

50-168-CU  
COOPER TOWNSHIP MUNICIPAL AUTHORITY -vs- FRED W. RASDORF et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

114 COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
vs. :  
114 FRED W. RASDORF and IRENE E. RASDORF, :  
vs. :  
Condemnor :  
: No. 00-168-CB  
: :  
: :  
: :  
: :  
Condemnees :  
: :  
: :

**DECLARATION OF TAKING**

The Cooper Township Municipal Authority, pursuant to the Eminent Domain Code 26  
P.S. 1-101 et seq. ("Code"), hereby declares:

1. The Condemnor is the Cooper Township Municipal Authority, whose address is  
P.O. Box 446, Winburne, Clearfield County, Pennsylvania.
2. The condemnation is authorized by 26 P.S. 1-101 et seq.
3. Pursuant to Resolution approved January 11, 2000, the Cooper Township  
Municipal Authority hereby appropriates and condemns real estate designated in  
the Resolution, a copy of which is attached as Exhibit "A". The Condemnees are  
Fred W. Rasdorf and Irene E. Rasdorf, husband and wife.
4. The purpose of the condemnation is to secure land for a waste water treatment  
system as described more fully in the Act 537 Plan approved March 31, 1997,  
prepared by Hess and Fisher and intended to be recorded.
5. The property condemned is a portion of that tract of land situate in Cooper  
Township, Clearfield County, Pennsylvania, described in Clearfield County

**FILED**  
FEB 10 2000  
William A. Shaw  
Prothonotary

Record Book No. 572, Page No. 590, more particularly shown in the description attached as Exhibit "B".

6. The nature of title acquired is a permanent easement.
7. The plan showing the condemned property may be inspected at the Office of the Condemnor.
8. Pursuant to 26 P.S. 1-403, the Condemnor files its bond herewith, conditioned for the payment to the Condemnees of damages for taking when the same shall have been ascertained.
9. A conformed copy of this declaration of taking, together with the information and notice will be served upon the condemnees in this proceeding. Proof of such service will be filed.

**WHEREFORE**, the Cooper Township Municipal Authority declares the within premises condemned and appropriated for the public purpose mentioned.

Date:

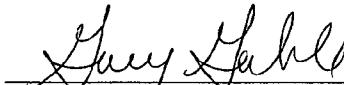
2/2/00



Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

**VERIFICATION**

I hereby verify that the facts set forth in this pleading are true and correct to the best of my knowledge, information and belief. I understand that any false statements herein are made subject to the penalties of 18 P.S. Section 4904, relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Gary Gable, Chairman of the Cooper  
Township Municipal Authority

**RESOLUTION**

**A RESOLUTION OF THE COOPER TOWNSHIP MUNICIPAL AUTHORITY FOR THE CONDEMNATION OF THE FOLLOWING PROPERTIES IN COOPER TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA FOR THE WASTEWATER TREATMENT SYSTEM.**

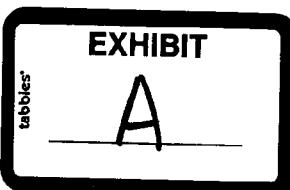
**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Dennis J. Modzel and Donna E. Modzel*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1592, page 336 for purposes of constructing a wastewater treatment system.

**BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Dennis J. Modzel and Donna E. Modzel*, his wife, conditioned for the payment to the said *Dennis J. Modzel and Donna E. Modzel*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Fred W. Rasdorf and Irene E. Rasdorf*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 572, page 590 and in Clearfield County Record Book 1230, page 453 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Fred W. Rasdorf and Irene E. Rasdorf*, his wife, conditioned for the payment to the said *Fred W. Rasdorf and Irene E. Rasdorf*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Kathleen A. Pollock* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1029, page 247 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Kathleen A. Pollock*, conditioned for the payment to the said *Kathleen A. Pollock* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *William C. Teats and Linda L. Teats*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 735, page 204 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *William C. Teats and Linda L. Teats*, his wife, conditioned for the payment to the said *William C. Teats and Linda L. Teats*, his wife, of damages for taking when damages have been ascertained.



**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Gregory and Kathleen Holt*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1403, page 073 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Gregory and Kathleen Holt*, his wife, conditioned for the payment to the said *Gregory and Kathleen Holt*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Patricia J. Hurd* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1423, page 443 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Patricia J. Hurd* conditioned for the payment to the said *Patricia J. Hurd* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Mae A. Josephson* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 687, page 337 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Mae A. Josephson*, conditioned for the payment to the said *Mae A. Josephson* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Larry E. Kephart* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1962, page 031 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Larry E. Kephart*, conditioned for the payment to the said *Larry E. Kephart* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *James Netterblade and Sandra Netterblade*, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 717, page 442 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *James Netterblade and Sandra Netterblade*, conditioned for the payment to the said *James Netterblade and Sandra Netterblade*, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Florence Stickel* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1710, page 071 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Florence Stickel*, conditioned for the payment to the said *Florence Stickel* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Charles E. Stiner* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1441, page 331 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Charles E. Stiner* conditioned for the payment to the said *Charles E. Stiner* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Randall G. Watson and Linda C. Watson*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 719, page 128 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Randall G. Watson and Linda C. Watson*, his wife, conditioned for the payment to the said *Randall G. Watson and Linda C. Watson*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Randall G. Watson and Linda C. Watson*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1388, page 467 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Randall G. Watson and Linda C. Watson*, his wife, conditioned for the payment to the said *Randall G. Watson and Linda C. Watson*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Betty L. Hahn*, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 556, page 048 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Betty L. Hahn*, conditioned for the payment to the said *Betty L. Hahn* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *James W. Hanslovan and Velma V. Hanslovan*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 446, page 343 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *James W. Hanslovan and Velma V. Hanslovan*, his wife, conditioned for the payment to the said *James W. Hanslovan and Velma V. Hanslovan*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Harry Napoli*, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1763, page 102 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Harry Napoli*, conditioned for the payment to the said *Harry Napoli* of damages for taking when damages have been ascertained.

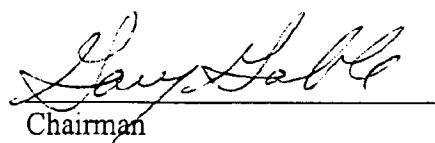
**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Leroy A. Nearhood and Janet P. Nearhood*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1614, page 474 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Leroy A. Nearhood and Janet P. Nearhood*, his wife, conditioned for the payment to the said *Leroy A. Nearhood and Janet P. Nearhood*, his wife, of damages for taking when damages have been ascertained.

RESOLVED this 11th day of January, 2000, by the board of the Cooper Township Municipal Authority in lawful session assembled.

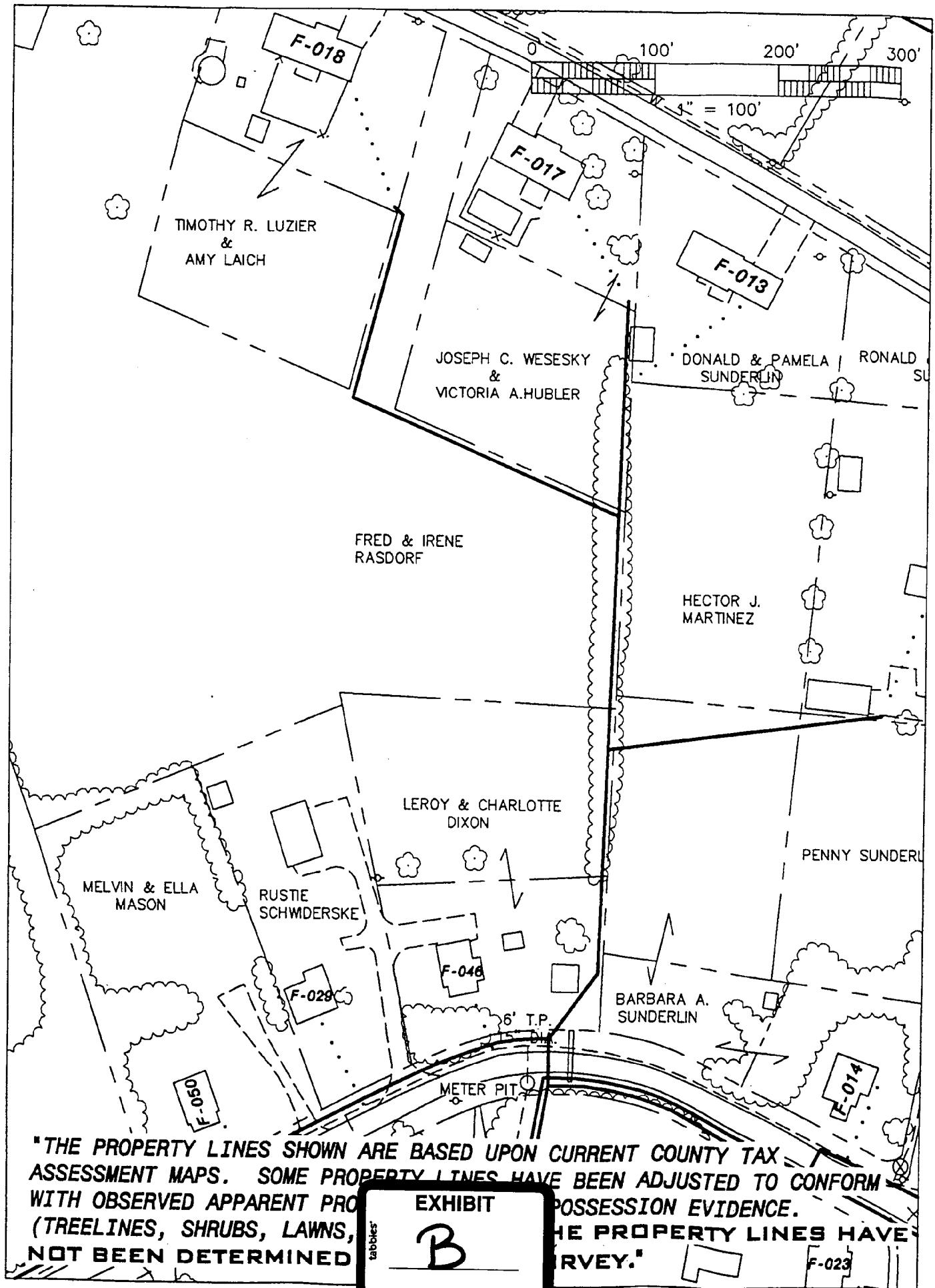
ATTEST:

  
\_\_\_\_\_  
Secretary

Cooper Township Municipal Authority

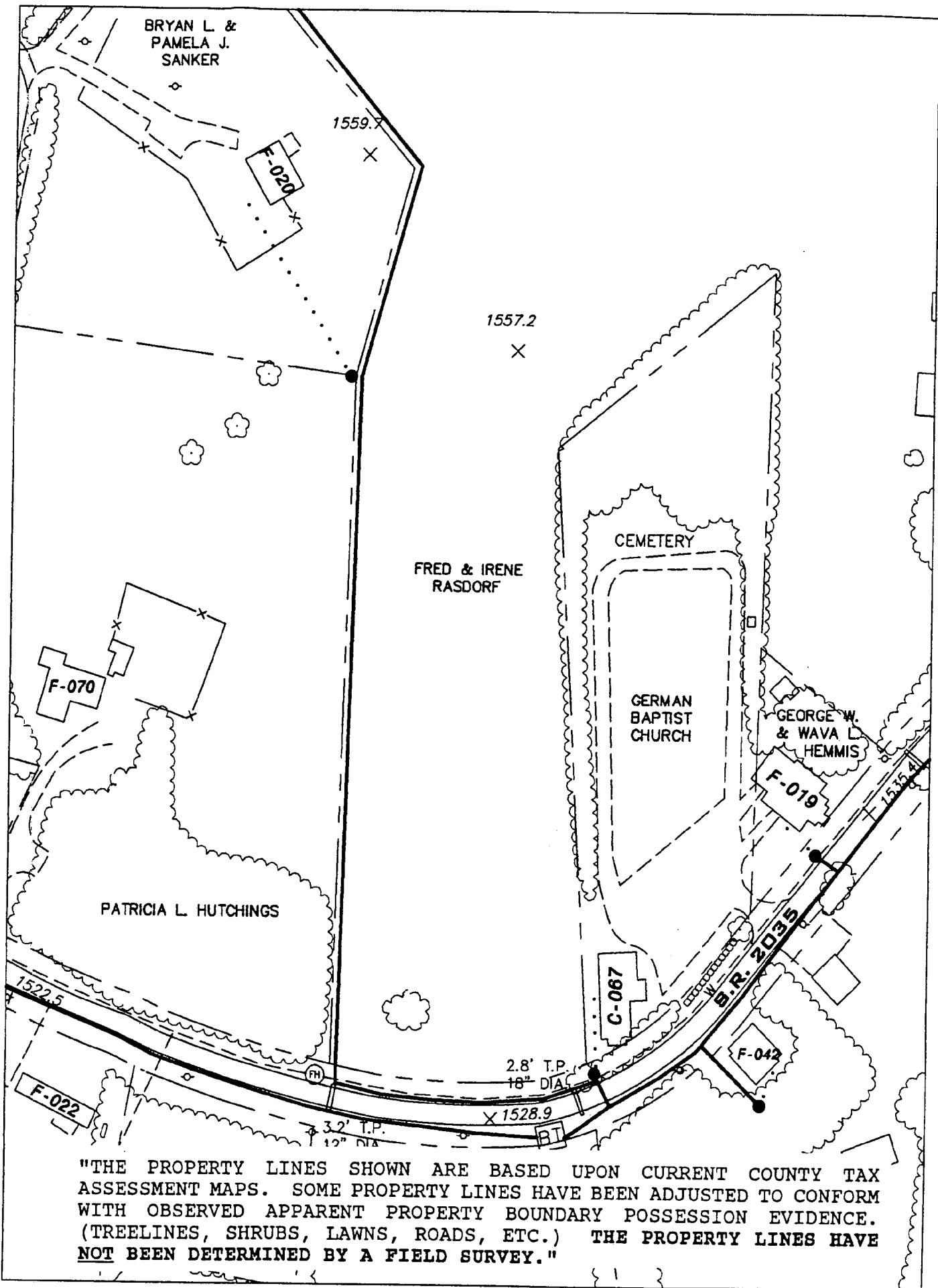
  
\_\_\_\_\_  
Chairman

SEAL



**EXHIBIT**

THE PROPERTY LINES HAVE  
BEEEN SURVEYED. F-023



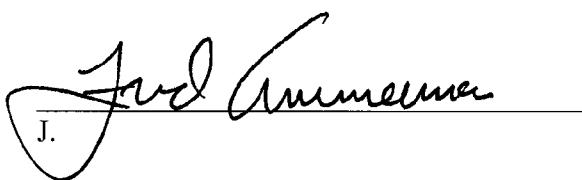
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
: :  
Condemnor : :  
: :  
vs. : No.  
: :  
FRED W. RASDORF and IRENE E. RASDORF, :  
: :  
Condemnees : :  
: :

**ORDER**

AND NOW this 10 day of February, 2000, upon review of the  
Plaintiff's Petition and Bond, the said Bond is hereby approved.

BY THE COURT:

  
\_\_\_\_\_  
J.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY,	:	
	:	
Condemnor	:	
	:	
vs.	:	No.
	:	
FRED W. RASDORF and IRENE E. RASDORF,	:	
	:	
Condemnees	:	
	:	

**BOND**

**KNOW ALL MEN BY THESE PRESENTS**, that the Declaration of Taking having been filed the 10<sup>TH</sup> day of FEBRUARY, 2000, by the Cooper Township Municipal Authority, ("obligor") a body politic and corporate organized and existing under the laws of the Commonwealth of Pennsylvania ("obligee") for the use and benefit of the owners of the property condemned as hereinafter noted, and other proper parties in interest, for such amount of damage as the owner of the property and other parties in interest shall be entitled to receive after the same shall have been agreed upon or assessed in the manner prescribed by law, by reason of the condemnation by obligor of certain land located in Cooper Township, Clearfield County, Pennsylvania, and described as follows: [PROPERTY SHOWN IN THE ATTACHED PLAN,] to which payment well and truly to be made, the obligor does bind itself and its successors, and assigns, firmly by these presents.

**WHEREAS**, the obligor has condemned the said property and cannot agree with the owner of said land upon the just compensation to be paid for the damages sustained by said owner as a result of the condemnation:

**NOW THE CONDITION** of this bond is such that if the obligor shall pay or cause to be paid such amount of damages as the said owner of the property and other parties in interest shall be entitled to receive by reason of such condemnation, after the same shall have been agreed upon or assessed in the manner provided by law, then this obligation shall be void; otherwise, to be and remain in full force and effect.

**SEALED** with the corporate seal and duly executed this 31 day of JAN, 2000.

Attest:

Cooper Township Municipal Authority

Roger Larson  
Secretary

By: Gary Gable  
Chairman

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY,	:	
	:	
Condemnor	:	
	:	
vs.	:	No. 00-168-cp
	:	
FRED W. RASDORF and IRENE E. RASDORF,	:	
	:	
Condemnees	:	
	:	

## **NOTICE OF FILING OF DECLARATION OF TAKING**

The Cooper Township Municipal Authority states that:

A Declaration of Taking was filed this 10th day of FEBRUARY, 2000, at the above Court term and number, by which the following property was condemned in whole or in part for a waste water treatment system on the land of Fred W. Rasdorf and Irene E. Rasdorf, husband and wife, described in Record Book No. 572, Page No. 590.

Date: 2/10/00

  
Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

*Hand*  
**FILED**  
FEB 10 2000  
William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
Condemnor :  
vs. : No. 00-168-CD  
FRED W. RASDORF and IRENE E. RASDORF, :  
Condemnees :

**MEMORANDUM OF FILING OF NOTICE**

## To the Prothonotary:

Notice of the above-captioned condemnation is recorded in the Department of Records of Clearfield County at Instrument Number 200001797.

Date: 2/17/00

---

Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

**FILED**

FEB 17 2020

William A. Shaw  
Prothonotary

CHARLES A. SCHNEIDER

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

COOPER TOWNSHIP MUNICIPAL  
VS  
RASDORF, FRED W.

00-168-CD

NOTICE/FILING OF DECLARATION OF TAKING/DECLARATION OF TAKING  
SHERIFF RETURNS

NOW MARCH 7, 2000 AT 7:32 PM EST SERVED THE WITHIN NOTICE OF  
FILING OF DECLARATION OF TAKING & DECLARATION OF TAKING ON  
IRENE E. RASDORF, DEFENDANT AT RESIDENCE RR 2 BOX 312,  
MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO  
IRENE RASDORF A TRUE AND ATTESTED COPY OF THE ORIGINAL  
NOTICE OF FILING OF DECLARATION OF TAKING & DECLARATION OF  
TAKING AND MADE KNOWN TO HER THE CONTENTS THEREOF.  
SERVED BY: NEVLING

NOW MARCH 7, 2000 AT 7:32 PM EST SERVED THE WITHIN NOTICE OF  
FILING OF DECLARATION OF TAKING & DECLARATION OF TAKING ON  
FRED W. RASDORF, DEFENDANT AT RESIDENCE RR 2 BOX 312,  
MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO  
FRED RASDORF A TRUE AND ATTESTED COPY OF THE ORIGINAL NOTICE  
OF FILING OF DECLARATION OF TAKING & DECLARATION OF TAKING  
AND MADE KNOWN TO HIM THE CONTENTS THEREOF.  
SERVED BY: NEVLING

44.61 SHFF. HAWKINS PAID BY: ATTY  
20.00 SURCHARG PAID BY: ATTY

SWORN TO BEFORE ME THIS

13th DAY OF March 2000

William A. Shaw

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2002  
Clearfield Co., Clearfield, PA.

SO ANSWERS,

*Chester A. Hawkins*  
*by Marilyn Harr*

CHESTER A. HAWKINS  
SHERIFF

FILED

MAR 13 2000

11:28 am

William A. Shaw

Prothonotary

*E*  
*KEY*

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
: :  
Condemnor :  
: :  
vs. : No. 00-168-CD  
: :  
FRED W. RASDORF and IRENE E. RASDORF, :  
Condemnees :  
: :

**ORDER**

AND NOW, this 5<sup>th</sup> day of October, 2000, upon the Petition of  
Fred W. Rasdorf and Irene E. Rasdorf, the Court appoints J. Richard Mattern, II, Esq.  
Samuel Yost, and Evo Facchine as  
viewers on the foregoing Petition and further Orders that the viewers perform their duties in  
accordance with the law and Act of Assembly in such case made and provided.

BY THE COURT:

  
\_\_\_\_\_  
JUDGE

**FILED**

REC'D OCT 05 2000  
0135911cc atty  
William A. Shaw  
Prothonotary  
Schneider

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
: Condemnor :  
: :  
: vs. : No. 00-168-CD  
: :  
FRED W. RASDORF and IRENE E. RASDORF, :  
: Condemnees :  
:

**PETITION FOR THE APPOINTMENT OF A BOARD OF VIEWERS**

The Petition of **Cooper Township Municipal Authority** ("Condemnor"), by its undersigned counsel, respectfully represents:

1. The Condemnor is Cooper Township Municipal Authority, whose address is Box 446, Winburne, Pennsylvania.
2. On February 10, 2000, Condemnor filed a declaration of taking in this proceeding. A copy of the declaration of taking is attached as Exhibit "A." No preliminary objections to the declaration of taking have been filed.
3. The name and address of the Condemnees known by Condemnor to have an interest in the condemned property is:  
Fred W. Rasdorf and Irene E. Rasdorf, RR 2 Box 312, Morrisdale, PA 16858
4. A description of the condemned property is fully set forth in the Resolution, approved on January 11, 2000, a copy of which is included in the declaration of taking.

**FILED**  
B65 OCT 05 2000  
11:21 AM  
William A. Shaw  
Prothonotary  
n.c.

WHEREFORE, Condemnor Cooper Township Municipal Authority respectfully requests that your Honorable Court appoint three viewers to assess the damages to which the condemnees are entitled, and to assess the benefits, if any, arising from the above-mentioned condemnation.

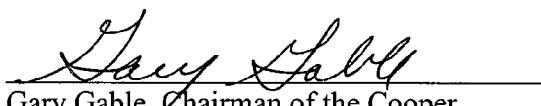
Respectfully submitted,

Date: 10/3/00

  
Charles A. Schneider  
Attorney ID #06780  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

**VERIFICATION**

I hereby verify that the facts set forth in this pleading are true and correct to the best of my knowledge, information and belief. I understand that any false statements herein are made subject to the penalties of 18 P.S. Section 4904, relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Gary Gable, Chairman of the Cooper  
Township Municipal Authority

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
Condemnor :  
vs. : No. 00-168-CD  
FRED W. RASDORF and IRENE E. RASDORF, :  
Condemnees :

## **NOTICE OF CONDEMNATION**

In accordance with Section 405 of the Eminent Domain Code of 1964, 26 P.S. § 1-405,  
Cooper Township Municipal Authority notifies you that:

1. A declaration of taking, a copy of which is attached as Exhibit "A," was filed on 2/10, 2000, in the Court of Common Pleas of Clearfield County at the above-named term and number.
2. Your property has been condemned for waste water treatment system purposes.

Identification of your property appears on Exhibit "B" of the declaration of taking.

3. If you wish to challenge the power or right of Cooper Township Municipal Authority to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the declaration of taking, you are required to file preliminary objections within 30 days after being served with this notice.

Date: 9/28/00

  
Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

## **EXHIBIT**

A

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 06-168-CD

FRED W. RASDORF and IRENE E. RASDORF,

Condemnees

NOTICE OF FILING OF DECLARATION OF TAKING

The Cooper Township Municipal Authority states that:

A Declaration of Taking was filed this 10th day of FEBRUARY, 2000, at the above Court term and number, by which the following property was condemned in whole or in part for a waste water treatment system on the land of Fred W. Rasdorf and Irene E. Rasdorf, husband and wife, described in Record Book No. 572, Page No. 590.

