



Before the
Pennsylvania Public Utility Commission

**Application To Exercise The
Power Of Eminent Domain To Acquire A
Right-of-Way And Easement Over
A Certain Portion Of Lands Of**

Three Griffins Enterprises Inc.

TESTIMONY AND EXHIBITS

Application Docket No. _____

Submitted by: PPL Electric Utilities Corp.

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application Of PPL Electric Utilities :
Corporation Under 15 Pa.C.S. §1511(c) For A :
Finding And Determination That The Service :
To Be Furnished By The Applicant Through : Docket No. A-2012-_____
Its Proposed Exercise Of The Power Of :
Eminent Domain To Acquire A Certain :
Portion Of The Lands Of Three Griffins :
Enterprises Inc In Salem Township, Wayne :
County, Pennsylvania For Siting And :
Construction Of Transmission Lines :
Associated With The Proposed Northeast- :
Reliability Project Is Necessary Or Proper For :
The Service, Accommodation, Convenience Or :
Safety Of The Public :

PPL ELECTRIC UTILITIES CORPORATION

STATEMENT NO. THREE GRIFFINS-1

TESTIMONY OF COLLEEN KESTER

1 Q. Please state your name and business address.

2 A. My name is Colleen Kester. My business address is 2 North Ninth Street, Allentown, PA
3 18101

4

5 Q. By whom are you employed and in what capacity?

6 A. I am employed by PPL Electric Utilities Corporation (“PPL Electric”) as Manager Land /
7 Land Rights Acquisition. In that position, I am responsible for managing all
8 Transmission Right of Way Assets for PPL Electric. I currently have a staff of 16 full
9 time and contract employees to support the right-of-way needs of PPL Electric.

10

11 Q. What is your educational background?

12 A. In 2011 I received a Masters in Business Administration from Kutztown University and
13 in 1996, I received a Bachelor of Science in Real Estate from Penn State University.

14

15 Q. Are you a member of any professional organizations?

16 A. Yes. I am currently a member of the International Right of Way Association (“IRWA”)
17 where I hold the SR/WA and RW-NAC Designations. The SR/WA designation stands
18 for Senior Member, International Right of Way Association. It is the highest professional
19 designation granted by the IRWA to members who have achieved professional status
20 through experience, education and examination. The SR/WA designation requires
21 training and examination in several major right of way disciplines. The SR/WA
22 designation indicates that the member has more than five years of right of way experience

1 plus formal training in a wide variety of right of way areas and that the individual has
2 successfully completed the required examination.

3
4 The R/W-NAC designation means that I have completed the International Right of Way
5 Association Right of Way Negotiation & Acquisition Certification Program. The
6 Certification indicates that the individual is a IRWA member in good standing involved
7 in one of six right of way professional disciplines who has a minimum of two years of
8 relevant right of way professional experience within the last 5 years and has met the
9 coursework and examination requirements. The coursework requirements consists of
10 both core courses and elective courses. The certification requires satisfactory completion
11 of the certification test administered by the IRWA.

12
13 Q. Please describe your background and employment history.

14 A. I have been employed by the PPL Electric Utilities in my current position for 13 months.

- 15 • From 2008 until I began my employment with PPL Electric, I was employed by
16 Buckeye Partners, L.P., in Breinigsville, Pennsylvania, first as Manager, Right of
17 Way, Permits and One Call and then in 2011 as Senior Manager, Right of Way,
18 Permits and One Call. In this position, I managed a staff of 13 responsible for system
19 wide right of way activities, vegetation maintenance, aerial patrol,
20 engineering/encroachment review and the One Call Department for 25 states, Puerto
21 Rico and the Bahamas. The system included 10,000 miles of pipeline, more than 100
22 refined petroleum products terminals and a natural gas storage facility. In addition,
23 we performed acquisition due diligence examinations for 1,000 miles of pipelines and

1 three terminals from ConocoPhillips in 2009, a petroleum products terminal in Puerto
2 Rico from Shell, 650 miles of pipeline and 33 terminals from BP North America in
3 2011 and approximately 200 miles of pipelines and two terminals from ExxonMobile
4 in 2011.

- 5 • From 2005 through part of 2008, I was employed by Buckeye Partners, L.P., as a
6 right-of-way agent. There, I managed corporate right of way responsibilities
7 including right of way acquisitions, leasing, permitting, acquisitions and dispositions
8 of contaminated residential properties in a five state area.
- 9 • From 2000 to 2005, I was a right of way specialist for Sunoco Logistics, L.P. in
10 Philadelphia and Sinking Springs, Pennsylvania. There, among other things, I
11 negotiated valve sites, easements, license, leases and secured permits for various
12 projects.
- 13 • From 1999 to 2000, I was a real estate appraiser for the Chester County Assessment
14 Office in West Chester, Pennsylvania.
- 15 • From 1998 to 1999, I worked as a fixed annuities specialist and senior customer
16 account representative for Firsttrust Bank in Exton Pennsylvania.
- 17 • From 1992 to 1998, I worked as an assistant appraiser and property manager for
18 Commonwealth Appraisal Service in Scranton, Pennsylvania.

19
20 Q. What are your responsibilities in connection with the Northeast-Pocono Reliability
21 Project?

22 A. It is my department's responsibility to identify all property owners along the Preferred
23 Routes for the Northeast-Pocono Reliability Project. We review and determine adequacy

1 of easement rights in areas we plan to use existing rights-of-way, and identify any area
2 where we will require new or enhanced rights for the Preferred Routes. For the area
3 where we may need new or enhanced rights-of-way, we attempt to negotiate with these
4 property owners for the appropriate land rights needed. We also deliver to all property
5 owners affected by the Preferred Route, literature including but not limited to an EMF
6 brochure, compatible right-of-way uses, existing right-of-way documentation, pictures of
7 typical transmission line structures, and other information to help them fully understand
8 the project. The Right-of-Way Agent will meet with property owners as necessary to
9 answer questions, address concerns, and/or to resolve issues. The Right-of-Way Agent
10 provides the property owner with information on how he/she can be contacted at any
11 time, to answer questions or to address issues or concerns, should any arise. The Right-
12 of-Way Agent is a direct link for the property owner to communicate with PPL Electric.

13
14 Q. What are the subjects of your testimony?

15 A. I will describe the property of Three Griffins Enterprises Inc. in Salem Township, Wayne
16 County, Pennsylvania, and describe PPL Electric's proposed right-of-way easement over
17 said property.

18
19 Q. Please summarize the Northeast-Pocono Reliability Project.

