

Jennedy S. Johnson
Assistant General Counsel
2301 Market Street / S23-1
Philadelphia, PA 19103

Direct Dial: 215-841-4353
Email: Jennedy.Johnson@exeloncorp.com

December 16, 2020

VIA eFILING

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120

Re: Application Of PECO Energy 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 Land Of Samuel W. Taylor And Kay L. Taylor In Lower Chanceford Township, York County, Pennsylvania For The Siting And Construction Of Connecting Transmission Lines Associated With The Independence Energy Connection-East Project Is Necessary Or Proper For The Service, Accommodation, Convenience Or Safety Of The Public
Docket No. A-2020

Dear Secretary Chiavetta:

Enclosed for filing is the above-captioned Application of PECO Energy Company and the Direct Testimony of Daniel F. Pacheco (PECO Statement No. 1) and supporting exhibits. Copies of this Application have been served upon the parties as required by 52 Pa. Code § 57.75(i)(2) and indicated on the enclosed Certificate of Service.

If there are any questions concerning this matter, please contact me at the address or telephone number provided above.

Respectfully submitted,



Jennedy S. Johnson

Enclosures

c: Certificate of Service

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**Application of PECO Energy 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 Land of Samuel W. Taylor :
And Kay L. Taylor In Lower Chanceford : Docket No. A-2020-
Township, York County, Pennsylvania :
For The Siting And Construction Of :
Connecting Transmission Lines :
Associated With The Independence :
Energy Connection-East Project Is :
Necessary Or Proper For The Service, :
Accommodation, Convenience Or Safety :
Of The Public :**

CERTIFICATE OF SERVICE

I hereby certify that on this date, a true and correct copy of the foregoing **Application of PECO Energy Company** 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**

Samuel W. & Kay L. Taylor
118 Goram Road
Brogue, PA 17309

Respectfully submitted,



Anthony E. Gay (Pa. No. 74624)
Jack R. Garfinkle (Pa. No. 81892)
Jennedy S. Johnson (Pa. No. 203098)
PECO Energy Company
2301 Market Street
Philadelphia, PA 19103
215.841.4353 (bus)
215.568.3389 (fax)
anthony.gay@exeloncorp.com
jack.garfinkle@exeloncorp.com
jennedy.johnson@exeloncorp.com

Kenneth M. Kulak (Pa. No. 75509)
Brooke E. McGlinn (Pa. No. 204918)
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103-2921
215.963.5384 (bus)
215.963.5001 (fax)
ken.kulak@morganlewis.com
brooke.mcglinn@morganlewis.com

Dated: December 16, 2020

Counsel for PECO Energy Company

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of PECO Energy 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 Land of Samuel W. Taylor	:	
And Kay L. Taylor In Lower Chanceford	:	Docket No. A-2020-
Township, York County, Pennsylvania	:	
For The Siting And Construction Of	:	
Connecting Transmission Lines	:	
Associated With The Independence	:	
Energy Connection-East Project Is	:	
Necessary Or Proper For The Service,	:	
Accommodation, Convenience Or Safety	:	
Of The Public	:	

APPLICATION OF PECO ENERGY COMPANY

TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

PECO Energy Company (“PECO” or “Company”) files this Application to obtain from the Pennsylvania Public Utility Commission (“Commission”) the finding and determination required by 15 Pa.C.S. § 1511(c) to exercise the power of eminent domain to acquire a right-of-way and easement over land owned by Samuel W. Taylor and Kay L. Taylor in Chanceford Township, York County, Pennsylvania. The right-of-way and easement over the Taylor Parcel, which is described in Section IV below, will be used by PECO to site and construct two new 500 kV transmission lines (the “Project”) that will connect PECO’s existing Peach Bottom-TMI 500 kV Transmission Line with the new 500 kV/230 kV Furnace Run Substation that Transource Pennsylvania, LLC (“Transource”) plans to construct and operate as part of its proposed

Independence Energy Connection-East Project (“IEC Project”). ”). As explained in Section II below, the IEC Project was identified by PJM Interconnection, L.L.C. (“PJM”) through its Regional Transmission Expansion Plan (“RTEP”) process as a “required” 2016 RTEP “baseline” project to alleviate transmission congestion constraints and provide reliability benefits in Pennsylvania and Maryland. For the reasons set forth hereafter, the Commission should find and determine that the Project is necessary and proper for the service, accommodation, convenience, or safety of the public and, therefore, PECO may lawfully exercise the power of eminent domain conferred by 15 Pa.C.S. § 1511(c) to obtain a right-of-way and easement over the Taylor Parcel. In further support of this Application, PECO states as follows:

I. INTRODUCTION

1. This Application is filed by PECO, a public utility that provides electric distribution, transmission, and default services in Pennsylvania subject to the regulatory jurisdiction of the Commission.
2. PECO’s address is 2301 Market Street, Philadelphia, Pennsylvania 19103.
3. PECO’s attorneys in this matter authorized to receive notices and communications on its behalf are:

Jennedy S. Johnson
PECO Energy Company
2301 Market Street
Philadelphia, PA 19103
215.841.4353
jennedy.johnson@exeloncorp.com

Kenneth M. Kulak
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103-2921
215.963.5384
ken.kulak@morganlewis.com

PECO agrees to accept electronic service in this proceeding.

4. PECO is a corporation organized and existing under the laws of the Commonwealth of Pennsylvania. PECO is subject to the Pennsylvania Business Corporation Law of 1988, as amended, 15 Pa.C.S. §§ 1101 et seq. (“BCL”).

5. PECO is also a “public utility” as defined in Section 102 of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 102, and has the power of eminent domain pursuant to the Pennsylvania BCL. PECO submits this application pursuant to section 1511(c) of the BCL, 15 Pa.C.S. § 1511(c).

6. PECO furnishes electric service to approximately 1.6 million customers throughout its certificated service territory, which includes all or portions of five counties and encompasses approximately 2,100 square miles in southeastern Pennsylvania with a population of approximately four million people.

7. Contemporaneously with the filing of this Application, the Company is filing a Letter of Notification to obtain approval of the siting and construction of the Project in York County, Pennsylvania. *See* Letter of PECO Energy Company, Filed Pursuant to 52 Pa. Code Chapter 57 Subchapter G, For Approval To Site And Construct 0.5 Miles Of Transmission Lines In Lower Chanceford Township, York County, Pennsylvania To Interconnect To The Transmission Grid the New 500-230 kV Furnace Run Substation Proposed By Transource Pennsylvania, LLC” (the “Letter of Notification”).

8. The Project involves the construction of two new 500 kV transmission lines approximately 0.5 of miles in length that will split PECO’s existing Peach Bottom-TMI 500 kV Transmission Line. The Project is needed to interconnect Transource’s proposed Furnace Run 500 kV/230 kV Substation, which is part of Transource’s larger IEC Project, to the bulk power transmission system that is under the functional control of PJM. As explained below, the IEC

Project was identified by PJM through its RTEP process as a “required” RTEP “baseline” project.

9. PECO’s proposed exercise of the power of eminent domain requested herein and its use of the siting authority requested in its contemporaneously filed Letter of Notification are contingent upon the Commission granting Transource the siting and other authority that Transource has requested in order to construct and operate the proposed IEC Project.¹ PECO’s construction of the Project is scheduled to begin in June 2021 to support a projected in-service date of the IEC Project by December 31, 2022, provided that, prior to June 2021, the Commission grants the aforementioned approvals for the IEC Project, approves PECO’s Letter of Notification, and grants PECO’s Applications for the exercise of the power of eminent domain to obtain the rights-of-way and easements over other properties as needed to site and construct the Project.

