

00-643-LCD
COOPER TOWNSHIP MUNICIPAL AUTHORITY "vs" FRANK HAHN et al.

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

114 COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

33 FRANK and TANYA HAHN,

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 April 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
Frank and Tanya Hahn, husband and wife.
4. The purpose of the condemnation is to secure land for a waste water treatment
system as described more fully in the Act 537 Plan approved March 31, 1997,
prepared by Hess and Fisher and intended to be recorded.
5. The property condemned is a portion of that tract of land situate in Cooper
Township, Clearfield County, Pennsylvania, described in Clearfield County

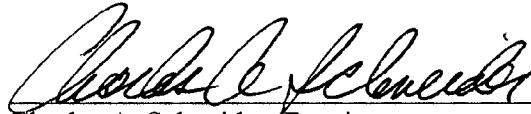
cc
ATTY
JUN 01 2000
William A. Shaw
Prothonotary

Record Book No. 1406, Page No. 497, 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.

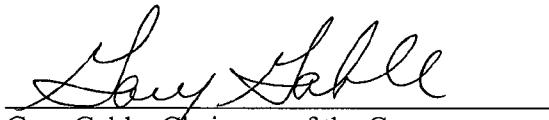
Date: 5/17/00



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

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

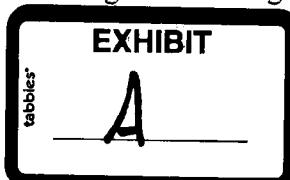
A RESOLUTION OF THE COOPER TOWNSHIP MUNICIPAL AUTHORITY FOR THE CONDEMNATION OF THE FOLLOWING PROPERTIES IN COOPER TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA FOR THE WASTEWATER TREATMENT SYSTEM.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Andrea Borger for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1683, page 475 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 Andrea Borger, conditioned for the payment to the said Andrea Borger of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against James Hadvabne for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books, 249, page 112, 184, page 436 and 155, page 183 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 Hadvabne, conditioned for the payment to the said James Hadvabne of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Michael Pash for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book Instrument Number 199902949, pages 1-4 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 Michael Pash conditioned for the payment to the said Michael Pash of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against William Amick and Penelope Amick, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book Instrument No. 199801732 , pages 1-4 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 Amick and Penelope Amick, his wife, conditioned for the payment to the said William Amick and Penelope Amick, his wife, of damages for taking when damages have been ascertained.



BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Timothy Campbell for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book Instrument Number 199916454, pages 1-4 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 Timothy Campbell conditioned for the payment to the said Timothy Campbell of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Doris Carlson, Donald Carlson and Kathy Jolly for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 815, page 189 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 Doris Carlson, Donald Carlson and Kathy Jolly conditioned for the payment to the said Doris Carlson, Donald Carlson and Kathy Jolly of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Melvin Wood and Patricia Wood, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 1301, page 052, 611 page 215 and 1237, page 243 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 Melvin Wood and Patricia Wood, his wife, conditioned for the payment to the said Melvin Wood and Patricia Wood, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against John Bordas and Debbi Bordas, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1535, page 100 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 John Bordas and Debbi Bordas, his wife, conditioned for the payment to the said John Bordas and Debbi Bordas, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against the Presbyterian Church for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Book 1689, page 590 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 the Presbyterian Church conditioned for the payment to the said the Presbyterian Church of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against James Gilham et al for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 1705, page 045, 1728, pages 301 & 312, 1651, page 252, and 1444, page 376 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 Gilham et al conditioned for the payment to the said James Gilham of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Frank Hahn and Tonya Hahn, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1406, page 497 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 Frank Hahn and Tonya Hahn, his wife, conditioned for the payment to the said Frank Hahn and Tonya Hahn, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Sally Isham and William Amick, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 677, page 091 and 1404, page 036 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 Sally Isham and William Amick conditioned for the payment to the said Sally Isham and William Amick of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Raphael Johnson and Mildred Johnson, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 827, page 210 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 Raphael Johnson and Mildred Johnson, his wife, conditioned for the payment to the said Raphael Johnson and Mildred Johnson, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Bryan Sones and Kimberly Sones, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1406, page 357 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 Bryan Sones and Kimberly Sones, his wife, conditioned for the payment to the said Bryan Sones and Kimberly Sones, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Penny Sunderlin for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 905, page 361 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 Penny Sunderlin conditioned for the payment to the said Penny Sunderlin of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Elmer Zahuranec for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1649, page 034 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 Elmer Zahuranec conditioned for the payment to the said Elmer Zahuranec of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against George Carter, Sr. for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 100, page 166 and 282, page 251 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 George Carter, Sr. conditioned for the payment to the said George Carter, Sr. of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Unknown Property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Tax Assessment Map S9, Enlargement 533, Parcel Number 18, Lot Number 298 from the Map of Ames and Control Number 110046513 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 Unknown Property conditioned for the payment to the said Unknown Property of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Unnamed Street/Third Street - Winburne (unopened) and located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Tax Assessment Map S9, Enlargement 533, also located on the Map of Ames 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 Unnamed Street/Third Street - Winburne conditioned for the payment to the said Unnamed Street/Third Street - Winburne of damages for taking when damages have been ascertained.

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

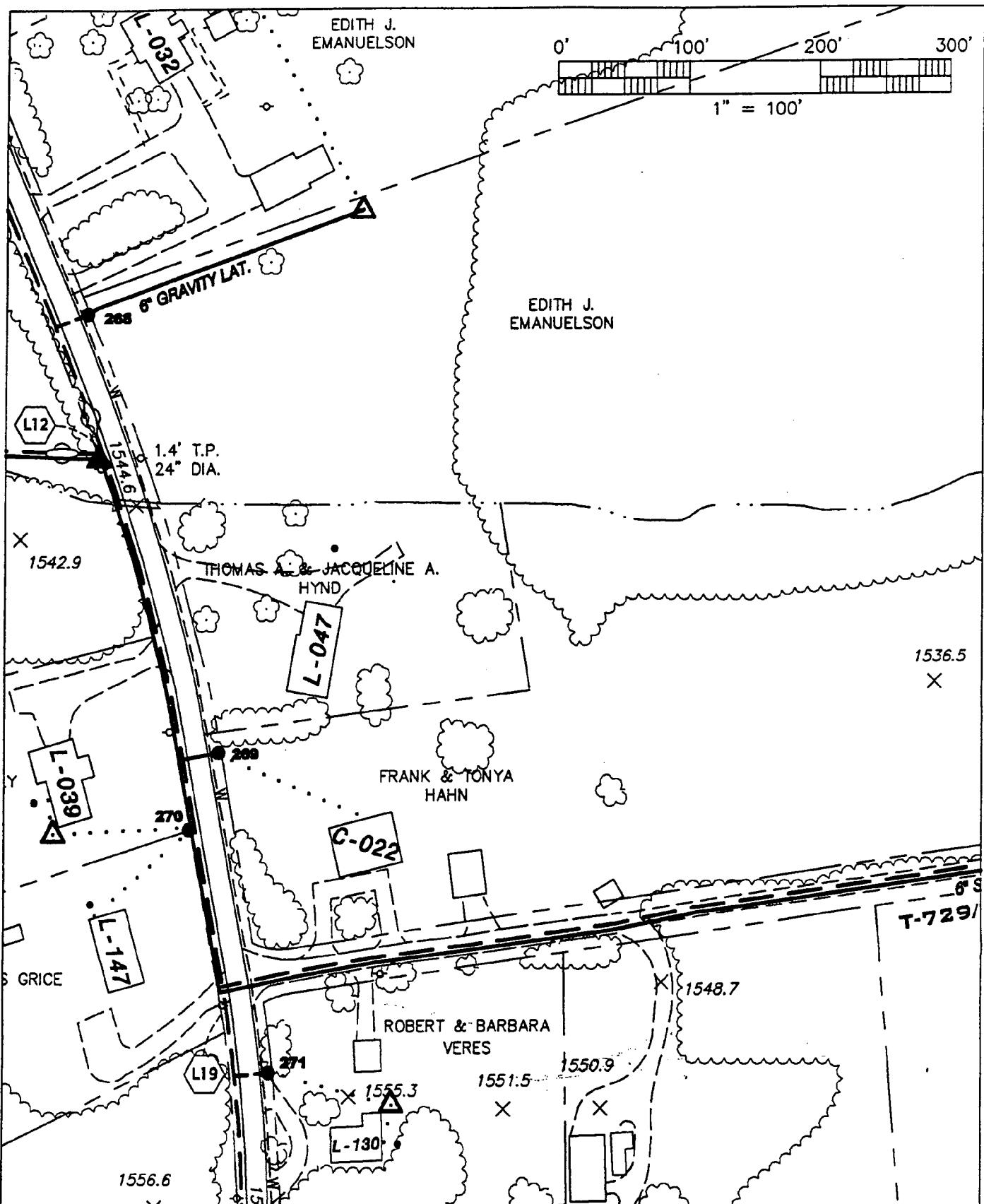
ATTEST:

Robert L. Lakin
SECRETARY

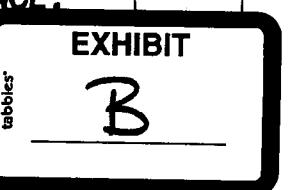
SEAL

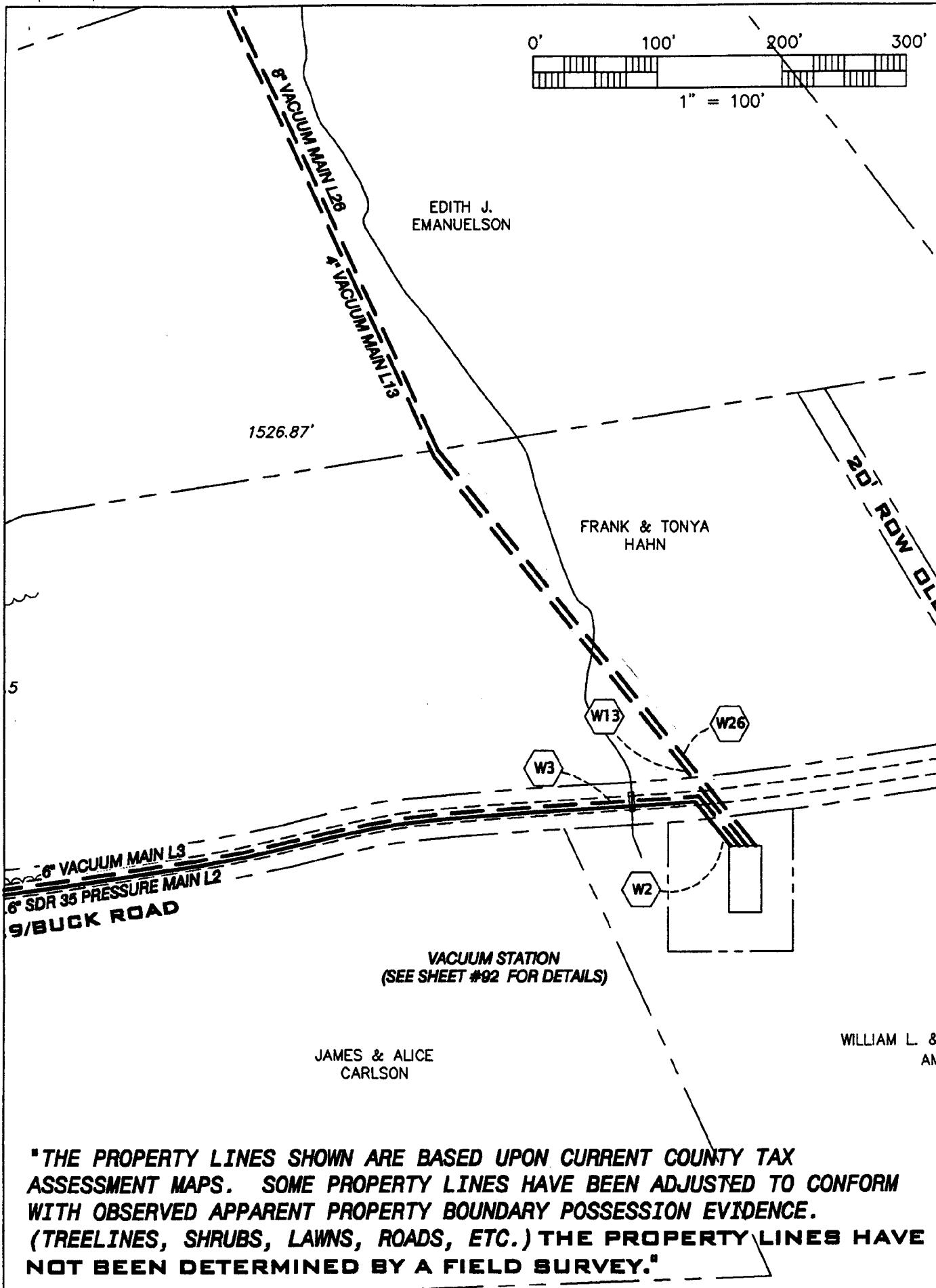
COOPER TOWNSHIP MUNICIPAL AUTHORITY

By: Henry Shable
CHAIRMAN



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





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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,	:	
	:	
Condemnor	:	
	:	
vs.	:	No.
	:	
FRANK and TANYA HAHN,	:	
	:	
Condemnees	:	
	:	

ORDER

AND NOW this 1 day of June, 2000, upon review of the Plaintiff's Petition and Bond, the said Bond is hereby approved.

BY THE COURT:

John Kelly

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :
Condemnor :
vs. : No.
FRANK and TANYA HAHN, :
Condemnees :
:

BOND

KNOW ALL MEN BY THESE PRESENTS, that the Declaration of Taking having been filed the 1 day of JUNE, 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 9 day of May, 2000.

Attest:

Roy Lahan
Secretary

Cooper Township Municipal Authority

By: George Sable
Chairman

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY, :
: Condemnor :
: :
: vs. : No.
: :
FRANK and TANYA HAHN, :
: :
: 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
June 1, 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: 6/1/00


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. 00-643-cp
: :
FRANK and TANYA HAHN, :
: :
Condemnees :
: :

NOTICE OF FILING OF DECLARATION OF TAKING

The Cooper Township Municipal Authority states that:

A Declaration of Taking was filed this 1 day of JUNE, 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 Frank and Tanya Hahn, husband and wife,
described in Record Book No. 1406, Page No. 497.

Date: 6/1/00



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. 00-643-CD
: :
FRANK and TANYA HAHN, : :
: :
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 200007623.