20 A. The proposed Northeast-Pocono Reliability Project is contained in the "Application of
21 PPL Electric Utilities Corporation filed Pursuant to 52 Pa. Code Chapter 57, Subchapter
22 G, for Approval of the Siting and Construction of Transmission Lines Associated with
23 the Proposed West Pocono 230-69 kV Substation in Buck Township, Luzerne County
24 and the Proposed North Pocono 230-69 kV Substation in Covington Township,

1 Lackawanna County” (“Siting Application”), which PPL Electric is filing
2 contemporaneously with the Condemnation Application that is the subject of my
3 testimony. With the Siting Application, PPL Electric filed Attachments 1-16 and PPL
4 Electric Statement Nos. 1-6, which provide additional detailed information regarding the
5 Northeast-Pocono Reliability Project.

6
7 As explained in Attachment 2 to the Siting Application and PPL Electric Statement No.
8 2, the direct Testimony of Ms. Krizenoskas, to resolve reliability and planning violations
9 and to ensure reliable long-term service to customers in the Northeast Pocono region,
10 PPL Electric proposes to site and construct transmission line connections associated with
11 two new 230-69 kV transmission substations, the West Pocono 230-69 kV Substation and
12 North Pocono 230-69 kV Substation. The new Substations will be connected to the
13 existing 230 kV transmission systems by building an approximately 58-mile new 230 kV
14 transmission line. The new Substations will be connected to the existing 138/69 kV
15 transmission system by building approximately 11.3 miles of new 138/69 kV
16 transmission lines. PPL Electric’s line siting process and the selection of the routes for
17 the transmission lines associated with the Northeast-Pocono Reliability Project are
18 explained in Attachment 4 to the Siting Application and PPL Electric Statement No. 4,
19 the direct testimony of Mr. Baker.

20
21 Q. Does a portion of the proposed routes for the Northeast-Pocono Reliability Project cross
22 the property of Three Griffins Enterprises Inc., which is the subject of this proceeding?

1 A. Yes. The route does cross the property of Three Griffins Enterprises Inc., as described
2 more fully below. PPL Electric has attempted to purchase a right-of-way and easement
3 over this tract of land for the Northeast-Pocono Reliability Project, but, to date, has been
4 unable to reach any agreement with the property owners.

5
6 Q. Have you and/or the Right-of-Way Agents working directly under your supervision been
7 to the property of Three Griffins Enterprises Inc. that is the subject of this proceeding?

8 A. Yes, a Right-of-Way Agent working directly under my supervision has visited the
9 property.

10

11 Q. Please describe the property.

12 A. The property consists of 105.53 acres of land, with a barn and a pond. A good portion of
13 the land is steep, rocky terrain. There is also a creek that runs through the property. The
14 land sits on either side of Ledgesdale Road and also touches Goose Pond Road in Lake
15 Ariel, Pennsylvania. Zoning is "As Used" in Wayne County.

16

17 Q. Are there any dwellings located on this property?

18 A. No.

19

20 Q. Does PPL Electric's proposed right-of-way and easement over the property of Three
21 Griffins Enterprises Inc. contain any burial grounds or places of worship?

22 A. No, it does not.

23

1 Q. Please explain PPL Electric Exhibit No. CK-Three Griffins-1.

2 A. PPL Electric Exhibit No. CK-Three Griffins-1 is a copy of the Map of PPL Electric's
3 Bulk Power Transmission System, which shows the proposed Northeast-Pocono
4 Reliability Project.

5
6 Q. Please explain PPL Electric Exhibit No. CK-Three Griffins-2.

7 A. PPL Electric Exhibit No. CK-Three Griffins-2 is a copy of the metes-and-bounds
8 description of the property of Three Griffins Enterprises Inc.

9
10 Q. Please explain PPL Electric Exhibit No. CK-Three Griffins-3.

11 A. PPL Electric Exhibit No. CK-Three Griffins-3 is a copy of the metes-and-bounds
12 description of the portion of the property of Three Griffins Enterprises Inc. over which
13 PPL Electric seeks a right-of-way and easement.

14
15 Q. Please explain PPL Electric Exhibit No. CK-Three Griffins-4.

16 A. PPL Electric Exhibit No. CK-Three Griffins-4 is a copy of the Plan showing the property
17 of Three Griffins Enterprises Inc. and the portion of the property over which PPL Electric
18 proposes to acquire a right-of-way and easement.

19
20 Q. Please explain PPL Electric Exhibit No. CK-Three Griffins-5

21 A. PPL Electric Exhibit No. CK-Three Griffins-5 is a copy of the resolutions of the Board of
22 Directors of PPL Electric authorizing the acquisition of a right-of-way and easement over

1 the portion of the land of Three Griffins Enterprises Inc. described in PPL Electric
2 Exhibit No. CK-Three Griffins-3. Those resolutions remain in effect.

3

4 Q. In your opinion, is the service to be furnished through the condemnation of this property
5 necessary?

6 A. Yes. The service to be provided by PPL Electric through the proposed transmission lines
7 and related facilities is necessary or proper for the service, accommodation, convenience
8 or safety of the public for the reasons set forth in my testimony, in this Condemnation
9 Application, and in the Siting Application and supporting Attachments and testimony.

