



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**

**Margaret G. Arthur and Barbara A.  
Saurman, Trustees of the Residuary Trust  
of James C. Arthur**

**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 Margaret G. Arthur :  
and Barbara A. Saurman, Trustees of the :  
Residuary Trust of James C. Arthur In Sterling :  
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. ARTHUR-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 Firstrust 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 Margaret G. Arthur and Barbara A. Saurman, Trustees of  
16 the Residuary Trust of James C. Arthur in Sterling Township, Wayne County,  
17 Pennsylvania, and describe PPL Electric's proposed right-of-way easement over said  
18 property.

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

21 A. The proposed Northeast-Pocono Reliability Project is contained in the "Application of  
22 PPL Electric Utilities Corporation filed Pursuant to 52 Pa. Code Chapter 57, Subchapter  
23 G, for Approval of the Siting and Construction of Transmission Lines Associated with

1 the Proposed West Pocono 230-69 kV Substation in Buck Township, Luzerne County  
2 and the Proposed North Pocono 230-69 kV Substation in Covington Township,  
3 Lackawanna County” (“Siting Application”), which PPL Electric is filing  
4 contemporaneously with the Condemnation Application that is the subject of my  
5 testimony. With the Siting Application, PPL Electric filed Attachments 1-16 and PPL  
6 Electric Statement Nos. 1-6, which provide additional detailed information regarding the  
7 Northeast-Pocono Reliability Project.

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

1 Q. Does a portion of the proposed routes for the Northeast-Pocono Reliability Project cross  
2 the property of , Margaret G. Arthur and Barbara A. Saurman, Trustees of the Residuary  
3 Trust of James C. Arthur which is the subject of this proceeding?

4 A. Yes. The route does cross the property of Margaret G. Arthur and Barbara A. Saurman,  
5 Trustees of the Residuary Trust of James C. Arthur as described more fully below. PPL  
6 Electric has attempted to purchase a right-of-way and easement over this tract of land for  
7 the Northeast-Pocono Reliability Project, but, to date, has been unable to reach any  
8 agreement with the property owners.

9  
10 Q. Have you and/or the Right-of-Way Agents working directly under your supervision been  
11 to the property of Margaret G. Arthur and Barbara A. Saurman, Trustees of the Residuary  
12 Trust of James C. Arthur that is the subject of this proceeding?

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

15  
16 Q. Please describe the property.

17 A. This property consists of approximately 220+/- acres of heavily wooded land with a  
18 couple creeks traversing it. Zoning is "As Used" in Wayne County.

19  
20 Q. Is there a dwelling located on this property?

21 A. No.

22  
23

1 Q. Does PPL Electric's proposed right-of-way and easement over the property of Margaret  
2 G. Arthur and Barbara A. Saurman, Trustees of the Residuary Trust of James C. Arthur  
3 contain any burial grounds or places of worship?

4 A. No, it does not.

5

6 Q. Please explain PPL Electric Exhibit No. CK-Arthur-1.

7 A. PPL Electric Exhibit No. CK-Arthur-1 is a copy of the Map of PPL Electric's Bulk  
8 Power Transmission System, which shows the proposed Northeast-Pocono Reliability  
9 Project.

10

11 Q. Please explain PPL Electric Exhibit No. CK- Arthur -2.

12 A. PPL Electric Exhibit No. CK-Arthur-2 is a copy of the metes-and-bounds description of  
13 the property of Margaret G. Arthur and Barbara A. Saurman, Trustees of the Residuary  
14 Trust of James C. Arthur

15

16 Q. Please explain PPL Electric Exhibit No. CK-Arthur-3.

17 A. PPL Electric Exhibit No. CK-Arthur-3 is a copy of the metes-and-bounds description of  
18 the portion of the property of Margaret G. Arthur and Barbara A. Saurman, Trustees of  
19 the Residuary Trust of James C. Arthur over which PPL Electric seeks a right-of-way and  
20 easement.

21

22 Q. Please explain PPL Electric Exhibit No. CK-Arthur-4.

1 A. PPL Electric Exhibit No. CK-Arthur-4 is a copy of the Plan showing the property of  
2 Margaret G. Arthur and Barbara A. Saurman, Trustees of the Residuary Trust of James C.  
3 Arthur and the portion of the property over which PPL Electric proposes to acquire a  
4 right-of-way and easement.

5  
6 Q. Please explain PPL Electric Exhibit No. CK-Arthur-5

7 A. PPL Electric Exhibit No. CK-Arthur-5 is a copy of the resolutions of the Board of  
8 Directors of PPL Electric authorizing the acquisition of a right-of-way and easement over  
9 the portion of the land of Margaret G. Arthur and Barbara A. Saurman, Trustees of the  
10 Residuary Trust of James C. Arthur described in PPL Electric Exhibit No. CK-Arthur-3.  
11 Those resolutions remain in effect.

12  
13 Q. In your opinion, is the service to be furnished through the condemnation of this property  
14 necessary?

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

19  
20 Q. Does this conclude your testimony at this time?

