



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**

Sylvester J. Coccia

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 Sylvester J. Coccia In :
Clifton 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. COCCIA-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 Sylvester J. Coccia in Clifton 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 Sylvester J. Coccia, which is the subject of this proceeding?

1 A. Yes. The route does cross the property of Sylvester J. Coccia, 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 Sylvester J. Coccia 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 residentially zoned property has 43 acres, is heavily wooded, and contains one
13 dwelling.

14

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

16 A. Approximately 1275 feet, or about 388 meters.

17

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

20 A. No, it does not.

21

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

1 A. PPL Electric Exhibit No. CK-Coccia-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-Coccia-2.

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

8

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

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

13

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

15 A. PPL Electric Exhibit No. CK-Coccia-4 is a copy of the Plan showing the property of
16 Sylvester J. Coccia 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-Coccia-5

20 A. PPL Electric Exhibit No. CK-Coccia-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 Sylvester J. Coccia described in PPL Electric Exhibit No. CK-
23 Coccia-3. Those resolutions remain in effect.

1
2
3
4
5
6
7
8
9
10
11

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

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

Q. Does this conclude your testimony at this time?

A. Yes, it does.

CK – Coccia - 1

CK – Coccia - 2

State of PA 1300
County of CLIFTON TWP } ss.

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.

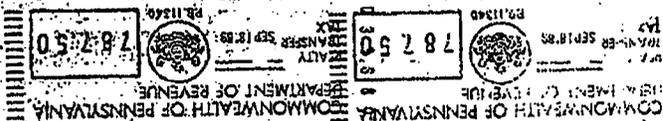
Title of Officer

I Herby Certify, that the precise residence of the Grantee

310 Mary Street
Old Forge, PA 18518

Map #: Clifton Twp #
23803-020-012

Attorney for GRANTEE



1032

Deed
Warranty

Act 1909

From

DAVID M. BUNT and PAMELA J. BUNT,

GRANTORS

To

SYLVESTER J. COCCIA,

FILED FOR RECORD

SEP 18 3 29 PM '89

FEE \$15.00 STAMPS

STATE TAX 15.25

Left 1575 -

Brigid E. Carey, Esquire
Suite 200
Scranton Life Building
Scranton, PA 18503
Attorney I.D. #: 98308

Form No. SBC-Local Blank Filing, Lecynth, Pa.

Commonwealth of Pennsylvania

County of Lackawanna } ss.

Recorded on this 18th day of Sept. A. D. 1989, in the

Recorder's Office of the said County in Deed Book Volume 1300 Page 45-49 inc.

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

Carol Marie Ryan
RECORDER OF DEEDS Recorder

BOOK 1300 PAGE 45

This Deed,

Made the 15 day of September in the year of our Lord one thousand nine hundred and eighty-nine (1989)

Between DAVID M. BURT and PAMELA L. BURT, his wife, of the Township of Clifton, County of Lackawanna and State of Pennsylvania, parties of the first part, hereinafter called GRANTORS,

$\frac{A}{N}$
 $\frac{D}{D}$
and SYLVESTER J. COCCIA, of the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, party of the second part, hereinafter called GRANTEE.

Witnesseth, that in consideration of One Hundred Fifty-Seven Thousand Five Hundred (\$157,500.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged; the Grantor do hereby grant and convey to the said Grantee Heirs and Assigns,

All those certain lots, pieces or parcels of land situate, lying and being the Township of Clifton (formerly the Township of Covington), County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at the center of Pennsylvania Legislative Route No. 35045 (Clifton Road) also being a common corner to lands now or formerly of Arthur W. and Jane K. Toy;

THENCE along said lands now or formerly of Arthur W. and Jane K. Toy the following three courses:

- 1) South thirty-seven (37) degrees thirty-four (34) minutes eleven (11) seconds East, twenty-five and five hundredths (25.05) feet to an iron pin corner; thence
- 2) South seven (07) degrees thirty-four (34) minutes forty-nine (49) seconds West, five hundred eighty-two and eighty-seven hundredths (582.87) feet to an iron pin corner; thence
- 3) South two (02) degrees thirty-five (35) minutes eleven (11) seconds East, one thousand three hundred forty-eight and thirty-five hundredths (1,348.35) feet to an iron pin corner;

