thirty miles north of the Pittsburgh Central Business District. Geographically, Brighton Township is in the central portion of Beaver County along the Route 60 (Beaver Valley Expressway) corridor, and together with the neighboring communities of Beaver and Bridgewater Boroughs and Vanport Township comprise the Beaver Area School District. It is bounded on the north by Chippewa Township, on the east by Patterson Township and Bridgewater Borough, on the west by Ohioville Borough and South Beaver Township, and Beaver Borough and the Ohio River on the south. Access to interstate highways is good via State Route 60. The Route 60-Beaver Valley interchange of the Pennsylvania Turnpike (I-76) lies approximately five to the north of the Brighton Township Exit in Big Beaver Borough. Route 60 also provides highway access to the north and south of the county to Interstates 79 & 80. Like the other suburban communities along the Route 60 corridor, namely; Hopewell, Center and Chippewa Townships, Brighton is a mixture of working farms, fallow-rural land, rural residential, suburban residential, and scattered commercial development. Two exceptions with regard to commercial development are Center and Chippewa Townships where clusters of community and regional oriented commercial use properties have, and continue to be developed along their Route 18 & 51 corridors.

POPULATION

As evidenced in the following table, Brighton Township, like virtually all the municipalities in Beaver County, experienced population decreases between 1970 to 1990. More recent population estimates indicate a reversal and subsequent stabilization of those trends with the suburban corridor