

00-180-CO
COOPER TOWNSHIP MUNICIPAL AUTHORITY -vs- JAMES W. HANSLOVAN et al

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :
: Condemnor :
: vs. : No. 00-180-cp
: JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :
: 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
James W. Hanslovan and Velma Hanslovan, 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

FILED Township, Clearfield County, Pennsylvania, described in Clearfield County

FEB 10 2000

William A. Shaw
Prothonotary

Record Book No. 446, Page No. 343, 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.

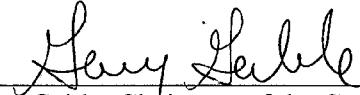
Date: 2/2/00



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.

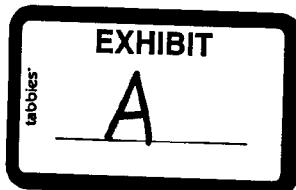
BE IT RESOLVED, that the solicitor be authorized to bring condemnation proceedings against *Dennis J. Modzel and Donna E. Modzel*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1592, page 336 for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

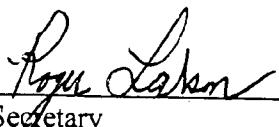
BE IT RESOLVED, that the solicitor be authorized to bring condemnation proceedings against *James W. Hanslovan and Velma V. Hanslovan*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 446, page 343 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:



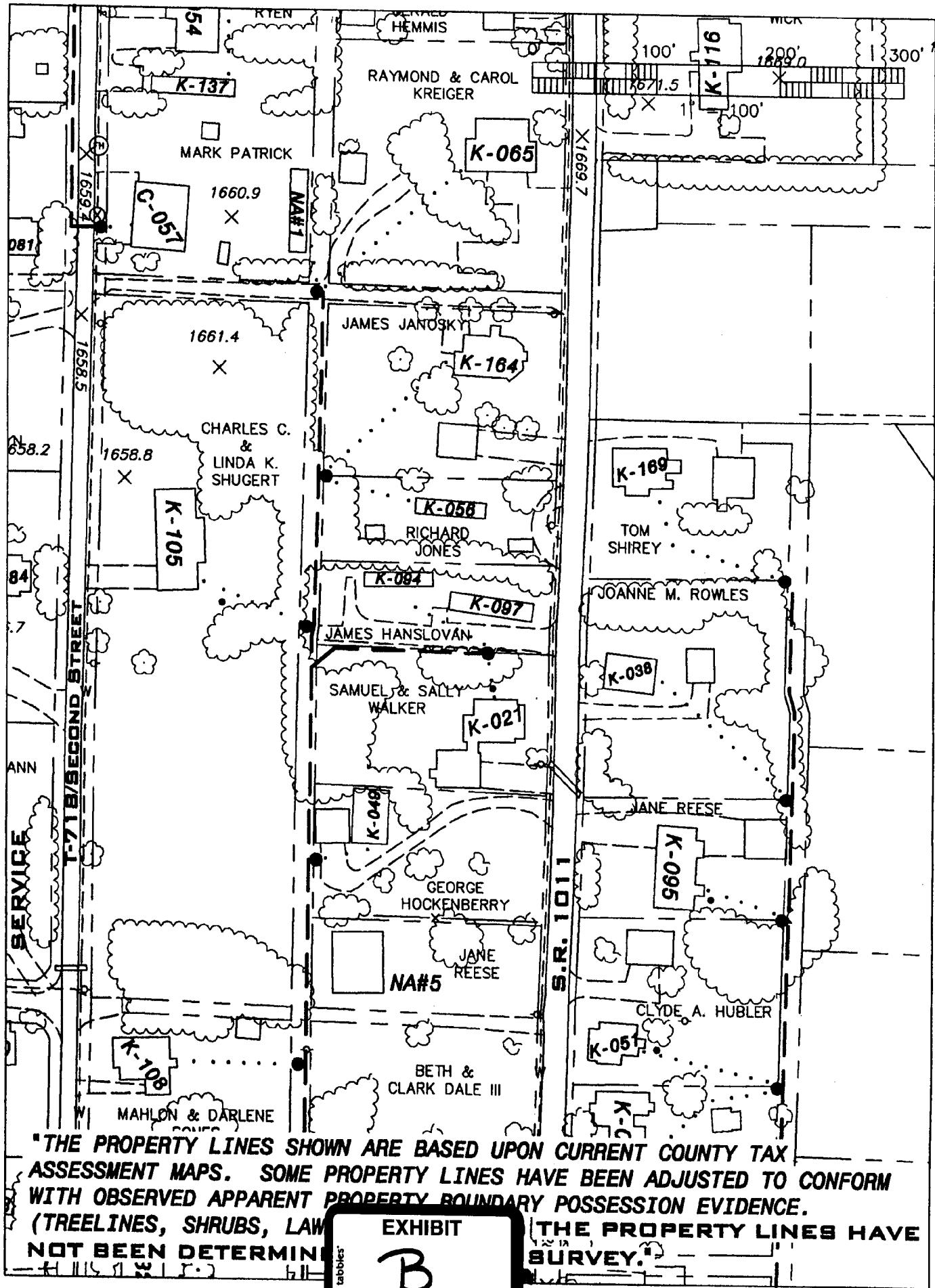
Secretary

Cooper Township Municipal Authority



Chairman

SEAL



*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, LAW
NOT BEEN DETERMINED)

EXHIBIT

3

THE PROPERTY LINES HAVE SURVEYED.

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :

Condemnor :

vs. :

No. :

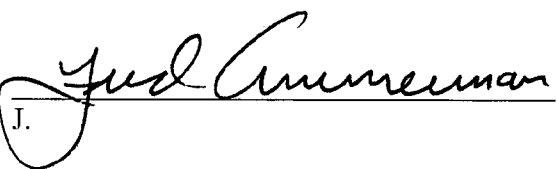
JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :

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. :

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :

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:

Cooper Township Municipal Authority

Roger Laskam
Secretary

By: George Hable
Chairman

FILED

FEB 10 2000

07124301ws

William A. Shaw PD
Probationary 80--

1 CENT TO ATTY

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,
Condemnor
vs.
JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,
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 James W. Hanslovan and Velma Hanslovan, husband and wife, described in Record Book No. 446, Page No. 343.

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

See 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. 00-180-CD

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,

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 200001809.

