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File #: 190531

February 15, 2022

***VIA ELECTRONIC FILING
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 PPL Electric Utilities Corporation Under 15 Pa.C.S. § 1511(c) For A Finding And Determination That The Service To Be Furnished By The Applicant Through Its Proposed Exercise Of The Power Of Eminent Domain To Acquire A Certain Portion Of The Lands of August and Diana Baker In Dickson City Borough and Scott Township, Lackawanna County, Pennsylvania For The Proposed Rebuilding Of The Summit-Lackawanna #1 And #2 230 kV Associated With The Proposed Summit-Lackawanna Project Is Necessary Or Proper For The Service, Accommodation, Convenience, Or Safety Of The Public**
Docket No. A-2022

Dear Secretary Chiavetta:

Enclosed for filing is the Application of PPL Electric Utilities Corporation in the above-referenced proceeding. Also enclosed are copies of PPL Electric Statement No. 1, the direct testimony of Mark S. Safi, and PPL Electric Statement No. 2, the direct testimony of Austin K. Weselow and supporting exhibits. The associated \$350.00 filing fee has been paid by Post & Schell, P.C. as of the time of filing. Copies will be provided as indicated on the certificate of service.

If you have any questions concerning this matter, please contact me at the address or telephone numbers provided above.

Rosemary Chiavetta
February 15, 2022
Page 2

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Garrett P. Lent". The signature is written in a cursive, flowing style.

Garrett P. Lent

GPL/dmc
Enclosures

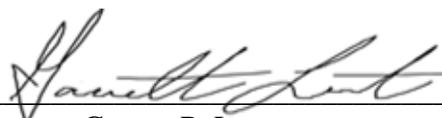
CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing 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 MAILING WITH RETURN RECEIPT

August W. and Diana M. Baker
178 East Pine Street
Dunmore, Pa 18512

Date: February 15, 2022



Garrett P. Lent

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of PPL Electric Utilities Corporation :
Under 15 Pa.C.S. § 1511(c) For A Finding And :
Determination That The Service To Be Furnished :
By The Applicant Through Its Proposed Exercise :
Of The Power Of Eminent Domain To Acquire A :
Certain Portion Of The Lands of **August and** :
Diana Baker In Dickson City Borough and Scott :
Township, Lackawanna County, Pennsylvania :
For The Proposed Rebuilding Of The Summit- :
Lackawanna #1 And #2 230 kV Associated With :
The Proposed Summit-Lackawanna Project Is :
Necessary Or Proper For The Service, :
Accommodation, Convenience, Or Safety Of The :
Public :

Docket No. A-2022-_____

APPLICATION OF PPL ELECTRIC UTILITIES CORPORATION

TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

PPL Electric Utilities Corporation (“PPL Electric” 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 the extent such exercise is required to acquire a right-of-way (“ROW”) and easement over a certain portion of the lands of August and Diana Baker in Dickson City Borough and Scott Township, Lackawanna County, Pennsylvania for the proposed rebuild of the Summit-Lackawanna #1 and #2 230 kV Transmission Lines associated with the Proposed Summit-Lackawanna Project (“Summit-Lackawanna Project” or the “Project”), is necessary or proper for the service, accommodation, convenience, or safety of the public. In support of this Condemnation Application, PPL Electric states as follows:

I. INTRODUCTION AND OVERVIEW

1. This Application is filed by PPL Electric, 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. PPL Electric's address is as follows:

PPL Electric Utilities Corporation
Two North Ninth Street
Allentown, Pennsylvania 18101

3. PPL Electric's attorneys are:

Michael J. Shafer (I.D. # 205681)
PPL Services Corporation
Two North Ninth Street
Allentown, PA 18101
Voice: 610-774-2599
Fax: 610-774-4102
E-mail: mjshafer@pplweb.com

David B. MacGregor (I.D. # 28804)
Garrett P. Lent (I.D. #321566)
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17 North Second Street
12th Floor
Harrisburg, PA 17101-1601
Voice: 717-731-1970
Fax: 717-731-1985
E-mail: dmacgregor@postschell.com
E-mail: glent@postschell.com

PPL Electric's attorneys are authorized to receive all notices and communications regarding this Application.

4. PPL Electric is a Pennsylvania business corporation formed in 1920. PPL Electric 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. PPL Electric is also a Pennsylvania public utility and has the power of eminent domain pursuant to the Pennsylvania BCL. PPL Electric submits this Application pursuant to Section 1511 of the BCL, 15 Pa. C.S. § 1511.

6. PPL Electric furnishes electric service to approximately 1.4 million customers throughout its certificated service territory, which includes all or portions of twenty-nine counties

and encompasses approximately 10,000 square miles in eastern and central Pennsylvania. PPL Electric is a “public utility” and an “electric distribution company” as defined in Sections 102 and 2803 of the Pennsylvania Public Utility Code, 66 Pa.C.S. §§ 102, 2803. PPL Electric is also a “public utility” as defined by the Federal Power Act, 16 U.S.C. § 824(e), a transmission owner, and a member of PJM Interconnection, L.L.C. (“PJM”).

7. Upon Commission approval, PPL Electric proposes to rebuild the existing Summit-Lackawanna #1 and #2 230 kV Transmission Lines associated with the Summit-Lackawanna Project. The Summit-Lackawanna involves, among other things, the rebuilding approximately 5.5 miles of overhead 230 kV transmission lines that connect the Summit 230-69 kV Substation (“Summit Substation”) and the Lackawanna 500-230-69 kV Substation (“Lackawanna Substation”) in Lackawanna County, Pennsylvania. The rebuilding of the 230 kV transmission lines as a part of the Project is needed to address significant asset health conditions and reliability concerns related to the deteriorated condition of the COR-TEN® lattice towers on the existing Summit-Lackawanna #1 and #2 230 kV Transmission Lines.

8. A portion of the existing ROW that is occupied by the existing Summit-Lackawanna #1 and #2 230 kV Transmission Lines, and is proposed to be continued to be occupied by the rebuilt facilities associated with the Project traverses a portion of the land owned by August and Diana Baker in Dickson City Borough and Scott Township, Lackawanna County, Pennsylvania. By this Application, PPL Electric is requesting a finding and determination—to the extent any such finding and determination is determined to be necessary—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 Baker property for the construction of the transmission

lines associated with the Summit-Lackawanna Project is necessary or proper for the service, accommodation, convenience, or safety of the public.

9. On February 14, 2022, PPL Electric filed the “Application Of PPL Electric Utilities Corporation, Filed Pursuant To 52 Pa. Code Chapter 57 Subchapter G, For Approval To Rebuild The Existing Summit-Lackawanna #1 And #2 230 kV Transmission Lines Connecting The Summit 230-69 kV Substation And The Lackawanna 500-230-69 kV Substation In Lackawanna County, Pennsylvania” (the “Summit-Lackawanna Application”). Therein, PPL Electric requests Commission approval of the rebuilding of the Summit-Lackawanna Project in Lackawanna County, Pennsylvania.

10. A complete copy of the Summit-Lackawanna Application, together with the supporting Attachments, is being served on August and Diana Baker. The Summit-Lackawanna Application and supporting Attachments are incorporated herein by reference.

II. NEED FOR THE PROJECT

11. PPL Electric has a responsibility to provide transmission assets and maintain them in a manner that is safe, reliable, and resilient to meet the needs of the electric system and the service expectations of its customers. To meet this duty, PPL Electric applies its transmission asset management planning procedure, which includes system performance and condition assessments. These performance and condition assessments identify system needs and prioritize projects based on several variables such as equipment age, condition, maintenance schedule, and impact on system reliability and performance to ensure a reliable electric grid and reasonable service to its customers.

12. PPL Electric engages in proactive planning and action to ensure that its system operates safely and reliably. This allows PPL Electric to identify future reliability problems and

correct them before they occur. The system planning process is not designed to wait until a violation actually occurs before taking measures to resolve it. Rather, the system planning process is designed to prevent violations from occurring in the first place.

13. 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. PPL Electric, an owner of transmission facilities in Pennsylvania, is a member of PJM and actively participates in the PJM transmission planning process.

14. 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. Attachment 1 to this Application contains a detailed description of PJM’s RTEP transmission planning process.

15. PPL Electric’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. As explained in the Summit-Lackawanna Application and the associated Attachment 1 – Necessity Statement, this Project is necessary to resolve significant asset health condition concerns across the Summit-Lackawanna #1 and #2 230 kV Transmission Lines associated with the presence of pack-out rust in the existing COR-TEN® steel lattice towers and thereby resolve service reliability and safety risks associated with the potential failure of these structures. Pack-out rust can also shear off bolts, cause loss of structural integrity, cause members to disconnect from the tower, and even result in tower failure.

17. With specific respect to the Summit-Lackawanna #1 and #2 230 kV Transmission Lines, an April 2021 condition assessment performed for PPL Electric by RTR Energy Solutions, Inc. (“RTR”) shows that a quarter of these existing structures received a “Severe” condition rating, with significant amounts of pack rust present, visibly bending the flat edge of the joint that was originally bolted. The majority of pack rust observed on each structure was found in the lower sections of the post leg where horizontal and diagonal members are bolted to the post leg.

18. These asset health concerns are particularly important as the Summit-Lackawanna #1 and #2 230 kV Transmission Lines are critical components of PPL Electric’s Bulk Transmission System and are required to serve local load to several critical customer facilities. If these transmission lines fail, it is expected that the service of approximately 31,875 customers would be impacted for the next contingency, including critical customers such as Williams Pipeline Compressor Station 605, Metropolitan Insurance, Clark Summit Sewer, Clark Summit State Hospital, and PA American Water.

19. In addition, the Project is also required to comply with The Consolidated Transmission Owners Agreement (“TOA”) Rate Schedule - FERC No. 42 (FERC ER10-2713-000).

20. Therefore, and for the reasons more fully explained in the Summit-Lackawanna Application, the proposed Project is necessary to address the asset health needs associated with COR-TEN® lattice tower replacement, as well as improve overall reliability, safety, and system resiliency.

III. DESCRIPTION OF THE PROJECT

21. To address the identified asset health condition and reliability issues described above, PPL Electric proposes to rebuild the Summit-Lackawanna #1 and #2 230 kV Transmission Lines. The proposed Summit-Lackawanna #1 and #2 230 kV Transmission Lines will extend approximately 5.5 miles between the Summit Substation and the Lackawanna Substation in Lackawanna County.

22. The entire Project will be located in Lackawanna County, as follows:

Ransom Township: 4,000 LF = 0.76 miles;
City of Scranton: 4,600 LF = 0.87 miles;
South Abington Township: 3,350 LF = 0.63 miles;
Dickson City Borough: 10,250 LF = 1.94 miles; and
Blakely Borough: 6,650 LF = 1.26 miles.

23. The proposed Project will rebuild deteriorated transmission system infrastructure. The proposed configuration will maintain the existing double-circuit configuration of the Summit-Lackawanna #1 and #2 230 kV Transmission Lines, and replace the existing lattice tower structures with steel monopole structures.

24. At the October 2020 PJM TEAC meeting,¹ PPL Electric presented its plan to address COR-TEN® needs on the 230 kV system. As part of this plan, PPL Electric also shared the need with PJM stakeholders to address COR-TEN® towers on the Summit-Lackawanna #1

¹ Refer to slides at <https://www.pjm.com/~media/committees-groups/committees/teac/2020/20201006/20201006-item-09-ppl-supplemental.ashx>

and #2 230 kV Transmission Lines (need # PPL-2020-0001). The need # PPL-2020-0001 will be addressed by the Summit-Lackawanna #1 and #2 230 kV Transmission Line rebuild under supplemental project s2363.

25. An aerial photograph map showing the location of the proposed Summit-Lackawanna #1 and #2 230 kV Transmission Lines is provided in this proceeding as PPL Electric Exhibit AKW-1 (Baker), which is attached to PPL Electric Statement No. 2 (Baker).

IV. HEALTH AND SAFETY

26. 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 National Electric Safety Code (“NESC”) minimum standards and all applicable legal requirements.

27. PPL Electric’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”).

28. The Summit-Lackawanna Project is being completed primarily within an existing transmission line corridor.

29. Attachment 4 accompanying the Summit-Lackawanna Application also explains PPL Electric’s standards for Magnetic Field Management. Ground clearances for the proposed Project will be increased between approximately 3.0 and 7.0 feet higher than those required by the NESC standard in order to reduce the magnetic field exposure. The proposed rebuild of the Summit-Lackawanna #1 and #2 230 kV Transmission Lines will continue to allow for double-circuit operation, which will allow for reverse phasing. A reduction in magnetic field exposure is anticipated due to the higher ground clearances and reverse phasing.

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

31. PPL Electric does not anticipate any interference with airport operations. PPL Electric will comply with any applicable requirements of the Federal Aviation Administration and the Pennsylvania Department of Transportation, Bureau of Aviation.

32. 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 4 to the Summit-Lackawanna Application.

V. PROPERTY FOR WHICH EMINENT DOMAIN APPROVAL IS SOUGHT

33. The service to continue to be furnished by PPL Electric through the proposed Summit-Lackawanna Project is necessary or proper for the service, accommodation, convenience, or safety of the public for the reasons set forth in the Summit-Lackawanna Application and supporting Attachments that are incorporated herein by reference.

34. A certain portion of the route selected for the Summit-Lackawanna Project crosses a tract of land located at parcel number 102030010005, Lackawanna County, Pennsylvania.

35. A deed for the property is recorded at Lackawanna County, Pennsylvania as Instrument Number 201000311 and Instrument Number 201326062, and a copy of said recorded deeds is provided in this proceeding in PPL Electric Exhibit AKW-2 (Baker).

36. The name and mailing address of the owner of record of said tract of land is:

August and Diana Baker
178 East Pine Street
Dunmore, PA 18512

37. As explained in PPL Electric Statement No. 2, PPL Electric already possesses an easement over this property to construct, operate and maintain, and from time to time to reconstruct

its electric lines. Pursuant to this validly recorded easement, PPL Electric has maintained electric transmission facilities and vegetation within a ROW that traverse this property for approximately 50 years. However, due to an ongoing dispute before the Lackawanna County Court of Common Pleas, PPL Electric is submitting this Condemnation Application associated with the property of August and Diana Baker to ensure it can timely proceed with construction of the Project, to the extent that the Lackawanna County Court of Common Pleas determines PPL Electric's easement is invalid and negotiations with these property owners fails.

38. The property, or any part of the reasonable curtilage appurtenant thereto, that is the subject of this Condemnation Application does not include property used as a burying ground, place of public worship, or a dwelling house.

39. A map depicting the ROW that traverses the subject property is provided in this proceeding in PPL Electric Exhibit AKW-3 (Baker).

40. As previously mentioned, PPL Electric possesses an easement over this property. Nevertheless, PPL Electric will continue to attempt to negotiate a resolution to the dispute initiated by August and Diana Baker regarding this easement. Thus far, those negotiations have proved unsuccessful. Accordingly, PPL Electric herein files this Application for a finding and determination, to the extent that such finding and determination may be required pursuant to 15 Pa. C.S. § 1511(c), that the service to be furnished through PPL Electric's proposed exercise of the power of eminent domain for the Summit-Lackawanna Project is necessary or proper for the service, accommodation, convenience, or safety of the public. In the event that the ongoing dispute with August and Diana Baker is resolved to the Company's satisfaction, the Company will withdraw the instant eminent domain application.