Date: 6/19/00



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

02-01-601
JUN 23 2000

William A. :
Prothonotary

REO

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

COOPER TOWNSHIP MUNICIPAL
AUTHORITY,

Plaintiff

CIVIL DIVISION

No. 00 - 643 - CD

Vs.

FRANK and TANYA HAHN,
Defendant

PETITION FOR BOARD OF REVIEW

Filed on Behalf of:

Defendants, FRANK and TANYA HAHN

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI RYAN & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

LAW OFFICES OF
COLAVECCHI
RYAN & COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

FILED

AUG 02 2000

William A. Shaw
Prothonotary

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

COOPER TOWNSHIP MUNICIPAL :
AUTHORITY, : No. 00 - 643 - CD
Plaintiff :
:
Vs. :
:
FRANK and TANYA HAHN, :
Defendant :

PETITION FOR BOARD OF REVIEW

TO: THE HONORABLE, THE JUDGES OF SAID COURT

The Petition of Frank and Tonya Hahn respectfully represents:

1. The Declaration of Taking in the above entitled matter condemning the within described property of the Petitioners was filed on June 1, 2000.

2. No Preliminary Objections have been filed to the said Declaration of Taking, and the time for filing Preliminary Objections thereto has expired.

3. The name of the Condemnor is Cooper Township Municipal Authority.

4. The Petitioners are the owners in fee of the within described property, condemned by the Declaration of Taking, as aforesaid. The property condemned is a portion of the tract of land situated in Cooper Township, Clearfield County, Pennsylvania, described in Record Book 1406, Page 497, more particularly shown on

the description attached as Exhibit "A". There are a number of properties listed and a copy of the total Declaration of Taking, together with maps is attached hereto, marked Exhibit "B".

5. The property of the Petitioners condemned as aforesaid is set forth in the Notice of Condemnation and particularly on the map showing the property in the name of Frank and Tonya Hahn which is part of the said Notice of Condemnation.

WHEREFORE, Petitioners respectfully request your Honorable Court to appoint viewers to ascertain just compensation for and on account of the said condemnation.

And the Petitioners will ever pray.

Respectfully submitted,

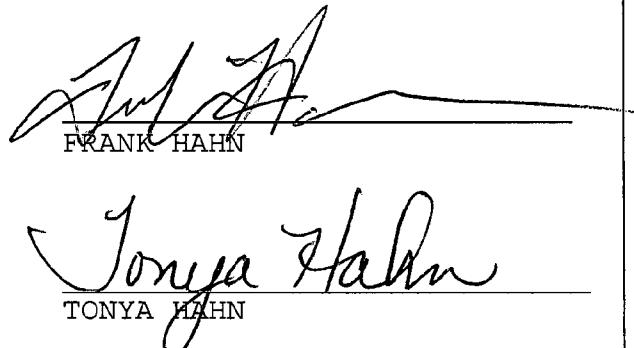


JOSEPH COLAVECCHI, ESQUIRE
Attorney for Petitioners

LAW OFFICES OF
COLAVECCHI
RYAN & COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

VERIFICATION

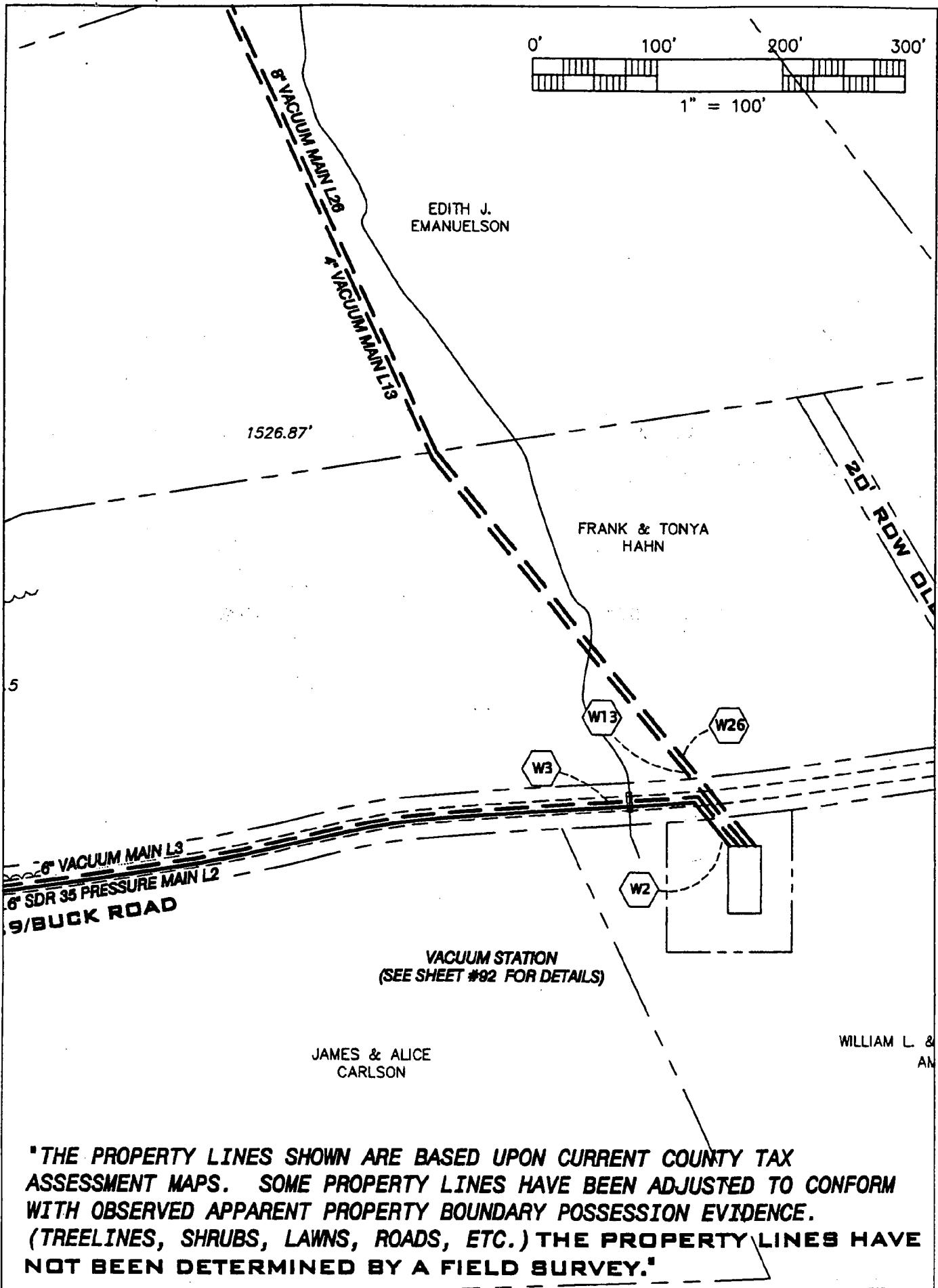
I verify that the statements made in this Petition are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.



FRANK HAHN

TONYA HAHN

LAW OFFICES OF
COLAVECCHI
RYAN & COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA



"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."

EXHIBIT
"A"

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

FRANK and TANYA HAHN,

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 JUNE 1, 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: 6/1/00


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. 00-643-CO

FRANK and TANYA HAHN,

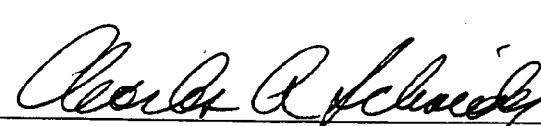
Condemnees

NOTICE OF FILING OF DECLARATION OF TAKING

The Cooper Township Municipal Authority states that:

A Declaration of Taking was filed this 1 day of JUNE, 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 Frank and Tanya Hahn, husband and wife, described in Record Book No. 1406, Page No. 497.

Date: 6/1/00


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

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

634 JUN 01 2000

Attest: 
Karen L. Starck
Notary

KAREN L. STARCK
REGISTER AND RECORDER
CLEARFIELD COUNTY
Pennsylvania

INSTRUMENT NUMBER
2000007623
RECORDED ON
Jun 01, 2000
2:08:42 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	\$15.50

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

FRANK and TANYA HAHN,

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 200007623.

Date: 6/14/00


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. 00-6413-CN

FRANK and TANYA HAHN,

Condemnees

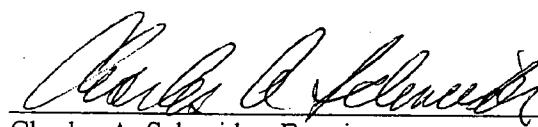
CERTIFICATE OF SERVICE

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:

Frank and Tanya Hahn
P.O. Box 175
Lanse, PA 16849

Date: 6/19/00



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

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-C0

FRANK and TANYA HAHN,

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 April 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 Frank and Tanya Hahn, husband and wife.
4. The purpose of the condemnation is to secure land for a waste water treatment system as described more fully in the Act 537 Plan approved March 31, 1997, prepared by Hess and Fisher and intended to be recorded.
5. The property condemned is a portion of that tract of land situate in Cooper Township, Clearfield County, Pennsylvania, described in Clearfield County

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

JUN 01 2000

Attest:

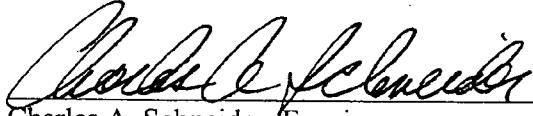
William L. Hahn
Prothonotary

Record Book No. 1406, Page No. 497, 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.

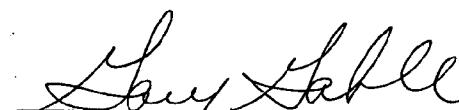
Date: 5/17/00



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

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

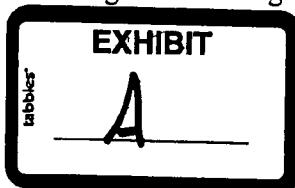
A RESOLUTION OF THE COOPER TOWNSHIP MUNICIPAL AUTHORITY FOR THE CONDEMNATION OF THE FOLLOWING PROPERTIES IN COOPER TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA FOR THE WASTEWATER TREATMENT SYSTEM.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Andrea Borger for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1683, page 475 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 Andrea Borger, conditioned for the payment to the said Andrea Borger of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against James Hadvabne for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books, 249, page 112, 184, page 436 and 155, page 183 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 Hadvabne, conditioned for the payment to the said James Hadvabne of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Michael Pash for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book Instrument Number 199902949, pages 1-4 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 Michael Pash conditioned for the payment to the said Michael Pash of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against William Amick and Penelope Amick, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book Instrument No. 199801732 , pages 1-4 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 Amick and Penelope Amick, his wife, conditioned for the payment to the said William Amick and Penelope Amick, his wife, of damages for taking when damages have been ascertained.



BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Timothy Campbell for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book Instrument Number 199916454, pages 1-4 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 Timothy Campbell conditioned for the payment to the said Timothy Campbell of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Doris Carlson, Donald Carlson and Kathy Jolly for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 815, page 189 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 Doris Carlson, Donald Carlson and Kathy Jolly conditioned for the payment to the said Doris Carlson, Donald Carlson and Kathy Jolly of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Melvin Wood and Patricia Wood, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 1301, page 052, 611 page 215 and 1237, page 243 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 Melvin Wood and Patricia Wood, his wife, conditioned for the payment to the said Melvin Wood and Patricia Wood, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against John Bordas and Debbi Bordas, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1535, page 100 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 John Bordas and Debbi Bordas, his wife, conditioned for the payment to the said John Bordas and Debbi Bordas, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against the Presbyterian Church for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Book 1689, page 590 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 the Presbyterian Church conditioned for the payment to the said the Presbyterian Church of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against James Gilham et al for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 1705, page 045, 1728, pages 301 & 312, 1651, page 252, and 1444, page 376 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 Gilham et al conditioned for the payment to the said James Gilham of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Frank Hahn and Tonya Hahn, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1406, page 497 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 Frank Hahn and Tonya Hahn, his wife, conditioned for the payment to the said Frank Hahn and Tonya Hahn, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Sally Isham and William Amick, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 677, page 091 and 1404, page 036 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 Sally Isham and William Amick conditioned for the payment to the said Sally Isham and William Amick of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Raphael Johnson and Mildred Johnson, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 827, page 210 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 Raphael Johnson and Mildred Johnson, his wife, conditioned for the payment to the said Raphael Johnson and Mildred Johnson, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Bryan Sones and Kimberly Sones, his wife, for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1406, page 357 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 Bryan Sones and Kimberly Sones, his wife, conditioned for the payment to the said Bryan Sones and Kimberly Sones, his wife, of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Penny Sunderlin for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 905, page 361 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 Penny Sunderlin conditioned for the payment to the said Penny Sunderlin of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Elmer Zahuranec for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Book 1649, page 034 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 Elmer Zahuranec conditioned for the payment to the said Elmer Zahuranec of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against George Carter, Sr. for certain property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Record Books 100, page 166 and 282, page 251 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 George Carter, Sr. conditioned for the payment to the said George Carter, Sr. of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Unknown Property located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Tax Assessment Map S9, Enlargement 533, Parcel Number 18, Lot Number 298 from the Map of Ames and Control Number 110046513 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 Unknown Property conditioned for the payment to the said Unknown Property of damages for taking when damages have been ascertained.

BE IT RESOLVED, that the solicitor be authorized to bring a condemnation proceeding against Unnamed Street/Third Street - Winburne (unopened) and located in Cooper Township, Clearfield County, Pennsylvania more particularly described in Clearfield County Tax Assessment Map S9, Enlargement 533, also located on the Map of Ames 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 Unnamed Street/Third Street - Winburne conditioned for the payment to the said Unnamed Street/Third Street - Winburne of damages for taking when damages have been ascertained.