10. As depicted on the map attached to the direct testimony of Daniel F. Pacheco (PECO Statement No. 1) accompanying this Application as PECO Exhibit No. DFP-1, the route proposed for the Project requires PECO to obtain rights-of-way and easements across four parcels, all of which are located in Lower Chanceford Township, York County, Pennsylvania:

- (1) Lot 77, owned by David L. Druck and Christine Y. Druck (Tax Parcel No. 34000FN0077) (the “Druck Parcel”);
- (2) Parcel formerly owned by Clarence A. Pyle, formerly part of Lot 77 (no Tax Parcel number has been assigned to this property) (the “Pyle Parcel”);

¹ See *Application of Transource Pennsylvania, LLC filed Pursuant to 52 Pa. Code Chapter 57, Subchapter G, for Approval of the Siting and Construction of the 230 kV Transmission Line Associated with the Independence Energy Connection-East Projects in Portions of York County, Pennsylvania*, Docket No. A-2017-2640195 (filed Dec. 27, 2017) (“Transource Application”). After extensive litigation, Transource entered into settlements in October 2019 with several parties to the proceeding to propose an amendment to the original Transource Application using PPL Electric Utilities’ (“PPL’s”) existing right-of-way and transmission infrastructure in York County for the East Portion of the IEC Project. On January 29, 2020, Transource and PPL filed a Joint Amended Application pursuant to the settlement agreements. An evidentiary hearing was held on the Joint Amended Application on July 9, 2020, and the parties submitted Main Briefs and Reply Briefs on August 11, 2020 and September 25, 2020, respectively.

- (3) Lot 78, owned by Samuel W. Taylor and Kay L. Taylor (Tax Parcel No. 34000FN0078) (the “Taylor Parcel”);² and
- (4) Lot 79, owned by William S. Harbold and Sandra A. Harbold (Tax Parcel No. 34000FN0079) (the “Harbold Parcel”).

11. PECO has reached an agreement to obtain the necessary right-of-way and easement over the Druck Parcel. PECO is contemporaneously filing separate Applications for necessary findings and determinations to exercise the power of eminent domain over the Pyle Parcel and the Harbold Parcel. By this Application, PECO 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 portion of the Taylor Parcel for the construction of the connecting transmission lines associated with the Project is necessary or proper for the service, accommodation, convenience, or safety of the public.

12. A complete copy of the Letter of Notification, together with the supporting Attachments, is being served on Samuel W. Taylor and Kay L. Taylor. The Letter of Notification and supporting Attachments are incorporated herein by reference.

II. NEED FOR THE PROJECT

13. Pursuant to Section 215 of the Federal Power Act, the Federal Energy Regulatory Commission (“FERC”) has certified the North American Electric Reliability Corporation (“NERC”) as the electric reliability organization responsible for developing and enforcing

² The Taylor Parcel and the Pyle Parcel are shown in red and blue, respectively, on the map attached to PECO Statement No. 1 as Exhibit No. DFP-3. The York County Tax Maps purport to show that the Pyle Parcel is part of the Taylor Parcel. However, when PECO’s surveyor plotted the legal description of the Taylor Parcel, he discovered that it does not in fact include the Pyle Parcel. PECO then engaged in a thorough search for the owner of the Pyle Parcel. PECO engaged a York County law firm to do a title abstract of the Pyle Parcel. Ultimately, PECO found no evidence that the Pyle Parcel has been conveyed to anyone since it was acquired by Clarence A. Pyle in 1918. After further extensive research, PECO identified eleven known heirs of Clarence A. Pyle, who inherited the Pyle Parcel. PECO has sent letters to each of these individuals for whom it was able to find an address. The letter offered to pay fair market value to the rightful owners of the Pyle Parcel as their interest may appear. The Company also published a notice in the York Daily Record and the York Legal Record requesting that any person with an interest in the Pyle Parcel contact PECO.

mandatory transmission reliability standards, subject to FERC review and approval. Once approved by the FERC, the NERC's reliability standards are mandatory because the failure to comply with such standards can result in serious consequences for electric reliability.

14. PJM is the FERC-approved Regional Transmission Organization ("RTO") charged with ensuring the reliability of the electric transmission system under its functional control. To that end, PJM coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia, including most of Pennsylvania.

15. As the FERC-approved RTO, PJM plans and operates the transmission system under its functional control to ensure reliable, efficient transmission service for the entire PJM region. PJM and its members, including PECO, prepare an annual RTEP to identify system reinforcements that are required to meet NERC reliability standards and each individual transmission owner's planning criteria. Using the RTEP process, PJM develops specific regional transmission projects and designates the appropriate transmission owner to construct those projects.

16. PJM's RTEP includes a Market Efficiency Analysis to identify congestion on electric transmission facilities that has economic or wholesale market effects and to identify potential improvements to electric transmission economic efficiencies. The electric transmission needs identified in the Market Efficiency Analysis are a function of the essential role the PJM transmission grid plays as the means for generators to participate in a competitive wholesale market to supply electric capacity and energy to serve customers' load wherever it may be located in PJM's geographic footprint.

17. When PJM's Market Efficiency Analysis identifies a need to relieve congestion on electric transmission facilities, PJM opens a Long Term Proposal Window to solicit the

submittal of potential solutions (i.e., market efficiency projects) to address those needs. Projects designed to achieve such potential solutions are evaluated by PJM based on the following two criteria: (1) the project must address congestion as simulated in the Market Efficiency Analysis; and (2) the project benefits must exceed the costs by at least 25 percent. Based on that solicitation process, PJM selected Transource and Transource's IEC Project.

18. The need for the IEC Project was identified through PJM's 2014/2015 RTEP Long Term Proposal Window solicitation. The IEC Project was reviewed by PJM's Transmission Expansion Advisory Committee in June 2016 and was added as "required" Baseline Upgrades in the 2016 RTEP.

19. The IEC Project approved by PJM involves Transource's construction of the new 500 kV/230 kV Furnace Run Substation and its construction or reconstruction of 230 kV transmission lines from the Furnace Run 500 kV/230 kV Substation to the existing Conastone Substation located near Norrisville, Harford County, Maryland. The IEC Project was approved by PJM in order to alleviate transmission congestion constraints and provide reliability benefits in Pennsylvania and Maryland. A detailed description of the IEC Project has been furnished in the original and amended Transource Application. PECO's existing Peach Bottom-TMI 500 kV Transmission Line will provide the 500 kV power source to the 500 kV side of the Furnace Run 500 kV/230 kV Substation. The Project for which siting authority is requested in the Letter of Notification is required to tap the existing Peach Bottom-TMI 500 kV Transmission Line and interconnect that line with the new Furnace Run Substation. As previously noted, PJM determined that the proposed Project is a "baseline" RTEP project and, accordingly, assigned it PJM baseline RTEP upgrade IDs "b2752.2" and "b2752.3."

III. DESCRIPTION OF THE PROPOSED PROJECT

20. The site for the proposed Furnace Run Substation is in close proximity to PECO's existing 42-mile Peach Bottom-TMI 500 kV Transmission Line that will be split and tied into the Furnace Run Substation. Upon completion, the segment of PECO's existing transmission line located north of the split will be designated as the Peach Bottom-Furnace Run 500 kV Transmission Line, and the segment south of the split will be designated as the TMI-Furnace Run 500 kV Transmission Line.

21. To tie the existing 500 kV line into the new Furnace Run Substation, PECO proposes to construct two new 500 kV transmission lines that will extend approximately 0.5 miles from the Furnace Run Substation to the Peach Bottom-TMI 500 kV Transmission Line. The two new 500 kV transmission lines will parallel each other on a common new right-of-way, and will be separated by approximately 160 feet.

22. The new 500 kV transmission lines will consist of two tubular steel H-frame dead end structures with a height of approximately 90 feet, two 3-pole dead end structures, high capacity conductors, and two overhead ground wires. A further engineering description of the Project is provided in the Letter of Notification.

23. The Project area was selected based on PECO's analysis of the environmental and land use impacts of six alternatives. PECO's preferred route, for which siting authority is requested in the Letter of Notification, would require 9.65 acres of right-of-way over land that is currently undeveloped and composed primarily of wooded areas, except where a small portion of the line would span an agricultural field. A description of the health and safety considerations which will be incorporated into the design, construction and maintenance of the proposed Project is provided in the Letter of Notification.

