



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**

Edward R. Schultz

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 Edward R. Schultz In :
Covington Township, Lackawanna 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. SCHULTZ-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 Edward R. Schultz in Covington Township, Lackawanna
16 County, Pennsylvania, and describe PPL Electric's proposed right-of-way easement over
17 said property.

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

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

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.

21
22 Q. Does a portion of the proposed routes for the Northeast-Pocono Reliability Project cross
23 the property of Edward R. Schultz, which is the subject of this proceeding?

1 A. Yes. The route does cross the property of Edward R. Schultz 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 Edward R. Schultz 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 mixed use zoned property is approximately 44 acres, varies from flat to hilly, has a
13 mining operation, a mobile home, and numerous abandoned mobile homes.

14

15 Q. How far is the dwelling, if any, from PPL Electric's proposed right-of-way and
16 easement?

17 A. Approximately 500 feet, or about 152 meters.

18

19 Q. Does PPL Electric's proposed right-of-way and easement over the property of Edward R.
20 Schultz contain any burial grounds or places of worship?

21 A. No, it does not.

22

23 Q. Please explain PPL Electric Exhibit No. CK-Schultz-1.

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

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

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

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

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

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

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

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

20 A. PPL Electric Exhibit No. CK-Schultz-5 is a copy of the resolutions of the Board of
21 Directors of PPL Electric authorizing the acquisition of a right-of-way and easement over
22 the portion of the land of Edward R. Schultz described in PPL Electric Exhibit No. CK-
23 Schultz-3. Those resolutions remain in effect.

