

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**

**Transcontinental Gas Pipe Line  
Corporation**

**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 Transcontinental Gas :  
Pipe Line Corporation In Buck Township, :  
Luzerne 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. TRANSCONTINENTAL GAS-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 Transcontinental Gas Pipe Line Corporation (“in  
16 Transcontinental Gas”) Buck Township, Luzerne County, Pennsylvania, and describe  
17 PPL Electric’s proposed right-of-way easement over 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 Transcontinental Gas, which is the subject of this proceeding?

1 A. Yes. The route does cross the property of Transcontinental Gas, as described more fully  
2 below. PPL Electric has attempted to purchase a right-of-way and easement over this  
3 tract of land for the Northeast-Pocono Reliability Project, but, to date, has been unable to  
4 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 Transcontinental Gas 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. This industrial zoned property is approximately 100 acres, level, and contains a natural  
13 gas pipeline operation with multiple buildings.

14

15 Q. Are there any residential dwellings located on the property?

16 A. No.

17

18 Q. Does PPL Electric's proposed right-of-way and easement over the property of  
19 Transcontinental Gas contain any burial grounds or places of worship?

20 A. No, it does not.

21

22 Q. Please explain PPL Electric Exhibit No. CK-Transcontinental Gas-1.

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

4  
5 Q. Please explain PPL Electric Exhibit No. CK-Transcontinental Gas-2.

6 A. PPL Electric Exhibit No. CK-Transcontinental Gas-2 is a copy of the metes-and-bounds  
7 description of the property of Transcontinental Gas.

8  
9 Q. Please explain PPL Electric Exhibit No. CK-Transcontinental Gas-3.

10 A. PPL Electric Exhibit No. CK-Transcontinental Gas-3 is a copy of the metes-and-bounds  
11 description of the portion of the property of Transcontinental Gas over which PPL  
12 Electric seeks a right-of-way and easement.

13  
14 Q. Please explain PPL Electric Exhibit No. CK-Transcontinental Gas-4.

15 A. PPL Electric Exhibit No. CK-Transcontinental Gas-4 is a copy of the Plan showing the  
16 property of Transcontinental Gas and the portion of the property over which PPL Electric  
17 proposes to acquire a right-of-way and easement.

18  
19 Q. Please explain PPL Electric Exhibit No. CK-Transcontinental Gas-5

20 A. PPL Electric Exhibit No. CK-Transcontinental Gas-5 is a copy of the resolutions of the  
21 Board of Directors of PPL Electric authorizing the acquisition of a right-of-way and  
22 easement over the portion of the land of Transcontinental Gas Pipe Line Corporation

1 described in PPL Electric Exhibit No. CK-Transcontinental Gas-3. Those resolutions  
2 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 –Transcontinental – 1 Gas**



# **CK –Transcontinental – 2 Gas**

DEED

GRANTOR: RITL, a Pennsylvania Limited Partnership

TO

GRANTEE: Transcontinental Gas Pipe Line Corporation, a Delaware Corporation

PREMISES

97 acres, Route 115, Bucks Township, Luzerne County

The address of the above names Grantee is

Transcontinental Gas Pipe Line Corporation  
2800 POST OAK BLVD HOUSTON, TEXAS 77056

On behalf of the Grantee

ATTN: LAND DEPARTMENT

*M. L. Kaper*  
Record and Return to:

RETURN TO: P- 5228

PRESTIGE ABSTRACT CORPORATION  
100 SOUTH BROAD ST., SUITE 1430  
PHILADELPHIA, PA 19110  
(215) 661-3220

need - Corporation

This Indenture made the 13TH day of DECEMBER  
in the year of our Lord Two Thousand and One (2001)

Between RTTI, a Pennsylvania Limited Partnership  
(hereinafter called the Grantor), party of the one part,

AND

Transcontinental Gas Pipe Line Corporation, a Delaware Corporation  
(hereinafter called the Grantee), party of the other part,

Witnesseth, That the said Grantor for and in consideration of the sum of One Hundred Twenty Five Thousand Dollars (\$125,000.00) lawful money of the United States of America, unto It well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said, Grantee Its heirs and assigns.