THENCE along lands now or formerly of the Lacka. Rora Rod and Gun Club the following two courses:

- 1) South eighty-seven (87) degrees thirty-one (31) minutes zero (00) seconds West, one thousand one hundred ninety-three (1,193) feet to an iron pin corner; thence
- 2) North two (02) degrees thirty-four (34) minutes fifty-three (53) seconds West, one thousand three hundred ninety-six and sixty-two hundredths (1,396.62) feet to the center of said Pennsylvania Legislative Route No. 35045 (Clifton Road);

THENCE along the center of said Pennsylvania Legislative Route No. 35045 (Clifton Road) the following fifteen (15) courses:

- 1) North sixty-seven (67) degrees forty-two (42) minutes fifty (50) seconds East, thirty-two and nineteen hundredths (32.19) feet to a point; thence
- 2) North sixty-six (66) degrees twenty (20) minutes nineteen (19) seconds East, ninety-nine and eighty-eight hundredths (99.88) feet to a point; thence
- 3) North sixty-eight (68) degrees thirty (30) minutes thirty (30) seconds East, ninety-nine and fifty-nine hundredths (99.59) feet to a point; thence

4) North seventy-three (73) degrees seventeen (17) minutes four (4) seconds East, ninety-nine and fifty-two hundredths (99.52) feet to a point; thence

5) North seventy-six (76) degrees forty-six (46) minutes twenty-three (23) seconds East, ninety-nine and ninety-nine hundredths (99.99) feet to a point; thence

6) North seventy-seven (77) degrees twenty-five (25) minutes fifty-one (51) seconds East, one hundred and one hundredths (100.01) feet to a point; thence

7) North seventy-six (76) degrees thirty-six (36) minutes forty-three (43) seconds East, ninety-nine and eighty-four hundredths (99.84) feet to a point; thence

8) North seventy-three (73) degrees forty-six (46) minutes twenty-seven (27) seconds East, ninety-nine and eighty-eight hundredths (99.88) feet to a point; thence

9) North sixty-eight (68) degrees twenty-nine (29) minutes fourteen (14) seconds East, ninety-nine and fifty-three hundredths (99.53) feet to a point; thence

10) North sixty-two (62) degrees forty-two (42) minutes thirty-five (35) seconds East, one hundred and twelve hundredths (100.12) feet to a point; thence

11) North fifty-eight (58) degrees thirty-one (31) minutes twenty-nine (29) seconds East, ninety-nine and seventy-two hundredths (99.72) feet to a point; thence

12) North fifty-four (54) degrees twelve (12) minutes thirty-seven (37) seconds East, ninety-nine and sixty-five hundredths (99.65) feet to a point; thence

13) North forty-seven (47) degrees fifteen (15) minutes forty-one (41) seconds East, ninety-nine and ninety hundredths (99.90) feet to a point; thence

14) North forty-five (45) degrees forty-three (43) minutes twelve (12) seconds East, ninety-nine and seventy-eight hundredths (99.78) feet to a point; thence

15) North forty-eight (48) degrees forty-five (45) minutes nine (9) seconds East, eighty-seven and sixty-eight hundredths (87.68) feet to the place of beginning.

CONTAINING an area of land of 43,944 Acres, more or less, and being shown on Map of Survey of Lands of David M. and Pamela L. Burt, Clifton Township, Lackawanna County, PA, to be conveyed to Sylvester J. Coccia, surveyed by Robert J. Mendola, L.S. **

ALSO BEING KNOWN AND DESCRIBED AS FOLLOWS:

All those certain lots, pieces or parcels of land situate, lying and being the Township of Clifton (formerly the Township of Covington), County of Lackawanna and State of Pennsylvania, bounded and described as follows:

PARCEL ONE

BEGINNING at a point in the center of a public road leading from State Highway Route 611 to Thornhurst, said point being in the northeasterly boundary of the first piece or parcel of land, containing one hundred one (101) acres of land described in Deed of Frank S. Kaufman et al. to Mary Taylor, now known as Mary T. McDonald, dated October 15, 1945, and recorded in Lackawanna County in Deed Book 462, page 6, said point being the intersection of said boundary line with the said road; thence in a southwesterly direction along the center of said road for a distance of one hundred ninety (190) perches, more or less, to a point opposite the northwesterly corner of the second hereinafter described parcel of land containing thirty-eight and twenty-two (38.22) acres of land; thence continuing in a projecting line, being an extension of the westerly side line of the said second hereinafter described parcel of land to the said northwesterly corner of said parcel; thence along the northerly side line of said second parcel and an extension thereof North eighty (80) degrees no (00) minutes East one hundred eighty (180) perches, more or less, to a corner being the southeasterly corner of land heretofore conveyed to Anna Kaufman; thence North ten (10) degrees West along the easterly boundary line of said land, now or late of Anna Kaufman, forty-four (44) perches, more or less, to the center of the public road, the place of beginning. Containing twenty-seven (27) acres of land, more or less, hundredths (CONTINUED ON ANOTHER INDIVIDUAL SHEET)

D
P
~~THIS DOCUMENT MAY NOT BE LOANED, COPIED, TRANSCRIBED, INCLUDED OR INDEXED THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNERS 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 IMPLY A RESTRICTION OR LIMITATION ON ANY RIGHTS OR BENEFITS OTHERWISE CREATED, ESTABLISHED, RESERVED OR TRANSFERRED BY THIS INSTRUMENT.~~

**dated August 14, 1989, No. 89-212, which map is intended to be recorded herewith.

and including all of the improvements, timber, woods, ways, coal, meta, mine-als, gas, oil, water, creeks and springs located upon the parcel of land above described.

Being a part of the original lots numbered twenty-four (24) and twenty-five (25).

EXCEPTING AND RESERVING THEREFROM six (6) parcels of land heretofore conveyed by the Grantors as follows:

1) The first being a parcel of land containing nine (9) acres conveyed to Clara Duncan and John Muir by Deed dated July 1, 1937, and recorded in Deed Book 417, page 269;

2) The second being a parcel of land containing twelve and one-half (12½) acres conveyed to Anna Kaufman by Deed dated July 7, 1942, and recorded in Deed Book 439, page 455;

3) The third parcel containing one and twenty-five hundredths (1.25) acres of land conveyed to Walter Toy by Deed dated October 15, 1945, and recorded in Deed Book 461, at page 83.

4) The fourth parcel was conveyed to Clara S. Duncan and John M. Muir by Deed dated July 21, 1950, and recorded in Deed Book 497, page 285.

5) The fifth parcel was conveyed to Arthur W. Toy and wife by Deed dated August 4, 1954, and recorded in Deed Book 528, page 56.

6) The sixth parcel was conveyed to Arthur W. Toy and wife by Deed dated November 6, 1957, and recorded in Deed Book 471, page 186.

PARCEL TWO

BEGINNING at a stones corner, being the southwest corner of Kaufman's land and on the line of James O'Boyle's land, of which this is a part; thence by the said O'Boyle's land South eighty(80) degrees West seventy-five and one-half (75½) rods to a stone corner; thence by the same land North ten (10) degrees West eighty-one (81) rods to a stones corner, South of the public road; thence by Kaufman's land North eighty (80) degrees East seventy-five and one-half (75½) rods to a corner; thence by the same land South ten (10) degrees East eighty-one (81) rods to the place of beginning. Containing thirty-eight (38) acres and thirty-five (35) perches, more or less.

Being a part of two (2) parcels of land represented by the survey and map duly recorded under the title of "E.E. and J.J. Kaufman Farm" in Clifton Township, Lackawanna County, in Map Book 4, page 166, and known as the "Center Farm".

And being a part of the same land which Frank S. Kaufman et al. conveyed to Mary Taylor, now by marriage Mary T. McDonald, by Deed dated October 15, 1945, and recorded in Deed Book 462, page 6.