21 A. Yes, it does.

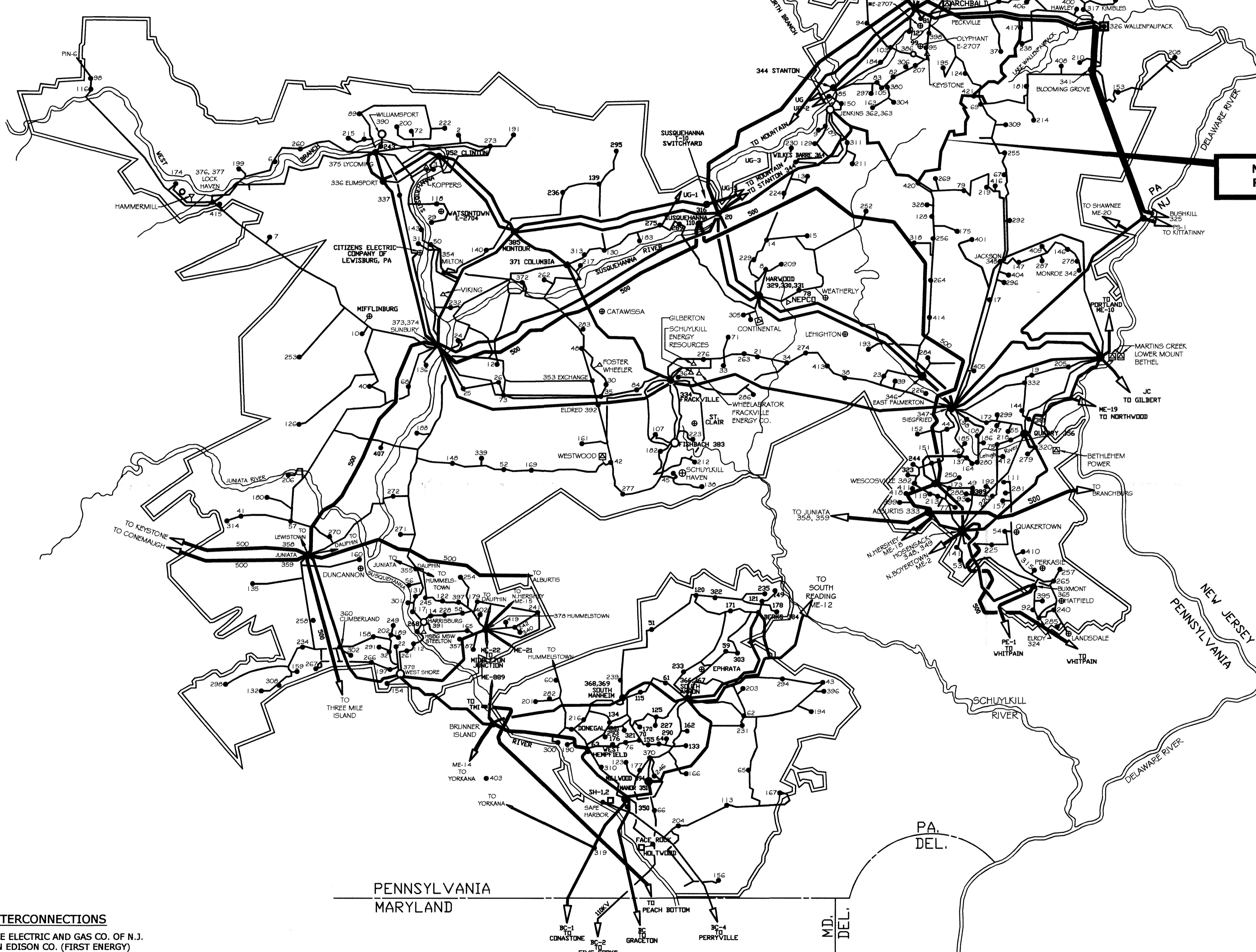
22

**CK – Arthur – 1**

**SUBSTATION LISTING**

- |                        |                         |                               |
|------------------------|-------------------------|-------------------------------|
| 1. WEST WILLIAMSPORT   | 136. SELINGSROVE        | 271. HALIFAX                  |
| 2. FAIRFIELD           | 137. SUNNER             | 272. MILLERSBURG              |
| 3. MONTGOMERY          | 138. AUBURN             | 273. MUNCY                    |
| 4. VARDEN              | 139. ROHRSBURG          | 274. HAUTO                    |
| 5. HONESDALE           | 140. DERRY              | 275. BERWICK                  |
| 6. JERSEY SHORE        | 141. EAST GREENVILLE    | 276. SHENANDOAH               |
| 7. LOGANTON            | 142. WEST DAMASCUS      | 277. PINE GROVE               |
| 8. VALMONT             | 143. NEW COLUMBIA       | 278. STROUDSBURG              |
| 9. RIVER               | 144. FARMERSVILLE       | 279. FREEMANSBURG             |
| 10. LIMESTONE          | 145. GREENVILLE         | 280. ALLENTOWN                |
| 11. *                  | 146. NORTH STROUDSBURG  | 281. BINGEN                   |
| 12. REED               | 147. TANNERSVILLE       | 282. RHEIMS                   |
| 13. WRIGHT             | 148. ELIZABETHVILLE     | 283. CLEVELAND                |
| 14. ST. JOHNS          | 149. WYOMISSING         | 284. LITTLE GAP               |
| 15. FREELAND           | 150. EXETER             | 285. ORVILLE                  |
| 16. *                  | 151. CRACKERSPORT       | 286. TUSCARORA                |
| 17. GILBERT            | 152. SCHNECKSVILLE      | 287. BARTONSVILLE             |
| 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. MAHANOY 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. FRALRY             | 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. WALLENPAUPACK            |
| 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. ELMSPORT                 |
| 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. EMMANUS            | 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. TREXLERTOWN       | 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. ELDRD                    |
| 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**

**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)

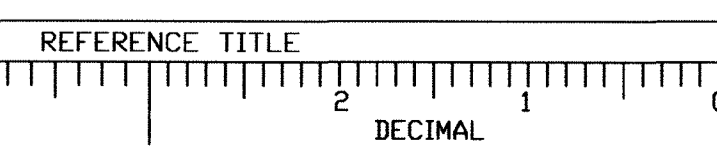
**LEGEND**

- 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

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

THIS DRAWING IS THE PROPERTY OF PPL ELECTRIC UTILITIES, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION WHICH MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION FROM PPL ELECTRIC UTILITIES.

PPL EUI FORM 4877 (7/85)



NUMBER	NO.	DATE	ACCT.	REFERENCE TITLE	BY	REVIEWED	APPROVED	PLAN & PROFILE NO.	TRANSMISSION MAP NO.	SORTS
	114	7/9/12	161707	DEPICT LOCATION SOUTH AKRON #1 & #2 138KV	mg		JBW			
	117	2/7/12	10016301	ADDED Northeast Pocono Reliability Project and Acahela & Pocono Substations	mg		JBW			
	116	02/21	10013788	DEPICT LOCATION OF ST. JOHNS - FREELAND 138/69 KV LINE PROJECT LOCATION	mg		KBK			
	115	10/5/12	10019015	DEPICT LOCATION OF STEEL CITY - QUARRY #1 & #2 230KV LINE RELOCATION	mg		JBW			

**CK – Arthur – 2**

hereby CERTIFY that the document is recorded in the Recorder's Office of Wayne County, Pennsylvania.



*Ginger Golden*  
Ginger Golden  
Recorder of Deeds

Prepared By and Return To

Richard C. Unger, Jr., Esquire  
100 Four Falls Corporate Center, Suite 300  
W. Conshohocken, PA 19428-2983  
Telephone #: 610-940-4190

Instrument Volume Page  
200900003503 OR 3707 28

200900003503  
Filed for Record in  
WAYNE COUNTY, PA  
GINGER GOLDEN  
03-17-2009 At 02:43 PM  
DEED 32.50  
STATE TAX .00  
LOCAL TAX .00  
OR Volume 3707 Page 28 - 94

County Parcel Numbers: 26-0-0331-0052 and 26-0-0331-0076

*This Indenture* Made the 19<sup>th</sup> day of November in the year of our Lord Two Thousand Eight (2008)

*Between* MARGARET G. ARTHUR and BARBARA A. SAURMAN, (formerly known as BARBARA A. FELIX), Executors of the Estate of JAMES C. ARTHUR

(hereinafter called the Grantors), of the one

part, and

MARGARET G. ARTHUR and BARBARA A. SAURMAN, (formerly known as BARBARA A. FELIX), Trustees of the Residuary Trust of JAMES C. ARTHUR

(hereinafter called the Grantees), of the

other part.

*Witnesseth*, that the said Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other valuable consideration, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees and their successors and assigns

*All That Certain Real Estate* as described in Exhibit "A" hereto, which is incorporated as if set forth in full.

*Whereas*, James C. Arthur died on February 24, 2004 and Letters Testamentary were granted to Margaret G. Arthur and Barbara A. Saurman, formerly known as Barbara A. Felix, by the Register of Wills of Montgomery County, Pennsylvania, at No. 46-04-0841.

*Under and Subject* to certain covenants, conditions and building restrictions of record.

*Together* with all and singular the rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title,

interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said pieces, parcels and tracts of land to the said Grantees, their successors and assigns forever.