10

11 Q. Does this conclude your testimony at this time?

12 A. Yes, it does.

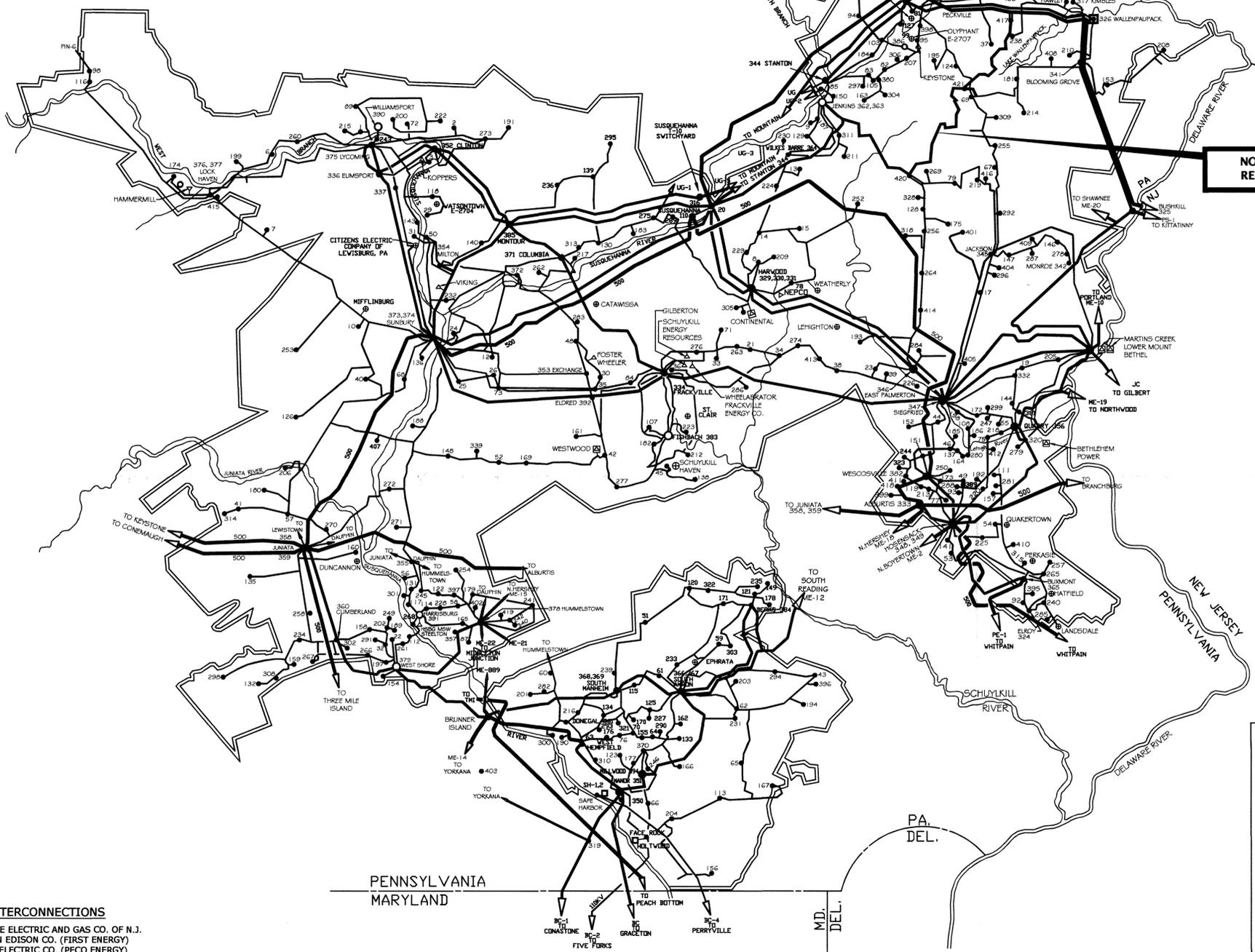
13

CK – Three Griffens – 1

SUBSTATION LISTING

- | | | | |
|------------------------|-------------------------|-------------------------------|----------------------------|
| 1. WEST WILLIAMSPORT | 136. SELINGSROVE | 271. HALIFAX | 405. BLUE MOUNTAIN |
| 2. FAIRFIELD | 137. SUNNER | 272. MILLERSBURG | 406. DAPPERS 69/12KV |
| 3. MONTGOMERY | 138. AUBURN | 273. MUNCY | 407. MEISERSVILLE |
| 4. VARDEN | 139. ROHRSBURG | 274. HAUTO | 408. LEDGEDALE |
| 5. HONESDALE | 140. DERRY | 275. BERWICK | 409. EAST TANNERSVILLE |
| 6. JERSEY SHORE | 141. EAST GREENVILLE | 276. SHENANDOAH | 410. TRUMBIAUVILLE |
| 7. LOGANTON | 142. WEST DAMASCUS | 277. PINE GROVE | 411. WEST TREXLETTOWN |
| 8. VALMONT | 143. NEW COLUMBIA | 278. STROUDSBURG | 412. FOUNTAIN HILL |
| 9. RIVER | 144. FARMERSVILLE | 279. FREEMANSBURG | 413. LANSFORD |
| 10. LIMESTONE | 145. GREENVILLE | 280. ALLENTOWN | 414. BELTZVILLE |
| 11. * | 146. NORTH STROUDSBURG | 281. BINGEN | 415. LOCK HAVEN SWITCHYARD |
| 12. REED | 147. TANNERSVILLE | 282. RHEIMS | 416. LONG POND |
| 13. WRIGHT | 148. ELIZABETHVILLE | 283. CLEVELAND | 417. PAUPACK |
| 14. ST. JOHNS | 149. WYOMISSING | 284. LITTLE GAP | 418. BREININGSVILLE |
| 15. FREELAND | 150. EXETER | 285. ORVILLE | 419. WEST HERSHEY |
| 16. * | 151. CRACKERSPORT | 286. TUSCARORA | 420. ACAHELA |
| 17. GILBERT | 152. SCHNECKSVILLE | 287. BARTONSVILLE | 421. POCONO |
| 18. * | 153. HEMLOCK | 288. ALTON PARK | |
| 19. CHERRY HILL | 154. MT. ALLEN | 289. SALEM | |
| 20. SUSQUEHANNA 230KV | 155. PRINCE | 290. NORTH BRIDGEPORT | |
| 21. TAMANEND | 156. WAKEFIELD | 291. HAMPDEN | |
| 22. SPORTING HILL | 157. COOPERSBURG | 292. CAMELSBACK | |
| 23. PALMERTON | 158. WERTZVILLE | 293. SILVER SPRING | |
| 24. HAMILTON | 159. WEST CARLISLE | 294. BRECKNOCK | |
| 25. HUNTER | 160. BENVENUE | 295. BENTON | |
| 26. FAIRVIEW | 161. HEGINS | 296. MCMICHAELS | |
| 27. * | 162. LEOLA | 297. HUGHSTOWN | |
| 28. * | 163. YATESVILLE | 298. NEWVILLE | |
| 29. MONTOUR PUMP | 164. CENTRAL ALLENTOWN | 299. POINTE NORTH | |
| 30. MT. CARMEL | 165. OBERLIN | 300. MARIETTA | |
| 31. KELLY | 166. STRASBURG | 301. CENTER CITY | |
| 32. SPORTING HILL | 167. ATGLEN | 302. NEW KINGSTOWN | |
| 33. MAHANAY CITY | 168. BROOKSIDE | 303. REAMTOWN | |
| 34. GREENWOOD | 169. WILLIAMSTOWN | 304. DUPONT | |
| 35. MOWERY | 170. EAST PETERSBURG | 305. HUMBOLT | |
| 36. ALTAMOUNT | 171. WERNERSVILLE | 306. CEDAR AVE. | |
| 37. HAMLIN | 172. NORTH BETHLEHEM | 307. INDIAN ORCHARD | |
| 38. ASHFIELD | 173. WEST ALLENTOWN | 308. NOTTINGHAM | |
| 39. SOUTH SLATINGTON | 174. FLEMINGTON | 309. NORTH COOLBAUGH | |
| 40. SOUTH MIDDLEBURG | 175. MECKESVILLE | 310. LETORT | |
| 41. WALKER | 176. DONERVILLE | 311. EAST MOUNTAIN | |
| 42. FRALLEY | 177. MILLERSVILLE | 312. JERMYN | |
| 43. MORGANTOWN | 178. SHILLINGTON | 313. BLOOMSBURG | |
| 44. EGYPT | 179. DUKE | 314. MIFFLINTOWN | |
| 45. CRESSONA | 180. MCALLISTERVILLE | 315. RIDGE ROAD | |
| 46. SOUTH WHITEHALL | 181. NEWFOUNDLAND | 316. SUSQUEHANNA | |
| 47. * | 182. MARLIN | 317. KIMBLES | |
| 48. BEAR GAP | 183. WEST BERWICK | 318. CHRISTMANS | |
| 49. SALISBURY | 184. KEYSER AVENUE | 319. OTTER CREEK | |
| 50. SOUTH MILTON | 185. MICKLEYS | 320. STEEL CITY | |
| 51. HEIDELBERG | 186. EAST ALLENTOWN | 321. MCGOVERNSVILLE | |
| 52. LYKENS | 187. PINE RIDGE | 322. ROBESONIA | |
| 53. UPPER HANOVER | 188. DALMATIA | 323. SOUTH FOGELSVILLE | |
| 54. RICHLAND | 189. PENNSBORO | 324. ELROY | |
| 55. MACADA | 190. NORTH COLUMBIA | 325. BUSHKILL | |
| 56. ROCKVILLE | 191. HUGHSVILLE | 326. WILKEMPAUPACK | |
| 57. THOMPSONTOWN | 192. SOUTH ALLENTOWN | 327. ELK MOUNTAIN | |
| 58. PAXTON | 193. WEISSPORT | 328. JACK FROST | |
| 59. COCALICO | 194. HONEYBROOK | 329. HARWOOD 230/69KV | |
| 60. EAST ELIZABETHTOWN | 195. MOSCOW | 330. HARWOOD CTG | |
| 61. WARWICK | 196. * | 331. HARWOOD 69/12KV | |