24. Subject to the Commission's approval of the Amended Transource Application and PECO's Letter of Notification, construction of the Project is scheduled to begin in June 2021 to support an in-service date of December 31, 2022.

IV. PROPERTY FOR WHICH EMINENT DOMAIN APPROVAL IS SOUGHT

25. A deed for the Taylor Parcel is recorded at York County, Pennsylvania in Deed Book 567, at page 409, and a copy of the recorded deed is provided in this proceeding in PECO Exhibit No. DFP-2, which is attached to PECO Statement No. 1.

26. Samuel W. Taylor and Kay L. Taylor are the owners of record of the Taylor Parcel. Their mailing address is 118 Goram Road, Brogue, PA 17309.

27. As previously explained, PECO needs to acquire a right-of-way and easement over the Taylor Parcel for the construction, operation and maintenance of the Peach Bottom-Furnace Run 500 kV Transmission Line and the TMI-Furnace Run 500 kV Transmission Line.

28. The right-of-way for the Project will be approximately 350 feet wide but may vary in certain areas in order to accommodate environmental, engineering, and constructability issues, as well as to ensure compliance with the National Electrical Safety Code clearances.

29. 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.

30. A map depicting the proposed right-of-way across the Taylor Parcel is provided in this proceeding as PECO Exhibit No. DFP-3, which is attached to PECO Statement No. 1. A description of the easement is provided in PECO Exhibit No. DFP-4, which is also attached to PECO Statement No. 1.

31. PECO is currently attempting to negotiate with the Taylors to reach an agreement to obtain a right-of-way and easement over their property for the purposes described above but, to date, has been unable to reach any agreement with the property owners.

32. PECO remains willing to negotiate a reasonable and mutually acceptable right-of-way agreement with Samuel W. Taylor and Kay L. Taylor and, thereby, avoid the need to condemn a right-of-way across the property. However, it is necessary for PECO to seek Commission approval to exercise the power of eminent domain in order to ensure that the Peach Bottom-Furnace Run 500 kV Transmission Line and the TMI-Furnace Run 500 kV Transmission Line, which are part of Transource's larger IEC Project, are constructed and operational by the in-service date for the proposed IEC Project. In the event that Samuel W. Taylor, Kay L. Taylor, and PECO reach an agreement for the easement and right-of-way needed, PECO will withdraw the eminent domain application.

V. THE REQUIREMENTS FOR CONDEMNATION HAVE BEEN SATISFIED

33. No other public utility is now furnishing or has the corporate authority and certificates to furnish the same service as, or service similar to, that which PECO will furnish by means of the transmission lines to be constructed in the property right-of-way and easement over the land to be acquired as set forth in this Application.

34. The service to be furnished by PECO through the Peach Bottom-Furnace Run 500 kV Transmission Line and the TMI-Furnace Run 500 kV Transmission Line is necessary or proper to provide safe and reliable electric service to customers in York County.

35. An appropriate certificate was executed by John C. Halderman, Assistant Secretary, pursuant to PECO's Delegation of Authority authorizing and directing this Application. A copy of the applicable certificate is attached to Mr. Pacheco's direct testimony as PECO Exhibit No. DFP-5.

36. The Company has established that there is a need for the Project and that it has chosen a reasonable route for the siting of the Project, which is all that is required to satisfy the criteria for the findings and determinations necessary to obtain authority to exercise the power of eminent domain under 15 Pa.C.S. § 1511(c). *Phillips v. Pa. P.U.C.*, 124 A.2d 625, 627-28 (Pa. Super. 1956). *Accord Energy Conservation Council of Pa. v. Pa. P.U.C.*, 25 A.3d 440, 450 (Pa. Cmwlth. 2011); *Energy Conservation Council of Pa. v. Pa. P.U.C.*, 995 A.2d 465, 478-79 (Pa. Cmwlth. 2010).

VI. CONSOLIDATION OF RELATED PROCEEDINGS

37. As previously explained, with the filing of this Application, PECO is simultaneously filing the Letter of Notification requesting approval to site and construct the overhead transmission lines that comprise the Project. Issues relating to the need for the Project and its siting are closely interrelated with the finding and determination requested in this Application.

38. In accordance with the requirements of 52 Pa. Code § 57.75(i)(2), PECO is serving a complete copy of the Letter of Notification and accompanying Attachments, upon Samuel W. Taylor and Kay L. Taylor who is/are the record owner(s) of the property that PECO seeks to acquire by the exercise of the power of eminent domain.

39. As also previously explained, PECO is also filing contemporaneously two other Applications to obtain the findings and determinations required by 15 Pa.C.S. § 1511(c) to exercise the power of eminent domain over the Harbold Parcel and Pyle Parcel for rights-of-way and easements needed for the Project. Issues relating to the need for these condemnations are closely interrelated with this Application.

40. Pursuant to 52 Pa. Code § 57.75(i)(1), PECO requests that its Letter of Notification and the contemporaneously filed Applications to exercise the power of eminent

domain to obtain rights-of-way and easements for the Project be consolidated with this Application for the purpose of conducting hearings, if necessary, and issuance of a final decision.

VII. CONCLUSION

WHEREFORE, PECO Energy 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 Letter of Notification contemporaneously filed herewith; (2) consolidate this Application for approval of the exercise of the power of eminent domain with the two other condemnation Applications contemporaneously filed herewith; and (3) find and determine that the

service to be furnished by PECO 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,



Anthony E. Gay (Pa. No. 74624)
Jack R. Garfinkle (Pa. No. 81892)
Jennedy S. Johnson (Pa. No. 203098)
PECO Energy Company
2301 Market Street
Philadelphia, PA 19103
215.841.4353 (bus)
215.568.3389 (fax)
anthony.gay@exeloncorp.com
jack.garfinkle@exeloncorp.com
jennedy.johnson@exeloncorp.com

Kenneth M. Kulak (Pa. No. 75509)
Brooke E. McGlinn (Pa. No. 204918)
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103-2921
215.963.5384 (bus)
215.963.5001 (fax)
ken.kulak@morganlewis.com
brooke.mcglinn@morganlewis.com

Dated: December 16, 2020

Counsel for PECO Energy Company

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**Application Of PECO Energy 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 Land Of Samuel W. :
Taylor And Kay L. Taylor In Lower : Docket No. A-2020-
Chanceford Township, York County, :
Pennsylvania For The Siting And :
Construction Of Connecting Transmission :
Lines Associated With The Independence :
Energy Connection-East Project Is :
Necessary Or Proper For The Service, :
Accommodation, Convenience Or Safety :
Of The Public :**

PECO ENERGY COMPANY

STATEMENT NO. 1

DIRECT TESTIMONY OF DANIEL F. PACHECO

DATED: DECEMBER 16, 2020

TABLE OF CONTENTS

	Page
I. INTRODUCTION AND PURPOSE	1
II. NEED FOR THE PROJECT	4
III. PROPERTY FOR WHICH EMINENT DOMAIN APPROVAL IS SOUGHT	6
IV. CONCLUSION.....	7

1 **4. Q. What are your responsibilities in connection with two new 500 kV**
2 **transmission lines (the “Project”) that will connect PECO’s existing**
3 **Peach Bottom-TMI 500 kV Transmission Line with the new 500 kV/230**
4 **kV Furnace Run Substation that Transource Pennsylvania, LLC**
5 **(“Transource”) plans to construct and operate as part of its proposed**
6 **Independence Energy Connection-East Project (“IEC Project”)?**

7 A. The Company worked with Barry Isett & Associates to identify the parcel
8 owners on and adjacent to the proposed Project, identify any areas in which
9 the Company will require new or enhanced rights of way for the Project, and
10 acquire such rights of way. As depicted on the map attached to my testimony
11 as Exhibit No. DFP-1, the route proposed for the Project requires PECO to
12 obtain rights of way and easements across four parcels, all of which are
13 located in Lower Chanceford Township, York County, Pennsylvania:

- 14 (1) Lot 77, owned by David L. Druck and Christine Y. Druck (Tax Parcel
15 No. 34000FN0077) (the “Druck Parcel”);
- 16 (2) Parcel formerly owned by Clarence A. Pyle, formerly part of Lot 77
17 (no Tax Parcel number has been assigned to this property) (the “Pyle
18 Parcel”);¹

¹ The Pyle Parcel and Taylor Parcel are shown in blue and red, respectively, on the map attached hereto as Exhibit DFP-3. The York County Tax Maps purport to show that the Pyle Parcel is part of the Taylor Parcel. However, when PECO’s surveyor plotted the legal description of the Taylor Parcel, he discovered that it does not in fact include the Pyle Parcel. PECO then engaged in a thorough search for the owner of the Pyle Parcel. PECO engaged a York County law firm to do a title abstract of the Pyle Parcel. Ultimately, PECO found no evidence that the Pyle Parcel has been conveyed to anyone since it was acquired by Clarence A. Pyle in 1918. After further extensive research, PECO identified eleven known heirs of Clarence A. Pyle, who inherited the Pyle Parcel. PECO has sent letters to each of these individuals for whom it was able to find an address. The letter offered to pay fair market value to the rightful owners of the Pyle Parcel as their interest may appear. The Company also published a notice in the York Daily Record and the York Legal Record requesting that any person with an interest in the Pyle Parcel contact PECO.