VI. THE REQUIREMENTS FOR CONDEMNATION HAVE BEEN SATISFIED

41. 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 PPL Electric 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.

42. The service to be furnished by PPL Electric through the proposed rebuild of the Summit-Lackawanna #1 and #2 230 kV Transmission Lines and related facilities is necessary or proper to provide safe and reliable electric service to customers in Lackawanna County.

43. Appropriate resolutions have been adopted by PPL Electric's Board of Directors authorizing and directing this Condemnation Application. A copy of the applicable resolution is included as PPL Electric Exhibit AKW-7.

VII. CONSOLIDATION OF RELATED PROCEEDINGS

44. On February 14, 2022, PPL Electric filed the Summit-Lackawanna Application. Therein, PPL Electric is requesting approval to rebuild the Summit-Lackawanna #1 and #2 230 kV Transmission Lines, including the portion of the transmission line that is the subject of this Condemnation Application. Issues relating to the necessity for Summit-Lackawanna Project are interrelated with this Condemnation Application.

45. In accordance with the requirements of 52 Pa. Code §57.75(i)(2), PPL Electric is serving a complete copy of the Summit-Lackawanna Application, together with the accompanying Attachments, upon August and Diana Baker.

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

VIII. CONCLUSION

WHEREFORE, PPL Electric Utilities Corporation 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 Summit-Lackawanna Application contemporaneously filed herewith; and (2) find and determine that the service to be furnished by PPL Electric 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,



Michael J. Shafer (I.D. # 205681)
PPL Services Corporation
Two North Ninth Street
Allentown, PA 18101
Voice: 610-774-2599
Fax: 610-774-4102
E-mail: mjshafer@pplweb.com

David B. MacGregor (I.D. # 28804)
Garrett P. Lent (I.D. # 321566)
Post & Schell, P.C.
17 North Second Street
12th Floor
Harrisburg, PA 17101-1601
Voice: 717-731-1970
Fax: 717-731-1985
E-mail: dmacgregor@postschell.com
E-mail: glent@postschell.com

Date: February 15, 2022

Attorneys for PPL Electric Utilities Corporation

VERIFICATION

I, JOSEPH B. LOOKUP, being the Director of Asset Management at PPL Services Corporation, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief and that I expect PPL Electric Utilities Corporation 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: 02/14/2022


Joseph B. Lookup (Feb 14, 2022 13:02 EST)
Joseph B. Lookup

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of PPL Electric Utilities :
Corporation Under 15 Pa.C.S. § 1511(c) For :
A Finding And Determination That The :
Service To Be Furnished By The Applicant :
Through Its Proposed Exercise Of The Power :
Of Eminent Domain To Acquire A Certain :
Portion Of The Lands of **August and Diana** :
Baker In Dickson City Borough and Scott : Docket No. A-2022-_____
Township, Lackawanna County, :
Pennsylvania For The Proposed Rebuilding :
Of The Summit-Lackawanna #1 And #2 230 :
kV Associated With The Proposed Summit- :
Lackawanna Project Is Necessary Or Proper :
For The Service, Accommodation, :
Convenience, Or Safety Of The Public :

PPL ELECTRIC UTILITIES CORPORATION

STATEMENT NO. 1

TESTIMONY OF MARK S. SAFI

1 **I. INTRODUCTION**

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

3 A. My name is Mark Safi. My business address is 2 North 9th Street, Allentown, PA 18101.

4

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

6 A. I am employed by PPL Services Corporation as Supervisor – Asset Planning and provide
7 services to PPL Electric Utilities Corporation (“PPL Electric” or the “Company”). My
8 group is responsible for the reliability of the transmission system, which includes
9 tracking our reliability performance metrics, managing the health and risk of our
10 transmission assets, and initiating projects to replace high risk and aging infrastructure.

11

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

13 A. I have served in my current role since June 2014, with almost 8 years of experience in
14 this capacity alone. Over my time in this role (2014 to 2021) we have improved the
15 reliability of the PPL transmission system by 89% (by measure of Transmission SAIFI)
16 by implementing the strategies and programs that my team delivered under my
17 leadership. Prior to my time in this role, I was a Senior Engineer with PPL for 2 years in
18 the capacity of Transmission Planner and Portfolio Management Engineer. Prior to PPL, I
19 worked for Lutron Electronics for 6 years as a Project Engineer and Project Manager,
20 designing and managing lighting control systems for high profile commercial
21 construction projects across the country. I have a BS in Electrical Engineering from Penn
22 State University.

23

24 **Q. What are your responsibilities in connection with the Summit-Lackawanna Project?**

1 A. My responsibilities in connection with the Summit-Lackawanna Project are as the
2 Supervisor who reviewed and approved the scope of the project when it was initiated. My
3 team initiated the project under my guidance and using principles and practices that we
4 established over my time at PPL. I also supervised the engineers on my team who ran the
5 studies and analysis of the CORTEN Lattice Tower issues on our system.

6

7 **Q. What is the purpose of your testimony?**

8 A. The purpose of my testimony is to explain why the Summit-Lackawanna Project is
9 necessary or proper for the service, accommodation, convenience, or safety of the public.

10

11 **II. OVERVIEW OF THE PROJECT AND THE NEED FOR IT**

12 **Q. Please summarize the proposed Summit-Lackawanna Project.**

13 A. The Project is the subject of the Application Of PPL Electric Utilities Corporation, Filed
14 Pursuant To 52 Pa. Code Chapter 57 Subchapter G, For Approval To Rebuild The
15 Existing Summit-Lackawanna #1 And #2 230 kV Transmission Lines Connecting The
16 Summit 230-69 kV Substation And The Lackawanna 500-230-69 kV Substation In
17 Lackawanna County, Pennsylvania (“Summit-Lackawanna Application”), which the
18 Company is filing contemporaneously with the Condemnation Application that is the
19 subject of my testimony.

20 As explained in the Summit-Lackawanna Application, the Project is necessary to
21 rebuild existing facilities to address asset health conditions and reliability concerns
22 related to the deteriorated condition of the COR-TEN® lattice towers on the Summit-
23 Lackawanna #1 and #2 230 kV Transmission Lines. The Company has proposed to
24 rebuild the existing Summit-Lackawanna #1 and #2 230 kV Transmission Lines, within

1 the same ROW that they are currently located. An aerial photograph map showing the
2 location of the proposed the Summit-Lackawanna #1 and #2 230 kV Transmission Lines
3 is attached hereto as PPL Electric Exhibit AKW-1 (Baker).

4
5 **Q. Please describe the existing facilities that are the subject of the Summit-**
6 **Lackawanna Application.**

7 A. The existing Summit-Lackawanna #1 and #2 230 kV Transmission Lines are comprised
8 of 30 weathering-steel COR-TEN® lattice structures spanning approximately 5.5 miles,
9 which were originally constructed in the early 1970s. COR-TEN® lattice towers were
10 commonly installed by the industry during this time because it was believed that the
11 corrosion-resistant properties of weathering-steel would reduce future maintenance
12 needs/costs. These towers had an expected service life of approximately 75 years at the
13 time they were installed.

14 Over the past several years, PPL Electric has conducted robust inspection
15 programs of its COR-TEN® facilities, as described in the Summit-Lackawanna
16 Application. Based on the results of the inspection programs described therein, it became
17 clear to the Company that asset health issues with COR-TEN® lattice towers have
18 accelerated the deterioration of these structures and has brought the assets to the end of
19 their service life much sooner than would have been anticipated. The proposed Project
20 involves rebuilding these facilities in order to immediately resolve these asset health
21 conditions on a long-term basis. The need for the Project is more fully explained in the
22 Summit-Lackawanna Application and associated Attachment 1 – Necessity Statement.

23

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

3 A. Yes. The service the Company shall provide through the Project is necessary or proper
4 for the service, accommodation, convenience, or safety of the public for the reasons set
5 forth in my testimony and the associated Condemnation Application, and in the Summit-
6 Lackawanna Application and supporting attachments.

7
8 **III. CONCLUSION**

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

10 A. Yes.

VERIFICATION

I, MARK S. SAFI, being the Supervisor – Asset Planning, at PPL Services Corporation, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief and that I expect PPL Electric Utilities Corporation 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: 02/14/2022

Mark Safi
Mark Safi (Feb 14, 2022 09:58 EST)

Mark S. Safi

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of PPL Electric Utilities :
Corporation Under 15 Pa.C.S. § 1511(c) For :
A Finding And Determination That The :
Service To Be Furnished By The Applicant :
Through Its Proposed Exercise Of The Power :
Of Eminent Domain To Acquire A Certain :
Portion Of The Lands of **August and Diana** :
Baker In Dickson City and Scott Township, : Docket No. A-2022-_____
Lackawanna County, Pennsylvania For The :
Proposed Rebuilding Of The Summit- :
Lackawanna #1 And #2 230 kV Associated :
With The Proposed Summit-Lackawanna :
Project Is Necessary Or Proper For The :
Service, Accommodation, Convenience, Or :
Safety Of The Public :

PPL ELECTRIC UTILITIES CORPORATION

STATEMENT NO. 2

TESTIMONY OF AUSTIN K. WESELOH

1 **I. INTRODUCTION**

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

3 A. My name is Austin Weseloh. My business address is Two North Ninth Street,
4 Allentown, PA 18101.

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

7 A. I am employed by PPL Services Corporation as the Transmission Right of Way and Real
8 Estate Supervisor and provide services to PPL Electric Utilities Corporation (“PPL
9 Electric” or the “Company”).

10
11 **Q. What are your qualifications, work experience and educational background?**

12 A. Currently, I hold the designation of Right of Way Professional - Electric Utilities (RWP-
13 EU) from the International Right of Way Association and will obtain the highest-level
14 industry designation (SR/WA) this year. I have 6 years of pipeline right of way
15 experience performing easement acquisition, land rights and title review. Most recently I
16 have spent the past 9 years in the transmission right of way and real estate department at
17 PPL Electric where I personally oversaw right of way projects and now, manage a team
18 who acquires and interprets easements and works with property owners who our lines
19 cross. I attended 3 years at University of Pittsburgh majoring in Economics, and I am
20 working to complete the remaining required classes to attain my Bachelors of Art.

21
22 **Q. What are your responsibilities in connection with the Summit-Lackawanna Project?**

23 A. My team and I are responsible to review and interpret easements and deeds to determine
24 the rights PPL Electric has over properties that are affected by the rebuild of the Summit

1 – Lackawanna line. We provide notice to landowners of the Company’s upcoming
2 project and answer landowner inquiries about the impact our work has on their properties.
3 These notices include but are not limited to: property boundary survey, wetland
4 delineation, core borings, access review and natural and cultural resource studies or other
5 studies required by PPL Electric or any jurisdiction governing the work of the Company.
6

7 **Q. What is the purpose of your testimony?**

8 A. The purpose of my testimony is to describe the property of August and Diana Baker as it
9 relates to the Project, describe the Company’s existing right-of-way (“ROW”) and
10 easement over said property, describe the nature of the dispute that has prompted the
11 Company to file this condemnation application in association with the Summit-
12 Lackawanna Project, and describe how the proposed Summit-Lackawanna Project will
13 continue to utilize the existing ROW that is occupied by existing transmission facilities.
14

15 **II. OVERVIEW OF THE PROJECT**

16 **Q. Please summarize the proposed Summit-Lackawanna Project.**

17 A. The Project is the subject of the Application Of PPL Electric Utilities Corporation, Filed
18 Pursuant To 52 Pa. Code Chapter 57 Subchapter G, For Approval To Rebuild The
19 Existing Summit-Lackawanna #1 And #2 230 kV Transmission Lines Connecting The
20 Summit 230-69 kV Substation And The Lackawanna 500-230-69 kV Substation In
21 Lackawanna County, Pennsylvania (“Summit-Lackawanna Application”), which the
22 Company is filing contemporaneously with the Condemnation Application that is the
23 subject of my testimony.

1 As explained in the Summit-Lackawanna Application, the Project is necessary to
2 rebuild existing facilities to address asset health conditions and reliability concerns
3 related to the deteriorated condition of the COR-TEN® lattice towers on the Summit-
4 Lackawanna #1 and #2 230 kV Transmission Lines. The Company has proposed to
5 rebuild the existing Summit-Lackawanna #1 and #2 230 kV Transmission Lines, within
6 the same ROW that they are currently located. An aerial photograph map showing the
7 location of the proposed the Summit-Lackawanna #1 and #2 230 kV Transmission Lines
8 is attached hereto as PPL Electric Exhibit No. AKW1 (Baker).

9
10 **III. THE PROPERTY OF AUGUST AND DIANA BAKER**

11 **Q. Please describe the property of August and Diana Baker.**

12 A. The property of August and Diana Baker is located in Dickson City Borough and Scott
13 Township, Lackawanna County, Pennsylvania and is just North of the Scranton
14 Carbondale Highway a/k/a Route 6. The property is rectangular in shape and is
15 considered agricultural vacant land. The property is mostly wooded and is comprised of
16 steep slopes as it is located on a mountain side. PPL Electric Exhibit No. AKW-2 (Baker)
17 is a copy of the deed for this property, which is recorded in Lackawanna County.

18
19 **Q. Are there any dwellings on the property?**

20 A. No.

21
22 **Q. Does the property contain any burial grounds or places of worship?**

23 A. No.

1 **Q. Does PPL Electric own any transmission facilities that currently traverse a portion**
2 **of the property of August and Diana Baker?**

3 A. Yes. The easement crosses the Baker property in a Northeasterly direction and is located
4 on the Southern third of the property. PPL Electric Exhibit No. AKW-3 (Baker) is a copy
5 of the plan showing the August and Diana Baker property.

6
7 **Q. How did PPL Electric acquire an easement over the property of August and Diana**
8 **Baker?**

9 A. A County Tax Sale in the 1960s conveyed land to the Lackawanna County
10 Commissioners who, in 1969, granted an easement to PPL Electric to construct, operate,
11 maintain, and from time to time to reconstruct its electric lines on the property now
12 owned by August and Diana Baker. A copy of the easement conveyed to PPL Electric is
13 attached hereto as PPL Electric Exhibit No. AKW-4 (Baker).

14
15 **Q. Was this easement recorded in Lackawanna County by PPL Electric?**

16 A. Yes. The easement is dated June 12, 1969, and was recorded in Lackawanna County
17 Recorder of Deeds in April of 1970 at Deed Book 721 at Pages 28-31.

18
19 **Q. Did PPL Electric make any filings with the Pennsylvania Public Utility Commission**
20 **(“Commission”) regarding this property?**

21 A. Yes. After the easement was recorded, an associated Certificate of Filing dated April 13,
22 1970, related was filed with the Commission. A copy of the Certificate of Filing is
23 attached hereto as PPL Electric Exhibit No. AKW-5 (Baker).

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Q. After PPL Electric obtained an easement to construct, operate and maintain, and from time to time to reconstruct its electric lines within the ROW traversing this property, did PPL Electric construct transmission lines within this ROW?