**And** the said Grantors, as Executors of the Estate, do covenant, promise, and agree to and with Grantees, their successors and assigns, by those present, that they have not heretofore done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, or shall be impeached, charged, or encumbered in title, charge, estate or otherwise whatsoever.

**THIS IS A TRANSFER FOR NO OR NOMINAL CONSIDERATION OF PROPERTY PASSING BY TESTATE SUCCESSION FROM DECEDENT'S PERSONAL REPRESENTATIVES TO THE DECEDENT'S DEVISEES AND THUS IS WHOLLY EXEMPT FROM REALTY TRANSFER TAX.**

**In Witness Whereof** the Grantors do hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
In the Presence of:

Margaret Hoffman

Margaret G. Arthur (SEAL)  
MARGARET G. ARTHUR, Executor

Margaret Hoffman

Barbara A. Saurman (SEAL)  
BARBARA A. SAURMAN, Executor

The address of the Grantees is:

I hereby certify that the precise residence of the GRANTEE is: 11 Brownstone Drive, Horsham, PA 19044

Barbara A Saurman  
11 Brownstone Drive  
Horsham, PA 19044

Please return recorded original Deed to:  
Richard C. Unger, Jr., Esquire  
Suite 300, 100 Four Falls Corporate Center  
West Conshohocken, PA 19428-2983  
(610) 940-4190

Richard C. Unger, Jr.  
Richard C. Unger, Jr., Esquire



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Montgomery

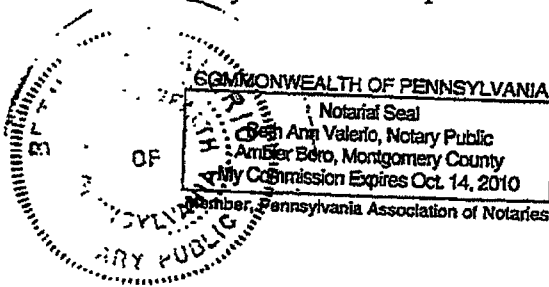
SS

On this 19th day of November, 2008, before me the undersigned officer, personally appeared BARBARA A. SAURMAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Beth Ann Valerio  
Notary Public

My commission expires:



**EXHIBIT "A"**

ALL those certain pieces or parcels of land lying, situated and being in the Township of Sterling, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

**FIRST PARCEL: BEGINNING** at a post on the northwest line of land of John Phillips; thence by land of the late Wm. B. Simons along the public road north 32½ degrees west 19 rods to a post; thence by lands of Wm. E. Bortree Estate, north 41 degrees east 68 rods to a stone corner; thence by land late of David Bortree, south 41½ degrees east 78 rods to a post; thence south 69 degrees east 12 rods to a post; thence by land of Albert W. Brink; south 37 degrees west 23 rods to a post; south 26 degrees east 44 rods to a post; thence by land of John Phillips south 40 degrees west 69 rods to the place of BEGINNING.

CONTAINING 60 acres and 35 perches, more or less.

**SECOND PARCEL: BEGINNING** at a post in the line of land of David Bortree Estate; thence by land above described north 41½ degrees west 78 rods to a post; thence by land late of W. E. Bortree north 41 degrees east 67 rods to a stone corner; thence by land of Wilhelmina Dein and others south 49 degrees east 51 rods to Wallenpaupack Creek and thence up said Creek, its devious ways and courses to the place of BEGINNING.

CONTAINING 20 acres, more or less.

**EXCEPTING AND RESERVING** therefrom a parcel of land which Victor Ruthkosky, et al., by deed dated July 2, 1935, granted and conveyed to Fannie B. Simons.

**BEING** the same premises Hugh J. Clarke, Gilbert G. Clarke and The Philadelphia National Bank, Surviving Executors of the Last Will and Testament of A. Vinton Clarke, late of the City of Philadelphia, County of Philadelphia, and Commonwealth of Pennsylvania, granted and conveyed unto James C. Arthur of Gwynedd Valley, Montgomery County, Pennsylvania, by deed dated September 21, 1959 and being duly recorded in Wayne County Deed Book Volume 204 at page 418 to 424 and being County Parcel Numbers: 26-0-0331-0052 and 26-0-0331-0076.

REV-183 EX (7-08)

**PA** pennsylvania  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	3707
Page Number	88
Date Recorded	2/17/09

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name	Richard C. Unger, Jr., Esquire	Telephone Number:	(610) 940-4190
Street Address	100 Four Falls Corporate Center, Ste. 300	City	W. Conshohocken
		State	PA
		ZIP Code	19428-2983

### B. TRANSFER DATA

Grantor(s)/Lessor(s)	Margaret G. Arthur and Barbara A. Saurman; (formerly known as Barbara A. Felix)	Date of Acceptance of Document	November 19, 2008
Grantee(s)/Lessee(s)	Margaret G. Arthur and Barbara A. Saurman, (formerly known as Barbara A. Felix),	Street Address Executors of the Estate of James C. Arthur	11 Brownstone Drive
		Street Address Trustees of the Residuary Trust of James C. Arthur	11 Brownstone Drive
City	Horsham	City	Horsham
State	PA	State	PA
ZIP Code	19044	ZIP Code	19044

### C. REAL ESTATE LOCATION

Street Address	Sterling		
City, Township, Borough	Sterling		
County	Wayne	School District	Western Wayne
		Tax Parcel Number	26-0-0331-0052

### D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ -0-	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$27,600.00	X 1.37%	= \$37,812.00

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

### 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. James C. Arthur (Name of Decedent) 46-04-0841 (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.)

Filed for Record in  
WAYNE COUNTY, PA  
GINGER GOLDEN  
03-17-2009 RE 02:43 PM.  
STMT VALUE 4.00

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  
*Richard Unger*

Date  
2/23/09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Instrument Volume Page  
20090003503 OR 3707 94

STATEMENT OF VALUE-SECOND SHEET

First Parcel is listed on Statement of Value and all remaining parcels are listed on this Second Sheet

	Tax Parcel Number	County Assessed Value	Common Level Ratio Factor	Fair Market Value
2 <sup>nd</sup> Parcel	26-0-0331-0076	\$45,000.00	1.37%	\$61,650.00

hereby CERTIFY that the instrument recorded in the Recorder's Office of Wayne County, Pennsylvania.

Instrument 200900003504 OR Volume 3707 Page 55



*Ginger Golden*

Ginger Golden  
Recorder of Deeds

Prepared By and Return To:

Richard C. Unger, Jr., Esquire  
100 Four Falls Corporate Center, Suite 300  
W. Conshohocken, PA 19428-2983  
Telephone #: 610-940-4190

200900003504  
Filed for Record in  
WAYNE COUNTY, PA  
GINGER GOLDEN, PA  
03-17-2009 At 02:44 PM  
DEED TAX  
LOCAL TAX  
OR VOLUME 3707 Page 100

County Parcel Number: 26-0-0341-0026

**This Indenture** Made the 19<sup>th</sup> day of November in the year of our Lord Two Thousand Eight (2008)

**Between** MARGARET G. ARTHUR and BARBARA A. SAURMAN, (formerly known as BARBARA A. FELIX), Executors of the Estate of JAMES C. ARTHUR

(hereinafter called the Grantors), of the one

part, and

MARGARET G. ARTHUR and BARBARA A. SAURMAN, (formerly known as BARBARA A. FELIX), Trustees of the Residuary Trust of JAMES C. ARTHUR

(hereinafter called the Grantees), of the

other part.