1

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

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

8

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

10 A. Yes, it does.

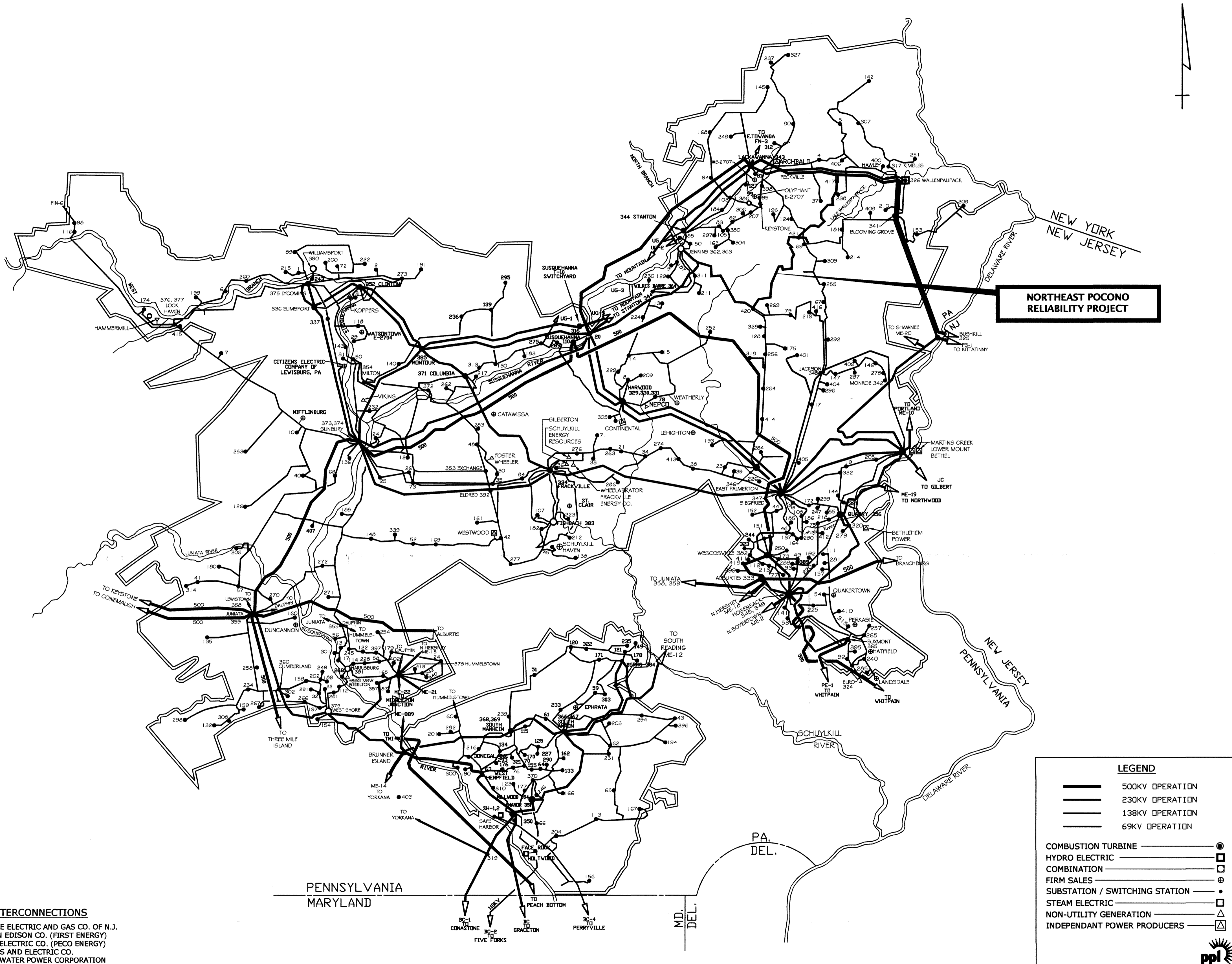
11

CK – Schultz – 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. 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. 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

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

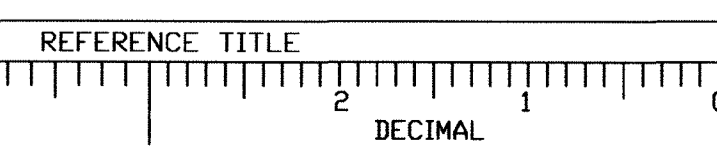
INTERCONNECTIONS

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

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

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	DATE	ACCT.	REFERENCE TITLE	BY	REVIEWED	APPROVED	CAD I.D.
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	02/21/12	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	

#6000 LOCATION CODES
 PLAN & PROFILE NO.
 TRANSMISSION MAP NO.
 SORTS

CK – Schultz – 2

State of
County of

On this, the
appeared

day of

A.D. 19 , before me
the undersigned officer, personally

known to me, (or satisfactorily
proven) to be the person whose name subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein contained.
In Witness Whereof, I hereunto set my hand and official seal.

I Herby Certify, that the precise residence of the Grantee
RR #1 Box 1360
Gouldsboro, PA
18424
Attorney for *Hunter*

Mortgage Deed

Art 1908

From

DONALD F. ANDREWS, et ux.

To

EDWARD R. SCHULTZ

LAW OFFICES
RALPH P. CAREY
ATTORNEY-AT-LAW
321 MADISON AVENUE
SCRANTON, PENNSYLVANIA 18503
(717) 346-7345

Causes 258C-Legal Blank Primary, Leesport, PA.

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

2176
2175
06-26-95 12:40M. BENVL
DEED 413.00
WRIT FEE 40.50
C.O.N.F.I.D. ACT 413.00
PA TRANS TAX \$2000.00
CONJUNCTION TN \$1000.00
N RECORD \$1000.00
S.W.T.I. \$-4026.50
CHECK \$4026.50
Change 40.00

RECORDED OF DEEDS
LACKAWANNA CO. 1853
SCRANTON PA 18503



Anne Marie Regan

Anne Marie Regan
Recorder of Deeds

BOOK 1513 PG 777

This Deed,

Made the ----26th---- day of ----June---- in the year of our Lord one thousand nine hundred and ninety five (1995).