A. Yes. In the early 1970's PPL Electric constructed its Summit – Lackawanna #1 and #2 239 kV lines and has maintained the facilities and the vegetation in the ROW since this time which is approximately 50 years. PPL Electric had additional future use ROW in this area which it cleared around 2012 in support of its Susquehanna – Roseland project, a portion of the ROW crosses the Bakers property. This section of the line is referred to by PPL Electric as the Shickshinny – Lackawanna 500 kV transmission line.

Q. Are you aware of when August and Diana Baker became the owners of the subject property?

A. Yes. It is my understanding that August and Diana Baker purchased the property around December 30, 2009, via a quit claim deed.

Q. Were the transmission lines you previously described located and visible upon the property at that time the Bakers purchased the property?

A. Yes.

Q. Is the proposed Summit-Lackawanna Project able to be located within the existing ROW?

1 A. Yes. As the Summit-Lackawanna Project involves the rebuilding of existing
2 transmission facilities, it does not require PPL Electric to widen or otherwise obtain
3 additional ROW. As explained in further detail in the Summit-Lackawanna Application,
4 new structures will be located in close proximity to existing structures where it is
5 reasonably practical to do so. With specific respect to the property of August and Diana
6 Baker, there are currently two steel lattice structures which will be replaced with two
7 steel monopoles which will be located 25 feet or less from the lattice towers, so the
8 number of structures on the property will remain the same. The area required for the
9 lattice towers is significantly larger than the steel monopoles so the overall occupation of
10 the August and Diana Baker property will be reduced after construction is complete.

11

12 **Q. If PPL Electric possesses a valid easement over the property of August and Diana**
13 **Baker, why is it filing the Condemnation Application that is the subject of your**
14 **testimony?**

15 A. Despite having a valid easement to construct, operate and maintain, and from time to time
16 to reconstruct its electric lines within the ROW traversing this property, August and
17 Diana Baker initiated litigation against PPL Electric regarding the ROW before the
18 Lackawanna County Court of Common Pleases (2015 CIV 4264). This litigation is
19 ongoing. While PPL Electric maintains that it possesses all necessary ROW to rebuild
20 the Summit-Lackawanna #1 and #2 230 kV Transmission Lines, it is filing a
21 Condemnation Application associated with the property of August and Diana Baker to
22 ensure it can timely proceed with construction of the Project, to the extent that the

1 Lackawanna County Court of Common Pleas determines PPL Electric's easement is
2 invalid and negotiations with these property owners fails.

3

4 **Q. Have you, and/or the right-of-way agents working under your supervision, been to**
5 **the August and Diana Baker property?**

6 A. Yes, both PPL Electric's survey crew and other contractors hired by the Company have
7 been on the property to review the ROW investigating all item required for the submittal
8 of PUC application and any state and federal required permits.

9

10 **Q. Prior to the filing of the Condemnation Application that is the subject of your**
11 **testimony, did PPL Electric provide August and Diana Baker with the notices and**
12 **information required by the Commission's regulations?**

13 A. Yes. The 15-day notice required by 52 Pa. Code § 57.91 was mailed to August and
14 Diana Baker on January 27, 2022. A copy of this notice is attached hereto as PPL
15 Electric Exhibit No. AKW-6 (Baker). In addition, a copy of the Company's Code of
16 Conduct and the information required by 52 Pa. Code § 69.3102 was also mailed to
17 August and Diana Baker on January 27, 2022. Copies of these documents are attached
18 hereto as PPL Electric Exhibit No. AKW-6 (Baker).

19

20 **Q. Has PPL Electric's Board of Directors authorized the acquisition of a ROW and**
21 **easement over the property of August and Diana Baker via the use of eminent**
22 **domain, to the extent the exercise of eminent domain is required?**

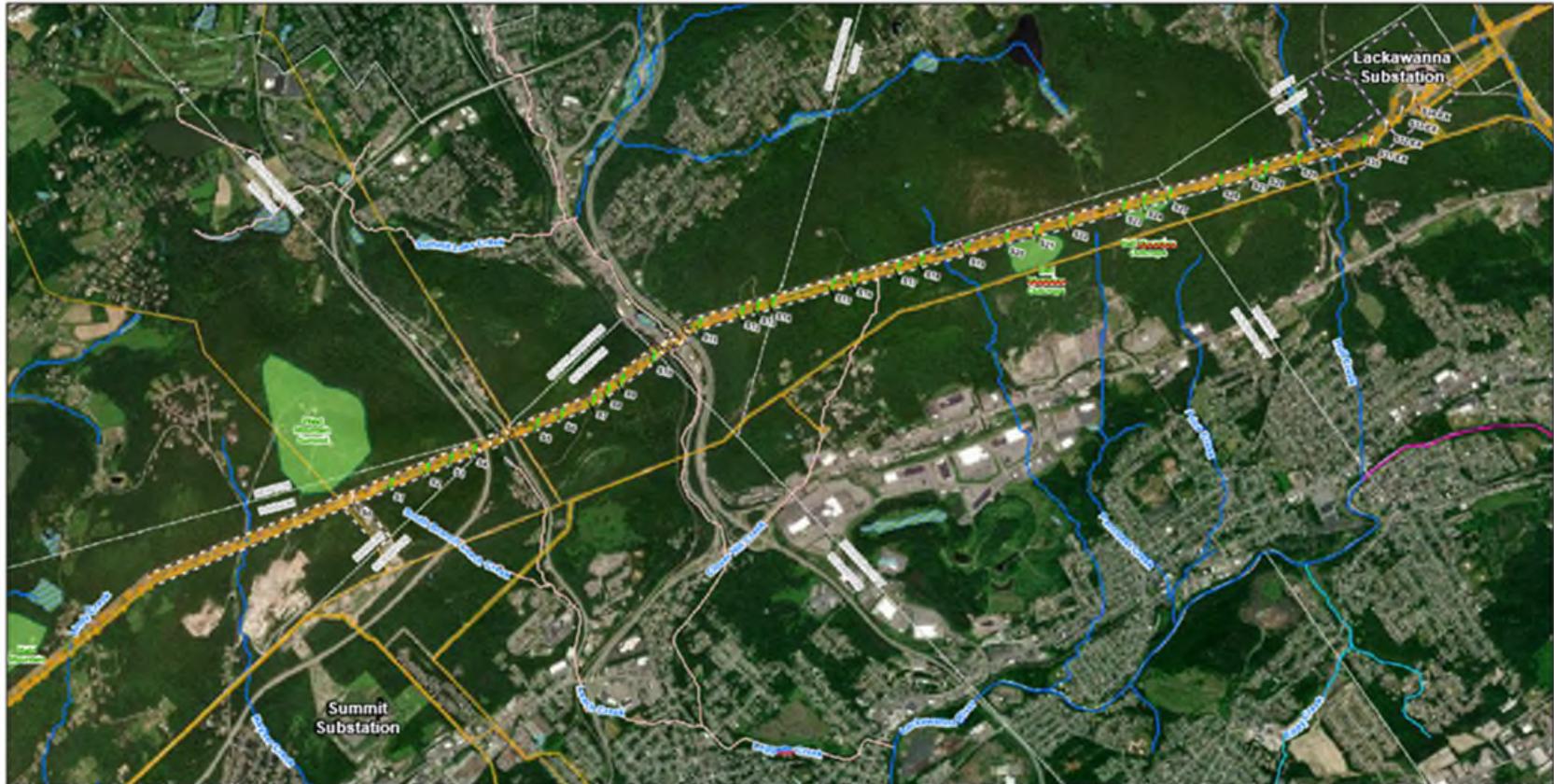
1 A. Yes. Appropriate resolutions were adopted by PPL's Board of Directors authorizing and
2 directing this Application. A copy of the applicable resolutions, as certified by the
3 Assistant Corporate Secretary of PPL Electric, is provided as PPL Electric Exhibit No.
4 AKW-7 (Baker). The resolutions remain in effect.

5
6 **IV. CONCLUSION**

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

8 A. Yes.

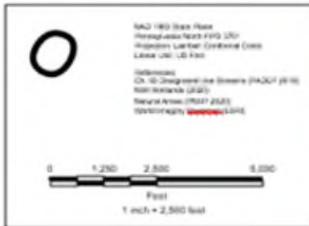
PPL Electric Exhibit No. AKW-1 (Baker)



Legend	
	Proposed Structure
	230 kV Transmission Line
	138 kV Transmission Line
	69 kV Transmission Line
	Right-of-Way Boundary
	69 kV Right-of-Way Boundary
	69 kV
	138 kV
	230 kV
	69 kV
	69 kV Right-of-Way Boundary
	69 kV Right-of-Way Boundary

Notes:

- Existing and proposed structure locations and right of way provided by PPL Electric in February 2021.
- Existing Transmission Lines provided by PPL Electric in April 2019.



AECOM	
FIGURE 1-2 Proposed System Configuration Summit - Lackawanna 230 kV COR-TEN Rebuild Project	
Lackawanna County, Pennsylvania	
PPL Electric Utilities Allentown, Pennsylvania	
Prepared by: [Name]	Reviewed by: [Name]
Date: [Date]	Date: [Date]

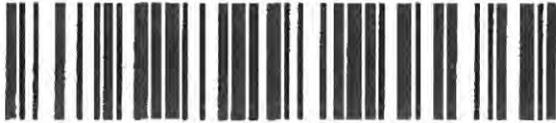
**PPL Electric
Exhibit No. AKW-2
(Baker)**



EVIE RAFALKO MCNULTY
Lackawanna County Recorder of Deeds
Gateway Center
135 Jefferson Avenue
Scranton, Pennsylvania 18503

This is a certification page

This page is now part of this legal document – DO NOT DETACH



RECEIPT NO. : 222132

Clerk: MRC
Instr #: 201326062
Rec Date: 12/23/2013 02:22:38 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: AUGUST & DIANA BAKER

Party1: DUNN JOHN J
Party2: BAKER AUGUST WILLIAM
Town: DICKSON CITY

Consideration: 10000.00
Taxable Amount: 10000.00
Assessed Value: 3000.00

Recording:

Recording Fees - ROD	13.00
Parcel Certification	10.00
State Writ Tax	0.50
State JCS/Access to Justi	23.50
Affordable Housing	13.00
County Improvement Fee	2.00
ROD Improvement Fee	3.00

Sub Total: 65.00

Transfer Tax	
Normal	
STATE TRANSFER TAX	100.00
DICKSON CITY	50.00
MID VALLEY SCHOOL DISTRIC	50.00

Sub Total: 200.00

Total: 265.00

**** NOTICE: THIS IS NOT A BILL ****

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Lackawanna County, Pennsylvania.



Evelyn Rafalko McNulty
Evelyn Rafalko McNulty
Recorder of Deeds

** Information may change during the verification process and may not be reflected on this page.

Record and Return To:

AUGUST & DIANA BAKER
240 B PHILADELPHIA AVE
WEST PITTSSTOHN, PA 18643

QUIT-CLAIM DEED

Made the 20th day of December in the year of Our Lord two thousand thirteen (2013).

BETWEEN John J. Dunn, Sr. and Joanne M. Dunn, his wife, of Fort Myers, Florida, hereinafter referred to as **GRANTORS**.

AND

August William Baker and Diana M. Magni-Baker, his wife of West Pittston, Pennsylvania, hereinafter referred to as **GRANTEES**

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Thousand (\$10,000.00) Dollars, lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have remised, released and quit claimed, and by these presents do remise, release and quit claim unto the said Grantees, their heirs and assigns, forever:

ALL their undivided interest in and to that certain lot, piece or parcel of land situate partly in Scott Township and partly in the Borough of Dickson City, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of a tract in the warrantee name of Sandy McLean; thence along lands conveyed to Nelson Ackerly North 44 degrees East Seventy-eight (78) perches to lands of Justus Ackerly, thence along said Ackerly's lands South 46 degrees East One Hundred Forty-five (145) perches to the lands now or late of Dr. B.H. Throop; thence along the said lands South 44 degrees West Seventy-eight (78) perches to line of Sandy McLean tract aforesaid; thence along said lands North 46 degrees West One Hundred Forty-five (145) perches to the place of beginning, containing Seventy (70) acres of land be the same more or less and being a part of a tract surveyed in the warrantee name of Benjamin McLean.

BEING all of the Grantor's interest in the same premises conveyed by Anthony A. Lawrence, et al, to the Grantors herein by deed dated June 14, 1989, and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 1289, at page 480.

UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever

thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted 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 said Grantees, their heirs and assigns forever.

AND the said Grantors, for their heirs, executors and administrators, do by these presents covenant, grant and agree to quit-claim any and all interest they may have in the above-described property unto the said Grantees, and do hereby relinquish any and all title they may possess by virtue of this Deed.

IN WITNESS WHEREOF, the Grantors do to these presents set their hands and seals, dated the day and year first above written.

**SIGNED, SEALED
AND DELIVERED
IN THE PRESENCE OF:**

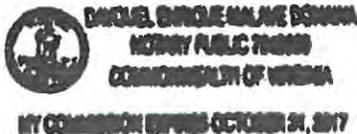
JOHN J. DUNN, Sr (SEAL)

JOANNE M. DUNN (SEAL)

STATE OF PENNSYLVANIA ~~Virginia~~ :
COUNTY OF Loudoun : SS.

On this the 20th day of December, 2013, before me, the undersigned officer, personally John J. Dunn and Joanne M. Dunn, his wife, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF I have hereto set my hand and notarial seal.

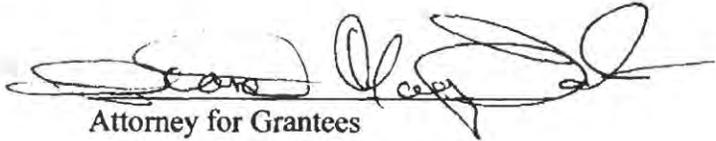


Notary Public
My commission expires: 10/31/17

Pin # 10203010005 All Assessed in Dickson City.

I HEREBY CERTIFY that the precise address of the Grantees herein is:

240 B, Philadelphia Avenue, West Pittston, PA 18643



Attorney for Grantees

LACKAWANNA COUNTY
Certified Property Identification
MUNI: 12
DEC 23 2013
PIN: 10203 010 005
USE: 6500 ASSESS VAL 3000
CLERK AN
1600

State of _____ }
 County of _____ } ss.
 On this, the _____ day of _____ A.D. 19 _____, before me
 appeared _____ the undersigned officer, personally
 known to me, (or satisfactorily
 proven) to be the person whose name subscribed to the within instrument, and
 acknowledged that he executed the same for the purposes therein contained.
 In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer _____

I Herby Certify, that the precise residence of the Grantee s
 ELMHURST BOULEVARD
 SCRANTON, PENNSYLVANIA 18505

Attorney for *John J. Deem*



129

Warranty Deed

Act 1909

From

ANTHONY A. LAWRENCE AND ELIZABETH LAWRENCE, his wife

To

JOHN J. DUNN, SR., and JOANNE M. DUNN, his wife

FILED FOR RECORD

JUN 15 3 31 PM '89

FEE 13.50 STAMPS

STATE TAX 50.00
Scott 27.00
Sup.
Dickson City 23.00

*John J. Deem to wife
 John J. Deem to wife
 John J. Deem to wife*

Form No. 280C Legal Blank Printer, Leechburg, Pa.