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 2000

**William A. Shaw
Prothonotary**

FILED
OCT 10 1980
FEB 17 1980
William A. Shaw
Prothonotary

CC
EAS

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :
Condemnor :
vs. :
No. 00-180-CD
JAMES HANSLOVAN and VELMA HANSLOVAN, :
Condemnees :

ORDER

AND NOW, this 5th day of October, 2000, upon the Petition of
James Hanslovan and Velma Hanslovan, the Court appoints J. Richard Mattern, II, Esquire
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:

John K Reilly, Jr.

1757
FILED
02 05 2000
0135611cc atty
William A. Shaw
Prothonotary
Scheuer

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :
: Condemnor :
: :
: vs. : No. 00-180-CD :
: :
JAMES HANSLOVAN and VELMA HANSLOVAN, :
: Condemnees :
: :

PETITION FOR THE APPOINTMENT OF A BOARD OF VIEWERS

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

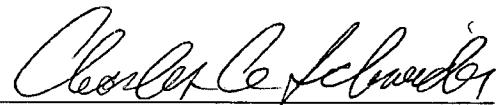
1. The Condemnor is Cooper Township Municipal Authority, whose address is Box 446, Winburne, Pennsylvania.
2. On February 10, 2000, Condemnor filed a declaration of taking in this proceeding. A copy of the declaration of taking is attached as Exhibit "A." No preliminary objections to the declaration 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:
James Hanslovan and Velma Hanslovan, RD 1 Box 104, 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
OCT 05 2000
11:30 AM
William A. Shaw
Prothonotary
W.C.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,

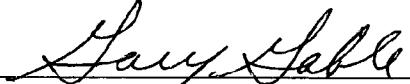
Date: 10/31/00



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. 00-180-CD

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :

Condemnees :

NOTICE OF CONDEMNATION

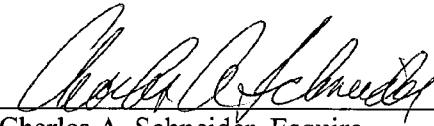
In accordance with Section 405 of the Eminent Domain Code of 1964, 26 P.S. § 1-405,
Cooper Township Municipal Authority notifies you that:

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. 00-180-cd

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,

Condemnees

NOTICE OF FILING OF DECLARATION OF TAKING

The Cooper Township Municipal Authority states that:

A Declaration of Taking was filed this 10 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 James W. Hanslovan and Velma Hanslovan, husband and wife, described in Record Book No. 446, Page No. 343.

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. Starck
Prothonotary

KAREN L. STARCK
REGISTER AND RECORDER
CLEARFIELD COUNTY
Pennsylvania

INSTRUMENT NUMBER

2000001809

RECORDED ON

Feb 10, 2000
1:28:16 PM

RECORDING FEES -	\$13.00
RECORDER	\$1.00
COUNTY IMPROVEMENT FUND	\$1.00
RECORDER	\$1.00
IMPROVEMENT FUND	\$0.50
STATE WRIT TAX	\$0.50
TOTAL	\$15.00


C Schneider

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :

Condemnor :

vs. :

No. 00-180-cp

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :

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
James W. Hanslovan and Velma Hanslovan, 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
I hereby certify this to be a true
and attested copy of the original
statement filed in this case. Township, Clearfield County, Pennsylvania, described in Clearfield County

FEB 10 2000

Attest.

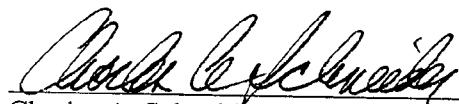
William L. Hess
Prothonotary

Record Book No. 446, Page No. 343, 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.

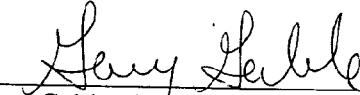
Date: 2/2/00



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.

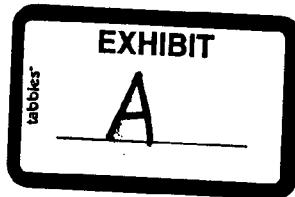
BE IT RESOLVED, that the solicitor be authorized to bring condemnation proceedings against *Dennis J. Modzel and Donna E. Modzel*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 1592, page 336 for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

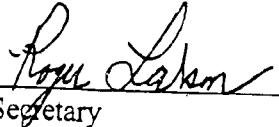
BE IT RESOLVED, that the solicitor be authorized to bring condemnation proceedings against *James W. Hanslovan and Velma V. Hanslovan*, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania, more particularly described in Clearfield County Record Book 446, page 343 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:



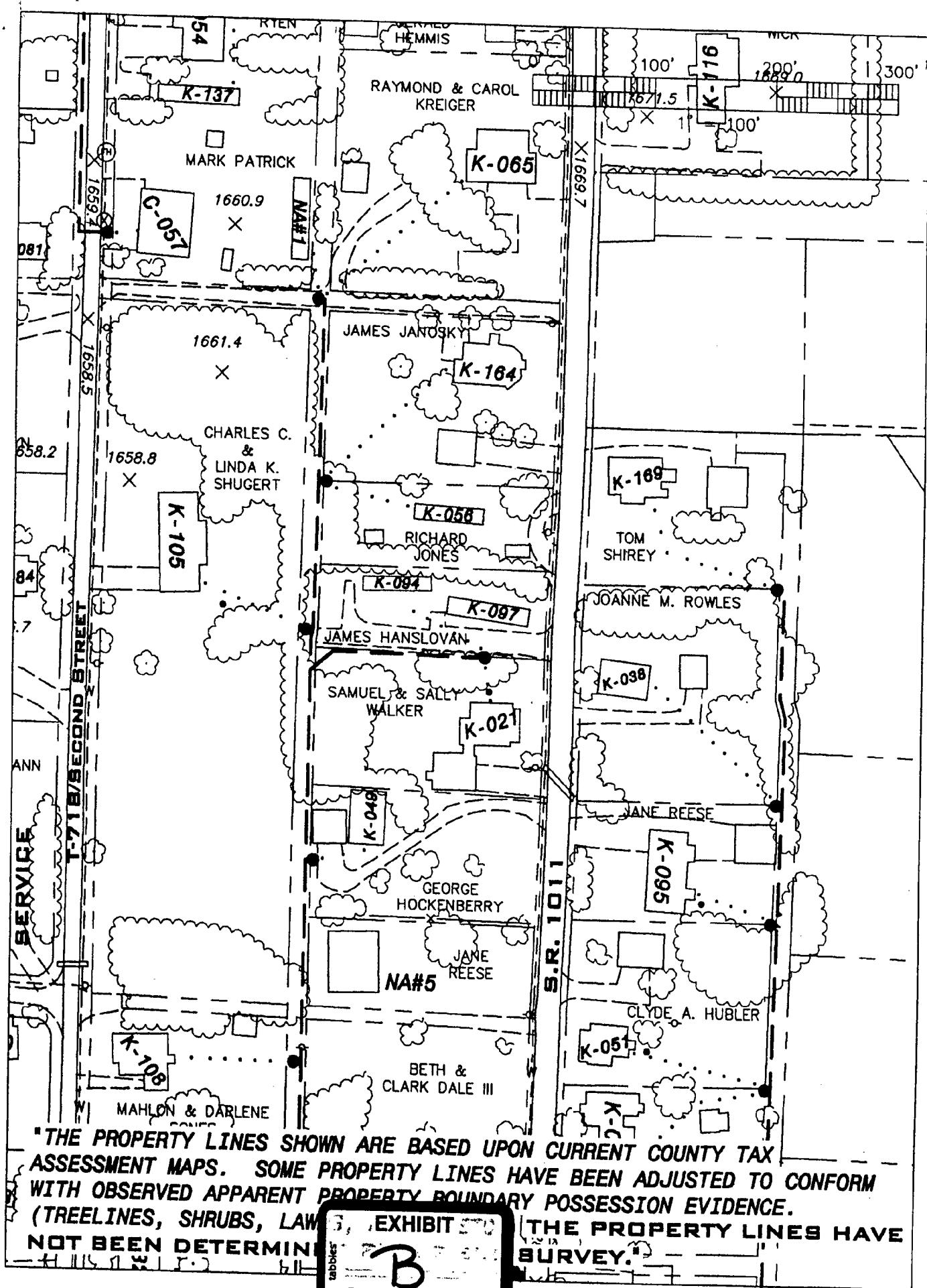
Secretary

Cooper Township Municipal Authority



Chairman

SEAL



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, ETC.) EXHIBIT 21 THE PROPERTY LINES ARE

NOT BEEN DETERMINED

THE PROPERTY LINES HAVE SURVEYED.

12

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No.

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,

Condemnees

ORDER

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

BY THE COURT:

Is (FREDERICK J. AMERMAN
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. Flan
Prothonotary

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :

Condemnor :

vs. :

No. :

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :

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:

Cooper Township Municipal Authority

Roger Larson
Secretary

By: Henry Gable
Chairman

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-180-CD

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,

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 200001809.

Date: 2/1/00



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. :

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN, :

Condemnees :

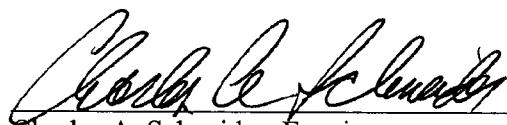
CERTIFICATE OF SERVICE

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:

James W. Hanslovan and Velma Hanslovan
R.D. 1 Box 104
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. 00-180-CD

JAMES and VELMA HANSLOVAN,

Condemnees

FILED

JAN 26 2001

William A. Shaw
Prothonotary

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

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: **James and Velma Hanslovan, RD 1, Box 104, 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 Exhibits "2A and 2B".
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 Hearings were scheduled for December 19 and 20, 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;

- (b) Board Exhibit "1B" – John E. West, CPE, CREA, Appraisal;
- (c) Board Exhibit "2A" – Map of premises prepared by Hess & Fisher Engineers, Inc;
- (d) Board Exhibit "2B" – 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 subject property (described as a lot which is 55 x 195 and shown on Exhibit 1A) had a value of \$5,500.00. As there has been no change in value, and therefore, no damages after condemnation, the property has a value of \$5,500.00. Therefore, no damages are awarded by the Board to the Condemnee(s) for the foregoing parcel. If trees are disturbed or damaged, Authority will give consideration for tree replacement.

With regard to the parcel consisting of 0.69 acres and shown on Exhibit 1B, the Board finds as fact that Condemnees will lose a mature landscaped tree in the value of \$200.00, and therefore, awards the

Condemnees \$200.00. The Board determined that before condemnation the subject property had a value of \$9,800.00. As there has been a change in value and damages awarded, after condemnation, the property has a value of \$9,600.00.

15. That attached to this Report are the following:

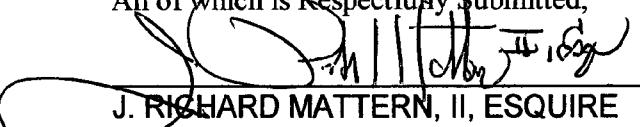
1. Notice of Board of View as to date of View and Hearing, dated November 22, 2000 - Exhibit "A";
2. Notice of Intention to File Report - Exhibit "B";
3. Board of Viewers' Schedule of Costs to be filed separately.

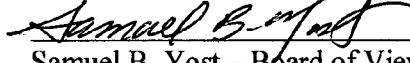
16. That a copy of this Report with Notice of Intention to File Report as required by 26 P.S. §1-513 is being forwarded to:

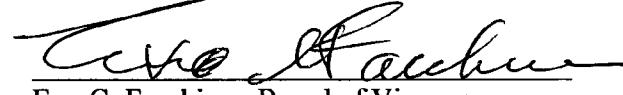
Attorney for Condemnor – Cooper Township Municipal Authority
Charles A. Schneider, Esq.
Mazza, Schneider, Arbuckle & Bascom
1315 South Allen Street, Suite 302
State College, Pa., 16801

Condemnee(s) or Condemnee(s) Attorney:
James & Velma Hanslovan
RD 1, Box 104
Morrisdale, PA 16858

All of which is Respectfully Submitted,


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


Samuel B. Yost – Board of Viewers


Evo G. Facchine - Board of Viewers

Date: 1/28/01

JACK WEST REALTY
Real Estate Appraiser

CTMA
File No. Hanslovn

APPRAISAL OF

55' X 195' +/- Developed Lot Prior to Taking 1300 Sq. Ft. Sewer Line Easement

LOCATED AT:

SR 1011
Kylertown, Pa., 16847

FOR:

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

BORROWER:

Owner: James Hanslovan

AS OF:

October 4, 2000

BY:

John E. West CPE, CREA, RL-000292-L

October 4, 2000

Gary Gable

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

File Number: Hanslovn

Dear Mr. Gable,

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

SR 1011
Kylertown, Pa., 16847

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:

\$5,500
Five Thousand Five Hundred 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, RL-000292-L

Residential Appraiser

jew

ADDENDUM

Borrower: Owner: James Hanslovan	File No.: Hanslovn
Property Address: SR 1011	Case No.: CTMA
City: Kylertown	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16847

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 along the south side boundary. Since there is a building set-back requirement in Cooper Township on the side property line of 10' this portion of the property would not sustain any loss because this area could not be used for anything but yard setback. There would probably a minor disruption to the driveway, but would be restored to normal. I would conclude that there would be no damage to future construction on this property. 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.