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

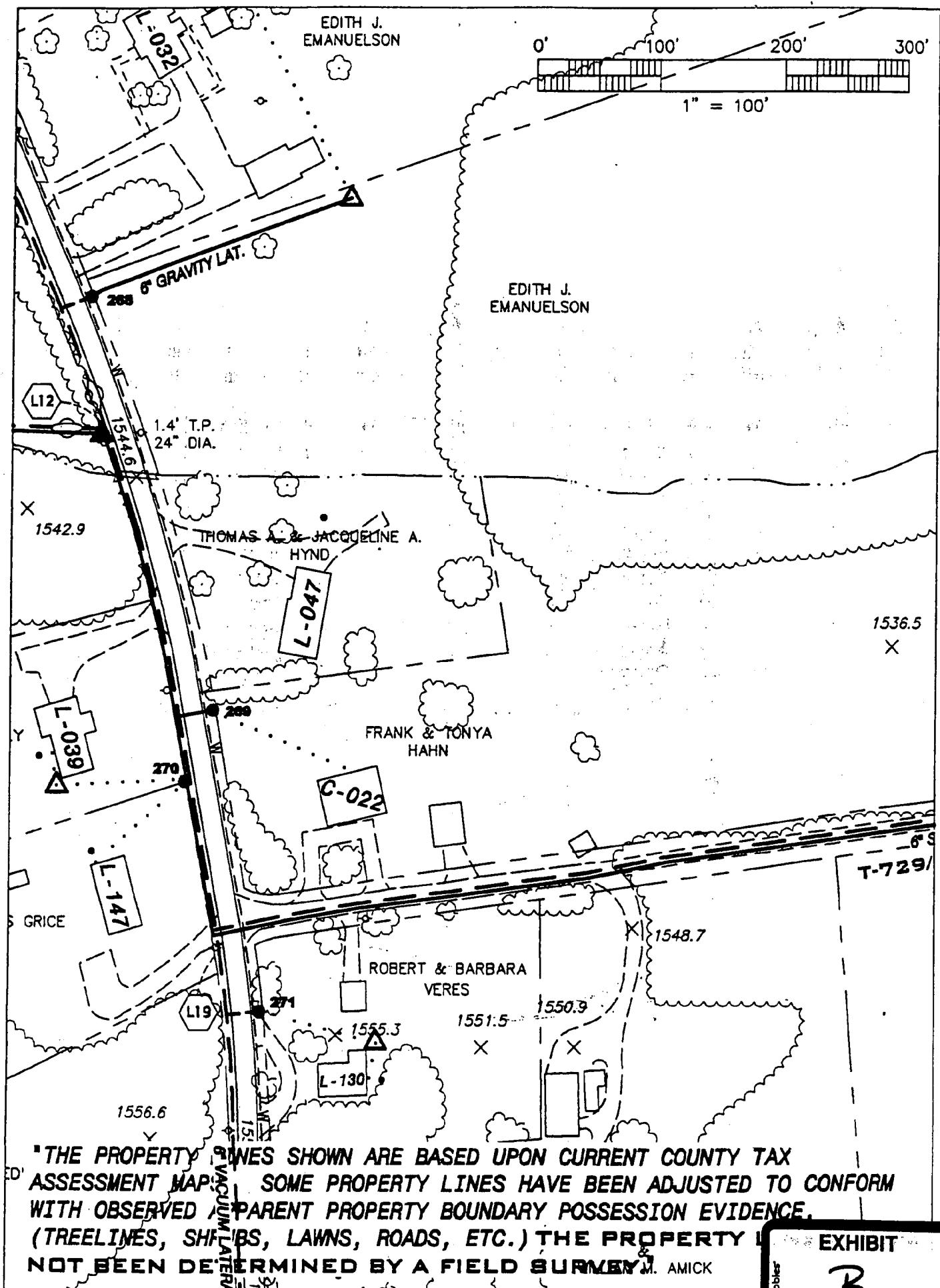
ATTEST:

Roger Larson
SECRETARY

SEAL

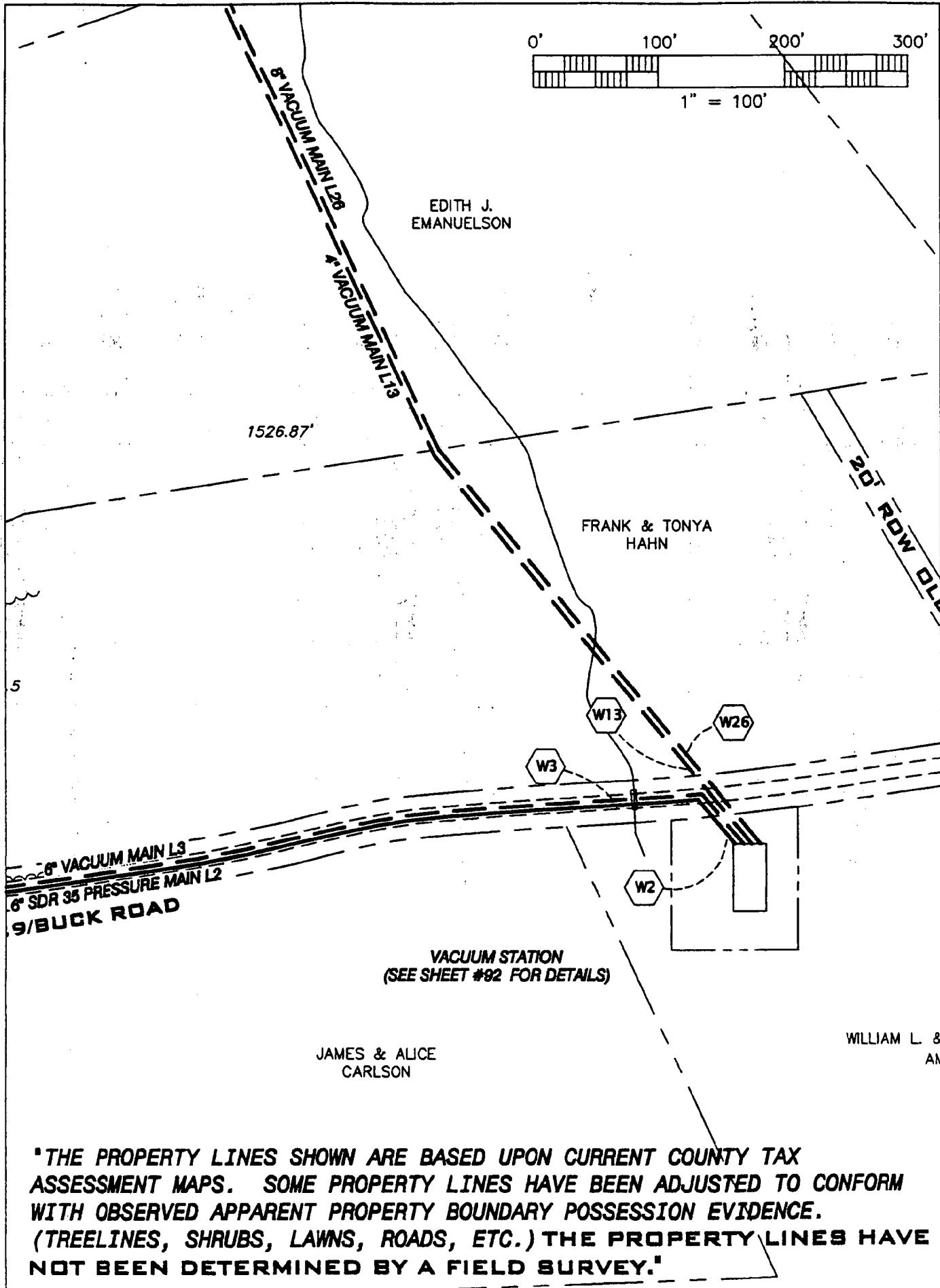
COOPER TOWNSHIP MUNICIPAL AUTHORITY

By: Henry Shable
CHAIRMAN



EXHIBIT

B



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.

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

FRANK and TANYA HAHN,

Condemnees

ORDER

AND NOW this 1 day of June, 2000, upon review of the
Plaintiff's Petition and Bond, the said Bond is hereby approved.

BY THE COURT:

H John K. Reilly Jr.

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

COOPER TOWNSHIP MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

FRANK and TANYA HAHN,

Condemnees

BOND

KNOW ALL MEN BY THESE PRESENTS, that the Declaration of Taking having been filed the 1 day of June, 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.

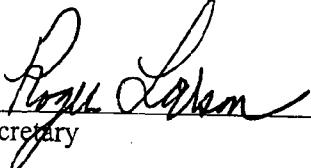
WHEREAS, the obligor has condemned the said property and cannot agree with the owner of said land upon the just compensation to be paid for the damages sustained by said owner as a result of the condemnation:

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 9 day of May, 2000.

Attest:

Cooper Township Municipal Authority


Secretary

By: 
Chairman

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNA.
CIVIL DIVISION
No. 00 - 643 - CD

COOPER TOWNSHIP MUNICIPAL
AUTHORITY, Plaintiff

vs.

FRANK and TANYA HAHN, Defendant

PETITION FOR BOARD OF REVIEW

FILED
OCT 11 2000
CLERK OF COURT
CLEARFIELD COUNTY
William A. Shover
Prothonotary

COLAVECCHI & RYAN
ATTORNEYS AT LAW
221 E. MARKET STREET
(ACROSS FROM COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA. 16830

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

COOPER TOWNSHIP MUNICIPAL
AUTHORITY,

Plaintiff

CIVIL DIVISION

No. 00 - 643 - CD

vs.

FRANK and TANYA HAHN,
Defendant

ORDER

Filed on Behalf of:

Defendants, FRANK and TANYA HAHN

Counsel of Record for This
Party:

JOSEPH COLAVECCHI, ESQUIRE
Pa. I.D. #06810

COLAVECCHI RYAN & COLAVECCHI
221 East Market Street
P.O. Box 131
Clearfield, PA 16830

814/765-1566

FILED

AUG 04 2000

William A. Shaw
Prothonotary

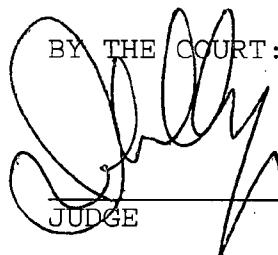
LAW OFFICES OF
COLAVECCHI
RYAN & COLAVECCHI
221 E. MARKET ST.
(ACROSS FROM
COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA

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

COOPER TOWNSHIP MUNICIPAL :
AUTHORITY, : No. 00 - 643 - CD
Plaintiff :
Vs. :
FRANK and TANYA HAHN, :
Defendant :

ORDER

AND NOW, this 4th day of August, 2000,
upon the Petition of Frank and Tonya Hahn, the Court appoints
J. Richard Madsen, Esq., Sam Ept, and
Eve Zoccolio as viewers on the foregoing Petition
and further Orders that the viewers perform their duties in
accordance with the law and Act of Assembly in such case made and
provided.

BY THE COURT:

JUDGE

FILED

AUG 04 2000

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNA.
CIVIL DIVISION
No. 00 - 643 - CD

COOPER TOWNSHIP MUNICIPAL
AUTHORITY,

Plaintiff

vs.

FRANK and TANYA HAHN,
Defendant

ORDER

FILED

Aug 27 2000
John J. Colavecchia
William A. Shaw
Prothonotary
Colavecchia
E&G

COLAVECCHI & RYAN

ATTORNEYS AT LAW
221 E. MARKET STREET
(ACROSS FROM COURTHOUSE)
P. O. BOX 131
CLEARFIELD, PA. 16830

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

ESTATE OF STEPHEN W. KITKO :
by HOWARD KITKO, Executor, :
Plaintiff :
VS. : NO. 99-643-CD
: :
JOSEPH PAUL KITKO, et al :
Defendants :

ACCEPTANCE OF SERVICE

I, KATHY XADACH, do hereby accept service of the Complaint in Equity
filed in the above captioned action, and waive any defects that could otherwise be
corrected by the reinstatement of the original Complaint.

Kathy Zadach
KATHY XADACH

Z

DATE: 8.25.00

FILED

AUG 30 2000

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COOPER TOWNSHIP
MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

FRANK and TONYA HAHN,

Condemnees

FILED

REPORT OF VIEWERS

JAN 26 2001

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

William A. Shaw
Prothonotary

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: **Frank and Tonya Hahn, P. O. Box 175, Lanse, Pa., 16840**

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

- (b) Board Exhibit “1B” - John E. West, CPE, CREA, Appraisal (after condemnation);
- (c) Board Exhibit “2” – Map of premises prepared by Hess & Fisher Engineers, Inc;
- (d) Condemnees’ Exhibit “3” – Richard J. Provost, Appraisal;
- (e) Condemnees’ Exhibit “4” – Richard J. Provost Invoice; and,
- (f) Condemnees’ Exhibit “5” – Joseph Colavecchi, Esquire – Invoice.

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 had a value of \$15,000.00. As there has been no change in value, and therefore, no damages after condemnation, the property has a value of \$15,000.00. Therefore, no damages are awarded by the Board to the Condemnee(s). The Board finds as fact that there are some adverse conditions in the rear of the property. Browns Run crosses the property and is a very swampy area. There are sunken areas on the surface that indicate that the ground would not be suitable for any type of construction in the swampy area of Browns Run. However, the Board finds that there is a specific

benefit to the total tract of land for development because of the proximity of the wastewater line. Counsel for Condemnor cited Simon vs. City of Philadelphia, 177 A.2d §621, wherein the Court held the jury could find a specific benefit to Plaintiff's land derived from the sewer system.

The Board finds as fact that Condemnees incurred appraiser's fees from Richard J. Provost in the amount of \$350.00 and attorney's fees from Joseph Colavecchi in the amount of \$588.00. The Board awards reimbursement to the Condemnees in the total amount of \$500.00, which is the total amount they are permitted to award by law. 26 P.S. §1-610.

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.

