



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**

Susan Butler Reigeluth Living Trust

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-2013-_____
Its Proposed Exercise Of The Power Of :
Eminent Domain To Acquire Right-of-Way :
And Easement Over A Certain Portion Of The :
Lands Of Susan Butler Reigeluth Living Trust :
In Tobyhanna Township, Monroe 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. S BUTLER-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, GENN5,
3 Allentown, PA 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”). My position with
7 PPL Electric Utilities Corporation is Manager Land / Land Rights Acquisition. In that
8 position, I am responsible for managing all Transmission Right of Way Assets for PPL
9 Electrical Utilities Corporation.

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 8 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 Firsttrust 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 of land in 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 Utilities Corporation (“PPL Electric”).

14
15 Q. What are the subjects of your testimony?

16 A. I will describe the property of Susan Butler Reigeluth Living Trust in Tobyhanna
17 Township, Monroe County, Pennsylvania, and describe PPL Electric’s proposed right-of-
18 way easement over said property.

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

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

1 the Proposed West Pocono 230-69 kV Substation in Buck Township, Luzerne County
2 and the Proposed North Pocono 230-69 kV Substation in Covington Township,
3 Lackawanna County” (“Siting Application”), which was filed with the Pennsylvania
4 Public Utility Commission on December 28, 2012, at Docket No. A-2012-2340872. .
5 With the Siting Application, PPL Electric filed Attachments 1-16 and PPL Electric
6 Statement Nos. 1-6, which provide additional detailed information regarding the
7 Northeast-Pocono Reliability Project. Complete copies of the Siting Application and
8 supporting Attachments were served on Susan Butler Reigeluth Living Trust.

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

23

1 Q. Does a portion of the proposed routes for the Northeast-Pocono Reliability Project cross
2 the property of Susan Butler Reigeluth Living Trust which is the subject of this
3 proceeding?

4 A. Yes. The route does cross the property of Susan Butler Reigeluth Living Trust, 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 Susan Butler Reigeluth Living Trust that is the subject of this
11 proceeding?

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

14

15 Q. Please describe the property.

16 A. This property is zoned Rural Residential and is approximately 59 acres. The property is
17 vacant and wooded with no dwellings or other buildings.

18

19 Q. Does PPL Electric's proposed right-of-way and easement over the property of Susan
20 Butler Reigeluth Living Trust contain any burial grounds or places of worship?

21 A. No, it does not.

22

1 Q. Please explain PPL Electric Exhibit No. CK-S Butler-1.

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

5
6 Q. Please explain PPL Electric Exhibit No. CK-S Butler-2.

7 A. PPL Electric Exhibit No. CK-S Butler-2 is a copy of the metes-and-bounds description of
8 the property of Susan Butler Reigeluth Living Trust.

9
10 Q. Please explain PPL Electric Exhibit No. CK-S Butler-3.

11 A. PPL Electric Exhibit No. CK-S Butler-3 is a copy of the metes-and-bounds description of
12 the portion of the property of Susan Butler Reigeluth Living Trust over which PPL
13 Electric seeks a right-of-way and easement.

14
15 Q. Please explain PPL Electric Exhibit No. CK-S Butler-4.

16 A. PPL Electric Exhibit No. CK-S Butler-4 is a copy of the Plan showing the property of
17 Susan Butler Reigeluth Living Trust and the portion of the property over which PPL
18 Electric proposes to acquire a right-of-way and easement.

19
20 Q. Please explain PPL Electric Exhibit No. CK-S Butler-5.

21 A. PPL Electric Exhibit No. CK-S Butler-5 is a copy of the resolutions of the Board of
22 Directors of PPL Electric authorizing the acquisition of a right-of-way and easement over

1 the portion of the land of Susan Butler Reigeluth Living Trust described in PPL Electric
2 Exhibit No. CK-S Butler-3. Those resolutions remain in effect.