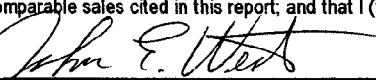
It is my opinion that there is no change in value to the subject property because of this sewer easement and subsequently no monetary damages to the property from the sewer easement.

Amount of actual monetary damage is: \$0.00.

**SUMMARY REPORT
LAND APPRAISAL REPORT**

CTMA

File No. Hanslovn

Property Address SR 1011 Census Tract 3306 City Kylertown County Clearfield State Pa. Zip Code 16847 Legal Description Deed Book 446 Page 343 Owner/Occupant James W. Hanslovn Map Reference 110-R8-555-14 Sale Price \$ N/A Date of Sale N/A Loan charges/concessions to be paid by seller \$ N/A R.E. Taxes \$ 280.55 Tax Year 289.6 HOA \$/Mo. None Lender/Client Cooper Township Municipal Authority Forest Road P.O. Box 446, Winburne, Pa 16879				LENDER DISCRETIONARY USE Sale Price \$ Date Mortgage Amount \$ Mortgage Type Discount Points and Other Concessions Paid by Seller \$ Source																																																																																																																																	
LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural BUILT UP <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leashold <input type="checkbox"/> Condominium (HUD/VA) <input type="checkbox"/> PUD																																																																																																																																	
NEIGHBORHOOD ANALYSIS Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Shopping <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Schools <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Adequacy of Public Transportation <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Recreation Facilities <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Adequacy of Facilities <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Property Compatibility <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Protection from Detrimental Cond. <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Police & Fire Protection <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor General Appearance of Properties <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Appeal to Market <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor																																																																																																																																					
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 and the village of Kylertown. The area is serviced by public water and the public sewer system is in the planning stages at this time.																																																																																																																																					
PRESENT LAND USE % Single Family 60% LAND USE CHANGE <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely Multi-Family <input type="checkbox"/> In process Commercial <input type="checkbox"/> To: _____ Industrial <input type="checkbox"/> _____ Vacant 40%				PREDOMINANT OCCUPANCY Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (over 5%) <input type="checkbox"/> SINGLE FAMILY HOUSING PRICE \$ (000) AGE (yrs) 25 Low 30 75 High 100 Predominant 45 - 50																																																																																																																																	
Dimensions 55' X 195' +/- Site Area 10725 Sq.Ft. Corner Lot No Zoning Classification None Zoning Compliance N/A HIGHEST & BEST USE: Present Use Yes Other Use None																																																																																																																																					
UTILITIES Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Gas <input type="checkbox"/> LP Water <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Private Storm Sewer <input type="checkbox"/> Open Ditch				SITE IMPROVEMENTS Type Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Curb/Gutter None Sidewalk None Street Lights None Alley Yes																																																																																																																																	
Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): There are no apparent easements, encroachments, special assessments or slide areas observed by this appraiser at the time of the inspection.																																																																																																																																					
<p>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.</p>																																																																																																																																					
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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 \$ 5,500																																																																																																																																					
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.																																																																																																																																					
RECONCILIATION Appraiser(s)  John E. West CPE, CREA, RL-000292-L		Review Appraiser _____ (if applicable)		<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property																																																																																																																																	

ADDENDUM

Borrower: Owner: James Hanslovan	File No.: Hanslovn
Property Address: SR 1011	Case No.: CTMA
City: Kylertown	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16847

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 \$4,300 to \$5,500 is indicated. The Subject property has been developed over the years as a homesite and all of the comparable land sales have been adjusted for the homesite value. The indicated land value for the subject in it's present condition, in my opinion, would be \$5,500.00. or \$.51 per Sq. Ft.

Condition of Appraisal Comments

This appraisal assumes competent, professional marketing with a reasonable time to sell. No value is assigned to the buildings in this appraisal because the purpose is to determine the overall damage from an easement for a sewer line. The land value is being considered with full knowledge that there are 2 mobile homes on the property, but the right-of-way has no effect on the value of the home or any other buildings on the 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 1011, Kylertown, Pa., 16847

APPRAISER:

Signature: 
Name: John E. West CPE, CREA, RL-000292-L
Date Signed: October 31, 2000
State Certification #: RL-000292-L
or State License #: RL-000292-L
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

0.69 Acre +/- Developed Land Prior to Taking a Construction Easement

LOCATED AT:

Knox Run Road
Lanse, Pa., 16849

FOR:

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

BORROWER:

Owner: James W. Hanslovan

AS OF:

November 6, 2000

BY:

John E. West CPE, CREA, RL-000292-L

November 6, 2000

Gary Gable

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

File Number: Hanlovn1

Dear Mr. Gable,

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

Knox Run Road
Lanse, Pa., 16849

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 November 6, 2000 is:

\$9,800
Nine Thousand Eight Hundred 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, RL-000292-L
Residential Appraiser

jew

ADDENDUM

Borrower: Owner: James W. Hanslovan
Property Address: Knox Run Road
City: Lansdale
Lender: Cooper Township Municipal Authority

File No.: Hanlovn1
Case No.: CTMA
State: Pa. Zip: 16849

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. There is a 35' building setback on the front of the property and all of the easement is within this setback area. There is a need for a construction easement that is 20' Wide and runs across the front of the property 40' on Knox Run Road. This temporary easement is within the required setback and I feel, in itself, will have little effect on the property value. This is a relatively small area of the property, about 2.6% of the area of the property, but this area is right in front of the house. The property will be restored after the construction, but there are some mature trees landscaping trees in the front yard that may be damaged. For this reason I feel that there should be some damage consideration to the present owners. Since there is a building set-back requirement in Cooper Township on the front of the property of 35' the easement would not effect future construction nor would it effect the access to the property. I would conclude that there would be minor damage to this property due to the construction easement taking out at least one mature tree in the yard and the replacement tree would be very small compared to the other trees in the front of the house. The CTMA will place the sewer line and restore the property to original condition, therefore, would cause actual physical damage to the subject property would consist of the value of the tree. I could only estimate the damage at a minimal amount of \$200.00.