Between DONALD F. ANDREWS and BARBARA O. ANDREWS, his wife, of Covington Township, County of Lackawanna and State of Pennsylvania,
GRANTORS,

A

N

D

EDWARD R. SCHULTZ, Unmarried, of Gouldsboro, County of Lackawanna and State of Pennsylvania, GRANTEE.

Witnesseth, that in consideration of -----
Two Hundred Thousand (\$200,000.00) ----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors do ---
hereby grant and convey to the said Grantee, his ----- Heirs and Assigns.

All that certain piece or parcel of land situate in the Township of Covington, County of Lackawanna and State of Pennsylvania, more specifically bounded and described as follows:

BEGINNING at an iron pin corner on the line between Drinker Lots Eighty-five (85) and Ninety-three (93) being on the northeast line of lands now or late of Peter Cole, said corner being located South forty-three degrees and thirteen minutes East (S. 43° 13' E.) three hundred six and two tenths (306.2) feet along said lot line from the corner of Drinker Lots Eighty-five (85), Eighty-six (86), Ninety-two (92) and Ninety-three (93) said Lot corner being the corner of lands now or late of said Peter Cole, lands now or late of Thomas Groves on the line of lands of the said Nellie Andrews and said beginning corner being also located about forty-two (42) feet southeasterly along said Lot line and said lands now or late of said Peter Cole from the center of the road leading into the gravel pits on said Andrews' land and formerly known as the Old Road to Lehigh; thence from said beginning corner leaving said Lot line North sixty-eight degrees and two minutes East (N. 68° 02' E.) along lands owned by the Township of Covington four hundred thirty-five and six tenths (435.6) feet to an iron pin corner; thence North one degree and forty-seven minutes East (N. 1° 47' E.) still along said Covington Township Lands, ninety-nine (99) feet to an iron pin corner at the northwest edge of the traveled portion of the aforesaid road leading into said gravel pits; thence North twenty-seven degrees and thirty-two minutes East (N. 27° 32' E.), still along said Township Lands, crossing a creek at ninety-six (96) feet and said road at one hundred fourteen (114) feet six hundred sixty (660) feet to an iron pin corner about twenty (20) feet northwest of the top of

the northwest bank of said creek; thence North forty-three degrees and thirteen minutes West (N. 43° 13' W.) still along said Township Lands, one hundred seventy-six and seven tenths (176.7) feet to an iron pin corner on the line of Drinker Lots Ninety-two (92) and Ninety-three (93); thence North forty-six degrees and forty-seven minutes East (N. 46° 47' E.) along said Lot Ninety-three (93), being still along said Township Lands ten hundred sixty-five (1065) feet to an iron pin corner of Drinker Lots Ninety-two (92), Ninety-three (93), One Hundred (100) and One Hundred One (101) being a corner of land now or formerly of Eliza Kitson on the line of said Township Lands; thence North forty-three degrees and thirteen minutes West (N. 43° 13' W.) along part of said Lot One Hundred One (101) being along said Kitson land seven hundred seventeen and seventy-five hundredths (717.75) feet to a corner in line of lands now or late of Mary M. Pierce, formerly L.B. Cramer; thence South forty-six degrees and forty-seven minutes West (S. 46° 47' W.) along said Pierce lands, lands late of William H. Coble and lands late of Fred Andrews twenty-one hundred sixty-four and two tenths (2164.2) feet to an iron pin corner in a stone wall on the northeast line of Lot Eighty-six (86) aforesaid and on line of lands late of Thomas H. Groves; thence South forty-three degrees and thirteen minutes East (S. 43° 13' E.) along said Lot line and said lands of said Thomas H. Groves and then along the northeast line of aforesaid Lot Eighty-five (85) and said lands of said Peter Cole ten hundred twenty-four (1024) feet to the place of beginning. Containing forty-four and three hundredths (44 03/100) acres. All bearings as the needle pointed June 2, 1928.

BEING part of Lots Ninety-two (92) and Ninety-three (93) of the Drinker Lands.

