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File #: 144497

March 23, 2018

VIA HAND DELIVERY

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor North
P.O. Box 3265
Harrisburg, PA 17105-3265

Re: Application of Duquesne Light Company Under 15 Pa.C.S. § 1511(c) For A Finding and Determination That the Service to be Furnished by the Applicant Through Its Proposed Exercise of the Power of Eminent Domain to Acquire a Certain Portion of the Lands of Davidson Property Co., LLC in Plum Borough, Allegheny County, Pennsylvania for the Siting and Construction of Transmission Lines Associated with the Proposed Universal-Plum Project Is Necessary or Proper for the Service, Accommodation, Convenience, or Safety of the Public - Docket No. A-2018-

Dear Secretary Chiavetta:

Enclosed is the Application of Duquesne Light Company for the above-referenced proceeding. Also enclosed is the Direct Testimony of Mark Hummel and supporting exhibits. A CD containing a copy of the Application, Direct Testimony and supporting exhibits is also enclosed. A check in the amount of \$350 is enclosed for payment of the filing fee. Copies will be provided as indicated on the certificate of service.

Sincerely,

Anthony D. Kanagy

ADK/skr
Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

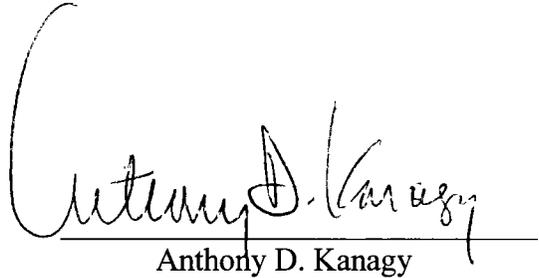
I hereby certify that a true and correct copy of the foregoing **CONDEMNATION APPLICATION** has been served upon the following persons, in the manner indicated, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a participant).

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

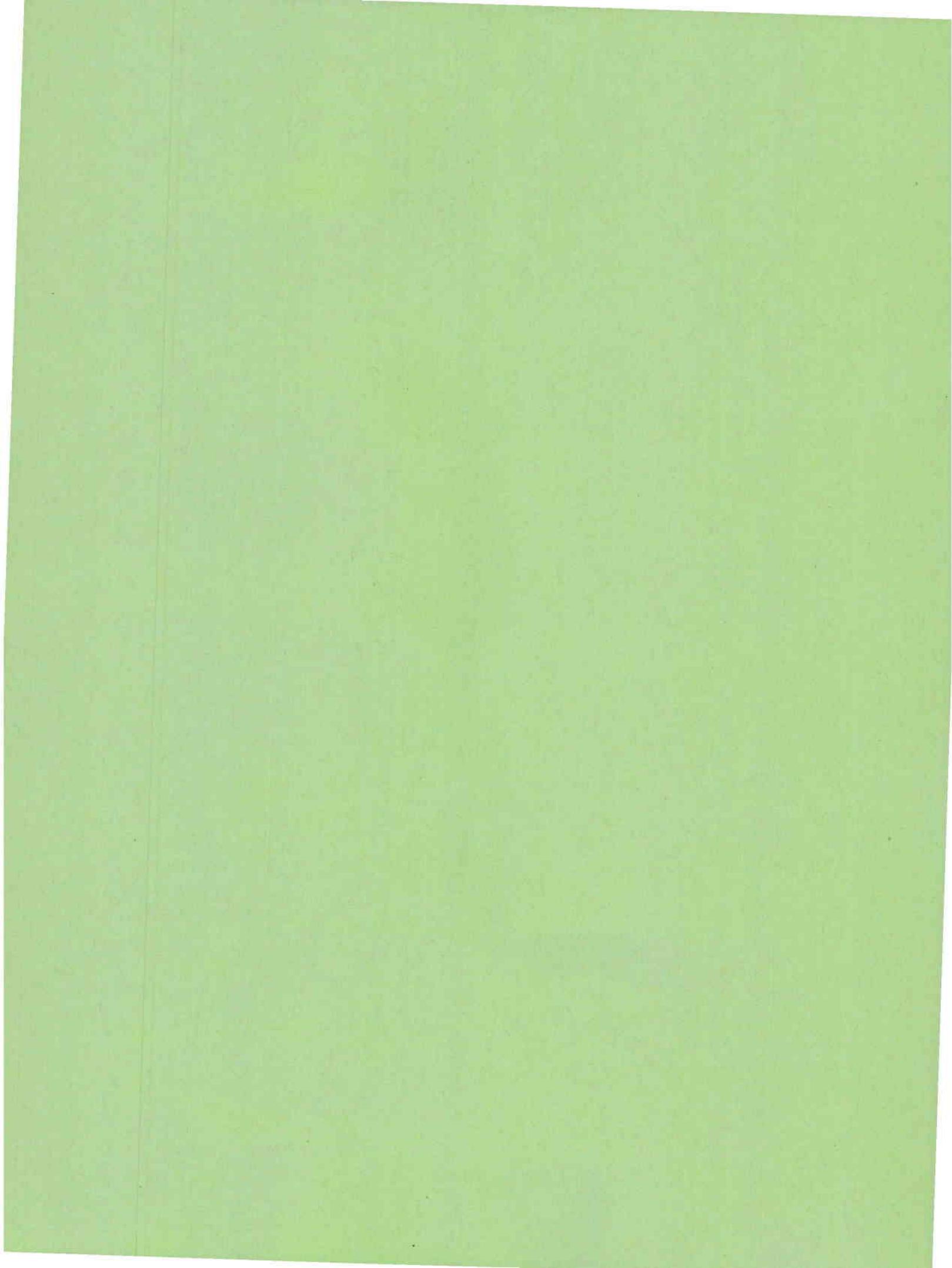
Davidson Property Co., LLC
451 Davidson Road
Pittsburgh, PA 15239

Davidson Property Co., LLC
453 Davidson Road
Pittsburgh, PA 15239

Date: March 23, 2018



Anthony D. Kanagy



**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Duquesne Light Company :
Under 15 Pa.C.S. § 1511(c) For A Finding and : Docket No. A-2018-_____
Determination That the Service to be :
Furnished by the Applicant Through Its :
Proposed Exercise of the Power of Eminent :
Domain to Acquire a Certain Portion of the :
Lands of **Davidson Property Co., LLC in** :
Plum Borough, Allegheny County, :
Pennsylvania for the Siting and Construction :
of Transmission Lines Associated with the :
Proposed **Universal-Plum Project** Is :
Necessary or Proper for the Service, :
Accommodation, Convenience, or Safety of :
the Public :

APPLICATION OF DUQUESNE LIGHT COMPANY

TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

Duquesne Light Company (“Duquesne Light” or the “Company”) herein files this Application, pursuant to 15 Pa. C.S. § 1511(c), for a finding and determination by the Pennsylvania Public Utility Commission (“Commission”) that the service to be furnished through its proposed exercise of the power of eminent domain to acquire a right-of-way and easement over a certain portion of the lands of Davidson Property Co., LLC in Plum Borough, Allegheny County, Pennsylvania for the siting and construction of the 138 kV transmission line associated with the proposed Universal Plum Project in Penn Hills, Monroeville, and Plum Borough Allegheny County, Pennsylvania, including the relocation of a portion of the Cheswick-Plum 138 kV Transmission Line (“Universal-Plum Project”) is necessary or proper for the service, accommodation, convenience, or safety of the public. In support of this Application, Duquesne Light states as follows:

I. INTRODUCTION AND OVERVIEW

1. This Application is filed by Duquesne Light, a public utility that provides electric distribution, transmission, and provider of last resort services in Pennsylvania subject to the regulatory jurisdiction of the Commission.

2. Duquesne Light’s principal business address is:

Duquesne Light Company
2825 Beaver Avenue
Pittsburgh, PA 15233

3. Duquesne Light’s attorneys are:

Michael Zimmerman (PA ID #323715)
Tishekia Williams (PA ID # 208997)
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Duquesne Light’s attorneys are authorized to receive all notices and communications regarding this Application.

4. Duquesne Light is a Pennsylvania business corporation formed on November 25, 1912. Duquesne Light converted to a limited liability company on November 11, 2017; the conversion was approved by the Commission by Order entered August 31, 2017 at Docket No. A-2017-2599375. Duquesne Light is subject to the Pennsylvania Business Corporation Law of 1988, P.L. 1444, No. 177, Section 103, *as amended*, 15 Pa. C.S. §§ 1101 *et seq.* (“BCL”).

5. Duquesne Light is also a Pennsylvania public utility and has the power of eminent domain pursuant to the Pennsylvania BCL. Duquesne Light submits this Application pursuant to Section 1511 of the BCL, 15 Pa. C.S. § 1511.

6. Duquesne Light furnishes electric service to approximately 600,000 customers throughout its certificated service territory, which includes all or portions of Allegheny and Beaver Counties and encompasses approximately 800 square miles in western Pennsylvania.

7. Upon Commission approval, Duquesne Light proposes to construct the Universal-Plum Project. The Universal-Plum Project involves, among other things, the construction of approximately 3.70 miles new, overhead 138 kV transmission line between the Universal Substation and the Plum Substation, construction of approximately 1.56 miles of new, underground 138 kV transmission line,¹ and the relocation of approximately 0.51 miles of the existing Cheswick-Plum 138 kV Transmission Line. The construction of a new 138 kV transmission line and the relocation of a portion of an existing 138 kV line as a part of Universal-Plum Project are need to avoid multiple reliability issues and to reinforce the electric systems serving Allegheny County.

8. A certain portion of the route selected for the Universal-Plum Project will traverse a portion of the land owned by Davidson Property Co., LLC in Plum Borough, Allegheny County, Pennsylvania (the “Davidson Property”). By this Application, Duquesne Light is requesting a finding and determination that the service to be furnished through its proposed exercise of the power of eminent domain to acquire a right-of-way and easement over a certain portion of the Davidson Property for the construction of the transmission lines associated with the Universal-Plum Project is necessary or proper for the service, accommodation, convenience, or safety of the public.

9. Simultaneous with the filing of this Condemnation Application, Duquesne Light filed the “Application of Duquesne Light Company filed Pursuant to 52 Pa. Code Chapter 57,

¹ Commission approval is not required for the siting and construction of underground transmission lines. See 52 Pa. Code § 57.71 (PUC approval is required for the siting and construction of HV transmission lines); 52 Pa. Code § 57.1) (an HV transmission line is an overhead electric supply line with a design voltage of 100 kV or greater).

Subchapter G, for Approval of the Siting and Construction of the 138 kV Transmission Lines Associated with the Universal-Plum Project in Penn Hills, Monroeville, and Plum Borough, Allegheny County, Pennsylvania” (the “Universal-Plum Siting Application”). Therein, Duquesne Light is requesting Commission approval of the siting and construction of the Pennsylvania portion of the Universal-Plum Project in Allegheny County, Pennsylvania.

10. A complete copy of the Universal-Plum Siting Application, together with the supporting Attachments and Testimony, is being served on Davidson Property Co., LLC. The Universal-Plum Siting Application and supporting Attachments and Testimonies are incorporated herein by reference.

II. NEED FOR THE PROJECT

11. System planning is the process which assures that transmission and distribution systems can supply electricity to all customer loads reliably and economically. The reliable and economical operation of transmission systems requires planning guidelines for system expansion and reinforcement.

12. PJM Interconnection, LLC (“PJM”) is a Federal Energy Regulatory Commission (“FERC”) approved Regional Transmission Organization charged with ensuring the reliability of the electric transmission system under its functional control and coordinating the movement of electricity in all or parts of thirteen states and the District of Columbia, including most of Pennsylvania. Duquesne Light, an owner of transmission facilities in Pennsylvania, is a member of PJM and actively participates in the PJM transmission planning process.