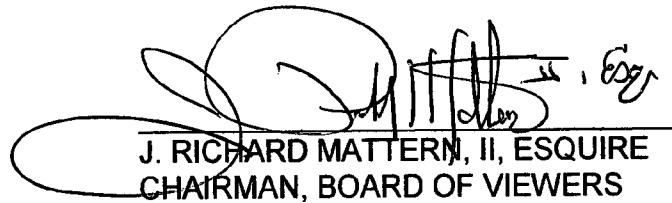
16. That a copy of this Report with Notice of Intention to File Report as required by 26 P.S. §1-513 is being forwarded to:

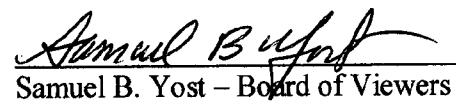
Attorney for Condemnor – Cooper Township Municipal Authority
Charles A. Schneider, Esq.
Mazza, Schneider, Arbuckle & Bascom
1315 South Allen Street, Suite 302
State College, Pa., 16801

Condemnee(s) or Condemnee(s) Attorney:

**Frank & Tonya Hahn
P. O. Box 175
Lanse, PA 16840**

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: 5/23/01

254
Jack West Realty, Inc.
REAL ESTATE APPRAISER

Hahn
File No. Cooper#1

APPRAISAL OF

9.4 Acres Developed Land Prior to Taking 3300 Sq. Ft. Sewer Line Right-of-way

LOCATED AT:

Birch Road
Lanse, Pa., 16849

FOR:

Cooper Township Municipal Authority
Forest Road
Winburne, Pa. 16879

BORROWER:

N/A

AS OF:

July 26, 2000

BY:

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

Jack West Realty, Inc.
REAL ESTATE APPRAISER

Hahn
File No. Cooper#1

July 26, 2000

Wilson Fisher

Cooper Township Municipal Authority
Forest Road
Winburne, Pa. 16879

File Number: Cooper#1

Dear Mr. Fisher,

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

Birch 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 July 26, 2000 is:

\$15,000
Fifteen Thousand Dollars

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

Sincerely Yours,



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

RL-000292-L

jew

**SUMMARY REPORT
LAND APPRAISAL REPORT**

File No. Cooper#1

Hahn

Property Address Birch Road				Census Tract 3306		LENDER DISCRETIONARY USE		
City Lanse		County Clearfield	State Pa.		Zip Code 16849	Sale Price \$		
Legal Description Deed Book 1406 Page 497						Date		
Owner/Occupant Frank C. & Tonya R. Hahn						Mortgage Amount \$		
Sale Price \$ N/A			Map Reference 110-S9-708-73			Mortgage Type		
Loan charges/concessions to be paid by seller \$ N/A			Property Rights Appraised			Discount Points and Other Concessions		
R.E. Taxes \$ 613.59			<input checked="" type="checkbox"/> Fee Simple			Paid by Seller \$		
Tax Year 2000			<input type="checkbox"/> Leashold					
HOA \$/Mo. None			<input type="checkbox"/> Condominium (HUD/VA)					
Lender/Client Cooper Township Municipal Authority			<input type="checkbox"/> PUD			Source		
Forest Road, 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%			
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.			

NEIGHBORHOOD	PRESENT LAND USE %	LAND USE CHANGE	PREDOMINANT OCCUPANCY	SINGLE FAMILY HOUSING						
	Single Family	60%	Not Likely	<input checked="" type="checkbox"/>	PRICE (\$000)	AGE (yrs)				
	2-4 Family		Likely	<input type="checkbox"/>	25 Low	30				
	Multi-Family		In process	<input type="checkbox"/>	75 High	100				
	Commercial		To: _____	<input type="checkbox"/>	Predominant					
	Industrial			<input type="checkbox"/>	45 -	50				
Vacant	40%		<input type="checkbox"/>			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 and the village of Lanse. The area is serviced by public water and the public sewer system is in the planning stages at this time.

Dimensions See site area.						Topography	At Street Grade/Level	
Site Area 9.4 Acres						Size	Large for the area	
Zoning Classification None						Shape	Irregular	
HIGHEST & BEST USE: Present Use Yes						Drainage	Swampy in the rear	
SITE	UTILITIES	Public	Other	SITE IMPROVEMENTS	Type	Public	Private	
	Electricity	<input checked="" type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Gas	<input type="checkbox"/>	LP	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	
	Water	<input checked="" type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Sanitary Sewer	<input type="checkbox"/>	Private	Street Lights		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Storm Sewer	<input type="checkbox"/>	Open Ditch	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Flood Hazard Yes* _____ No X _____
Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): See Attached Addendum.								

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.

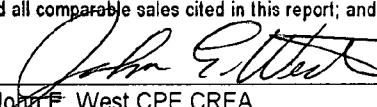
ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Birch Road Lanse	110-R7-20 Cooper Township		110-R8-3 Cooper Township		110-S9-532-21 Winburne	
Proximity to Subject		4 Miles		2 Miles		4 Miles	
Sales Price	\$ N/A	\$ 6,400		\$ 10,000		\$ 2,000	
Price/	\$ <input type="checkbox"/>	\$ 6,400 <input type="checkbox"/>		\$ 10,000 <input type="checkbox"/>		\$ 2,000 <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. 7/26/00	11/99		11/99		2/00	
Location	Suburban	Rural		Rural		Suburban	
Site/View	9.4 Acres	10.75 Acres	+1,400	4.00 Acre	+5,400	0.516 Acres	+8,900
Utilities	Water, Elect.	Electric	+1,600	Equal		Inferior	+500
Homesite	Yes	None	+4,000	None	+4,000	None	+4,000
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,400		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,400	
Indicated Value of Subject		Gross: 109.4 Net: 109.4 \$		Gross: 94.0 Net: 94.0 \$		Gross: 670.0 Net: 670.0 \$	
13,400 15,400							

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 July 26, 2000 to be \$ 15,000
I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s)  Review Appraiser _____ Did Did Not Inspect Property
John E. West CPE, CREA

**SUMMARY REPORT
LAND APPRAISAL REPORT**

Hahn
File No. Cooper#1

The undersigned has recited three recent sales of properties most similiar 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. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
SALES COMPARISON ANALYSIS	Address	Birch Road Lanse		110-S9-532-25 Winburne					
	Proximity to Subject			4 Miles					
	Sales Price	\$ N/A		\$ 1,800		\$		\$	
	Price/	\$ <input type="checkbox"/>	\$ 1,800 <input type="checkbox"/>		\$ <input type="checkbox"/>		\$ <input type="checkbox"/>		
	Data Source	Inspection		Public Record					
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
	Sales or Financing Concessions		None None						
	Date of Sale/Time	Appr. 7/26/00	2/00						
	Location	Suburban	Suburban						
	Site/View	9.4 Acres	0.344 Acres	+9,100					
Utilities	Water, Elect.	Inferior	+450						
Homesite	Yes	None	+4,000						
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,550		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0			
Indicated Value of Subject		Gross: 752.8		Gross: 0.0		Gross: 0.0			
		Net: 752.8 \$	15,350	Net: 0.0 \$	0	Net: 0.0 \$	0		
ADDITIONAL COMMENTS									

ADDENDUM

Borrower:	File No.: Cooper#1
Property Address: Birch Road	Case No.: Hahn
City: Lanse	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16849

Site Comments

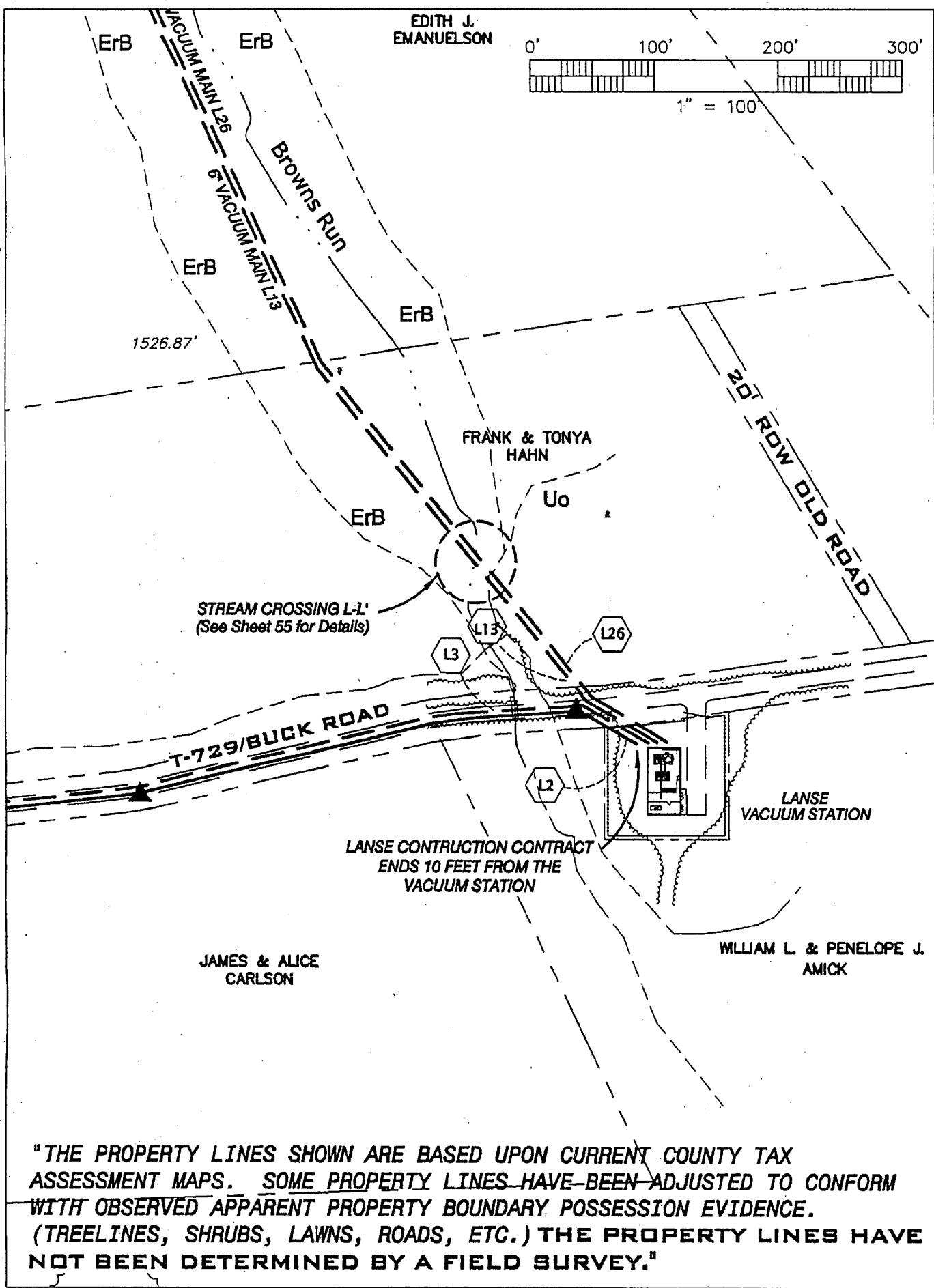
There seems to be some apparent adverse conditions on the rear of the property. Browns Run crosses the property and is a very swampy area. I am informed also that there is underground mines approximately 20' below the surface. There are a few dimples (sunken areas) on the surface that indicate that the ground would not be suitable for any type of construction in the area in the swampy area of Browns Run.

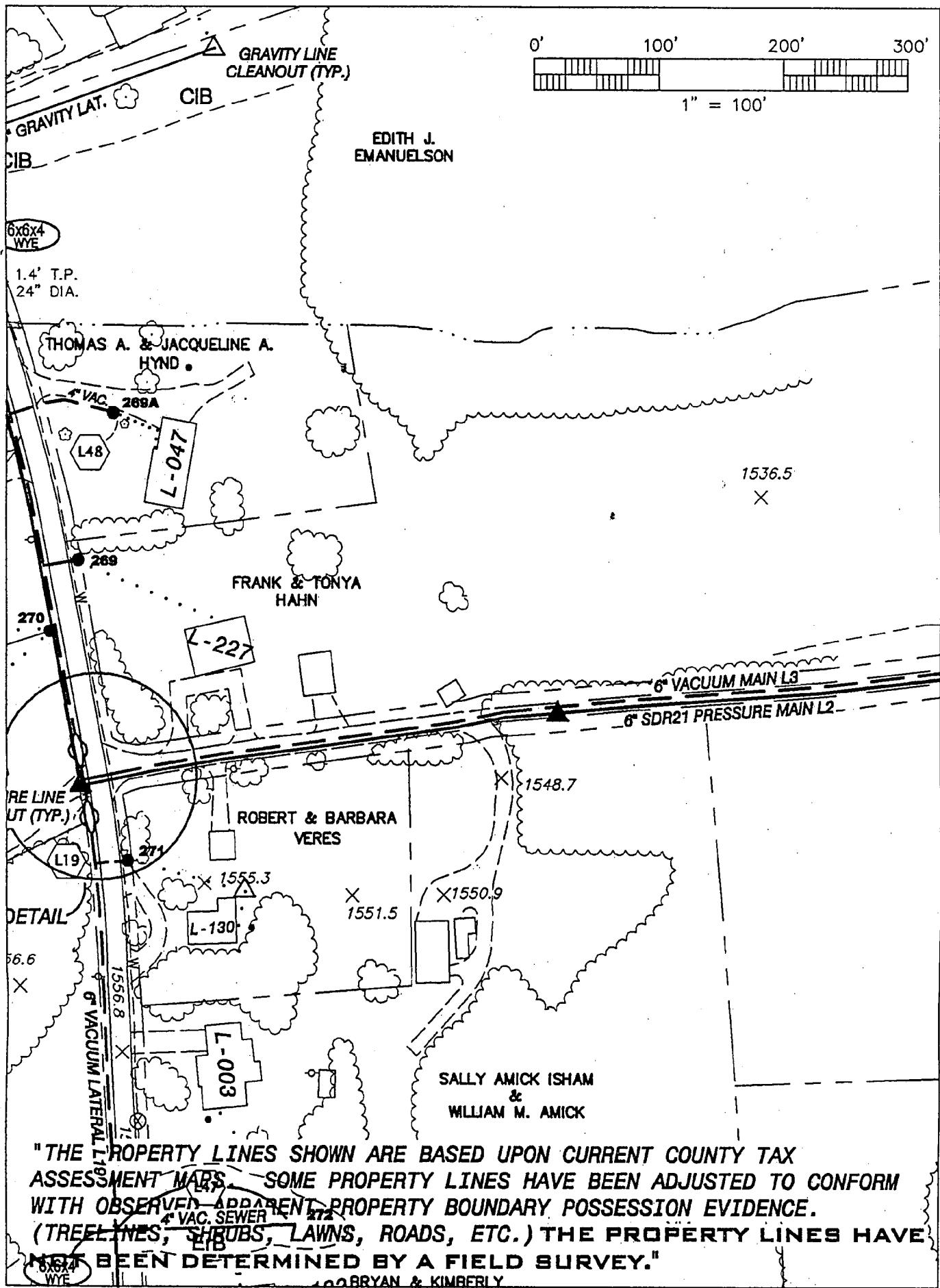
Comments on Sales Comparison

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 \$13,400 to \$19,400 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 its present condition, in my opinion, would be \$15,000.00. or \$1600.00 per Acre.

