



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**

**Michael Palermo and
Joanne Palermo**

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 Michael Palermo and :
Joanne Palermo In Salem Township, Wayne :
County, Pennsylvania For Siting And :
Construction Of Transmission Lines :
Associated With The Proposed Northeast- :
Reliability Project Is Necessary Or Proper For :
The Service, Accommodation, Convenience Or :
Safety Of The Public :

PPL ELECTRIC UTILITIES CORPORATION

STATEMENT NO. MICHAEL-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 Michael Palermo and Joanne Palermo in Salem Township,
16 Wayne County, Pennsylvania, and describe PPL Electric's proposed right-of-way
17 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

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

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

4 A. Yes. The route does cross the property of Michael Palermo and Joanne Palermo, as
5 described more fully below. PPL Electric has attempted to purchase a right-of-way and
6 easement over this tract of land for the Northeast-Pocono Reliability Project, but, to date,
7 has been unable to reach any agreement with the property owners.

8
9 Q. Have you and/or the Right-of-Way Agents working directly under your supervision been
10 to the property of Michael Palermo and Joanne Palermo that is the subject of this
11 proceeding?

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

14
15 Q. Please describe the property.

16 A. This property consists of 11.53 vacant acres of rocky and hilly land located in the White
17 Birch Ridge subdivision. Zoning is "As Used" Wayne County.

18
19 Q. Are there any dwellings located on this property?

20 A. No.

21
22 Q. Does PPL Electric's proposed right-of-way and easement over the property of Michael
23 Palermo and Joanne Palermo contain any burial grounds or places of worship?

1 A. No, it does not.

2

3 Q. Please explain PPL Electric Exhibit No. CK- Michael-1.

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

7

8 Q. Please explain PPL Electric Exhibit No. CK-Michael-2.

9 A. PPL Electric Exhibit No. CK-Michael-2 is a copy of the metes-and-bounds description of
10 the property of Michael Palermo and Joanne Palermo.

11

12 Q. Please explain PPL Electric Exhibit No. CK-Michael-3.

13 A. PPL Electric Exhibit No. CK-Michael-3 is a copy of the metes-and-bounds description of
14 the portion of the property of Michael Palermo and Joanne Palermo over which PPL
15 Electric seeks a right-of-way and easement.

16

17 Q. Please explain PPL Electric Exhibit No. CK-Michael-4.

18 A. PPL Electric Exhibit No. CK-Michael-4 is a copy of the Plan showing the property of
19 Michael Palermo and Joanne Palermo and the portion of the property over which PPL
20 Electric proposes to acquire a right-of-way and easement.

21

22 Q. Please explain PPL Electric Exhibit No. CK-Michael-5

1 A. PPL Electric Exhibit No. CK-Michael-5 is a copy of the resolutions of the Board of
2 Directors of PPL Electric authorizing the acquisition of a right-of-way and easement over
3 the portion of the land of Michael Palermo and Joanne Palermo described in PPL Electric
4 Exhibit No. CK-Michael-3. Those resolutions remain in effect.

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

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

12
13 Q. Does this conclude your testimony at this time?