REC Book 3002 Page 8544



I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania

Mary K. Dysleski  
MARY K. DYSLESKI  
RECORDER OF DEEDS

See Legal Description

RECORDED OF DEEDS  
LUZERNE COUNTY  
PENNSYLVANIA

INSTRUMENT NUMBER  
5414656

RECORDED ON  
Jan 11, 2002  
9:05:57 AM  
BOOK: REC/3002  
PAGE: 8544

Total Pages: 6

LUZERNE COUNTY RECORDING FEE	\$17.00
PA REALTY TAX	\$1,250.00
PA WRIT TAX	\$0.50
BUCK TOWNSHIP TAX	\$625.00
WILKES BARRE REALTY TAX	\$625.00
LUZERNE COUNTY ARCHIVES FEE	\$1.00
LUZERNE RECORDER'S ARCHIVES FEE	\$1.00
TOTAL	\$2,519.50

CERTIFIED PROPERTY IDENTIFICATION NUMBER

MUNICIPALITY Buck Twp

PIN MAT K14 BLOCK A LOT 16

TRANSFER \_\_\_\_\_ DIVISION \_\_\_\_\_

DATE 1-9-02 G. Mauders

Mapping Clerk

Deed - Corporation

ALL THAT CERTAIN piece or parcel of land situate in the Township of Buck, County of Luzerne and Commonwealth of Pennsylvania and more particularly described as:

BEGINNING at a point said point being an iron pin set on the Easterly right of way line to Pennsylvania Traffic Route # 115, a one hundred (100.00) foot wide right of way. Said point also being set at the Northwestern corner of lands now or formerly of Arthur Knott; THENCE along said right of way line North twenty three degrees five minutes twenty seconds West (N 23 05 20 W) one hundred eighty seven and fifty eight hundredths (187.58) feet to an iron pin; THENCE along lands now or formerly of Transcontinental Gas Pipe Line Company the following three courses and distances: (a) North seven degrees thirty two minutes five seconds East (N 07 32 05 E) one thousand seventy eight and ten hundredths (1078.10) feet to a concrete monument; (b) North eighty two degrees eighteen minutes thirty seconds West (N 82 18 30 W) two hundred forty seven and twenty two hundredths (247.22) feet to a concrete monument; (c) North seven degrees thirty two minutes five seconds East (N 07 32 05 E) three thousand thirty eight and forty one hundredths (3058.41) feet to a concrete monument; THENCE along lands now or formerly of the Pennsylvania Game Commission South eighty two degrees twenty minutes fifty seconds East (S 82 20 50 E) one thousand eighty five and twenty eight hundredths (1085.28) feet to an iron pin; THENCE along lands now or formerly of the Pennsylvania Game Commission and lands now or formerly of Paul A. Phillippe South seven degrees twenty two minutes twenty five seconds West (S 07 22 25 W) three thousand nine hundred fifty one and seventy one hundredths (3,951.71) feet to an iron pin; THENCE along lands now or formerly of Robert and Margaret Stoehr South seventy five degrees twenty one minutes fifty seconds West (S 75 21 50 W) six hundred twenty two and eighteen hundredths (622.18) feet to an iron pin; THENCE along lands now or formerly of said Arthur Knott South sixty five degrees forty five minutes fifty seconds West (S 65 45 50 W) two hundred eight and seventy one hundredths (200.70) feet to the place of beginning.

CONTAINING 97.22 acres more or less. PIN # K14 <sup>A</sup> B1 L16

EXCEPTING and reserving out and from the above described tract those rights transferred to The Transcontinental Gas Pipe Line Company as recorded in the office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 1402 on page 272.

BEING the same property conveyed to RITI, a Limited Partnership, by deed of Merchants Bank North, Guardian of the Estate of Stephen Jones, a minor, Jacqueline M. Southern, and Suzanne Luton, dated 10/25/91 and recorded 11/13/91 to Luzerne County Deed Book 2403 Page 547.

This document may not sell, convey, transfer, include or insure the Title to the Coal and Right of Support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of the notice does not enlarge restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

REC Book 3002 Page 8545

Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of It, the said Grantor as aforesaid, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the buildings and improvement, thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee its heirs and assigns, to and for the only proper use an behoof of the said Grantee its heirs and assigns forever.

