

Michael J. Shafer
Senior Counsel

PPL
Two North Ninth Street
Allentown, PA 18101-1179
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E-File

May 7, 2021

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor North
Harrisburg, PA 17120-3265

**Re: PPL Electric Utilities Corporation Easement Agreement;
Schuylkill County Municipal Authority, Schuylkill County, Pennsylvania**

Dear Secretary Chiavetta:

Enclosed for filing on behalf of PPL Electric Utilities Corporation ("PPL Electric") is an Easement Agreement between PPL Electric and the Schuylkill County Municipal Authority, Schuylkill County, Pennsylvania. This agreement is being filed pursuant to 66 Pa. C.S.A. § 507.

Pursuant to 52 Pa. Code § 1.11, the enclosed document is to be deemed filed on May 7, 2021, which is the date it was filed electronically using the Commission's E-filing system.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael J. Shafer", is written over a light blue horizontal line.

Michael J. Shafer

Enclosure

Prepared by: PPL Electric Utilities

Return to: PPL Electric Utilities
2 N. 9th Street
Allentown, PA 18101
Attn: Ian van Halem

PARCEL ID #s: 29-01-0025.000

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“**Agreement**”), made this 12th day of April, 2021, by and between PPL ELECTRIC UTILITIES CORPORATION, a Pennsylvania Corporation, having an address of 2 N. Ninth Street, Allentown, Pennsylvania 18101, hereinafter called “**PPL**,” and SCHUYLKILL COUNTY MUNICIPAL AUTHORITY, a municipal authority organized and existing under the laws of the Commonwealth of Pennsylvania, having a mailing address of 221 S. Centre Street, PO Box 960, Pottsville, PA 17901, hereinafter called “**Requester**.”

WITNESSETH:

WHEREAS, This Agreement is between a public utility and a municipal corporation and is therefore subject to Pennsylvania Public Utility Commission (“PUC”) review pursuant to 66 Pa.C.S.A. § 507. The Effective Date of this Agreement shall be the later of i) thirty (30) days from the date that PPL submits the Agreement to the PUC; or ii) if the PUC opens an investigation of the Agreement, on the date the PUC approves the Agreement.

WHEREAS, PPL is the owner of a certain property located in Tremont Township, Schuylkill County, Pennsylvania, which property is more fully described in Deed Book 671, Page 39, dated February 14, 1946 and recorded February 21, 1946 in the Schuylkill County Recorder of Deeds Office, also identified as Tax Parcel 29-01-0025.000 (“**Property**”); and

WHEREAS, Requester is desirous of obtaining an easement over the Property consisting of an area containing 2,120 square feet (“**Easement Area**”) as depicted on the drawing entitled “Permanent Utility Easement for Rausch Creek Logistics Center”, prepared by Snyder Secary & Associates, LLC, dated March 31, 2021, attached hereto as “Exhibit A” and incorporated by reference herein (“**Plans**”) for the purpose of construction, operation, maintenance, repair, removal and replacement of sanitary sewer and water mains, together with manholes and other appurtenances (the “**Facilities**”); and

NOW THEREFORE, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. Recitals. The recitals set forth hereinabove are true and correct and are incorporated herein.

2. Easement.

2.1 The easement and right-of-way granted to Requester is a non-exclusive easement for the purposes of construction, operation, maintenance, repair, removal and replacement of the Facilities on the Property ("**Easement**"). PPL's grant of the Easement to Requester is conditioned on Requester constructing, operating, and maintaining its Facilities in accordance with the terms of this Agreement. Only the Facilities shown on the Plans are permitted and any additional buildings, structures, equipment, or facilities in addition to the Facilities shown on the Plans are prohibited unless prior written approval is received from PPL.

2.2 Requester shall not, on the Property: (i) store flammable fuels or materials above ground; (ii) park vehicles that contain highly flammable or explosive cargoes; (iii) fuel vehicles; or (iv) conduct any blasting.