**Witnesseth**, that the said Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other valuable consideration, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees and their successors and assigns

**All That Certain Real Estate** as described in Exhibit "A" hereto, which is incorporated as if set forth in full.

**Whereas**, James C. Arthur died on February 24, 2004 and Letters Testamentary were granted to Margaret G. Arthur and Barbara A. Saurman, formerly known as Barbara A. Felix, by the Register of Wills of Montgomery County, Pennsylvania, at No. 46-04-0841.

**Under and Subject** to certain covenants, conditions and building restrictions of record.

**Together** with all and singular the rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title,

interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said pieces, parcels and tracts of land to the said Grantees, their successors and assigns forever.

**And** the said Grantors, as Executors of the Estate, do covenant, promise, and agree to and with Grantees, their successors and assigns, by those present, that they have not heretofore done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, or shall be impeached, charged, or encumbered in title, charge, estate or otherwise whatsoever.

**THIS IS A TRANSFER FOR NO OR NOMINAL CONSIDERATION OF PROPERTY PASSING BY TESTATE SUCCESSION FROM DECEDENT'S PERSONAL REPRESENTATIVES TO THE DECEDENT'S DEVISEES AND THUS IS WHOLLY EXEMPT FROM REALTY TRANSFER TAX.**

**In Witness Whereof** the Grantors do hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
In the Presence of:

Margaret Hoffman

Margaret G. Arthur (SEAL)  
MARGARET G. ARTHUR, Executor

Margaret Hoffman

Barbara A. Saurman (SEAL)  
BARBARA A. SAURMAN, Executor

The address of the Grantees is:

Barbara A Saurman  
11 Brownstone Drive  
Horsham, PA 19044

I hereby certify that the precise residence of the GRANTEE is: 11 Brownstone Drive, Horsham, PA 19044

Richard C. Unger  
Richard C. Unger, Jr., Esquire

**Please return recorded original Deed to:**  
Richard C. Unger, Jr., Esquire  
Suite 300, 100 Four Falls Corporate Center  
West Conshohocken, PA 19428-2983  
(610) 940-4190

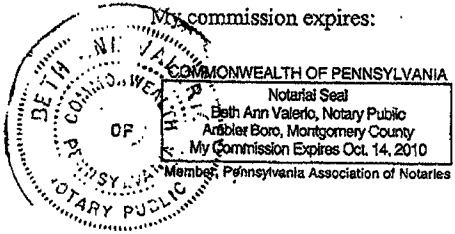
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Montgomery : SS

On this 19<sup>th</sup> day of November, 2008, before me the undersigned officer, personally appeared MARGARET G. ARTHUR <sup>Executor of the Estate of James C. Arthur</sup> known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Beth Ann Valerio  
Notary Public

My commission expires:



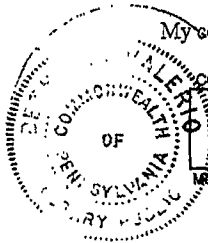
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Montgomery : SS

On this 19<sup>th</sup> day of November, 2008, before me the undersigned officer, personally appeared BARBARA A. SAURMAN, <sup>Executor of the Estate of James C. Arthur</sup> known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Beth Ann Valerio  
Notary Public

My commission expires:



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Beth Ann Valerio, Notary Public  
Ardler Boro, Montgomery County  
My Commission Expires Oct. 14, 2010  
Member, Pennsylvania Association of Notaries

**EXHIBIT "A"**

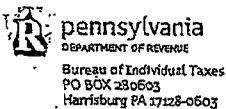
**ALL THAT CERTAIN** piece or parcel and of land lying, situated and being in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, described as follows:

**BEGINNING** in the center of highway and in center of bridge; thence South 29 degrees 30 minutes East 161 feet; thence along A.V. Clarke North 47 degrees 30 minutes East 650 feet to stake; thence North 25 degrees West 100 feet North 17 degrees West 625 feet North 444 feet; thence South 84 degrees 30 minutes West 930 feet to the center of highway; thence along center of highway South 16 degrees East 202 feet South 25 degrees East 1234 feet to the place of **BEGINNING**.

**CONTAINING** 23 and eight-tenths acres, more or less.

**BEING** the same premises which Laura V. Smith, Widow, of the Township of Greene, County of Pike and Commonwealth of Pennsylvania granted and conveyed unto James C. Arthur, of Gwynedd Valley, Pennsylvania by deed dated March 13, 1967, and being duly recorded in Wayne County Deed Book Volume 236 at pages 800-803 and being County Parcel Number: 26-0-0341-0026.

REV-183 EX (7-08)



# REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	3707
Page Number	95
Date Recorded	3/17/09

See Reverse for Instructions

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name <u>Richard C. Ungert, Jr., Esquire</u>	Telephone Number: <u>(610) 940-4190</u>
Street Address <u>100 Four Falls Corporate Center, Ste. 300</u>	City <u>W. Conshohocken</u>
	State <u>PA</u>
	ZIP Code <u>19428-2983</u>

**B. TRANSFER DATA**

Grantor(s)/Lessor(s) <u>Margaret G. Arthur and Barbara A. Saurman, (formerly known as Barbara A. Felix)</u>		Date of Acceptance of Document <u>November 19, 2008</u>	
Street Address <u>Executors of the Estate of James C. Arthur - 11 Brownstone Drive</u>		Grantee(s)/Lessee(s) <u>Margaret G. Arthur and Barbara A. Saurman, (formerly known as Barbara A. Felix)</u>	
City <u>Horsham</u>		Street Address <u>Trustees of the Residuary Trust of James C. Arthur - 11 Brownstone Drive</u>	
State <u>PA</u>	ZIP Code <u>19044</u>	City <u>Horsham</u>	State <u>PA</u>
			ZIP Code <u>19044</u>

**C. REAL ESTATE LOCATION**

Street Address		City, Township, Borough <u>Sterling</u>	
County <u>Wayne</u>	School District <u>Western Wayne</u>	Tax Parcel Number <u>26-0-0341-0026</u>	

**D. VALUATION DATA**

1. Actual Cash Consideration <u>\$1.00</u>	2. Other Consideration <u>+ -0-</u>	3. Total Consideration <u>= \$1.00</u>
4. County Assessed Value <u>\$45,400.00</u>	5. Common Level Ratio Factor <u>X 1.37%</u>	6. Fair Market Value <u>= \$62,198.00</u>

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
--	--	--

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession. James C. Arthur 46-04-0841  
(Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles of incorporation, merger or division.)
- Other (Please explain exemption claimed, if other than listed above.)

Filed for Record in  
WAYNE COUNTY, PA  
GINGER GOLDEN  
03-17-2009 At 02:44 pm.  
STMT VALUE 2.00

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 Richard Ungert Date 2/23/09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

I hereby CERTIFY that the document is recorded in the Recorder's Office of Wayne County, Pennsylvania.