And the said Grantor for Itself, It's successors and assigns does by these presents, covenant, promise and agree, to and with the said Grantee its heirs and assigns, that It, the said Grantor, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees their heirs and assigns, against It the said Grantor and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under It, Them, or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor as hereunto set It's Hand And Official Seal, duly attested by It's proper Officers. Dated the day and year first above written.

RIII, a Pennsylvania Limited Partnership,  
by its General Partners

Sealed and Delivered  
in the presence of us:

By: William L. Rosenberger Seal  
William L. Rosenberger, General Partner

Attest: Arlene H. Rosenberger Seal  
Arlene H. Rosenberger, General Partner

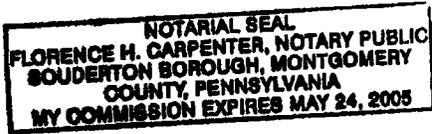
Deed - Corporation

Commonwealth of Pennsylvania :  
: SS:  
County of MONTGOMERY :

On this, the 13<sup>TH</sup> day of DECEMBER 2001, before me, a Notary Public the undersigned officer, personally appeared William L. Rosenberger, who acknowledged himself to be the General Partner of RITI, a Pennsylvania Limited Partnership, and that he as such General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as General Partner.

In Witness Whereof, I hereunto set my hand and official seal.

Florence H. Carpenter Seal  
Notary Public



Deed - Corporation

Commonwealth of Pennsylvania

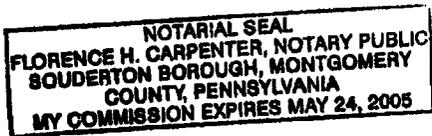
: SS:

County of MONTGOMERY

On this, the 13<sup>th</sup> day of DECEMBER 2001, before me, a Notary Public the undersigned officer, personally appeared Arlene H. Rosenberger, who acknowledged herself to be the General Partner of RITI, a Pennsylvania Limited Partnership, and that she as such General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as General Partner.

In Witness Whereof, I hereunto set my hand and official seal.

Florence H. Carpenter Seal  
Notary Public



DEED

GRANTOR: RITL, a Pennsylvania Limited Partnership

TO

GRANTEE: Transcontinental Gas Pipe Line Corporation, a Delaware Corporation

PREMISES

97 acres, Route 115, Bucks Township, Luzerne County

The address of the above named Grantee is

Transcontinental Gas Pipe Line Corporation  
2800 POST OAK BOUL. HOUSTON, TEXAS 77050

On behalf of the Grantee

ATTN: LAND DEPARTMENT

*M. L. Koper*  
Record and Return to:

# This Deed

BOOK 1438 709

Made the 9<sup>th</sup> day

of October in the year Nineteen hundred and fifty-nine.

BRINER MINERS NATIONAL BANK OF WILKES-BARRE, EXECUTOR of the  
Estate of Catherine Goeringer, Deceased, of the City of Wilkes-  
Barre, County of Luzerne, and State of Pennsylvania, -----  
GRANTOR

- A N D -

TRANSCONTINENTAL GAS PIPE LINE CORPORATION, of 3100 Travis Street,  
Houston, Texas -----

Grantee

Witnesseth: That in consideration of TEN THOUSAND NO 00/100

(\$10,000.00) ----- Dollars  
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does  
hereby grant and convey to the said grantee, its successors and assigns

ALL that certain tract, piece or parcel of land situated, lying  
and being in Buck Township, Luzerne County, Pennsylvania,  
bounded and described as follows, to wit:

BEGINNING at a post in the north line of the Rens-  
berger Survey 60 feet east of the tract corner; THENCE along  
the tract line 90.55 perches to a post; THENCE along land con-  
veyed to Mrs. Anna Luton South 206.5 perches to a post; THENCE  
East 15.5 perches to a post; THENCE South 71.94 perches to the  
center of the old turnpike; THENCE along the said turnpike North  
31 1/4 degrees West 16.2 perches North 27 degrees West 54.6  
perches; North 22 1/4 degrees West 36.21 perches North 53 1/4  
degrees West 80 perches to a point in the said road 60 feet at  
right angles from the tract line; THENCE along a private road 60  
feet wide, North 128.85 perches to the place of beginning.

CONTAINING 100 acres of land, be the same more or less.