It is my opinion that there is change in value to the subject property because of this construction easement and subsequently monetary damages to the property, from the sewer easement.

TOTAL DAMAGE TO PROPERTY IS: \$200.00.

**SUMMARY REPORT
LAND APPRAISAL REPORT**

File No. Hanlovn1

Property Address Knox Run Road			Census Tract 3306		LENDER DISCRETIONARY USE	
City Lanse County Clearfield State Pa. Zip Code 16849						
Legal Description Deed Book 485 Page 395			Map Reference 110-S9-31.3		Sale Price \$	
Owner/Occupant James & Velma Hanslovan					Date	
Sale Price \$ N/A			Property Rights Appraised		Mortgage Amount \$	
Loan charges/concessions to be paid by seller \$ N/A			<input checked="" type="checkbox"/> Fee Simple		Mortgage Type	
R.E. Taxes \$ 1,238.04			<input type="checkbox"/> Leashold		Discount Points and Other Concessions	
Tax Year 2000 HOA \$/Mo. None			<input type="checkbox"/> Condominium (HUD/VA)		Paid by Seller \$	
Lender/Client Cooper Township Municipal Authority			<input type="checkbox"/> PUD		Source	
Forest Road P.O. Box 446, Winburne, Pa 16879						
LOCATION		<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	
BUILT UP		<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input 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		
PROPERTY VALUES		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
DEMAND/SUPPLY		<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		
MARKETING TIME		<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.		
PRESENT LAND USE %		LAND USE CHANGE		SINGLE FAMILY HOUSING		
Single Family		60%	Not Likely	PRICE \$ (000)	AGE (yrs)	
2-4 Family			Likely	<input checked="" type="checkbox"/> Owner	35 Low 10	
Multi-Family			In process	<input type="checkbox"/> Tenant	150 High 100	
Commercial			To:	<input type="checkbox"/> Vacant (0-5%)	Predominant	
Industrial				<input checked="" type="checkbox"/> Vacant (over 5%)	55 - 50	
Vacant		40%			Appeal to Market	
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.						

Dimensions See Site Area			Corner Lot No	Zoning Classification	Zoning Compliance	HIGHEST & BEST USE: Present Use Yes	Other Use None	Topography	Street Grade/Level		
Site Area 0.69 Acre +/-									Size	Typical	
Zoning Classification None									Shape	Rectangular	
									Drainage	Appears adequate	
UTILITIES		Public Other	SITE IMPROVEMENTS	Type	Public	Private	View	Typical			
Electricity		<input checked="" type="checkbox"/>	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping	Good			
Gas		<input type="checkbox"/>	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Driveway	Paved			
Water		<input checked="" type="checkbox"/>	Sidewalk	Masonry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apparent Easements	Utilities			
Sanitary Sewer		<input type="checkbox"/>	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Flood Hazard	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
Storm Sewer		<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	FEMA* Map/Zone	421520			
Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): There are no apparent easements, encroachments, special assessments or slide areas observed by this appraiser at the time of the inspection.											

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.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Knox Run Road Lanse	110-S9-540-13 Cooper Township		110-S8 Cooper Township		110-S8-243 Cooper Township	
Proximity to Subject							
Sales Price	\$ N/A	\$ 5,500		\$ 7,000		\$ 11,267	
Price/	\$ <input type="checkbox"/>	\$ 3000 <input type="checkbox"/>		\$ 7000 <input type="checkbox"/>		\$ 11267 <input type="checkbox"/>	
Data Source	Inspection	Public Record		Public Record		Public Record	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(\$ Adjustment)	DESCRIPTION	+(\$ Adjustment)	DESCRIPTION	+(\$ Adjustment)
Sales or Financing		None		None		None	
Concessions		None		None		None	
Date of Sale/Time	Appr. 11/6/00	7/13/00		1/99		6/00	
Location	Suburban	Equal		Equal		Equal	
Site/View	0.69 Acres +/-	0.46 Acre	-700	2.003 Acre	-4,000	2.5 Acres	-5,400
Utilities	Water, Elect.	Water, Elect.		Equal		Equal	
Homesite	Yes	None	+4,000	None	+4,000	None	+4,000
Public Road	Yes	Yes		Yes		Yes	
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,400	
Indicated Value of Subject		Gross: 156.7		Gross: 114.3		Gross: 83.4	
		Net: 110.0 \$ 6,300		Net: 0.0 \$ 7,000		Net: -12.4 \$ 9,867	

Comments of Sales Comparison: See Attached Addendum.

Comments and Conditions of Appraisal: See Attached Addendum.

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 November 6, 2000 to be \$ 9,800
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)

John E. West CPE, CREA, RL-000292-L

Review Appraiser
(if applicable)

Did Did Not
Inspected Property

ADDENDUM

Borrower: Owner: James W. Hanslovan	File No.: Hanlovn1
Property Address: Knox Run Road	Case No.: CTMA
City: Lanse	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16849

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 \$6,300 to \$9,867 is indicated. The Subject property has been developed over the years as a homesite and all of the comparable land sales have been adjusted for the homesite value. The indicated land value for the subject in it's present condition, in my opinion, would be \$9,800.00. or \$.33 per Sq. Ft.

Condition of Appraisal Comments

This appraisal assumes competent, professional marketing with a reasonable time to sell. No value is assigned to the buildings in this appraisal because the purpose is to determine the overall damage from an easement for a sewer line. The land value is being considered with full knowledge that there is a home on the property, but the right-of-way has no effect on the value of the home or any other buildings on the property.