Date: 2/10/00

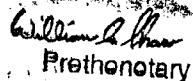


Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

I hereby certify this to be a true and attested copy of the original statement filed in this case.

FEB 10 2000

Attest:

  
William L. Blawie  
Prothonotary

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
2000001797  
RECORDED ON  
Feb 10, 2000  
1:28:04 PM  
RECORDING FEES - \$13.00  
RECORDER  
COUNTY IMPROVEMENT FUND \$1.00  
RECORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$15.50

*Charles Schneider*

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :

Condemnor :

vs. :

No. 00-168-CD

FRED W. RASDORF and IRENE E. RASDORF, :

Condemnees :

**DECLARATION OF TAKING**

The Cooper Township Municipal Authority, pursuant to the Eminent Domain Code 26 P.S. 1-101 et seq. ("Code"), hereby declares:

1. The Condemnor is the Cooper Township Municipal Authority, whose address is P.O. Box 446, Winburne, Clearfield County, Pennsylvania.
2. The condemnation is authorized by 26 P.S. 1-101 et seq.
3. Pursuant to Resolution approved January 11, 2000, the Cooper Township Municipal Authority hereby appropriates and condemns real estate designated in the Resolution, a copy of which is attached as Exhibit "A". The Condemnees are Fred W. Rasdorf and Irene E. Rasdorf, husband and wife.
4. The purpose of the condemnation is to secure land for a waste water treatment system as described more fully in the Act 537 Plan approved March 31, 1997, prepared by Hess and Fisher and intended to be recorded.
5. The property condemned is a portion of that tract of land situate in Cooper Township, Clearfield County, Pennsylvania, described in Clearfield County copy of the original statement filed in this case.

I hereby certify this to be a true copy of the original statement filed in this case.

Feb 10 2000

Attest,

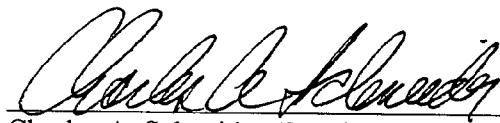
William J. O'Brien  
Prothonotary

Record Book No. 572, Page No. 590, more particularly shown in the description attached as Exhibit "B".

6. The nature of title acquired is a permanent easement.
7. The plan showing the condemned property may be inspected at the Office of the Condemnor.
8. Pursuant to 26 P.S. 1-403, the Condemnor files its bond herewith, conditioned for the payment to the Condemnees of damages for taking when the same shall have been ascertained.
9. A conformed copy of this declaration of taking, together with the information and notice will be served upon the condemnees in this proceeding. Proof of such service will be filed.

**WHEREFORE**, the Cooper Township Municipal Authority declares the within premises condemned and appropriated for the public purpose mentioned.

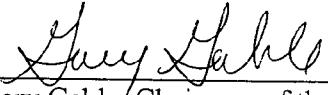
Date: 2/2/00



Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

**VERIFICATION**

I hereby verify that the facts set forth in this pleading are true and correct to the best of my knowledge, information and belief. I understand that any false statements herein are made subject to the penalties of 18 P.S. Section 4904, relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Gary Gable, Chairman of the Cooper  
Township Municipal Authority

**RESOLUTION**

**A RESOLUTION OF THE COOPER TOWNSHIP MUNICIPAL AUTHORITY FOR THE CONDEMNATION OF THE FOLLOWING PROPERTIES IN COOPER TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA FOR THE WASTEWATER TREATMENT SYSTEM.**

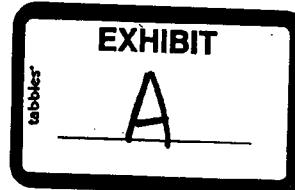
**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Dennis J. Modzel and Donna E. Modzel*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1592, page 336 for purposes of constructing a wastewater treatment system.

**BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Dennis J. Modzel and Donna E. Modzel*, his wife, conditioned for the payment to the said *Dennis J. Modzel and Donna E. Modzel*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Fred W. Rasdorf and Irene E. Rasdorf*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 572, page 590 and in Clearfield County Record Book 1230, page 453 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Fred W. Rasdorf and Irene E. Rasdorf*, his wife, conditioned for the payment to the said *Fred W. Rasdorf and Irene E. Rasdorf*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Kathleen A. Pollock* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1029, page 247 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Kathleen A. Pollock*, conditioned for the payment to the said *Kathleen A. Pollock* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *William C. Teats and Linda L. Teats*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 735, page 204 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *William C. Teats and Linda L. Teats*, his wife, conditioned for the payment to the said *William C. Teats and Linda L. Teats*, his wife, of damages for taking when damages have been ascertained.



**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Gregory and Kathleen Holt*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1403, page 073 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Gregory and Kathleen Holt*, his wife, conditioned for the payment to the said *Gregory and Kathleen Holt*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Patricia J. Hurd* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1423, page 443 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Patricia J. Hurd* conditioned for the payment to the said *Patricia J. Hurd* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Mae A. Josephson* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 687, page 337 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Mae A. Josephson*, conditioned for the payment to the said *Mae A. Josephson* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Larry E. Kephart* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1962, page 031 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Larry E. Kephart*, conditioned for the payment to the said *Larry E. Kephart* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *James Netterblade and Sandra Netterblade*, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 717, page 442 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *James Netterblade and Sandra Netterblade*, conditioned for the payment to the said *James Netterblade and Sandra Netterblade*, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Florence Stickel* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1710, page 071 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Florence Stickel*, conditioned for the payment to the said *Florence Stickel* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Charles E. Stiner* for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1441, page 331 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Charles E. Stiner* conditioned for the payment to the said *Charles E. Stiner* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Randall G. Watson and Linda C. Watson*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 719, page 128 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Randall G. Watson and Linda C. Watson*, his wife, conditioned for the payment to the said *Randall G. Watson and Linda C. Watson*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Randall G. Watson and Linda C. Watson*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1388, page 467 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Randall G. Watson and Linda C. Watson*, his wife, conditioned for the payment to the said *Randall G. Watson and Linda C. Watson*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Betty L. Hahn*, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 556, page 048 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Betty L. Hahn*, conditioned for the payment to the said *Betty L. Hahn* of damages for taking when damages have been ascertained.

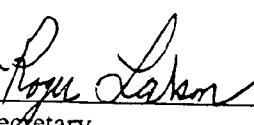
**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *James W. Hanslovan and Velma V. Hanslovan*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 446, page 343 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *James W. Hanslovan and Velma V. Hanslovan*, his wife, conditioned for the payment to the said *James W. Hanslovan and Velma V. Hanslovan*, his wife, of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Harry Napoli*, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1763, page 102 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Harry Napoli*, conditioned for the payment to the said *Harry Napoli* of damages for taking when damages have been ascertained.

**BE IT RESOLVED**, that the solicitor be authorized to bring condemnation proceedings against *Leroy A. Nearhood and Janet P. Nearhood*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1614, page 474 for purposes of constructing a wastewater treatment system. **BE IT FURTHER RESOLVED**, that the Chairman be authorized to make, execute and deliver Bond to the Commonwealth of Pennsylvania for the use and benefit of *Leroy A. Nearhood and Janet P. Nearhood*, his wife, conditioned for the payment to the said *Leroy A. Nearhood and Janet P. Nearhood*, his wife, of damages for taking when damages have been ascertained.

RESOLVED this 11th day of January, 2000, by the board of the Cooper Township Municipal Authority in lawful session assembled.

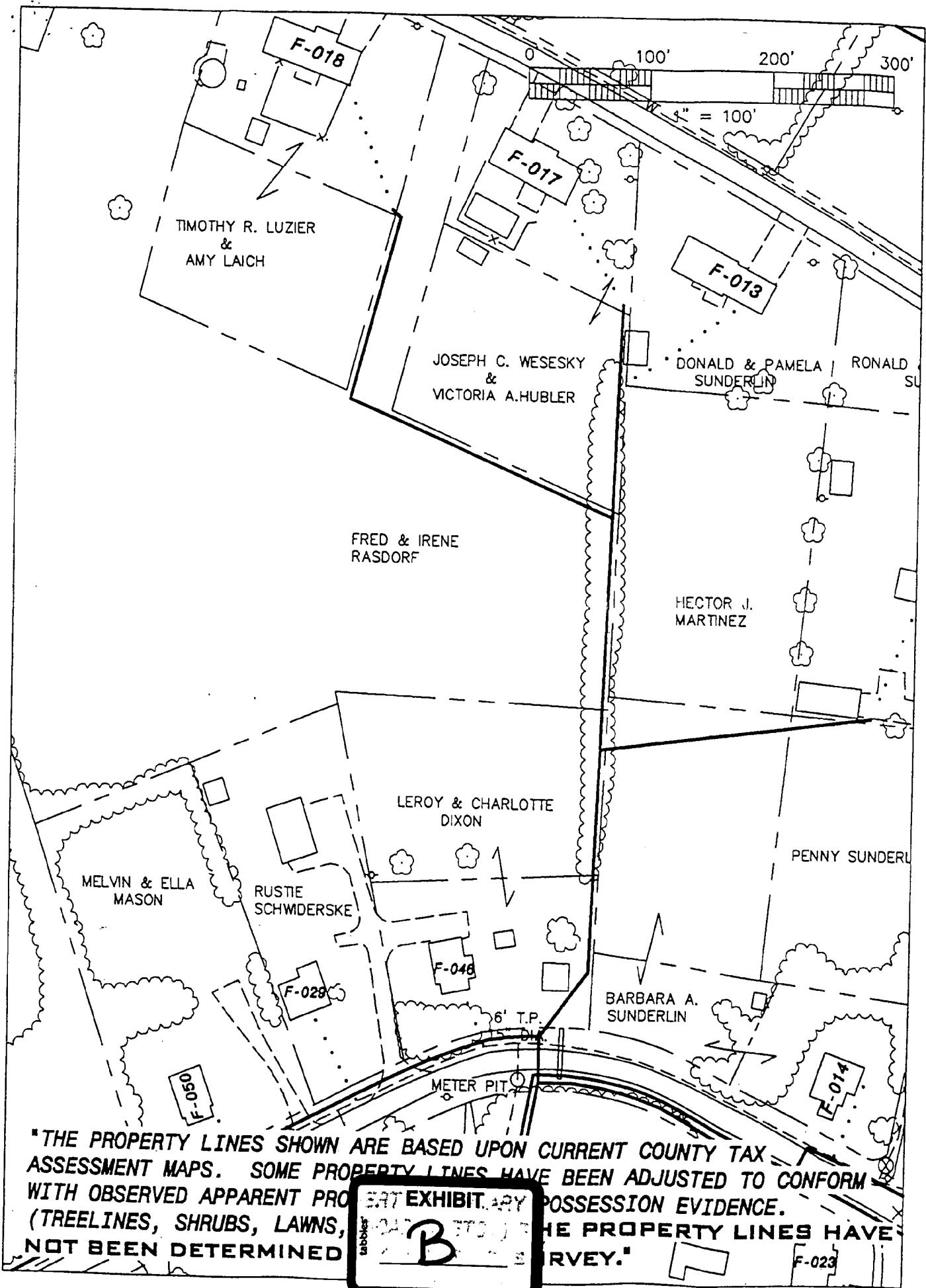
ATTEST:

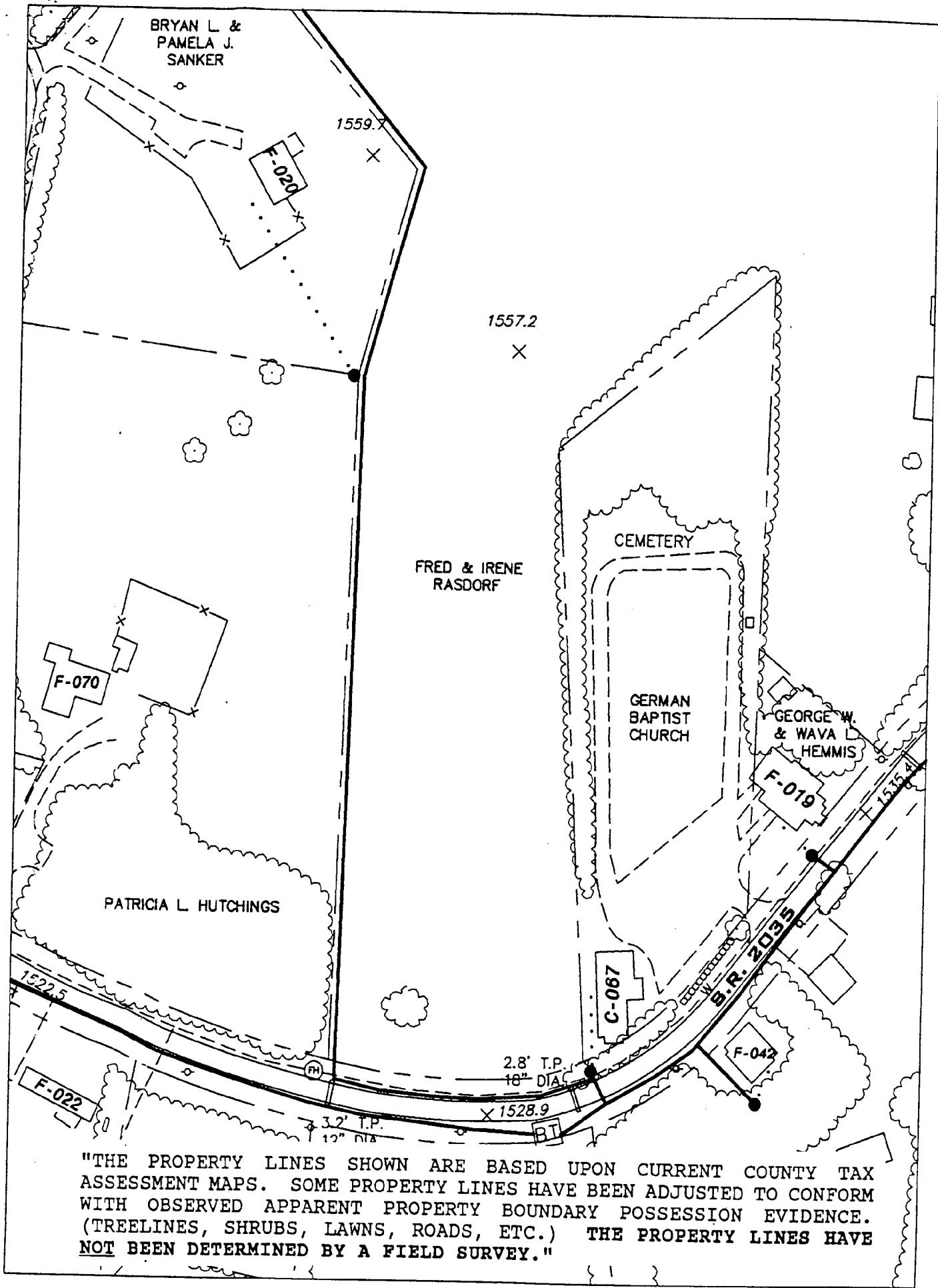
  
\_\_\_\_\_  
Secretary

Cooper Township Municipal Authority

  
\_\_\_\_\_  
Chairman

SEAL





IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
: Condemnor :  
: :  
: vs. : No.  
: :  
FRED W. RASDORF and IRENE E. RASDORF, :  
: :  
: Condemnees :  
:

ORDER

AND NOW this 10<sup>th</sup> day of FEBRUARY, 2000, upon review of the Plaintiff's Petition and Bond, the said Bond is hereby approved.

BY THE COURT:

/s/ FREDERICK S. AMMERMAN  
J.

I hereby certify this to be a true and attested copy of the original statement filed in this case.

FEB 10 2000

Attest.

*William L. Ober*  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :  
: :  
Condemnor : :  
: :  
vs. : No.  
: :  
FRED W. RASDORF and IRENE E. RASDORF, :  
: :  
Condemnees : :

**BOND**

KNOW ALL MEN BY THESE PRESENTS, that the Declaration of Taking having been filed the 10th day of FEBRUARY, 2000, by the Cooper Township Municipal Authority, ("obligor") a body politic and corporate organized and existing under the laws of the Commonwealth of Pennsylvania ("obligee") for the use and benefit of the owners of the property condemned as hereinafter noted, and other proper parties in interest, for such amount of damage as the owner of the property and other parties in interest shall be entitled to receive after the same shall have been agreed upon or assessed in the manner prescribed by law, by reason of the condemnation by obligor of certain land located in Cooper Township, Clearfield County, Pennsylvania, and described as follows: [PROPERTY SHOWN IN THE ATTACHED PLAN,] to which payment well and truly to be made, the obligor does bind itself and its successors, and assigns, firmly by these presents.

**WHEREAS**, the obligor has condemned the said property and cannot agree with the owner of said land upon the just compensation to be paid for the damages sustained by said owner as a result of the condemnation:

**NOW THE CONDITION** of this bond is such that if the obligor shall pay or cause to be paid such amount of damages as the said owner of the property and other parties in interest shall be entitled to receive by reason of such condemnation, after the same shall have been agreed upon or assessed in the manner provided by law, then this obligation shall be void; otherwise, to be and remain in full force and effect.

SEALED with the corporate seal and duly executed this 31 day of JAN, 2000.

Attest:

Roger Larson  
Secretary

Cooper Township Municipal Authority

By: Gary Gable  
Chairman

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-168-CD

FRED W. RASDORF and IRENE E. RASDORF,

Condemnees

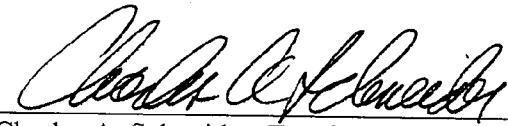
**MEMORANDUM OF FILING OF NOTICE**

To the Prothonotary:

Notice of the above-captioned condemnation is recorded in the Department of Records of  
Clearfield County at Instrument Number 200001797.

Date:

2/17/00

  
\_\_\_\_\_  
Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, PA 16801  
(814) 237-6255

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

COOPER TOWNSHIP MUNICIPAL AUTHORITY,	:	
	:	
Condemnor	:	
	:	
vs.	:	No.
	:	
FRED W. RASDORF and IRENE E. RASDORF,	:	
	:	
Condemnees	:	
	:	

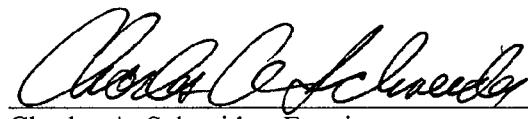
**CERTIFICATE OF SERVICE**

I hereby certify that on this day, I am serving the foregoing document upon the person and in the manner indicated below, which service satisfied the requirements of Pa. R.C.P. 440.

SERVICE BY CERTIFIED MAIL ADDRESSED AS FOLLOWS:

Fred W. Rasdorf and Irene E. Rasdorf  
R.R. 2, Box 312  
Morrisdale, PA 16858

Date: 2/25/00

  
\_\_\_\_\_  
Charles A. Schneider, Esquire  
Attorney for Cooper Township Municipal Authority

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COOPER TOWNSHIP  
MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-168-CD

FRED D. RASDORF and IRENE E.  
RASDORF,

Condemnees

**FILED**

JAN 26 2001

William A. Shaw  
Prothonotary

TO: THE HONORABLE JOHN K. REILLY, JR.  
PRESIDENT JUDGE OF SAID COURT

**REPORT OF VIEWERS**

The undersigned Board of Viewers respectfully reports:

1. A Declaration of Taking by Petition of Cooper Township Municipal Authority, whose address is P. O. Box 446, Winburne, Clearfield County, Pa., was filed on June 1, 2000.
2. The purpose of the Condemnation is to secure land for a wastewater treatment system as more fully described in the Act 537 Plan approved March 31, 1997, as prepared by Hess & Fisher Engineers, Inc.
3. Said Declaration of Taking was authorized by Resolution of the Cooper Township Municipal Authority, approved April 11, 2000.
4. The Condemnation is authorized by 26 P.S. §1-101 et seq.
5. The Condemnee(s) are: **Fred W. & Irene E. Rasdorf, RR 2, Box 312, Morrisdale, Pa., 16858.**

6. The property condemned is a portion of that tract of land situate in Cooper Township, Clearfield County, Pennsylvania, as more fully described in the Declaration of Taking and as shown in the map attached hereto designated as Exhibit "2".
7. The nature of the title acquired is a permanent easement of 10' in width and a 20' in width construction easement.
8. By Order of your Honorable Court dated August 21, 2000, J. Richard Mattern, II, Esquire, Samuel B. Yost and Evo G. Facchine, were appointed Viewers to perform the duties in accordance with the law and Act of Assembly and, basically, to assess damages to which the Condemnee(s) are entitled, and to assess benefits, if any, arising from the above mentioned Condemnation.
9. That the View was scheduled for December 15, 2000, and the Board of View Hearing was scheduled for December 19, 2000.
10. Notice of the View and Hearing was served on the Condemnee(s) by United States Mail, First Class, mailed November 22, 2000.
11. The Board of Viewers conducted their View and Hearing at the aforesaid date and place.
12. That the following Exhibits were presented to the Board and accepted as exhibits and evidence by the Board, to aid in their decision in the matter, copies of which are attached hereto:
  - (a) Board Exhibit "1A" - John E. West, CPE, CREA, Appraisal – 8.43 acres;

(b) Board Exhibit "1B" - John E. West, CPE, CREA, Appraisal – 1.88 acres;

(c) Board Exhibit "2" – Map of premises prepared by Hess & Fisher Engineers, Inc;

13. That after the View and Hearing, the Board of Viewers has determined that the wastewater system lines, pumps, grinders, manhole covers and all facets are consistent with prudent and necessary requirements and comprise the best locations with minimal impact on the property owner(s).

14. That after View and Hearing in this matter and in consideration of all testimony and evidence, the Board has determined that before condemnation the 8.43 acre property had a value of \$30,000.00; and that the 1.88 acre property had a value of \$6,000.00. As there has been no change in value, and therefore, no damages after condemnation, the property has a combined value of \$36,000.00. Therefore, no damages are awarded by the Board to the Condemnee(s).

15. That attached to this Report are the following:

1. Notice of Board of View as to date of View and Hearing, dated November 22, 2000 - Exhibit "A";
2. Notice of Intention to File Report – Exhibit "B";
3. Board of Viewers' Schedule of Costs to be filed separately.

16. That a copy of this Report with Notice of Intention to File Report as required by 26 P.S. §1-513 is being forwarded to:

Attorney for Condemnor – Cooper Township Municipal Authority  
Charles A. Schneider, Esq.  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, Pa., 16801

Condemnee(s) or Condemnee(s) Attorney:  
**Fred W. & Irene E. Rasdorf**  
**RR 2, Box 312**  
**Morrisdale, PA 16858**

All of which is Respectfully Submitted,



J. RICHARD MATTERN, II, ESQUIRE  
CHAIRMAN, BOARD OF VIEWERS



Samuel B. Yost  
Samuel B. Yost – Board of Viewers



Evo G. Facchine  
Evo G. Facchine - Board of Viewers

Date: 1/23/01

JACK WEST REALTY  
Real Estate Appraiser

CTMA  
File No. Rasdorf1

**APPRAISAL OF**

8.43 Acres +/- Vacant Land Prior to Taking 8950 Sq. Ft. Sewer Line Easement

**LOCATED AT:**

SR 2035  
Forest Area

**FOR:**

Cooper Township Municipal Authority  
Forest Road P.O. Box 446  
Winburne, Pa 16879

**BORROWER:**

Owner: Fred Rasdorf

**AS OF:**

October 4, 2000

**BY:**

John E. West CPE,CREA

October 4, 2000

Gary Gable

Cooper Township Municipal Authority  
Forest Road P.O. Box 446  
Winburne, Pa 16879

File Number: Rasdorf1

Dear Mr. Gable,

In accordance with your request, I have personally inspected and appraised the real property at:

SR 2035, R D #2, Box 312  
Forest Area

The purpose of this appraisal is to estimate the market value of the subject property, as vacant.  
The property rights appraised are the fee simple interest in the site.