| 62. EARL | 197. ROSSMOYNE | 332. NAZARETH | |
| 63. HEMPFIELD | 198. NORTHAMPTON | 333. ALBURTIS | |
| 64. EAST LANCASTER | 199. WOOLRICH | 334. FRACKVILLE | |
| 65. KINZER | 200. FAXON | 335. * | |
| 66. MT. NEBO | 201. ELIZABETHTOWN | 336. ELIMSPORT | |
| 67. MT. POCONO | 202. ENOLA | 337. ALLENWOOD | |
| 68. PENNS | 203. TERRE HILL | 338. * | |
| 69. GOULDSBORO | 204. BUCK | 339. GRATZ | |
| 70. DILLERVILLE | 205. MT. BETHEL | 340. HOCKERSVILLE | |
| 71. GIRARD MANOR | 206. RICHFIELD | 341. BLOOMING GROVE | |
| 72. SCRANTON | 207. SCRANTON | 342. MONROE | |
| 73. GOWEN CITY | 208. TWIN LAKES | 343. LACKAWANNA # | |
| 74. * | 209. HARLEIGH | 344. STANTON | |
| 75. ELLIOT HEIGHTS | 210. TAFTON | 345. JACKSON | |
| 76. ROHRERSTOWN | 211. BEAR CREEK | 346. EAST PALMERTON | |
| 77. MACUNGIE | 212. ORWIGSBURG | 347. SIEGFRIED | |
| 78. EAST HAZLETON | 213. EAST TEXAS | 348. HOSENSACK 230/69KV | |
| 79. WAGNERS | 214. CANDENSIS | 349. HOSENSACK 500KV | |
| 80. EAST CARBONDALE | 215. LINDEN | 350. CONESTOGA | |
| 81. EYON | 216. MT. JOY | 351. MANOR | |
| 82. MINOOKA | 217. WEST BLOOMSBURG | 352. CLINTON | |
| 83. OLD FORGE | 218. MINSI TRAIL | 353. EXCHANGE | |
| 84. FOUNTAIN SPRINGS | 219. LAKE NAOMI | 354. MILTON | |
| 85. SULLIVAN TRAIL | 220. LANARK | 355. DAUPHIN | |
| 86. * | 221. * | 356. QUARRY SUB. | |
| 87. SWATARA | 222. MONTGOMERYVILLE | 357. STEELTON | |
| 88. * | 223. PORT CARBON | 358. JUNIATA 500/230KV | |
| 89. HEPBURN | 224. BLYTHEBURN | 359. JUNIATA 230/69KV | |
| 90. * | 225. MILFORD | 360. CUMBERLAND | |
| 91. * | 226. TREICHLERS | 361. DONEGAL | |
| 92. FRANCONIA | 227. ROSEVILLE | 362. JENKINS 230/69KV | |
| 93. EMMAUS | 228. RUTHERFORD | 363. JENKINS CTG | |
| 94. MORGAN | 229. HARTLAND | 364. WILKES-BARRE | |
| 95. THROOP | 230. PARRISH | 365. BUXMONT | |
| 96. * | 231. WEST NEW HOLLAND | 366. SOUTH AKRON 230/138/69KV | |
| 97. * | 232. POINT | 367. SOUTH AKRON 69/12KV | |
| 98. CHAPMAN | 233. LINCOLN | 368. SOUTH MANHEIM 69/12KV | |
| 99. SUBURBAN | 234. MIDDLETON | 369. SOUTH MANHEIM 230/69KV | |
| 100. * | 235. STATE HILL | 370. ENGLESLIDE | |
| 101. * | 236. MILLVILLE | 371. COLUMBIA | |
| 102. * | 237. TINKER | 372. DANVILLE | |
| 103. PROVIDENCE | 238. LAKEVILLE | 373. SUNBURY | |
| 104. * | 239. NORTH MANHEIM | 374. HUMMELS WHARF | |
| 105. AVOCA | 240. HATFIELD | 375. LYCOMING | |
| 106. * | 241. HERSHEY | 376. LOCK HAVEN CTG | |
| 107. CASS | 242. SOUTH HERSHEY | 377. LOCK HAVEN 69/12KV | |
| 108. CATASQUA | 243. SOUTH WILLIAMSPORT | 378. HUMMELSTOWN | |
| 109. * | 244. FOGELSVILLE | 379. WEST SHORE | |
| 110. SUSQUEHANNA 500KV | 245. WINDSOR | 380. MONTAGE | |
| 111. SEIDERSVILLE | 246. WEST WILLOW | 381. SOUTH FARMERSVILLE | |
| 112. ROSEMONT | 247. WESTGATE | 382. WESCOVILLE | |
| 113. QUARRYVILLE | 248. EDELA | 383. FISHBACH | |
| 114. LAWNTON | 249. SUMMERDALE | 384. BERKS | |
| 115. LITITZ | 250. DORNEYVILLE | 385. MONTOUR | |
| 116. RENOVIO | 251. BOHEMIA | 386. SUBURBAN YARD | |
| 117. WALNUT | 252. WHITE HAVEN | 387. * | |
| 118. WATSON | 253. LAURELTON | 388. * | |
| 119. TREXLETTOWN | 254. LINGLESTOWN | 389. MACK | |
| 120. LAVINO | 255. POCONO FARMS | 390. WILLIAMSPORT | |
| 121. SPRING | 256. HICKORY RUN | 391. HARRISBURG | |
| 122. COLONIAL PARK | 257. BLOOMING GLEN | 392. ELDRID | |
| 123. WEST LANCASTER | 258. SHERMANDALE | 393. * | |
| 124. MADISONVILLE | 259. * | 394. MILLWOOD | |
| 125. NEFFSVILLE | 260. LARRYS CREEK | 395. TELFORD | |
| 126. SEAVERTOWN | 261. SPANGLER MILLS | 396. TWIN VALLEY | |
| 127. BELMONT | 262. EAST DANVILLE | 397. DEVONSHIRE | |
| 128. LAKE HARMONY | 263. DELANO | 398. JESSUP | |
| 129. GEORGETOWN | 264. CARBON | 399. SCHOENECK | |
| 130. SCOTT | 265. SELLERSVILLE | 400. HAWLEY | |
| 131. NORTH HARRISBURG | 266. MECHANICSBURG | 401. EFFORT MOUNTAIN | |
| 132. MOUNT ROCK | 267. CARLISLE | 402. COPPERSTONE | |
| 133. GREENLAND | 268. CEDAR | 403. RED FRONT | |
| 134. LANDISVILLE | 269. ARROWHEAD | 404. APPENZELL | |
| 135. GREEN PARK | 270. NEWPORT | | |