SUBJECT PHOTO

Owner: James W. Hanslovan
City Address: Knox Run Road
City: Lanse
Lender: Cooper Township Municipal Authority

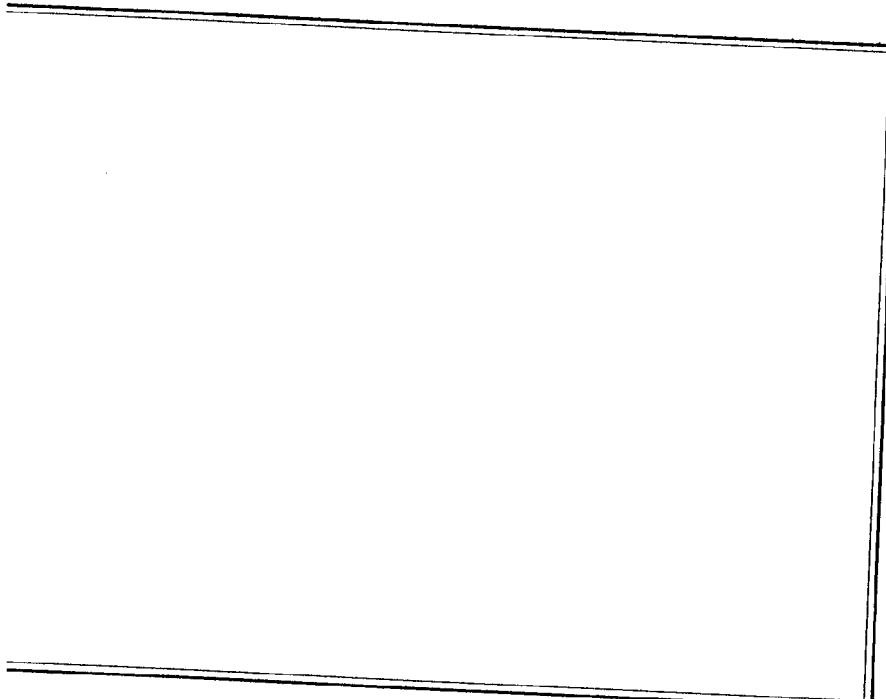
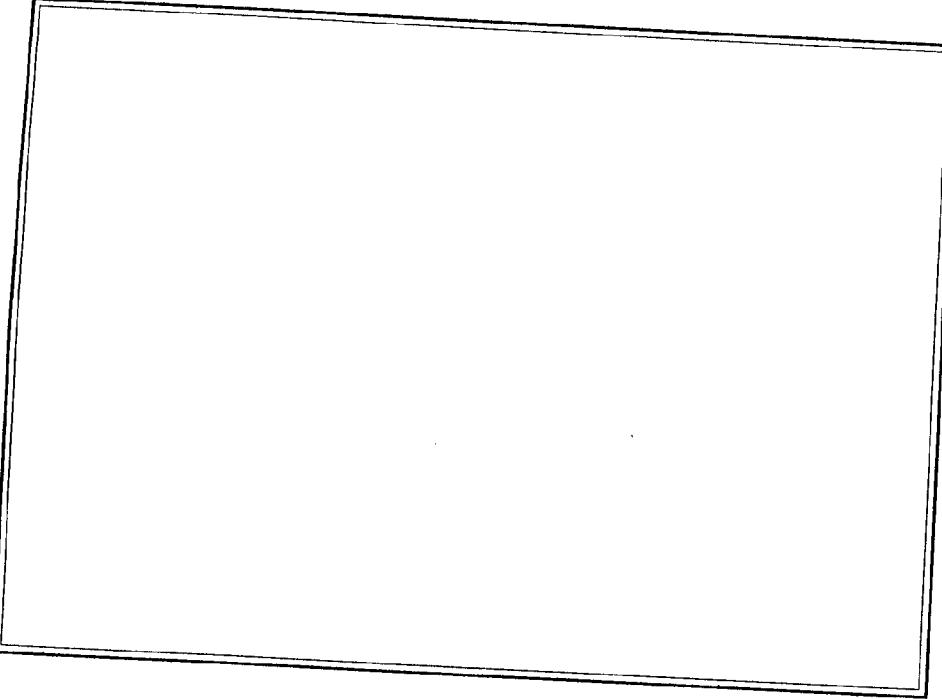
State: Pa.