BEING a part of the same premises conveyed by James D. Kaufman et al. to Frank S. Kaufman et al. by Deed dated June 2, 1936, and recorded in Lackawanna County in Deed Book 408, page 167.

ALSO, all of the title rights or interests in the above-described pieces or parcels of land received by Elmer E. Kaufman, in his lifetime, from the Commonwealth of Pennsylvania, dated June 15, 1905, and enrolled in Patent Book H, Volume 17 at pages 112, 113, 114, 115, and 116 respectively, and recorded in the Recorder of Deeds Office of Lackawanna County in Deed Book 436, pages 144, 145 and 146.

BEING the same premises conveyed by John M. McDonald and Mary T. McDonald (formerly Mary Taylor) to John D. Ohlandt, by Deed dated February 27, 1962, and recorded in the Office of the Lackawanna County Recorder of Deeds Office in Deed Book 575, page 290 et seq.

CK – Coccia - 3

**RIGHT-OF-WAY TO BE CONDEMNED
OVER PROPERTY OF
SYLVESTER J. COCCIA**

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 Sylvester J. Coccia (DB 1300, PG. 45) and lands now or formerly of Lacka Rora Rod and Gun Club.

Thence along said dividing line, North fourteen degrees twenty-seven minutes eight second West (N 14°27'08" W) seventy-five and zero one hundredths feet (75.00') more or less to a point.

Thence through lands of Sylvester J. Coccia, running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of proposed electric line, North seventy-five degrees twenty-six minutes nineteen seconds East (S 75°26'19" E) one thousand one hundred ninety-two and eighty-five one hundredths feet (1,192.85') more or less to a point in the Easterly division line of lands of Sylvester J. Coccia (DB 1300, PG. 45) and lands now or formerly of Timothy J. Harte and Patricia A. Harte(Instr. # 20091160).

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, South fourteen degrees twenty-eight minutes zero seconds East (S 14°28'00" E) one hundred fifty and zero one hundredths feet (150.00') more or less to a point.

Thence through lands of Sylvester J. Coccia, running parallel to and at a distance of seventy-five (75') perpendicular from the centerline of proposed electric line, South seventy-five degrees twenty-six minutes nineteen seconds West (S 75°26'19" W) one thousand one hundred ninety-two and eighty-nine one hundredths feet (1,192.89') more or less to a point in the aforesaid Westerly dividing line of lands of Sylvester J. Coccia and Lacka Rora Rod and Gun Club