13. In order to ensure reliable transmission service, PJM prepares an annual Regional Transmission Expansion Plan (“RTEP”) to ensure power continues to flow reliably to customers. The North American Electric Reliability Corporation (“NERC”), PJM, and transmission owner

reliability criteria are used by PJM and the transmission owners to analyze the system and determine if specific transmission upgrade projects are needed to ensure long-term reliable electric service to customers.

14. Duquesne Light has adopted reliability and planning standards to ensure adequate and appropriate levels of electric service to its customers consistent with good utility practice. The Duquesne Light Transmission Planning Criteria were developed from and are consistent with the NERC and PJM planning and reliability standards.²

15. In accordance with the Duquesne Light Transmission Planning Criteria, Duquesne Light's transmission system is planned so that it can be operated at all projected load levels and during normal scheduled outages to withstand specific unscheduled contingencies without exceeding the equipment capability, causing system instability or cascade tripping, or exceeding voltage tolerances. The transmission system is required to have adequate capability so that it can be operated normally and can withstand unscheduled contingencies and other system conditions.

16. Duquesne Light's existing Plum 138-23 kV Substation was installed was in 1978 and is located in Plum Borough, Allegheny County. There has been significant load growth in this area since that time. The Plum Substation currently serves a peak load of approximately 34 megavolt amperes ("MVA") primarily in Plum Borough.

17. The Plum Substation presently is supplied by single source of supply, the Cheswick-Plum 138 kV Transmission Line. The Cheswick-Plum 138 kV Transmission Line is a

² Duquesne Light's reliability and planning standards are set forth in its Federal Energy Regulatory Commission Form No. 715 annual report.

radial line³ that extends approximately 7.5 miles between the Cheswick Substation in Springdale Borough, and the Plum Substation in Plum Borough.

18. In the event of an outage on the Cheswick-Plum 138 kV Transmission Line, either through required maintenance or potential system faults, the Plum Substation would lose its only transmission source of supply until repairs could be made. The ability to transfer the load served by the Plum Substation to other distribution substations in the area is limited during times of system peak load or during unusual operating conditions, and would cause 23 kV sub-transmission and 23 kV distribution circuits to become heavily loaded.

19. Duquesne Light's existing Universal 138-23 kV Substation is located in Penn Hills, Allegheny County. The Universal Substation is a large substation that has a maximum historical load of approximately 124 MVA and provides power to customers in the eastern Allegheny County, including the suburbs of Braddock Hill Borough Churchill Borough, Edgewood Borough, Forest Hills Borough, Penn Hills Borough, Penn Hills Township, Monroeville Borough, Pitcairn Borough, City of Pittsburgh, Swissvale Borough, Wilkins Township, and Wilkinsburg Borough. The Universal Substation supplies electricity to multiple critical customers, including two hospitals and a water pumping plant.

20. The Universal Substation currently has three 138-23 kV transformers, but only two transmission sources: the Logans Ferry-Universal 138 kV Transmission Line and the Universal-USS Illinois 138 kV Transmission Line. The Logans Ferry-Universal 138 kV Transmission Line extends approximately 6.52 miles between the Logans Ferry Substation located in Plum Borough and the Universal Substation. The Universal-USS Illinois 138 kV

³ In a "networked" configuration, the transmission line has a voltage source and power supply available at each end of the line. Power can flow from either end of the line to serve customer load. However, in a "radial" configuration, the transmission line has a voltage source and power supply available at only one end of the line.

Transmission Line extends approximately 6.98 miles between the USS Illinois Substation located in the City of Duquesne and the Universal Substation.

21. The Universal Substation currently violates the Duquesne Light Planning Criteria, which provides that a substation with peak load over 100 MVA should have three transmission line sources. As explained above, the Universal Substation currently has only two transmission sources.

22. The two-source configuration at the Universal Substation creates a significant risk of losing the load served by the Universal Substation, such as, during periods when one of the transmission sources are out of service for planned maintenance. If one of the two sources of supply is out of service, the entire customer load served by the Universal Substation could be interrupted for an extended period of time until repairs could be made if the other source of supply is lost due to potential system faults.

23. For example, on September 4, 2003, the Cheswick-Universal 138 kV Transmission Line was out of service for scheduled maintenance work. Concurrently, an equipment failure caused an outage to the remaining transmission source to the Universal Substation. This event resulted in the loss of the entire Universal Substation, which interrupted electrical service to all customers served from the substation (approximately 29,500 customers in the Penn Hills area) until repairs could be made. If a similar outage were to occur during current peak load conditions, approximately 37,600 customers would be without power until repairs could be made.

24. Given the experienced and expected load growth in the region, Duquesne Light anticipates that the severity of these reliability issues will continue to increase if the transmission systems serving the areas are not reinforced.

III. DESCRIPTION OF THE PROJECT

25. To address the identified reliability and planning issues described above, Duquesne Light proposes to construct the new Universal-Plum 138 kV Transmission Line. In order to accommodate the new Universal-Plum 138 kV Transmission Line, Duquesne Light also proposes to relocate approximately 0.51 miles of the existing Cheswick-Plum 138 kV Transmission Line.

26. As explained in the Universal-Plum Siting Application, and the Attachments and Statements thereto, the proposed Universal-Plum 138 kV Transmission Line will extend approximately 5.26 miles between the Universal Substation in Penn Hills and the Plum Substation in Plum Borough. Approximately 3.70 miles of the proposed Universal-Plum 138 kV Transmission Line will be constructed as an overhead transmission line and approximately 1.56 miles will be constructed as an underground transmission line.

27. To accommodate the new Universal-Plum 138 kV Transmission Line, an approximately 0.51-mile portion of the existing Cheswick-Plum 138 kV Transmission Line will be relocated 64 to 155 feet south of its present location into new right-of-way. The relocated portion of Cheswick-Plum 138 kV Transmission Line will proceed west from the Plum Substation and will parallel its present route and the proposed route of the Universal-Plum 138 kV Transmission Line. The relocated portion of Cheswick-Plum 138 kV Transmission Line will minimize overhead wire crossings and make room for the new Universal – Plum 138 kV Transmission Line.

28. The entire Project will be located in Allegheny County. Approximately 1.39 miles of the proposed Universal-Plum 138 kV Transmission Line will be located within the Municipality of Penn Hills, approximately 0.58 miles will be located within the Municipality of Monroeville, and approximately 3.29 miles will be located within Plum Borough. The 0.51-mile

portion of the Cheswick-Plum 138 kV Transmission Line to be relocated is located in Plum Borough.

29. An aerial photograph map showing the location of the proposed Universal-Plum 138 kV Transmission Line and relocated Cheswick-Plum 138 kV Transmission Line is provided in this proceeding Duquesne Light Exhibit No. MH-1 (Davidson), which is attached to Duquesne Light Statement No. 1 (Davidson).

30. The proposed Project will provide a second source of supply to the Plum Substation, which will reduce the number of customers affected by an outage of the current single transmission source of supply to the Plum Substation, as well as the duration of the outage.

31. The Universal-Plum Project will also provide a third source of supply to the Universal Substation, which will reduce the number of customers affected by an outage to both of the current two sources of supply to the Universal Substation, as well as the duration of the outage.

32. Furthermore, the Universal-Plum Project will bring Universal and Plum Substations into compliance with the Duquesne Light Planning Criteria.

33. The proposed Project was reviewed by PJM stakeholders and included in PJM's RTEP as project TOI340.2.

IV. HEALTH AND SAFETY

34. The proposed Project will not create any unreasonable risk of danger to the public health or safety. The Project will be designed, constructed, operated, and maintained in a manner that meets or surpasses all applicable NESC minimum standards and all applicable legal requirements.

35. Descriptions of Duquesne Light's construction, operation, maintenance and safety standards and procedures for transmission and distribution lines meet or exceed all relevant NESC standards and all standards of the Federal Occupational Safety and Health Administration ("OSHA").

36. The Universal-Plum Project is being completed within a new transmission line corridor. Duquesne Light will apply the Wire Zone/Border Zone management technique, which is recognized as an industry best practice to manage vegetation and ensure the safe and reliable delivery of electricity.

37. Duquesne Light performed an electromagnetic field study for the proposed transmission line. A further description of Duquesne Light's electromagnetic field practices and policies are provided in Attachment 13 to the Universal-Plum Siting Application.

38. No communication towers, pipelines, or other utilities will be affected by the proposed Project.

39. Several major roadways, including the Pennsylvania Turnpike and I-376, will be spanned by the various segments of the Project. Pennsylvania Department of Transportation ("PennDOT") Highway Occupancy Permits or equivalent type permits will be acquired by Duquesne Light for these major highways and all other state roads prior to construction.

40. Aviation coordination will be conducted through the Federal Aviation Association ("FAA"). Duquesne Light will assure that that the pole locations and heights are properly recorded by the FAA. Duquesne Light will comply with any additional lighting or other visual aids that may be required by these agencies to assure aviation safety in the region.

41. A further description of the safety considerations which will be incorporated into the design, construction and maintenance of the proposed Project are provided in Attachment 13 to the Universal-Plum Siting Application.

V. PROPERTY FOR WHICH EMINENT DOMAIN APPROVAL IS SOUGHT

42. The service to be furnished by Duquesne Light through the proposed Universal-Plum Project is necessary or proper for the service, accommodation, convenience, or safety of the public for the reasons set forth in the Universal-Plum Siting Application and supporting Attachments and Testimonies that are incorporated herein by reference.

43. A certain portion of the route selected for the Universal-Plum Project crosses tracts of land located at parcel numbers (1) 0740H00031000000 and (2) 0740H00042000000 in Allegheny County.

44. A deed for the property is recorded at Allegheny County, Pennsylvania Volume 16028, Page 349, and a copy of said recorded deed is provided in this proceeding in Duquesne Light Exhibit No. MH-2 (Davidson), which is attached to Duquesne Light Statement No. 1 (Davidson).

45. The name(s) and mailing address of the owner(s) of record of said tract of land is/are:

Davidson Property Co., LLC
451 Davidson Road
Pittsburgh, PA 15239

Davidson Property Co., LLC
453 Davidson Road
Pittsburgh, PA 15239

46. Duquesne Light desires to acquire a right-of-way and easement over the aforesaid land for the construction, operation, and maintenance of a segment of the 138 kV transmission

line associated with the Universal-Plum Project to transmit electric energy for light, heat, and power.

47. The right-of-way for the Universal-Plum Project will be approximately 100 feet but may vary in certain areas in order to accommodate environmental, engineering, and constructability issues, as well as ensure compliance with NESC clearances.

48. The property sought to be acquired in this Application does not include property used as a burying ground, place of public worship, a dwelling house, or any part of the reasonable curtilage appurtenant thereto.

49. A map depicting the proposed right-of-way across the Davidson Property is provided in this proceeding in Duquesne Light Exhibit No. MH-3 (Davidson), which is attached to Duquesne Light Statement No. 1 (Davidson).

50. Duquesne Light currently is attempting to voluntarily negotiate and obtain a right-of-way and easement over a portion of said tract of land for the purposes described above but, to date, has been unable to reach any agreement with the property owner. Accordingly, Duquesne Light herein files this Application for a finding and determination, pursuant to 15 Pa. C.S. § 1511(c), that the service to be furnished through Duquesne Light's proposed exercise of the power of eminent domain for the Universal-Plum Project is necessary or proper for the service, accommodation, convenience, or safety of the public.

51. Duquesne Light remains willing to negotiate a reasonable and mutually acceptable right-of-way agreement with Davidson Property Co., LLC and, thereby, avoid the need to condemn a right-of-way across the property. However, given the construction schedule and in-service date for the proposed Universal-Plum Project, it is necessary for Duquesne Light to seek Commission approval to exercise the power of eminent domain in order to ensure that the

Universal-Plum Project is constructed and operational by the in-service date. In the event that Davidson Property Co., LLC and Duquesne Light reach an agreement for the easement and right-of-way needed, Duquesne Light will withdraw the eminent domain application.