The above description was made according to a survey made by H.B. Dunning, Registered Engineer, dated September 12, 1962.

SUBJECT to the same conditions, exceptions, restrictions and reservations as are contained in prior Deeds forming the chain of title.

BEING the same premises conveyed to the Grantors herein by Deed dated June 20, 1994, and recorded in Lackawanna County Deed Book 1475, Page 369.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

And the said Grantors Will Warrant Generally

the property hereby conveyed

BOOK 1513 PG 779

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Donald F. Andrews
DONALD F. ANDREWS

Seal
Seal
Seal
Seal
Seal
Seal
Seal
Seal
Seal
Seal

Barbara O. Andrews
BARBARA O. ANDREWS

Commonwealth of Pennsylvania }
County of Lackawanna } ss.

On this, the 26th day of June A. D. 1985, before me a Notary Public, the undersigned Officer, personally appeared DONALD F. ANDREWS and BARBARA O. ANDREWS, his wife, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Theresa P. Carey

Commonwealth of Pennsylvania }
County of } ss.

Theresa P. Carey, Notary Public
Scranton, Lackawanna County
My Commission Expires July 31, 1987

On this, the day of A. D. 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 he executed the same for the purposes therein contained.

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

BOOK 1513 PG 780

Title of Officer

CK – Schultz – 3

**RIGHT-OF-WAY
AND
ACCESS ROAD
TO BE CONDEMNED
OVER PROPERTY
OF
EDWARD R. SCHULTZ**

RIGHT-OF-WAY

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 Edward R. Schultz (DB 1513, PG. 777) and lands now or formerly of Dolores L. Marcell and Deborah A. Marcell (DB 596, PG. 1 Parcels 1 and 4).

Thence along said dividing line, North fifty-four degrees twenty-one minutes forty seconds West (N 54°21'40" W) eighty and seventy one hundredths feet (80.70') more or less to a point.

Thence through lands of Edward R. Schultz, 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 thirteen degrees fifty-eight minutes thirty-seven seconds East (N 13°58'37" E) nine hundred twenty and ninety-four one hundredths feet (920.94') more or less to a point. **2.** North fifty-nine degrees thirty-three minutes forty-nine second East (N 59°33'49" E) one thousand two hundred eighty-seven and forty-two one hundredths feet (1,287.42') more or less to a point. **3.** North thirty-five degrees thirty-one minutes forty-nine seconds East (N 35°31'49" E) one hundred thirty-three and thirty-one one hundredths feet (133.31') more or less to a point in the Easterly division line of lands of Edward R. Schultz (DB 1513, PG. 777) and lands now or formerly of James J. Bender (DB 593, PG. 508).

Thence along said division line, crossing the proposed centerline of electric line at a distance of seventy-five and zero one-hundredths feet (75.0') more or less, South fifty-four degrees twenty-eight minutes eleven seconds East (S 54°28'11" E) one hundred fifty and zero one hundredths feet (150.00') more or less to a point.

Thence through lands of Edward R. Schultz, 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 thirty-five degrees thirty-one minutes forty-nine seconds West (S 35°31'49" W) one hundred sixty-five and twenty-four one hundredths feet (165.24') more or less to a point. **2.** South fifty-nine degrees thirty-three minutes forty-nine seconds West (S 59°33'49" W) one thousand two hundred fifty-six and thirty-two one hundredths feet (1,256.32') more or less to a point. **3.** South thirteen degrees fifty-eight minutes thirty-seven seconds West (S 13°58'37" W) nine hundred seventeen and forty-eight one hundredths feet (917.48') more or less to a point in the in the aforesaid Westerly division line of lands of Edward R. Schultz and lands now or formerly of Dolores L. Marcell and Deborah A. Marcell.

Thence along said dividing line, North fifty-four degrees twenty-one minutes forty seconds West (N 54°21'40" W) eighty and seventy one hundredths feet (80.70') more or less to a point. **The Point of Beginning.**

Said Easement containing eight and ten one hundredths Acres (8.10+/- Acs.) more or less as shown on PPL drawing No. B393221 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF EDWARD R. SCHULTZ".