Instrument: 200900003505 DR Volume Page 3707 101

Prepared By and Return To:

Richard C. Unger, Jr., Esquire  
100 Four Falls Corporate Center  
W. Conshohocken, PA 19428-2983  
Telephone #: 610-940-4190



*Ginger Golden*

Ginger Golden  
Recorder of Deeds

200900003505  
Filed for Record in  
WAYNE COUNTY, PA  
GINGER GOLDEN  
03-17-2009 At 02:46 pm.  
DEED 32.50  
STATE TAX .00  
LOCAL TAX .00  
DR Volume 3707 Page 101 - 107

County Parcel Numbers: 26-0-0331-0051 and 26-0-0331-0073

*This Indenture* Made the 19<sup>th</sup> day of November in the year of our Lord Two Thousand Eight (2008)

**Between** MARGARET G. ARTHUR and BARBARA A. SAURMAN, (formerly known as BARBARA A. FELIX), Executors of the Estate of JAMES C. ARTHUR

(hereinafter called the Grantors), of the one

part, and

MARGARET G. ARTHUR and BARBARA A. SAURMAN, (formerly known as BARBARA A. FELIX), Trustees of the Residuary Trust of JAMES C. ARTHUR

(hereinafter called the Grantees), of the

other part.

**Witnesseth**, that the said Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other valuable consideration, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees and their successors and assigns

**All That Certain Real Estate** as described in Exhibit "A" hereto, which is incorporated as if set forth in full.

**Whereas**, James C. Arthur died on February 24, 2004 and Letters Testamentary were granted to Margaret G. Arthur and Barbara A. Saurman, formerly known as Barbara A. Felix, by the Register of Wills of Montgomery County, Pennsylvania, at No. 46-04-0841.

**Under and Subject** to certain covenants, conditions and building restrictions of record.

**Together** with all and singular the rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title,

interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said pieces, parcels and tracts of land to the said Grantees, their successors and assigns forever.

**And** the said Grantors, as Executors of the Estate, do covenant, promise, and agree to and with Grantees, their successors and assigns, by those present, that they have not heretofore done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, or shall be impeached, charged, or encumbered in title, charge, estate or otherwise whatsoever.

**THIS IS A TRANSFER FOR NO OR NOMINAL CONSIDERATION OF PROPERTY PASSING BY TESTATE SUCCESSION FROM DECEDENT'S PERSONAL REPRESENTATIVES TO THE DECEDENT'S DEVISEES AND THUS IS WHOLLY EXEMPT FROM REALTY TRANSFER TAX.**

**In Witness Whereof** the Grantors do hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
In the Presence of:

Margaret Hoffman

Margaret G. Arthur (SEAL)  
MARGARET G. ARTHUR, Executor

Margaret Hoffman

Barbara A. Sauman (SEAL)  
BARBARA A. SAURMAN, Executor

The address of the Grantees is:

Barbara A Sauman  
11 Brownstone Drive  
Horsham, PA 19044

I hereby certify that the precise residence of the GRANTEE is: 11 Brownstone Drive, Horsham, PA 19044

Richard C. Unger, Jr.  
Richard C. Unger, Jr., Esquire

**Please return recorded original Deed to:**  
Richard C. Unger, Jr., Esquire  
Suite 300, 100 Four Falls Corporate Center  
West Conshohocken, PA 19428-2983  
(610) 940-4190

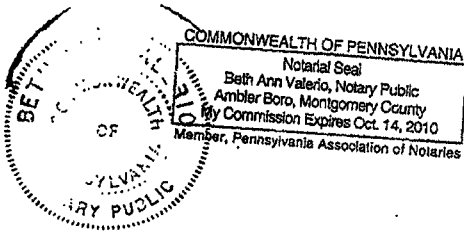
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Montgomery : SS

On this 19<sup>th</sup> day of November, 2008, before me the undersigned  
officer, personally appeared MARGARET G. ARTHUR <sup>Executor of the Estate of James C. Arthur</sup> known to me (or satisfactorily  
proven) to be the person whose name is subscribed to the within instrument and  
acknowledged that she executed the same for the purposes therein contained.

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

Beth Ann Valerio  
Notary Public

My commission expires:



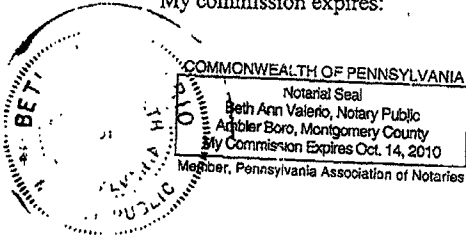
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Montgomery : SS

On this 19<sup>th</sup> day of November, 2008, before me the undersigned officer, personally appeared BARBARA A. SAURMAN, ~~known to me~~ <sup>Executive of the Estate of James C. Arthur</sup> (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Beth Ann Valerio  
Notary Public

My commission expires: :



**EXHIBIT "A"**

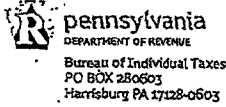
**ALL THAT CERTAIN** piece or parcel of land situated in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at the in the center of the East Sterling Road near a corner in the land of William R. Bortree; thence North eighty-five and one-half degrees East thirty-four rods to a stone on the East side of the Paupack; thence South sixty-two and three-quarter degrees East thirty-eight rods; thence South twenty and three-quarter degrees East twenty-eight and one-half rods to a soft maple; thence South seventy-one and one-quarter degrees East sixteen rods to a corner in the middle of the creek; thence North seventy-seven degrees East ten rods; thence South thirty-three degrees East four rods; thence South eleven degrees West twenty-eight rods; thence South one degree West twenty rods; thence South sixteen degrees West twenty-two rods; thence South thirty-nine degrees East twenty-five rods; thence South sixteen degrees West; twenty-four rods to stones; thence North fifty degrees west twenty-two and eight-tenths rods to a stone corner; thence South thirty-two degrees West fifty-nine rods twelve and one-half feet to the center of the East Sterling Road; thence North along the center of said road rods to the place of BEGINNING.

**CONTAINING** about Seventy Acres, more or less.

**BEING** the same premises which Marvin J. Woltjen known as M.F. Woltjen and his wife, Elva L. Woltjen granted and conveyed unto James C. Arthur by deed dated September 27, 1958, and being duly recorded in Wayne County Deed Book Volume 200 at pages 599-600 and being County Parcel Numbers: 26-0-0331-0051 and 26-0-0331-0073.