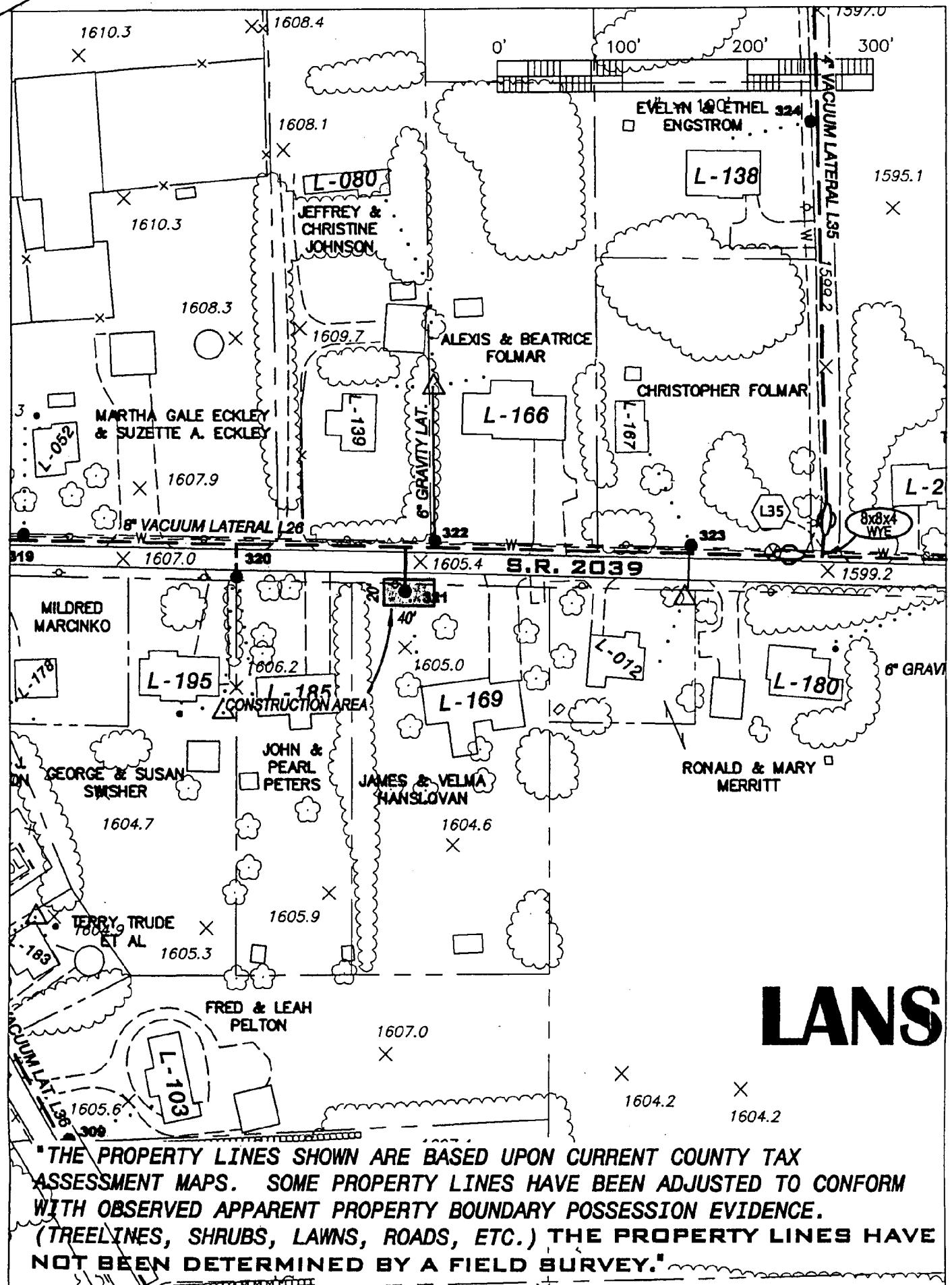
File No.: Hanlovn1

Case No.: CTMA

Zip: 16849

SUBJECT PHOTO





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: Knox Run Road, Lanse, Pa., 16849

APPRAISER:

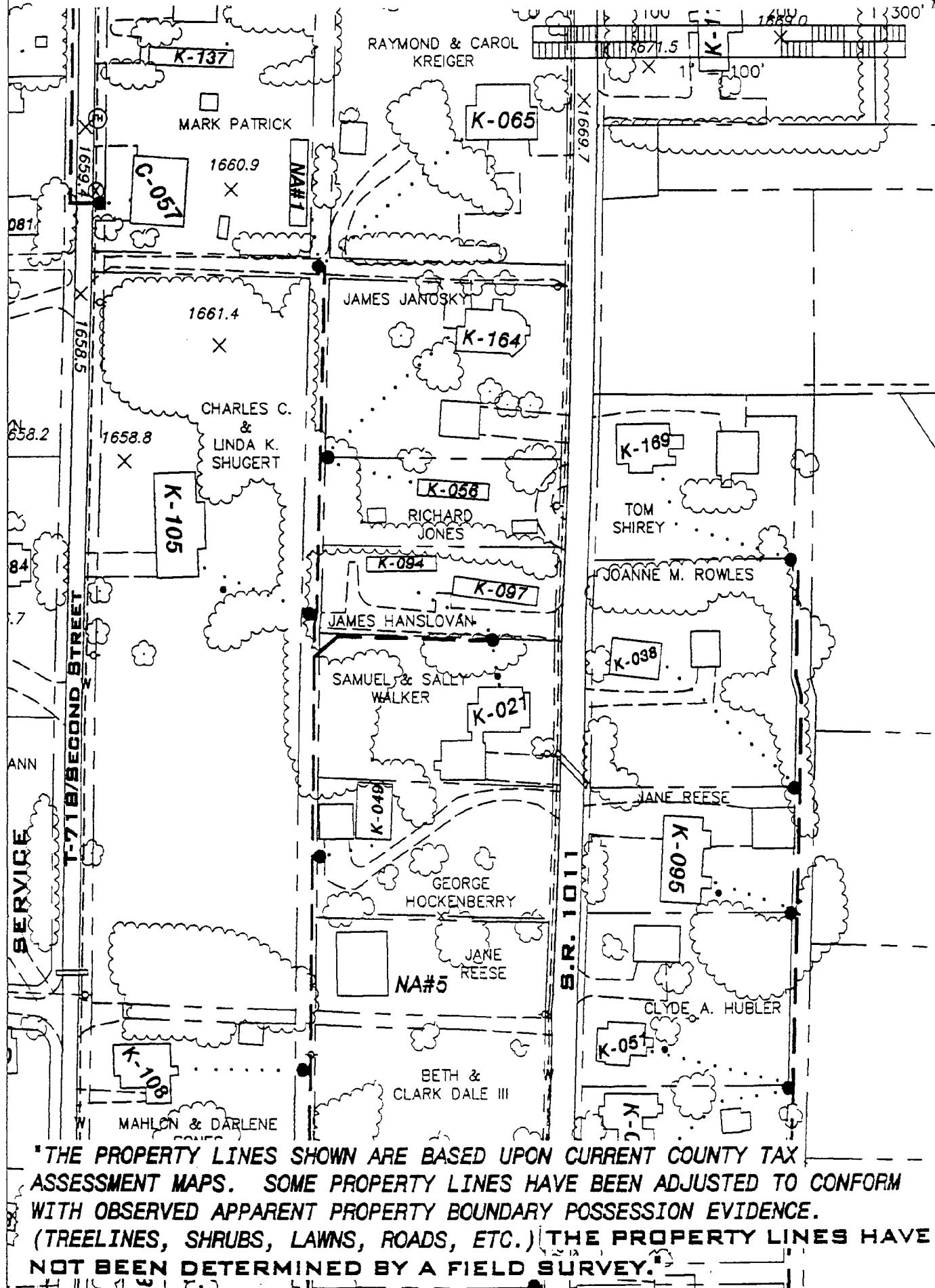
Signature: _____
Name: John E. West CPE, CREA, RL-000292-L
Date Signed: November 7, 2000
State Certification #: RL-000292-L
or State License #: _____
State: PA
Expiration Date of Certification or License: June 30, 2001