Commonwealth of Pennsylvania }
 County of LACKAWANNA } ss.

Recorded on this 15th. day of June A. D. 19 89, in the
 Recorder's Office of the said County in Deed Book Volume 1289 Page 480-483 Incl.

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

Anne Marie Regan Recorder
 RECORDER OF DEEDS

BOOK 1289 PAGE 480

This Deed,

Made the 14th day of June in the year of our
Lord one thousand nine hundred and eighty-nine (1989).

Between ANTHONY A. LAWRENCE and ELIZABETH LAWRENCE, his wife, of
the Borough of Dunmore, County of Lackawanna and State of
Pennsylvania, parties of the first part, hereinafter called,
"Grantors";

- and -

JOHN J. DUNN, SR., and JOANNE M. DUNN, his wife, of the
City of Scranton, County of Lackawanna and State of Pennsylvania,
parties of the second part, hereinafter called, "Grantees".

Witnesseth, that in consideration of Five Thousand and 00/100-----
(\$5,000.00)-----

in hand paid, the receipt whereof is hereby acknowledged; the Grantor do
hereby grant and convey to the said Grantee Heirs and Assigns.

All the following described real estate, piece or parcel of
land, situate partly in Scott Township and partly in the Borough
of Dickson City, County of Lackawanna and State of Pennsylvania,
bounded and described as follows:

BEGINNING at the Northwest corner of a tract in the
warranty name of Sandy McLean; thence along lands conveyed to
Nelson Ackerly North 44 degrees East Seventy-eight (78) perches to
lands of Justus Ackerly, thence along said Ackerly's lands South
46 degrees East One Hundred Forty-five (145) perches to the lands
now or late of Dr. B.H. Throop; thence along the said lands South
44 degrees West Seventy-eight (78) perches to line of Sandy McLean
tract aforesaid; thence along said lands North 46 degrees West One
Hundred Forty-five (145) perches to the place of beginning,
containing 70 acres of land be the same more or less and being a
part of a tract surveyed in the warranty name of Benjamin
McLean.

BEING the Grantors' interest in that same property
conveyed by Charles H. Davis, et al., to Frank Riefenberg and the
male Grantor herein by deed dated June 9, 1980 and recorded
September 25, 1980 in the office for the recording of deeds of
Lackawanna County in Deed Book 1013 at page 596, et seq.

MUNICIPALITY Scott
TRANSFER TAX PAID 13.50
Aime Marie Legan
AGENT _____

MUNICIPALITY Salisbury
TRANSFER TAX PAID 13.50
Aime Marie Legan
AGENT _____

MUNICIPALITY Dickson City
TRANSFER TAX PAID 11.50
Aime Marie Legan
AGENT _____

MUNICIPALITY Mid Valley
TRANSFER TAX PAID 7.50
Aime Marie Legan
AGENT _____

THIS DOCUMENT MAY 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 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.

BOOK 1289 PAGE 482

And the said Grantor Will Warrant Specially

the property hereby conveyed

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Anthony A. Lawrence Seal
 ANTHONY A. LAWRENCE Seal
Elizabeth Lawrence Seal
 ELIZABETH LAWRENCE Seal
 \$ Seal
 Seal
 Seal
 Seal
 Seal
 Seal
 Seal
 Seal

Commonwealth of Pennsylvania

County of Lackawanna

On this, the 14th day of June A. D. 1989, before me
 the undersigned Officer, personally
 appeared Anthony A. Lawrence and Elizabeth Lawrence,
 His Wife, 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.

Adrienne K. Taroll

NOTARIAL SEAL
 ADRIENNE K. TAROLL, Notary Public
 Scranton, Lackawanna County
 My Commission Expires DEC. 21, 1992

Commonwealth of Pennsylvania

County of

On this, the 5th day of _____ A. D. 19____, before me
 the undersigned officer, personally
 appeared _____
 known to me, (or satisfactorily
 proven) to be the person whose name
 subscribed to the within instrument, and
 acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

REC-103 EX (P-88)



**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

# 929 RECORDER'S USE ONLY	
State Tax Paid	50.00
Book Number	1289-
Page Number	480-483A Incl
Date Recorded	6/1/89

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: **John J. Dunn, Sr., Esquire**
 Telephone Number: _____
 Area Code: **717** | **346-5761**
 Street Address: **108 N. Washington Avenue** | City: **Scranton** | State: **PA** | Zip Code: **18503**

B. TRANSFER DATA

Grantor(s)/Lessor(s) Anthony Lawrence et ux	Grantee(s)/Lessee(s) John Dunn, Sr., et ux
Street Address 1624 Monroe Avenue	Street Address 108 N. Washington Avenue
City: Dunmore State: PA Zip Code: 18512	City: Scranton State: PA Zip Code: 18503

C. PROPERTY LOCATION

Street Address: **Dickson City 31.6 acres, Scott Township 38.4 acres** | City, Township, Borough: **4 acres**

County: Lackawanna	School District: _____	Tax Parcel Number: 10203 010 005
---------------------------	------------------------	-----------------------------------------

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	= 5000.00
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

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.)

BOOK 1289 PAGE 483A

1B 156 To Dickson City 54 To Scott Twp.
\$ 23.00 27.00

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 <i>John J. Dunn Sr.</i>	Date 6-28-89
----------------------------------------------------------------------------	------------------------

(SEE REVERSE)

Recorded in the Office of the Recorder of Deeds
in and for Lackawanna County, Pennsylvania
in Deed: Book 11013 Page 596-600
Witness my hand and seal of this office this
25th day Sept. AD. 1980

00 50
PAID
SEP 25 1980
RECEIVED
JANE HAIN LEGAN
Recorder of Deeds
DEPARTMENT OF REVENUE
COMMONWEALTH OF PENNSYLVANIA

MUNICIPALITY
TRANSFER TAX PAID 2.500
AGENT
Municipality

MUNICIPALITY
TRANSFER TAX PAID 2.50
AGENT
Municipality

CHARLES H. DAVIS, WIDOWER, ET AL,	FILED FOR RECORD	QUIT CLAIM DEED
	SEP 25 2 38 PM '80 TO FEE 8.00 STAMPS STATE TAX 5.00 <i>Section city</i>	
ANTHONY A. LAWRENCE SCRANTON, PA. 18503		WELLS-McGRATH 1000 BANK TOWERS SCRANTON, PENNSYLVANIA 18503

BOOK 1013 - PAGE 596

QUIT CLAIM DEED,

MADE the 9th day of June in the year of our Lord one thousand nine hundred and eighty.

BETWEEN CHARLES H. DAVIS, Widower, of the City of Scranton, County of Lackawanna and State of Pennsylvania, ELEANOR V. DAVIS, Widow, of the same place, BERTON L. DAVIS, of Rochester, New York, and WILLIAM R. DAVIS, of Nineveh, Indiana, hereinafter called the Grantors,

-and-

FRANK RIEFENBERG, of the City of Scranton, County of Lackawanna and State of Pennsylvania and ANTHONY A. LAWRENCE, of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, parties of the second part hereinafter called Grantees.

WITNESSETH, that in consideration of Five Hundred (\$500.00) Dollars hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby release and quit claim to the said Grantee Heirs and Assigns,

ALL the following described real estate, piece or parcel of land, situate partly in Scott Township and partly in the Borough of Dickson City, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of a tract in the warrantee name of Sandy McLean; thence along lands conveyed to Nelson Ackerly North 44 degrees East Seventy-eight (78) perches to lands of Justus Ackerly, thence along said Ackerly's lands South 46 degrees East One Hundred Forty-five (145) perches to the lands now or late of Dr. B. H. Throop; thence along the said lands South 44 degrees West Seventy-eight (78) perches to line of Sandy McLean tract aforesaid;

BOOK 1013 PAGE 597

thence along said lands North 46 degrees West One Hundred Forty-five (145) perches to the place of beginning, containing 70 acres of land be the same more or less and being a part of a tract surveyed in the warrantee name of Benjamine McLean.

Being the same premises described in an indenture between George T. Edginton and Berton E. Davis, dated July 9, 1909 and recorded in Lackawanna County Deed Book 238 at Page 376.

The said Berton E. Davis died August 10, 1913, intestate, survived by his wife, Verna and three sons, Charles H. Davis, Ward A. Davis and Berton E. Davis, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 631 Year 1913.

The said Verna Davis died on October 19, 1938 and under the terms of her Last Will and Testament, she devised her entire estate to Charles H. Davis, Ward A. Davis and Berton E. Davis, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 899 Year 1938.

The said Ward A. Davis died on April 2, 1963 and under the terms of his Last Will and Testament, he left his entire estate to his wife, Margaret A. Davis, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 390 Year 1963.

The said Berton E. Davis died on January 25, 1976 and under the terms of his Last Will and Testament, he left his entire estate to Eleanor V. Davis, one of the grantors herein, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 157 Year 1976.

The said Margaret A. Davis died on October 16, 1978 and under the terms of her Last Will and Testament, she left her entire estate to her two sons, Berton L. Davis and William R. Davis, two of the

grantors herein, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 983 Year 1978.

The purpose of this instrument is to convey, release or otherwise extinguish whatever interest the grantors as sole surviving heirs of Berton E. Davis have in the within described premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Charles H. Davis (SEAL)
Charles H. Davis

(Mrs) Eleanor V. Davis (SEAL)
Eleanor V. Davis

Berton E. Davis (SEAL)
Berton E. Davis

William R. Davis (SEAL)
William R. Davis

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF LACKAWANNA :

On This, the 9th day of June A. D. 1980, before me, a Notary Public, the undersigned Officer, personally appeared CHARLES H. DAVIS, Widower and ELEANOR V. DAVIS, Widow, 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.

Beryl E. Lewis

BERYLE LEWIS, Notary Public
My Commission Expires Dec. 8, 1983
Office at Scranton, Lacka. Co., Pa.

BOOK 1013 PAGE 599

REPRODUCED FROM THE ORIGINAL RECORDS OF THE STATE OF NEW YORK

STATE OF NEW YORK:
: SS.
COUNTY OF MONROE :

On this, the 12th day of June A. D. 1980, before me Judith L. Frost, the undersigned officer, personally appeared BERTON L. DAVIS, known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



Judith L. Frost
JUDITH L. FROST
NOTARY PUBLIC, STATE OF N. Y. Monroe Co.
My Commission Expires 12/31/81

STATE OF INDIANA :
: SS.
COUNTY OF JOHNSON:

On this, the 3 day of July A. D. 1980, before me William R. Davis, the undersigned officer, personally appeared WILLIAM R. DAVIS, known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Phyllis Luets
Phyllis Luets Res. Br. Co.
Comm Exp 2-14-82

I HEREBY CERTIFY, that the precise residence of the GRANTEE is
506 N. IRVING AVE, SCRANTON, PA
1624 MONROE AVE, DUNMOR, PA

BOOK 1013 PAGE 600

Attorney



EVIE RAFALKO McNULTY
LACKAWANNA COUNTY RECORDER OF DEEDS
Scranton Electric Building
507 Linden Street
Scranton, Pennsylvania 18503
(570) 963-8775

Instrument Number - 201000311
Recorded On 1/6/2010 At 3:13:54 PM

* Total Pages - 4

* Instrument Type - DEED
Invoice Number - 143384 User - EN
* Grantor - RIEFENBERG, PHYLLIS
* Grantee - BAKER, AUGUST WILLIAM
* Customer - DIANA M MAGNI-BAKER

*** FEES**

STATE TRANSFER TAX	\$75.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES - RECORDER OF DEEDS	\$13.50
AFFORDABLE HOUSING PARCEL CERTIFICATIONS	\$13.00
COUNTY IMPROVEMENT FEE	\$10.00
ROD IMPROVEMENT FEE	\$2.00
MID VALLEY SCHOOL	\$3.00
REALTY TAX	\$37.50
DICKSON CITY BOROUGH	\$37.50
TOTAL PAID	\$215.50

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

RETURN DOCUMENT TO:
DIANA M MAGNI-BAKER
240 B PHILADELPHIA AVE
WEST PITTSTON, PA 18643

I hereby CERTIFY That this document is
recorded in the Recorder of Deeds Office
of Lackawanna County, Pennsylvania.



Evie Rafalko McNulty

Evie Rafalko McNulty
Recorder of Deeds

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



THIS DEED,

Made this 30th day of December, in the year of our Lord 2009,
between Phyllis D. Riefenberg, and Phyllis D. Riefenberg Trustee, of the Frank B.
Riefenberg Trust, hereinafter called the GRANTOR,

And

August William Baker and Diana M. Magni-Baker, his wife, of West Pittston, County of
Luzerne and State of Pennsylvania hereinafter called the GRANTEES,

WITNESSETH, that in consideration of Seven Thousand Five Hundred (\$7,500.00) Dollars, in
hand paid, the receipt and adequacy is hereby acknowledged, and confirmed, has
and by these presents does forever alien, bargain, grant, sell, remise, release, enfeoff,
and quit claim unto the Grantees, and the Grantees' heirs, successors and assigns;
convey any and all the right, title, interest, claim and demand whatsoever that the
Grantor has in and to the following described parcel of land in Lackawanna County,
situated partly in Scott Township and partly in the Borough of Dickson City,
Pennsylvania, to wit:

BEGINNING at the Northwest corner of a tract of land in the warrantee name of Sandy
McLean; thence along lands conveyed to Nelson Ackerly North forty-four degrees East
Seventy-Eight perches to lands of Justus Ackerly; thence along said Ackerly lands South
forty-six degrees East One Hundred and Forty-Five perches to the lands now or late of
Dr. B.H. Throop; thence along said lands South forty-four degrees West Seventy-Eight
perches to the line of Sandy McLean tract aforesaid; thence along said lands North
forty-six degrees West One Hundred and Forty-Five perches to the place of beginning;
containing 70 acres of land be the same more or less, and being a part of a tract
surveyed in the warrantee name of Benjamin McLean.

Together with all and singular the tenements, hereditaments and appurtenances to the
same belonging or in anywise appertaining, and the reversion and reversions,
remainder and remainders, rents, issues and profits thereof; and also, all the estate,
right, title, interest, property, claim and demand whatsoever, both in law and equity, of
the Grantor, of, in, to or out of the said premises, and every part and parcel thereof. To
have and to hold the said premises, with all and singular 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 of all the above described. And the said
Grantor, for itself, its heirs, executors and administrators, does by these presents
covenant, grant and agree to and with the Grantees, their heirs and assigns, that the
Grantor, its heirs, all and singular, the hereditaments and premises hereinbefore

described and granted, or mentioned and intended so to be with the appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor, and its heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, from, or under them, or any of them, shall and will by these presents Warrant and Forever Defend.

Subject to the same exceptions, reservations which are found in the prior Deeds forming the chain of title.

Being the same premises conveyed by Frank B. Riefenberg to the Frank B. Riefenberg Trust, under instrument dated October 8, 1991 and recorded in Lackawanna County Recorder of Deeds in Deed Book 1388, Page 1. Also being the same premises conveyed by Deed from Bruce Edginton and Audrey Edginton, to Frank B. Riefenberg and Irene J. Riefenberg, dated May 23, 1974 and recorded in Lackawanna County Recorder of Deeds in Deed Book 843, Page 620.