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 a right-of-way for a sewer line. The land value is being considered with full knowledge that there is a house 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: Birch Road, Lanse, Pa., 16849

APPRAISER:

Signature: 
Name: John E. West CPE, CREA
Date Signed: August 16, 2000
State Certification #: RL-000292-L
or State License #:
State: Pa
Expiration Date of Certification or License: May 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

RL-000292-L

JACK WEST REALTY, INC.
REAL ESTATE APPRAISER

Hahn/Damage Amt
File No. Cooper#2

APPRAISAL OF

9.4 Acres Developed Land After Taking 3300 Sq. Ft. Sewer Line Easement

LOCATED AT:

Birch Road
Lanse, Pa., 16849

FOR:

Cooper Township Municipal Authority
Forest Road
Winburne, Pa. 16879

BORROWER:

N/A

AS OF:

July 26, 2000

BY:

John E. West CPE,CREA

CONDEMNOR "B"

JACK WEST REALTY, INC.
REAL ESTATE APPRAISER

Hahn/Damage Amt
File No. Cooper#2

July 26, 2000

Wilson Fisher

Cooper Township Municipal Authority
Forest Road
Winburne, Pa. 16879

File Number: Cooper#2

Dear Mr. Fisher,

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

Birch 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 July 26, 2000 is:

\$15,000.00 (NO MONITARY DAMAGE TO THE PROPERTY)
Fifteen Thousand Dollars

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

Sincerely Yours,



John E. West CPE,CREA

Residential Appraiser

RL-000292-L

jew

**SUMMARY REPORT
LAND APPRAISAL REPORT**

File No. Cooper#2

Hahn/Damage Amt

Property Address Birch Road			Census Tract 3306		LENDER DISCRETIONARY USE				
City Lanse		County Clearfield	State Pa.	Zip Code 16849	Sale Price \$				
Legal Description Deed Book 1406 Page 497					Date				
Owner/Occupant Frank C. & Tonya R. Hahn					Mortgage Amount \$				
Sale Price \$ N/A		Date of Sale N/A		Mortgage Type					
Loan charges/concessions to be paid by seller \$ N/A					Discount Points and Other Concessions				
R.E. Taxes \$ 613.59		Tax Year 2000		Paid by Seller \$					
Lender/Client Cooper Township Municipal Authority					Source				
Forest Road, Winburne, Pa. 16879									
LOCATION		<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	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		<input type="checkbox"/> Employment Stability			
PROPERTY VALUES		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		<input type="checkbox"/> Convenience to Employment			
DEMAND/SUPPLY		<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		<input type="checkbox"/> Convenience to Shopping			
MARKETING TIME		<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.		<input type="checkbox"/> Convenience to Schools			

NEIGHBORHOOD	PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLE FAMILY HOUSING		NEIGHBORHOOD ANALYSIS				
	Single Family	60%	Not Likely	<input checked="" type="checkbox"/>	Owner	<input checked="" type="checkbox"/>	PRICE \$/000	AGE (yrs)	Recreation Facilities	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
	2-4 Family		Likely	<input type="checkbox"/>	Tenant	<input type="checkbox"/>	25 Low	30	Adequacy of Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Multi-Family		In process	<input type="checkbox"/>	Vacant (0-5%)	<input checked="" type="checkbox"/>	75 High	100	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commercial		To: _____	<input type="checkbox"/>	Vacant (over 5%)	<input type="checkbox"/>	Predominant	45 - 50	Protection from Detrimental Cond.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Industrial			<input type="checkbox"/>					Police & Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacant	40%							General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

SITE	Dimensions See site area.					Topography Size Shape Drainage View Landscaping Driveway Apparent Easements FEMA Flood Hazard FEMA Map/Zone	At Street Grade/Level	
	Site Area 9.4 Acres	Corner Lot Yes					Large for the area	
	Zoning Classification None	Zoning Compliance N/A					Irregular	
	HIGHEST & BEST USE: Present Use Yes	Other Use None					Swampy in the rear	
	UTILITIES	Public	Other	SITE IMPROVEMENTS	Type		Public	Private
	Electricity	<input checked="" type="checkbox"/>		Street	Asphalt		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	LP	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>		
Water	<input checked="" type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Sanitary Sewer	<input type="checkbox"/>	Private	Street Lights		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Storm Sewer	<input type="checkbox"/>	Open Ditch	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): See Attached Addendum.

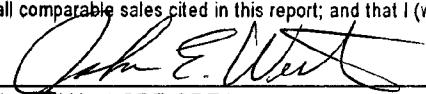
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. 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.

SALES COMPARISON ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	Birch Road Lanse	110-R7-20 Cooper Township	110-R8-3 Cooper Township	110-S9-532-21 Winburne
	Proximity to Subject		4 Miles	2 Miles	4 Miles
	Sales Price	\$ N/A	\$ 6,400	\$ 10,000	\$ 2,000
	Price/	\$ <input type="checkbox"/> \$ 6400 <input type="checkbox"/>	\$ 10000 <input type="checkbox"/>	\$ 2000 <input type="checkbox"/>	
	Data Source	Inspection	Public Record	Public Record	Public Record
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing Concessions		None None		None None	
Date of Sale/Time	Appr. 7/26/00	11/99	11/99	2/00	
Location	Suburban	Rural	Rural	Suburban	
Site/View	9.4 Acres	10.75 Acres	+1,400 4.00 Acre	+5,400 0.516 Acres	+8,900
Utilities	Water, Elect.	Electric	+1,600 Equal		+500
Homesite	Yes	None	+4,000 None	+4,000 None	+4,000
Easement	3300 Sq. Ft.	None	-120 None	-120 None	-120
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,880	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,280	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,280	
Indicated Value of Subject		Gross: 111.3 Net: 107.5 \$	Gross: 99.2 Net: 92.8 \$	Gross: 676.0 Net: 664.0 \$	
					15,280

Comments of Sales Comparison: See Attached Addendum.

RECONCILIATION	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 July 26, 2000 to be \$ 15,000
I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) 
John E. West CPE, CREA Review Appraiser (if applicable) Did Did Not Inspect Property

**SUMMARY REPORT
LAND APPRAISAL REPORT**

Hahn/Damage Amt
File No. Cooper#2

The undersigned has recited three recent sales of properties most similiar 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. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
SALES COMPARISON ANALYSIS	Address	Birch Road Lanse		110-S9-532-25 Winburne					
	Proximity to Subject			4 Miles					
	Sales Price	\$ N/A		\$ 1,800		\$		\$	
	Price/	\$ <input type="checkbox"/>	\$ 1800 <input type="checkbox"/>		\$ <input type="checkbox"/>		\$ <input type="checkbox"/>		
	Data Source	Inspection		Public Record					
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
	Sales or Financing Concessions		None						
	Date of Sale/Time	Appr. 7/26/00	2/00						
	Location	Suburban	Suburban						
	Site/View	9.4 Acres	0.344 Acres	+9,100					
Utilities	Water, Elect.	Inferior	+450						
Homesite	Yes	None	+4,000						
Easement	3300 Sq. Ft.	None	-120						
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	13,430	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	0		
Indicated Value of Subject		Gross: 759.4		Gross: 0.0		Gross: 0.0			
		Net: 746.1 \$	15,230	Net: 0.0 \$	0	Net: 0.0 \$	0		
ADDITIONAL COMMENTS									

ADDENDUM

Borrower:	File No.: Cooper#2
Property Address: Birch Road	Case No.: Hahn/Damage Amt
City: Lanse	State: Pa.
Lender: Cooper Township Municipal Authority	Zip: 16849

Site Comments

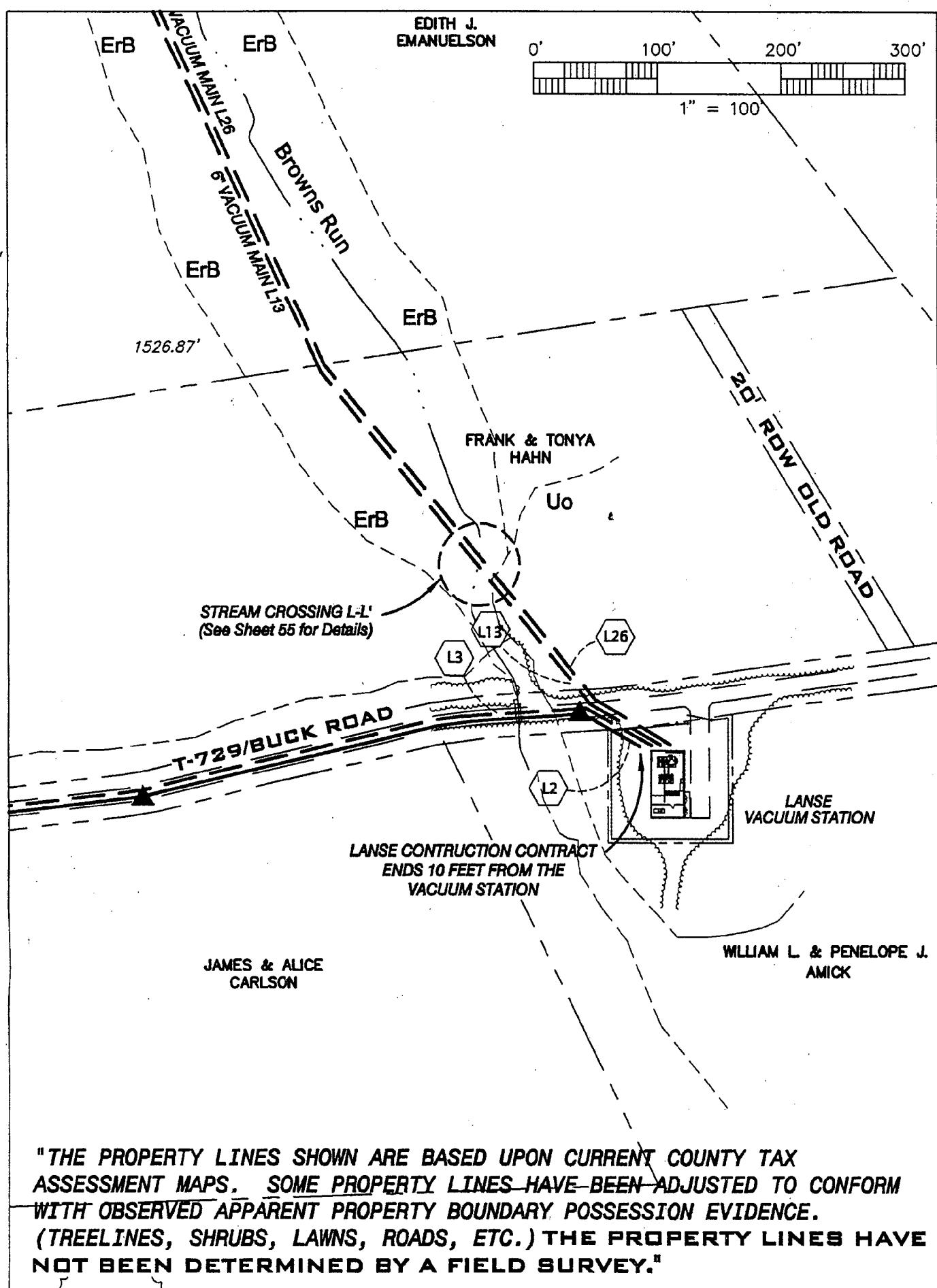
There seems to be some apparent adverse conditions on the rear of the property. Browns Run crosses the property and is a very swampy area. I am informed also that there is underground mines approximately 20' below the surface. There are a few dimples (sunken areas) on the surface that indicate that the ground would not be suitable for any type of construction in the area in the swampy area of Browns Run.

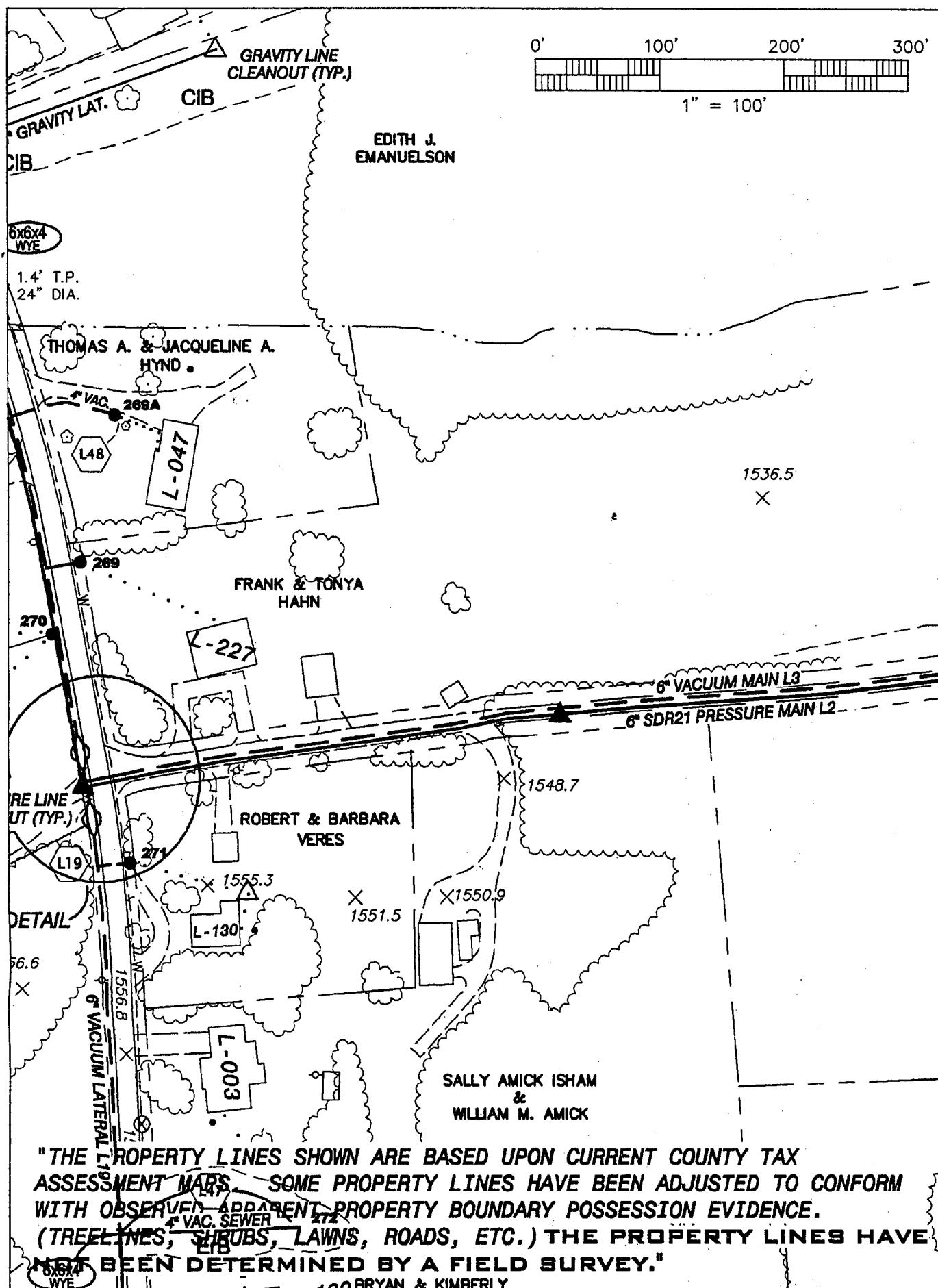
Comments on Sales Comparison

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 \$13,400 to \$19,400 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 its present condition, in my opinion, would be \$15,000.00. or \$1600.00 per Acre. After the easement for the sewer line is in place it is my opinion that the greatest possible damage could be \$120.00. This nominal amount and I would not change the Estimated Market Value for that amount. I feel that there is no monetary damage to this property for the easement to place a sewer line across the property in this location.