In my opinion, the estimated market value of the property as of October 4, 2000 is:

\$30,000  
Thirty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely Yours,



John E. West CPE,CREA

Residential Appraiser

RL-000292-L

jew

**ADDENDUM**

Borrower: Owner: Fred Rasdorf	File No.: Rasdorf1
Property Address: SR 2035, R D #2, Box 312	Case No.: CTMA
City: Morrisdale	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16858

**ADDENDUM FOR EASEMENT DAMAGE VALUE ESTIMATE**

As per instructions I have determined the land value of the subject property in order to estimate the overall damage incurred by placing a sewer line easement over part of the property. The subject property would require a 10' easement that runs along the west side of the property within the required building setback. The property is quite large and if it were developed in the future I am quite certain that this could be done with this easement in place. It my opinion that there would be no damage to future construction on this property. The CTMA will place the sewer line and restore the property to original condition and, therefore, would cause no actual physical damage to the subject property other than some temporary inconvenience for construction.

**It is my opinion that there is no change in value to the subject property because of this sewer easement and subsequently no monetary damages to the property from the sewer easement.**

**Total Amount of the damage is: \$0.00.**

**SUMMARY REPORT  
LAND APPRAISAL REPORT**

CTMA

File No. Rasdorf1

SUBJECT	Property Address SR 2035, R D #2, Box 312				Census Tract 3306		LENDER DISCRETIONARY USE			
	City Morristown		County Clearfield	State Pa.	Zip Code 16858		Sale Price \$			
	Legal Description Deed Book 1230 Page 453						Date			
	Owner/Occupant Fred & Irene Rasdorf						Mortgage Amount \$			
	Sale Price \$ N/A		Date of Sale N/A		Map Reference 110-R9-14		Mortgage Type			
	Loan charges/concessions to be paid by seller \$ N/A				<input checked="" type="checkbox"/> Fee Simple		Discount Points and Other Concessions			
	R.E. Taxes \$ 126.70		Tax Year 2000		<input type="checkbox"/> Leasehold		Paid by Seller \$			
	Lender/Client Cooper Township Municipal Authority						<input type="checkbox"/> Condominium (HUD/VA)		Source	
	Forest Road P.O. Box 446, Winburne, Pa 16879						<input type="checkbox"/> PUD			
	LOCATION		<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS				
BUILT UP		<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Under 25%	Good <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor					
GROWTH RATE		<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
PROPERTY VALUES		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
DEMAND/SUPPLY		<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
MARKETING TIME		<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY	SINGLE FAMILY HOUSING		Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Single Family 25%		Not Likely <input checked="" type="checkbox"/>		Owner <input checked="" type="checkbox"/>	PRICE \$ (000)	AGE (yrs)	Recreation Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
2-4 Family		Likely <input type="checkbox"/>		Tenant <input type="checkbox"/>	35 Low	10	Adequacy of Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Multi-Family		In process <input type="checkbox"/>		Vacant (0-5%) <input checked="" type="checkbox"/>	150 High	100	Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Commercial		To: _____		Vacant (over 5%) <input type="checkbox"/>	Predominant		Protection from Detrimental Cond. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Industrial		75%			55 -	50	Police & Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Vacant							General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
							Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: The neighborhood is consistent with that of Cooper Township. The area is serviced by public water and the public sewer system is in the planning stages at this time.

NEIGHBORHOOD	Dimensions See site area.				Topography Size Shape Drainage View Landscaping Driveway Apparent Easements FEMA Flood Hazard FEMA Map/Zone	Above Street Level	
	Site Area 8.343 Acres +/-					Large for the area	
	Zoning Classification None					Irregular	
	HIGHEST & BEST USE: Present Use Yes					Appears adequate	
	Other Use None					Typical	
	UTILITIES Public Other					None	
	Electricity <input checked="" type="checkbox"/>					None	
	Gas <input type="checkbox"/> LP					None	
	Water <input checked="" type="checkbox"/>					None	
	Sanitary Sewer <input type="checkbox"/> None					None	
Storm Sewer <input type="checkbox"/> Open Ditch				None			

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): There are no apparent adverse easements, encroachments, special assessments or slide areas observed by this appraiser at the time of the inspection.

SITE	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.				Topography Size Shape Drainage View Landscaping Driveway Apparent Easements FEMA Flood Hazard FEMA Map/Zone
	The item is a sales comparison analysis.				
	ITEM SUBJECT COMPARABLE NO. 1 COMPARABLE NO. 2 COMPARABLE NO. 3				
	Address SR 2035 110-S9-131 110-R8-3 110-R9-51				
	Address Forest Cooper Township Cooper Township				
	Proximity to Subject				
	Sales Price \$ N/A \$ 42,000 \$ 10,000 \$ 11,000				
	Price/ \$ 42000 \$ 10000 \$ 11000				
	Data Source Inspection Public Record Public Record Public Record				
	DESCRIPTION DESCRIPTION +(-)\$ Adjustment DESCRIPTION DESCRIPTION +(-)\$ Adjustment DESCRIPTION DESCRIPTION +(-)\$ Adjustment				
Sales or Financing Concessions None None None None					
Description of Comparable Properties					
Date of Sale/Time Appr. 10/4/00 8/99 11/99 6/00					
Location Rural Superior -6,300 Equal Equal					
Site/View 8.343 Acres +/- 8.63 Acres -1,150 4.00 Acres +17,400 3.41 Acres +19,700					
Utilities Water, Elect. Equal Equal Equal					
Homesite None None None None					
Public Road Paved Yes Yes Yes					
Net Adj. (total) <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 7,450 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,400 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,700					
Indicated Value of Subject Gross: 17.7 Gross: 174.0 Gross: 179.1					
Net: -17.7 Net: 174.0 Net: 27,400 Net: 179.1					
Total Value \$ 34,550 Total Value \$ 30,700					

Comments of Sales Comparison: See Attached Addendum.

SALES COMPARISON ANALYSIS	Comments and Conditions of Appraisal: This appraisal assumes competent, professional marketing with a reasonable time to sell.				RECONCILIATION
	Final Reconciliation: The Market Approach to Value, which best reflects the actions of the buyers and sellers in the marketplace, has been given the most emphasis. The Cost and Income Approaches are not applicable in this type of assignment.				
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF October 4, 2000 to be \$ 30,000				
	I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.				
	Appraiser(s)  Review Appraiser _____				
	John E. West CPE, CRE				
	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property				

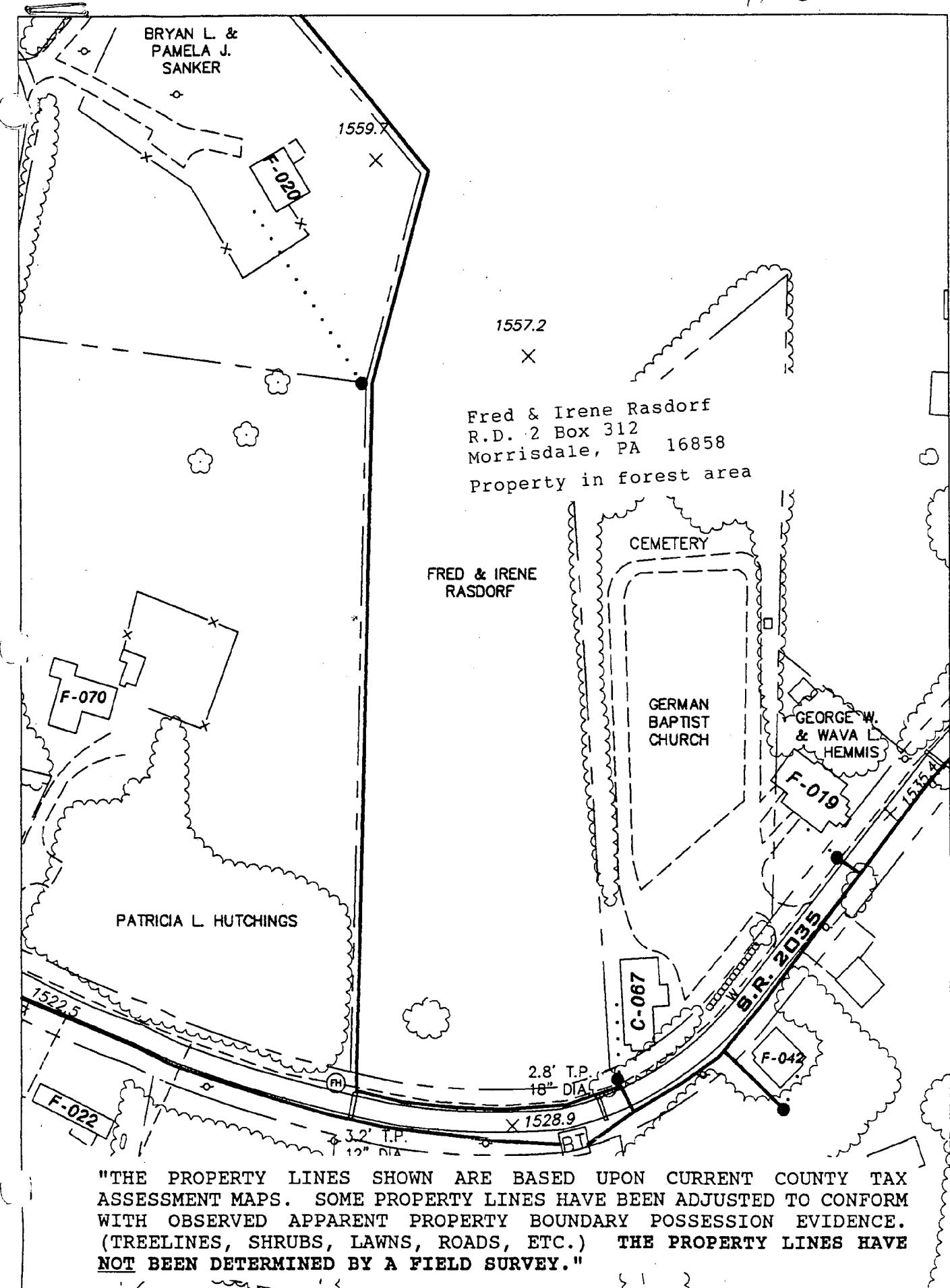
## ADDENDUM

Borrower: Owner: Fred Rasdorf	File No.: Rasdorf1
Property Address: SR 2035, R D #2, Box 312	Case No.: CTMA
City: Morrisdale	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16858

### Comments on Sales Comparison

A search of the Clearfield-Jefferson MLS, public records and broker files indicated that these sales are the most recent, closest, similar, closed sales available as of the date of the appraisal. The comparables chosen are considered to be good indicators of value. After variation adjustments, a value range of \$27,400 to \$34,550 is indicated. The indicated land value for the subject in it's present condition, in my opinion, would be \$30,000.00. or \$3595 per Acre