VI. THE REQUIREMENTS FOR CONDEMNATION HAVE BEEN SATISFIED

52. No other public utility is now furnishing or has the corporate authority and certificate to furnish the same service as, or service similar to, that which Duquesne Light will furnish by means of the transmission line to be constructed in the proposed right-of-way and easement over the land to be acquired as set forth in this Application.

53. The service to be furnished by Duquesne Light through the proposed new Universal Plum 138 kV Transmission Line and relocated Cheswick-Plum 138 kV Transmission Line and related facilities is necessary or proper to provide safe and reliable electric service to customers in Allegheny County.

54. An appropriate resolution was adopted by Duquesne Light's Board of Directors authorizing and directing this Application. A copy of the applicable resolution is provided in this proceeding in Duquesne Light Exhibit No. MH-5 (Davidson), which is attached to Duquesne Light Statement No. 1 (Davidson).

VII. CONSOLIDATION OF RELATED PROCEEDINGS

55. Simultaneous with the filing of this Condemnation Application, Duquesne Light filed the Universal-Plum Siting Application. Therein, Duquesne Light is requesting approval to site and construct the 138 kV transmission line associated with the Universal-Plum Project, including the portion of the proposed transmission line that is the subject of this Application. Issues relating to the necessity for Universal-Plum Project are interrelated with this Application.

56. In accordance with the requirements of 52 Pa. Code §57.75(i)(2), Duquesne Light is serving a complete copy of the Universal-Plum Siting Application, together with the accompanying Attachments and Testimony, upon Davidson Property Co., LLC, who is/are the record owner(s) of the property that Duquesne Light seeks to acquire by the exercise of the power of eminent domain.

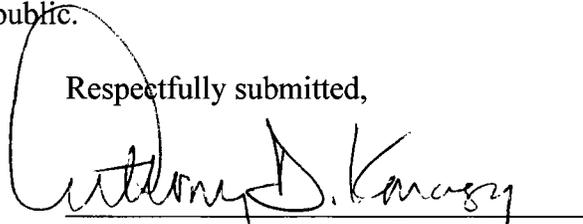
57. Also contemporaneously herewith, Duquesne Light also is separately filing nine (9) other Condemnation Applications, pursuant to 15 Pa. C.S. § 1511(c), for findings and determinations that the service to be furnished through its proposed exercise of the power of eminent domain to acquire rights-of-way and easements over certain tracts of land for the proposed Universal-Plum Project is necessary or proper for the service, accommodation, convenience, or safety of the public. Issues relating to the need for these condemnations are interrelated with this Application.

58. Pursuant to 52 Pa. Code § 57.75(i)(1), Duquesne Light requests that these related proceedings be consolidated for purposes of hearings, if necessary, and decision.

VIII. CONCLUSION

WHEREFORE, Duquesne Light Company respectfully requests that the Pennsylvania Public Utility Commission: (1) consolidate this Application for approval of the exercise of the power of eminent domain with the Universal-Plum Project Siting Application; (2) consolidate this Application for approval of the exercise of the power of eminent domain with the nine other Condemnation Applications contemporaneously filed herewith; and (3) find and determine that the service to be furnished by Duquesne Light through the proposed exercise of the power of eminent domain, as set forth above, is reasonably necessary or proper for the service, accommodation, convenience, or safety of the public.

Respectfully submitted,

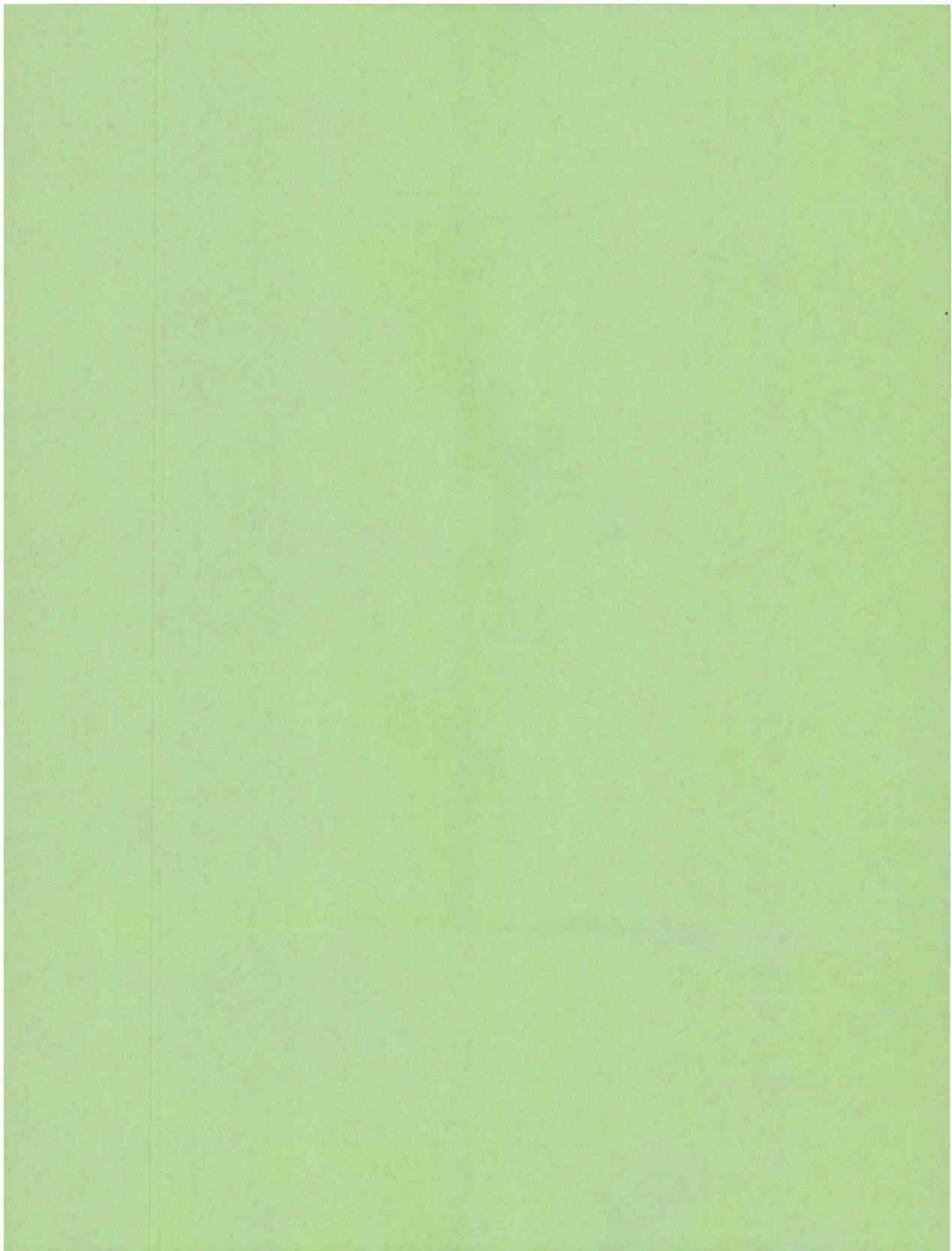


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Date: March 23, 2018

Attorneys for Duquesne Light Company



**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Duquesne Light Company :
Under 15 Pa.C.S. § 1511(c) For A Finding :
and Determination That the Service to be :
Furnished by the Applicant Through Its :
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Domain to Acquire a Certain Portion of the :
Lands of Davidson Property Co., LLC in :
Plum Borough, Allegheny County, :
Pennsylvania for the Siting and Construction :
of Transmission Lines Associated with the :
Proposed Universal-Plum Capacity Crossing :
Project Is Necessary or Proper for the Service, :
Accommodation, Convenience, or Safety of :
the Public :

A-2018-_____

DUQUESNE LIGHT COMPANY

STATEMENT NO. 1

DIRECT TESTIMONY OF MARK HUMMEL

DATE: MARCH 23, 2018

1 **Direct Testimony of Mark Hummel**

2 **Q. Please state your full name and business address.**

3 A. My name is Mark Hummel. My business address is 2515 Preble Avenue, Pittsburgh, PA
4 15233.

5
6 **Q. By whom are you employed and in what capacity?**

7 A. I am employed by Duquesne Light Company (the "Company") as a Supervisor in Real
8 Estate. In my position, I am responsible for managing all of the surveying personal and
9 right-of-way agents for the Company. I currently have a staff of 9 full time employees to
10 support the right-of-way needs for the Company.

11
12 **Q. What are your qualifications, work experience and educational background?**

13 A. I have been employed by the Company for 3 years and 3 months as the supervisor of the
14 Real Estate Department. This Department has four surveying technicians, four real estate
15 agents and a clerk.

16 My surveying career started in South Florida in 1983, where I worked for several
17 small surveying and engineering firms doing construction surveying and boundary
18 surveying. In 1990, I joined the State of Florida and South Florida Water Management
19 District as Assistant Survey Manager, where I managed eight surveying contracts with
20 annual values in excess of \$2 million. In 2001, I returned to the private sector with a
21 small surveying firm as a Project Manager, where I managed several multi-million dollar
22 engineering and construction projects along with Florida Department of Transportation
23 road projects. In 2006, I moved to Pittsburgh and worked for Trans Associates as a

1 Survey Manager doing highway and construction projects. In 2009, I began working for
2 Monaloh Basin Engineers as a Project Manager for a firm doing multiple PennDOT
3 highway and bridge projects. In 2013, I started with Dawood Engineering as the Survey
4 Manager for Western Pennsylvania for highway and bridge projects and oil and gas right-
5 of-ways for private oil and gas companies. I joined the Company in 2014.

6
7 **Q. What are your responsibilities in connection with the Universal-Plum Capacity**
8 **Project?**

9 A. It is my department's responsibility to identify the parcel owners and the owners adjacent
10 to the proposed Universal Plum transmission line, identify any areas in which the
11 Company will require new or enhanced rights-of-way for the Project, and acquire such
12 rights-of-way. Except for the 0.4 mile portion of the Universal-Plum transmission line to
13 be constructed in Company-owned right-of-way currently occupied by a portion of the
14 Cheswick-Plum Transmission Line, this Project involves construction of new
15 transmission lines where none presently exist. Therefore, the Company needed to acquire
16 new right-of-way for all but 0.4 miles of the length of the proposed routes of the new
17 Universal-Plum Transmission Line and Cheswick-Plum Transmission Line relocation.
18 The Company held a public meeting on October 20, 2016 at the Garden City Fire Hall to
19 provide information about the Project to owners of property in the area. At this meeting,
20 Company representatives delivered informational presentations about the Project need,
21 route, design, and operational characteristics; answered questions from attendees; and
22 provided informational literature regarding property owner rights, eminent domain, and a
23 surveying permission form.

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Q. What is the purpose of your testimony?

A. The purpose of my testimony is to describe the property of Davidson Property Co., LLC as it relates to the Project, and describe the Company’s proposed right-of-way and easement over said property.

Q. Please summarize the proposed Universal-Plum Capacity Crossing Project.

A. The Project is the subject of the Application of Duquesne Light Company filed Pursuant to 52 Pa. Code Chapter 57, Subchapter G, for Approval of the Siting and Construction of the 138 kV Transmission Lines Associated with the Universal-Plum Project in Penn Hills, Monroeville, and Plum Borough, Allegheny County, Pennsylvania (the “Siting Application”), which the Company is filing contemporaneously with the Condemnation Application that is the subject of my testimony.