REV-183 EX (7-08)



**REALTY TRANSFER TAX STATEMENT OF VALUE**

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	3707
Page Number	101
Date Recorded	3/17/09

See Reverse for Instructions

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name: Richard C. Unger, Jr., Esquire Telephone Number: (610) 940-4190  
 Street Address: 100 Four Falls Corporate Center, Ste. 300 City: W. Conshohocken State: PA ZIP Code: 19428-2983

**B. TRANSFER DATA**

Grantor(s)/Lessor(s): Margaret G. Arthur and Barbara A. Saurman (formerly known as Barbara A. Felix) Date of Acceptance of Document: November 19, 2008  
 Grantee(s)/Lessee(s): Margaret G. Arthur and Barbara A. Saurman, (formerly known as Barbara A. Felix)  
 Street Address Executors of the Estate of James C. Arthur: 11 Brownstone Drive City: Horsham State: PA ZIP Code: 19044  
 Street Address Trustees of the Residuary Trust of James C. Arthur: 11 Brownstone Drive City: Horsham State: PA ZIP Code: 19044

**C. REAL ESTATE LOCATION**

Street Address: \_\_\_\_\_ City, Township, Borough: Sterling  
 County: Wayne School District: Western Wayne Tax Parcel Number: 26-0-0331-0051

**D. VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ -0-	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$91,200.00	X 1.37%	= \$124,944.00

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession. James C. Arthur (Name of Decedent) 46-04-0841 (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.)
- Filed for Record in  
WAYNE COUNTY, PA  
GINGER GOLDEN  
03-17-2009 At 02:46 pm  
STMT VALUE 4.00

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: Richard Unger Date: 2/23/09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

### STATEMENT OF VALUE-SECOND SHEET

First Parcel is listed on Statement of Value and all remaining parcels are listed on this Second Sheet

	Tax Parcel Number	County Assessed Value	Common Level Ratio Factor	Fair Market Value
2 <sup>nd</sup> Parcel	26-0-0331-0073	\$16,700.00	1.37%	\$22,879.00

**CK – Arthur – 3**

**RIGHT-OF-WAY TO BE CONDEMNED  
OVER PROPERTY OF  
MARGARET G. ARTHUR AND  
BARBARA A. SAURMAN  
TRUSTEES OF THE RESIDUARY TRUST  
OF  
JAMES C. ARTHUR**

**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 Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 88, Parcel 1), Said point being in and along Twin Rocks Road.

**Thence** in and along Twin Rocks Road, North thirty-six degrees fifty minutes forty-four seconds West (N 36°50'44" W) for a distance of one hundred twenty-five and forty-one one hundredths feet (125.41') to a point.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 88, Parcel 1) and other lands of Margaret G. Arthur and Barbara A. Saurman, running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, the following three (3) courses and distances: **1.** North zero degrees seven minutes three seconds West (N 00°07'03" W) six hundred thirty-eight and seventy-nine one hundredths feet (638.79') more or less to a point. **2.** North thirteen degrees five minutes seventeen seconds West (N 13°05'17" W) one thousand fifty-three and eighty-three one hundredths feet (1,053.83') more or less to a point. **3.** North zero degrees thirty-seven minutes six seconds East (N 00°37'06" E) one thousand three hundred eleven and eighty-six one hundredths feet (1,311.86') more or less to a point in the Northerly division line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 88, Parcel 2) and lands now or formerly of Frank W. Koskovich (DB 3672 Pg. 136).

**Thence** along said dividing line, the following two (2) courses and distances **1.** Crossing the proposed centerline of electric line at a distance of one hundred thirty and zero one-hundredths feet (130.00') more or less, North thirty-five degrees fifty-four minutes twenty-seven seconds East (N 35°54'27" E) two hundred fifty and thirty-seven one hundredths feet (250.37') more or less, to a point. **2.** South sixty-four degrees seventeen

minutes three seconds East (S 64°17'03" E) five and ninety-two one hundredths feet (5.92') to a point.

**Thence** through lands of through lands of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 88, Parcel 2) and other lands of Margaret G. Arthur and Barbara A. Saurman, running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, the following three (3) courses and distances: **1.** South zero degrees thirty-seven minutes six seconds West (S 00°37'06" W) one thousand four hundred ninety-five and sixty-nine one hundredths feet (1,495.69') more or less to a point. **2.** South thirteen degrees five minutes seventeen seconds East (S 13°05'17" E) one thousand fifty-two and eighty-five one hundredths feet (1,052.85') more or less to a point. **3.** South zero degrees seven minutes three seconds East (S 00°07'03" E) seven hundred eighty-four and forty-seven one hundredths feet (784.47') more or less to a point in the Easterly division line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 88, Parcel 1) and lands now or formerly of Margaret G. Arthur (DB 486 Pg. 103).

**Thence** along said dividing line, South thirty-three degrees thirty-five minutes forty seconds West (S 33°35'40" W) forty-five and ninety-five one hundredths feet (45.95') more or less to a point in the Southerly division line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 88, Parcel 1), Said point being in and along Twin Rocks Road.

**Thence** in and along Twin Rocks Road, North thirty-six degrees fifty minutes forty-four seconds West (N 36°50'44" W) for a distance of eighty-two and seventy-six one hundredths feet (82.76') to a point. **The Point of Beginning.**

Said Easement containing eleven and three one hundredths Acres (11.03+/- Acs.) more or less as shown on PPL drawing No. B393313 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF MARGARET G. ARTHUR AND BARBARA A. SAURMAN, TRUSTEES OF THE RESIDUARY TRUST OF JAMES C. ARTHUR."

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

**ALSO,** A fifty foot (50.0') wide access easement to the above described Right-of-Way, over lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 95) , as shown on the above referenced plan, the Centerline of the access road being bounded and described as follows to wit:

**Beginning** at a point, said point being located in the Southerly division line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 95), Said point being in and along Twin Rocks Road. Said point being located North thirty-six degrees fifty minutes forty-four seconds West (N 36°50'44" W), a distance of three hundred and zero one-hundredths feet (300.00') more or less, from a point marking the Southeasterly corner of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 95), as shown on the abovementioned Plan.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 95), the following two (2) courses and distances.

1. North thirty-two degrees forty-nine minutes forty-three seconds East (N 32°49'43" E) one hundred eighty-nine and fifteen one hundredths feet (189.15') to a point.
2. North twenty-nine degrees forty minutes twelve seconds East (N 29°40'12" E) three hundred eighteen and twenty-four one hundredths feet (318.24') 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 five hundred seven feet (507') more or less.

**RIGHT-OF-WAY TO BE CONDEMNED  
OVER PROPERTY OF  
MARGARET G. ARTHUR AND  
BARBARA A. SAURMAN  
TRUSTEES OF THE RESIDUARY TRUST  
OF  
JAMES C. ARTHUR**

**(EASEMENT AREA NORTH OF I-84)**

**Beginning** at a point, said point being located at the intersection of the proposed centerline of electric line in the Westerly division line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 101), Said point being in the centerline of Forks Bridge Road.

**Thence** in and along Forks Bridge Road the following two (2) courses and distances: **1.** North two degrees nineteen minutes twenty-two seconds West (N 02°19'22" W) for a distance of sixty-three and forty hundredths feet (63.40') to a point. **2.** North nine degrees fifty-four minutes twenty-two seconds West (N 09°54'22" W) for a distance of thirty-one and ninety-six one hundredths feet (31.96') to a point.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 101), 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.** South fifty-six degrees fifty-one minutes fifty seconds East (S 56°51'50" E) four hundred twenty-eight and fifty-four one hundredths feet (428.54') more or less to a point. **2.** South zero degrees thirty-seven minutes six seconds West (S 00°37'06" W) one hundred sixty-eight and fifteen one hundredths feet (168.15') more or less to a point in the Northerly Right-of-Way Line of Interstate Route 84.