1 (3) Lot 78, owned by Samuel W. Taylor and Kay L. Taylor (Tax Parcel
2 No. 34000FN0078) (the “Taylor Parcel”); and

3 (4) Lot 79, owned by William S. Harbold and Sandra A. Harbold (Tax
4 Parcel No. 34000FN0079) (the “Harbold Parcel”).

5 PECO has reached an agreement to obtain the necessary right-of-way and
6 easement over the Druck Parcel. PECO is contemporaneously filing separate
7 Applications for necessary findings and determinations to exercise the power
8 of eminent domain over the Pyle Parcel and the Harbold Parcel.

9 On October 19, 2018, December 4, 2018, January 28, 2019, and
10 August 6, 2020, PECO sent certified letters to the owners of the Taylor Parcel
11 proposing an option to acquire a right of way and easement over a portion of
12 their property for the construction of the connecting transmission lines
13 associated with the Project. Each of the certified letters also provided
14 information to the Taylors about the Project need, route, design and
15 operational characteristics. On November 16, 2020, PECO sent a letter to the
16 Taylors offering to pay fair market value to acquire the necessary right of way
17 and easement over their property for the Project.

18 **5. Q. What is the purpose of your testimony?**

19 A. The purpose of my testimony is to explain how the property of Samuel W.
20 Taylor and Kay L. Taylor relates to the Project and to describe the Company’s
21 proposed right of way and easement over the Taylor Parcel.
22
23
24

1 **II. NEED FOR THE PROJECT**

2 **6. Q. Please summarize the proposed Project.**

3 A. The Project is the subject of the Letter of PECO Energy Company, Filed
4 Pursuant to 52 Pa. Code Chapter 57 Subchapter G, For Approval To Site And
5 Construct 0.5 Miles Of Transmission Lines In Lower Chanceford Township,
6 York County, Pennsylvania To Interconnect To The Transmission Grid the
7 New 500-230 kV Furnace Run Substation Proposed By Transource
8 Pennsylvania, LLC” (the “Letter of Notification”), which the Company is
9 filing contemporaneously with the Application that is the subject of my
10 testimony.

11 As explained in the Letter of Notification, the Project involves the
12 construction of two new 500 kV transmission lines approximately 0.5 of miles
13 in length that will split PECO’s existing Peach Bottom-TMI 500 kV
14 Transmission Line. The Project is needed to interconnect Transource’s
15 proposed Furnace Run 500 kV/230 kV Substation, which is part of
16 Transource’s larger IEC Project, to the bulk power transmission system that is
17 under the functional control of PJM Interconnection, L.L.C. (“PJM”). The
18 IEC Project was identified by PJM through its Regional Transmission
19 Expansion Plan (“RTEP”) process as a “required” 2016 RTEP “baseline”
20 project.

21 **7. Q. Please describe PJM’s RTEP process and the need for Transource’s IEC**
22 **Project.**

23 A. As the Regional Transmission Operator approved by the Federal Energy
24 Regulatory Commission, PJM coordinates the flow of electricity on the

1 transmission system and works cooperatively with transmission owners in all
2 or parts of 13 states and the District of Columbia, including most of
3 Pennsylvania, to ensure safe and reliable transmission service. PJM's RTEP
4 process identifies transmission system upgrades and enhancements necessary
5 to continue providing this level of transmission service across its footprint.

6 PJM's RTEP includes a Market Efficiency Analysis to identify
7 congestion on electric transmission facilities that has economic or wholesale
8 market effects and to identify potential improvements to electric transmission
9 economic efficiencies. PJM evaluates market efficiency projects based on
10 two criteria: (1) the project must address congestion as simulated in the
11 Market Efficiency Analysis; and (2) the project benefits must exceed the costs
12 by at least 25 percent.

13 Based on those criteria, the IEC Project was approved by PJM in order
14 to alleviate transmission congestion constraints and provide reliability benefits
15 in Pennsylvania and Maryland. The IEC Project involves Transource's
16 construction of the new 500 kV/230 kV Furnace Run Substation and its
17 construction or reconstruction of 230 kV transmission lines from the Furnace
18 Run 500 kV/230 kV Substation to the existing Conastone Substation located
19 near Norrisville, Harford County, Maryland. As previously noted, PECO's
20 proposed Project is required to tap the existing Peach Bottom-TMI 500 kV
21 Transmission Line and interconnect that line with Transource's new Furnace
22 Run Substation.

1 **III. PROPERTY FOR WHICH EMINENT DOMAIN APPROVAL IS SOUGHT**

2 **8. Q. Does any portion of the Project’s proposed route cross over the Taylor**
3 **Parcel?**

4 A. Yes. The 500 kV transmission lines would run approximately 350 feet on the
5 property of Samuel W. Taylor and Kay L. Taylor. A copy of the deed for the
6 Taylor Parcel, which is recorded in York County, is attached to my testimony
7 as PECO Exhibit No. DFP-2. The Project’s proposed crossing over the Taylor
8 Parcel is illustrated in PECO Exhibit No. DFP-3. A description of the
9 easement over the Taylor Parcel which is depicted in PECO Exhibit No. DFP-
10 3, is provided in PECO Exhibit No. DFP-4. The Company has attempted to
11 purchase a right of way and easement over the Taylor Parcel to accommodate
12 the Project, but has been unable to reach any agreement with the Taylors to
13 date.

14 **9. Q. Have you and/or the real estate specialists working under your**
15 **supervision been to the Taylor Parcel?**

16 A. Yes. PECO’s real estate specialist has visited the property under the
17 supervision of John G. Pappas, a Project Manager for PECO.

18 **10. Q. Please describe the Taylor Parcel.**

19 A. The land is located in Lower Chanceford Township and is Zoned –
20 Agricultural. The property is currently undeveloped and composed primarily
21 of wooded areas. The lines travel in a northeasterly direction.