2.3 PPL reserves rights of ingress and egress over the Easement for line maintenance, repair, reconstruction or other work. Should both the PPL and Requester need access to the Easement at the same time the parties will use their best efforts to coordinate their activities so as not to interfere with the activities of the other.

2.4 Any cranes or other equipment which may be used on or near the Property for the installation or repair of the Facilities must be operated in a manner that will avoid contact with the electric lines and be in accordance with any and all applicable municipal, state or federal rules, statutes, ordinances or regulations, including but not limited to the Federal Occupational Safety and Health Act and safety standards and regulations promulgated by the Department of Labor and Industry.

2.5 PPL utilizes the Property for an existing electric transmission line and may utilize the Property for future additional electric transmission lines ("**PPL's Lines/Facilities**"). In the event that Requester requires relocation or temporary reinforcement of PPL's Lines/Facilities to accommodate the installation, operation and/or maintenance of Requester's Facilities and PPL agrees to such relocation or temporary reinforcement in advance in writing, such relocation or temporary reinforcement shall be performed by PPL at the sole expense of Requester.

2.6 PPL reserves the right to trim or remove any tree or shrub that interferes with ingress, egress, maintenance or operation of PPL Lines/Facilities without obligation to restore same.

2.7 Should PPL determine in its sole discretion that additional PPL Lines/Facilities are to be installed, operated and maintained on the Property, Requester shall cooperate with PPL to accommodate the additional PPL Lines/Facilities at Requester's sole cost and expense. Requester's accommodation shall include providing additional protection to Requester's Facilities, and any other reasonable request of PPL.

2.8 Requester's activities under this Agreement, including but not limited to, the installation, operation, and maintenance of the Facilities shall be in compliance with any and all municipal, state and/or federal laws, statutes, rules, ordinances or regulations. Requester agrees to remove, at its sole cost and expense, any and all Facilities if any of the Facilities violate any future laws, statutes, codes or regulations, including but not limited to those laws, statutes, codes or regulations governing the operation of electric transmission or distribution facilities.

3. Indemnification. Requester hereby releases, quitclaims, discharges, indemnifies, defends and holds harmless PPL, its officers, directors, employees and agents (collectively the "**Indemnified Parties**"), from and against any and all loss, liability, damages, demands, claims, suits, fines, penalties, including attorneys' and experts' fees and/or causes of action whatsoever, caused by, resulting from, or in any way related to the presence of the Facilities on the Property and/or the presence of Requester or its agents or employees on the Property, including but not limited to claims of PPL's own negligence, gross negligence, and indemnification against third-party claims or claims by employees or agents of Requester.

4. Environmental Claims. Requester hereby agrees to indemnify and save the Indemnified Parties harmless against any and all claims, losses and liabilities, including costs and reasonable counsel fees arising out of or related to the handling, disturbance, transport, storage, or disposal of Hazardous Substances brought onto, generated, or allowed to enter the Property by Requester, or its/their contractors and subcontractors. "Hazardous Substances" shall mean any chemicals, materials or substances defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials", "hazardous constituents", "restricted hazardous materials", "extremely hazardous substances", "toxic substances", "contaminants", "pollutants", "toxic pollutants" or words of similar meaning and regulatory effect under any applicable Environmental Laws. "Environmental Laws" shall mean all federal, state, local, tribal and foreign laws, regulations, rules, ordinances, codes and similar provisions having the force and effect of law, decrees, judgments, directives, judicial or administrative orders and determinations, and all common law concerning pollution or protection of the environment, natural resources (including threatened or endangered species and natural resource damages) or human health and safety.

5. Damages.

5.1 If Requester or its employees or agents damage any of PPL's Lines/Facilities, including but not limited to PPL's Lines/Facilities located underground including, and counterpoise, the damage shall be reported immediately to PPL and Requester shall be responsible to reimburse PPL for all costs and expenses incurred by PPL in repairing PPL's Lines/Facilities.