As explained in the Siting Application, the Project is necessary to relocate existing facilities and establish a permanent, reliable link between electric transmission facilities from the Universal Substation to the Plum Substation in Allegheny County. The Company proposes to construct a new 138 kilovolt (“kV”) from the Universal Substation to the Plum Substation. This new line would provide much needed capacity to the Plum substation. Also as part of the Project, a short distance of line entering the Plum substation would be relocated in the existing Right-Of-Way to accommodate the new line.

1 **Q. Does any portion of the Project's proposed route cross over the Davidson Property**
2 **Co., LLC property?**

3 A. Yes. The 138 kV transmission lines' route would run approximately 320 feet on the
4 property of Davidson Property Co., LLC. The Project's proposed crossing over the
5 Davidson Property Co., LLC property is illustrated in Duquesne Light Exhibit No. MH-3
6 (Davidson), discussed more fully below. The Company has attempted to purchase a right-
7 of-way and easement over the Davidson Property Co., LLC property to accommodate the
8 Project, but has been unable to reach any agreement with the property owner to date.

9

10 **Q. Have you, and/or the right-of-way agents working under your supervision, been to**
11 **the Davidson Property Co., LLC property?**

12 A. Yes, my survey crew and contracted right-of-way agent have been to the property.

13

14 **Q. Please describe the property.**

15 A. The property is located along Davidson Road in Plum Borough and is Zoned-Commercial
16 property with businesses on these properties. The easement is along Davidson Road and
17 will have a minimal impact on the property and the use of the property. There is
18 landscaping and small trees in the front of this property and the line travels in a
19 northeasterly direction.

20

21 **Q. Are there any dwellings on the property?**

22 A. No.

23

- 1 **Q. Does the Company’s proposed right-of-way and easement of the Davidson Property**
2 **Co., LLC property contain any burial grounds or places of worship?**
- 3 A. No.
4
- 5 **Q. Please explain Duquesne Light Exhibit No. MH-1 (Davidson).**
- 6 A. Duquesne Light Exhibit No. MH-1 (Davidson) is a copy of the Map of the proposed
7 Project.
8
- 9 **Q. Please explain Duquesne Light Exhibit No. MH-2 (Davidson).**
- 10 A. Duquesne Light Exhibit No. MH-2 (Davidson) is a copy of the deed for the Davidson
11 Property Co., LLC property, which is record in Allegheny County.
12
- 13 **Q. Please explain Duquesne Light Exhibit No. MH-3 (Davidson).**
- 14 A. Duquesne Light Exhibit No. MH-3 (Davidson) is a copy of the Plan showing the
15 Davidson Property Co., LLC property, including the portion over which the Company
16 seeks a right-of-way and easement.
17
- 18 **Q. Please explain Duquesne Light Exhibit No. MH-4 (Davidson).**
- 19 A. Duquesne Light Exhibit No. MH-4 (Davidson) is a description of the easement over the
20 Davidson property, which is depicted in Exhibit No. MH-3 (Davidson).
21
- 22 **Q. Please explain Duquesne Light Exhibit No. MH-5 (Davidson).**

1 A. Duquesne Light Exhibit No. MH-5 (Davidson) is a copy of the resolution of the Board of
2 Directors of Duquesne Light Company authorizing the acquisition of a right-of-way and
3 easement over the portion of the Davidson Property Co., LLC property depicted in
4 Duquesne Light Exhibit No. MH-3 (Davidson) and described in Exhibit No. MH-4
5 (Davidson). That resolution remains in effect.

6

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

9 A. Yes. The service the Company shall provide through the Project is necessary or proper
10 for the service, accommodation, convenience, or safety of the public for the reasons set
11 forth in my testimony, in this Condemnation Application, and in the Siting Application.

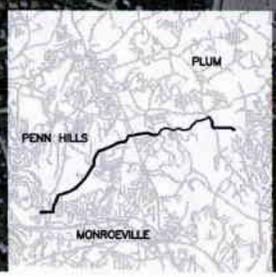
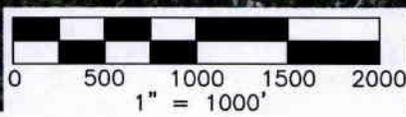
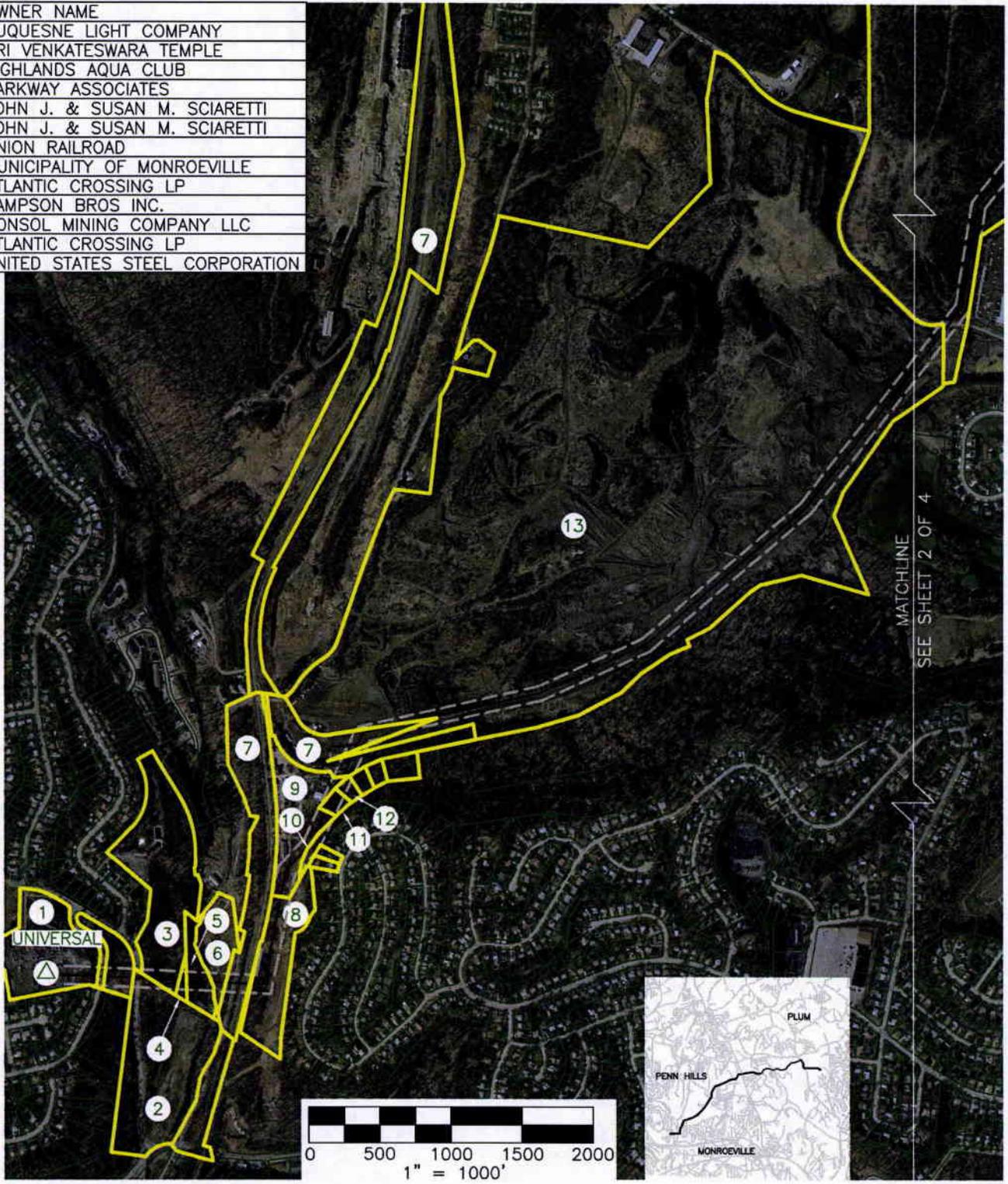
12

13 **Q. Does this conclude your Direct Testimony at this time?**

14 A. Yes.

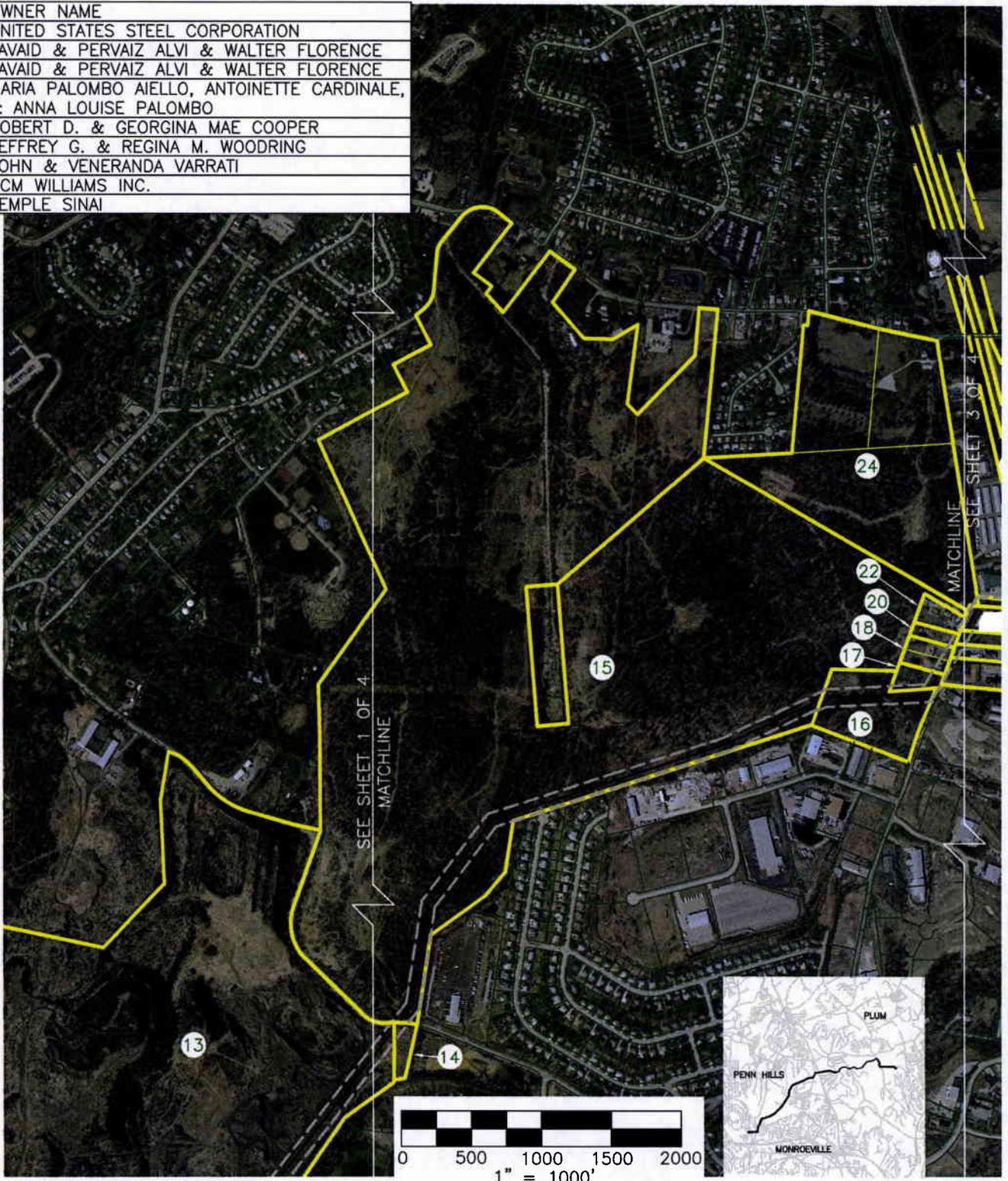
Duquesne Light Exhibit No. MH-1
(Davidson)

LABEL	OWNER NAME
1	DUQUESNE LIGHT COMPANY
2	SRI VENKATESWARA TEMPLE
3	HIGHLANDS AQUA CLUB
4	PARKWAY ASSOCIATES
5	JOHN J. & SUSAN M. SCIARETTI
6	JOHN J. & SUSAN M. SCIARETTI
7	UNION RAILROAD
8	MUNICIPALITY OF MONROEVILLE
9	ATLANTIC CROSSING LP
10	SAMPSON BROS INC.
11	CONSOL MINING COMPANY LLC
12	ATLANTIC CROSSING LP
13	UNITED STATES STEEL CORPORATION



LEGEND		DUQUESNE LIGHT COMPANY		UNIVERSAL - PLUM ALLEGHENY COUNTY AERIAL EXHIBIT	
△	SUBSTATION	REAL ESTATE DEPT.-SURVEYING PITTSBURGH, PA.		MONROEVILLE TWP./PENN HILLS TWP. & PLUM BOROUGH SHEET 1 OF 4	
—	ROUTE	SCALE AS SHOWN	DATE 03/20/18	ARCH. APP.	APP. COMPLETE WHEN INITIALED HERE
—	ROW		DRAWN JLS	ELECT. APP.	
—	PARCEL WITHIN ROW		CHECKED MEH	MECH. APP.	
—	GIS PARCEL BOUNDARY		INSP.	STRUCT. APP.	
<small>SOURCE: PENNSYLVANIA SPATIAL DATA ACCESS (PSDA) PENNSYLVANIA COORDINATE SYSTEM, PA STATE PLANE SOUTH DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) PROJECTION: LAURENT CONFORMAL CONIC HORIZONTAL UNIT: FEET ELLIPSOID: GEOIDIC REFERENCE SYSTEM 80</small>				O.F.E.	L No. 8793
				c.o.	