14 A. Yes, it does.

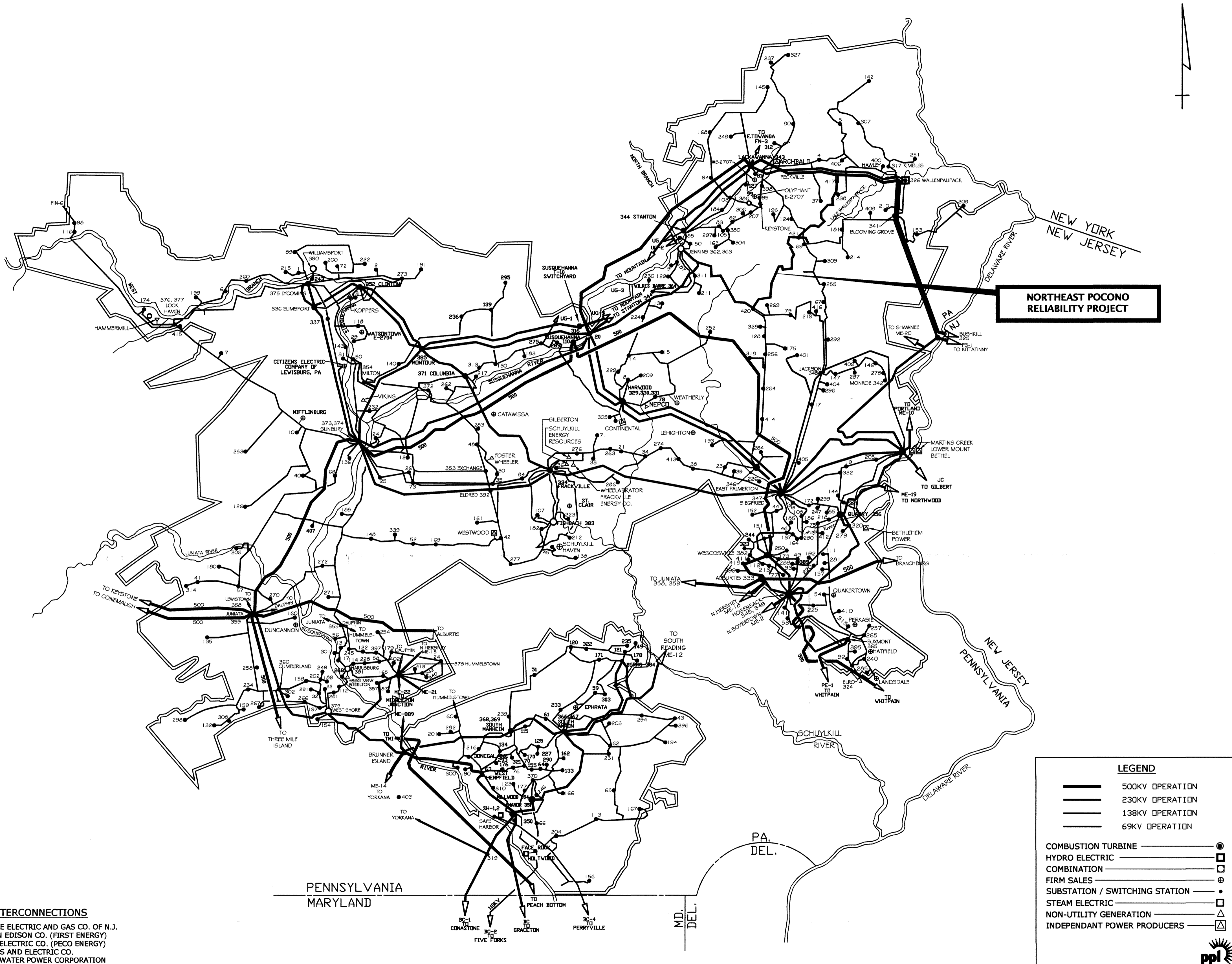
15

CK – Michael – 1

SUBSTATION LISTING

- | | | | |
|------------------------|-------------------------|-------------------------------|----------------------------|
| 1. WEST WILLIAMSPORT | 136. SELINGSROVE | 271. HALIFAX | 405. BLUE MOUNTAIN |
| 2. FAIRFIELD | 137. SUNNER | 272. MILLERSBURG | 406. DAPPERS 69/12KV |
| 3. MONTGOMERY | 138. AUBURN | 273. MUNCY | 407. MEISERSVILLE |
| 4. VARDEN | 139. ROHRSBURG | 274. HAUTO | 408. LEDGEDALE |
| 5. HONESDALE | 140. DERRY | 275. BERWICK | 409. EAST TANNERSVILLE |
| 6. JERSEY SHORE | 141. EAST GREENVILLE | 276. SHENANDOAH | 410. TRUMBIAUVILLE |
| 7. LOGANTON | 142. WEST DAMASCUS | 277. PINE GROVE | 411. WEST TREXLETTOWN |
| 8. VALMONT | 143. NEW COLUMBIA | 278. STROUDSBURG | 412. FOUNTAIN HILL |
| 9. RIVER | 144. FARMERSVILLE | 279. FREEMANSBURG | 413. LANSFORD |
| 10. LIMESTONE | 145. GREENVILLE | 280. ALLENTOWN | 414. BELTZVILLE |
| 11. * | 146. NORTH STROUDSBURG | 281. BINGEN | 415. LOCK HAVEN SWITCHYARD |
| 12. REED | 147. TANNERSVILLE | 282. RHEIMS | 416. LONG POND |
| 13. WRIGHT | 148. ELIZABETHVILLE | 283. CLEVELAND | 417. PAUPACK |
| 14. ST. JOHNS | 149. WYOMISSING | 284. LITTLE GAP | 418. BREININGSVILLE |
| 15. FREELAND | 150. EXETER | 285. ORVILLE | 419. WEST HERSHEY |
| 16. * | 151. CRACKERSPORT | 286. TUSCARORA | 420. ACAHELA |
| 17. GILBERT | 152. SCHNECKSVILLE | 287. BARTONSVILLE | 421. POCONO |
| 18. * | 153. HEMLOCK | 288. ALTON PARK | |
| 19. CHERRY HILL | 154. MT. ALLEN | 289. SALEM | |
| 20. SUSQUEHANNA 230KV | 155. PRINCE | 290. NORTH BRIDGEPORT | |
| 21. TAMANEND | 156. WAKEFIELD | 291. HAMPDEN | |
| 22. WHITE HILL | 157. COOPERSBURG | 292. CAMELSBACK | |
| 23. PALMERTON | 158. WERTZVILLE | 293. SILVER SPRING | |
| 24. HAMILTON | 159. WEST CARLISLE | 294. BRECKNOCK | |
| 25. HUNTER | 160. BENVENUE | 295. BENTON | |
| 26. FAIRVIEW | 161. HEGINS | 296. MCMICHAELS | |
| 27. * | 162. LEOLA | 297. HUGHSTOWN | |
| 28. * | 163. YATESVILLE | 298. NEWVILLE | |