3

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

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

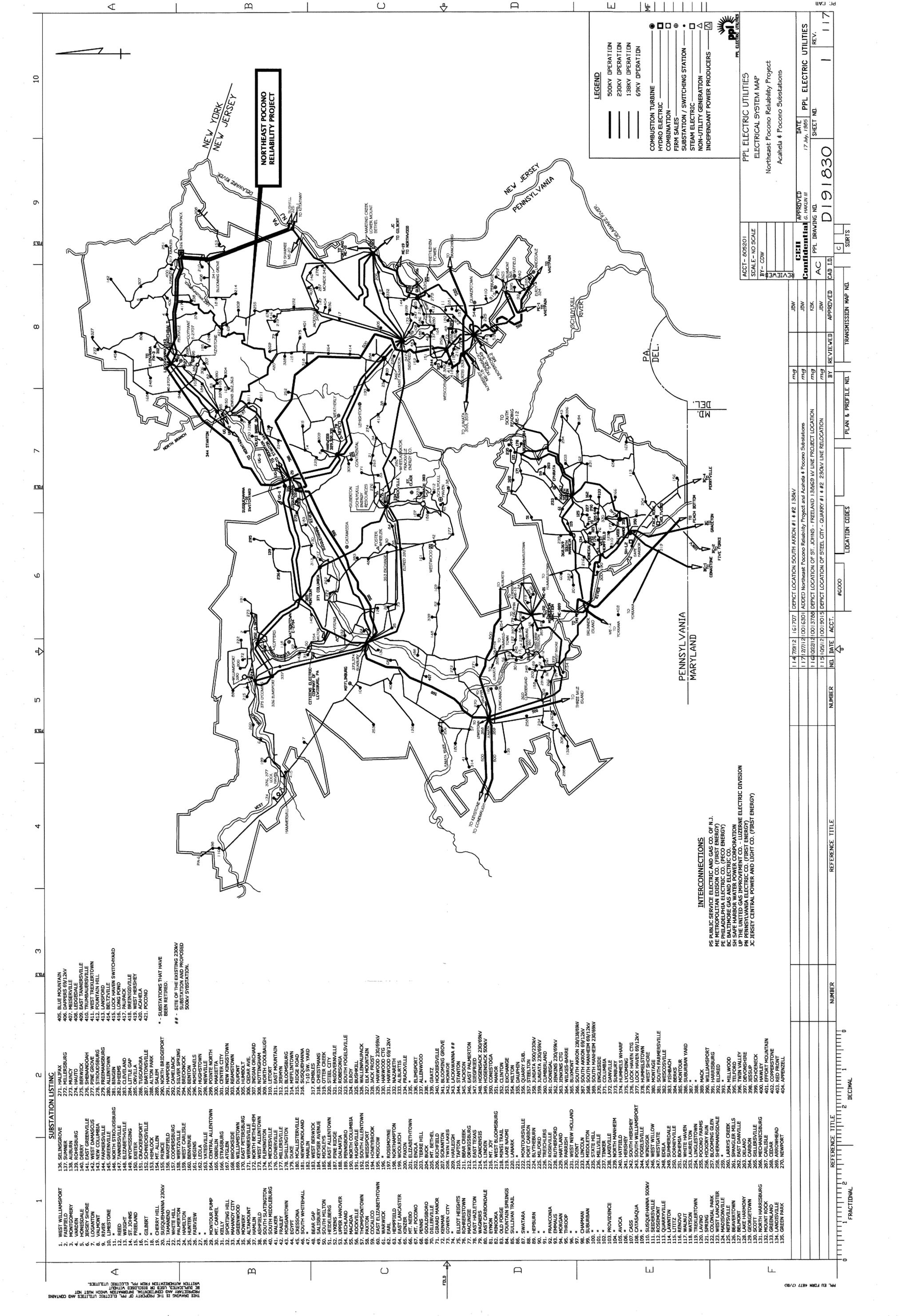
10

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

12 A. Yes, it does.

13





- SUBSTATION LISTING**
- | | |
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| 1. WEST WILLIAMSPORT | 136. SELINGSGROVE |
| 2. FAIRFIELD | 137. SUNNER |
| 3. MONTGOMERY | 138. MILLERSBURG |
| 4. AUBURN | 139. MUNCY |
| 5. HONESTDALE | 140. DERRY |
| 6. JERSEY SHORE | 141. EAST GREENVILLE |
| 7. LOGANTON | 142. WEST DAMASCUS |
| 8. RIVERS | 143. FARMERSBURG |
| 9. LAMAR | 144. HARRISVILLE |
| 10. LAMAR | 145. GREENVILLE |
| 11. * BIRD | 146. NORTH STRUDLSBURG |
| 12. WRIGHT | 147. WEST HAVEN SWITCHWARD |
| 13. ST. JOHNS | 148. ELIZABETHTOWN |
| 14. FRELAND | 149. WYOMISSING |
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- SUBSTATIONS THAT HAVE BEEN RETIRED.**
- ** SITE OF THE EXISTING 230KV SUBSTATION AND PROPOSED 500KV SUBSTATION.**
- *** SUBSTATIONS THAT HAVE BEEN RETIRED.**
- **** SUBSTATIONS THAT HAVE BEEN RETIRED.**