5.2 Requester agrees to restore the Property to its original condition and to be responsible for any ground settling which may result from the installation of the Facilities, for a period of one (1) year from completed installation of Facilities, and one (1) year from the date any maintenance which may be required thereafter is completed.

5.3 If Requester violates any of the reservations, terms, or conditions set forth in this Agreement and fails to cure such breach within the time period set by PPL in the written notice sent to Requester, PPL may terminate this Agreement, or PPL may cure said breach at Requestor's sole cost and expense. In the event that this Agreement is terminated PPL is permitted to remove the Facilities from the Property at Requester's sole cost and expense, and take whatever action necessary to extinguish the Agreement from the public record if the Agreement had been recorded prior to the termination.

5.4 Requester acknowledges that it is requesting to install its Facilities in the vicinity of electric transmission and distribution facilities, and Requester agrees that Requester and its contractors shall exercise extreme caution to avoid shock hazards.

5.5 Requester hereby releases PPL from any and all damages to the Facilities or losses sustained by Requester caused by PPL's use of equipment, including but not limited to trucks or other heavy equipment (up to 50 tons double-axle weight), which may be operated over and across the Property.

6. Insurance.

6.1 Requester shall, and shall cause all of its successors and assigns to, during any period where the Facilities are being installed and/or maintained on the Property, at Requester's sole cost and expense, maintain, or cause to be maintained with insurance companies having an A.M. Best Insurance Rating of 'A-' or better and financial strength category of VIII or higher, the minimum insurance coverages, hereinafter referred to as the "**Required Coverages**", as set forth below. The Commercial General Liability coverage required of Requester and each successor or assign shall be written on an occurrence basis.

6.2 Requester shall name PPL and its officers, directors and employees as additional insureds and shall include a waiver of subrogation in favor of the additional insureds. The insurance coverages afforded under the policies required hereunder shall be primary and non-contributing. The Required Coverages shall include: (a) Commercial General Liability policy for bodily injury and property damage in the amount of \$2,000,000; (b) statutory workers compensation coverage; and (3) automobile insurance at the statutory minimum. PPL reserves the right to change the Required Coverages by providing 30 days written notice to Requester.

7. Miscellaneous.

7.1 This Agreement shall run with the Property and be binding upon the respective successors and assigns of each of the parties hereto.

7.2 This Agreement shall not be amended, altered, or modified except by an instrument in writing duly executed by both parties.

7.3 If any part or provision of this Agreement shall be determined to be invalid by a court of competent jurisdiction, said part shall be ineffective to the extent of such

invalidity only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

7.4 This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes any and all prior oral or written agreements, commitments or understandings with respect to the matters provided for herein.

7.5 This Agreement has been duly authorized by all required corporate or other necessary action of both parties and, upon execution hereof, shall constitute a valid and binding obligation of both parties, enforceable in accordance with its terms.

7.6 All notices, requests, claims, demands, invoices, and other communications hereunder shall be in writing and shall be given (and except as otherwise expressly provided herein, will be deemed to have been duly given if so given) by hand delivery, by electronic mail, by mail (registered or certified, postage prepaid), or by reputable overnight delivery service (prepaid or billed to sender), effective upon receipt, to the respective Parties as follows:

If to PPL:

PPL Electric Utilities Corporation
Attn: Manager – Land Services
Two North Ninth Street
Allentown, Pennsylvania 18101

With a copy to:

PPL Services Corporation
Office of General Counsel
Two North Ninth Street
Allentown, Pennsylvania 18101

If to Requester:

Schuylkill County Municipal Authority
Attn: Pat Caulfield
221 S. Centre Street
PO Box 960
Pottsville, PA 17901

With a copy to:

Fanelli, Evans & Patel, P.C.
Attn: Sudhir R. Patel, Esq.
1 Mahantongo Street
Pottsville, PA 17901

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first written above.