| 29. MONTOUR PUMP | 164. CENTRAL ALLENTOWN | 299. POINTE NORTH | |
| 30. MT. CARMEL | 165. OBERLIN | 300. MARIETTA | |
| 31. KELLY | 166. STRASBURG | 301. CENTER CITY | |
| 32. SPORTING HILL | 167. ATGLEN | 302. NEW KINGSTOWN | |
| 33. MAHANAY CITY | 168. BROOKSIDE | 303. REAMTOWN | |
| 34. GREENWOOD | 169. WILLIAMSTOWN | 304. DUPONT | |
| 35. MOWERY | 170. EAST PETERSBURG | 305. HUMBOLT | |
| 36. ALTAMOUNT | 171. WERNERSVILLE | 306. CEDAR AVE. | |
| 37. HAMLIN | 172. NORTH BETHLEHEM | 307. INDIAN ORCHARD | |
| 38. ASHFIELD | 173. WEST ALLENTOWN | 308. NOTTINGHAM | |
| 39. SOUTH SLATINGTON | 174. FLEMINGTON | 309. NORTH COOLBAUGH | |
| 40. SOUTH MIDDLEBURG | 175. MECKESVILLE | 310. LETORT | |
| 41. WALKER | 176. DONERVILLE | 311. EAST MOUNTAIN | |
| 42. FRALLEY | 177. MILLERSVILLE | 312. JERMYN | |
| 43. MORGANTOWN | 178. SHILLINGTON | 313. BLOOMSBURG | |
| 44. EGYPT | 179. DUKE | 314. MIFFLINTOWN | |
| 45. CRESSONA | 180. MCALLISTERVILLE | 315. RIDGE ROAD | |
| 46. SOUTH WHITEHALL | 181. NEWFOUNDLAND | 316. SUSQUEHANNA | |
| 47. * | 182. MARLIN | 317. KIMBLES | |
| 48. BEAR GAP | 183. WEST BERWICK | 318. CHRISTMANS | |
| 49. SALISBURY | 184. KEYSER AVENUE | 319. OTTER CREEK | |
| 50. SOUTH MILTON | 185. MICKLEYS | 320. STEEL CITY | |
| 51. HEIDELBERG | 186. EAST ALLENTOWN | 321. MCGOVERNSVILLE | |
| 52. LYKENS | 187. PINE RIDGE | 322. ROBESONIA | |
| 53. UPPER HANOVER | 188. DALMATIA | 323. SOUTH FOGELSVILLE | |
| 54. RICHLAND | 189. PENNSBORO | 324. ELROY | |
| 55. MACADA | 190. NORTH COLUMBIA | 325. BUSHKILL | |
| 56. ROCKVILLE | 191. HUGHSVILLE | 326. WILKEMPAUPACK | |
| 57. THOMPSONTOWN | 192. SOUTH ALLENTOWN | 327. ELK MOUNTAIN | |
| 58. PAXTON | 193. WEISSPORT | 328. JACK FROST | |
| 59. COCALICO | 194. HONEYBROOK | 329. HARWOOD 230/69KV | |
| 60. EAST ELIZABETHTOWN | 195. MOSCOW | 330. HARWOOD CTG | |
| 61. WARWICK | 196. * | 331. HARWOOD 69/12KV | |
| 62. EARL | 197. ROSSMOYNE | 332. NAZARETH | |
| 63. HEMPFIELD | 198. NORTHAMPTON | 333. ALBURTIS | |
| 64. EAST LANCASTER | 199. WOOLRICH | 334. FRACKVILLE | |