* - SUBSTATIONS THAT HAVE BEEN RETIRED.
 ## - SITE OF THE EXISTING 230KV SUBSTATION AND PROPOSED 500KV SUBSTATION.



NORTHEAST POCONO RELIABILITY PROJECT

LEGEND

- 500KV OPERATION
- 230KV OPERATION
- 138KV OPERATION
- 69KV OPERATION
- COMBUSTION TURBINE
- HYDRO ELECTRIC
- COMBINATION
- FIRM SALES
- SUBSTATION / SWITCHING STATION
- STEAM ELECTRIC
- NON-UTILITY GENERATION
- INDEPENDANT POWER PRODUCERS

INTERCONNECTIONS

PS PUBLIC SERVICE ELECTRIC AND GAS CO. OF N.J.
 ME METROPOLITAN EDISON CO. (FIRST ENERGY)
 PE PHILADELPHIA ELECTRIC CO. (PECO ENERGY)
 BC BALTIMORE GAS AND ELECTRIC CO.
 SH SAFE HARBOR WATER POWER CORPORATION
 UP THE UNITED GAS IMPROVEMENT CO. - LUZERNE ELECTRIC DIVISION
 PN PENNSYLVANIA ELECTRIC CO. (FIRST ENERGY)
 JC JERSEY CENTRAL POWER AND LIGHT CO. (FIRST ENERGY)

ACCT- 805201	PPL ELECTRIC UTILITIES	
SCALE- NO SCALE	ELECTRICAL SYSTEM MAP	
BY- CDW	Northeast Pocono Reliability Project	
REVIEWED	Acahela & Pocono Substations	
Confidential	APPROVED G. HAKUN III	DATE 17 July, 1985
AC	PPL DRAWING NO.	SHEET NO.
	D191830	1
		117

CK – Three Griffens – 2

006831

ENTERED FOR RECORD
RECORDERS OFFICE

JUL 22 2 22 PM '92

WAYNE COUNTY, PA.

FEES ¹³⁵ STAMPS ⁹⁷³²⁰

This Deed

501 97320 Made the 20th day of July, 1992.

Between D. Ross Heverly and Lillian Heverly, his wife, of RR1, Box 569 -C, Lake Ariel, Pennsylvania 18436.

Grantor(s)

and

Three Griffins Enterprises, of P.O. Box 136, Hamlin, Pennsylvania 18427.

Grantee(s)

Witnesseth, that in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, Grantor(s) do(es) hereby grant and convey to Grantee(s), their heirs and assigns:

All that certain piece or parcel of land situate, lying and being in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

The First: Beginning at a beech tree corner; thence, running North seventy-five (75) degrees East ninety-six and ninety-six hundredths (96.96) rods to corner; thence South twenty-nine and one-fourth (29 1/4) degrees East one-hundred thirty and seventy three hundredths (130.73) rods to stones corner; thence South forty-two (42) degrees West one-hundred forty-five (145) rods to a stones corner; thence North forty-eight (48) degrees West sixty-four (64) rods to stones; thence, North forty-two (42) degrees West one hundred five (105) rods to corner; thence, North forty-eight (48) degrees West one hundred six (106) rods to place of Beginning. Containing one hundred (100) acres, more or less.

The Second: Beginning at stones and stake corner in line/or lands now or formerly of Mary A. Manion; thence, South fifty (50) degrees East fifty-four (54) rods to center of road leading from John Layman's Mill to Ledgesdale, thence, by center of said road North twenty-six (26) degrees East ten (10) rods; thence, North four (4) degrees East eight (8) rods; thence, North fifteen (15) degrees East fourteen (14) rods; thence North nine (9) degrees West eighteen (18) rods; thence, North forty-one (41) and one-half (41 1/2) degrees West twelve (12) rods; thence North thirty-six (36) degrees West sixteen (16) rods to corner; thence, by land formerly of John Layman South forty (40) degrees West forty-six (46) rods to place of Beginning. Containing eleven and three fourths (11 3/4) acres, more or less.