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 a right-of-way for a sewer line. The land value is being considered with full knowledge that there is a house 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: Birch Road, Lanse, Pa., 16849

APPRAISER:

Signature: 
Name: John E. West CPE,CREA
Date Signed: August 16, 2000
State Certification #: RL-000292-L
or State License #:
State: Pa
Expiration Date of Certification or License: May 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

2 Frank-Tonya Hahn

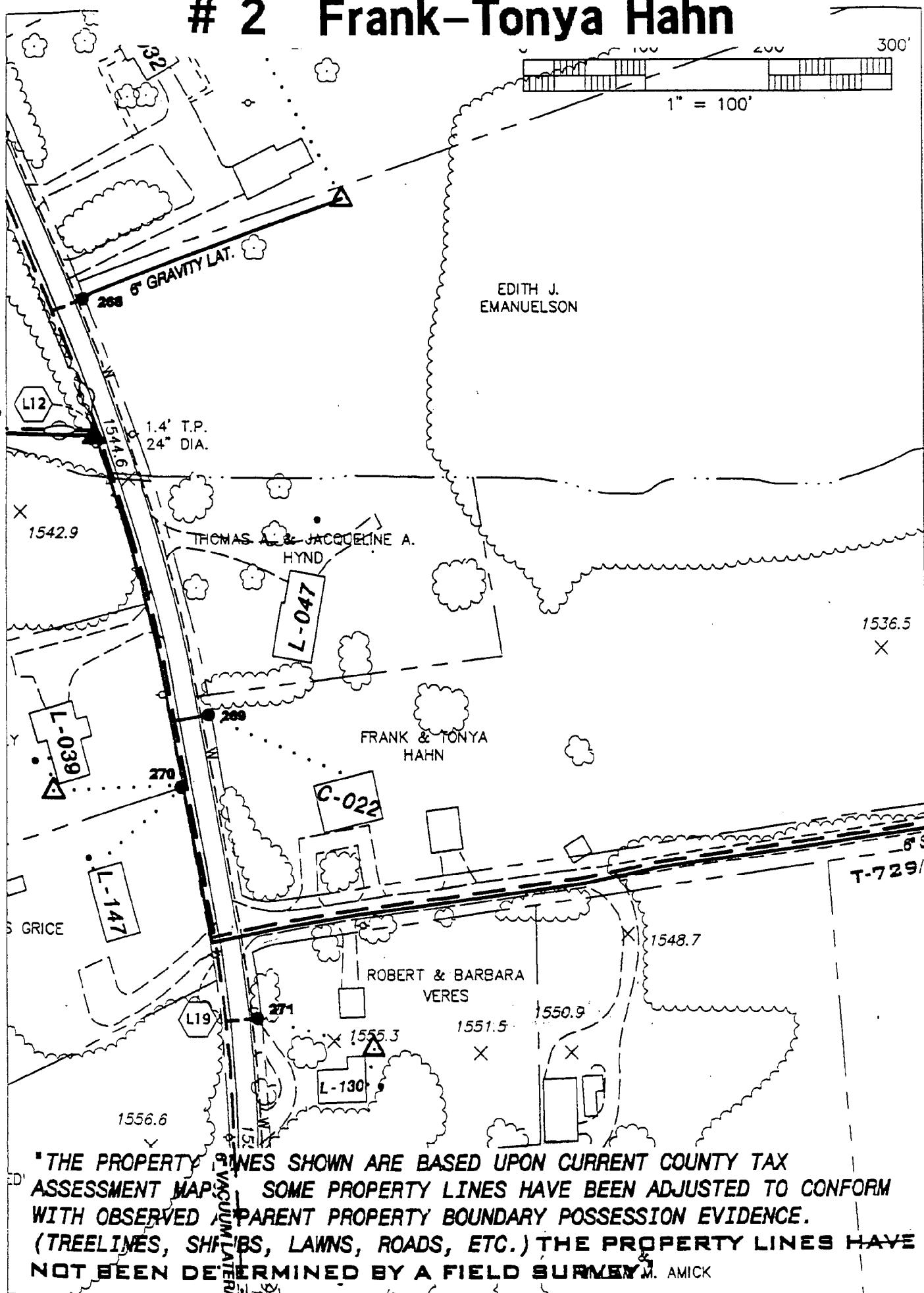
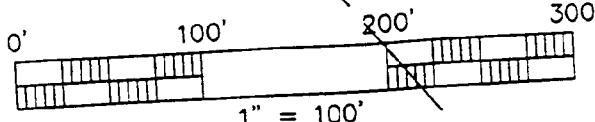


Exhibit 2



EDITH J.
EMANUELSON

1526.87'

FRANK & TONYA
HAHN

20' ROW D.

6" VACUUM MAIN L3
6" SDR 35 PRESSURE MAIN L2
9/BUCK ROAD

W13 W26

W3

W2

VACUUM STATION
(SEE SHEET #92 FOR DETAILS)

JAMES & ALICE
CARLSON

WILLIAM L. &
AN

"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."

REAL ESTATE APPRAISAL
Permanent Sub-Surface Easement
Frank & Tonya Hahn Property
Lanse, Cooper Township
Clearfield County, PA.
For: Tonya R. Hahn
P.O. Box 175
Lanse, Pa. 16849
By: Richard J. Provost, IFAS
302 East Pine Street
Clearfield, Pa. 16830

TABLE OF CONTENTS

Cover Page.....	1
Table of Contents.....	2
Letter of Transmittal.....	3-4
Summarization of Appraisal Process.....	5
Photographs of Subject Property.....	6
Tax and Assessment Data.....	7
Building Description.....	8
Site Description & Required Area.....	9
Direct Sales Comparison Approach.....	10-11
Reconciliation of Value Indicators.....	12
Limiting Conditions.....	13-14
Certification of Appraiser.....	15
Hazardous Materials.....	16

ADDENDUM:

Legal description
Condemnation Plot

Provost Real Estate Appraisers

Residential - Commercial - Industrial

State Certified General and Residential Appraisers

302 East Pine Street - Clearfield, Pa. 16830

(814) 765 5252 - Fax (814) 765 2425

Richard J. Provost, IFAS
General
Senior Certified Appraiser

Nancy M. Jacobson
General
Certified Appraiser

Sonya L. Flanagan
Residential
Certified Appraiser

December 18, 2000

Tonya R. Hahn
P.O. Box 175
Lanse, Pa. 16849

Dear Mrs. Hahn,

Per your request, I am submitting this limited summary report on your property situate in Cooper Township, Clearfield County, Pennsylvania, for the purpose of estimating before and after market value in fee simple to ascertain damages from a permanent sub-surface sewage easement by the Cooper Township Municipal Authority.

Market Value is defined as: The highest price estimated in terms of money which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable of being used.

The effective date of the appraisal is as of the date of condemnation: April 11, 2000.

I inspected the site and the exterior of the dwelling on December 18, 2000.

Mrs. Tonya Hahn

The appraised property consists of a two story frame dwelling, fitness center, storage shed and an estimated 9.4 acres (before) of land and 9.33 acres of land after.

The property is identified by Clearfield County tax map number 110 - S09 -708 - 73, recorded in deed book 1406 page 497.

The property is commonly known as the Hahn property, Lanse Pa.

The sub-surface easement crosses the rear portion of the lot.

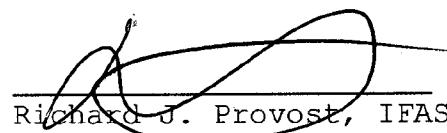
After my inspection and analysis, it is my opinion the market value of the above described property as of the effective date of the appraisal is:

Before: \$53,230.00
After: \$52,808.00

ESTIMATED DAMAGES AND JUST COMPENSATION AWARD

\$422.00

Respectfully Submitted,


Richard J. Provost, IFAS
Certification # GA-000369-L

SUMMARIZATION OF APPRAISAL PROCESS

I inspected the subject site. and exterior of the improvements.

I gathered and confirmed comparable sale data. I did not consider the income or the cost approach.

I applied the Direct Sales Comparison Approach to arrive at an indication of value.

This is a SUMMARY appraisal report. I have invoked the departure provisions of USPAP.

This is a SUMMARY Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreement between the client and the appraiser, this report is the result of a LIMITED appraisal process, as certain allowable departures from specific guidelines of the USPAP were invoked. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted to the degree there is departure from specific guidelines of the USPAP.

USE OF APPRAISAL: For the sole purpose of providing the client, Tonya Hahn, with market information to aid in determining the amount of damages to be offered to the condemnee.

Borrower:
Property Address: Cooper Township
City: Lanse
Lender: Hahn property

File No.:
Case No.:
State: PA
Zip:



TAX AND ASSESSMENT DATA

Recorded in:
Clearfield County Courthouse
Clearfield, Pennsylvania
16830

Deed Book 1406 Page 497

Clearfield County Tax Map Number

110 - S09 - 708 - 73

Assessed as:

House, Garage, Shed and 9.4 Acres

Assessed Value

Land	\$3,175.00
Building	<u>\$5,300.00</u>
Total	\$8,475.00

Real Estate Taxes
based on 72.40 mills

\$613.59

Note: The sub-surface easement should not affect the assessed valuation or the real estate taxes.

BUILDING DESCRIPTION
(Before)

Two story frame dwelling with a shingled roof and frame siding. It is of average construction and is assumed to be in average condition based on an exterior inspection.

The follow information has been obtained from the Clearfield County Tax Records.

The dwelling was constructed circa 1907 and contains an estimated 1,456 square feet of living area and a full, unfinished basement.

Interior: Six rooms - Four bedrooms - Two baths
Partially finished basement.
Heat is provided by oil.

Fitness building: Frame, estimated to be 24'x 30'.

(After)

Same: The dwelling and other buildings will not be physically affected by the sub - surface easement.

SITE DESCRIPTION

(Before)

The site contains an estimated 409,464 square feet or 9.4 acres. It consists of two adjoining parcels. The site is fairly level and has sufficient size, shape, area and topography to allow for average utility.

The property is not zoned, but is affected by Cooper Township set back ordinances and subdivision ordinance.

The site has public water and an individual sewage disposal system.

Access is above average as it is a corner lot.

Description of Take Area

The required area consists of an estimated 3,250 square foot strip of land located at the rear portion of the site.

(After)

The site contains an estimated 406,214 square feet or 9.33 acres.

The site is fairly level and has sufficient size, shape, area and topography to allow for average utility.

The property is not zoned, but is affected by Cooper Township set back ordinances and subdivision ordinance.

The site has public water and public sewerage is available.

Access is above average as it is a corner lot.

THE DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach is the comparison of similar properties that have been recently sold to the property being appraised to arrive at an indication of value.

Comparable # 1

Cooper Township
Map # 110 - R09 - 119
Off Twp. Road 708
Grantor: Kolesar
Grantee: Houston
Deed Book 1999 Page 2264
Site: .90 acre Level Public water
Sold: 2/99
Consideration: \$3,500.00
\$.09 Per square foot.

Comparable # 2

Cooper Township
Map # 110 - S09 - 414
Pa. Route 53
Grantor: Pearce
Grantee: Martin
Deed Book 1852 Page 0001
Site: 1 acre Level Public water
Sold: 6/97
Consideration: \$2,500.00
\$.06 Per square foot.

DIRECT SALES COMPARISON APPROACH
(continued)

Comparable # 3

Cooper Township
Map # 110 - S08 - 117
Off Route 53
Grantor: Duga
Grantee: Martin
Deed Book 1998 Page 219
Site: 1.23 acres Level Public water
Sold: 12/98
Consideration: \$7,000.00
\$.13 Per square foot.

ANALYSIS

The comparables are sales of vacant land located in Cooper Township. All sales have public water.

The indicated value range is from \$.06 cents per square foot to \$.13 cents per square foot. The easement is horizontally crossing the property, in essence cutting off a portion of the rear area of the site, therefore I have selected the higher value range for the subject property.

INDICATED VALUE BY THE DIRECT SALES COMPARISON APPROACH

Before: 13 cents per sq. ft. x 409,464 sq. ft. = \$53,230.00

After: 13 cents per sq. ft. x 406,214 sq. ft. = \$52,808.00

Damages \$422.00

RECONCILIATION OF VALUE INDICATORS

COST APPROACH

The Cost Approach estimates the land value and the cost to reproduce the improvements new, deducts accrued depreciation to arrive at a depreciated value of the improvements. The estimated land value is then added to arrive at an indication of market value. This method is generally used for new or almost new construction, or for special purpose type buildings (churches, schools, etc.).

NOT APPLICABLE

THE DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach is the comparison of similar properties that have been recently sold to the property being appraised to arrive at an indication of value.

Before: \$53,230.00
After: \$52,808.00

INCOME APPROACH

The Income Approach estimates the net annual income and selects the appropriate rate from the market and capitalizes the net annual income to arrive at an indication of value.

NOT APPLIED

The Direct Sales Comparison Approach contains closed sales of vacant land located in Cooper Township. This approach is the best method of estimating the market value of vacant land.

FINAL VALUE CONCLUSION

\$422.00

RICHARD J. PROVOST
IFAS
Real Estate Appraiser
302 East Pine Street
Clearfield, Pennsylvania
16830

PROFESSIONAL EXPERIENCE:

Active in real estate sales, appraisals, & property management in Clearfield and surrounding counties since 1964. Licensed Real Estate Broker (#22867) since 1968.