WITNESS:

PPL ELECTRIC UTILITIES CORPORATION

Janet M. Lumbach

By: Austin Weseloh
Austin Weseloh
Transmission Right of Way & Real Estate Supervisor

ATTEST:

SCHUYLKILL COUNTY MUNICIPAL AUTHORITY

Angela Batday

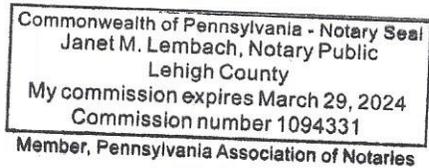
By: Patrick M. Carroll
Name: PATRICK M. CARROLL
Title: EXECUTIVE DIRECTOR

COMMONWEALTH OF PENNSYLVANIA)
 : SS
COUNTY OF LEHIGH)

On this the 5th day of May, 2021 before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Austin Weseloh, who acknowledged himself to be the Transmission Right of Way & Real Estate Supervisor of PPL Electric Utilities Corporation, a corporation, and that he as such Transmission Right of Way & Real Estate Supervisor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Austin Weseloh.

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

Janet M. Lembach
Notary Public

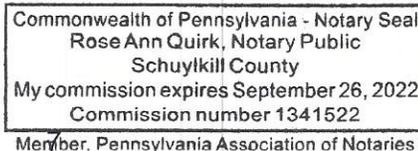


COMMONWEALTH OF PENNSYLVANIA)
 : SS
COUNTY OF Schuylkill)

On this the 12th day of April, 2021 before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Patrick M. Caulfield, the Executive Director of Schuylkill County Municipal Authority, a municipal authority, and he/she, as such Executive Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Rose Ann Quirk
Notary Public



“Exhibit A”



N/F
 Ideal Consulting & Invest. Co.
 Tax Parcel # 12-04-0026.001
 Deed Book 2699, Page 1846

N/F
 Pennsylvania Power & Light Co.
 Tax Parcel # 29-01-0018.902

N/F
 Pennsylvania Power & Light Co.
 Tax Parcel # 29-01-0025.000

N/F
 Ideal Consulting & Invest. Co.
 Tax Parcel #29-01-0017.000

N/F
 Schuylkill Economic Dev. Corp.
 Tax Parcel #29-01-0028.000

N/F
 Pennsylvania Power & Light Co.
 Tax Parcel # 29-01-0025.000

N/F
 SEDCO
 Tax Parcel # 29-01-0027.002

S.R. 209

N 84°57'38" E
 52.99'

N 24°22'14" W
 42.39'

S 24°22'14" E
 42.39'

S 84°57'38" W
 52.99'

PROPOSED PERMANENT
 UTILITY EASEMENT
 2,120 SF. / 0.049 Acres

PROPOSED
 SANITARY SEWER
 FORCE MAIN

PROPOSED
 WATERLINE

PROPOSED GRAVITY
 SANITARY SEWER

PROPOSED
 RIGHT-OF-WAY

Existing
 Right-Of-Way Line

Approximate
 Property Line

Approximate
 Property Line

Snyder · Secary & Associates, LLC
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

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 2000 LINGESTOWN ROAD
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 HARRISBURG, PA 17110

YORK OFFICE
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PERMANENT UTILITY EASEMENT
 FOR
RAUSCH CREEK LOGISTICS CENTER

FOR
 TREMONT FT, LLC
 FRAILEY TOWNSHIP, SCHUYLKILL COUNTY, PENNSYLVANIA

PROJECT NO.
 19-0489-001

DATE: 03/31/2021

SCALE: 1" = 60'

SHEET

1 of 1

DRAWING REFERENCE: 19-0489-001-CADD-Plan-Sheets-Civil-Utility-Examined:19-0489-001-CADD-Plan-Sheets-Civil-Utility-Examined: 3/30/2021, 2:25:59 AM