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

ACCESS ROAD

ALSO, A fifty foot (50.0') wide access easement to the above described Right-of-Way, situated more or less over the centerline of an existing access road over lands of Edward R. Schultz (DB 1513, PG. 777) as shown on the above referenced plan, the approximate Centerline of the existing access road being bounded and described as follows to wit:

Beginning at a point, said point being located at the intersection of the centerline of an existing access road in the Westerly division line of lands of Edward R. Schultz (DB 1513, PG. 777) and lands now or formerly of ELCA Development Corp (DB 1407, PG. 447). Said point being located North fifty-four degrees twenty-one minutes forty seconds West (N 54°21'40" W) a distance of fifty and zero one-hundredths feet

(50.0') more or less, from the Southwesterly corner of lands of Edward R. Schultz (DB 1513, PG. 777), as shown on the abovementioned Plan.

Thence through lands of Edward R. Schultz, generally along the centerline of the existing access road the following twelve (12) courses and distances.

1. North fifty-five degrees eighteen minutes six seconds East (N 55°18'06" E) forty-seven and fifty-four one hundredths feet (47.54') to a point.
2. North thirty-nine degrees forty-eight minutes seven seconds East (N 39°48'07" E) fifty-seven and eighty-six one hundredths feet (57.86') to a point.
3. North thirty-two degrees twenty-six minutes twenty-nine seconds East (N 32°26'29" E) fifty and fifty one hundredths feet (50.50') to a point.
4. On a curve to the left, having a radius of thirty and fifty-five one hundredths feet (30.55'), an arc distance of thirty-nine and six one hundredths feet (39.06'), subtended by a chord bearing North four degrees fifty-five minutes thirty-two seconds West (N 04°55'32" W) for a distance of thirty-six and forty-five one hundredths feet (36.45') to a point.
5. North twenty-nine degrees thirty-six minutes forty-nine seconds West (N 29°36'49" W) one hundred sixty-one and twenty-seven one hundredths feet (161.27') to a point.
6. North twenty-six degrees thirty-two minutes forty-one seconds West (N 26°32'41" W) one hundred eleven and eighty-nine one hundredths feet (111.89') to a point.
7. On a curve to the right, having a radius of one hundred fifteen and twelve one hundredths feet (115.12'), an arc distance of sixty-four and sixty-eight one hundredths feet (64.68'), subtended by a chord bearing North fourteen degrees twenty-five minutes fifty-seven seconds West (N 14°25'57" W) for a distance of sixty-three and eighty-four one hundredths feet (63.84') to a point.
8. On a curve to the left, having a radius of sixty-seven and fourteen one hundredths feet (67.14'), an arc distance of sixty-eight and forty-eight

one hundredths feet (68.48'), subtended by a chord bearing North twenty-two degrees twenty-seven minutes forty-nine seconds West (N 22°27'49" W) for a distance of sixty-five and fifty-five one hundredths feet (65.55') to a point.

9. North thirty-nine degrees twenty-three minutes six seconds West (N 39°23'06" W) seventy-one and fifty-two one hundredths feet (71.52') to a point.
10. North forty-seven degrees forty-two minutes twenty seconds West (N 47°42'20" W) seventy-four and sixty-four one hundredths feet (74.64') to a point.
11. North thirty-six degrees forty-six minutes seven seconds West (N 36°46'07" W) ninety and eighty-five one hundredths feet (90.85') to a point.
12. North twenty-seven degrees forty-seven minutes forty-five seconds West (N 27°47'45" W) one hundred forty-five and ninety-five one hundredths feet (145.95') 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 nine hundred eighty-five feet (985') more or less.

Beginning at a point, said point being located at the intersection of the centerline of an existing xxxx Access Drive in the Westerly division line of lands of Edward R. Schultz (DB 1513, PG. 777) and lands now or formerly of E L C A Development Corp.(DB 1407, PG. 447).