Qualified as Expert Witness in Clearfield, Centre, Buck, Elk and Cambria Counties.

HUD-FHA - Fee Appraiser since 1981.

VA - Fee Appraiser since 1981.

Approved as Fee Appraiser by Commonwealth of Pennsylvania in 1980.

Approved Penn State Continuing Education instructor for real estate courses 1986.

Approved instructor for Myra Gress School for Career Development 1988.

Appraisal consultant for Lending Institutions, Attorneys, Commercial and Industrial firms as well as private clients. Below are some of the major clients:

BELL OF PA, COMMONWEALTH OF PA, DUPONT CORPORATION, ALLSTATE INSURANCE, PRUDENTIAL INSURANCE AND RELOCATION COMPANY, BAYER CLOTHING GROUP, TYSON METAL, NORTH AMERICAN REFRACTORIES, GPU ENERGY CORPORATION, CLEARFIELD AREA SCHOOLS, MERRILL LYNCH, EQUITABLE & HOMEQUITY RELOCATION SERVICES, CHRYSLER CORPORATION, BROCKWAY GLASS, NORTH AMERICAN VAN LINES, OWENS-ILLINOIS, BUTLER TRUCKING, GENERAL CIGAR, CLEARFIELD HOSPITAL, CLEARFIELD COUNTY, PIDA, KURTZ BROS. INC., SEARS MORTGAGE, US NAVY FEDERAL CREDIT, INTEGRA BANK/NORTH, CSB BANK, CNB BANK, AND CLEARFIELD COUNTY INDUSTRIAL AUTHORITY.

EDUCATIONAL BACKGROUND AND TRAINING:

1966 - Penn State, DuBois, Pennsylvania
Principles & Techniques of Residential Appraising
The Society of Real Estate Appraisers

1967 - Duquesne University, Pittsburgh, Pennsylvania
Real Estate Appraising Real Estate Management
Real Estate Mathematics Real Estate Law
Real Estate Selling & Home Style & Construction
Financing
The Greater Pittsburgh Board of REALTORS

1969 - Seminar - Pittsburgh, Pennsylvania
Instant Mortgage Equity Techniques

American Institute of Real Estate Appraisers Courses:

1977 - Robert Morris College, Pittsburgh, Pennsylvania
1-A- Appraisals Principles, Methods & Techniques

1978 - Robert Morris College, Pittsburgh, Pennsylvania
1-B Capitalization Theory and Techniques

1978 - Robert Morris College, Pittsburgh, Pennsylvania
Course 8- Single Family Residential Appraisals

1979 - University of North Carolina, Chapel Hill, North Carolina.
Course 11 - Urban Properties

1980 - College of Boca Raton, Boca Raton, Florida
Real Estate Investment Analysis

INTERNATIONAL RIGHT OF WAY ASSOCIATION

2000 - Delaware Department of Transportation, Bear Delaware
The Appraisal of Partial Acquisitions

2000 - Maryland Department of Transportation. Hanover Maryland
Principals of Real Estate Engineering

APPRAISAL SEMINARS

1981 - HUD-FHA Appraisers Seminar, Pittsburgh, Pennsylvania

1981 - Veterans Administration Appraisers Seminar

1982 - HUD-FHA Appraisers Seminar, Pittsburgh, Pennsylvania

1983 - HUD-FHA Appraisers Seminar, Pittsburgh, Pennsylvania

1984 - AIREA - Evaluating Commercial Construction, Oglebay, West Virginia

1984 - AACa - Freddy Mac & Fannie Mae Seminar, Cherry Hill, New Jersey

Appraisal Seminars

1984 - AIREA - How a Reviewer Looks at the Commercial Appraisal - Reviewing a residential Appraisal Pittsburgh, Pennsylvania

1985 - AIREA - Industrial Property Evaluation Cost Approach State College, Pennsylvania

1985 - Marshall and Swift Residential Cost Seminar, DuBois Pennsylvania

1985 - Marshall and Swift Commercial Properties Cost Seminar, DuBois, Pennsylvania

1985 - AIREA - Real Estate Risk Analysis Seminar, Edinboro, Pennsylvania

1985 - AIREA - Federal Home Loan bank Board regulation R 41 b, Edinboro, Pennsylvania

1986 - AIREA - Ethics and Professional Standards Course, Oglebay, West Virginia

1986 - HUD-FHA Appraisers seminar, Pittsburgh, Pennsylvania

1986 - AACa - Court Testimony for Real Estate Appraisers, Cherry Hill, New Jersey - May 22 and 23

1986 - AIREA - Underwriting Guidelines, White Sulphur

Springs, West Virginia - May 29

1986 - AIREA - Corporate Relocation Appraisal Guidelines,
White Sulphur Springs, West Virginia - May 30

1986 - AIREA - Cash Equivalency, White Sulphur Springs,
West Virginia - May 30

1986 - Employee Relocation Council - Relocation Appraisal
Seminar, Philadelphia, Pennsylvania - August 19

1986 - AIREA - Tax Law Changes and Appraisal of Rights of
Way, Seven Springs, Pennsylvania, October 24 and 25

1987 - Veterans Administration Appraisers Seminar,
Pittsburgh, Pennsylvania - January 7

Appraisal Seminars
(Continued)

1987 - HUD-FHA Appraisers Seminar, Pittsburgh, Pennsylvania
January 16

1987 - AIREA - Quarterly Seminar - State College,
Pennsylvania - July 9 - 10 - 11

1987 - AAC - The Complete URAR Seminar - Boston,
Massachusetts - September 17

1987 - AAC - Financial Calculators and Cash Equivalency
Boston, Massachusetts - September 18

1987 - AIREA - Highest and Best Use analysis in the
Appraisal Process - Dawson, Pennsylvania
September 25

1987 - AIREA - Interpreting Construction Documents -
Dawson, Pennsylvania - September 25

1987 - AIREA - Surveys and Site Orientation - Dawson,
Pennsylvania, September 26

1987 - Review Appraisal of the Uniform Residential Appraisal
Morristown, New Jersey - November 12

1987 - HUD-FHA Appraisers Seminar, Pittsburgh, Pennsylvania
December 16

1988 - Veterans Administration Appraisers Seminar,
Pittsburgh, Pennsylvania - January 6

1988 - AIREA - Commercial Construction Seminar and Report
Writing Seminar - Edinboro, Pennsylvania April 7-8-9

1988 - AIREA - Quarterly Seminar - Litigation Valuation
Pittsburgh, Pennsylvania - September 29-30 & Oct. 1

1988 - HUD-FHA Appraisers Seminar, Pittsburgh,
Pennsylvania - December 5

1989 - Veterans Administration Appraisers Seminar,
Pittsburgh, Pennsylvania - January 9

Appraisal Seminars
(continued)

1989 - AIREA - Aspects of Accrued Depreciation - Oglebay, West Virginia - January 26 - 27

1989 - AIREA - Rate Extraction (Practical Application) Morgantown, West Virginia - July 14-15

1989 - AIREA - Valuation of Lease Interest Part I and Applied Sales Comparison Approach - Seven Springs Champion, Pennsylvania - September 21-22-23

1990 - AIREA - Quarterly Seminar - The Economic Impact of Presence of Hazardous Materials and It Wasn't Raining When Noah Built the Ark - Oglebay, West Virginia - February 2-3-4

1990 - VA-Fee Appraisers Seminar - Pittsburgh, Pennsylvania February 5

1990 - AIREA - Quarterly Seminar - Valuation of Proposed Development - Toftrees resort, State College, Pennsylvania - July 13-14

1990 - HUD - Fee Appraisers Seminar - Pittsburgh, Pennsylvania - December 19

1991 - VA - Fee Appraisers Seminar - Seven Springs Champion, Pennsylvania - January 10

1991 - AIREA - Quarterly Seminar - Appraisal Regulations of the Federal Banking agencies - West Virginia, February 7-8-9

1992 - Appraisal Institute Seminar - The Appraisers Guide to the SRIPAR - Pittsburgh, Pennsylvania February 6-7-8

1993 - HUD - Fee Appraisers Seminar - Pittsburgh, Pennsylvania - February 1

1993 - Continuing Education : Polley Associates - Appraisal Regulations, Narrative Report Writing, Construction, 2-4 Family Properties, Appraisal Review - DuBois, Pennsylvania - March 26-27-28

APPRAISAL SEMINARS

(Continued)

1993 - Continuing Education: Myra Gress School for Career Development - Fair Housing/License Law - DuBois, Pennsylvania - April 18

1993 - Quarterly Seminar - URAR Form and Lender Panel Discussion - Edinboro Inn, Edinboro, Pennsylvania October

1994 - Appraisal Institute Seminar - Standards of Professional Practice - Part B - Penn State - Monroeville Monroeville, Pennsylvania May 20-21

1994 - Quarterly Seminar - Appraisal Institute Seminar "Understanding Limited Appraisals and Appraisal Reporting Options - General" - Greentree, Pennsylvania - August 12

1995 - HUD Recertification Seminar - Meadville, Pennsylvania - March 7

1995 - Veterans Administration Appraisers Seminar "Appraising Residential Real Estate and VA Guidelines Seven Springs, Champion Pennsylvania - June 3

1995 - Business Valuation - Part One & Part Two Appraisal Institute, Central Pennsylvania Chapter Harrisburg, Pennsylvania September 15 & 16, 1995

1996 - Appraisal Institute Seminar Data Confirmation and Verification Methods USPAP Update - Greentree, Pittsburgh, Pennsylvania - March 22 - 23

1997 - HUD Seminar Pittsburgh, Pennsylvania - June 23

APPRAISAL SEMINARS
(Continued)

1998 - Appraisal Institute Seminar
Eminent Domain & Condemnation Appraising
Greentree, Pittsburgh - May 15

1998 - National Association of Independent Fee Appraisers
Professional Standards of Practice
Monroeville, PA - July 11-12

1998 - Appraisal Institute Seminar
Complex Residential Property Reporting
Monroeville, PA. - September 25

1998 - Veterans Administration Appraisers Seminar
"Appraising Residential Properties and VA Guidelines"
Pittsburgh, Pennsylvania - November 5

1999 - National Association of Independent Fee Appraisers
Pennsylvania Certification, Law & Regulations
Station Square, Pittsburgh, PA - February 20

2000 - National Association of Independent Fee Appraisers
Marshall & Swift Residential Cost Service
Pittsburgh, Pa. - June 23

2000 - National Association of Independent Fee Appraisers
Marshall & Swift Commercial Cost Service
Pittsburgh, Pa. - June 24

2000 - Veterans Administration Appraisal Seminar
Pittsburgh, Pa. - September 26

TYPES OF PROPERTY APPRAISED

Single Family Residential	2-4 Family Units
Apartments Complexes	Log Homes
Cottages	Cabins
Vacant Land	Mineral Rights/Gas/Oil/Coal
Commercial Properties	Retail Stores
Automobile Dealership	Convenience Stores
Supermarkets	Office Buildings
Gasoline Service Stations	Restaurants
Medical Office Buildings	Service & Storage Garages

SPECIAL PURPOSE PROPERTIES

Churches	Funeral Homes
Health Clubs	Dairies
Banks	Car Wash Buildings
Theaters	School Buildings
Roller Rinks	Truck Terminals
Veterinary Hospitals	Bowling Alleys
Hotels	Motels

INDUSTRIAL PROPERTIES

Textile	Welding
Industrial Parks	Tool & Die
Brick Yards	Light & Heavy Factories

OTHER TYPES

Rights-of-Way	Partial Interest
Leasehold Interest	Leased Fee Interest

PROFESSIONAL AFFILIATIONS

MEMBER OF:

NATIONAL ASSOCIATION OF REALTORS

PENNSYLVANIA ASSOCIATION OF REALTORS

CLEARFIELD-JEFFERSON ASSOCIATION OF REALTORS

AMERICAN ASSOCIATION OF CERTIFIED APPRAISERS (1977)

AWARDED THE SENIOR APPRAISER DESIGNATION BY THE
AMERICAN ASSOCIATION OF CERTIFIED APPRAISERS (1977)

STATE ACCREDITED AFFILIATE OF AMERICAN INSTITUTE OF
REAL ESTATE APPRAISERS (Feb. 1, 1992)
AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS - 1984
AFFILIATE # 840063

CERTIFIED BY PENNSYLVANIA STATE TAX EQUALIZATION BOARD AS A
CERTIFIED PENNSYLVANIA EVALUATOR (Nov. 1989)

PENNSYLVANIA STATE CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
(Sept. 1991) Certificate # RL-000337-L

PENNSYLVANIA STATE CERTIFIED GENERAL REAL ESTATE APPRAISER
(Oct. 1991) Certificate # GA-000369-L

AWARDED THE SENIOR APPRAISER DESIGNATION BY THE
NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS (1998)

LIMITING CONDITIONS

The most significant limiting conditions and assumptions pertinent to this analysis are enumerated below:

1. Market Value is defined as: The highest price estimated in terms of money which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable of being used.
2. No investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, leases, use restrictions and reservations, easements, cases or action pending, tax liens and bonded indebtedness, unless otherwise specified.
3. No survey, legal or engineering analysis of this property has been made by us. It is assumed that the legal description and area computations furnished are correct. We assume the existing boundaries to be correct, and assume no responsibility for any conditions not readily observable from our customary inspection of the premises, which might affect the valuation, excepting those items specifically mentioned in this report. The report assumes the condition of the property unchanged since the date of last field inspection.

LIMITING CONDITIONS
(CONTINUED)

4. This report is based in part on information assembled from a wide range of sources, and therefore the incorporated data cannot be guaranteed in any fashion. An impractical and uneconomic expenditure of time would be required in attempt to furnish unimpeachable verification in all instances, particularly as to engineering, construction, structural data, title and use restrictions, zoning, and proposed public or private projects in the area.

We suggest the independent verification within these categories be accomplished as a prerequisite to any transaction involving sale, lease, or other significant commitment of subject property, and that such verification be preformed by the appropriate specialist.

Certification of Appraiser

I certify that to the best of my knowledge and belief,...

-the statements of fact contained in this report are true and correct.

-the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.

-I have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest or basis with respect to the parties involved.

-my compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of this report.