- INTERCONNECTIONS**
- PS PUBLIC SERVICE ELECTRIC AND GAS CO. OF N.J.
 PE METROPOLITAN EDISON CO. (FIRST ENERGY)
 PE PHILADELPHIA EDISON CO. (PECO ENERGY)
 PE BALTIMORE GAS AND ELECTRIC CO. (BGE)
 PE DELAWARE POWER AND LIGHT CO. (DPL)
 UP THE UNITED GAS IMPROVEMENT CO. - LUZERNE ELECTRIC DIVISION
 PE PENNSYLVANIA ELECTRIC CO. (FIRST ENERGY)
 PE PENNSYLVANIA ELECTRIC CO. (FIRST ENERGY)
 JC PENNSYLVANIA ELECTRIC AND LIGHT CO. (FIRST ENERGY)

- DEFECT LOCATION SOUTH AKRON #1 & #2 138KV**
- 1/14/78/12** 16707
- 1/17/78/12** 10016301 ADDED Northeast Pocono Reliability Project and Aachela & Pocono Sub-stations
- 1/18/02/21** 10013788 DEFECT LOCATION OF ST. JOHNS - FRELAND 138KV N LINE PROJECT LOCATION
- 1/19/05/12** 10019019 DEFECT LOCATION OF STEEL CITY - QUARRY #1 & #2 230KV LINE RELOCATION

NUMBER	REFERENCE TITLE	NUMBER	DATE	ACCT.	LOCATION CODES	PLAN & PROFILE NO.	TRANSMISSION MAP NO.	SURTS
1		0						
2		0						
3		0						
4		0						
5		0						
6		0						
7		0						
8		0						
9		0						
10		0						

DATE	APPROVED	DATE	APPROVED
17 July 1985	G. HAKUN III	17 July 1985	JBW
			JBW
			JBW
			JBW

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

PPL ELECTRIC UTILITIES

ELECTRICAL SYSTEM MAP

Northeast Pocono Reliability Project

Aachela & Pocono Substations

ACCT- 805201

SCALE- NO SCALE

BY- CDW

DATE 17 July 1985

APPROVED G. HAKUN III

CONFIDENTIAL

PPL DRAWING NO. D191830

SHEET NO. 117

PLAN & PROFILE NO.

LOCATION CODES

#6000

DEFECT LOCATION SOUTH AKRON #1 & #2 138KV

DEFECT LOCATION OF ST. JOHNS - FRELAND 138KV N LINE PROJECT LOCATION

DEFECT LOCATION OF STEEL CITY - QUARRY #1 & #2 230KV LINE RELOCATION

REFERENCE TITLE

NUMBER

DATE

ACCT.

LOCATION CODES

PLAN & PROFILE NO.

TRANSMISSION MAP NO.

SURTS

INTERCONNECTIONS

PS PUBLIC SERVICE ELECTRIC AND GAS CO. OF N.J.

PE METROPOLITAN EDISON CO. (FIRST ENERGY)

PE PHILADELPHIA EDISON CO. (PECO ENERGY)

PE BALTIMORE GAS AND ELECTRIC CO. (BGE)

PE DELAWARE POWER AND LIGHT CO. (DPL)

UP THE UNITED GAS IMPROVEMENT CO. - LUZERNE ELECTRIC DIVISION

PE PENNSYLVANIA ELECTRIC CO. (FIRST ENERGY)

PE PENNSYLVANIA ELECTRIC CO. (FIRST ENERGY)

JC PENNSYLVANIA ELECTRIC AND LIGHT CO. (FIRST ENERGY)

DEFECT LOCATION SOUTH AKRON #1 & #2 138KV

DEFECT LOCATION OF ST. JOHNS - FRELAND 138KV N LINE PROJECT LOCATION

DEFECT LOCATION OF STEEL CITY - QUARRY #1 & #2 230KV LINE RELOCATION

REFERENCE TITLE

NUMBER

DATE

ACCT.