**Thence** along said Right-of-Way Line, Crossing the proposed centerline of electric line at a distance of ninety-one and fifty nine-hundredths feet (91.59') more or less, North fifty-four degrees twenty-one minutes five seconds West (N 54°21'05"W) four hundred twenty-six and forty-nine one hundredths feet (426.49') more or less, to a point in the Westerly division line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 101), Said point being in the centerline of Forks Bridge Road.

**Thence** in and along Forks Bridge Road, North two degrees nineteen minutes twenty-two seconds West (N 02°19'22" W) for a distance of fifty-

nine and four one hundredths feet (59.04') to a point. **The Point of Beginning.**

Said Easement containing one and twenty-seven one hundredths Acres (1.27+/- Acs.) more or less.

**ALSO,** A fifty foot (50.0') wide access easement to the above described Right-of-Way, over lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 101), the Centerline of the access easement being bounded and described as follows to wit:

**Beginning** at a point in the centerline of Forks Bridge Road, said point being located North two degrees nineteen minutes twenty-two seconds West (N 02°19'22" W) a distance of sixty-three and forty hundredths feet (63.40') from the intersection of the centerline of Forks Bridge Road and the proposed centerline of electric line Right-Of-Way.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 101), the following two (2) courses and distances.

1. North seventy-eight degrees thirty-seven minutes fifty-seven seconds East (N 78°37'57" E) one hundred thirty-seven and eighty-three hundredths feet (137.83') to a point.
2. South six degrees four minutes fifty-seven seconds East (S 06°04'57" E) one hundred eighty-nine and zero hundredths feet (189.00') 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 three hundred twenty-seven feet (327') more or less.

#### **(EASEMENT AREA SOUTH OF I-84)**

**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 Margaret G. Arthur and Barbara A. Saurman (DB 3707, PG. 76) and lands now or formerly of Frank W. Koskovich (DB 3672 Pg. 136).

**Thence** along said dividing line, North fifty-three degrees forty-one minutes nine second West (N 53°41'09" W) ninety-two and thirty-five one hundredths feet (92.35') more or less to a point.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707, PG. 76), and extending into other lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707, PG. 101), running parallel to and at a distance of seventy-five feet (75') perpendicular from the

centerline of proposed electric line, North zero degrees thirty-seven minutes six seconds West (N 00°37'06" W) two thousand four hundred eleven and seventy-one one hundredths feet (2,411.71') more or less to a point on the Southerly Right-of-Way Line of Interstate Route 84.

**Thence** along said Right-of-Way Line, Crossing the proposed centerline of electric line at a distance of ninety-one and seventy-one one hundredths feet (91.71') more or less, South fifty-four degrees fourteen minutes fifty-eight seconds East (S 54°14'58" E) one hundred eighty-three and forty-one one hundredths feet (183.41') more or less to a point.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707, PG. 101), and extending into other lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707, PG. 76), running parallel to and at a distance of seventy-five (75') perpendicular from the centerline of proposed electric line, South zero degrees thirty-seven minutes six seconds West (S 00°37'06" W) two thousand four hundred thirteen and ninety-three one hundredths feet (2,413.93') more or less to a point in the aforesaid Southerly dividing line of lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707, PG. 76) and lands now or formerly of Frank W. Koskovich (DB 3672 Pg. 136).

**Thence** along said dividing line, North fifty-three degrees forty-one minutes nine second West (N 53°41'09" W) ninety-two and thirty-five one hundredths feet (92.35') more or less to a point. **The Point of Beginning.**

Said Easement containing eight and thirty-one one hundredth Acres (8.31+/- Acs.) more or less.

**ALSO**, A fifty foot (50.0') wide access easement to the above described Right-of-Way, over lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 76), the Centerline of the access easement being bounded and described as follows to wit:

**Beginning** at a point in the centerline of Forks Bridge Road, said point being located approximately One hundred feet (100') in a northerly direction from a northwest corner of lands now or late of Robert & Carolyn Beemer in the centerline of Forks Bridge Road.

**Thence** through lands of Margaret G. Arthur and Barbara A. Saurman (DB 3707 Pg. 76), the following two (2) courses and distances.

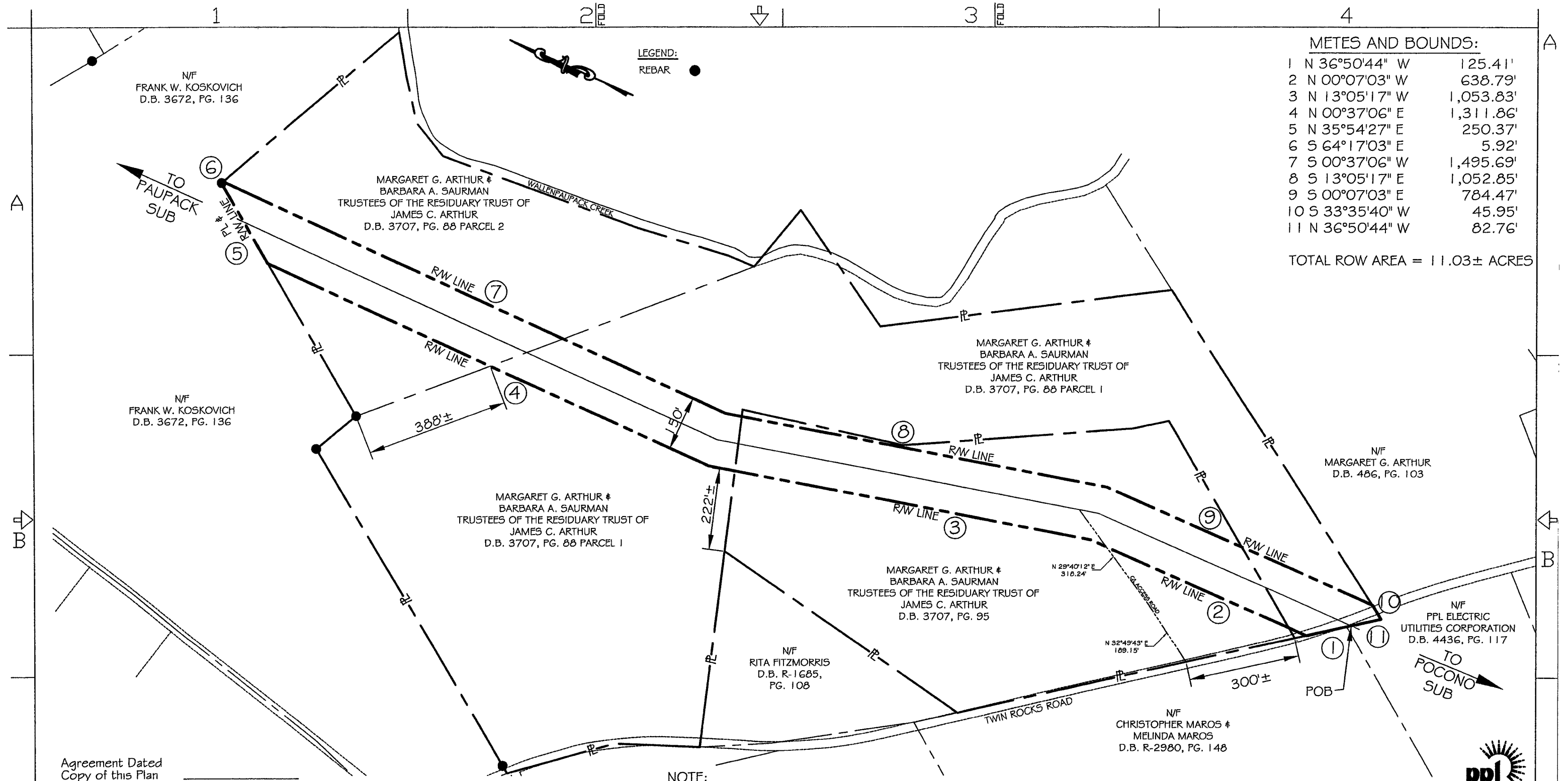
1. North fifty-five degrees forty-nine minutes eighteen seconds East (N 55°49'18" E) two hundred thirty-two and eighty-six hundredths feet (232.86') to a point.
2. North eighty-six degrees twenty-three minutes twenty-three seconds East (N 83°23'23" E) one hundred forty-one and fourteen hundredths feet (141.14') 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 three hundred seventy-four feet (374') more or less.