LABEL	OWNER NAME
13	UNITED STATES STEEL CORPORATION
14	JAVOID & PERVAIZ ALVI & WALTER FLORENCE
15	JAVOID & PERVAIZ ALVI & WALTER FLORENCE
16	MARIA PALOMBO AIELLO, ANTOINETTE CARDINALE, & ANNA LOUISE PALOMBO
17	ROBERT D. & GEORGINA MAE COOPER
18	JEFFREY G. & REGINA M. WOODRING
20	JOHN & VENERANDA VARRATI
22	CCM WILLIAMS INC.
24	TEMPLE SINAI

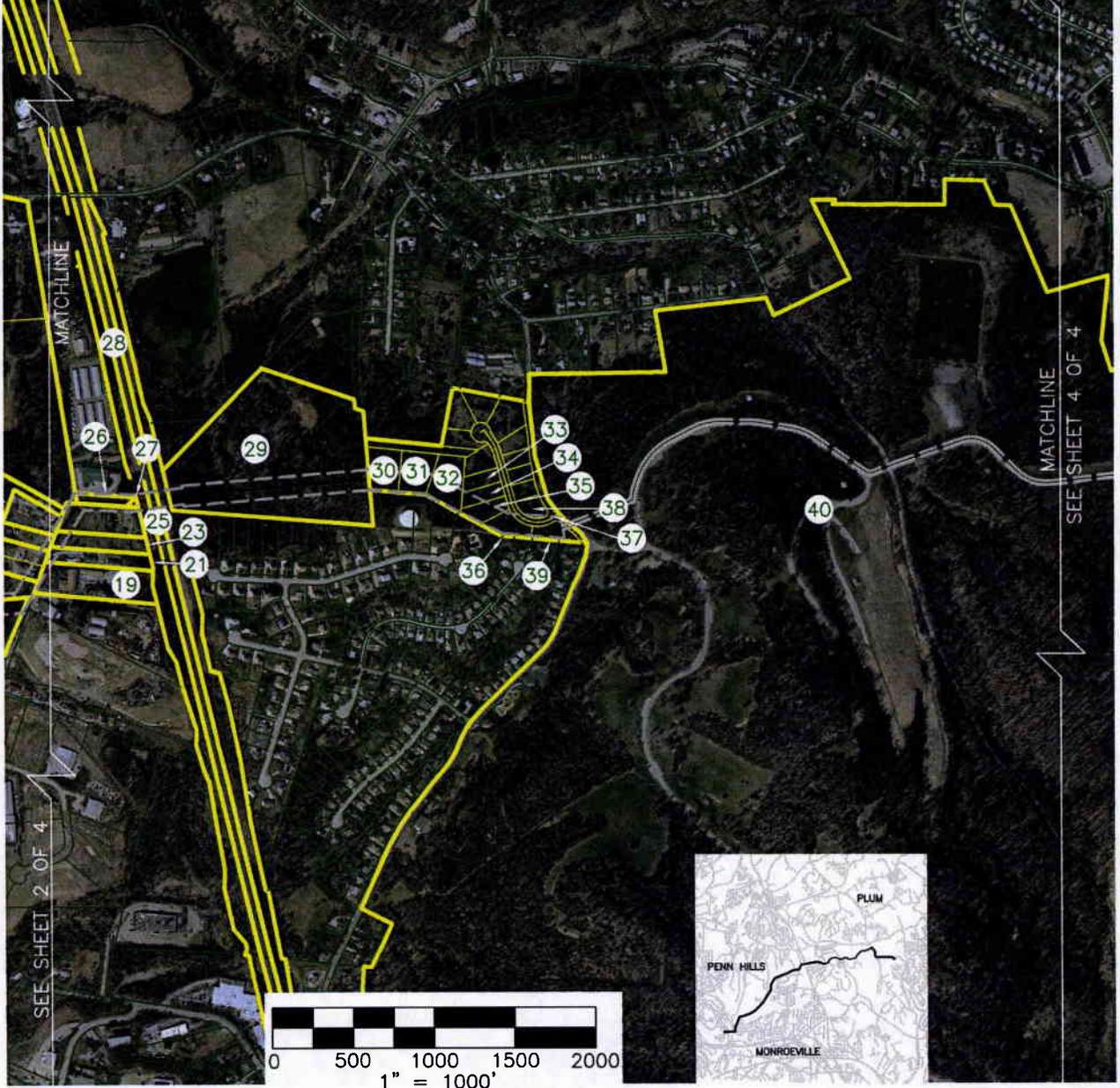


LEGEND	
	SUBSTATION
	ROUTE
	ROW
	PARCEL WITHIN ROW
	GIS PARCEL BOUNDARY
<small> SOURCE: PENNSYLVANIA SPATIAL DATA ACCESS (PSDA) PROJECTION: PENNSYLVANIA STATE PLANE SOUTH DATUM: NORTH AMERICAN DATUM OF 1883 (NAD83) TYPICAL UNIT: LAURENT CONFORMAL CONIC HORIZONTAL UNIT: FEET DATUM: GEODETIC REFERENCE SYSTEM 80 </small>	

DUQUESNE LIGHT COMPANY			
REAL ESTATE DEPT. - SURVEYING		PITTSBURGH, PA.	
SCALE AS SHOWN	DATE 03/20/18	ARCH. APP.	
	DRAWN JLS	ELECT. APP.	
	CHECKED MEH	MECH. APP.	
	INSP.	STRUCT. APP.	

UNIVERSAL - PLUM ALLEGHENY COUNTY AERIAL EXHIBIT			
MONROEVILLE TWP./PENN HILLS TWP. & PLUM BOROUGH SHEET 2 OF 4			
APP. COMPLETE WHEN INITIALED HERE	O.F.E.	L	No. 8793
	C.O.		

LABEL	OWNER NAME	LABEL	OWNER NAME
19	DAVIDSON PROPERTY CO. LLC	31	DUQUESNE LIGHT COMPANY
21	DAVIDSON PROPERTY CO. LLC	32	DUQUESNE LIGHT COMPANY
23	CATHLEEN L. SCOTT	33	DUQUESNE LIGHT COMPANY
25	CATHLEEN L. SCOTT	34	DUQUESNE LIGHT COMPANY
26	CATHLEEN L. SCOTT	35	DUQUESNE LIGHT COMPANY
27	CATHLEEN L. SCOTT	36	DUQUESNE LIGHT COMPANY
28	PA TURNPIKE COMMISSION	37	DUQUESNE LIGHT COMPANY
29	JUNE C. MEROLA, LAURA L. BROWN, & LAWRENCE A. CAMILLO	38	DUQUESNE LIGHT COMPANY
30	DUQUESNE LIGHT COMPANY	39	DUQUESNE LIGHT COMPANY
		40	COUNTY OF ALLEGHENY COUNTY



LEGEND	
△	SUBSTATION
—	ROUTE
—	ROW
—	PARCEL WITHIN ROW
—	GIS PARCEL BOUNDARY

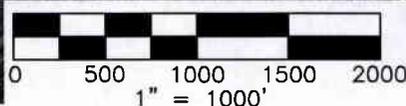
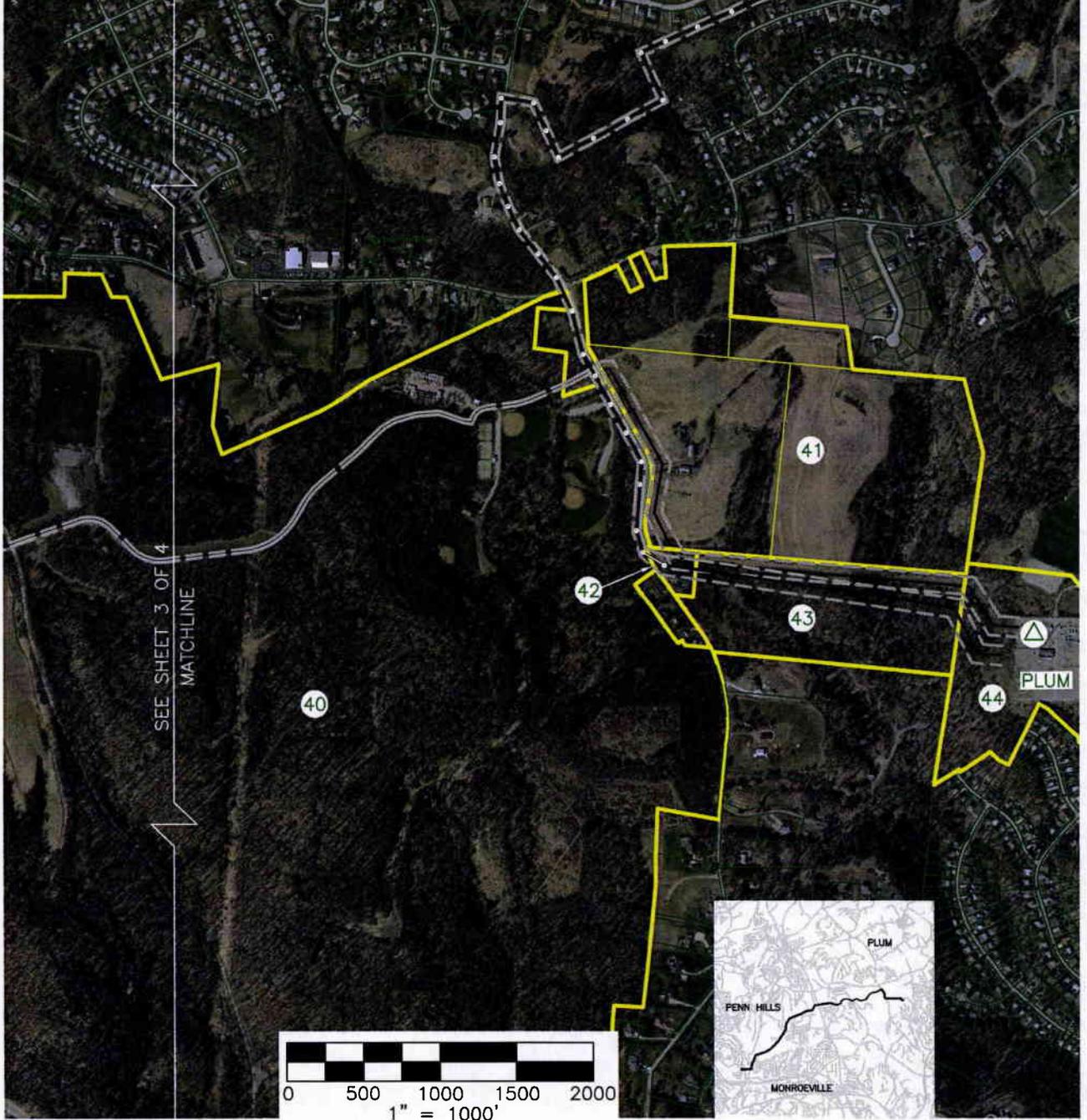
SOURCES: PENNSYLVANIA SPATIAL DATA ACCESS (PSDA)
PROTECTED COORDINATE SYSTEM: PA STATE PLANE SOUTH
DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
PROJECTION: LAMBERT CONFORMAL CONIC
LINEAR UNIT: FEET
ELECTRONIC: GEODETIC REFERENCE SYSTEM 80

DUQUESNE LIGHT COMPANY			
REAL ESTATE DEPT.-SURVEYING		PITTSBURGH, PA.	
SCALE AS SHOWN	DATE 03/20/18	ARCH. APP.	
	DRAWN JLS	ELECT. APP.	
	CHECKED MEH	MECH. APP.	
	INSP.	STRUCT. APP.	