| 65. KINZER | 200. FAXON | 335. * | |
| 66. MT. NEBO | 201. ELIZABETHTOWN | 336. ELIMSPORT | |
| 67. MT. POCONO | 202. ENOLA | 337. ALLENWOOD | |
| 68. PENNS | 203. TERRE HILL | 338. * | |
| 69. GOULDSBORO | 204. BUCK | 339. GRATZ | |
| 70. DILLERVILLE | 205. MT. BETHEL | 340. HOCKERSVILLE | |
| 71. GIRARD MANOR | 206. RICHFIELD | 341. BLOOMING GROVE | |
| 72. SCRANTON | 207. SCRANTON | 342. MONROE | |
| 73. GOWEN CITY | 208. TWIN LAKES | 343. LACKAWANNA # | |
| 74. * | 209. HARLEIGH | 344. STANTON | |
| 75. ELLIOT HEIGHTS | 210. TAFTON | 345. JACKSON | |
| 76. ROHRERSTOWN | 211. BEAR CREEK | 346. EAST PALMERTON | |
| 77. MACUNGIE | 212. ORWIGSBURG | 347. SIEGFRIED | |
| 78. EAST HAZLETON | 213. EAST TEXAS | 348. HOSENSACK 230/69KV | |
| 79. WAGNERS | 214. CANDENSIS | 349. HOSENSACK 500KV | |
| 80. EAST CARBONDALE | 215. LINDEN | 350. CONESTOGA | |
| 81. EYON | 216. MT. JOY | 351. MANOR | |
| 82. MINOOKA | 217. WEST BLOOMSBURG | 352. CLINTON | |
| 83. OLD FORGE | 218. MINSI TRAIL | 353. EXCHANGE | |
| 84. FOUNTAIN SPRINGS | 219. LAKE NAOMI | 354. MILTON | |
| 85. SULLIVAN TRAIL | 220. LANARK | 355. DAUPHIN | |
| 86. * | 221. * | 356. QUARRY SUB. | |
| 87. SWATARA | 222. MONTGOMERYVILLE | 357. STEELTON | |
| 88. * | 223. PORT CARBON | 358. JUNIATA 500/230KV | |
| 89. HEPBURN | 224. BLYTHEBURN | 359. JUNIATA 230/69KV | |
| 90. * | 225. MILFORD | 360. CUMBERLAND | |
| 91. * | 226. TREICHLERS | 361. DONEGAL | |
| 92. FRANCONIA | 227. ROSEVILLE | 362. JENKINS 230/69KV | |
| 93. 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. TREXLETTOWN | 254. LINGLESTOWN | 389. MACK | |
| 120. LAVINO | 255. POCONO FARMS | 390. WILLIAMSPORT | |
| 121. SPRING | 256. HICKORY RUN | 391. HARRISBURG | |
| 122. COLONIAL PARK | 257. BLOOMING GLEN | 392. ELDRD | |
| 123. WEST LANCASTER | 258. SHERMANDALE | 393. * | |
| 124. MADISONVILLE | 259. * | 394. MILLWOOD | |
| 125. NEFFSVILLE | 260. LARRYS CREEK | 395. TELFORD | |
| 126. BEAVERTOWN | 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.