All easements as shown on PPL drawing No. B393316 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF MARGARET G. ARTHUR & BARBARA A. SAURMAN TRUSTEES OF THE RESIDUARY TRUST OF JAMES C. ARTHUR".

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

**CK – Arthur – 4**



**METES AND BOUNDS:**

1	N 36°50'44" W	125.41'
2	N 00°07'03" W	638.79'
3	N 13°05'17" W	1,053.83'
4	N 00°37'06" E	1,311.86'
5	N 35°54'27" E	250.37'
6	S 64°17'03" E	5.92'
7	S 00°37'06" W	1,495.69'
8	S 13°05'17" E	1,052.85'
9	S 00°07'03" E	784.47'
10	S 33°35'40" W	45.95'
11	N 36°50'44" W	82.76'

TOTAL ROW AREA = 11.03± ACRES

**LEGEND:**  
REBAR

Agreement Dated \_\_\_\_\_  
Copy of this Plan \_\_\_\_\_  
Received By \_\_\_\_\_  
Date \_\_\_\_\_

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

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

ACCT- 10016301		<b>POCONO-PAUPACK LINE</b>	
SCALE- NONE		PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED	
BY- RRC		OVER PROPERTY OF MARGARET G. ARTHUR & BARBARA A. SAURMAN	
REVIEWED <i>MTS 11/21/2012</i>		TRUSTEES OF THE RESIDUARY TRUST OF JAMES C. ARTHUR	
		DEED BOOK-3707, PAGE 88 & DEED BOOK-3707, PAGE 95	
		STERLING TOWNSHIP WAYNE CO., PA.	
		APPROVED <i>Bruce Pater</i>	DATE <i>11/21/2012</i>
		PPL ELECTRIC UTILITIES	
AC	PPL DRAWING NO.	SHEET NO.	REV.
	<b>B393313</b>	1	0

NO.	DATE	ACCT.	REVISION	BY	REVIEWED	APPROVED	CAD ID

PPL ELECTRIC UTILITIES CORPORATION

PPL ELECTRIC UTILITIES CORPORATION



**METES AND BOUNDS(north of I-84):**



- 1 N 02°19'22" W 63.40'
- 2 N 09°54'22" W 31.96'
- 3 S 56°51'50" E 428.54'
- 4 S 00°37'06" W 168.15'
- 5 N 54°21'05" W 426.49'
- 6 N 02°19'22" W 59.04'

TOTAL ROW AREA = 1.27 ACS.±

**METES AND BOUNDS(south of I-84):**

- 1 N 53°41'09" W 92.35'
- 2 N 00°37'06" E 2,411.71'
- 3 S 54°14'58" E 183.41'
- 4 S 00°37'06" W 2,413.93'
- 5 N 53°41'09" W 92.35'

TOTAL ROW AREA = 8.31 ACS.±

**LEGEND:**  
 IRON PIPE   
 REBAR 

MARGARET G. ARTHUR &  
 BARBARA A. SAURMAN  
 TRUSTEES OF THE RESIDUARY  
 TRUST OF JAMES C. ARTHUR  
 D.B. 3707, PG. 101

MARGARET G. ARTHUR &  
 BARBARA A. SAURMAN  
 TRUSTEES OF THE RESIDUARY  
 TRUST OF JAMES C. ARTHUR  
 D.B. 3707, PG. 76

N/F  
 JAMES C. ARTHUR  
 D.B. 204, PG. 418

N/F  
 FRANK W. KOSKOVICH  
 D.B. 3672, PG. 136

N/F  
 WILLIAM FAIELLA, DENISE McLAUGHLIN &  
 ROBERT FAIELLA CO-TRUSTEES OF THE  
 FAIELLA FAMILY TRUST  
 D.B. 2368, PG. 150

N/F  
 ROBERT J. PLANT, DEC D  
 D.B. R-3199,  
 PG. 62

N/F  
 JOSEPH A. BLACK  
 D.B. R-1793,  
 PG. 177

N/F  
 ROBERT BEEMER & CAROLYN BEEMER  
 D.B. R-1591, PG. 285

Agreement Dated \_\_\_\_\_  
 Copy of this Plan \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Date \_\_\_\_\_

39,140  
 4144

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

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



ACCT- 10016301	POCONO-PAUPACK LINE		
SCALE- NONE	PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED		
BY- JTS	OVER PROPERTY OF MARGARET G. ARTHUR & BARBARA A. SAURMAN		
REVIEWED	TRUSTEES OF THE RESIDUARY TRUST OF JAMES C. ARTHUR		
	DEED BOOK-3707, PAGE 76 & DEED BOOK-3707, PAGE 101		
	STERLING TWP.		WAYNE CO., PA.
	APPROVED	DATE	PPL ELECTRIC UTILITIES
	<i>Barbara Arthur</i>	11/20/2012	
AC	PPL DRAWING NO.	SHEET NO.	REV.
	B393316	1	0

NO.	DATE	ACCT.	REVISION	BY	REVIEWED	APPROVED	CAD ID
		40315					C

PC CAD

**CK – Arthur – 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, Margaret G. Arthur and Barbara A. Saurman, Trustees of the Residuary Trust of James C. Arthur, are the owners of certain property in Sterling Township, Wayne County, as more particularly described in Exhibits U and V and identified as Parcels 135, 136, 137, 139, 140, and 144; 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 Exhibits . . . U, V . . . (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.

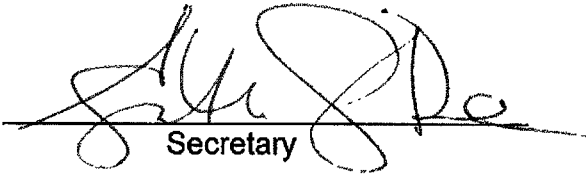
NOW THEREFORE, BE IT RESOLVED, That it is necessary to condemn and appropriate rights-of-way and easements on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission 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 Exhibits . . . U, V . . . 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 Exhibits . . . U, V. . . , 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 27<sup>th</sup> day of December, 2012.

  
Secretary