CK – Schultz – 4

LEGEND:
 IRON PIPE
 REBAR

N/F
 FREDERICK & LOURDES SWARTS
 INST. # 200623289

N/F
 PHOEBE MORRIS ESTATE
 D.B. 97, PG. 530

N/F
 JAMES J. BENDER
 D.B. 593, PG. 508

DOLORES L. MARCELL &
 DEBORAH A. MARCELL
 D.B. 596, PG. 1
 PARCEL 4

DOLORES L. MARCELL &
 DEBORAH A. MARCELL
 D.B. 596, PG. 1
 PARCEL 1

N/F
 E L C A DEVELOPMENT CORP
 D.B. 1407, PG. 447

EDWARD R. SCHULTZ

N/F
 COVINGTON TOWNSHIP
 D.B. 537, PG. 473
 PARCEL 1

METES AND BOUNDS:
 ACCESS ROAD

METES AND BOUNDS:
 RIGHT-OF-WAY

- 1 N 54°21'40" W 80.70'
- 2 N 13°58'37" E 920.94'
- 3 N 59°33'49" E 1,287.42'
- 4 N 35°31'49" E 133.31'
- 5 S 54°28'11" E 150.00'
- 6 S 35°31'49" W 165.24'
- 7 S 59°33'49" W 1,256.32'
- 8 S 13°58'37" W 917.48'
- 9 N 54°21'40" W 80.70'

TOTAL ROW AREA = 8.10 ACRES. ±

- 1 N 55°18'06" E 47.54'
- 2 N 39°48'07" E 57.86'
- 3 N 32°26'29" E 50.50'
- 4 R= 30.55' A= 39.06'
- CH=N 04°55'32" W 36.45'
- 5 N 29°36'49" W 161.27'
- 6 N 26°32'41" W 111.89'
- 7 R= 115.12' A= 64.68'
- CH=N 14°25'57" W 63.84'
- 8 R= 67.14 A= 68.48'
- CH=N 22°27'49" W 65.55'
- 9 N 39°23'06" W 71.52'
- 10 N 47°42'20" W 74.64'
- 11 N 36°46'07" W 90.85'
- 12 N 27°47'45" W 145.95'

TOTAL LENGTH = 985' ±

TO
 ACAHELA
 SUB

TO
 POCONO
 SUB

C/L ACCESS ROAD

POB

HOUSE

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.

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

97



ACCT- 10015370		ACAHELA-POCONO LINE	
SCALE- NONE		PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED	
BY- RRC		OVER PROPERTY OF EDWARD R. SCHULTZ	
REVIEWED		DEED BOOK-1513, PAGE 777	
		COVINGTON TWP. LACKAWANNA CO., PA	
APPROVED		DATE	
<i>Brian K. Patton</i>		11/15/2012	
PPL ELECTRIC UTILITIES			
AC	PPL DRAWING NO.	SHEET NO.	REV.
	B393221	1	0

PPL E
 IC UTILITIES/10

NO.	DATE	ACCT.	REVISION	BY	REVIEWED	APPROVED	CAD ID

00100 LOCATION CODES
 PLAN & PROFILE
 FACILITY MAP
 SORTS

CK – Schultz – 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, Edward R. Schultz is the owner of certain property in Covington Township, Lackawanna County, as more particularly described in Exhibit R and identified as Parcel 97; 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 . . . R . . . (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

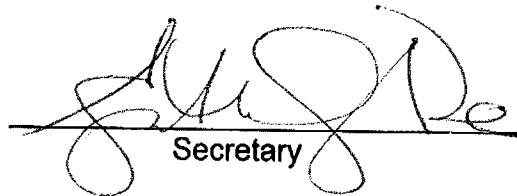
on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission lines associated with the Northeast Pocono Reliability Project, for the transmission and/or distribution 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 . . . R . . . 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 . . . R . . . , 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