UNDER AND SUBJECT, however, with the right in the  
grantee that said easement shall not merge with the estate here-  
in conveyed, to a right of way from the Miners National Bank of  
Wilkes-Barre, Executor of the Estate of Catherine Goeringer,  
deceased, to Transcontinental Gas Pipe Line Corporation, dated  
July 7, 1958, recorded July 21, 1958, in Luzerne County in Deed  
Book 1393 at Page 578.

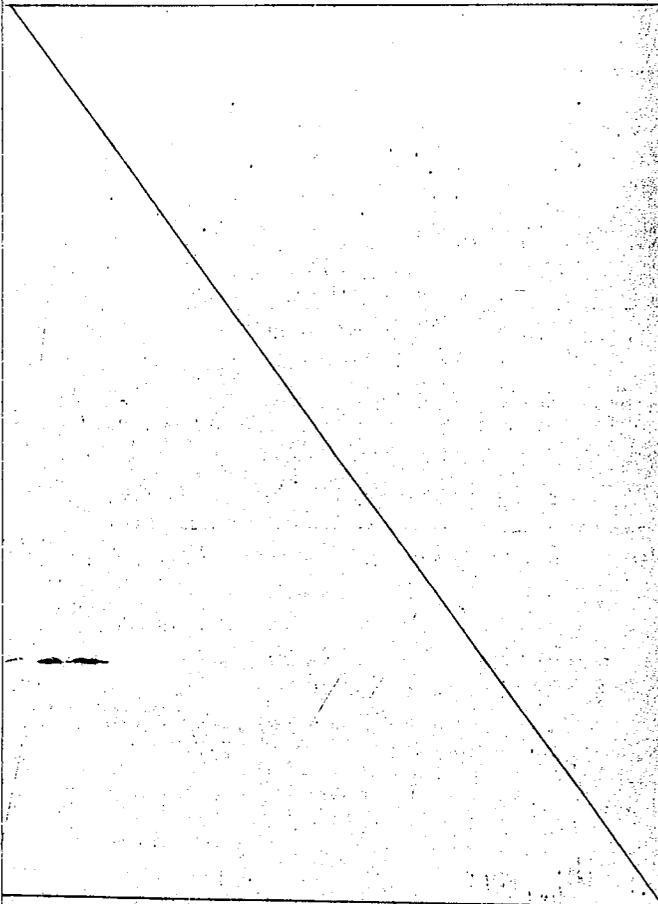
ALSO UNDER AND SUBJECT to a right of way from Hugh R.  
Lewis to the Pennsylvania Power & Light Company dated November  
16, 1931, recorded November 24, 1931 in Luzerne County in Deed  
Book 711 at Page 440.

BEING the same premises conveyed to Fred Goeringer,  
Jr., by Hugh R. Lewis, by Deed dated October 16, 1939, recorded  
in Luzerne County in Deed Book 786 at Page 538. Fred Goeringer,  
Jr., died intestate on June 9, 1944, his estate being filed in  
the office of the Register of Wills of Luzerne County to No.  
698 of 1944, survived by his father, Fred Goeringer, Sr., and  
his mother, Catherine Goeringer, in whom title to the above de-  
scribed premises vested as Tenants by the Entireties under the

Intestate Law of Pennsylvania.

Fred Goeringer, Sr. died April 25, 1951, his estate being filed in the Office of the Register of Wills of Luzerne County to No. 881 of 1951, title to the above described premises thereby becoming vested in his surviving spouse, Catherine Goeringer, under the doctrine of Survivorship.

Catherine Goeringer died April 22, 1958, her estate being filed to No. 586 of 1958, and by her will, transcribed in Will Book 152 at page 58, bequeathed the residue of her estate, of which the above described premises were a part, to her sons, Harry F. Goeringer and Howard Goeringer, and the Miners National Bank of Wilkes-Barre as Trustee for her son, Wilbur Goeringer, and appointed the said Miners National Bank of Wilkes-Barre Executor of her Last Will and Testament, with power to sell any and all real estate in its sole discretion and judgment.



BOOK 1438 PAGE 711

And the said grantor, does, by these presents covenant, promise and agree that it will SPECIALLY warrant the property hereby conveyed, and does hereby covenant, promise, grant, and agree, to and with the said Grantee, its successor and assigns, by these presents, that it the said Miners National Bank of Wilkes-Barre has not done, committed or knowingly or willingly suffered to be done, any act, matter, or thing whereby the premises aforesaid, or any part thereof, is, are, shall, or may be charged or incumbered in title, charge, or estate or otherwise howsoever.