UNIVERSAL - PLUM ALLEGHENY COUNTY AERIAL EXHIBIT			
MONROEVILLE TWP./PENN HILLS TWP. & PLUM BOROUGH SHEET 3 OF 4			
APP. COMPLETE WHEN INITIALED HERE	O.F.E.	L	No. 8793
	C.O.		

LABEL	OWNER NAME
40	COUNTY OF ALLEGHENY
41	WILLIAM RICHARD & LINDA JEAN MCJUNKIN, VICKI ANN MANSFIELD & DEBRA SUE MCMEEKIN
42	CABLE HOLDCO EXCHANGE I LLC
43	ROBINSON-PLUM CABLEVISION
44	DUQUESNE LIGHT COMPANY

Z-54
CHESWICK-PLUM
SEE F-6948



LEGEND		DUQUESNE LIGHT COMPANY		UNIVERSAL - PLUM ALLEGHENY COUNTY AERIAL EXHIBIT	
△	SUBSTATION	REAL ESTATE DEPT.-SURVEYING	PITTSBURGH, PA.	MONROEVILLE TWP./PENN HILLS TWP. & PLUM BOROUGH SHEET 4 OF 4	
—	ROUTE	SCALE AS SHOWN	DATE 03/20/18	ARCH. APP.	APP. COMPLETE WHEN INITIALED HERE
—	ROW		DRAWN JLS	ELECT. APP.	
—	PARCEL WITHIN ROW		CHECKED MEH	MECH. APP.	
—	GIS PARCEL BOUNDARY		INSP.	STRUCT. APP.	
<small>SOURCE: PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) PROJECTED COORDINATE SYSTEM: PA STATE PLANE SOUTH DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) PROJECTION: LAMBERT CONFORMAL CONIC LINEAR UNIT: FEET EUREPID: GEODETIC REFERENCE SYSTEM 80</small>					O.F.E.
					C.O.
					L No. 8793

Duquesne Light Exhibit No. MH-2
(Davidson)



Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

Duquesne Light Exhibit MH-2 (Davidson)
 Page 1 of 7

Instrument Number: 2015-18747

BK-DE VL-16028 PG-349

Recorded On: June 29, 2015 As-Deed

Parties: DAVIDSON PROPERTY CO

To DAVIDSON PROPERTY CO L L C

of Pages: 7

Comment:

******* THIS IS NOT A BILL *******

Deed 162.00
 0
 0
Total: 162.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-Yes	Stamp Num-T15110
PLUM	EXEMPT
Ward-99-NO WARD	
Value	0.00
Commonwealth of Pennsylvania	0.00
Munic-Plum Boro	0.00
School District-Plum	0.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00

Certified On/By-> 06-26-2015 / B K	
0740H00031000000	0740H00042000000

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2015-18747
Receipt Number: 2921271
Recorded Date/Time: June 29, 2015 02:16:59P
Book-Vol/Pg: BK-DE VL-16028 PG-349
User / Station: M Ward - Cash Station 22

KELLY LAW
1119 PENN AVE STE 401
PITTSBURGH PA 15222



Jerry Tyskiewicz
Jerry Tyskiewicz, Acting Manager
Rich Fitzgerald, County Executive

195033 DRE Certified
26-Jun-2015 01:15P\Int By: B K

This Deed

(to)

Made the 24th day of June, 2015,

Between DAVIDSON PROPERTY CO., a Pennsylvania general partnership comprised of James C. Champlain, Douglas R. Verhill, James P. Crawford and Robert E. Kelly, Jr., partners

(hereinafter called "Grantor") and

DAVIDSON PROPERTY CO., LLC, a Pennsylvania limited liability company,

(hereinafter called "Grantee"):

Witnesseth, that the Grantor in consideration of One Dollar (\$1.00) plus other good and valuable consideration paid to the Grantor by the Grantee does grant, bargain, sell and convey unto the Grantee, its successors and assigns,

ALL that certain two (2) lots or pieces of ground situate in the Borough of Plum, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL 1

BEGINNING at a point on the Easterly side of Davidson Road at the Northwest corner of property conveyed by A. E. O'Block et ux to Larry L. Mills et ux, dated September 13, 1976, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 5684, page 421. Thence along the Easterly line of Davidson Road, North 17° 07' East, a distance of 200 feet to a point on line of land now or formerly of Easco Development Contracting Company; thence along said line, South 87° 51' 30" East, a distance of 670.91 feet to a point on line of the Pennsylvania Turnpike, a Limited Access Highway; thence along said Turnpike, South 0° 02' 40" West, a distance of 81.99 feet to an angle; thence along the same, South 16° 39' 20" East, a distance of 124.22 feet to a point on line of land now or formerly of Larry L. Mills et ux; thence by said line, North 87° 23' 10" West, a distance of 765.56 feet to the point of beginning.

UNDER AND SUBJECT to such matters affecting the described premises as are set forth in prior instruments of record.

BEING designated as Tax Parcel No. 0740-H-00031-0000-00.

HAVING erected thereon a dwelling known and numbered as 453 Davidson Road.

SAID PARCEL BEING a portion of the same property which Davidson Property Co., by deed dated September 18, 2012, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania at Deed Book Volume 15087, page 239, granted and conveyed to Davidson Property Co., the Grantor herein.

PARCEL 2

BEGINNING at a point on the Easterly side of Davidson Road, said point being located South 17° 07' West, a distance of 200 feet from the Southerly line of property now or late of Melvin A. Miller as set forth in a Deed from Samuel Davidson, et al., to Melvin A. Miller and Sarah L. Miller, his wife, dated May 31, 1958, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 3719, Page 202; thence from said point of beginning along the Easterly line of Davidson Road, North 17° 07' East, a distance of 100 feet to a point; thence South 88° 08' 30" East, a distance of 617.97 feet to a point on the right of way line of the Pennsylvania Turnpike; thence South 16° 39' 25" East, a distance of 81.61 feet to a point; thence South 0° 02' 30" West, a distance of 22.41 feet to a point along the right of way of the Pennsylvania Turnpike; thence North 87° 61' 30" West, a distance of 670.91 feet to a point on the Easterly line of Davidson Road, at the place of beginning.

CONTAINING 1.458 acres, more or less.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

BEING designated as Tax Parcel No. 0740-H-00042-0000-00.

HAVING erected thereon a dwelling known and numbered as 451 Davidson Road.

SAID PARCEL BEING a portion of the same property which Davidson Property Co., by deed dated September 18, 2012, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania at Deed Book Volume 15087, page 239, granted and conveyed to Davidson Property Co., the Grantor herein.

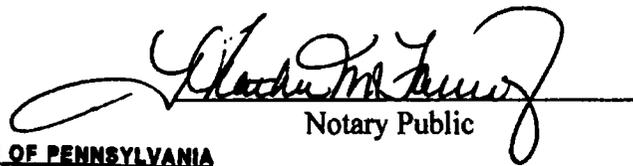
THIS CONVEYANCE is exempt from Pennsylvania Realty Transfer Tax pursuant to Section 8102-C.3 (12) of the Pennsylvania Realty Transfer Tax Act, as it is a conversion of a general partnership to a limited liability company undertaken by the partners of the general partnership for liability protection purposes, and no change of ownership has occurred and the Grantee will continue the same partnership business as the Grantor.

With the appurtenances: **To Have and To Hold** the same to and for the use of the Grantee, its successors and assigns forever, and the Grantor for its successors and assigns hereby covenants and agrees that it will **WARRANT GENERALLY** the property hereby conveyed.

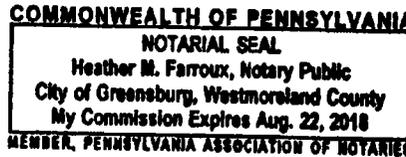
**Commonwealth of Pennsylvania
County of Allegheny**

On this the 24th day of June, 2015, before me a Notary Public the undersigned officer, personally appeared Grantor, James C. Champlain, Douglas R. Verhill, James P. Crawford and Robert E. Kelly, Jr., partners of and trading and doing business as Davidson Property Co., a Pennsylvania General Partnership, the Grantor herein, 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.


Notary Public

My commission expires:



Certificate of Residence

I, Richard W. Kelly, Esquire, do hereby certify that the tax bill address and owner mailing address of the Grantee is as follows:

TAX BILL ADDRESS	OWNER MAILING ADDRESS
Davidson Property Co., LLC c/o John C. R. Kelly Realtors 3535 Boulevard of the Allies Pittsburgh, PA 15213-4345	Davidson Property Co., LLC c/o John C. R. Kelly Realtors 3535 Boulevard of the Allies Pittsburgh, PA 15213-4345

Witness my hand this 24 day of June, 2015.


Richard W. Kelly, Esq., for the Grantee

Please mail to:

 1119 Penn Avenue
Suite 401
Pittsburgh, PA 15222

L-07-007

NOTICE - THIS DOCUMENT MAY NOT/DOES 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/NOT 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. {This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.}

WITNESS:

Stacey H Winfield

Stacey H Winfield

Stacey H Winfield

Stacey H Winfield

GRANTOR:

J C Champlain
JAMES C. CHAMPLAIN, Partner

Douglas R Verhill
DOUGLAS R. VERHILL, Partner

James P Crawford
JAMES P. CRAWFORD, Partner

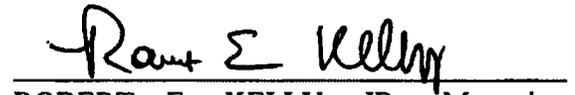
Robert E Kelly
ROBERT E. KELLY, JR., Partner

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

WITNESS:

GRANTEE:





ROBERT E. KELLY, JR., Managing
Member of Davidson Property Co., LLC, a
limited liability company



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name Richard W. Kelly, Jr., Esquire		Telephone Number: 412-281-7930	
Mailing Address 1119 Penn Ave., Suite 401	City Pittsburgh	State PA	ZIP Code 15222

B. TRANSFER DATA

C. Date of Acceptance of Document

Grantor(s)/Lessor(s) Davidson Property Co., a General Partnership			Grantee(s)/Lessee(s) Davidson Property Co., LLC		
Mailing Address 3535 Boulevard of the Allies			Mailing Address 3535 Boulevard of the Allies		
City Pittsburgh	State PA	ZIP Code 15213	City Pittsburgh	State PA	ZIP Code 15213

D. REAL ESTATE LOCATION

Street Address 451 and 453 Davidson Drive		City, Township, Borough Plum Borough	
County Allegheny	School District Plum Borough	Tax Parcel Number 740-H-31 and 740-H-42	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 490,000.00	5. Common Level Ratio Factor x 1.10	6. Fair Market Value = 539,000.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 1.00 53,900.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

Check Appropriate Box Below for Exemption Claimed.