22 **11. Q. Are there any dwellings on the property?**

23 A. No.

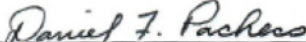
**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**Application Of PECO Energy 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 Land Of Samuel W. Taylor :
And Kay L. Taylor In Lower Chanceford : Docket No. A-2020-
Township, York County, Pennsylvania For :
The Siting And Construction Of :
Connecting Transmission Lines Associated :
With The Independence Energy :
Connection-East Project Is Necessary Or :
Proper For The Service, Accommodation, :
Convenience Or Safety Of The Public :**

VERIFICATION

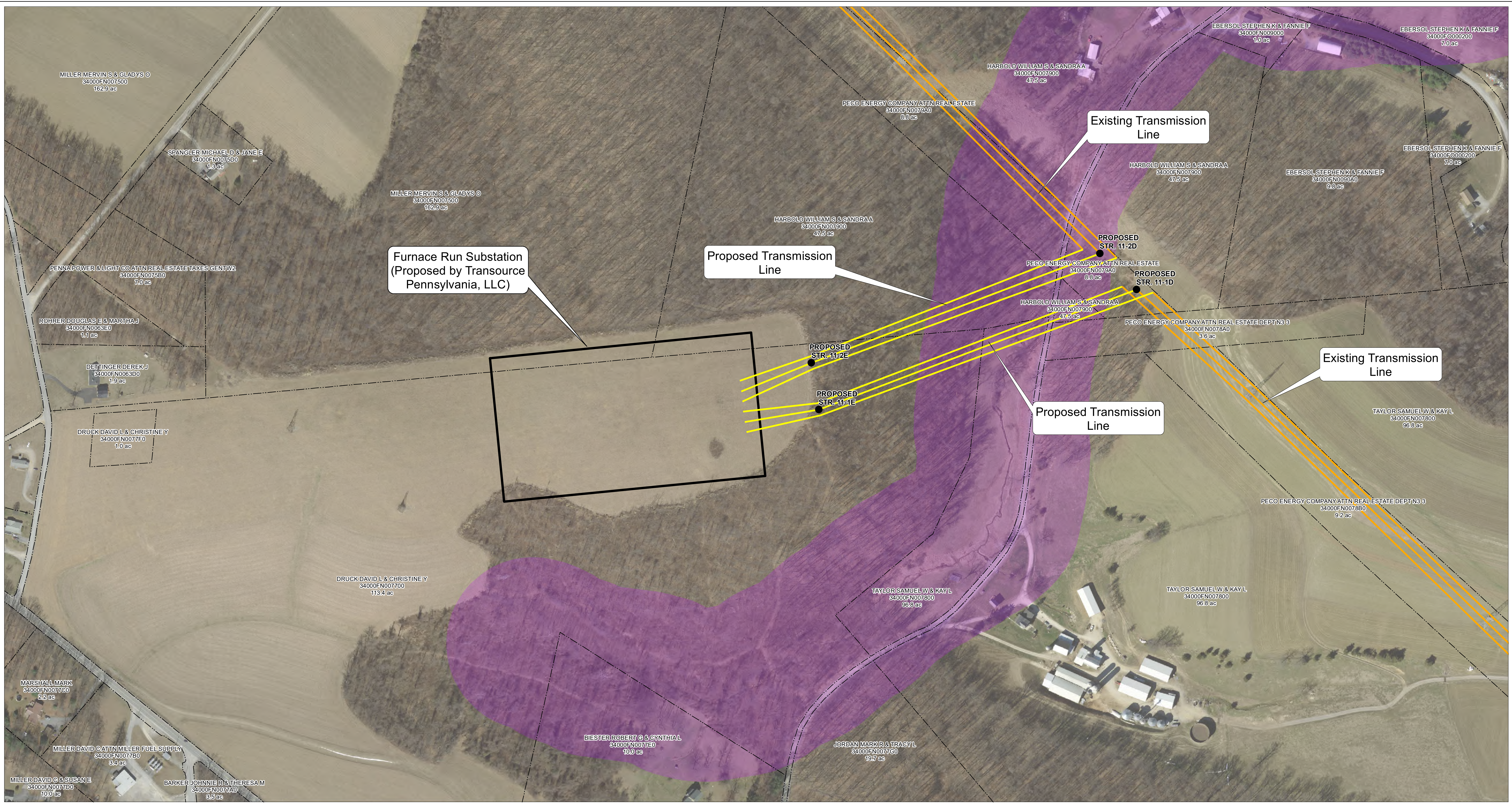
I, Daniel F. Pacheco, Manager, Acquisition & Taxes, of PECO Energy Company, hereby state that the facts set forth in the foregoing statement are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing if held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).

Dated: December 16, 2020



Daniel F. Pacheco
Manager, Acquisition & Taxes

PECO EXHIBIT NO. DFP-1



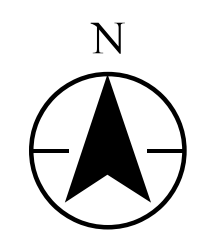
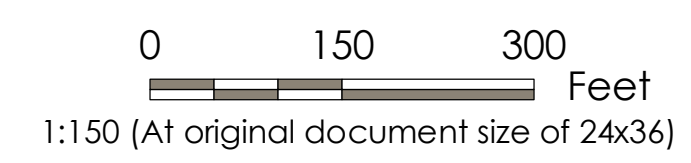
- Legend**
- Proposed Transmission Pole
 - Proposed Transmission Line
 - Existing Transmission Line
 - ▭ Furnace Run Substation (Proposed by Transource Pennsylvania, LLC)
 - Natural Heritage Areas: Supporting Landscape

Notes

- Coordinate System: NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet
- Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Sources:

- Parcel Boundaries: York County Assessment, YCPC



Project Location 213403067
 Lower Chanceford Township,
 York County, PA
 Prepared by GWC on 10/5/2020
 Technical Review by MN on 10/5/2020
 Independent Review by DN on 10/5/2020

Client/Project
 Furnace Run –
 PECO 500 kV Interconnection Project

Attachment No.

Title
 Aerial Project Map

PECO EXHIBIT NO. DFP-2

006934

7032

This Indenture,

MADE THE ^{30th} day of December in the year
of our Lord one thousand nine hundred ninety-two (1992)
JOHN DONNELL TAYLOR and SAMUEL W. TAYLOR, Co-Executors ^{and} EMMA M.
TAYLOR, widow, of R.D. #1, Airville, Pennsylvania 17302
~~EMMA M.~~ under the Last Will and Testament of Oliver V. Taylor ^{deceased late of Lower Chanceford Township,}

AND

GRANTOR

SAMUEL W. TAYLOR and KAY L. TAYLOR, his wife,

of R. D. #1, Airville, Pennsylvania 17302

GRANTEES

WHEREAS, the said Oliver V. Taylor
was vested in his lifetime with title to premises hereinafter described, situate in
Lower Chanceford Township

County of York, Commonwealth of Pennsylvania; and

WHEREAS, the said Oliver V. Taylor died testate on
April 9, 1992
and his Last Will and Testament was duly probated in the Register of Wills Office in the
County of York; and

WHEREAS, the said real estate hereinafter described was not specifically devised, and the said
John Donnell Taylor and Samuel W. Taylor

qualified as executors of the Last Will and Testament;

NOW THEREFORE, This Indenture Witnesseth that the said John Donnell Taylor and
Samuel W. Taylor

for and in consideration of the sum of ONE and 00/100 ^{Co-Executors as aforesaid,}
(\$1.00) ----- Dollars,
lawfully money of the United States to them in hand paid by the said Grantees

at and before the enclosing and delivery hereof,
the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released and
confirmed, and by these presents, by virtue of the power and authority in them vested by the
Probate, Estates and Fiduciaries Code of the Commonwealth of Pennsylvania, do grant,
bargain, sell, alien, release and confirm unto the said Grantees,
their heirs and assigns, ~~AND~~

ALL these two pieces, parcels or tracts of land lying, being and
situate in Lower Chanceford Township, York County, Pennsylvania,
bounded, limited and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point at the corner of other lands of
Grantees herein and lands of W. Donald Grove; thence proceeding
along the line of lands of W. Donald Grove; thence proceeding
one-half (66 $\frac{1}{2}$) degrees West thirty-five and one-half (35 $\frac{1}{2}$)
perches to a point; thence proceeding along the line of Tract No.
2 hereinbelow conveyed, the following three courses and
distances: (1) North eighty-seven and one-half (87 $\frac{1}{2}$) degrees West
eighty-four and one-half (84 $\frac{1}{2}$) perches; (2) North sixty-seven and
one-half (67 $\frac{1}{2}$) degrees West fifty-six (56) perches; and (3) North
eighty-nine and one-half (89 $\frac{1}{2}$) degrees West seventeen and
one-half (17 $\frac{1}{2}$) perches to a point at the line of lands now or

formerly of Charles D. Stine; thence proceeding along the line of such lands the following three courses and distances: (1) North forty-one (41) degrees West thirteen (13) perches; (2) North forty-four and one-half (44½) degrees East twenty-seven (27) perches; and (3) North fourteen and three-quarters (14-¾) degrees East thirty-one and one-half (31½) perches to a point; thence proceeding along the line of lands of Philadelphia Electric Company, J. Ross McGinnis and Gilbert G. Malone, North eighty-seven and one-half (87½) degrees East one hundred fifty-one and one-half (151½) perches to a point at the line of other lands of Grantees herein; thence proceeding along the line of such lands, South twelve (12) degrees East seventy-eight and nine-tenths (78.9) perches to the place of BEGINNING. Containing 86 acres, more or less.