In Witness Whereof, said grantor has hereunto set its hand and the day and year first above written.

MINERS NATIONAL BANK OF WILKES-BARRE  
FOUNDED 1882  
ATTEST  
1938  
Secretary

MINERS NATIONAL BANK OF WILKES-BARRE  
BY [Signature]  
Vice-President & Trust Officer  
Executor of the Estate of  
Catherine Goeringer, Deceased.

APPROVED AS TO FORM  
[Signature]  
ATTORNEY



STATE OF PENNSYLVANIA :  
COUNTY OF LUZERNE :

ON this, the 9th day of October, 1959, before me, a Notary Public, the undersigned officer, personally appeared A. W. DEEBACH, who acknowledged himself to be the VICE PRESIDENT & TRUST OFFICER of MINERS NATIONAL BANK OF WILKES-BARRE, EXECUTOR, a corporation, and that he as such VICE PRESIDENT & TRUST OFFICER being authorized to do so, executed the foregoing instrument for the purposes therein contained and in the capacity therein set forth by signing the name of the corporation by himself as VICE PRESIDENT & TRUST OFFICER.

IN WITNESS WHEREOF, I hereunto set my hand and official

NOTARY PUBLIC  
OF  
PENNSYLVANIA

[Signature] (SEAL)  
NOTARY PUBLIC  
My Commission Expires 10-1-1961  
Wilkes-Barre, Luzerne County, Pa.

BOOK 1438 PAGE 712

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

On this, the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me  
the undersigned officer, personally appeared

known to me, or satisfactorily proven to be, the person whose name \_\_\_\_\_  
subscribed to the within instrument, and acknowledged that \_\_\_\_\_ executed  
the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires \_\_\_\_\_

I hereby certify that the precise residence of the within named grantee is  
3100 Travis Street, Houston, Texas.

*Nicholas Piazza*  
Atty. for Grantee.

5:22

5:22  
100  
正在使用

MIMERS NATIONAL BANK OF  
WILMERS-BARRE, EXECUTOR OF  
the Estate of Catherine  
Goeringer, Deceased,

- TO -

TRANSCONTINENTAL GAS PIPE  
LINE CORPORATION.

ENTERED FOR RECORD

at 2:43 P. M.

OCT 14 1898

tax and fees

WARREN  
(SPECIAL)

Nicholas Piazza  
Attorney at Law  
Barnack Bank Building  
1000 Main Street, Houston, Texas

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_

A. D. 19\_\_\_\_, in the Recorder's Office of said County, in Deed  
Book \_\_\_\_\_, Vol. \_\_\_\_\_, Page \_\_\_\_\_

Given under my hand and the seal of the said office the date  
above written.

Recorder.

**CK –Transcontinental – 3  
Gas**

**RIGHT-OF-WAY TO BE CONDEMNED  
OVER PROPERTY OF  
TRANSCONTINENTAL GAS PIPE LINE  
CORPORATION**

**Beginning** at a point, said point being located at the intersection of the proposed centerline of electric line in the Easterly division line of lands of Transcontinental Gas Pipe Line Corporation (DB 3002, PG. 8544) and lands now or formerly of Commonwealth of Pennsylvania State Gamelands No. 91.

**Thence** along said dividing line, South four degrees five minutes twenty-three seconds East (S 04°05'23" E) seventy-five and zero one hundredths feet (75.00') more or less to a point.

**Thence** through said lands of Transcontinental Gas Pipe Line Corporation and other lands of Transcontinental Pipe Line Corporation (DB 1438, PG. 709), running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, South eighty-six degrees six minutes thirty seconds West (S 86°06'30" W) two thousand five hundred seventy-three and one one hundredth feet (2,573.01') more or less to a point in the Westerly division line of lands of Transcontinental Gas Pipe Line Corporation (DB 1438, PG. 709) and lands now or formerly of Bruce A. Clark and Iraida Clark (DB 2367, PG. 586).