LOCATION CODES

PLAN & PROFILE NO.

TRANSMISSION MAP NO.

SURTS

REFERENCE TITLE

NUMBER

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LOCATION CODES

PLAN & PROFILE NO.

TRANSMISSION MAP NO.

SURTS

REFERENCE TITLE

NUMBER

DATE

ACCT.

LOCATION CODES

PLAN & PROFILE NO.

TRANSMISSION MAP NO.

SURTS



CK-S Butler-2

TAX CODE NO. 19/111691

This Indenture Made the 30th day of March in the
year of our Lord Two Thousand and Seven (2007)

Between Susan Butler Reigeluth, Single, of HC 1 Box 1134, Blakeslee, Pennsylvania 18610, hereinafter called the Grantor, party of the first part,

- AND -

Susan Butler Reigeluth Living Trust dated August 12, 2005, of HC 1 Box 1134, Blakeslee, Pennsylvania 18610, Grantee, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of **ONE DOLLAR AND .00/100 (\$1.00),** lawful money of the United States of America, unto her well and truly paid by the said party of the second part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, her heirs and assigns,

ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the easterly line of a Private Drive Easement, said iron being the most southerly corner of lands of James L. & Michaelene J. Butler as shown on map entitled, "Parcel 1B, Subdivision, Lands of John Butler", dated 20 December, 1991 and revised 24 February 1992; thence along said lands of James L. & Michaelene J. Butler, the following five courses and distances: 1) N 54° 28' 49" E 250.00 feet to an iron; 2) N 27° 32' 22" E 614.57 feet to an iron; 3) N 32° 07' 15" W 400.00 feet to an iron; 4) S 75° 48' 14" W 1128.22 feet to an iron; 5) N 0° 00' 00" W (passing an iron at 512.59 feet) 518 feet, more or less, to a point on the edge of the Lehigh River; thence along the edge of the Lehigh River in an easterly direction its various courses and meanders, 1215 feet, more or less, (the chord bearing and distance being N 67° 17' 47" E 1174.28 feet) to a point, a corner of lands of Blue Ridge Real Estate Co.; thence along said lands of Blue Ridge Real Estate Co., S 31° 07' 15" E (passing an iron at 15.27 feet, more or less) 975 feet, more or less to an 18" maple; thence along the same, S 17° 08' 36" E 881.40 feet to a stone corner, a corner of lands of Robert Selig as shown on said map; thence along said lands of Robert Selig, S 44° 21' 03" W 889.48 feet to an iron on the easterly line of the aforementioned Private Drive Easement; thence along the easterly line of said Private Drive Easement in a northwesterly direction on a curve to the left having a radius of 625 feet an arc length of 76.89 feet (the chord bearing and distance being N 31° 59' 43" W 76.84 feet) to an iron, a point of tangency; thence along the same, N 35° 31' 11" W 639.66 feet to the place of **BEGINNING**. **CONTAINING 36.15 Acres, more or less.**

TOGETHER WITH the right of ingress, egress and regress over a Private Driveway Easement described as follows, to wit:

BEGINNING at an iron, the beginning corner of the above described Parcel 1B; thence along Parcel 1B, S 35° 31' 11" E 639.66 feet to an iron, a point of curvature; thence along the same on a curve to the right having a radius of 625 feet an arc length of 76.89 feet (the chord bearing and distance being S 31° 59' 43" E 76.84 feet) to an iron, a common corner of lands of Robert Selig and of Parcel 1B; thence along said lands of Robert Selig continuing on a curve to the right having a radius of 625 feet an arc length of 290.01 feet (the chord bearing and distance being S 15° 10' 40" E 287.42 feet) to an iron on the northerly line of Caughbaugh Road, T-533; thence along the northerly line of Caughbaugh Road in a southerly direction on a curve to the left having a radius of 375 feet an arc length of 86.58 feet (the chord bearing and distance being S 87° 31' 26" W 86.40 feet) to a point on an easement arc; thence along said easement arc and through Parcel 1, Remaining Lands of John Butler, in a northerly direction on a curve to the left having a radius of 40 feet an arc length of 60.70 feet (the chord bearing and distance being N 37° 26' 00" E 55.04 feet) to a point of compound curvature; thence continuing through Parcel 1 on a curve to the left having a radius of 575 feet an arc length of 295.82 feet (the chord bearing and distance being N 20° 46' 52" W 292.57 feet) to a point of tangency; thence along the same, N 35° 31' 11" W 639.66 feet to a point; thence crossing said Private Driveway Easement, N 54° 28' 49" E 50.00 feet to the place of BEGINNING.