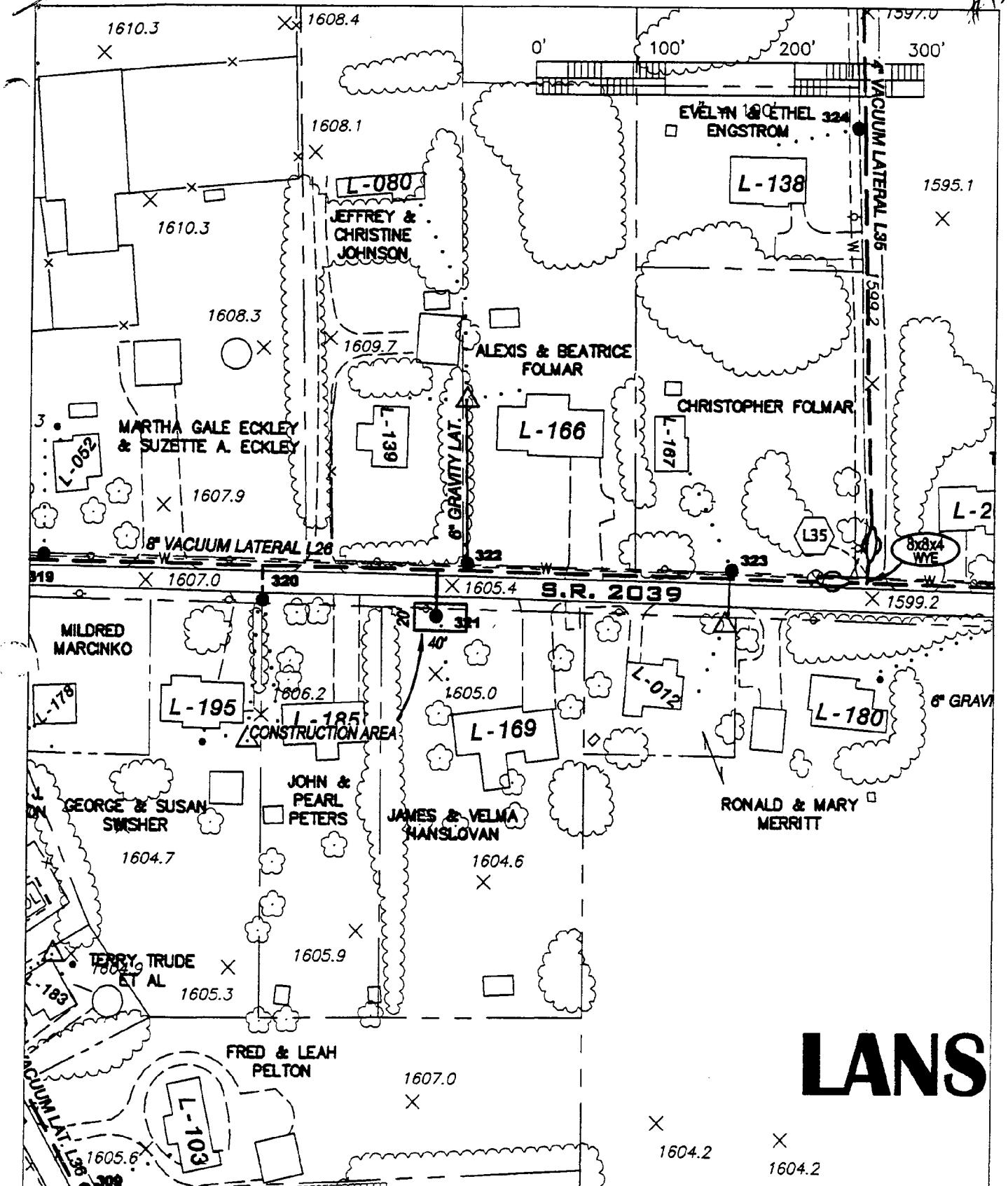
SUPERVISORY APPRAISER (only If required)

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

Did Did Not Inspect Property

13 James-Velma Hanslovan





LANDS

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.

CERTIFICATE OF MAILING	
U.S. POSTAL SERVICE	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT	
PROVIDE FOR INSURANCE—POSTMASTER	
Receiv. RICK MATTERN	
ATTORNEY AT LAW	
211 EAST PINE STREET	
CLEARFIELD, PA 16830	
<p>One piece of ordinary mail addressed to:</p> <p><i>James & Velma Hanslouan</i> <i>RD 1 Box 104</i> <i>Morrisdale PA 16858</i></p>	

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



PS Form 3817, Mar. 1989

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COOPER TOWNSHIP
MUNICIPAL AUTHORITY,

Condemnor

vs. No. 00-180-CD

JAMES and VELMA HANSLOVAN,

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.

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. 00-180-CD

JAMES and VELMA HANSLOVAN,

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:
James & Velma Hanslovan
RD 1, Box 104
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

Ex B

FILED

OCT 10 2007
JAN 26 2008
cc

William A. Shaw
Prothonotary

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

JOHN K. REILLY, JR.
PRESIDENT JUDGE

Attest:

William Reilly
Prothonotary

2

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-180-CD

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,

Condemnees

NOTICE OF PRELIMINARY OBJECTIONS

1. There was no survey of the taking.
2. There was no appraisal.
3. The map as presented was inaccurate.
4. Square footage of the taking was not given.
5. My ownership of the alley ways, front and side of the property, where the sewer line will go through was not noted.
6. Cooper Township Municipal Board, who established the compensation for the taking, was not qualified to do so.
7. Water line right of way in front of the property has permanent easement. Now sewer lines in back and sides of the property, will prevent me from building on the property.

Date: 7-21-2000

James W. Hanslovan
Velma Hanslovan
James W. Hanslovan
Velma V. Hanslovan

FILED

JUL 24 2000
m / 1:20 / w
William A. Shaw
Prothonotary
No. LENT (OPT)

E. J. G.

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-180-cd

JAMES W. HANSLOVAN AND VELMA V. HANSLOVAN,

Condemnees

NOTICE OF FILING OF DECLARATION OF TAKING

The Cooper Township Municipal Authority states that:

A Declaration of Taking was filed this 10 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 James W. Hanslovan and Velma Hanslovan, husband and wife, described in Record Book No. 446, Page No. 343.

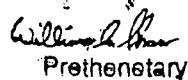
Date: 2/10/00


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 J. Prehensky
Prothonotary

KAREN L. STARCK
REGISTER AND RECORDER
CLEARFIELD COUNTY
Pennsylvania

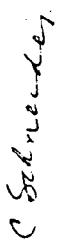
INSTRUMENT NUMBER

200001809

RECORDED ON

Feb 10, 2000
1:28:16 PM

RECORDING FEES -	\$13.00
RECORDER	\$1.00
COUNTY IMPROVEMENT FUND	\$1.00
RECORDER IMPROVEMENT FUND	\$1.00
STATE WRIT TAX	\$0.50
TOTAL	\$15.50


C Schneider