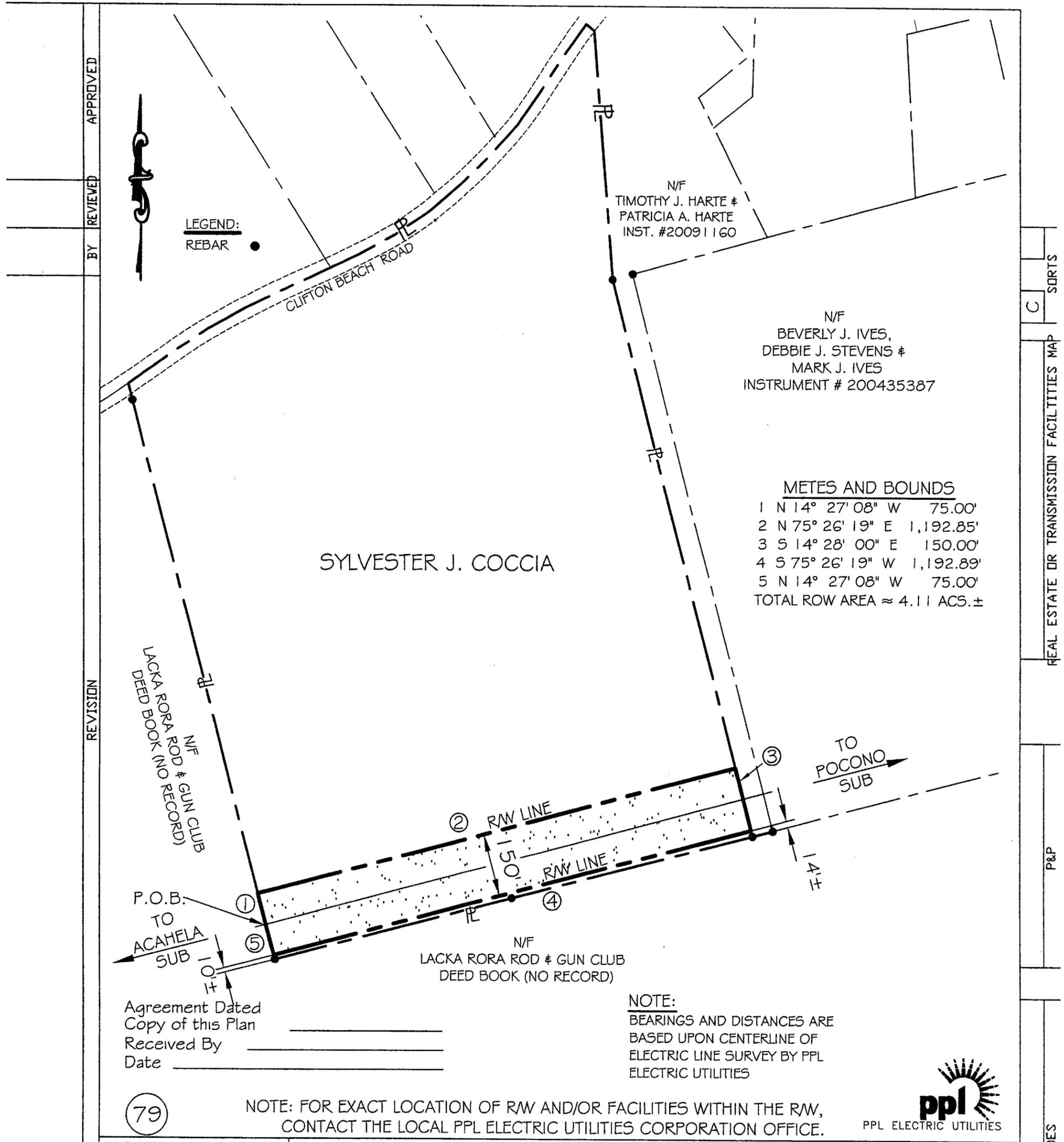
Thence along said dividing line, North fourteen degrees twenty-seven minutes eight second West (N 14°27'08" W) seventy-five and zero one hundredths feet (75.00') more or less to a point **The Point of Beginning.**

Said Easement containing four and eleven one hundredth Acres (4.11+/- Acs.) more or less as shown on PPL drawing No. A393201

prepared by PPL Electric Utilities entitled "PLAN SHOWING
ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER
PROPERTY OF SYLVESTER J. COCCIA".

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

CK – Coccia - 4



ACCT.	ACCT- 10015370	ACAHELA-POCONO LINE PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED OVER PROPERTY OF SYLVESTER J. COCCIA DEED BOOK-1300, PAGE 45	
	SCALE- NONE		
DATE	BY- RRC	CLIFTON TOWNSHIP LACKAWANNA CO., PA.	
	REVIEWED MJS 10/19/12		
NO.	APPROVAL <i>Brian K. Patten</i> 10/19/2012	PPL ELECTRIC UTILITIES	
	CAD ID	PPL DRAWING NO. A393201	SHEET NO. 1
		REV. 0	

CK – Coccia - 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, Sylvester J. Coccia is the owner of certain property in Clifton Township, Lackawanna County, as more particularly described in Exhibit J and identified as Parcel 79; 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 . . . J. . . (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

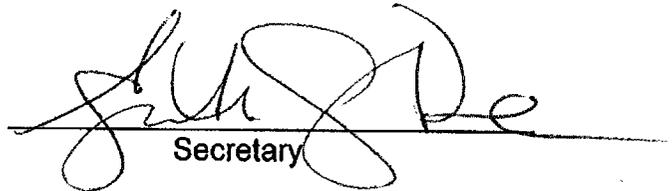
on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission lines associated with the Northeast Pocono Reliability Project, for the transmission and/or distribution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


Secretary