CONTAINING 1.144 Acres, more or less.

Said driveway shall be used jointly with the owners of Lot 1A and the Grantors, their heirs, or assigns. Its improvement and maintenance shall be the sole responsibility of the persons benefiting by the use thereof.

BEING THE SAME PREMISES which John L. Butler, Jr., and Helen B. Butler, Husband and Wife by their deed dated May 8, 1992 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 1827, page 1646, granted and conveyed unto Susan Butler Reigeluth, Grantor hereof, in fee.

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner, the most easterly corner of lands of Susan Butler Reigeluth as shown on map entitled "Minor Subdivision, Lands of Blue Ridge Real Estate Company to be Conveyed unto Susan Butler Reigeluth", dated July 21, 1994, and revised November 7, 1994; THENCE along said lands of Susan Butler Reigeluth, to which this parcel is to be joined, N 17° 08' 36" W, 881.40 feet to an 18 inch blazed maple; Thence along the same N 31° 07' 15" W (passing an iron pin at 959.73 feet), 975 feet, more or less to a point in the southerly edge of the Lehigh River; Thence along said southerly edge of the Lehigh River in a northeasterly direction 455 feet, more or less, to a point (the chord bearing and distance being N 42° 39' 51" E, 453.37 feet); Thence along lands of Blue Ridge Real Estate Company S 52° 05' 35" E (passing an iron pin at 44.00 feet, more or less), 439.07 feet, more or less to an iron pin; Thence along the same, the following three courses and distances: 1) S 06° 35' 16" E, 366.59 feet to an iron pin; 2) S 35° 21' 25" E, 500.15 feet to an iron pin; and 3) S 14° 22' 38" E, 1034.67 feet to an iron pin, a corner of lands of Robert Selig, Jr.; Thence along said lands of Robert Selig, Jr., N 85° 57' 25" W, 479.54 feet to the place of BEGINNING.

CONTAINING 23.21 acres, more or less.

BEING THE SAME PREMISES which Blue Ridge Real Estate Company by its deed dated January 20, 1995 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 1991, page 0826, granted and conveyed unto Susan Butler Reigeluth, grantor hereof, in fee.

UNDER AND SUBJECT to a drainage easement adjacent to a stream as shown on said "Minor Subdivision Plan."

UNDER AND SUBJECT to the notes set forth in the margin of the aforementioned Plan.

UNDER AND SUBJECT to language contained in the Agreement of Sale dated December 27, 1994, between the parties herein, more fully set forth in Paragraph 18 of that Agreement of Sale, and which relates to the enrollment of the premises described herein in the Pennsylvania Farmland and Forest Land Assessment Act of 1974 (Act 319) and which further specifically sets forth requirements on the part of the Grantee in the event that the forest reserve use is abandoned. Said Paragraph 18 of the Agreement of Sale expressly survived settlement and delivery of this Deed.

Said Paragraph 18 provided as follows:

Seller and Buyer acknowledge that the premises described herein are part of an overall tract presently enrolled under the Pennsylvania Farmland and Forest Land Assessment Act of 1974 (hereinafter referred to as "Act 319"). The parties hereto anticipate that the conveyance call for hereunder will be determined to be a "separation" under Act 319 and that by itself said conveyance will not trigger rollback taxes. The parties further agree, and buyer specifically agrees, to not abandon the forest reserve use under which the premises are presently assessed for a period of seven (7) years or, in the event that Buyer does abandon said forest reserve use, Buyer agrees to pay all rollback taxes incurred both on the premises described herein, and on the balance of the tract of which the premises herein is a part, as determined by the Monroe County Assessor's Office. This paragraph shall survive settlement and delivery of Deed.

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

To have and to hold the said lot, parcel or piece of ground, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, her heirs and assigns, to and for the only proper use and behoof of the said party of the second part, her heirs and assigns, forever.

