

**COLDWELL
BANKER**PHIL MATHYER
REAL ESTATE804 MARKET STREET
WARREN, PA 16365

BUS. (814) 726-3456

FAX (814) 726-3481

e-mail: cbrealtor@warrenpahomes.com

September 22, 2005

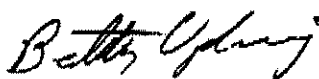
To: Warren County School Board

From: Jerry Come, Realtor with Coldwell Banker P M R E

Ref: Listing with Betty Uplinger, 17 N. South Street Warren, Pa 16365

In reference to the above listed property which is listed currently with our office, Ms. Uplinger has asked me once again to approach the Board and offer the property to the Warren County School District for the appraisal amount of \$26,000. The property is currently listed at \$29,500. Ms. Uplinger feels that the School District would benefit most from acquiring this property. This is an open offer and will be good for 30 days. I, along with the Realtor will give your offer first consideration during the 30 day period. The seller is obligated to pay the closing cost for the selling along with the Real Estate fees as agreed upon.

Sincerely,



Betty Uplinger, Owner



Jerry Come, Realtor

TEMPLETON APPRAISAL AND CONSULTING SERVICE

516 East Street
Warren, Pennsylvania 16365

Telephone (814) 723-6185
Fax: (814) 726-9776

APPRAISAL REPORT

For: WARREN COUNTY SCHOOL DISTRICT

Date: October 7, 2002


I hereby certify that I have personally inspected the property owned by Betty J. Uplinger located at 17 North South Street in the city of Warren, County of Warren, Commonwealth of Pennsylvania and further identified in the Assessment Office of the Warren County Court House as WN 587-2953 and in the Register and Recorder's Office in Deed Book 391, Page 1036, the date of record being November 12, 1975.

The purpose of this Appraisal is to estimate the Market Value* of this property as of the 5th day of October 2002 A. D.

It is my opinion that the Market Value* of this property as of the abovementioned date is

TWENTY-SIX THOUSAND DOLLARS.\$26,000.00

The property was appraised as a whole, owned in fee simple and unencumbered, subject to any assumptions or limiting conditions as outlined herein.


Janet C. Templeton
Pa. Certified Appraiser
RL-001-007-L

*Market Value Defined

Market Value is defined as the most probable price in terms of money which a property will bring in an open and competitive market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and without undue stimulus.

OCT 08 2002