#5



X

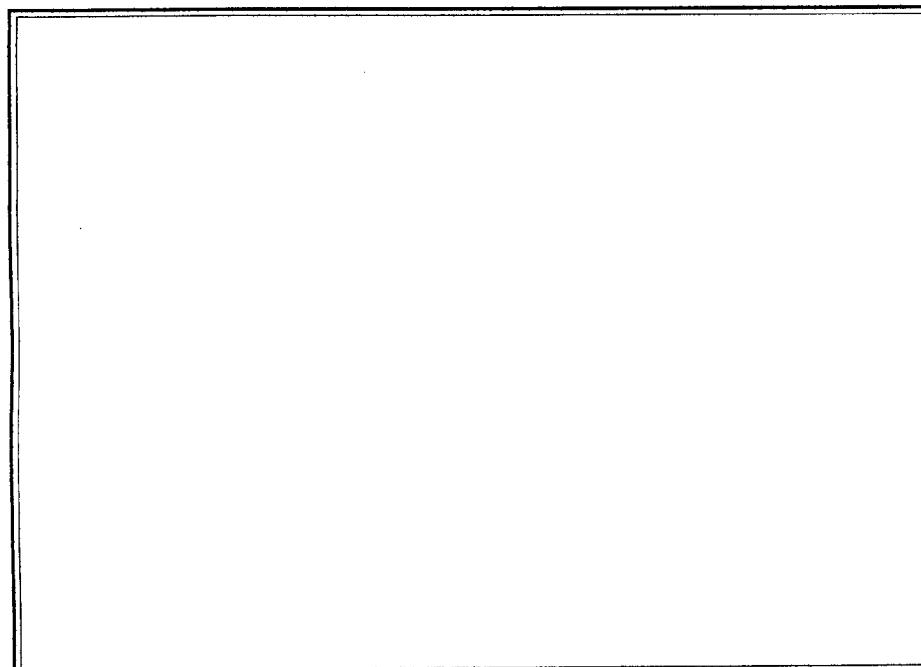
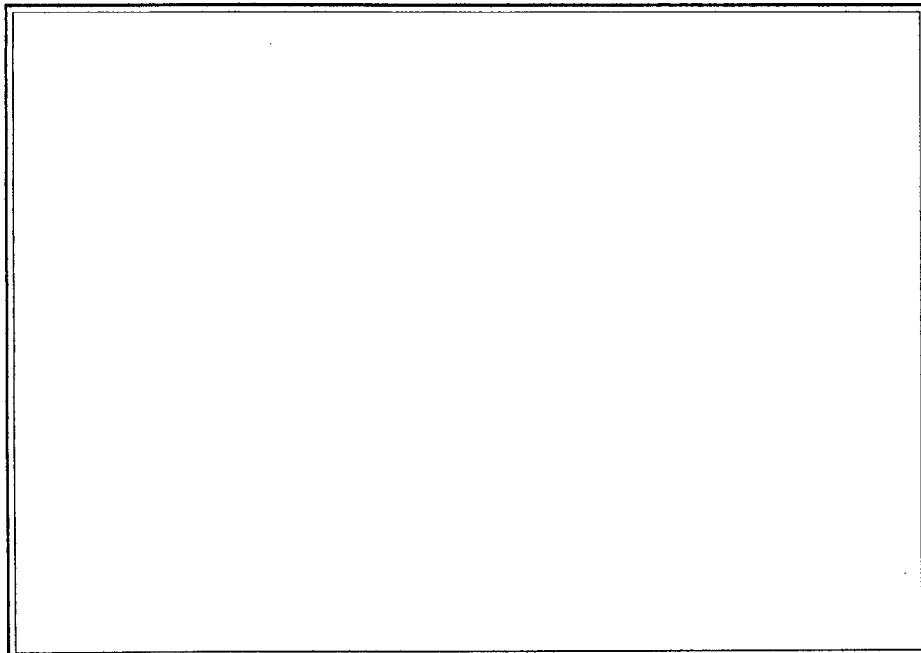
**SUBJECT PHOTO**

Borrower: Owner: Fred Rasdorf  
Property Address: SR 2035, R D #2, Box 312  
City: Morrisdale  
Lender: Cooper Township Municipal Authority

File No.: Rasdorf1  
Case No.: CTMA  
State: Pa.  
Zip: 16858



**SUBJECT PROPERTY**



**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a 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: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

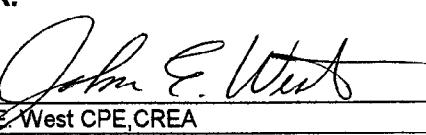
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** SR 2035, R D #2, Box 312, Morrisdale, Pa., 16858

**APPRAISER:**

Signature:   
Name: John E. West CPE, CREA  
Date Signed: October 19, 2000  
State Certification #: RL-000292-L  
or State License #: \_\_\_\_\_  
State: PA  
Expiration Date of Certification or License: June 30, 2001

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

**APPRAISAL OF**

1.88 Acres +/- Vacant Land Prior to Taking 5500 Sq. Ft. Sewer Line Easement

**LOCATED AT:**

T-709, Forest Road  
Forest Area

**FOR:**

Cooper Township Municipal Authority  
Forest Road P.O. Box 446  
Winburne, Pa 16879

**BORROWER:**

Owner: Fred Rasdorf

**AS OF:**

October 4, 2000

**BY:**

John E. West CPE,CREA

October 4, 2000

Gary Gable

Cooper Township Municipal Authority  
Forest Road P.O. Box 446  
Winburne, Pa 16879

File Number: Rasdorf2

Dear Mr. Gable,

In accordance with your request, I have personally inspected and appraised the real property at:

T-709, Forest Road, R D 2 Box 312  
Forest Area

The purpose of this appraisal is to estimate the market value of the subject property, as vacant.  
The property rights appraised are the fee simple interest in the site.

In my opinion, the estimated market value of the property as of October 4, 2000 is:

\$6,000  
Six Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely Yours,



John E. West CPE,CREA

Residential Appraiser

RL-000292-L

jew

**ADDENDUM**

Borrower: Owner: Fred Rasdorf	File No.: Rasdorf2
Property Address: T-709, Forest Road, R D 2 Box 312	Case No.: CTMA
City: Morrisdale	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16858

**ADDENDUM FOR EASEMENT DAMAGE VALUE ESTIMATE**

As per instructions I have determined the land value of the subject property in order to estimate the overall damage incurred by placing a sewer line easement over part of the property. The subject property would require a 10' easement that runs along part of the property boundary and within the required building setback, which is also 10'. The property is connected to the paved road by a strip of land about 40' wide. The sewer line will cross this 40' strip, but would not interfere with future construction because this land would have to be used for ingress & egress to the property. The rest of the land is surrounded by other properties and has no other road frontage. It my opinion that there would be no damage to future construction on this property with this easement in place. Future construction would actually be less costly because a sandmound would not have to be built. The CTMA will place the sewer line and restore the property to original condition and, therefore, would cause no actual physical damage to the subject property other than some temporary inconvenience for construction.

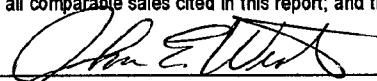
**It is my opinion that there is no change in value to the subject property because of this sewer easement and subsequently no monetary damages to the property from the sewer easement.**

**Total Amount of the damage is: \$0.00.**

**SUMMARY REPORT  
LAND APPRAISAL REPORT**

CTMA

File No. Rasdorf2

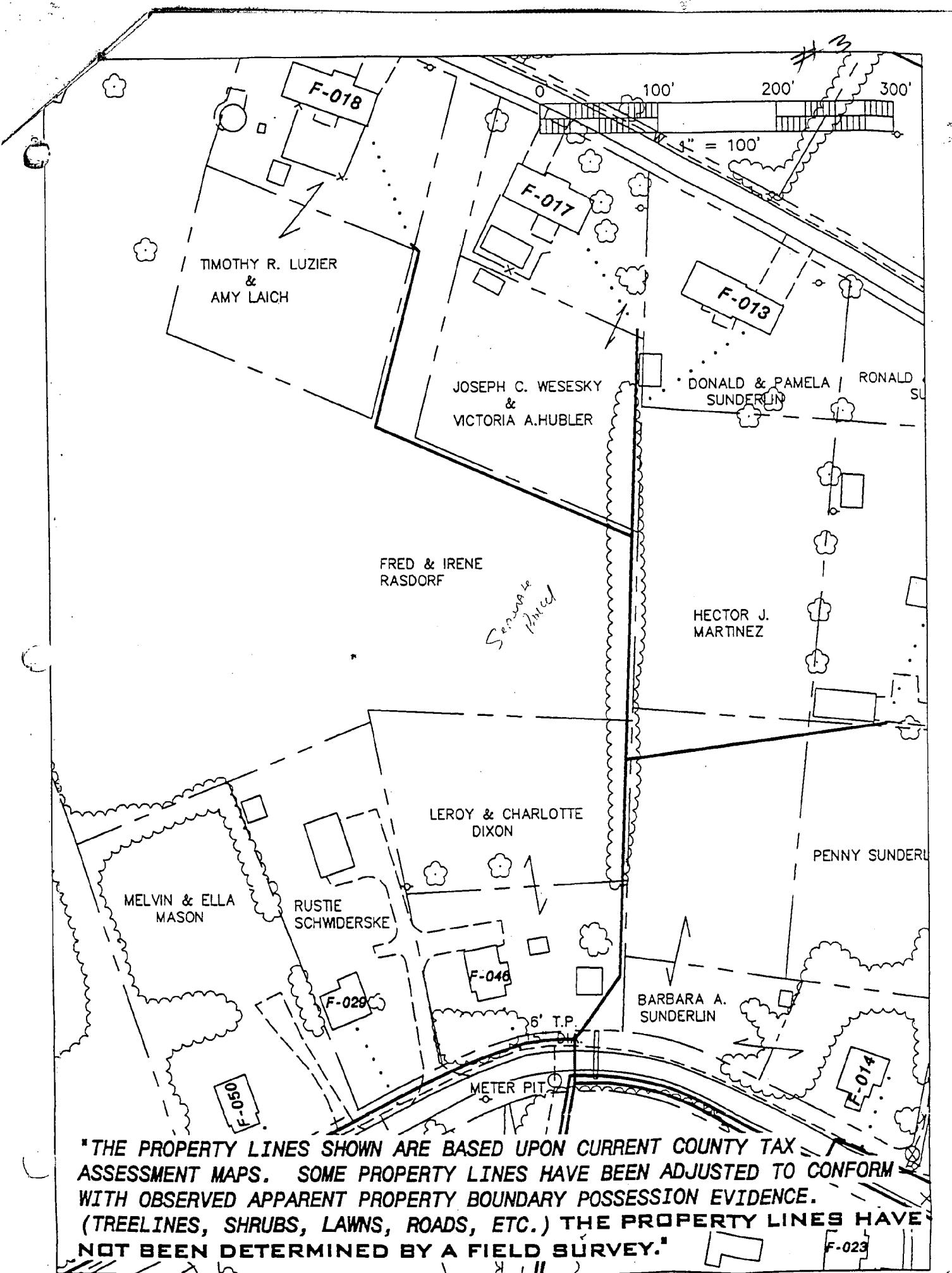
SUBJECT	Property Address T-709, Forest Road, R D 2 Box 312					Census Tract 3306		<b>LENDER DISCRETIONARY USE</b> Sale Price \$ _____ Date _____ Mortgage Amount \$ _____ Mortgage Type _____ Discount Points and Other Concessions _____ Paid by Seller \$ _____ Source _____																																																																																																																																									
	City Morristown County Clearfield State Pa. Zip Code 16858																																																																																																																																																
	Legal Description Deed Book 572 Page 529																																																																																																																																																
	Owner/Occupant Fred & Irene Rasdorf					Map Reference 110-R9-64																																																																																																																																											
	Sale Price \$ N/A		Date of Sale N/A		Property Rights Appraised																																																																																																																																												
	<input checked="" type="checkbox"/> Fee Simple		<input type="checkbox"/> Leasehold																																																																																																																																														
	<input type="checkbox"/> Condominium (HUD/VA)		<input type="checkbox"/> PUD																																																																																																																																														
	R.E. Taxes \$ 16.29 Tax Year 2000 HOA \$/Mo. None																																																																																																																																																
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	Forest Road P.O. Box 446, Winburne, Pa 16879																																																																																																																																																
NEIGHBORHOOD	LOCATION		<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	<b>NEIGHBORHOOD ANALYSIS</b> Employment Stability Convenience to Employment Convenience to Shopping Convenience to Schools Adequacy of Public Transportation Recreation Facilities Adequacy of Facilities Property Compatibility Protection from Detrimental Cond. Police & Fire Protection General Appearance of Properties Appeal to Market																																																																																																																																											
	BUILT UP		<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Under 25%																																																																																																																																												
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	PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT			SINGLE FAMILY HOUSING																																																																																																																																									
	Single Family 25%		Not Likely		<input checked="" type="checkbox"/> OCCUPANCY			PRICE	AGE																																																																																																																																								
	2-4 Family		Likely		<input type="checkbox"/> Owner			\$ (000)	(yrs)																																																																																																																																								
	Multi-Family		In process		<input type="checkbox"/> Tenant			35 Low	10																																																																																																																																								
Commercial		To: _____		<input checked="" type="checkbox"/> Vacant (0-5%)	150 High	100																																																																																																																																											
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	Electricity		<input checked="" type="checkbox"/>		Street						Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																																																																				
	Gas		<input type="checkbox"/>	LP	Curb/Gutter						None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																				
	Water		<input checked="" type="checkbox"/>		Sidewalk						None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																				
	Sanitary Sewer		<input type="checkbox"/>	None	Street Lights						None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																				
Storm Sewer		<input type="checkbox"/>	Open Ditch	Alley		None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																									
Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): There are no apparent adverse easements, encroachments, special assessments or slide areas observed by this appraiser at the time of the inspection.																																																																																																																																																	
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Final Reconciliation: The Market Approach to Value, which best reflects the actions of the buyers and sellers in the marketplace, has been given the most emphasis. The Cost and Income Approaches are not applicable in this type of assignment.																																																																																																																																																	
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF October 4, 2000 to be \$ 6,000																																																																																																																																																	
I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.																																																																																																																																																	
Appraiser(s) 		Review Appraiser (if applicable)		<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property																																																																																																																																													
John E. West CPE, CREA																																																																																																																																																	