And the said party of the first part, her heirs and assigns, do by these presents, covenant, grant and agree, to and with the said party of the second part, her heirs assigns, that they, the said party of the first part, her heirs and assigns, 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 party of the second part, her heirs and assigns, against them, the said party of the first part, her heirs and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any party thereof, shall and will **S P E C I A L L Y W A R R A N T** and forever **DEFEND**.

In Witness Whereof, the said party of the first part to these presents hereunto set her hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF US

Susan Butler Reigeluth 12 APR 2007
SUSAN BUTLER REIGELUTH

COUNTRY OF BELGIUM KINGDOM OF BELGIUM
CITY OF BRUSSELS
EMBASSY OF THE UNITED STATES OF AMERICA } SS.
COUNTY OF

On this, the 12th day of April, 2007, before me,
Sherry KENESON-HALL in and for said Brussels, Belgium, the undersigned
officer, personally appeared **SUSAN BUTLER REIGELUTH, SINGLE**, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within instrument and
acknowledged that she executed the same for the purposes therein contained, and desired the same
might be recorded as such.

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



Sherry Keneson-Hall

Sherry KENESON-HALL
Consul of the United
States of America

Commission expiration
date: not applicable

The correct and complete address
of the within named Grantee is
HC 1 Box 1134, Brussels, Belgium 18610

Todd N. Williams

On behalf of said Grantee

PREPARED BY:
NEWMAN, WILLIAMS, MISHKIN, CORVELEYN, WOLFE & FARERI, P.C.
ATTORNEYS AT LAW
712 Monroe Street
Stroudsburg, Pennsylvania 18360



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280503
HARRISBURG PA 17128-0503

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	<u>0</u>
Book Number	<u>2303</u>
Page Number	<u>2319</u>
Date Recorded	<u>4/24/07</u>

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	Telephone Number:		
Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C.	(570) 421-9090		
Street Address	City	State	Zip Code
712 Monroe Street	Stroudsburg	Pa	18380

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)				
Susan Butler Reigeluth, Single	Susan Butler Reigeluth Living Trust dated August 12, 2005				
Street Address	Street Address				
HC 1 Box 1134	HC 1 Box 1134				
City	State	Zip Code	City	State	Zip Code
Blakeslee	Pa	18610	Blakeslee	Pa	18610

C. PROPERTY LOCATION

Street Address	City, Township, Borough	
Lot 3 and Parcel 1 B	Tobyhanna Township	
County	School District	Tax Parcel Number
Monroe County	Mount Pocono	19/111691

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
700.00	X 7.09	= 4,963.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100.00	100%

2. Check Appropriate Box Below for Exemption Claimed

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

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

Todd R. Wilson

4/24/07

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



COUNTY OF MONROE

RECORDER OF DEEDS
7th & MONROE STREETS
STROUDSBURG, PA 18360
Area Code (570) 517-3969

Helen Diecidue - Recorder
Mary Ann Lesh - Chief Deputy
Jamie Butz - Deputy

Instrument Number - 200715966

Recorded On 4/24/2007 At 3:19:49 PM

* Instrument Type - DEED - TAX EXEMPT

Invoice Number - 474410

* Grantor - REIGELUTH, SUSAN BUTLER

* Grantee - SUSAN BUTLER REIGELUTH LIVING TRUST

User - CK

* Customer - NEWMAN WILLIAMS MISHKIN

* **FEEs**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES	\$17.00
AFFORDABLE HOUSING	\$13.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$45.50

Book - 2303 Starting Page - 2319

* Total Pages - 7

RETURN DOCUMENT TO:
NEWMAN WILLIAMS MISHKIN

TAX ID #
19/111691
Total Tax IDs: 1



I Heroby CERTIFY that this document is recorded in the
Recorder's Office of Monroe County, Pennsylvania

Helen Diecidue

THIS IS A CERTIFICATION PAGE

Do Not Detach

**THIS PAGE IS NOW THE LAST PAGE
OF THIS LEGAL DOCUMENT**

- Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 2303 Page: 2325





**RIGHT-OF-WAY TO BE CONDEMNED
OVER PROPERTY OF
SUSAN BUTLER REIGELUTH LIVING TRUST**

FIRST:

Beginning at a point, said point being located in the northerly division line of lands now or formerly of Grumble Knot, LLC (DB 2384, PG 9179) and lands of Susan Butler Reigeluth Living Trust (DB 2303 PG 2319).