IT BEING the same premises which Laura R. Taylor by deed dated May 8, 1945 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 31-G, at page 19, granted and conveyed to Oliver V. Taylor and Emma M. Taylor. The said Oliver V. Taylor died on April 9, 1992, vesting the entire right, title and interest in Emma M. Taylor, Grantor herein.

TRACT NO. 2: BEGINNING at a point at the corner of Tract No. 1 hereinabove conveyed and lands of Charles D. Stine; thence proceeding along the line of lands now or formerly of Charles D. Stine, South thirty-three (33) degrees East ninety-three (93) perches to a point at the line of lands now or formerly of Horace Grove; thence proceeding along the line of such lands, North sixty-six and one-half (66½) degrees East forty-three (43) perches to a point; thence continuing along the line of such lands, South eighty and one-half (80½) degrees East fifty-six (56) perches and North eleven (11) degrees East twenty-nine and four-tenths (29.4) perches to a point at Tract No. 1 hereinabove conveyed; thence proceeding along the line of Tract No. 1 hereinabove conveyed the following three courses and distances: (1) North eighty-seven and one-half (87½) degrees West eighty-four and one-half (84½) perches; (2) North sixty-seven and one-half (67½) degrees West fifty-six (56) perches; and (3) North eighty-nine and one-half (89½) degrees West seventeen and one-half (17½) perches to the place of BEGINNING. Containing 20 acres, more or less.

IT BEING the same premises which Laura R. Taylor by deed dated September 6, 1941 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 30-R, at page 165, granted and conveyed to Oliver V. Taylor. The said Oliver V. Taylor died April 9, 1992, leaving a Last Will and Testament dated May 29, 1978 duly probated in the Office of the Register of Wills of York County, Pennsylvania on June 1, 1992, which said Will devised the above described premises to Emma M. Taylor, Grantor herein, and named as Co-Executors John Donnell Taylor and Samuel W. Taylor, who join as Grantors herein.

TO HAVE AND TO HOLD the said messuage or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the grantees, their heirs and assigns forever.

AND the said grantors, executors, as aforesaid, their heirs, executors and administrators do covenant, promise and agree to and with the said grantees, their heirs and assigns, by these presents, that the grantors have not done, committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, or otherwise howsoever.

IN WITNESS WHEREOF, the said Executors of the Estate of Oliver V. Taylor deceased, Grantors herein, have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

John Donnell Taylor
John Donnell Taylor
Samuel W. Taylor
Samuel W. Taylor
Executors of the Estate of
Oliver V. Taylor
Emma M. Taylor, dec'd.
Emma M. Taylor

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

On this, the 30th day of December, 1992, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared John Donnell Taylor and Samuel W. Taylor, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they have executed the same in the capacity therein stated and for the purposes therein contained.

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

Patricia A. Kline
Patricia A. Kline (SEAL)

NOTARY PUBLIC

NOTARIAL SEAL
PATRICIA A. KLINE, Notary Public
York, York County, PA
My Commission Expires April 24, 1994

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

On this, the 30th day of December, 1992, before me in and for said County and State, the undersigned officer, personally appeared Emma M. Taylor, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she has executed the same in the capacity therein stated and for the purposes therein contained.

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

Patricia A. Kline
Patricia A. Kline (SEAL)

NOTARY PUBLIC

NOTARIAL SEAL
PATRICIA A. KLINE, Notary Public
York, York County, PA
My Commission Expires April 24, 1994

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named grantee is R. D. #1, Airville, PA 17302.

December 30, 1992

Robert H. Malone
Robert H. Malone
Attorney for Grantees

007032

RECORDED

FEB 5 19 27 A 93

RECORDED IN REC'D OFFICE
YORK COUNTY, PA.

**I Certify This Document To Be
Recorded In York County, Pa.**



[Signature]
Recorder of Deeds

Deed

JOHN DONNELL TAYLOR and
SAMUEL W. TAYLOR, and
EMMA M. TAYLOR

WITH

SAMUEL W. TAYLOR and
KAY L. TAYLOR, his wife.

MALONE & NEUBAUM
42 South Duke Street
York, PA 17401

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF

} ss.

RECORDED on this _____ day of

A. D. 19 _____, in the Recorder's office of the said County, in

Vol. _____, Page _____

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

..... Recorder



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 2800J
HARRISBURG, PA 17128-0003

BOOK

PAGE

0567

0413

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
PECO EXHIBIT NO. DFP-2	
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) 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	Gilbert G. Malone, Esquire		
Telephone Number	Area Code (717) 843-8001		
Street Address	City	State	Zip Code
42 South Duke Street	York	PA	17401

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document	Grantee(s)/Lessee(s)
John Donnell Taylor & Samuel W. Taylor, Co-executors & Emma M. Taylor		Samuel W. Taylor and Kay L. Taylor, h/w
Street Address	Street Address	
R. D. #1	R. D. #1	
City	State	Zip Code
Airville	PA	17302
City	State	Zip Code
Airville	PA	17302

C. PROPERTY LOCATION

Street Address	City, Township, Borough	
two tracts of land	Lower Chanceford Township	
County	School District	Tax Parcel Number
York	Southeastern	

D. VALUATION DATA

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

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
1008	

2. Check Appropriate Box Below for Exemption Claimed

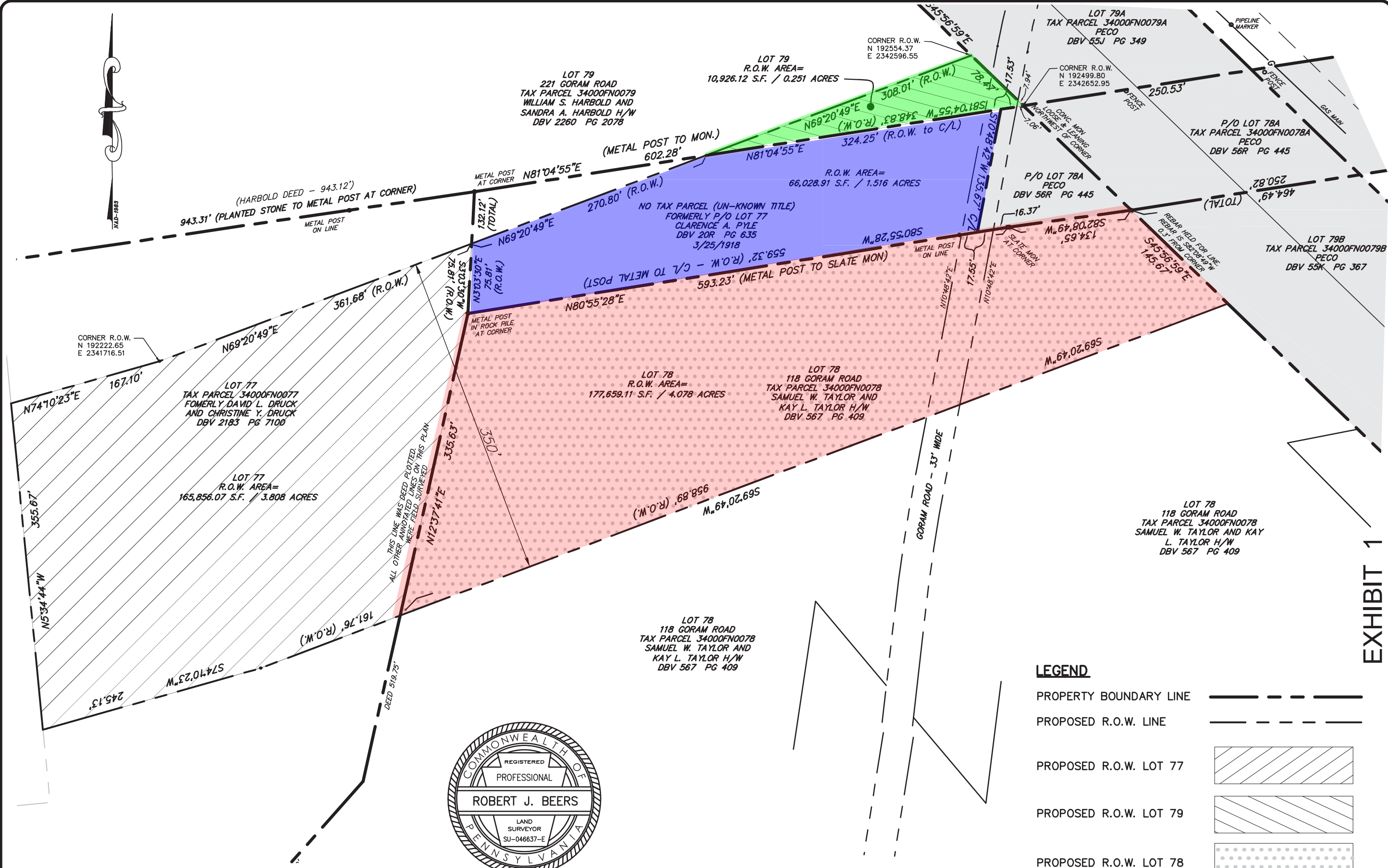
- Will or Intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, 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 deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) The conveyance is from co-executor's of father's estate and mother to son.