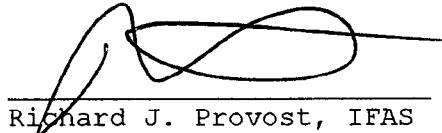
-my analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Practice of the Standards of Professional Practice of the Appraisal Institute.

-the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

-I am (or -am not) currently certified under the voluntary continuing education program of the Appraisal Institute. (This item is not required for candidates.)

-I have (or have not) made a personal inspection of the property that is the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)

-no one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)



Richard J. Provost, IFAS

HAZARDOUS MATERIALS/LIMITING CONDITIONS

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

This Deed,

MADE the 8th day of July
in the year nineteen hundred and ninety-one (1991).

BETWEEN KEITH R. HAHN, a single person, currently of Box 91,
Karthaus, Cooper Township, Clearfield County, Pennsylvania, GRANTOR
and Party of the First Part,

A
—
N
—
D

FRANK C. HAHN and TONYA R. HAHN, his wife, currently of P. O. Box 175,
Lanse, Pennsylvania, as Tenants by the Entireties, GRANTEEES and
Parties of the Second Part,

WITNESSETH, That in consideration of

— Twenty-Four Thousand (\$24,000.00) ————— Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor do es hereby grant
and convey to the said grantees, — their heirs and assigns, —

ALL those certain lots or parcels of land situate in the Township of
Cooper, County of Clearfield, and State of Pennsylvania, bounded and
described as follows:

THE FIRST THEREOF: BEGINNING at a post corner at junction of
Knox Run Road with Plum Road; thence along Plum Road North Eight (8)
degrees West Three Hundred Fifty-four (354) feet to post at line of
other lands now or formerly of Martha E. Snyder Estate; thence by
said lands North Eighty-eight (88) degrees Fifteen (15) minutes East
Two Hundred Forty-Seven and five-tenths (247.5) feet to post at corner
of Lot No. 76 now or formerly owned by S. A. Hernblom; thence by said
lot South Eight (8) degrees East Three Hundred Fifty Four (354) feet
to post at Knox Run Road; thence by said road South Eighty-eight (88)
degrees Fifteen (15) minutes West Two Hundred Forty-Seven and five-
tenths (247.5) feet to post and place of beginning. CONTAINING Two
(2) acres, and being known as Lot No. 55 in Martha E. Snyder plot of
lands in Cooper Township.

THE SECOND THEREOF: BEGINNING at post on line of Lot No. 99;
thence by said lot North Eighty Eight (88) degrees Fifteen (15) minutes
East Thirteen Hundred Thirty-six and five-tenths (1336.5) feet to
post; thence by lands now or formerly of the Martha E. Snyder
Estate South Seventeen (17) degrees East Three Hundred Sixty-seven
(367) feet to post; thence by public road running from Lanse to
Knox Run South Eighty (80) degrees Thirty (30) minutes West One
Hundred Forty-one (141) feet to a small white pine tree; thence by
same West Five Hundred Thirty Two (532) feet to post; thence by
same South Eighty-three (83) degrees West Three Hundred (300) feet
to post; thence North Eighty-six (86) degrees West One Hundred
Eighty-two (182) feet to post; thence by same South Eighty-eight
(88) degrees Fifteen (15) minutes West Two Hundred Forty Seven (247)
feet to post; thence by lands now or formerly of the Grantor North
Eight (8) degrees West Three Hundred Fifty-four (354) feet to a
point of beginning. CONTAINING Eleven (11) acres and Sixteen (16)
perches and being known as Lots Numbered 76 and 98 in Martha E.
Snyder plot of lands in Cooper Township.

16
vol 1406 PAGE 498

EXCEPTING AND RESERVING all exceptions and reservations as contained in prior Deeds of record.

— Each of the aforescribed parcels has been reduced in size due to conveyances from prior Grantors, said conveyances may be found in Deed to Marvin Emanuelson, et ux., dated November 2, 1971, and recorded in Clearfield County in Deed Book Volume 583 at Page 252, and a Deed to Thomas A. Hynd, et ux., dated March 20, 1972, and recorded in Clearfield County Deed Book Volume 592 at Page 1810. The currently assessed acreage on this parcel (110-S9-708-73) is 9.4 acres.

BEING the same premises as vested in the Grantor herein by Deed of Clinton E. Johnson dated the 3rd day of July, 1991, and recorded in Deeds and Records Book Volume 1406 at Page 493.

— THIS IS A TRANSFER BETWEEN FATHER AND SON AND THEREFORE EXEMPT FROM PAYMENT OF REALTY TRANSFER TAX.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

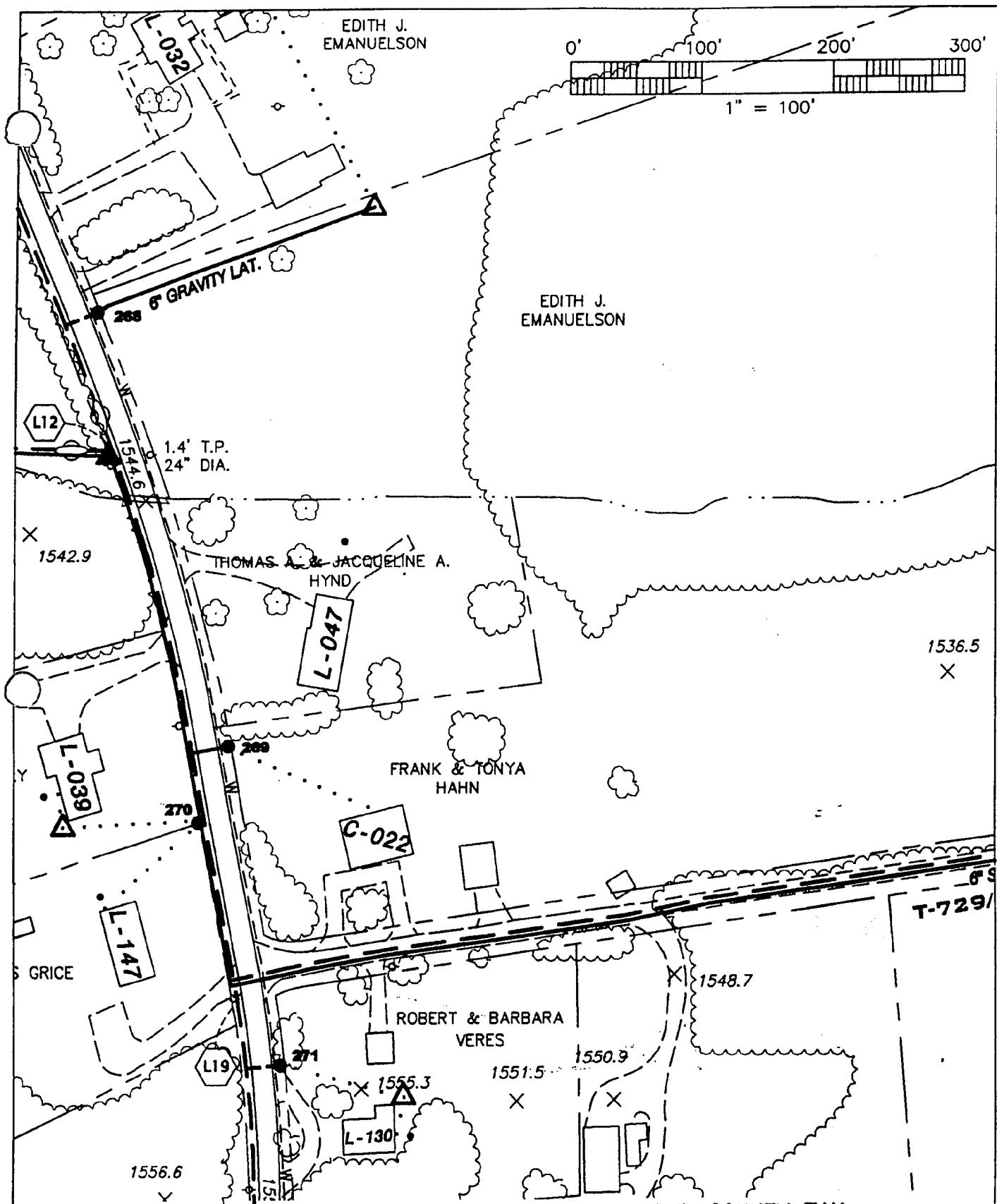
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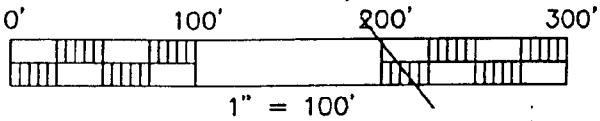
..... H

This day of

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This Notice is set forth pursuant to Act No. 255, approved September 10, 1965, as amended.)



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



EDITH J.
EMANUELSON

1526.87'

FRANK & TONYA
HAHN

5

6" VACUUM MAIN L3
6" SDR 35 PRESSURE MAIN L2
9/BUCK ROAD

W13 W26
W3

W2

VACUUM STATION
(SEE SHEET #92 FOR DETAILS)

JAMES & ALICE
CARLSON

WILLIAM L. &
AN

"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."

*****INVOICE*****

DATE: December 20, 2000

TO: Tonya Hahn
P.O. Box 175
Lanse, PA 16849

APPRAISED FOR: Tonya Hahn

PROPERTY ADDRESS: Lanse, PA
Cooper Township
Clearfield County

FEE: \$350.00

PLEASE MAKE CHECK PAYABLE TO:

PROVOST REAL ESTATE APPRAISERS
302 EAST PINE STREET
CLEARFIELD, PA 16830

“THANK YOU FOR YOUR BUSINESS”

TERMS: 1.5% interest on any balance due over 30 days.

Exhibit 4

December 19, 20 00

Mr. and Mrs. Frank Hahn

P.O. Box 175, Lanse, PA 16849

TO JOSEPH COLAVECCHI, DR.
ATTORNEY AT LAW
221 EAST MARKET STREET (ACROSS FROM COURTHOUSE)
P.O. BOX 131 CLEARFIELD, PA. 16830

TO:

Costs and legal services concerning
Frank and Tonya Hahn - Cooper Township
Municipal Authority.

Meeting with Frank and Tonya Hahn
on February 16, 2000, at which time
we discussed the installation of the
sewer line by the Cooper Township
Municipal Authority and how it was
affecting their land; this was con-
firmed by letter dated February 17,
2000.

.9 hr. at \$140 per hour: \$126 00

Review of letter dated June 14,
2000, addressed to clients and documents
including Right-of-Way Agreement, Notice
of Condemnation dated June 1, 2000, and

Exhibit 5

December 19, 20 00

Mr. and Mrs. Frank Hahn

Page 2

TO JOSEPH COLAVECCHI, DR.
ATTORNEY AT LAW
221 EAST MARKET STREET (ACROSS FROM COURTHOUSE)
P.O. BOX 131 CLEARFIELD, PA. 16830

Declaration of Taking filed on May 30, 2000, said letter making an offer of \$100; letter to Cooper Township Municipal Authority dated July 24, 2000, to the effect that clients do not agree with the compensation offered to them; letter to clients dated July 24, 2000, confirming the present status of the matter.

.6 hr. at \$140 per hour:

\$ 84 00

Drafting Petition for Board of Review on behalf of Frank and Tonya Hahn and sending it to them by letter dated July 25, 2000, to be signed and pointing out that we need an appraisal for the property.

1.3 hrs. at \$140 per hour:

\$182 00

DECEMBER 19, 2000

Mr. and Mrs. Frank Hahn

Page 3

TO **JOSEPH COLAVECCHI, DR.**
ATTORNEY AT LAW
221 EAST MARKET STREET (ACROSS FROM COURTHOUSE)
P.O. BOX 131 CLEARFIELD, PA. 16830

Receipt of letter dated August 1, 2000, from clients concerning taking of property by Cooper Township Municipal Authority and reply to it by letter dated August 1, 2000.

.4 hr. at \$140 per hour:

\$ 56 00

After filing the Petition with the Court notifying Gary Gable, Chairman of Cooper Township Municipal Authority, of the Petition for Board of Review filed on behalf of Hahn; after obtaining Order from the Court dated August 4, 2000, appointing the Board of Viewers, also notifying Gary Gable by letter dated August 4, 2000.

.6 hr. at \$140 per hour:

\$ 84 00

December 19, 20 00

Mr. and Mrs. Frank Hahn

Page 4

TO JOSEPH COLAVECCHI, DR.
ATTORNEY AT LAW
221 EAST MARKET STREET (ACROSS FROM COURTHOUSE)
P.O. BOX 131 CLEARFIELD, PA. 16830

Receiving notice from Board of View dated November 22, 2000, scheduling view for Friday, December 15, 2000, and hearing for December 19, 2000; letter dated November 28, 2000, to clients concerning the Board of View Hearing and the fact that we still do not have an appraisal.

.4 hr. at \$140 per hour:

\$ 56 00

Conference with Tonya Hahn on December 15, 2000, as to where we were going with this matter; separate conference with Tonya Hahn on the morning of December 18, 2000, at which time she advised me that they were going to handle the hearing themselves because of the costs involved.

TOTAL BALANCE:

\$588 00

U.S. POSTAL SERVICE CERTIFICATE OF MAILING	
<small>•MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER</small>	
RICK MATTERN ATTORNEY AT LAW 211 EAST PINE STREET CLEARFIELD, PA 16830	
<small>One piece of ordinary mail addressed to:</small>	
<u>Frank & Tanya Hahn</u> <u>P.O. Box 175</u> <u>Larue PA 16840</u>	

PS Form 3817, Mar. 1989

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



Luis Munoz Rivera
5¢ USA
Governor, Puerto Rico

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COOPER TOWNSHIP
MUNICIPAL AUTHORITY,

Condemnor

vs.

No. 00-643-CD

FRANK and TANYA HAHN,

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. 00-643-CD

FRANK and TONYA HAHN,

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:

**Frank & Tonya Hahn
P. O. Box 175
Lanse, PA 16840**

NOTICE OF INTENTION TO FILE REPORT

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

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

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

BOARD OF VIEWERS

BY

J. Richard Mattern, II, Chairman

E X B

FILED

NO
cc

JAR 1032 66

JAR 26 2008

William A. Shaw
Prothonotary

28

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. 11 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,

/s/JOHN K. REILLY, JR.

JOHN K. REILLY, JR.
PRESIDENT JUDGE
I declare under penalty of perjury to be a true
and accurate copy of the original
statement filed in this case.

JAN 26 2001

Attest.

William J. Brown
Prothonotary

CP