

03-1297-CD  
BOB BITTER ELECTRICAL ENTERPRISES, INC. vs. IRVONA MUNICIPAL

SEP 03 2003

SECTION 00560  
WAIVER OF LIEN

William A. Shaw  
Prothonotary/Clerk of Courts

This instrument executed the 29th day of August, 2003, by Bob Biter Electrical Enterprises, Inc., (the "Contractor"), for the benefit of IRVONA MUNICIPAL AUTHORITY, a municipal entity organized and existing under the laws of the Commonwealth of Pennsylvania ("Owner").

W I T N E S S E T H

A. Owner intends to enter into an agreement (the "Agreement") with the Contractor which provides for the Contractor to perform tasks related to the Irvona Water Treatment Facility ("System") on tracts of ground located in the Borough of Irvona and Beccaria Township. The improvements to be constructed are herein called "Improvements" designated as Contract No. 02-2, on parcels of ground in the City of Irvona and Beccaria Township, owned by the Owner.

B. By the terms of the Agreement, Contractor will covenant, promise, and agree that no mechanics' or materialmen's liens will be filed or maintained against the Improvements or the estate or title of Owner in the System or any part thereof, or the appurtenances thereto, either by itself or anyone else for or on account of any work, labor or materials supplied in the performance of the Agreement, or under any supplemental contract or for extra work, or in the erection, construction or completion of the Improvements on the System or any appurtenance thereto.

NOW, THEREFORE, in consideration of the contract and intending to be legally bound hereby:

(1) WAIVER OF LIEN. Contractor, for itself, its subcontractors, materialmen, laborers and anyone else acting or claiming through or under it, does hereby waive and relinquish all right to file a mechanic's lien, or notice of intention to file any lien, and does hereby covenant, promise and agree, to the extent permitted by law, that no mechanic's lien or other lien of any kind whatsoever shall be filed or maintained against the Improvements or the estate or title of the Owner in the System or the Improvements or the appurtenances thereto, by or in the name of Contractor, or any subcontractor, materialman or laborer for work done or materials furnished under the Contract or by any other party acting through or under them or any of them for and about the Improvements or the System or any part thereof. The real estate to which this Waiver of Lien pertains is more thoroughly described on Exhibit "A" which is attached hereto and made a part hereof.

(2) INDEPENDENT COVENANT. This Agreement waiving the right of lien shall be an independent covenant, shall operate and be effective irrespective of the Owner's performance under the Contract and shall operate and be effective as well with respect to work done and materials furnished under any supplemental contract for extra work in the erection, construction and completion of the Improvements as to any work and labor done and materials furnished under the Agreement.

(3) REMOVAL OF ANY LIEN. If any such mechanic's lien or other lien of any kind whatsoever shall be filed or maintained against the Improvements or the estate or title of the Owner in the System or appurtenances thereto, Contractor promptly and at its expense shall cause such lien to be removed or satisfied.

(4) POWER OF ATTORNEY TO SATISFY LIEN. In order to give Owner full power and authority to protect itself, the Improvements, the System, the estate or title of the Owner therein, and the appurtenances thereto, against any and all liens filed by the Contractor or anyone acting under or through it in violation of the foregoing covenant, the Contractor, to the extent permitted by law, hereby irrevocably authorizes and empowers any Attorney of any Court of Common Pleas of the Commonwealth of Pennsylvania, to appear as Attorney for it, them or any of them, in any such Court, and in its or their name or names, to the extent permitted by law, mark satisfied or record at the cost and expense of the Contractor or of any subcontractor or materialman, any and all lien or liens, filed in violation of the foregoing covenant, or cause to be filed and served in connection with such lien or liens, any pleading or instrument, or any amendment to any pleading or instrument previously filed by it or them, to incorporate therein, as part of the record, the waiver contained in this instrument, and for such act or acts this instrument shall be good and sufficient warrant and authority, and a reference to the court, term and number in which and where this Agreement shall have been filed shall be a conclusive evidence of the authority herein contained to warrant such action, and the Contractor for itself and, to the extent permitted by law, for them does hereby remise, release and quitclaim all rights and all manners of errors, defects and imperfections whatsoever in entering such satisfaction or in filing such pleading, instrument or amendment, or in any way concerning them.

(5) FILING WITH PROTHONOTARY. This instrument is made and intended to be filed with the Prothonotary in accordance with the requirements of Section 1402 of the Mechanics Lien Law of 1963 of the Commonwealth of Pennsylvania.

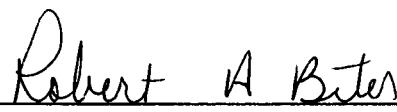
IN WITNESS WHEREOF, the undersigned Contractor has executed this instrument as of the day and year first above written.

ATTEST:

  
Secretary Thelma L. Biter

(SEAL)

CONTRACTOR: BOB BITER ELECTRICAL ENTERPRISES, INC.

  
Vice President Robert A. Biter

COMMONWEALTH OF PENNSYLVANIA :

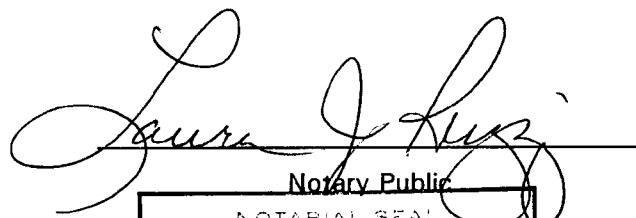
: SS

COUNTY OF Cambria

:

On this, the 29 day of August, 2003, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Robert Biter who acknowledged himself to be the President of Bob Biter Electric, a Corporation, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



\_\_\_\_\_  
Laura J. Ruzzi  
Notary Public

NOTARIAL SEAL
LAURA J. RUZZI, Notary Public
Cresson Boro., Cambria County, PA
My Commission Expires Feb. 27, 2007

My Commission Expires: 2/27/07

ALL that certain tract or parcel of land situate in Irvona Borough, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on a line of other lands of Donna G. Covert and Harold E. Covert (hereafter called "Grantors"), said point being at the division line of lands the Grantors and lands of Alex Yaworski, thence from the point of beginning along the line of lands of Alex Yaworski, S78°50'44" W a distance of 195.41 feet to a point on the line of lands of Walter Lucas; thence along the line of lands of Walter Lucas, N25°28'13" W a distance of 143.15 feet to a point; thence by the same, S84°13'13" W a distance of 69.97 feet to a point on the line of lands of Elwood Burgess; thence along the line of lands of Elwood Burgess, N07°19'13" W a distance of 230.10 feet to a point; thence by the same, N04°34'29" W a distance of 100.00 feet to a point; thence through the lands of the Grantors, N85°25'31" E a distance of 181.40 feet to a point; thence by the same, S26°35'05" E a distance of 432.51 feet to a point on the line of other lands of the Grantors; thence along the line of other lands of the Grantors, S64°31'47" W a distance of 30.00 feet to a point; thence by the same, S25°28'13" E a distance of 30.00 feet to the point and place of beginning. CONTAINING 2.47 Acres

EXHIBIT "A" (2 pages)