Also about three-fourths (3/4) acre lying Northeast of creek of the Rockwell Noble tract, not included in Deed to Patrick Gerrity.

Subject to a right to take water and maintain a water line more fully set forth in that certain conveyance of Lafayette Cross and Clara Cross, his wife, to Michael Sledzinski dated October 2, 1943 and recorded in Wayne County Deed Book 153 at Page 532.

Being the same lands and premises as described in that certain Deed dated November 8, 1966 and recorded in Wayne County Deed Book 235 at Page 730 which Helen M. Mushaw, widow, granted and conveyed unto D. Ross Heverly and Libian Heverly, his wife, the grantors herein.

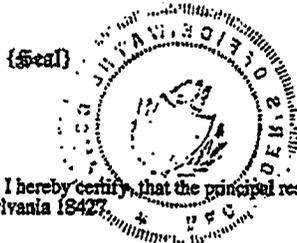
In Witness Whereof, the Grantor(s) have set their hand(s) and seal(s) the day and year first written above.

D. Ross Heverly
Libian M. Heverly (Seal)
by *D. Ross Heverly* (Seal) atty. in fact

Commonwealth of Pennsylvania :
County of Wayne : §§

On this 20th day of July, 1992, before me, the undersigned officer, personally appeared D. Ross Heverly and Libian M. Heverly known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to this instrument, and that said person(s) acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I have set my hand and official seal. *Heverly*

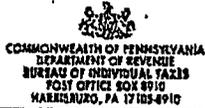


Jen Gwozdzala
Notary Public
Notarial Seal
Jen Gwozdzala, Notary Public
Dybbury Township, Wayne County
My Commission Expires Nov. 25, 1995

I hereby certify that the principal residence of the Grantees is P.O. Box 136, Hamlin, Pennsylvania 18427.

William J. Parkey
Attorney for Grantees

REV. 100 (2-78-84)



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	\$973.90
Book Number	703
Page Number	202
Date Recorded	7-22-92

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	William J. Parker, Esquire	Telephone Number	Area Code: 717 253-5546
Street Address	304 Ninth Street	City	Honesdale Pennsylvania 16431

B. TRANSFER DATA

Grantor(s)/Resor(s)	D. Ross Heverly & Lillian Heverly	Date of Acceptance of Document	7/20/92
Grantee(s)/Lessee(s)	Three Griffins Enterprises	Street Address	P.O. Box 136
Street Address	RR1, Box 569-C	City	Lake Ariel, Pennsylvania 18436
City	Lake Ariel, Pennsylvania 18436	State	Pennsylvania 18427

C. PROPERTY LOCATION

Street Address	RR1, Box 569-C	City, Township, Borough	Salem Township
County	Wayne	School District	Western Wayne
Lot/Parcel Number	22-0-040341		

D. EVALUATION DATA

1. Actual Cash Consideration	\$1.00	2. Other Consideration	+ 0	3. Total Consideration	= \$1.00
4. County Assessed Value	10,230.00	5. Common Level Ratio Factor	x 9.52	6. Fair Market Value	= 97,389.60

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	0	1b. Percentage of Interest Conveyed	100%
---------------------------------	---	-------------------------------------	------

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession (Name of Decedent) _____ (Estate Tax Number) _____
 - Transfer to Industrial Development Agency.
 - Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
 - Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
 - Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
 - Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____
 - Corrective deed (Attach copy of the prior deed).
 - Statutory corporate consolidation, merger or division. (Attach copy of articles).
 - Other (Please explain exemption claimed, if other than listed above.) _____

ENTERED FOR RECORD
 RECORDED OFFICE
 JUL 22 2 22 PM '92
 WAYNE COUNTY, PA.
 FEES \$17.00

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	William J. Parker	Date	7/20/92
---	-------------------	------	---------

[SEE REVERSE]
BOOK 0703 PAGE 0204

PAID
 LOCAL REALTY TRANSFER TAX
 973.90 DATE 7-22-92
 BY *Ringer Golden*
 COLLECTOR *ERG*

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 RECEIVED FOR COUNTY OF WAYNE
 LOCAL REALTY TRANSFER TAX
 JUL 22 1992
 973.90
 WITNESS MY HAND AND SEAL OF THIS OFFICE
 TO VOB

Ringer Golden

Recorder

Commonwealth of Pennsylvania } ss.
 County of Wayne
 Recorded in the office for Recording of Deeds in
 and for the County of Wayne, in Record
 book No. 703 Page 202 Given
 under my hand and seal of Office this _____
 22nd day of July A.D. 19 92
Ringer Golden
 Recorder



BOOK 0703 PAGE 0205

Atty Parker

0703-0205

CK – Three Griffens – 3

**RIGHT-OF-WAY TO BE CONDEMNED
OVER PROPERTY OF
THREE GRIFFINS ENTERPRISES INC.**

Beginning at a point, said point being located at the intersection of the proposed centerline of electric line in the Southerly division line of lands of Three Griffins Enterprises Inc. (DB 703, PG. 202) and lands now or formerly of Steven M. Troiano and Debra Troiano(DB 546 Pg. 90).

Thence along said dividing line, North fifty-five degrees five minutes four seconds West (N 55°05'04" W) seventy-five and zero one hundredths feet (75.00') more or less to a point.

Thence through lands of Three Griffins Enterprises Inc. (DB 703, PG. 202), crossing Ledgesdale Road, and running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, the following two (2) courses and distances: **1.** North thirty-four degrees fifty-five minutes twenty-three seconds East (N 34°55'23" E) two thousand four hundred fifty-two and ninety one hundredths feet (2,452.90') more or less to a point. **2.** North fifty-nine degrees seventeen minutes fifty-three seconds East (N 59°17'53" E) two and thirty-two one hundredths feet (2.32') more or less to a point in the Northerly division line of lands of Three Griffins Enterprises Inc. and lands now or formerly of Mary Elizabeth Romanowski (DB 718 PG 73).

Thence along said division line, crossing the proposed centerline of electric line at a distance of seventy-eight and eighty one-hundredths feet (78.80') more or less, South thirty-six degrees six minutes forty-six seconds East (S 36°06'46" E) one hundred fifty-seven and sixty one hundredths feet (157.60') more or less to a point.

Thence through lands of Three Griffins Enterprises Inc., crossing Ledgesdale Road, and running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, South thirty-four degrees fifty-five minutes twenty-three seconds West (S 34°55'23" W) two thousand four hundred three and seventy-eight one hundredths feet (2,403.78') more or less, to a point in the aforesaid Southerly division line of lands of Three Griffins Enterprises Inc. and lands now or formerly of Steven M. Troiano and Debra Troiano.