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
<i>Gilbert G. Malone</i>	JUN 4, 1989

(SEE REVERSE)

PECO EXHIBIT NO. DFP-3



CORNER R.O.W.
N 192222.65
E 2341716.51

(HARBOLD DEED - 943.12')
943.31' (PLANTED STONE TO METAL POST AT CORNER)
METAL POST ON LINE

LOT 79
221 GORAM ROAD
TAX PARCEL 34000FN0079
WILLIAM S. HARBOLD AND
SANDRA A. HARBOLD H/W
DBV 2260 PG 2078

LOT 79
R.O.W. AREA=
10,926.12 S.F. / 0.251 ACRES

CORNER R.O.W.
N 192554.37
E 2342596.55

LOT 79A
TAX PARCEL 34000FN0079A
PECO
DBV 55J PG 349

CORNER R.O.W.
N 192499.80
E 2342652.95

P/O LOT 78A
TAX PARCEL 34000FN0078A
PECO
DBV 56R PG 445

P/O LOT 78A
PECO
DBV 56R PG 445

LOT 79B
TAX PARCEL 34000FN0079B
PECO
DBV 55K PG 367

LOT 77
TAX PARCEL 34000FN0077
FORMERLY DAVID L. DRUCK
AND CHRISTINE Y. DRUCK
DBV 2183 PG 7100

LOT 77
R.O.W. AREA=
165,856.07 S.F. / 3.808 ACRES

LOT 78
R.O.W. AREA=
177,659.11 S.F. / 4.078 ACRES

LOT 78
118 GORAM ROAD
TAX PARCEL 34000FN0078
SAMUEL W. TAYLOR AND
KAY L. TAYLOR H/W
DBV 567 PG 409

LOT 78
118 GORAM ROAD
TAX PARCEL 34000FN0078
SAMUEL W. TAYLOR AND KAY
L. TAYLOR H/W
DBV 567 PG 409

LOT 78
118 GORAM ROAD
TAX PARCEL 34000FN0078
SAMUEL W. TAYLOR AND
KAY L. TAYLOR H/W
DBV 567 PG 409

THIS LINE WAS DEED PLOTTED
ALL OTHER ANNOTATED LINES ON THIS PLAN
WERE FIELD SURVEYED



Robert J. Beers
ROBERT J. BEERS, P.L.S.

2020/10/27
DATE

SU-046637-E
LICENSE NO.

LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED R.O.W. LINE
- PROPOSED R.O.W. LOT 77
- PROPOSED R.O.W. LOT 79
- PROPOSED R.O.W. LOT 78
- EXISTING PECO R.O.W.

EXHIBIT 1

FURNACE RUN PECO 500 KV INTERCONNECTION PROJECT
TAX PARCELS 34000FN0077, 34000FN0078 & 34000FN0079
GORAM ROAD, LOWER CHANCEFORD TOWNSHIP
YORK COUNTY, PENNSYLVANIA

DATE: 10/27/2020	DSGNL:
SCALE: 1"=100'	CHK: RJB
DRAWN: RJB	APPRD.:
JOB: 1015319.000	P. MGR.: RJB
COPYRIGHT 2020	
SHEET: 1 OF 1	

EXH-1

610.398.0904
barryisett.com

BARRY ISETT & Associates
INC. ENGINEERING, PLANNING AND CONSTRUCTION

PECO EXHIBIT NO. DFP-4



1003 Egypt Road, Phoenixville, PA 19460
610.935.2175 610.481.9098
barryisett.com

Date: 10/27/20

**DESCRIPTION OF LAND
PROPOSED PECO RIGHT OF WAY
Part of LOT 78 (TAX PARCEL 34000FN0078)
118 GORAM ROAD, LOWER CHANCEFORD TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

Beginning at a slate monument and common corner with Lot 78A (Tax Parcel 34000FN0078A), being on a course N80°55'28"E 33.92' from the intersection of the center line of Goram Road (33' wide) and the southwesterly property corner of Lot 78A.

All as shown on a 11"x17" plan entitled 'EXHIBIT 1 – Furnace Run PECO 500 kV Interconnection Project, Tax Parcels 34000FN0077, 34000FN0078 & 34000FN0079, Goram Road, Lower Chanceford Township, York County, Pennsylvania' dated 10/27/2020, Job Number 1015319.000, By Barry Isett & Associates, Robert J. Beers, PLS, to be recorded with and a part of this description; Thence

The following course is along Lot 78A

1. N82°08'49"E 134.65' to a point, passing over a rebar found on line 0.3' from the end of this course; Thence

The following course is along Lot 79B (Tax Parcel 34000FN0079B)

2. S45°56'59"E 145.67' to a point; Thence

The following course is through Lot 78, of which this Right of Way Description is a part, and crossing Goram Road

3. S69°20'49"W 958.89' to a point in the common line with Lot 77 (Tax Parcel 34000FN0077)

The following course is along Lot 77

4. N12°37'41"E 335.63' to a metal post in a rock pile being a corner in common with a Parcel of land with no assigned TAX PARCEL NUMBER; Thence

The following course is along the Parcel with no assigned TAX PARCEL NUMBER, re-crossing Goram Road and partly along Lot 78A

5. N80°55'28"E 593.23' to a slate monument being the Point and Place of Beginning.


Containing 177,659.11 S.F. / 4.078 acres of land.

PECO EXHIBIT NO. DFP-5

**SECRETARY'S INCUMBENCY CERTIFICATE OF
PECO ENERGY COMPANY**

The undersigned, John C. Halderman, a duly appointed Assistant Secretary of PECO Energy Company, a Pennsylvania corporation (the "**Company**"), does hereby certify to the Pennsylvania Public Utility Commission in connection with the condemnation of 221 Goram Road, York County, Pennsylvania, Tax Parcel No. 34-000-FN-0079-00-00000, 118 Goram Road, York County, Pennsylvania, Tax Parcel No. 34-000-FN-0078-00-00000 and a parcel shown on the survey attached as **Exhibit A** believed to be owned by the heirs of Clarence Pyle (the "**Condemnations**"), that:

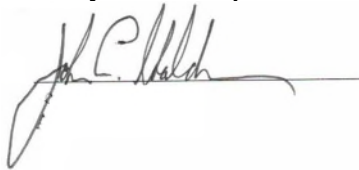
1. The following named person, Manager, Real Estate & Facilities of the Company, is duly authorized, directed and empowered by the Company to make, execute and deliver for and on behalf of and in the name of the Company, any and all agreements, instruments and documents and to take any other actions in connection with the Condemnations and the specimen signature set forth below is the true and genuine signature of such manager:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Joseph E. Hoffman	Manager, Real Estate & Facilities	

2. Attached hereto as **Exhibit B** is a true and correct copy of the Delegation of Authority duly adopted by the Company authorizing such manager to sign the declaration of taking and all other documents related to the Condemnations. The foregoing Delegation of Authority has not been repealed or revoked and remain in full force and effect as of the date hereof.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 16th day of December, 2020.