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)

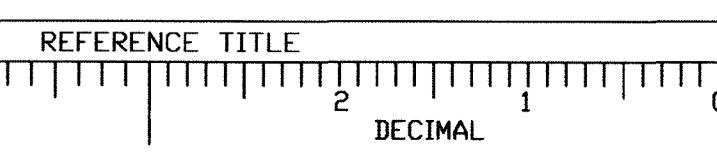
LEGEND

- 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	
Confidential	APPROVED G. HAKUN III	DATE 17 July, 1995
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 E.U. FORM 4877 (7/95)



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

CK – Michael – 2

NO TITLE SEARCH

THIS DEED

**MADE THE 9th day of May in the year of our Lord two thousand
(2000)**

**BETWEEN John Palermo and Marie Palermo, his wife,
of 60 - 3rd Street, Staten Island, New York 10306,
hereinafter referred to as**

GRANTORS

**AND Michael Palermo and Joanne Palermo, his wife,
of 52 Rowan Avenue, Staten Island New York 10306,
hereinafter referred to as**

GRANTEES

**WITNESSETH, that in consideration of ONE AND NO/100THS --- (\$1.00)---
DOLLAR, in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant
and convey unto the said Grantees, their Heirs and Assigns:**

**Lot #6 as set forth on map entitled "White Birch Ridge, Salem Township, Wayne County, PA., April
21, 1989, Scale 1"= 100' Harry F. Schoenagel, PLS, recorded in the Office of the Recorder of Deeds
of Wayne County, Pennsylvania in Map Book 68, Page 53:**

**BEING part of the same premises which Breakwater Properties, Inc. granted and conveyed
unto John Palermo and Marie Palermo, his wife Grantors herein by deed dated July 1, 1991 and
recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 0589
Page 0809.**

**TOGETHER WITH, unto the Grantees herein their heirs and assigns, in common however,
with the Grantors herein, their successors and assigns the right of ingress, egress and regress over
and across the roadways as set forth on the above map and Reid Road as set forth in Right of Way
Agreement dated May 3, 1973 and recorded in the Office of the Recorder of Deeds of Wayne
County, Pennsylvania in Deed Book Volume 296, Page 93.**

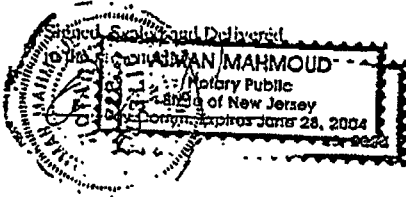
**TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants,
reservations, restrictions and conditions of record.**

BK 1649PG0287

THE TRANSFER IS BETWEEN JOHN AND MARIE PALERMO TO THEIR SON, MICHAEL PALERMO AND JOANNE PALERMO, HIS WIFE, AND IS THEREFORE EXEMPT FROM ANY AND ALL PENNSYLVANIA REALTY TRANSFER TAX.

AND the said Grantors, for their heirs, executors and administrators do, by these present, covenant, grant and agree to and with the said Grantees, their heirs, and assigns, that they, the said Grantors, their heirs 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 them the said Grantors and their heirs and against all and every other person or person whomsoever, lawfully claiming or to claim the same or any part thereof, SHALL AND WILL, SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the Grantors have herunto set their hands and seals the day and year first above written.



John Palermo (SEAL)
JOHN PALERMO
Marie Palermo (SEAL)
MARIE PALERMO

BK1649PG0288

STATE OF NJ

COUNTY OF Monmouth

On this, the 9th day of MAY, 2000, before me a notary public, the undersigned officer, personally appeared JOHN PALERMO and MARIE PALERMO, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

AIMAN MAHMOUD
Notary Public
State of New Jersey
My Comm. Expires June 28, 2004

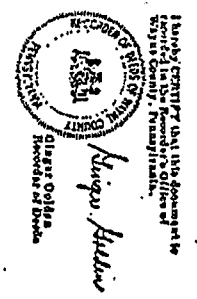
Notary Public



I HEREBY CERTIFY that the precise residence of the within named Grantees is:
52 Rowan Avenue, Staten Island, NY 10306.

Michael Palermo
For the Grantees

Richard J. Peltus
BEECHER & CIELAK
ATTORNEYS AT LAW
106 WEST HIGH STREET
MILFORD PENNSYLVANIA 18337



DATE: 05/28/2000 TIME: 11:10:08 INST NO.: 3599

OFFICE OF THE RECORDER OF DEEDS
Wayne County, PA

RECEIPT NO: 003755 TYPE DOC: REC REC FUND
REC FEE: 1.00
LRI: 0.00
SRI: 0.00
SRI TAX: 0.00

DATE: 05/28/2000 TIME: 11:10:08 INST NO.:

OFFICE OF THE RECORDER OF DEEDS
Wayne County, PA

RECEIPT NO: 003755 TYPE DOC: REC REC FUND
REC FEE: 1.00
LRI: 0.00
SRI: 0.00
SRI TAX: 0.00

OFFICE OF THE RECORDER OF DEEDS
Wayne County, PA

RECEIPT NO: 003755 TYPE DOC: REC REC FUND
REC FEE: 1.00
LRI: 0.00
SRI: 0.00
SRI TAX: 0.00

BK 1649PG0289

CK – Michael – 3

**RIGHT-OF-WAY TO BE CONDEMNED
OVER PROPERTY OF
MICHAEL PALERMO AND JOANNE PALERMO**

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 Michael Palermo and Joanne Palermo (DB 1649, PG. 287) and lands now or formerly of Peter Palermo and Francine Palermo (DB 1649 Pg. 284).