Thence along said dividing line, North fifty-five degrees five minutes four seconds West (N 55°05'04" W) seventy-five and zero one hundredths feet (75.00') more or less to a point. **The Point of Beginning.**

Said Easement containing eight and thirty-seven one hundredths Acres (8.37+/- Acs.) more or less, as shown on PPL drawing No. B393350 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF THREE GRIFFINS ENTERPRISES INC.".

ALSO, A fifty foot (50.0') wide access easement to the above described Right-of-Way, situated over the centerline of an existing access road over lands of Three Griffins Enterprises Inc. (DB 703, PG. 202) as shown on the above referenced plan, the Centerline of the existing access road being bounded and described as follows to wit:

Beginning at a point, said point being located at the intersection of the proposed centerline of an access road in the Northerly division line of lands of Three Griffins Enterprises Inc. (DB 703, PG. 202) and lands now or formerly of Mary Elizabeth Romanowski (DB 718 PG 73). Said point being located North thirty-six degrees six minutes forty-six seconds West (N 36°06'46" W) a distance of one hundred forty-three and eighty-four one-hundredths feet (143.84') more or less, from the Northeasterly corner of lands of Three Griffins Enterprises Inc., as shown on the abovementioned Plan.

Thence through lands of Three Griffins Enterprises Inc., generally along the centerline of the proposed access road the following four (4) courses and distances.

1. South fifty-one degrees forty-four minutes forty-five seconds West (S 51°44'45" W) four hundred eighty-eight and twenty-five one hundredths feet (488.25') to a point.
2. South forty degrees one minute six seconds West (S 40°01'06" W) one hundred thirteen and twenty-nine one hundredths feet (113.29') to a point.
3. On a curve to the right, having a radius of fifty-four and forty-six one hundredths feet (54.46'), an arc distance of ninety-six and fifty-four one hundredths feet (96.54'), subtended by a chord bearing South ten degrees forty-five minutes fifty-two seconds East (S 10°45'52" E) for

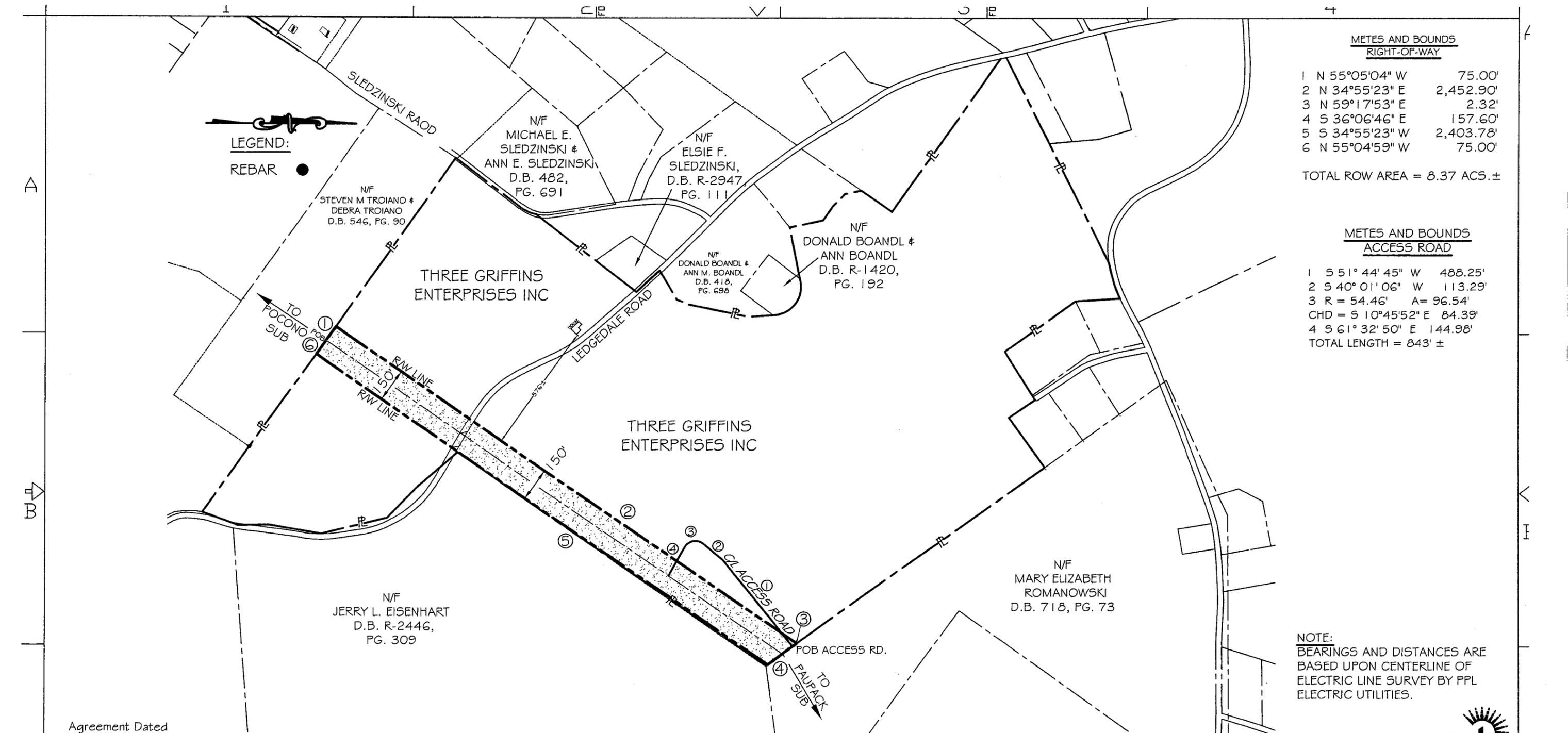
a distance of eighty-four and thirty-nine one hundredths feet (84.39') to a point.

4. South sixty-one degrees thirty-two minutes fifty seconds East (S 61°32'50" E) one hundred forty-four and ninety-eight one hundredths feet (144.98') to a point in the centerline of the above described Right-of-Way. The Terminus Point of the fifty foot (50.0') wide Access Easement.

The above described centerline having a total length of eight hundred forty-three feet (843') more or less.

Bearings and distances described are based upon the centerline of the proposed electric line as surveyed by PPL Electric Utilities.