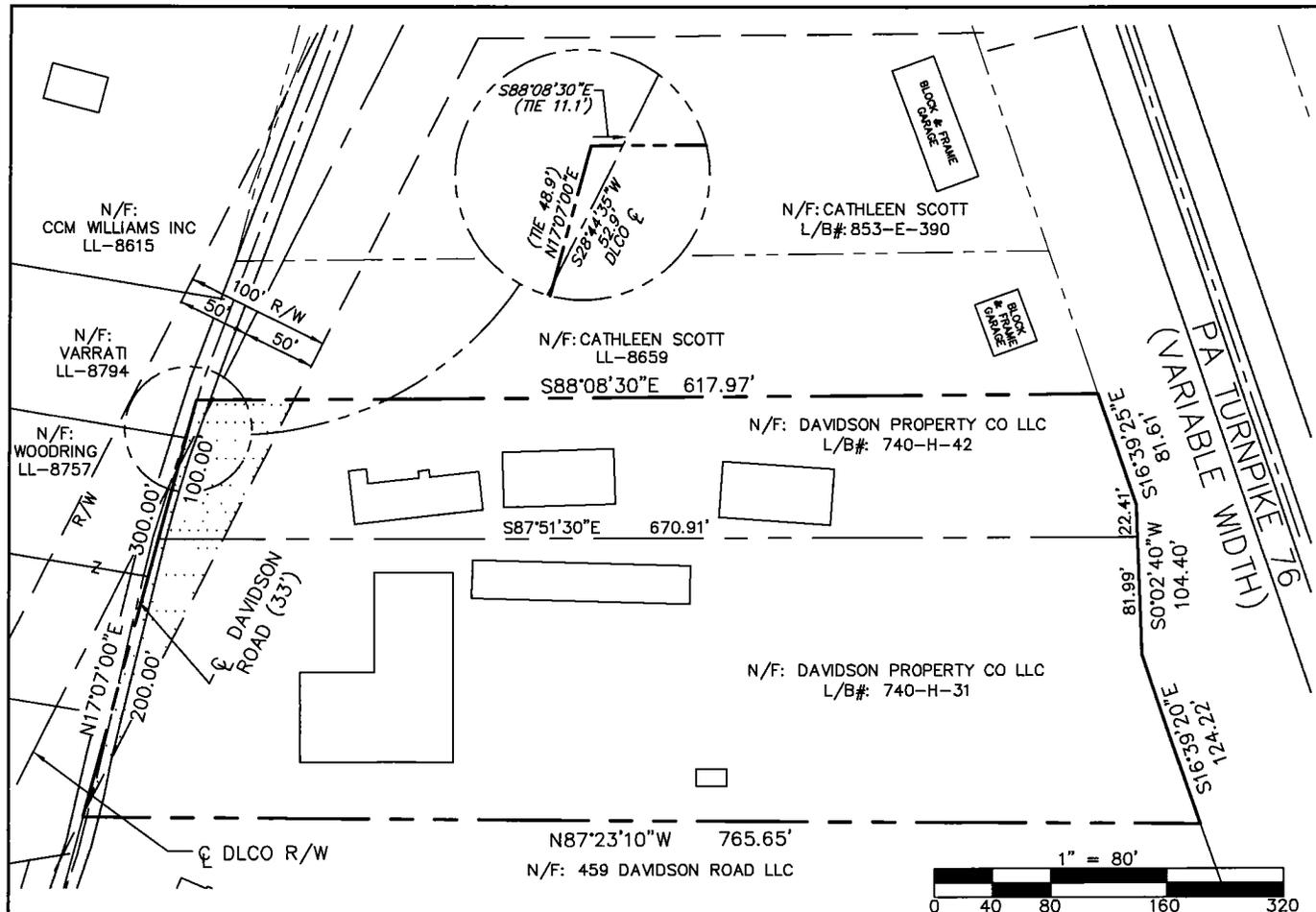
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Exempt pursuant to Section 8102-C.3 (12), as it is a conversion from a gen'l partnership to a limited liability company with no change in ownership and done for liability protection purposes.

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.

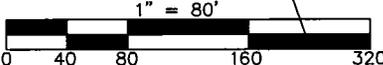
Signature of Correspondent or Responsible Party 	Date 6-26-15
---	------------------------

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

Duquesne Light Exhibit No. MH-3
(Davidson)



- NOTES:
1. ALL BUILDING AND ROAD LOCATIONS ARE FROM DUQUESNE LIGHT GIS DATA
 2. THIS IS NOT A BOUNDARY SURVEY.



PITTSBURGH, PA
 NUMBER LL 8752
 DUQUESNE LIGHT COMPANY
 CUSTOMER SERVICES - SURVEYING
 DATE 02/14/18
 SCALE 1" = 80'

- REVISIONS:
1. 100' R/W
K.J.N 01/24/18

SURVEY NOTES:
 DATE OF SURVEY: 1/14/17
 ○ SET IRON ROD UNLESS OTHERWISE NOTED
 ⊙ FOUND IRON ROD UNLESS OTHERWISE NOTED
 N/F NOW OR FORMELY
 L/B# TAX IDENTIFICATION
 FND FOUND
 I.P. IRON PIN
 CONC CONCRETE
 R/W RIGHT-OF-WAY
 POB POINT OF BEGINNING

A ARC
 R RADIUS
 STY STORY
 PBV PLAN BOOK VOLUME
 PG PAGE
 ⊙ DUQUESNE LIGHT POLE (EXISTING)
 ⊙ DUQUESNE LIGHT POLE (PROPOSED)
 O.A. OVERALL

Duquesne Light Our Energy...Your Power Customer Services - Surveying Dept. Pittsburgh, PA		UNIVERSAL - PLUM	
		DAVIDSON PROPERTY CO., LLC. L/B# 740-H-31 & 740-H-42 DB: 16028 PG. 348 PLUM BOROUGH, ALLEGHENY COUNTY	
SCALE	DATE 02/14/18	ARCH. APP.	
1" = 80'	DRAWN KJN	ELECT. APP.	
	CHECKED MEH	MECH. APP.	
	INSPECTED	STRUCT. APP.	

APP. COMPLETE WHEN INSTALLED	O.F.E. No.	LL 8752
	C.O. No.	

Duquesne Light Exhibit No. MH-4
(Davidson)

EASEMENT DESCRIPTION

All that certain strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, being more particularly described as follows:

Beginning at the northwest corner of a parcel of land now or formerly owned by Davidson Property Co., LLC, a Pennsylvania limited liability company recorded in Deed Book 16028, Page 349 in the Allegheny County Department of Real Estate; thence South 88°08'30" East, along the said north line, a distance of 66.8 feet; thence South 28°44'35" West, a distance of 321.6 feet to the west line of the parcel of land; thence North 17°07'00" East, along said west property line, a distance of 297.3 feet to the Point of Beginning.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Duquesne Light Exhibit No. MH-5
(Davidson)

DUQUESNE LIGHT COMPANY

Assistant Corporate Secretary's Certificate

I, Lesley C. Gannon, Assistant Corporate Secretary of Duquesne Light Company, a Pennsylvania limited liability company (the "Company"), DO HEREBY CERTIFY that:

1. Attached hereto as Exhibit A is a true, correct and complete copy of resolutions of the Board of Directors of the Company, duly and regularly passed and adopted at a meeting of the Board of Directors of the Company on May 11, 2017. Said resolutions are still in full force and effect and have not been amended or revoked.

2. Attached hereto as Exhibit B is a true, correct and complete copy of resolutions of the Board of Directors of the Company, duly and regularly passed and adopted at a meeting of the Board of Directors of the Company on December 6, 2017. Said resolutions are still in full force and effect and have not been amended or revoked.

WITNESS my hand this 16th day of March, 2018.



Lesley C. Gannon
Assistant Corporate Secretary

Condemnation of Properties in Allegheny County, PA

WHEREAS, at the May 11, 2017 Board of Directors meeting, Management presented to the Board of Directors an overview of easement requirements on three (3) separate properties in Allegheny County, PA, and recommended condemnation of easements on those properties for a new 138 kV transmission line to be installed between the Universal and Plum Substations.

NOW, THEREFORE, after full discussion and on motion duly made and seconded, the following Resolutions were unanimously adopted:

Condemnation of Sampson Bros Property

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Municipality of Monroeville, Allegheny County, PA, titled in the name of Sampson Bros Inc., and being more specifically described as follows:

A PERPETUAL EASEMENT AND RIGHT OF WAY upon, over, under, across and through that that certain parcel of land situate in the Township of Penn Hills, Allegheny County, Commonwealth of Pennsylvania, such parcel being known as Lot and Block 637-F-325 in the tax assessment records in and for Allegheny County, Pennsylvania and being bounded as follows: on the North by Lands of Atlantic Crossing, LP; on the East by Lands of James L. Moore, Timothy P. Tucker and Samuel Wagner; on the South by Lands of The Municipality of Monroeville; and on the West by Lands of Atlantic Crossing, LP. Such perpetual easement and right of way shall be approximately Four Hundred and Fifty Feet (450') in length, shall be such width as necessary to allow Duquesne Light Company access to and proper installation and maintenance of any and all electrical infrastructure to be placed within or adjacent to the easement and right of way, and shall contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way.

Condemnation of Parkway Associates Property

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Municipality of Monroeville, Allegheny County, PA, titled in the name of Parkway Associates, and being more specifically described as follows:

ALL THAT CERTAIN PARCEL of land situate in the Township of Penn Hills, Allegheny County, Commonwealth of Pennsylvania, such parcel being formerly known as Lot and Block 637-J-158 in the tax assessment records in and for Allegheny County, Pennsylvania and being bounded as follows: on the North by Lands of John Sciarretti; on the East by Lands of John Sciarretti; on the South by Lands of SRI Venkateswara Temple; and on the West by Lands of Highlands Aqua Club. The Allegheny County tax assessment records now read that the subject parcel is

unassessed. Such perpetual easement and right of way shall be approximately One Hundred Feet (100') in length, shall be such width as necessary to allow Duquesne Light Company access to and proper installation and maintenance of any and all electrical infrastructure to be placed within or adjacent to the easement and right of way, and shall contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way.

Condemnation of Alvi Property

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Township of Penn Hills, Allegheny County, PA, titled in the names of Javaid Alvi, Pervaiz Alvi and Walter Lorence, and being more specifically described as follows:

A PERPETUAL EASEMENT AND RIGHT OF WAY upon, over, under, across and through that that certain parcel of land situate in the Municipality of Monroeville, the Township of Penn Hills, and the Borough of Plum, Allegheny County, Commonwealth of Pennsylvania, such parcel being known as Lot and Block 179-R-250 in the tax assessment records in and for Allegheny County, Pennsylvania and being the same property conveyed by United States Steel Corporation to Javaid M. Alvi, Pervaiz M. Alvi and Walter M. Lorence by deed dated August 1, 1988 and recorded in the Allegheny County Real Estate Office at Deed Book Volume 7840, Page 278 on August 4, 1988. Such perpetual easement and right of way shall be approximately Five Thousand, Two Hundred and Fifty Feet (5,250') in length, shall be such width as necessary to allow Duquesne Light Company access to and proper installation and maintenance of any and all electrical infrastructure to be placed within or adjacent to the easement and right of way, and shall contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way.