Also being the same premises conveyed by Charles H. Davis, Eleanor V. Davis, Berton L. Davis and William R. Davis to Frank Riefenberg and Anthony A. Lawrence in a Quit Claim Deed dated June 9, 1980 and recorded in the Lackawanna County Recorder of Deeds in Deed Book 1013, Page 596. Being the same premises conveyed by George T. Edington to Berton E. Davis under instrument dated July 9, 1909 and recorded in Lackawanna County Recorder of Deeds in Deed Book 238, Page 376.

The Trustee shall have full power and authority to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the real property described herein and no person dealing with the trustee of this trust shall be obligated to inquire into the identification or status of any named or unnamed beneficiary to whom the trustee may be accountable all as otherwise provided in Section 689.071 Florida Statutes and any successor statute.

Property Identification Number (PIN): 10203010005

ALL ASSES IN DICKSON CITY
AB

LACKAWANNA COUNTY
CERTIFIED PROPERTY IDENTIFICATION
MUNI: 12
PIN: 10203 010 005
USE: 6500 ASSESS VAL: 3000
10 DATE: 1-6-10 RJM
CLERK

In Witness Whereof, the said Grantor has hereunto set Grantor's hand and seal the day the year first above written.

Signed, sealed and delivered in the presence of:

Jerry D. Brockmeier Signature of Witness

Jerry D. Brockmeier Print name of Witness

Richard C. Schneider Signature of Witness

Richard C. Schneider Print name of Witness

Phyllis D. Riefenberg Phyllis D. Riefenberg

Phyllis D. Riefenberg TTEE Phyllis D. Riefenberg Trustee,

of the Frank B. Riefenberg Trust

State of Florida

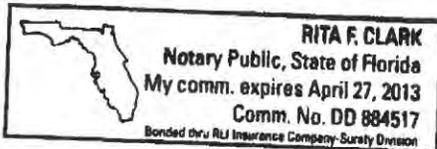
County of Hillsborough

I herby certify, that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Phyllis D. Riefenberg and Phyllis D. Riefenberg Trustee, of the Frank B. Riefenberg Trust, to me well known to be the person described in and who executed the foregoing instrument, and acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and seal this 30th day of December, 2009

Rita F. Clark Notary Public

My commision expires:



SEAL

The precise residence of the Grantee is: 240 B Philadelphia Avenue, West Pittston, PA 18643

908

#	908
13-02-92	411.40
DEED	14:547. MONAL
	-15.00
WRIT FEE	-0.50
PA TRANS TAX	-120.60
DNH CTY BORD	-27.22
MID VLY SD	-27.22
SCOTT TWP	-33.08
L.L. S.D.	-33.08
ST	-256.70
CHK	-256.70
CB	-0.00

RECORDER OF DEEDS
LACKAWANNA COUNTY 35
SCRANTON, PA 18510
FANNE MARIE REGAN
CHK
13-02-92 14:547. MONAL 411.40



Recorded in the office for Recorder of Deeds
in and for Lackawanna County, Pennsylvania
in Deed Book 1388 Page 1-4 incl.
Witness my hand and seal of this office the
13th day Feb. A.D. 19 92

Fanne Marie Regan
Recorder of Deeds

BOOK 1388 1

QUIT-CLAIM DEED TO TRUSTEE

THIS INDENTURE, made this 8th day of October, 1991, between FRANK B. RIEFENBERG, of the County of Hillsborough and the State of Florida, hereinafter called "Grantor," and FRANK B. RIEFENBERG, as trustee of The Frank B. Riefenberg Trust under instrument dated October 8th, 1991, and his successors as provided in that trust instrument, as "Grantees," whose address is 1923 Wolf Laurel Drive, Sun City Center, Florida 33573.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of \$10.00 and for other consideration, the receipt and adequacy of which is hereby acknowledged, has and by these presents does bargain, sell, remise, release and quit-claim unto the Grantees, and Grantee's heirs, successors and assigns, forever, all the right, title, interest, claim and demand that the Grantor has in and to the following described parcel of land in Lackawanna County, Pennsylvania, to wit: situate partly in Scott Township and partly in the Borough of Dickson City;

BEGINNING at the Northwest corner of a tract in the warrantee name of Sandy McLean: thence along lands conveyed to Nelson Ackerly North 44 degrees East Seventy-eight perches to lands of Justus Ackerly, thence along said Ackerly's lands South 46 degrees East One Hundred Forty-Five (145) perches to the lands now or late of Dr. B. H. Throop; thence along the said lands South 44 degrees West Seventy-eight (78) perches to the line of Sandy McLean tract aforesaid; thence along said lands North 46 degrees West One Hundred Forty-five (145) perches to the place of beginning, containing 70 acres of land be the same more or less and being a part of a tract surveyed in the warrantee name of Benjamin McLean.

Being the same premises described in an indenture between George T. Edginton and Berton E. Davis, dated July 9, 1909 and recorded in Lackawanna County Deed Book 238 at Page 376.

To have and to Hold the Same, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantees, and the heirs, successors and assigns of the Grantees, forever.

The trustee shall have full power and authority to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the real property described herein and no person dealing with the trustee of this trust shall be obligated to inquire into the identification or status of any named or unnamed beneficiary to whom the trustee may be accountable all as otherwise provided in Section 689.071 Florida Statutes and any successor statute.

So long as the Grantor is living, he shall have all homestead rights in any real property standing in the name of the trustee or trustees including the rights to homestead exemption and protection from claims of creditors.

BOOK 1388 2

In Witness Whereof, the said Grantor has hereunto set
Grantor's hand and seal the day the year first above written.

Signed, sealed and delivered
in the presence of:

Betty L. Powell
Betty L. Powell
(Printed Name of Witness)

Frank B. Riefenberg
FRANK B. RIEFENBERG, Grantor

James D. Mitchell, Jr.
James D. Mitchell, Jr.
(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I Hereby Certify, that on this day personally appeared before
me an officer duly authorized to administer oaths and take
acknowledgments, FRANK B. RIEFENBERG, to me well known to be the
person described in and who executed the foregoing instrument, and
acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

Witness my hand and seal this 8th day of October, 1991.

Phillip A. Baumann
PHILLIP A. BAUMANN
NOTARY PUBLIC (Printed Name)

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES ON 10/31/92
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

The precise residence of the Grantee is 1923 Wolf Laurel Dr., Sun City Center,
Florida 33573

John J. Gamm
Attorney for Grantee

This Document Prepared By:
PHILLIP A. BAUMANN, ESQ.
1647 Sun City Center Plaza
Suite 200
Sun City Center, FL 33573

3c:\wp\wills\riefenbg.qcd



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

908

RECORDER'S USE ONLY	
State Tax Paid	120.60
Book Number	1388
Page Number	1-4 (initial)
Date Recorded	2/13/92

Complete each section and file in duplicate with Recorder of Deeds when (1) the full 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	John J. Dunn, Sr., Esq.			Telephone Number:	
Street Address	City	Area Code (717)	State	Zip Code	
400 Orchard Street	Scranton,	PA		18505	

B TRANSFER DATA

Grantor(s)/Lessor(s)	Frank B. Riefenberg		Date of Acceptance of Document	
Grantee(s)/Lessee(s)	Frank B. Riefenberg, Trustee of The Frank B. Riefenberg Trust			
Street Address	City	State	Zip Code	
1923 Wolf Laurel Drive	Sun City Center	FL	33573	

C PROPERTY LOCATION

Street Address	Dickson City (31.6 acres) - Scott Township (38.4 acres)		City, Township, Borough	
County	School District	Tax Parcel Number		
Lackawanna		10203 010 005		

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$10.00	+ -	= \$10.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
3,000.00	x 4.02	= 12,060.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
10.00	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- Transfer to Industrial Development Agency.
- Transfer to 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). BOOK 1388, PAGE 4
- Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) Dickson City fair market value (6) \$5,444.00; Scott Twp. fair market value (6) \$6,616.00. Therefore, Dickson City will receive \$54.44 transfer tax & Scott Twp., \$66.16.

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>[Signature]</i>	2-12-92

(SEE REVERSE)

Recorded in the Office of the Recorder of Deeds
in and for Lackawanna County, Pennsylvania
in Deed: Book 11013 Pages 596-600
Witness my hand and seal of this office this
25th day Sept. AD. 1980

0050
PAID
SEP 25 1980
RECEIVED
JANE HAINE LEGAN
Recorder of Deeds
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

Municipality M.D. Valley
TRANSFER TAX PAID 2.50
AGENT *[Signature]*

Municipality Diebold
TRANSFER TAX PAID 2.50
AGENT *[Signature]*

CHARLES H. DAVIS, WIGOWER,
ET AL,

FILED FOR RECORD

SEP 25 2 38 PM '80

to FEE 8.00 STAMPS

STATE TAX 5.00

Section 5.00
city

QUIT CLAIM DEED

ANTHONY A. LAWRENCE
SCRANTON LIR ALY
SCRANTON, PA. 18503

WELLS & McGRATH

1000 BANK TOWERS
SCRANTON, PENNSYLVANIA 18503

BOOK 1013-PAGE 596

QUIT CLAIM DEED,

MADE the 9th day of June in the year of our Lord one thousand nine hundred and eighty.

BETWEEN CHARLES H. DAVIS, Widower, of the City of Scranton, County of Lackawanna and State of Pennsylvania, ELEANOR V. DAVIS, Widow, of the same place, BERTON L. DAVIS, of Rochester, New York, and WILLIAM R. DAVIS, of Nineveh, Indiana, hereinafter called the Grantors,

-and-

FRANK RIEFENBERG, of the City of Scranton, County of Lackawanna and State of Pennsylvania and ANTHONY A. LAWRENCE, of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, parties of the second part hereinafter called Grantees.

WITNESSETH, that in consideration of Five Hundred (\$500.00) Dollars hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby release and quit claim to the said Grantee Heirs and Assigns,

ALL the following described real estate, piece or parcel of land, situate partly in Scott Township and partly in the Borough of Dickson City, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of a tract in the warrantee name of Sandy McLean; thence along lands conveyed to Nelson Ackerly North 44 degrees East Seventy-eight (78) perches to lands of Justus Ackerly, thence along said Ackerly's lands South 46 degrees East One Hundred Forty-five (145) perches to the lands now or late of Dr. B. H. Throop; thence along the said lands South 44 degrees West Seventy-eight (78) perches to line of Sandy McLean tract aforesaid;

BOOK 1013 PAGE 597

thence along said lands North 46 degrees West One Hundred Forty-five (145) perches to the place of beginning, containing 70 acres of land be the same more or less and being a part of a tract surveyed in the warrantee name of Benjamine McLean.

Being the same premises described in an indenture between George T. Edginton and Berton E. Davis, dated July 9, 1909 and recorded in Lackawanna County Deed Book 238 at Page 376.

The said Berton E. Davis died August 10, 1913, intestate, survived by his wife, Verna and three sons, Charles H. Davis, Ward A. Davis and Berton E. Davis, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 631 Year 1913.

The said Verna Davis died on October 19, 1938 and under the terms of her Last Will and Testament, she devised her entire estate to Charles H. Davis, Ward A. Davis and Berton E. Davis, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 899 Year 1938.

The said Ward A. Davis died on April 2, 1963 and under the terms of his Last Will and Testament, he left his entire estate to his wife, Margaret A. Davis, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 390 Year 1963.

The said Berton E. Davis died on January 25, 1976 and under the terms of his Last Will and Testament, he left his entire estate to Eleanor V. Davis, one of the grantors herein, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 157 Year 1976.

The said Margaret A. Davis died on October 16, 1978 and under the terms of her Last Will and Testament, she left her entire estate to her two sons, Berton L. Davis and William R. Davis, two of the

grantors herein, all as more fully appears in the Office of the Register of Wills of Lackawanna County to No. 983 Year 1978.

The purpose of this instrument is to convey, release or otherwise extinguish whatever interest the grantors as sole surviving heirs of Berton E. Davis have in the within described premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Charles H. Davis (SEAL)
Charles H. Davis

(Mrs) Eleanor V. Davis (SEAL)
Eleanor V. Davis

Berton E. Davis (SEAL)
Berton E. Davis

William R. Davis (SEAL)
William R. Davis

COMMONWEALTH OF PENNSYLVANIA:
: ss.
COUNTY OF LACKAWANNA :

On This, the 9th day of June A. D. 1980, before me, a Notary Public, the undersigned Officer, personally appeared CHARLES H. DAVIS, Widower and ELEANOR V. DAVIS, Widow, 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.

Beryl E. Lewis

BERYL E. LEWIS, Notary Public
My Commission Expires Dec. 8, 1983
Office at Scranton, Lacka. Co., Pa.

BOOK 1013 PAGE 599

disburse present off on June 11, 1980

STATE OF NEW YORK:
: SS.
COUNTY OF MONROE :

On this, the 12th day of June A. D. 1980, before me Judith L. Trost, the undersigned officer, personally appeared BERTON L. DAVIS, known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



Judith L. Trost
JUDITH L. TROST
NOTARY PUBLIC, STATE OF N.Y., Commission Expires
My Comm. Expires 12/31/81

STATE OF INDIANA :
: SS.
COUNTY OF JOHNSON:

On this, the 3rd day of July A. D. 1980, before me William R. Davis, the undersigned officer, personally appeared WILLIAM R. DAVIS, known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

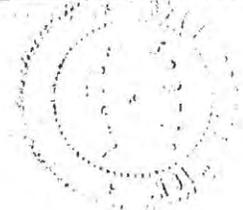
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Phyllis Lucas
Phyllis Lucads Res. Br. Co.
Comm Exp 2-14-82

I HEREBY CERTIFY, that the precise residence of the GRANTEE;
506 N. IRVING AVE, SCRANTON, PA
1624 MONROE AVE, DUNMORE, PA

BOOK 1013 PAGE 600

Attorney



I Hereby Certify, that the precise residence of the Grantee
506 N. Irving Ave. Scranton, Pa.

No Title Search

Attorney for

413

Deed
Quit Claim

Act 1909

BRUCE EDGINGTON and

AUDREY EDGINGTON, his wife.

To

FRANK B. REEFENBERG and

IRVINE J. REEFENBERG, his wife.

FILED FOR
DEC 20 1974
FEE 9.00 STATE TAX 32.00
5400
Anthony A. Lawrence, Esq.
887 Books Bldg.
Scranton, Pa. 18503

Form No. 26B Legal Blank Printery, Leesville, Pa.

Commonwealth of Pennsylvania
County of Lacka.

ss.

Recorded on this 20th day of Dec. A. D. 1974, in the
Recorder's Office of the said County in Deed Book Volume 843 Pages 620-624 Incl.

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

BOOK 843 PAGE 620

Rose Marie Legano Recorder

This Deed,

Made the 23rd day of May in the year of our Lord one thousand nine hundred and seventy-four

Between BRUCE EDGINTON and AUDREY EDGINTON, his wife of Berkley, Michigan, Parties of the First Part, hereinafter called the GRATNORS,

A N D

FRANK B. RIEFENBERG and IRENE J. RIEFENBERG his wife, of the City of Scranton, County of Lackawanna and State of Pennsylvania, Parties of the Second Part hereinafter called the GRANTEES.