**Thence** along said division line, crossing the proposed centerline of electric line at a distance of seventy-five and zero one-hundredths feet (75.00') more or less, North four degrees fourteen minutes fifty-one seconds West (N 04°14'51" W) one hundred fifty and zero one hundredths feet (150.00') more or less to a point.

**Thence** through said lands of Transcontinental Gas Pipe Line Corporation, running parallel to and at a distance of seventy-five (75') perpendicular from the centerline of proposed electric line, North eighty-six degrees six minutes thirty seconds East (N 86°06'30" E) two thousand five hundred seventy-three and forty-two one hundredths feet (2,573.42') more or less to a point in the aforesaid Easterly division line of lands of Transcontinental Gas Pipeline Corporation (DB 3002, PG. 8544) and lands now or formerly of Commonwealth of Pennsylvania State Gamelands No. 91.

**Thence** along said dividing line, South four degrees five minutes twenty-three seconds East (S 04°05'23" E) seventy-five and zero one hundredths feet (75.00') more or less to a point. **The Point of Beginning.**

Said Easement containing eight and eighty-six one hundredths Acres (8.86+/- Acs.) more or less as shown on PPL drawing No. B393175 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF TRANSCONTINENTAL GAS PIPE LINE CORPORATION".

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

**CK –Transcontinental – 4  
Gas**

N/F  
COMMONWEALTH OF  
PENNSYLVANIA  
STATE GAMLANDS 91

N/F  
STONE MEADOWS, LP  
D.B. 3005, PG. 276415  
PARCEL 1

WILLIAM & ARLENE  
ROSENBERGER  
D.B. 2266, PG. 488

RBR HOLDINGS  
C/O  
WILLIAM ROSENBERGER  
D.B. 2325, PG. 544

TRANSCONTINENTAL GAS PIPE  
LINE CORPORATION  
D.B. 3002, PG. 8544

TRANSCONTINENTAL GAS PIPE  
LINE CORPORATION  
D.B. 1438, PG. 709

N/F  
BRUCE A. CLARK &  
IRAIDA CLARK  
D.B. 2367, PG. 586

N/F  
EUYLLA HUGHES  
D.B. 1398, PG. 253

**METES AND BOUNDS:**

- 1 S 04°05'23" E 75.00'
- 2 S 86°06'30" W 2,573.01'
- 3 N 04°14'51" W 150.00'
- 4 N 86°06'30" E 2,573.42'
- 5 S 04°05'23" E 75.00'

TOTAL ROW AREA = 8.86± ACRES

STATE ROUTE 115



LEGEND:  
IRON PIN ○

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



PPL ELECTRIC UTILITIES

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

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

ACCT- 10015368		JENKINS-ACACHELA LINE	
SCALE- NONE		PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED OVER PROPERTY OF	
BY- RRC		TRANSCONTINENTAL GAS PIPE LINE CORPORATION	
REVIEWED	RJK 12/4/12	DEED BOOK-1438, PAGE 709 & DEED BOOK-3002, PAGE 8544 BUCK TWP. LUZERNE CO., PA.	
APPROVED		DATE	PPL ELECTRIC UTILITIES
<i>Bruce Patten</i>		12/4/2012	
AC	PPL DRAWING NO.	SHEET NO.	REV.
	B393175	1	0

NO.	DATE	ACCT.	REVISION	BY	REVIEWED	APPROVED	CAD ID

27270 LOCATION CODES PLAN & PROFILE FACILITY MAP SORTS

PP CTRIC UTILITIES/10

**CK –Transcontinental – 5  
Gas**

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, Transcontinental Gas Pipe Line Corporation is the owner of certain property in Buck Township, Luzerne County, as more particularly described in Exhibit F and identified as Parcel 54 and 55; 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 . . . F . . . (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

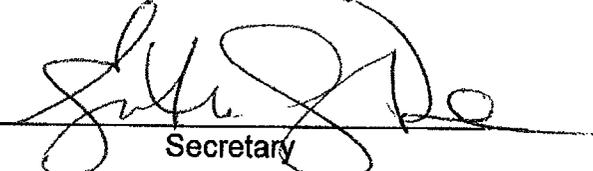
on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission lines associated with the Northeast Pocono Reliability Project, for the transmission and/or distribution 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 . . . F . . . 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 . . . F . . . , 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 27<sup>th</sup> day of December, 2012.

  
Secretary