FURTHER RESOLVED, that the proper officers are hereby authorized and directed to do all such acts and things, to execute and deliver all such documents, and to incur and pay all such fees and expenses as they may deem necessary or desirable to carry out and comply with the intent and purpose of these resolutions, and all such acts and doings are hereby in all respects adopted, ratified, confirmed and approved as the valid and subsisting acts of the Company; and be it

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon by any party until receipt of written notice of any change thereof.

EXHIBIT B

Condemnation of Properties in Allegheny County, PA

WHEREAS, at the November 28, 2017 Asset Management Committee meeting and the December 6, 2017 Board of Directors meeting, Management presented to the Board of Directors an overview of easement requirements on eight (8) separate properties in Allegheny County, PA, and recommended condemnation of easements on those properties for a new 138 kV transmission line to be installed between the Universal and Plum Substations.

NOW, THEREFORE, after full discussion and on motion duly made and seconded, the following Resolutions were unanimously adopted:

Condemnation of Aiello Parcel

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Borough of Plum, Allegheny County, PA, titled in the name of Maria Palombo Aiello, and being more specifically described as follows:

All that certain strip of land 100 feet in width, lying 50 feet on either side of the following described strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, being more particularly described as follows:

Commencing at the southwest corner of a parcel of land now or formerly owned by Maria Palombo Aiello, Antoinette Cardinale and Anna Louise Palombo, being recorded in Deed Book 12531, Page 25 in the Allegheny County Department of Real Estate; thence North 17°36'10" East, along a line common to a parcel of land now or formerly owned by Javaid Alvi, Pervaiz Alvi and Walter Lorence, a distance of 183.1 feet to the Point of Beginning of the centerline easement; thence North 62°48'18" East, a distance of 29.7 feet; thence North 84°35'23" East, a distance of 739.5 feet; thence North 28°55'22" East, a distance of 43.9 feet to the southerly line of a parcel of land now or formerly owned by Robert D & Georgina Mae Cooper and the terminus of the centerline easement.

The sidelines of said easement to be lengthened or shortened to terminate along aforementioned easterly property line of Javaid Alvi, Pervaiz Alvi and Walter Lorence and southerly property line of Robert D & Georgina Mae Cooper.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Condemnation of Consol Parcel

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Municipality of Monroeville, Allegheny

County, PA, titled in the name of Consol Mining Company, LLC, and being more specifically described as follows:

All that certain strip of land situate in Monroeville Borough, Allegheny County and the Commonwealth of Pennsylvania, being more particularly described as follows:

Commencing at the southwest corner of Lot 1 as shown on New York & Cleveland Gas, Coal Company Plan of Lots and recorded in Plan Book Volume 21, Page 113 in the Allegheny County Department of Real Estate, thence South 69°34'00" East along the south line of said Lot 1, a distance of 111.4 feet; thence North 22°06'47" East, a distance of 151.3 feet to the northerly line of said Lot 1; thence North 53°06'00" West along said lot line, a distance of 68.0 feet; thence South 37°39'00" West, continuing along said lot line, a distance of 60.7 feet; thence South 36°38'00" West along said lot line, a distance of 117.0 feet to the Point of Beginning.

Together with a triangular portion of Lot 3, of said New York & Cleveland Gas, Coal Company, beginning at the northwest corner of Lot 3, thence South 37°53'00" East along said lot line, a distance of 14.6 feet thence North 22°06'47" East, departing said lot line, a distance of 23.0 feet to the north line of said lot 3; thence South 56°08'00" West, along said lot line, a distance of 22.6 feet to the northwest corner of said Lot 3 and the Point of Beginning.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Condemnation of Crawford Parcel

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Township of Penn Hills, Allegheny County, PA, titled in the name of Crawford Construction, and being more specifically described as follows:

All that certain strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, and being known as Tax Identification Number 637-J-365 in the tax records in and for Allegheny County, Pennsylvania. Such perpetual easement and right of way shall be such width as necessary to allow Duquesne Light Company access to and proper installation and maintenance of any and all electrical infrastructure to be placed within or adjacent to the easement and right of way, and shall contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way.

Condemnation of Davidson Parcels

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S.

§ 1511 for the taking of certain lands situated in the Borough of Plum, Allegheny County, PA, titled in the name of Davidson Property Co LLC, and being more specifically described as follows:

All that certain strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, being more particularly described as follows:

Beginning at the northwest corner of a parcel of land now or formerly owned by Davidson Property Co., LLC, a Pennsylvania limited liability company recorded in Deed Book 16028, Page 349 in the Allegheny County Department of Real Estate; thence South 88°08'30" East, along the said north line, a distance of 66.8 feet; thence South 28°44'35" West, a distance of 321.6 feet to the west line of the parcel of land; thence North 17°07'00" East, along said west property line, a distance of 297.3 feet to the Point of Beginning.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Condemnation of McJunkin Parcel

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Borough of Plum, Allegheny County, PA, titled in the name of William Richard McJunkin, Linda Jean McJunkin, Vicki Ann Mansfield and Debra Sue McMeekin, and being more specifically described as follows:

All that certain strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, and bounded and described generally as follows: On the North by Saltsburg Road & Various Lots; on the East by Various Lots and Land of Allegheny County; on the South by Lands of Comcast Corporation and on the West by New Texas Road; being the same property conveyed by deed dated April 22, 2003, and of record in the Office of the Recorder of Deeds of Allegheny County, in Deed Book Volume 11626, Page 458, to William Richard McJunkin, Debra Sue McMeekin, Linda Jean McJunkin and Vicki Ann Mansfield. Such perpetual easement and right of way shall be such width as necessary to allow Duquesne Light Company access to and proper installation and maintenance of any and all electrical infrastructure to be placed within or adjacent to the easement and right of way, and shall contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way.

Condemnation of Scott Parcels

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Borough of Plum, Allegheny County, PA, titled in the name of Cathleen L. Scott, and being more specifically described as follows:

All that certain strip of land 100 feet in width, lying 50 feet on either side of the following described strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, being more particularly described as follows:

Commencing at the southwest corner of a parcel of land now or formerly owned by Cathleen Scott recorded in Deed Book 13777, Page 485 in the Allegheny County Department of Real Estate; thence South 88°08'30" East, along the said south line, a distance of 10.7 feet to the Point of Beginning of the centerline easement; thence North 28°34'40" East, a distance of 430.1 feet; thence South 86°15'00" East, along on line 50 feet south of and parallel with the north line of said parcel of land, a distance of 355.2 feet; thence North 75°46'30" East, a distance of 9.5 feet to the easterly property line and the terminus of the centerline description.

The sidelines of said easement to be lengthened or shortened to terminate along aforementioned northerly property line of David P Meyers & Chris A Shearer, on the east by the west right-of-way of the Pennsylvania Turnpike, on the south by Davidson Property Co. LLC and on the west by the easterly property lines of Temple Sinai, Pittsburgh, Pennsylvania, CCM Williams, Inc. and John and Veneranda Varrati.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Condemnation of US Steel Parcels

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Township of Penn Hills, Allegheny County, PA, titled in the names of United States Steel Corporation and Union Railroad, and being more specifically described as follows:

All that certain strip of land, situate in Monroeville Borough and Penn Hill Township, Allegheny County and the Commonwealth of Pennsylvania, being more particularly described as follows:

Commencing at a common point for John Sciarretti and the Union Rail Road Company being the southeast corner of John Sciarretti as recorded in Deed Book 7111, Page 374 of the Public Records of said Allegheny County, and said common line for Union Railroad Company as shown on the plan Union Railroad Plan of Lots and recorded in Plan Book Volume 155, Page 188 of said Allegheny County Public Records; thence North 11°05'00" East along said common line, a distance of 249.3 feet to the Point of Beginning; thence North 11°05'00" East, continuing along said common line, a distance of 102.0 feet; thence North 89°33'43" East, a distance of 167.6 feet; thence South 11°05'00" West, a distance of 102.0 feet; thence South 89°33'43" West, a distance of 167.6 feet to the Point of Beginning.

Together with the following: Beginning at the Northwest Corner of Lot 3, of the New York & Cleveland Gas Coal Company Plan of Lots, as recorded in Plan Book Volume 21, Page 113 of said Allegheny County Public Records; thence North 56°08'00" East, along the north line of said

Lot 3, a distance of 22.6 feet to the Point of Beginning: thence North 22°06'50" East, a distance of 169.7 feet; thence South 70°57'15" West, a distance of 129.5 feet; thence South 22°06'50" West, a distance of 159.2 feet; thence North 80°51'08" East, a distance of 102.2 feet to the Point of Beginning.

Together with the following: Commencing at the Northwest Corner of Lot 3, of the New York & Cleveland Gas Coal Company Plan of Lots, as recorded in Plan Book Volume 21, Page 113 of said Allegheny County Public Records; thence North 56°08'00" East, along the north line of said Lot 3, a distance of 22.6 feet; thence North 22°06'50" East, a distance of 215.5 feet to the Point of Beginning: thence North 22°06'50" East, a distance of 51.5 feet; thence North 74°02'16" East, a distance of 237.2 feet to an intersection with the property line for said plan of Union Railroad; thence North 63°45'00" East, along said property line, a distance of 266.3 feet; thence South 76°16'00" West, along said line, a distance of 717.4 feet; thence South 22°06'50" West, departing said line, a distance of 179.1 feet to an intersection with the property line for said plan of Union Railroad; thence North 63°45'00" East, along said line, a distance of 145.7 feet to the Point of Beginning.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Condemnation of Woodring Parcel

RESOLVED, that the Company is hereby authorized, empowered and directed to execute any and all documents necessary or advisable to exercise its powers of eminent domain pursuant to 15 P.S. § 1511 for the taking of certain lands situated in the Borough of Plum, Allegheny County, PA, titled in the name of Jeffrey Woodring, and being more specifically described as follows:

All that certain strip of land 100 feet in width, lying 50 feet on either side of the following described strip of land situate in Plum Borough, Allegheny County and the Commonwealth of Pennsylvania, being a portion of Lots 2 and 3, of the Jenkins Plan of Lots, recorded in Plan Book Volume 118, Page 199 in the Allegheny County Department of Real Estate and being more particularly described as follows:

Commencing at the southeast corner of Lot 2 of land now or formerly owned by Jeffery G and Regina M Woodring; thence North 81°40'09" West, along the said south line of Lot 2, a distance of 34.5 feet to the Point of Beginning; thence North 25°21'30" East, a distance of 174.9 feet to the east line of said Lot 3 and the terminus of the centerline easement.

The sidelines of said easement to be lengthened or shortened to terminate along aforementioned on the south by the northerly property line of Robert D & Georgina Mae Cooper, on the east by the westerly property line of Davidson Property Company, LLC and on the north by the southerly line of John and Venerand A Varrati.

The easement shall also contain rights on the entirety of the subject parcel as shall be necessary to permit Duquesne Light Company ingress and egress to the easement and right of way and

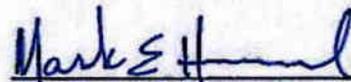
appropriate protections of the electrical infrastructure within or adjacent to the easement and right of way. The easement will be subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

FURTHER RESOLVED, that the proper officers of the Company are hereby authorized and directed to do all such acts and things, to execute and deliver all such documents, and to incur and pay all such fees and expenses as they may deem necessary or desirable to carry out and comply with the intent and purpose of these resolutions, and all such acts and doings are hereby in all respects adopted, ratified, confirmed and approved as the valid and subsisting acts of the Company.

VERIFICATION

I, Mark Hummel, being Supervisor, Real Estate for Duquesne Light Company, hereby state that the information set forth above is true and correct to the best of my knowledge, information, and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: 3/23/2018



Mark Hummel
Supervisor, Real Estate
Duquesne Light Company
2515 Preble Avenue
Pittsburgh, PA 15233