Thence along said dividing line, South eight degrees forty-nine minutes twenty-seven seconds West (S 08°49'27" W) eighty-three and seventy-nine one hundredths feet (83.79') more or less to a point.

Thence through lands of Michael Palermo and Joanne Palermo, running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, North fifty-four degrees forty-one minutes fifty seconds West (N 54°41'50" W) two hundred thirty-three and seventeen one hundredths feet (233.17') more or less, to a point in the Westerly division line of lands of Michael Palermo and Joanne Palermo (DB 1649, PG. 287) and lands now or formerly of Robert L. Wetherill, ET AL. (DB 2235 Pg. 28).

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 thirty-six degrees six minutes forty-seven seconds East (N 36°06'47" E) one hundred fifty and two one hundredths feet (150.02') more or less to a point.

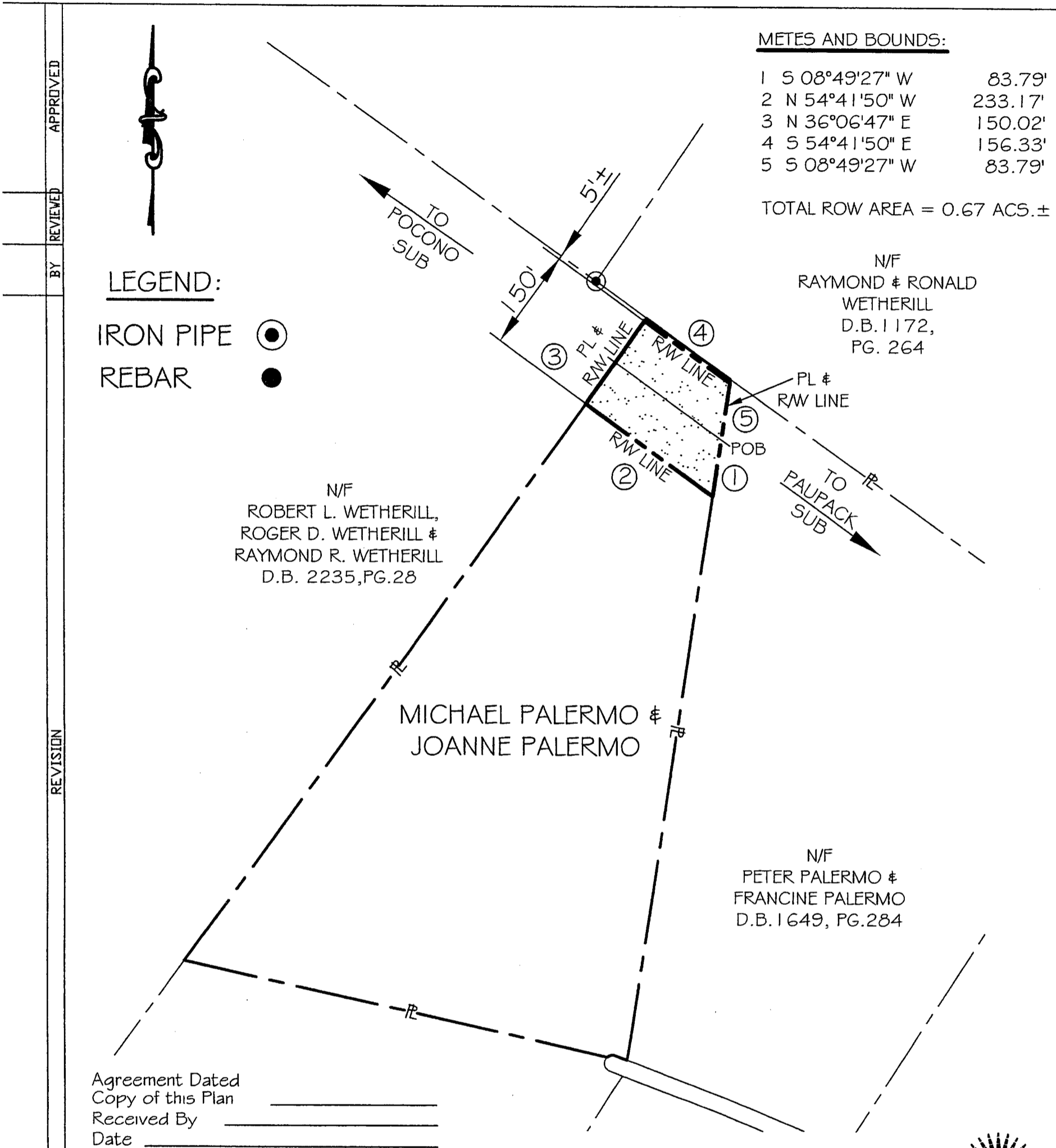
Thence through lands of Michael Palermo and Joanne Palermo, running parallel to and at a distance of seventy-five (75') perpendicular from the centerline of proposed electric line, South fifty-four degrees forty-one minutes fifty seconds East (S 54°41'50" E) one hundred fifty-six and thirty-three one hundredths feet (156.33') more or less to a point in the aforesaid Easterly dividing line of lands of Michael Palermo and Joanne Palermo and lands now or formerly of Peter Palermo and Francine Palermo.