Witnesseth, that in consideration of One-----

----- (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby release and quit claim to the said Grantees, their Heirs and Assigns,

All that certain piece, parcel or tract of land, situate, lying and being partly in the Township of Scott and partly in the Borough of Dickson City, formerly Borough of Blakely, Lackawanna County and State of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at the Northwest corner of a tract of land in the Warrantee name of Sandy McLean, thence along lands conveyed to Nelson Akerly, N 44° East, 78 perches to lands of Justus Akerly, thence along said Akerly land S 46° East 145 perches to lands now or late of D. & B.H. Throop, thence along said lands S 44° West, 78 perches to line of lands of Sandy McLean, tract aforesaid, thence along said land N 46° West 145 perches to the place of BEGINNING. Containing 70 acres of land more or less.

Subject to the same exceptions, reservations which are found in the prior Deeds forming the chain of title.

Being the same premises conveyed by two (2) separate Deeds. First, by Deed from J.I Potter and Lucy Potter, his wife, to George T. Edginton, by deed dated October 21, 1901, recorded on September 8, 1902 in the Recorder of Deeds Office, Lackawanna County in Deed Book 197 at page 528 and, second, in Deed from B.F. Wells and Jane Wells, his wife, to George T. Edginton by Deed dated October 23, 1902 and recorded November 1, 1902, in the Recorder of Deeds Office, Lackawanna County, in Deed Book 199 at page 199.

Said George T. Edginton died intestate on the 30th day of 1921, survived by Louise Edginton, his third wife and Bruce Edginton, as his only heirs.

on the 21st day of June, 1940
Said Louise Edginton died unmarried, and Bruce Edginton is the only surviving heir of the said George T. Edginton.

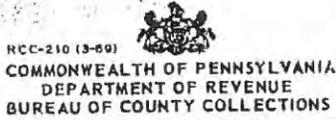
BOOK 843 PAGE 621

002668
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER DEC 20'74
TAX



32.00
PB. 11207

BOOK 843 PAGE 622



REALTY TRANSFER TAX AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY
 BOOK NUMBER 843
 PAGE NUMBER 626-624 sub
 DATE RECORDED Dec 26, 1974

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P. L. 1742 AS AMENDED)

SECTION I (COMPLETE FOR ALL TRANSACTIONS)

BRUCE EDGINGTON et al Berley Michigan
GRANTOR (S) ADDRESS
FRANK B. AND FRANCES J. RIEFENBERG 506 N. Irving Ave, Scranton, Pa
GRANTEE (S) ADDRESS

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Bell Mt Dickson City Lacka County
R.D., STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL/GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ 1.00 HIGHEST ASSESSED VALUE \$ 1050.00

FAIR MARKET VALUE \$ _____ REALTY TRANSFER TAX PAID \$ 32.00

3/4 LOTS in Scott Township 1/4 in Boro of Dickson City
 TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II (COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____
MORTGAGEE ADDRESS
 EXISTING MORTGAGE: \$ _____ DISPOSITION _____
MORTGAGEE ADDRESS
 EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____
LIENHOLDER ADDRESS
 EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____
LIENHOLDER ADDRESS

SECTION III (COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE _____ NAME _____ ADDRESS _____ TITLE _____
 SUCCESSFUL BIDDER _____ NAME _____ ADDRESS _____ TITLE _____

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ _____
JUDGEMENT PLUS INTEREST	\$ _____		
BID PRICE		\$ _____	
PRIOR RECORDED LIEN	\$ _____	\$ _____	
PRIOR RECORDED MORTGAGE	\$ _____	\$ _____	
PRIOR RECORDED MORTGAGE	\$ _____	\$ _____	
UNPAID REAL ESTATE TAXES	\$ _____	\$ _____	
WATER RENT DUE	\$ _____	\$ _____	
SEWAGE RENT DUE	\$ _____	\$ _____	
ATTORNEY FEES	\$ _____	\$ _____	
OTHER (COSTS, ETC.)	\$ _____	\$ _____	
TOTAL	\$ _____	\$ _____	\$ _____

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____
17 DAY OF June 1974
Raja Alibonji
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
 MY COMMISSION EXPIRES
 1ST MONDAY JAN. 1978
 BOOK 843 PAGE 62466

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Anthony J. [Signature]
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE

**PPL Electric
Exhibit No. AKW-3
(Baker)**

A

B

C

N/F
PATRICIA PATE
10201010008
DEED BOOK 951
PAGE 676

N/F
BARBARA JEAN
PLISKE
10201010011
INSTRUMENT#
2003029028

N/F
PEACEFUL VALLEY MOUNTAIN LLC
10201010016
INSTRUMENT # 202107052

N/F
JOSEPH P. MARTINI
10201010018
INSTRUMENT # 2004007511

N/F
ALBERT D. SANDLY & JUDITH
SANDLY
10201010012.01
INSTRUMENT # 201518729

N/F
ETHEL PINNOCK TRUST
10201010007
DEED BOOK 528 PAGE 49

AUGUST WILLIAM BAKER
&
DIANA M. MAGNI-BAKER
10203010005

N/F
BELL MOUNTAIN
DEVELOPMENT CORP
10203010001
INSTRUMENT#
201907452

N/F
JAMES J. MOL
10201010007.06
DEED BOOK 1169
PAGE 514

N/F
BELL MOUNTAIN, LLC
10201010019
INSTRUMENT #201610660
PARCEL 1

IRON PIN IN
PIPE IN
STONE PILE

N/F
BELL MOUNTAIN DEVELOPMENT CORP
10203010001
INSTRUMENT# 201907452

N/F
PENNSYLVANIA POWER & LIGHT
10203010002
DEED BOOK 200 PAGE 267

PIPE IN
STONE PILE

- LEGEND**
- IRON PIN ●
 - STONE PILE ■
 - PIPE ○

 PPL RIGHT OF WAY
Agreement Dated _____
Copy of this Plan _____
Received By _____
Date _____

NOTE: BEARINGS ARE BASED UPON PENNSYLVANIA STATE PLANE NAD 83 GRID.

SCOTT TWP
DICKSON CITY BORO

EXIST PPL ROW
N60°08'44"E 1429.03'
SHICKSHINNY - LACKAWANNA
TOTAL ROW AREA = 10.64 ± ACRES.
SUMMIT - LACKAWANNA # 2
560°08'44"W 1422.05'
EXIST PPL ROW

548°04'59"E 263.21'
548°04'59"E 78.96'

N49°11'08"W 344.42'

ACCT.- 10032234
ECN #- 15283
SCALE- NONE
BY- CMK
REV'D- RJK

LACKAWANNA SUMMIT 1 & 2 - SUSQUEHANNA LACKAWANNA
PLAN SHOWING ELECTRIC ROW TO BE CONDEMNED OVER PROPERTY OF
AUGUST WILLIAM BAKER & DIANA M. MAGNI-BAKER
INSTRUMENT# 201000311 & 201326062
DICKSON CITY BOROUGH LACKAWANNA COUNTY, PA

APPROVED DATE
MICHAEL J. SKOKOSKI 09/17/2021

PPL ELECTRIC UTILITIES

DRAWING NO.
EU00564605

SHEET NO. 1 REVISION 0

PPL ELECTRIC UTILITIES
FORM EU (02/16)

NO.	DATE	ACCT.	ECN/FCN	REVISION	BY	REV'D	APPR.
				54200			
				29268			
				29269			

**PPL Electric
Exhibit No. AKW-4
(Baker)**

12
8

KNOW ALL MEN BY THESE PRESENTS, That the COUNTY OF LACKAWANNA, a municipality in the Commonwealth of Pennsylvania, by its duly elected Commissioners, PATRICK J. MELLODY, E. J. ZIPAY, AND CHARLES R. HARTE, in consideration of the sum of One Dollar (\$1.00) to it paid at the date hereof by PENNSYLVANIA POWER & LIGHT COMPANY, hereinafter referred to as "ELECTRIC COMPANY," the receipt whereof is hereby acknowledged, and in consideration of the further sum of Four Thousand Nine Hundred-----Dollars (\$4900.00)

to be paid to it when this agreement shall become effective, does hereby for itself, its successors and assigns, irrevocably grant unto said Electric Company, its successors, assigns and lessees, the right to construct, operate and maintain, and from time to time to reconstruct its electric lines, including such poles, towers, cables and wires above and under the surface of the ground, fixtures and apparatus as may be from time to time necessary for the convenient transaction of the business of the said Electric Company, its successors, assigns and lessees upon, across, over, under and along the strip of land 325 feet in width as shown in red on plan hereto attached and made part hereof, which the COUNTY OF LACKAWANNA now owns or in which it has an interest, situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, and upon, across, over, under and along the roads, streets and highways on or adjoining said property; including the right of ingress and egress to and from the said lines at all times for any of the purposes aforesaid, together with the right to set and maintain the necessary guy and brace poles or towers and anchors, and to attach thereto the necessary guy wires and also the right to cut down, trim, remove, and to keep cut down and trimmed by mechanical means or otherwise, any and all trees, brush or other undergrowth on said strip of land or adjoining the same which in the judgment of the said Electric Company, its successors, assigns or lessees, may at any time interfere with the construction, reconstruction, maintenance or operation of the said lines, poles, towers, wires, cables or other fixtures and apparatus, or menace the same, and in connection therewith, the right to remove, if necessary, the root systems of said trees, brush or other undergrowth, and to spray said brush and undergrowth with chemicals for their removal and control; and in consideration of the said payments do hereby release and quitclaim the said PENNSYLVANIA POWER & LIGHT COMPANY, its successors, assigns and lessees, of and from any and all damages, loss or injury that may be at any time caused by or result from the construction, reconstruction, operation and maintenance of the said lines, or the cutting down, trimming or removal of any and all trees, brush or other undergrowth on said premises.

And, further, in consideration of the said payments, the COUNTY OF LACKAWANNA does hereby covenant and agree for itself, its successors and assigns, to and with the said PENNSYLVANIA POWER & LIGHT COMPANY, its successors, assigns and lessees, that no house, barn or other structure, or inflammable or explosive materials of any kind, shall be built or stored on said strip of land, and that the said Electric Company, its successors, assigns or lessees, shall not be limited in its or their enjoyment of the rights hereby granted to such poles, towers, wires, cables, fixtures and apparatus as may be first constructed on said strip of land, but that the said Electric Company, its successors, assigns or lessees, shall have, at all times in the future, the right to construct, operate and maintain, and from time to time to reconstruct additional poles, towers, wires, cables, fixtures and apparatus upon, across, over, under or along the said strip of land.

It is understood and agreed, by the acceptance of this indenture that there is

PP&L CO. - CORPORATE FILES
GRID # 57893
48675



Book 721 Page 28A
71

no representation or warranty of title and that this indenture is made subject to rights of redemption, if any, that may now or hereafter remain in any former owner or other person interested in said premises. It is, however, understood and agreed this instrument is made by the COUNTY free and clear of any and all tax liens which it may hold against this property.

A copy of this agreement and an acceptance hereof by Electric Company shall be filed by Electric Company with the Pennsylvania Public Utility Commission, and this agreement shall thereafter become effective in accordance with the provisions of the Public Utility Law.

The rights hereby granted shall operate so as to cancel and supersede those rights previously granted by the above Grantor in agreement dated January 9, 1968.

IN WITNESS WHEREOF, the COUNTY OF LACKAWANNA has caused this agreement to be duly executed this 17th day of June, 1969.



R. B. Haugman
Chief Clerk

COUNTY OF LACKAWANNA
By:

[Signature]
[Signature]
Charles P. Faste
County Commissioners

RECEIVED March 4, 1970, of PENNSYLVANIA POWER & LIGHT COMPANY the sum of Four Thousand Nine Hundred (\$4900.00) Dollars, in full payment of the further consideration above mentioned.

COUNTY OF LACKAWANNA
By:

[Signature]
Commissioner

ACCEPTED AND CONDITIONS AGREED TO: OCT 31 1969

ATTEST:
R. Minetti Knell
Assistant Secretary

PENNSYLVANIA POWER & LIGHT COMPANY
By:

[Signature]
Vice President
System Power & Engineering

DEED BOOK 721 PAGE 29

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF Lackawanna)

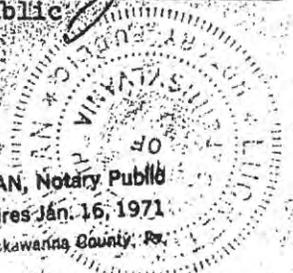
On this 12th day of June, A. D. 1969, before me, a Notary Public for the Commonwealth aforesaid, commissioned for and residing in the City of Scranton, County of Lackawanna, came the above named Patrick J. Melody, E. J. Zipay, and Charles R. Harte Commissioners of the County of Lackawanna, and acknowledged the foregoing instrument to be their act and deed as such County Commissioners on behalf of the County of Lackawanna, and desired the same to be recorded as such.

Lucretia A. Langan

Notary Public

My Commission Expires:

EUCRETIA A. LANGAN, Notary Public
My Commission Expires Jan. 16, 1971
Office at Scranton, Lackawanna County, Pa.