CK – Three Griffens – 4



**METES AND BOUNDS
RIGHT-OF-WAY**

1	N 55°05'04" W	75.00'
2	N 34°55'23" E	2,452.90'
3	N 59°17'53" E	2.32'
4	S 36°06'46" E	157.60'
5	S 34°55'23" W	2,403.78'
6	N 55°04'59" W	75.00'

TOTAL ROW AREA = 8.37 ACS. ±

**METES AND BOUNDS
ACCESS ROAD**

1	S 51° 44' 45" W	488.25'
2	S 40° 01' 06" W	113.29'
3	R = 54.46'	A = 96.54'
4	CHD = S 10°45'52" E	84.39'
4	S 61° 32' 50" E	144.98'

TOTAL LENGTH = 843' ±

NOTE:
BEARINGS AND DISTANCES ARE
BASED UPON CENTERLINE OF
ELECTRIC LINE SURVEY BY PPL
ELECTRIC UTILITIES.



Agreement Dated _____
Copy of this Plan
Received By _____
Date _____

167 #
168

NOTE: FOR EXACT LOCATION OF RW AND/OR FACILITIES WITHIN THE RW
CONTACT THE LOCAL PPL ELECTRIC UTILITIES CORPORATION OFFICE.

ACCT- 10016301	POCONO-PAUPACK LINE	
SCALE- NONE	PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED	
BY- RRC	OVER PROPERTY OF THREE GRIFFINS ENTERPRISES INC.	
REVIEWED	DEED BOOK - 703, PAGE 202	
	SALEM TOWNSHIP	WAYNE CO., PA.
	APPROVED <i>Brian K. Patton</i>	DATE 11/29/2012
	PPL ELECTRIC UTILITIES	
AC	PPL DRAWING NO.	SHEET NO.
	B393350	1
CAD ID		REV.
		0

PPL EL C UTILITIES 10/10/10

NO.	DATE	ACCT.	REVISION	BY	REVIEWED	APPROVED

40315			
LOCATION CODES	PLAN & PROFILE	FACILITY MAP	SHORTS

CK – Three Griffens – 5

I, ELIZABETH STEVENS DUANE, the duly elected and acting Secretary of PPL Electric Utilities Corporation, do hereby CERTIFY that the following is a true and correct copy of certain resolutions duly adopted by the Board of Directors of the Company by a Unanimous Written Consent, dated December 14, 2012, and that said resolutions have not been altered, amended or repealed and are in full force and effect:

* * * * *

WHEREAS, Three Griffins Enterprises Inc. is the owner of certain property in Salem Township, Wayne County, as more particularly described in Exhibit DD and identified as Parcels 167 and 168; and

* * * * *

WHEREAS, the construction by the Company of 58 miles of new 230 kV transmission line associated with the proposed West Pocono 230 – 69 kV Substation in Buck Township, Luzerne County and the proposed North Pocono 230 – 69 kV Substation in Covington Township, Lackawanna County and approximately 4.4 miles of new 138 - 69 kV transmission lines to connect existing local lines into the new West Pocono 230-69 kV Substation in Tobyhanna Township, Monroe County, ("Northeast Pocono Reliability Project") on, over, across or under the lands described in Exhibit . . . DD. . . (the "Lands"), is necessary for the supply of light, heat and power to the public; and

WHEREAS, the Company has endeavored to agree but has not reached agreement with the landowners or their representatives upon the proper compensation, terms and conditions for the damage that will be done or is likely to be done to or sustained by them; and

WHEREAS, the Company is authorized by law to condemn and appropriate the properties necessary for such purposes; and

WHEREAS, Board of Directors approval is a necessary legal condition for the Company to appropriate the required rights-of-way for the Lands.

NOW THEREFORE, BE IT RESOLVED, That it is necessary to condemn and appropriate rights-of-way and easements

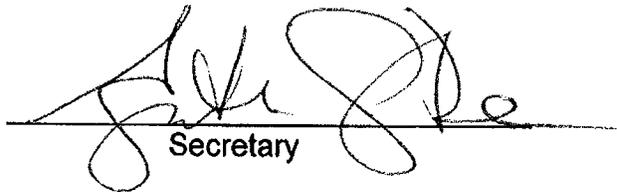
on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission lines associated with the Northeast Pocono Reliability Project, for the transmission and/or distribution of electric light, heat and power, or any of them, including such poles, wires, conduits, cables, manholes, and all other facilities, fixtures and apparatus as may be necessary for the proper and efficient construction, operation and maintenance of such line; and further

RESOLVED, That the Company shall and hereby does condemn and appropriate rights-of-way and easements ("Easement Area") to the extent necessary for the rights-of-way described above on, over, across or under the Lands owned or reputed to be owned by the above-named property owners, such rights-of-way being more fully described in Exhibit . . . DD . . . and being necessary for the Company's corporate uses for the construction, operation, renewal, replacement, relocation, addition to, and maintenance of the facilities constituting the overhead or underground transmission line, including poles, wires, conduits, cables, manholes and all other necessary appurtenances for the transmission or distribution of electricity ("Electric Facilities"), on, over, across or under the rights-of-way described in Exhibit . . . DD . . . , together with: (1) the right of ingress and egress to, from, upon, and over the subject properties to access the Easement Area and Electric Facilities at all times for the construction, operation, maintenance, replacement, and reconstruction of the Electric Facilities and for any of the purpose aforesaid; (2) the right to cut down, trim, remove, and to keep cut down and trimmed by mechanical means or otherwise, any and all trees, brush, or other undergrowth now or hereafter growing on or within the Easement Area, as well as the right to cut down, trim, and remove any and all trees adjoining or outside of the Easement Area which in the judgment of PPL Electric, its successors, assigns, and lessees may at any time interfere with the construction, reconstruction, maintenance, or operation of the Electric Facilities or menace the same, and in connection with the aforementioned rights, the right to remove, if necessary, the root systems of such trees, brush, or other undergrowth and to treat such brush and undergrowth with herbicides labeled to allow their use for the removal and control of vegetation; and (3) a prohibition against any buildings, swimming pools, or other improvements or structures whatsoever being built, constructed, or placed within the Easement Area, as well as any inflammable or explosive materials being stored within

the Easement Area, as well as the right of the Company to remove any buildings, structures, or other improvements from the Easement Area; and further

RESOLVED, That the proper officers of the Company are hereby authorized and directed to execute such bonds and/or other paper, to take such action and to bring such proceedings on behalf of the Company as may be necessary or advisable in the exercise of the power of eminent domain to condemn and appropriate such rights-of-way and easements or fee simple title and to enter upon, use and occupy any of the Lands for the purposes described in the above resolutions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company this the 27th day of December, 2012.


Secretary