Thence along said dividing line, South eight degrees forty-nine minutes twenty-seven seconds West (S 08°49'27" W) eighty-three and seventy-nine one hundredths feet (83.79') more or less to a point. **The Point of Beginning.**

Said Easement containing zero and sixty-seven one hundredth Acres (0.67+/- Acs.) more or less as shown on PPL drawing No. A393343 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF MICHAEL PALERMO AND JOANNE PALERMO".

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

CK – Michael – 4



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

(161)

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



ACCT.	ACCT- 10016301	POCONO-PAUPACK LINE PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED OVER PROPERTY OF MICHAEL PALERMO & JOANNE PALERMO DEED BOOK-1649, PAGE 287	
	SCALE- NONE		
DATE REVIEWED	BY- JTS	SALEM TOWNSHIP	WAYNE CO., PA.
	RSK 11/12/12	APPROVAL <i>Brian K. Patton</i> DATE 11/12/2012	PPL ELECTRIC UTILITIES
NO.	AC	PPL DRAWING NO.	SHEET NO.
	CAD ID	A393343	1 0

BEAR ESTATE PD TRANSMISSION FACILITIES MAP
 P.P.
 40315

CK – Michael – 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, Michael Palermo and Joanne Palermo are the owners of certain property in Salem Township, Wayne County, as more particularly described in Exhibit Z and identified as Parcel 161; 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 . . . Z . . . (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

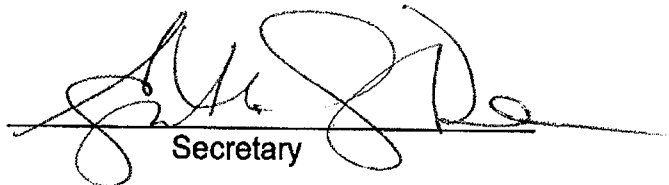
on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission lines associated with the Northeast Pocono Reliability Project, for the transmission and/or distribution 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 . . . Z . . . 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 . . . Z . . . , together with: (1) the right of ingress and egress to, from, upon, and over the subject properties to access the Easement Area and Electric Facilities at all times for the construction, operation, maintenance, replacement, and reconstruction of the Electric Facilities and for any of the purpose aforesaid; (2) the right to cut down, trim, remove, and to keep cut down and trimmed by mechanical means or otherwise, any and all trees, brush, or other undergrowth now or hereafter growing on or within the Easement Area, as well as the right to cut down, trim, and remove any and all trees adjoining or outside of the Easement Area which in the judgment of PPL Electric, its successors, assigns, and lessees may at any time interfere with the construction, reconstruction, maintenance, or operation of the Electric Facilities or menace the same, and in connection with the aforementioned rights, the right to remove, if necessary, the root systems of such trees, brush, or other undergrowth and to treat such brush and undergrowth with herbicides labeled to allow their use for the removal and control of vegetation; and (3) a prohibition against any buildings, swimming pools, or other improvements or structures whatsoever being built, constructed, or placed within the Easement Area, as well as any inflammable or explosive materials being stored within

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

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

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


Secretary