Thence through lands of said Susan Butler Reigeluth Living Trust, running parallel to and at a distance of fifty feet (50') perpendicular from the southerly centerline of the two proposed electric lines, North eighteen degrees forty-six minutes zero seconds West (N 18°46'00" W) three hundred seventy-nine and one one-hundredth feet (379.01') more or less to a point in the easterly division line of lands now or formerly of James L. Butler & Michaelene J. Butler (DB 1741, PG 1711) and lands of said Susan Butler Reigeluth Living Trust.

Thence along said dividing line, crossing the southerly centerline of proposed electric lines at a distance of fifty-six and eighty-two one-hundredths feet (56.82') more or less, North forty-two degrees fifty-one minutes thirty-six seconds East (N 42°51'36" E) seventy and eighteen one-hundredths feet (70.18') more or less to a point.

Thence along same, crossing the northerly centerline of proposed electric lines at a distance of sixty-seven and twenty one-hundredths feet (67.20') more or less, North fifteen degrees fifty-five minutes eighteen seconds East (N 15°55'18" E) one hundred fifty-five and five one-hundredths feet (155.05') more or less to a point.

Thence through lands of said Susan Butler Reigeluth Living Trust, running parallel to and at a distance of fifty feet (50') perpendicular from the northerly centerline of the two proposed electric lines, South eighteen degrees forty-six minutes zero seconds East (S 18°46'00" E) eight hundred eighteen and twenty-two one-hundredths feet (818.22') more or less to a point in the aforementioned northerly division line of lands now or formerly of said Grumble Knot, LLC and lands of Susan Butler Reigeluth Living Trust.

Thence along said dividing line, crossing the northerly centerline of proposed electric lines at a distance of one hundred five and forty one-hundredths feet (105.40') more or less and crossing the southerly

centerline of proposed electric lines at a distance of two hundred ten and eighty one-hundredths feet (210.80') more or less, North forty-seven degrees five minutes four seconds West (N 47°05'04" W) three hundred sixteen and twenty one-hundredths feet (316.20') more or less to a point.
The Point of Beginning.

Said Easement containing two and zero one-hundredths Acres (2.00+/- Acs.) more or less as shown on PPL drawing No. EU00500194 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF SUSAN BUTLER REIGELUTH LIVING TRUST".

SECOND:

Beginning at a point, said point being located in the northerly division line of lands now or formerly of James L. Butler & Michaelene J. Butler (DB 1741, PG 1711) and lands of Susan Butler Reigeluth Living Trust (DB 2302 PG 2319).

Thence through lands of said Susan Butler Reigeluth Living Trust, running parallel to and at a distance of fifty feet (50') perpendicular from the southerly centerline of the two proposed electric lines, North sixty-three degrees nine minutes fifty-nine seconds West (N 63°09'59" W) five hundred sixty-one and eighty-one one-hundredth feet (561.81') more or less to a point in the northerly division line of lands of said Susan Butler Reigeluth Living Trust and lands now or formerly of Calvary Chapel of Philadelphia (DB 3005, PG65360).

Thence along said dividing line, North forty-eight degrees seven minutes fourteen seconds East (N 48°07'14" E) eleven and thirty-five one-hundredths feet (11.35') more or less to a point.

Thence along same, crossing the southerly centerline of proposed electric lines at a distance of forty-six and eighty-one one-hundredths feet (46.81') more or less, and crossing the northerly centerline of proposed electric lines at a distance of one hundred six and eighteen one-hundredths feet (106.18') more or less, North fifty-nine degrees twenty-six minutes fourteen seconds East (N 59°26'14" E) one hundred sixty-five and fifty one-hundredths feet (165.50') more or less to a point.

Thence through lands of said Susan Butler Reigeluth Living Trust, running parallel to and at a distance of fifty feet (50') perpendicular from the northerly centerline of the two proposed electric lines, South sixty-three degrees nine minutes fifty-nine seconds East (S 63°09'59" E) five hundred eighty-three and zero one-hundredths feet (583.00') more or less

to a point in the aforementioned northerly division line of lands now or formerly of said James L. Butler & Michaelene J. Butler and lands of Susan Butler Reigeluth Living Trust.