## ADDENDUM

Borrower: Owner: Fred Rasdorf	File No.: Rasdorf2
Property Address: T-709, Forest Road, R D 2 Box 312	Case No.: CTMA
City: Morrisdale	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16858

### Comments on Sales Comparison

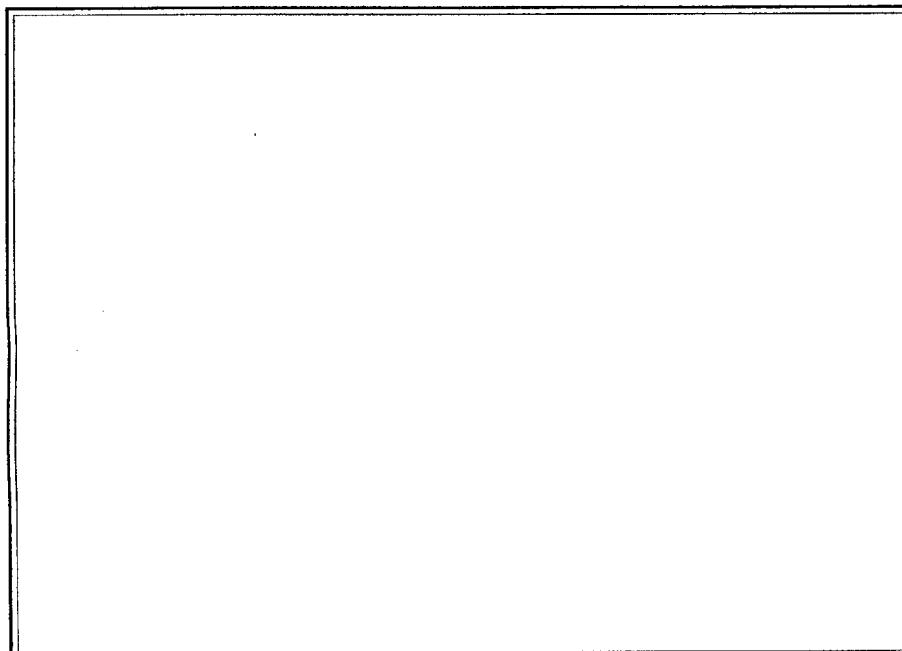
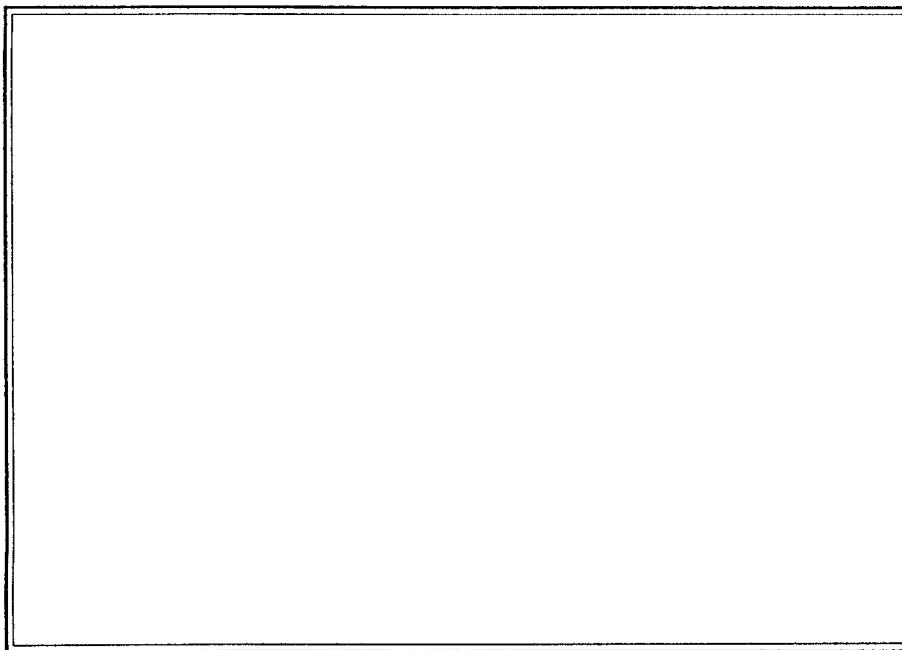
A search of the Clearfield-Jefferson MLS, public records and broker files indicated that these sales are the most recent, closest, similar, closed sales available as of the date of the appraisal. The comparables chosen are considered to be good indicators of value. After variation adjustments, a value range of \$4,200 to \$6,550 is indicated. The indicated land value for the subject in it's present condition, in my opinion, would be \$6,000.00. or \$3190 per Acre



"THE PROPERTY LINES SHOWN ARE BASED UPON CURRENT COUNTY TAX ASSESSMENT MAPS. SOME PROPERTY LINES HAVE BEEN ADJUSTED TO CONFORM WITH OBSERVED APPARENT PROPERTY BOUNDARY POSSESSION EVIDENCE. (TREELINES, SHRUBS, LAWNS, ROADS, ETC.) THE PROPERTY LINES HAVE NOT BEEN DETERMINED BY A FIELD SURVEY." F-023

**SUBJECT PHOTO**

Borrower: Owner: Fred Rasdorf	File No.: Rasdorf2
Property Address: T-709, Forest Road, R D 2 Box 312	Case No.: CTMA
City: Morrisdale	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16858

**SUBJECT PROPERTY**

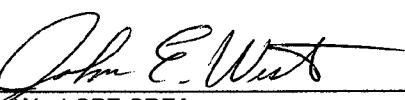
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** T-709, Forest Road, R D 2 Box 312, Morrisdale, Pa., 16858

**APPRAISER:**

Signature:   
Name: John E. West CPE,CREA  
Date Signed: October 19, 2000  
State Certification #: RL-000292-L  
or State License #: \_\_\_\_\_  
State: PA  
Expiration Date of Certification or License: June 30, 2001

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
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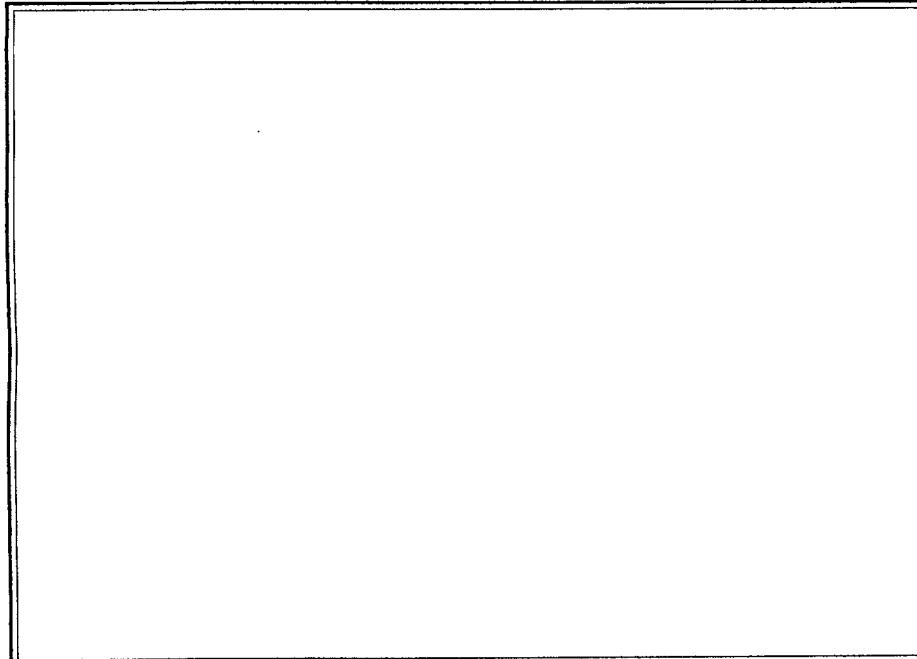
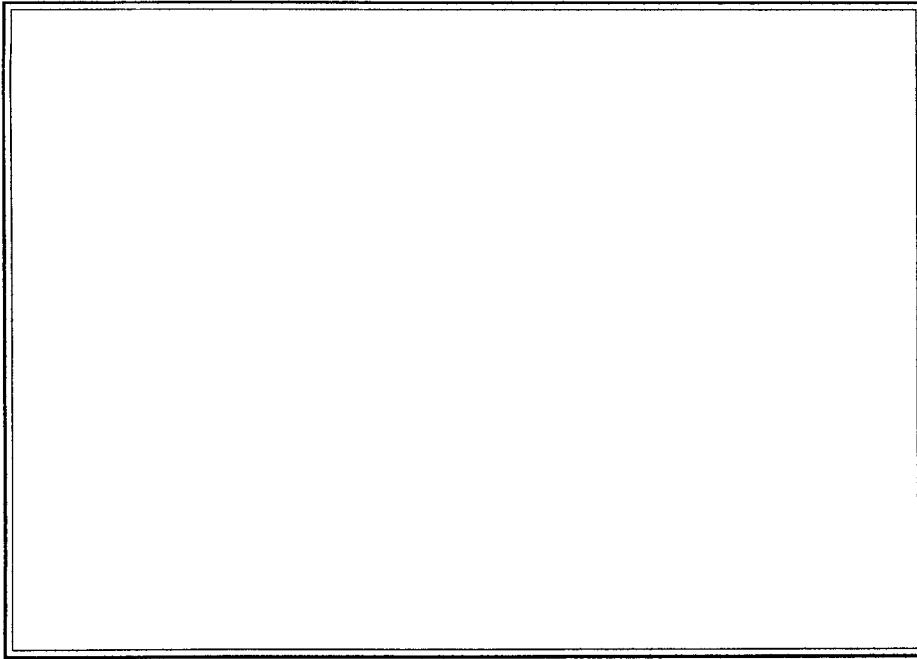
Did  Did Not Inspect Property

**SUBJECT PHOTO**

Borrower: Owner: Fred Rasdorf	File No.: Rasdorf2
Property Address: T-709, Forest Road, R D 2 Box 312	Case No.: CTMA
City: Morrisdale	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16858



**SUBJECT PROPERTY**



**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a 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: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

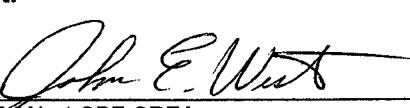
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

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**ADDRESS OF PROPERTY APPRAISED:** T-709, Forest Road, R D 2 Box 312, Morrisdale, Pa., 16858

**APPRAISER:**

Signature:   
Name: John E. West CPE,CREA  
Date Signed: October 19, 2000  
State Certification #: RL-000292-L  
or State License #:   
State: PA  
Expiration Date of Certification or License: June 30, 2001