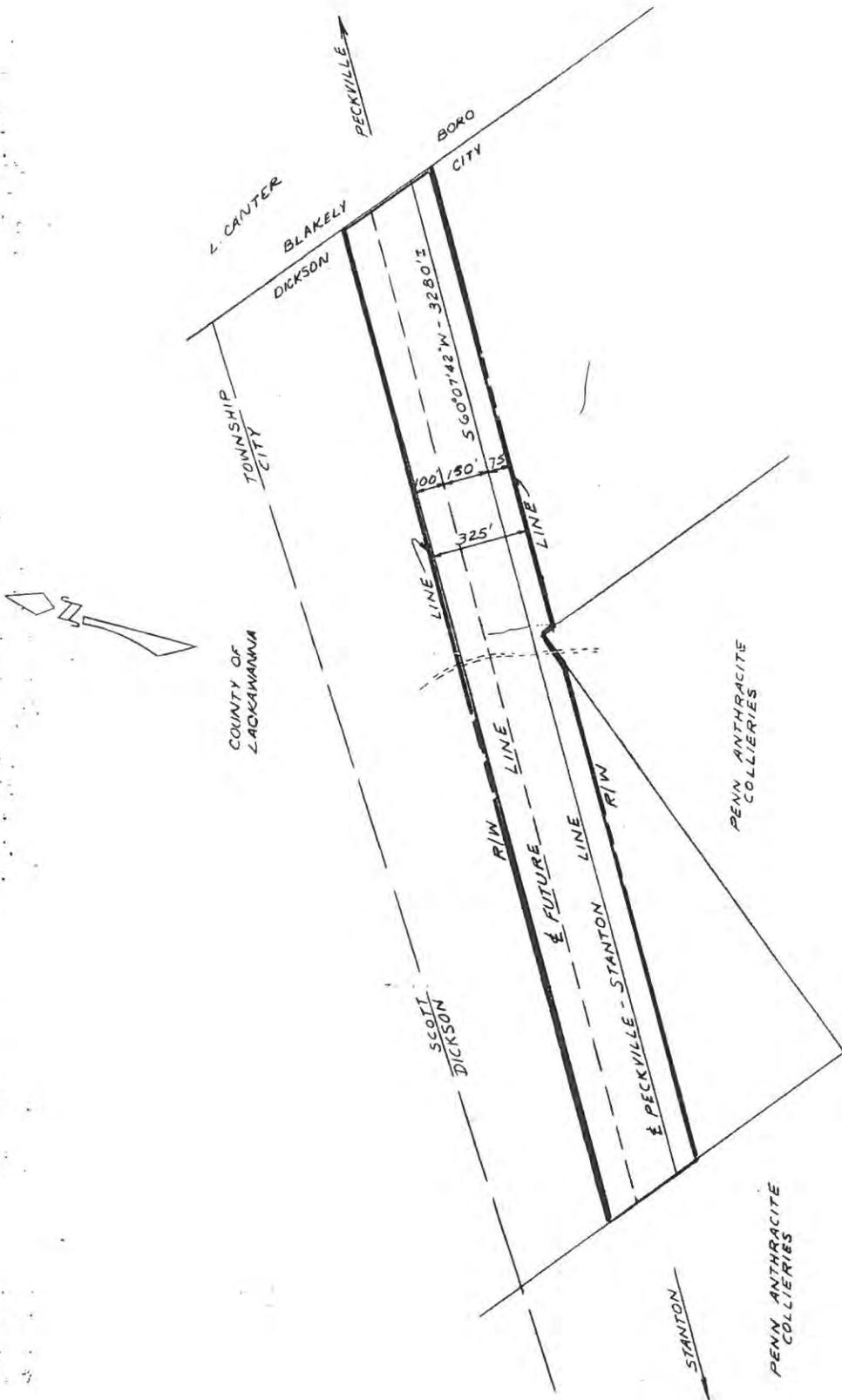
MUNICIPALITY Dickson City
TRANSFER TAX PAID \$24.51
AGENT: Edward J. Coleman

APR 28 1970

MUNICIPALITY Mid-Valley
TRANSFER TAX PAID \$24.50
AGENT: Edward J. Coleman

APR 28 1970

DEED BOOK 721 PAGE 30



PECKVILLE - STANTON LINE
PLAN SHOWING ELECTRIC LINE RIGHT OF WAY OVER PROPERTY OF

COUNTY OF LACKAWANNA

DICKSON CITY, LACKAWANNA COUNTY, PENNSYLVANIA

Date 9/13/49

TRANSMISSION AND
DISTRIBUTION ENGINEER

PENNSYLVANIA POWER & LIGHT COMPANY

ALLENTOWN, PENNSYLVANIA

Scale 1" = 400

APPROVED

LB-74474-0

DEED BOOK 721 PAGE 31

12

ER 120833-702

NO.	DATE	ER.	REVISION	BY	C.H.	SPONSOR	APPR.

Consulting Engineers Rochester, Pennsylvania
Approved: *[Signature]*
MICHAEL BAKER, JR., INC.

PPL Electric Exhibit No. AKW-5 (Baker)

8 (8)

PENNSYLVANIA PUBLIC UTILITY COMMISSION

CERTIFICATE OF FILING
P.U.M.C. 6888

Agreement dated June 12, 1969 between the County of Lackawanna and Pennsylvania Power & Light Company whereby the former grants to the latter permission to construct and maintain its Peckville-Stanton electric line and appurtenances thereto upon, across, over, under and along a certain strip of land which said county owns or in which it has an interest located in the Borough of Dickson City, Lackawanna County.

BY THE COMMISSION:

NOW, April 13, 1970, the Public Utility Commission certifies that the above contract or indenture dated June 12, 1969, has been on file with the Commission since March 12, 1970, and that no proceedings have been instituted by the Commission in connection with it under Section 911 of the Public Utility Law.

PENNSYLVANIA PUBLIC UTILITY COMMISSION

J. W. Reinhard
J. W. REINHARD
Secretary

DEED BOOK 721 PAGE 27

**PPL Electric
Exhibit No. AKW-6
(Baker)**



jsdamico@flblaw.com

January 31, 2022

VIA EMAIL ONLY

Richard L. Huffsmith, Esquire
28 East Tioga Street
Tunkhannock, PA 18657
richard.huffsmith@gmail.com

VIA EMAIL ONLY

Richard Williams, Esquire
Hourigan Kluger Quinn PC
600 Third Avenue
Kingston, PA 18704
rwilliams@hkqlaw.com

**Re: August Baker and Diana Baker, his wife v. PPL Electric Utilities Corporation and T&D Power, Inc.
Lackawanna County CCP No. 15-CV-4264**

Dear Counsel:

In my continuing efforts to be as transparent as possible, I am providing you, as counsel for the Bakers, a copy of a set of documents issued by PPL Electric in connection with the planned reconstruction of the 230 kV line across the right-of-way. The attached packet was sent by PPL Electric to the Bakers per Pennsylvania Public Utility Commission Regulations. We certainly already understand your clients' position in the underlying litigation. As you know, we are simply at loggerheads, but this project is too important for the provision of reliable service in the area not to move forward.

I also note that I had previously advised you that core boring is planned to take place sometime this winter and that is still the case.

I am also following up on the Joint Motion for Stipulation to Bifurcate Trial. I prepared one based upon my exchanges with Rich Williams. On November 16, 2021, Rich Huffsmith asked we send the document to him in Microsoft Word for revisions and we promptly did so, but we have not received anything back to review.

I was hopeful we were moving in the direction to get to a resolution, regardless of what that might be. However, since it appears to have again stalled, I am asking you to revisit that Motion/Stipulation and provide feedback. Parallel to our litigation efforts, PPL Electric is taking steps to ensure this project moves forward; thus, the attached packet.

Very truly yours,
Joseph S. D'Amico, Jr.
Joseph S. D'Amico, Jr.

JSD/emh

Attachment

cc: Benjamin Nicolosi, Esquire, via email (banicolosi@mdwgc.com)

Chad Huber
Sr. Right of Way Specialist

PPL Electric Utilities
2 N. 9th Street, GENN4
Allentown, PA 18101
Tel. 610.774.6610



January 26, 2022

August W. & Diana M. Baker
178 E. Pine Street
Dunmore, PA 18512

RE: Summit - Lackawanna Transmission Line
Parcel #: 10203010005

Dear August w. & Diana M. Baker,

PPL Electric Utilities Corporation (PPL Electric) is planning to rebuild the Summit - Lackawanna 230 kV transmission line in your area. I am notifying you of this proposed project as required by the Pennsylvania Public Utility Commission since we will be rebuilding the transmission line on your property.

Enclosed are notices required by the Pennsylvania Public Utility Commission that provide important information regarding eminent domain, right-of-way maintenance practices, and land agent conduct. Also enclosed is PPL's Internal Practices for Dealing with the Public on Power Line Projects. The Pennsylvania Public Utility Commission's regulations require that PPL provide you with this information at least 15 days in advance of our discussions. For your convenience, I have also enclosed information on electromagnetic fields and a brochure on vegetation management, as well as a glossary of real estate terms.

If you have any questions or concerns, please feel free to contact me at 610-774-6610 or email: CMHuber@pplweb.com.

I kindly request that you sign, in the space provided, on the following page to indicate that you have received this information.

Sincerely,

Chad Huber

Chad Huber
Sr. Right of Way Specialist
PPL Electric Utilities

I acknowledge receiving the information referred to in the letter above and understand that it does not obligate me in any way.

Date _____

Phone _____

Attachments: Disclosure of Eminent Domain Power
 Notification of Right-of-Way Maintenance Practices
 Internal Practices for Dealing with the Public on Power Line Project
 Notification Regarding Land Agent Practices
 Information on Electromagnetic Fields
 Brochure on Vegetation Management
 Glossary of Real Estate Terms

**DISCLOSURE of
EMINENT DOMAIN POWER**

The Pennsylvania Public Utility Commission requires PPL Electric Utilities Corporation to give you the following information:

PPL Electric Utilities Corporation (PPL) is planning to rebuild the Summit - Lackawanna 230 kV transmission line. Since a field survey and detailed engineering have not been completed, the physical dimensions of the proposed lines and the type and height of supporting structures to be used cannot be precisely determined at this time. However, based on past experience it is expected that the structures will average 110 to 165 feet in height. There may be isolated physical conditions that would require either higher or lower structures than those mentioned above. At this time, we do not know the number of structures to be placed on any properties. PPL currently plans to utilize the existing 325 foot right of way to accommodate the 230 kV transmission line. This right of way also contains the Susquehanna – Roseland 500kV transmission line.

Since the route could affect your property, a representative of the utility will contact you in the near future to discuss the utility's plans as they may affect your property. In order to better prepare you for these discussions and to avoid possible misunderstandings, we want to take this opportunity to inform you of your legal rights and the legal rights of PPL Electric Utilities Corporation with regard to this project. You have the right to have legal counsel represent you in these negotiations. You do not have to sign any agreement without the advice of counsel. If you do not know an attorney, you may contact your local bar association.

MUST YOU ACCEPT AN OFFER MADE BY THE UTILITY FOR YOUR PROPERTY?

No. You may refuse to accept it. However, the utility has the power to take property by eminent domain, subject to the approval of the Public Utility Commission, for the construction of transmission lines if the utility is unable to negotiate an agreement to buy a right of way. If your property is condemned, you must be paid "just compensation". "Just compensation" has been defined by the courts in Pennsylvania as the difference between the fair market value of your property before condemnation, unaffected by the condemnation, and the fair market value of your remaining property after condemnation, as affected by the condemnation.

CAN THE UTILITY CONDEMN YOUR HOUSE?

The company cannot condemn your house or a reasonable "curtilage" around your house. Generally, "curtilage" includes the land or buildings within 100 meters of your house which are used for your domestic purposes. However, the 100 meters limit does not automatically extend beyond the homeowner's property line.

DO YOU HAVE A RIGHT TO A PUBLIC HEARING WHEN THE UTILITY SEEKS TO CONDEMN YOUR PROPERTY?

Yes. When an electric utility seeks to have your property condemned, the utility must first apply to the Pennsylvania Public Utility Commission for a certificate finding the condemnation to be necessary or proper for the service, accommodation, convenience, or safety of the public. The Commission will then hold a public hearing. As the landowner whose property may be condemned, you are a party to the proceeding and may retain counsel, present evidence, and/or testify yourself in opposition to the application for a certificate. If you wish to testify at the public hearing, you should make your intention known by letter to Secretary, Pennsylvania Public Utility Commission, P.O. Box 3265, Harrisburg, PA 17120.

If the Commission approves the utility's application for a certificate finding the condemnation in the public interest, then the utility may proceed before the local Court of Common Pleas to condemn your land. If the Commission denies the utility's application, the utility cannot condemn your land. If you retain an attorney to represent you before the Commission, you must do so at your own expense.

The Commission will not decide how much money you should receive if your land is condemned. The only issue the Commission will decide is whether the condemnation serves the public interest. If the Commission approves the utility's application for condemnation, the amount of money to which you are entitled will be determined by a local Board of View of the Court of Common Pleas. However, you may at any time make an agreement with the utility as to the amount of damages you are to be paid.

**NOTIFICATION of
RIGHT-OF-WAY MAINTENANCE
PRACTICES**

The Pennsylvania Public Utility Commission requires that PPL Electric Utilities Corporation give you the following information on the right of way maintenance practices for the 230 kV line:

The methods currently used by PPL Electric Utilities Corporation are set forth in PPL Electric Utilities Corporation "Program for Vegetation Management", which will be made available to you for your inspection upon request. If you wish further information concerning right of way maintenance methods, you may contact the person named on the cover letter. You may discuss with this person, either before or during negotiation of the right of way agreement, these methods and any other questions you may have about right of way maintenance.

Once a utility has constructed an electric transmission line on a right of way across your land, the utility must maintain the right of way free of tall growing trees and brush which might impair the reliability of electric service, the safety of the line, and access to the line or its towers. The utility or its contractors may remove and control tall growing trees and brush by several methods: hand cutting of trees, limbs and brush; mechanical cutting with chain saws or motorized cutting machines or application of herbicides. The utility must confine its maintenance activities to the approved right of way across your land, except where tall growing trees or brush or their root systems grow into the right of way from adjoining land and constitute a threat to the electric transmission line and its structures.

If you believe that the maintenance method(s) used by the company would raise problems with your use of your land adjacent to the right of way, it is your responsibility as the landowner to bring this to the attention of the utility before you sign the right of way agreement.

The utility company has the responsibility to maintain its right of way, and regular maintenance must occur. Although you as the landowner cannot determine whether or not maintenance will occur, your right of way agreement may specify certain conditions on the performance of the maintenance program which are important to you. These conditions can be part of the negotiations between you and the utility company for your land, since a right of way agreement is a legal contract between a landowner and a utility company. It is important for you to understand also that the maintenance methods used by the utility company may change over time as the costs of maintenance or the methods of performing maintenance change. You may want to specify in your right of way agreement that the utility company inform you of changes in its maintenance methods or in the maintenance schedule for your land.

The provisions of the right of way agreement are enforceable in the local Court of Common Pleas. The right of way agreement cannot be enforced by the Pennsylvania Public Utility Commission. Any claims for damages resulting from improper maintenance of the right of way must be settled with the utility, its contractors, or in the local Court of Common Pleas at your own expense. The Commission cannot award damages for violations of the right of way agreement.

**INTERNAL PRACTICES
for
DEALING WITH THE PUBLIC ON POWER LINE PROJECT**

PPL Corporation has a long-standing commitment to conducting business in an honest and ethical manner. Consistent with expectations for our employees and representatives laid out in the PPL Standards of Conduct and Integrity, and the Standards of Conduct and Integrity for Suppliers, PPL Electric Utilities Corporation's employees, contractors and agents who interact with members of the public (including landowners along proposed rights of way) in activities such as planning, real estate and right-of-way transactions, siting, and construction of power lines and other facilities will:

- Act with integrity at all times.
- Treat people courteously and in a professional manner.
- Be forthright and honest in all actions and communications.
- Comply with applicable laws and regulations.
- Seek to avoid conflicts of interest.
- Accept responsibility for actions and decisions.
- Be responsible stewards of the environment.
- Place a high priority on the safety of the public and our representatives and employees.

**NOTIFICATION REGARDING
LAND AGENT PRACTICES**

PPL Electric Utilities Corporation is planning to rebuild the Summit - Lackawanna transmission line. Since the route could affect your property, a representative from PPL Electric Utilities Corporation will contact you in the near future to discuss the utility's plans as they may affect your property.

The Pennsylvania Public Utility Commission requires PPL Electric Utilities Corporation to provide you the following contact information for concerns regarding the practices of the land agents acting on behalf of PPL Electric Utilities Corporation in connection with the reconstruction of the 230 kV transmission line:

Law Bureau
Pennsylvania Public Utility Commission
400 North Street, 3rd Floor, 4 North
Harrisburg, PA 17120
717-787-5000

Pennsylvania Office of Consumer Advocate
555 Walnut Street
5th Floor Forum Place
Harrisburg, PA 17101-1923
Phone: 717-783-5048 or toll free 800-684-6560 (PA
only) Fax: 717-783-7152
Email: consumer@paoca.org

GLOSSARY of REAL ESTATE TERMS

ABSTRACT OF TITLE: The condensed history of ownership to a particular parcel of real estate, consisting of a summary of ownership from a given time to the present owner.

