

**Application of Pennsylvania-American Water Company for Acquisition of
the Wastewater Assets of East Coventry Township
66 Pa. C.S. §1329
Application Filing Checklist – Water/Wastewater**

Docket No. A-2025-3053487

9. Utility Valuation Expert Verification Statements:
- a. Buyer Utility Valuation Expert has no affiliation with the buyer or seller.
 - b. Buyer Utility Expert determined fair market value in compliance with the most recent edition of the Uniform Standards of Professional Appraisal Practice as of the date of the report employing the cost, market, and income approaches.
 - c. Buyer Utility Valuation Expert applied applicable jurisdictional exceptions to the submitted appraisal.
 - d. Seller Utility Valuation Expert has no affiliation with the buyer or seller.
 - e. Seller Utility Expert determined fair market value in compliance with the most recent edition of the Uniform Standards of Professional Appraisal Practice as of the date of the report employing the cost, market, and income approaches.
 - f. Seller Utility Valuation Expert applied applicable jurisdictional exceptions to the submittal appraisal.

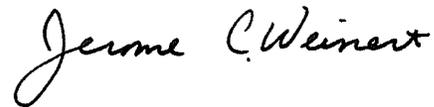
RESPONSE: For subparts a. through f., see enclosed verification statements attached at **Appendix A-9.1 (WADS)** and **Appendix A-9.2 (Gannett Fleming)**.

VERIFICATION OF UTILITY VALUATION EXPERT

I, Jerome C. Weinert, ASA, P.E., CDP, am Principal and Director for WADS Consultants (“WADS”) is a Utility Valuation Expert (“UVE”) in the Commonwealth of Pennsylvania approved by the Pennsylvania Public Utility Commission (Utility Code 9925547). In connection with the foregoing application, I hereby state the following:

1. Pennsylvania-American Water Company (“PAWC”) as Buyer selected Weinert Appraisal and Depreciation Services LLC (also known as WADS Consultants “WADS”) to perform a fair market value appraisal of the wastewater system and related assets (the “System”) of the East Coventry Township (“East Coventry”).
2. East Coventry as Seller selected Gannett Fleming Valuation and Rate Consultants, LLC, a UVE in the Commonwealth of Pennsylvania approved by the Pennsylvania Public Utility Commission (Utility Code 9919244), to perform a fair market value appraisal of the System.
3. As Principal and Director for WADS, I and my staff prepared a fair market value appraisal of the System on PAWC’s behalf (the “Fair Market Value Appraisal”).
4. The facts set forth in the Fair Market Value Appraisal are true and correct to the best of my knowledge, information, and belief.
5. As Principal and Director for WADS, I and my staff determined the fair market value of the System in compliance with the most recent edition of the Uniform Standards of Professional Appraisal Practices as of the date of the Fair Market Appraisal, employing the cost, market and income approaches, as required by 66 Pa.C.S. §1329(a)(3) and applied applicable jurisdictional exceptions to the Fair Market Appraisal.

6. Neither WADS nor I nor any WADS staff derived any material benefit from the sale of the System other than fees for services rendered.
7. Neither I nor any members of WADS staff are an immediate family member of a director, officer or employee of either PAWC or the East Coventry within a 12-month period of the date PAWC engaged WADS to perform the Fair Market Value Appraisal.
8. WADS has no affiliation with either East Coventry or PAWC.
9. I make this verification subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).



Jerome C. Weinert, ASA, P.E., CDP
Principal and Director
Weinert Appraisal and Depreciation Services LLC
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Dated: 10-3, 2025

VERIFIED STATEMENT

I, Harold Walker, III, Manager of Financial Studies of Gannett Fleming Valuation and Rate Consultants, LLC (“Gannett”), a Utility Valuation Expert in the Commonwealth of Pennsylvania approved by the Pennsylvania Public Utility Commission (Utility Code 9919244), hereby state the following, subject to the penalties of 18 Pa. Cons. Stat. § 4904 (relating to unsworn falsification to authorities):

1. Gannett was selected by East Coventry Township (“Township”), to perform a fair market value appraisal of the Township’s wastewater system assets (“System”);
2. As Manager of Financial Studies of Gannett, I prepared the foregoing fair market value appraisal of the System, dated July 24, 2024, (the “Fair Market Value Appraisal”) at or under my direction;
3. The facts set forth in the Fair Market Value Appraisal are true and correct to the best of my knowledge, information, and belief;
4. Gannett has no affiliation with either the Township, or Pennsylvania-American Water Company (“PAWC”);
5. As Manager of Financial Studies of Gannett, I determined the fair market value of the System in compliance with the most recent edition of the Uniform Standards of Professional Appraisal Practice as of the date of the Fair Market Value Appraisal, employing the cost, market and income approaches;
6. As Manager of Financial Studies of Gannett, I applied applicable jurisdictional exceptions to the submitted Fair Market Value Appraisal;
7. Neither Gannett nor I have derived any material benefit from the sale of the System other than fees for services rendered; and
8. Neither I nor any members of Gannett’s staff are an immediate family member of a director, officer or employee of either the Township, or PAWC, within a 12-month period of the date Gannett was engaged to perform the Fair Market Value Appraisal.


Harold Walker, III
Gannett Fleming Valuation and Rate
Consultants, LLC

Dated: October 8, 2025