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

# # 10 Fred-Irene Rasdorf

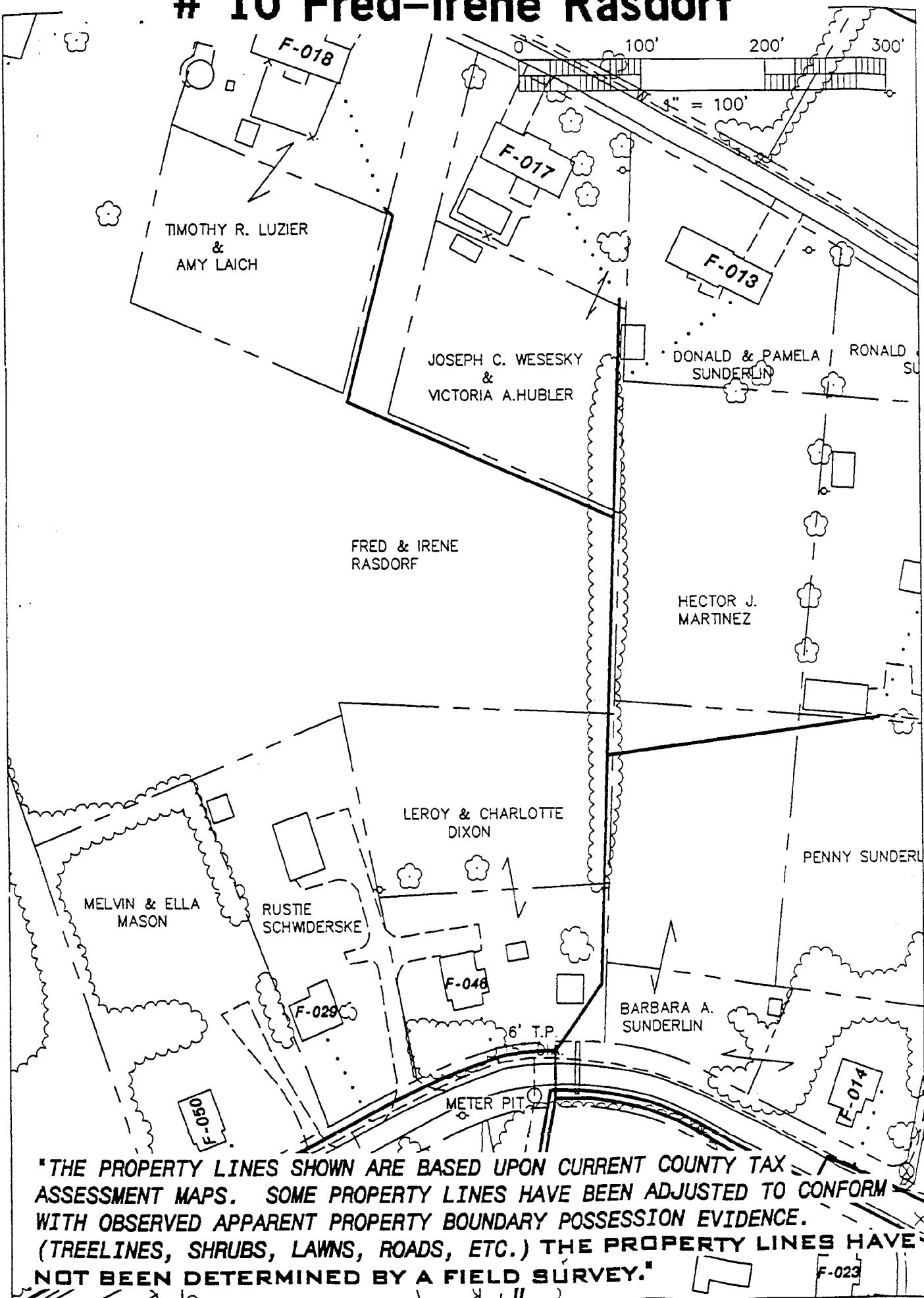
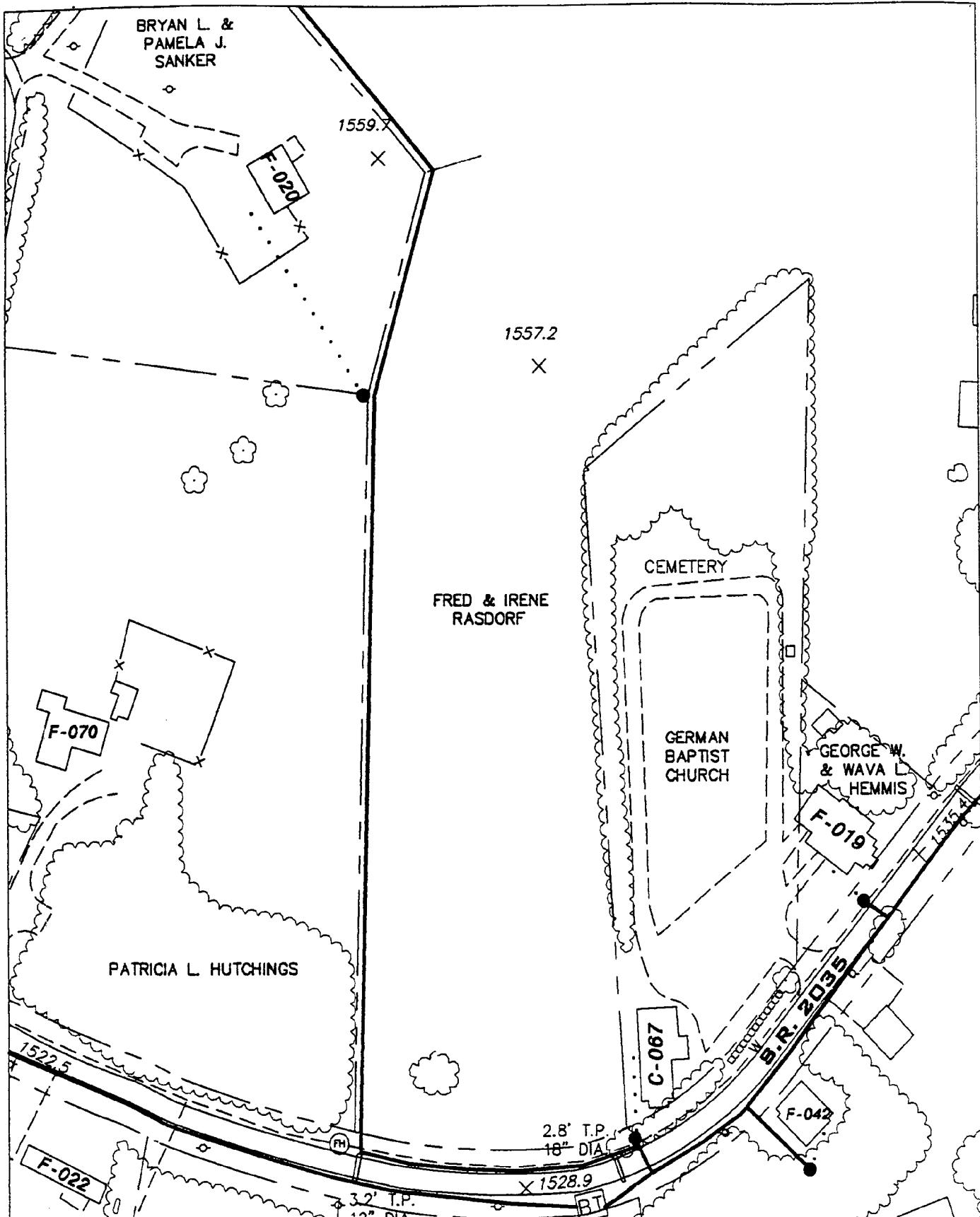


Exhibit 2



"THE PROPERTY LINES SHOWN ARE BASED UPON CURRENT COUNTY TAX ASSESSMENT MAPS. SOME PROPERTY LINES HAVE BEEN ADJUSTED TO CONFORM WITH OBSERVED APPARENT PROPERTY BOUNDARY POSSESSION EVIDENCE. (TREELINES, SHRUBS, LAWNS, ROADS, ETC.) THE PROPERTY LINES HAVE NOT BEEN DETERMINED BY A FIELD SURVEY."

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fee.



U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT	
PROVIDE FOR INSURANCE—POSTMASTER	
<p><b>RICK MATTERN</b>  <b>ATTORNEY AT LAW</b>  <b>211 EAST PINE STREET</b>  <b>CLEARFIELD, PA 16830</b></p>	
<p>One piece of ordinary mail addressed to:  <u>Head W &amp; Irene E. Read</u>  <u>R.R. 2 Box 312</u>  <u>Morrisdale PA 16888</u></p>	

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PS Form 3817, Mar. 1989

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

COOPER TOWNSHIP  
MUNICIPAL AUTHORITY,

Condemnor

vs. No. 00-168-CD

FRED W. RASDORF and  
IRENE E. RASDORF,

Condemnees

**NOTICE OF VIEW AND HEARING**

You are hereby notified that J. Richard Mattern, II, Esquire, Samuel B. Yost and Evo Facchine, Board of Viewers in the above captioned matter, will hold a view on Friday, December 15, 2000, at or about 10:00 A.M. at the subject premises located in Cooper Township, Clearfield County, Pennsylvania.

You are further notified that there will be a hearing in this matter at the Cooper Township Municipal Authority Building in Winburne, Pennsylvania, 16879, on Tuesday, December 19, 2000, commencing at approximately 10:00 A.M.

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J. RICHARD MATTERN, II, ESQUIRE  
Attorney ID# 06817  
CHAIRMAN, BOARD OF VIEWERS  
211 East Pine Street  
Clearfield, Pa., 16830  
(814) 765-6416

Date: November 22, 2000

Exhibit A

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COOPER TOWNSHIP  
MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-168-CD

FRED D. RASDORF and IRENE E.  
RASDORF,

Condemnees

TO: Attorney for Condemnor – Cooper Township Municipal Authority

Charles A. Schneider, Esq.  
Mazza, Schneider, Arbuckle & Bascom  
1315 South Allen Street, Suite 302  
State College, Pa., 16801

Condemnee(s) or Condemnee(s) Attorney:

Fred W. & Irene E. Rasdorf  
RR 2, Box 312  
Morrisdale, PA 16858

**NOTICE OF INTENTION TO FILE REPORT**

The Board of Viewers in the above captioned matter shall file their Report on  
January 26, 2001.

A copy of said Report is being served on counsel for the Cooper Township  
Municipal Authority, and a copy is being served on you as Condemnee(s) or as  
Condemnee(s) attorney to the proceeding in accordance with P.S. §1-513.

You are hereby notified that the Report of Viewers in this matter shall become  
final unless an appeal is filed within thirty (30) days from the date the Report is filed.

BOARD OF VIEWERS

BY

J. Richard Mattern, II, Chairman

E x B

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

IN RE:

COOPER TOWNSHIP  
MUNICIPAL AUTHORITY,  
Condemnee  
36 CONDEMNATION CASES  
CASE LIST ATTACHED –  
EXHIBIT A

Misc. II page 475  
No. 2001 CD

**ORDER**

AND NOW, this 26 day of January, 2001, the Court acknowledges the filing of 36 Reports by the Board of Viewers, together with the attached Board of Viewers Schedule of Costs and Orders that the Cooper Township Municipal Authority of Winburne, Pa., pay for the services rendered and costs incurred in the above cases the sum of One Thousand Nine Dollars and Fifty-Six Cents (\$1,009.56) to Samuel B. Yost, the sum of One Thousand One Hundred Eighty-Five Dollars (\$1,185.00) to Evo G. Facchine and the sum of Three Thousand Ninety-Nine Dollars and Ninety Cents (\$3,099.90) to J. Richard Mattern II, Esq., directly to the Board of Viewers at the addresses noted.

BY THE COURT,

I hereby certify this to be a true and attested copy of the original statement filed in this case.

/s/ JOHN K. REILLY, JR.

JAN 26 2001

Attest.

*William L. Reilly*  
Prothonotary

JOHN K. REILLY, JR.  
PRESIDENT JUDGE

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