Thence along said dividing line, crossing the northerly centerline of proposed electric lines at a distance of sixty-two and ninety one-hundredths feet (62.90') more or less and crossing the southerly centerline of proposed electric lines at a distance of one hundred twenty-five and eighty one-hundredths feet (125.80') more or less, South sixty-four degrees eleven minutes ten seconds West (S 64°11'10" W) one hundred eighty-eight and seventy one-hundredths feet (188.70') more or less to a point. **The Point of Beginning.**

Said Easement containing one and ninety-eight one-hundredths Acres (1.98+/- Acs.) more or less as shown on PPL drawing No. EU00500194 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC LINE RIGHT-OF-WAY TO BE CONDEMNED OVER PROPERTY OF SUSAN BUTLER REIGELUTH LIVING TRUST".

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

CK-S Butler-4

LEGEND:
 ○ IRON PIN
 ● STONE PILE

METES AND BOUNDS:

1	N 18°46'00" W	379.01'
2	N 42°51'36" E	70.18'
3	N 15°55'18" E	155.05'
4	S 18°46'00" E	818.22'
5	N 47°05'04" W	316.20'
TOTAL ROW AREA = 2.00 ACRES±		
6	N 63°09'59" W	561.81'
7	N 48°07'14" E	11.35'
8	N 59°26'14" E	165.50'
9	S 63°09'59" E	583.00'
10	S 64°11'10" W	188.70'
TOTAL ROW AREA = 1.98 ACRES±		

N/F
 SUSAN BUTLER
 REIGELUTH LIVING TRUST
 D.B. 2303, PG. 2319
 (PARCEL 3)

SUSAN BUTLER
 REIGELUTH LIVING TRUST

N/F
 CALVARY CHAPEL OF PHILADELPHIA
 D.B. 3005, PG. 65360

N/F
 JAMES L. & MICHAELENE J. BUTLER
 D.B. 2031, PG. 7686

N/F
 JAMES L. & MICHAELENE J. BUTLER
 D.B. 2031, PG. 7686

N/F
 GRUMBLE KNOT, LLC
 D.B. 2384, PG. 9185

N/F
 PENNSYLVANIA GLACIAL TILL, LLC
 D.B. 2276, PG. 4657

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



ACCT- 10015362
 SCALE- NONE
 BY- RRC
 REVIEWED

APPROVED
 DATE 11/14/2013
 SHEET NO. 1

AC PPL DRAWING NO. EU00500194
 CAD ID

BY REVIEWED APPROVED

REVISION
 00050 00051

09642 09643
 LOCATION CODES

NO. DATE ACCT.

PLANNING & PROFILE
 FACILITY MAP
 SURTS

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

EAST PALMERTON-ACAHELA 1 & 2 # ACAHELA-JACKSON 1 & 2
 PLAN SHOWING ELECTRIC LINE RIGHT OF WAY TO BE CONDEMNED
 OVER PROPERTY OF SUSAN BUTLER REIGELUTH LIVING TRUST
 DEED BOOK-2303, PAGE 2319 PARCEL 1
 TOBYHANNA TWP.
 MONROE CO., PA.

PPL ELECTRIC UTILITIES
 REV. 0

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 January 15, 2013, and that said resolutions have not been altered, amended or repealed and are in full force and effect:

WHEREAS, the Board of Directors of this Company previously approved the condemnation against 32 property owners along the 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 as set forth in a Unanimous Written Consent dated December 14, 2012 ("First Condemnation Approval"); and

WHEREAS, Susan Butler Reigeluth Living Trust is the owner of property in Tobyhanna Township, Monroe County, as more particularly described in Exhibit JJ and identified as Parcel WP3; 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 6.0 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 the first Condemnation Approval and in Exhibit . . . JJ . . . (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.

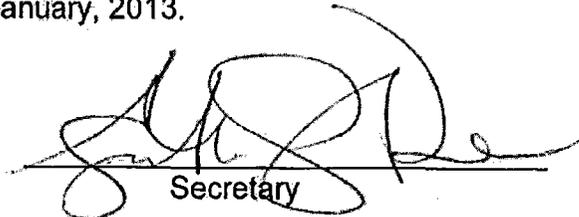
NOW THEREFORE, BE IT RESOLVED, That it is necessary to condemn and appropriate rights-of-way and easements on, over, across or under the Lands to the extent required for rights-of-way to be presently used for the overhead or underground construction, operation and maintenance of the new 230 kV transmission 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 . . . JJ . . . 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 . . . JJ . . . , 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 17th day of January, 2013.


Secretary