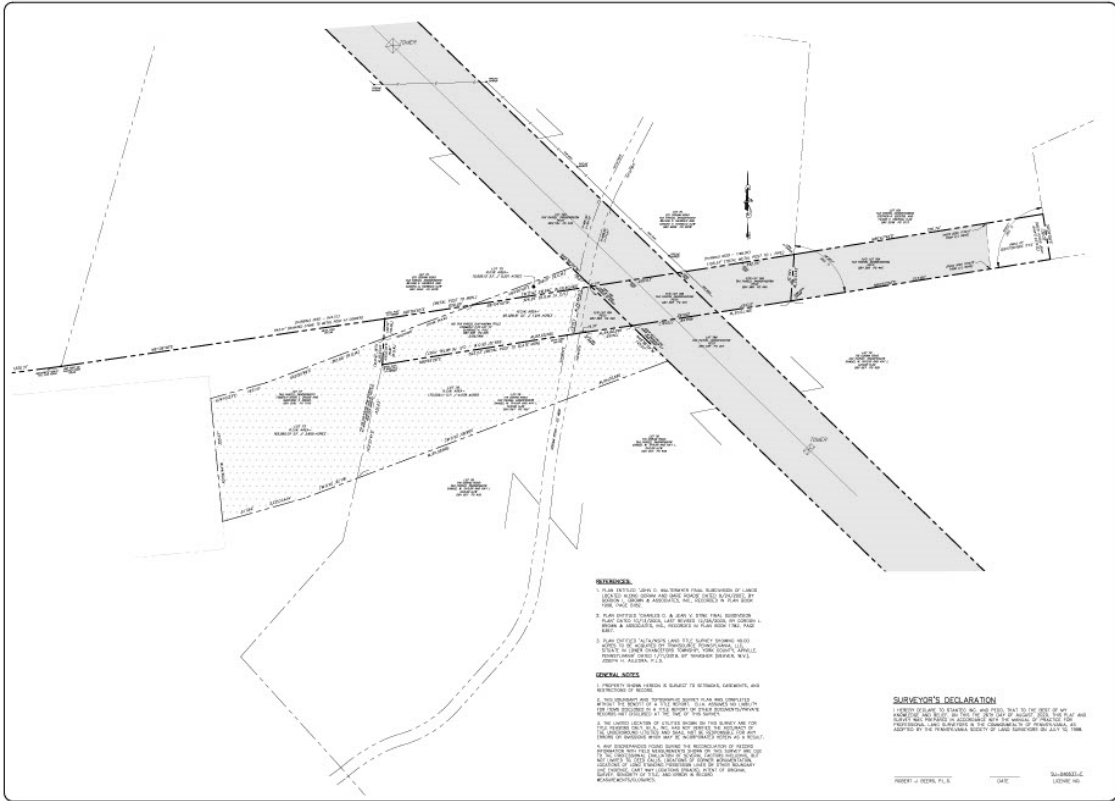
PECO Energy Company,
a Pennsylvania corporation



By: John C. Halderman
Assistant Secretary

Exhibit A

SURVEY



DATE	15 JUN 2024
BY	JAMES J. BARRY
FOR	OWNER
SCALE	AS SHOWN
FILE	AS SHOWN
PROJECT	AS SHOWN
COMPUTED BY	AS SHOWN
ROW-1	

REC'D - PROPOSED 35' WIDE RIGHT OF WAY
TAX PARCELS 3400078 & 3400079
LOWER CHANCEFORD TOWNSHIP
YORK COUNTY, PENNSYLVANIA

BARRY & BARRY
SURVEYORS
1015 N. MARKET ST.
HARRISBURG, PA 17102
TEL: 717-651-1111
WWW.BARRYANDBARRY.COM

EXHIBIT B

DELEGATION OF AUTHORITY



An Exelon Company

Memorandum

Date: October 31, 2018

To: Carter Culver, Office of Corporate Governance
Brian Buck, Office of Corporate Governance

Cc: Amy E. Hamilton, PECO Vice President
John Halderman BSC Assistant General Counsel
John Curran, PECO Finance Operations Director
Joseph E Hoffman, PECO Real Estate & Facilities Sr. Manager
Tamara J Jamison, PECO Finance Sr. Manager
Scott Yuh, PECO Finance Manager

From: Michael A. Innocenzo, PECO CEO and President

Subject: Sub-Delegation of Authority to Joseph Hoffman

I, Michael A. Innocenzo, President and Chief Executive Officer of PECO Energy Company (the "Company"), pursuant to the Delegation of Authority adopted by the Board of Directors of the Company as of January 31, 2017, do hereby delegate to Joseph E Hoffman, Manager of Real Estate & Facilities, authority to approve, execute and deliver for and on behalf of the Company contracts and other instruments relating to real estate and telecommunications activities, including without limitation declarations of taking in eminent domain proceedings, but excepting certificates of stock, checks, disbursing the monies of the Company, endorsements of checks or negotiable papers drawn payable to the order of the Company, notes or other evidence of indebtedness. Provided however, that any transactions:

- Greater than \$250K up to \$500K shall be subject to the written approval of a PECO Vice President;
- Greater than \$500K up to \$1M shall be subject to the written approval of a PECO Senior Vice President or CFO;
- Greater than \$1M up to \$10M shall be subject to written approval of the PECO President and CEO;
- Greater than \$10M up to 100M shall be subject to the approval of the PECO Board of Directors; and
- Greater than \$100M shall be subject to the approval of the Exelon President and CEO.

This sub-delegation of authority is permanent and shall be effective immediately and continue until revoked in writing.

A handwritten signature in blue ink that reads "Michael A. Innocenzo".

Michael A. Innocenzo, PECO CEO and President

PECO ENERGY COMPANY

SECRETARY CERTIFICATE

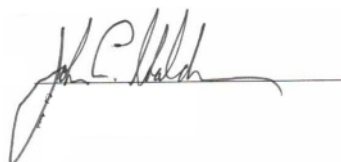
I, John C. Halderman, do hereby certify that I am a duly elected, qualified and acting Assistant Secretary of PECO Energy Company, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania (the "Company"), and do hereby certify that Michael A. Innocenzo, President & CEO of PECO Energy Company, pursuant to the Delegation of Authority adopted by the Board of Directors of Exelon Corporation, effective as of July 27, 2020, has the authority to approve the purchase or condemnation of real estate with a value of up to \$100,000,000.

I further certify that Michael A. Innocenzo has approved for and on behalf of the Company the condemnation of 221 Goram Road, York County, Pennsylvania Tax Parcel No. 34-000-FN-0079-00-0000 and 118 Goram Road, York County, Pennsylvania, Tax Parcel No. 34-000-FN-0078-00-00000 (the "**Condemnations**")

I further certify that, pursuant to the above-referenced Delegation of Authority, upon receipt of the necessary approval, any officer or authorized agent of the Company is authorized to sign, execute and deliver in the name of the Company, deeds, mortgages, bonds, contracts with other agents, instruments or documents.

I further certify that Joseph E. Hoffman, Manager, Real Estate & Facilities of the Company has been authorized to execute and deliver on behalf of the Company, declarations of taking and other instruments or documents relating to the Condemnations.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of December, 2020.

A handwritten signature in black ink, appearing to read 'J.C. Halderman', written over a horizontal line.

John C. Halderman
Assistant Secretary