ACRE: A measure of land equal to 43,560 square feet.

APPRAISAL: An estimate of the value of property; the process through which conclusions of property value are reached.

APPRECIATION: An increase in the worth or value of a property.

CHAIN OF TITLE: A history of ownership of a particular property (see abstract of title).

CONDEMNATION: A judicial or administrative proceeding to exercise the power of eminent domain through which private property is taken for public use.

CONDUCTOR: The wire which carries electric energy.

CONVEYANCE: A transfer of property ownership.

DEED: A written document that, when executed and delivered, conveys title to or an interest in real estate.

DEED RESTRICTIONS: Clauses in a deed limiting the use of the property.

DEPRECIATION: A loss of value in property.

EASEMENT: A right to use the land of another for a specific purpose (e.g., as a right of way for utilities.)

EGRESS: The right to exit a tract of land.

EMINENT DOMAIN: The right of a government, municipal body or public utility to acquire property for public use. (See condemnation)

ENCROACHMENT: An intrusion, such as a house, sign, wall or fence, that intrudes on another's property or right of way.

FAIR MARKET VALUE: The highest price which a willing buyer would pay and the lowest price a willing seller would accept.

FEE OR FEE SIMPLE: The complete and absolute ownership of real estate.

GRANT: The transfer of property rights through a legal document.

GRANTEE: One who acquires property or any property rights from another person.

GRANTOR: One who transfers property or any property rights to another person.

INGRESS: The right to enter a tract of land.

KV: Kilovolt or 1000 volts (138 kV = 138 x 1000)

LIEN: A claim against real or personal property for satisfaction of a debt.

METES-AND-BOUNDS DESCRIPTION: The legal description of a parcel of land that begins at a well-marked point and follows the boundaries, using directions and distances.

MONUMENT: A fixed natural or artificial object used to establish real estate boundaries.

OPTION: The right to purchase a certain property at stated terms, price and time.

RECORDING: The act of entering documents in the Recorder of Deeds office established in each county.

RIGHT OF WAY: Used interchangeably with the word easement. (See easement)

SURVEY: A process of scientifically measuring the quantity and location of a parcel of land.

TAX MAP: Maps used by the county Tax Assessment office showing the locations of properties.

TITLE: Evidence of ownership of land.

ZONING: Regulations pertaining to the use of land and/or buildings.

EMF and Health Information

FACT SHEET

What is EMF?

"EMF" is an abbreviation for "electric and magnetic fields" and "electromagnetic fields." Power lines, appliances, and home wiring all produce electric and magnetic fields. "EMF" is also often used by people as shorthand for just "magnetic fields," which some people are concerned about, so that is what "EMF" refers to here.

Is EMF "radiation" like medical X-rays or ultraviolet sunlight?

No. Radiation from medical X-rays and from the ultraviolet part of sunlight is strong enough to damage DNA. EMF from power lines, appliances, and home wiring is not.

What are the EMF levels from common sources? (in milligauss)

Examples of EMF Sources*	
Coffee makers	7
Electricity distribution line – upper level of typical average	20
Dishwashers	20
500 kV electricity transmission line -- typical average at end of right of way	30
Electricity distribution line -- typical maximum above underground line	40
Florescent lights	40
Electricity distribution line -- typical maximum under overhead line	70
Blenders	70
500 kV electricity transmission line -- typical average under line	87
Toasters	100
Hair dryers	300
Can openers	600

* People typically change activities and locations during a day, so we are exposed to a variety of sources of EMF and a wide range of field levels. In the table above, field levels are taken from the U.S. National Institute of Environmental Health Sciences (NIEHS) EMF Questions & Answers, pages 33-35 (median level at 6 inches from appliances), page 36 (distribution lines), and page 37 (transmission lines). As noted by NIEHS, field levels of transmission lines can approximately double during peak loads, which occur about 1% of the time.

What conclusions have public health authorities reached about whether EMF causes health effects?

The EMF health research has been examined by governmental public health authorities and public health organizations in over 160 reports. The World Health Organization has examined the reports on the research and says on its website:

"Based on a recent in-depth review of the scientific literature, the World Health Organization concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields."

(<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>, section 2, "Conclusions from scientific research.")

Q. Are there any exposure limits for EMF in Pennsylvania?

A. Pennsylvania has not adopted any electric or magnetic field exposure limits.

Q. What is PPL Electric Utilities doing about EMF?

A. PPL Electric Utilities has a magnetic field management program to design and build new lines when practicable in ways that reduce magnetic fields at low or no cost to our customers. For example, the options we will consider for new lines include:

- Reversing the phases of new overhead double-circuit transmission lines, which can result in some cancellation of magnetic fields from the line and lowers the magnetic fields at the edge of the right of way.
- Building new transmission and distribution lines higher than previous designs because the level of magnetic fields at ground level will be lower.

Magnetic field management is considered in the process we use to site new facilities, balancing cost and function with land use and environmental concerns.

Q. Where can I get additional information on EMF?

A. This guide contains detailed information on EMF. More information is also available at the PPL Electric Utilities website at www.PPLElectric.com/EMF. If you would like to speak with someone at PPL Electric Utilities about EMF, please call 1-800-DIAL-PPL (1-800-342-5775).

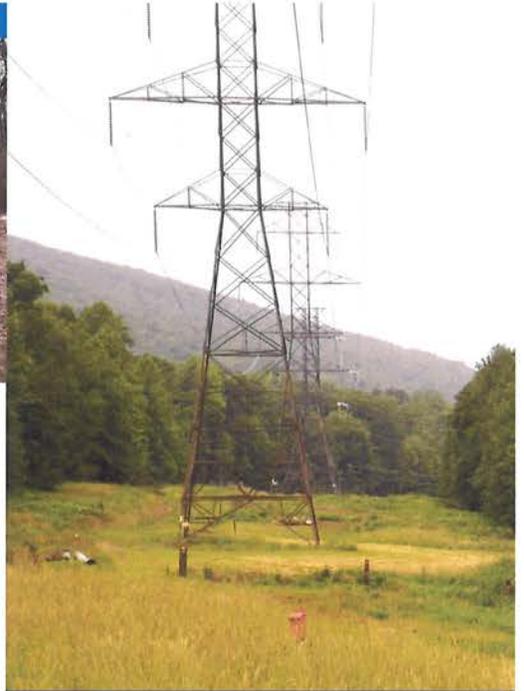


PPL Electric Utilities

Vegetation management is critical to electric reliability

Millions of people served by PPL Electric Utilities depend on having reliable power for their homes and businesses. Effective vegetation management along high-voltage transmission lines is a critical part of maintaining that reliability.

PPL Electric Utilities operates thousands of miles of high-voltage transmission lines. Our vegetation management program is designed to promote the safe and reliable operation of the electric grid while making sure that we are sensitive to the concerns of property owners and our obligations to electric customers.



An award-winning program

PPL Electric Utilities is a proud recipient of the **Tree Line USA award** from the **Arbor Day Foundation** and the **National Association of State Foresters**.

The groups seek to promote proper utility arboriculture and public education through annual worker training, quality tree care, tree planting and public education, energy conservation and collaboration with community groups. For information about planting the right tree in the right place, visit arborday.org.

PPL Electric Utilities works with state and local conservation, land management and environmental groups to advance common goals of electric reliability and environmental stewardship.

Transmission Line Vegetation Management

Keeping your electric service reliable

PPL Electric Utilities' right to do this work

The vegetation management work we do will depend on the specific rights we have for each property. We will be happy to discuss these rights with you in advance of any work.

To schedule a meeting with a PPL Electric Utilities representative, email us at PPLVegetationManagement@pplweb.com.

For further information, visit ppllectric.com/vegetation.



PPL Electric Utilities
ppllectric.com/vegetation

1/2019





We take a proactive approach to vegetation management

PPL trims and clears its transmission line rights of way in a much more comprehensive way than in the past. Coupled with investments in new poles, wires, equipment and technology, we've been able to substantially improve reliability for customers.

Our pledge to you

We maintain our transmission line rights of way according to a schedule that allows us to cover our entire system over a period of several years.

We know removing and trimming trees is not always popular, but it is the right thing to do on behalf of everyone who depends on the grid.

- We pledge to communicate with property owners well in advance of scheduled work.
- We pledge to work in a professional manner, and to work within the limits of the rights we have to perform this work on each property.
- We pledge to treat all property with care.
- We pledge to strike a careful balance between landowner concerns and the need to keep the grid safe and reliable.



Transmission Line Vegetation Management

Trees on other vegetation must be kept away from power lines. They are the top cause of storm-related power outages.

If trees get too close to power lines, the result can be a serious power outage. There is also the potential of a serious safety risk to you and to our employees.

We have an obligation to keep the grid safe and reliable and oversight is provided at both the state and federal levels.

Events like the Northeast Blackout of 2003 and the Halloween 2011 snowstorm involved prolonged outages caused by trees. Our vegetation management program is aimed at limiting the effects of trees on the grid.



Details of the work we will do

Reducing tree-related power outages is important everywhere, especially along transmission lines which carry high-voltage electricity over long distances.

When it comes to transmission line vegetation management, we view the rights of way in two main sections. The area directly under the wires, plus an additional 10 feet is called the wire zone. The rest of the right of way is called the border zone. What kind of vegetation is allowed in the rights of way depends on the voltage of the line, but in all cases it must be compatible with PPL's job to reduce the threat from trees and other vegetation.

Hazard trees – Sometimes, trees near the right of way fall into poor condition because of disease, storms or other factors. In order to prevent these trees from falling onto our lines, we remove them at no cost to the property owner. Those who decline the removal of a hazard tree could be liable for the cost of repairs to the power line due if it is damaged by the hazard tree.

Benefits to birds – Managing transmission line rights of way creates openings and edges that provide opportunities for native plants to grow and attract birds. According to the National Audubon Society, there are many birds that favor shrub lands and thrive along edge habitat.

Compatible species* –

SMALL TREES	LARGE SHRUBS	SMALL SHRUBS
Flowering Dogwood	Alder	Mountain Laurel
Redbud	Witch-hazel	American Yew
Hawthorn	Spicebush	Sweetfern
American Hornbeam	Common Chokecherry	Honeysuckle
Shadbush (Juneberry, Serviceberry)	Elderberry	Huckleberries
Eastern Red Cedar	Rhododendron	Blueberries
Northern White Cedar	Viburnum	Viburnum
Dwarf Willow	Dogwood	Meadowsweet
Deciduous Holly (Winterberry)	Smooth (Dwarf) Sumac	Wintergreen
	Staghorn Sumac	Trailing Arbutus
	Chokeberry	Blackberry
		Raspberry
		Hazlenut
		Scrub Oak

*This list is not all inclusive and is meant as a guide. Mature specimens of any species may be removed for operational, safety or reliability reasons.

PPL Electric Exhibit No. AKW-7 (Baker)

PPL ELECTRIC UTILITIES CORPORATION

Assistant Corporate Secretary's Certificate

I, ARDEN A. LEYDEN, the duly elected and acting Assistant Corporate Secretary of PPL Electric Utilities Corporation, a Pennsylvania corporation (the "Company"), do hereby CERTIFY that the following is a true and correct copy of certain resolutions duly adopted by the Board of Directors of the Company by a Unanimous Written Consent dated February 2, 2022, and that said resolutions have not been altered, amended or repealed and are in full force and effect.

WHEREAS, August W. Baker and Diana M. Baker are the owners of certain property located in Dunmore Borough, Lackawanna County, as more particularly described in Exhibit A; and

WHEREAS, the rebuild by the Company of the existing double-circuit Summit-Lackawanna #1 and #2 230 kV Transmission Lines connecting the Summit 230-69 kV Substation and the Lackawanna 500-230-69 kV Substation and the continued operation of the Susquehanna-Roseland 500 kV Transmission Lines on the land described in Exhibit A (the "Land"), is necessary to maintain the Company's transmission facilities in good operating condition and avoid public safety concerns caused by failed assets; and

WHEREAS, the Company is authorized by law to condemn and appropriate the property necessary for such purposes; and

WHEREAS, approval by the Board of Directors is a necessary legal condition for the Company to appropriate the Land.

NOW THEREFORE, BE IT RESOLVED, That it is necessary to condemn and take an easement on the Land to the extent required for the rebuild of the Summit-Lackawanna #1 and #2 230 kV Transmission Lines and the continued operation of the Susquehanna-Roseland 500 kV Transmission Lines,

as may be necessary to maintain the Company's transmission facilities in good operating condition; and further

RESOLVED, That the Company shall and hereby does condemn and take an easement to the extent necessary on the Land owned or reputed to be owned by the above-named property owners, as more fully described in Exhibit A, and being necessary for the Company's corporate uses for the construction, operation, renewal, replacement, relocation, addition to, and maintenance of the facilities constituting the Summit-Lackawanna #1 and #2 230 kV Transmission Lines and Susquehanna-Roseland 500 kV Transmission Lines; and further

RESOLVED, That the proper officers of the Company are hereby authorized and directed to execute such bonds and/or other paper, to take such action and to bring such proceedings on behalf of the Company as may be necessary or advisable in the exercise of the power of eminent domain to condemn and take an easement on such Land and to enter upon, use and occupy any of the Land for the purposes described in the above resolutions.

IN WITNESS WHEREOF, I have hereunto signed my name this 10th day
of February, 2022.


Assistant Corporate Secretary

**RIGHT-OF-WAY
TO BE CONDEMNED
OVER PROPERTY OF
August William Baker and Diana M. Magni-Baker**

Beginning at a point, said point being located at the intersection of the centerline of the PPL Electric Utilities Summit -Lackawanna 1&2 230 KV electric line in the Northeasterly division line of lands of August William Baker and Diana M. Magni-Baker (Instrument # 201000311 & 201326062) and lands now or formerly of Joseph P. Martini (Instrument # 2004007511).

Thence along said dividing line South forty-eight degrees four minutes fifty-nine seconds East (S 48°04'59" E) seventy-eight and ninety-six one hundredths feet (78.96') more or less to a point.

Thence through lands of August William Baker and Diana M. Magni-Baker, running parallel to and at a distance of seventy-five feet (75') perpendicular from the centerline of the aforesaid electric line, South sixty degrees eight minutes forty-four seconds West (S 60°08'44" W) one thousand four hundred twenty-two and five one hundredths feet (1422.05') more or less to a point in the Southwesterly division line of lands of August William Baker and Diana M. Magni-Baker (Instrument # 201000311 & 201326062) and lands now or formerly of Bell Mountain Development Corp (Instrument # 201907452). Said point being located North thirty-one degrees six minutes seventeen seconds East (N 31°06'17" E) two and eleven one hundredths feet (2.11') more or less from a found 1 ¾ inch iron pipe.

Thence along said dividing line, and along lands now or formerly of Pennsylvania Power and Light (Deed Book 200 Page 267), **crossing** the centerline of the aforesaid electric line and the centerline of the PPL Electric Utilities Shickshinny -Lackawanna 500 KV electric line, North forty-nine degrees eleven minutes eight seconds West (N 49°11'08" W) three hundred forty-four and forty-two one hundredths feet (344.42') more or less to a point. Said point being located North forty-five degrees forty-six minutes twenty-five seconds East (N 45°46'25" E) two and six one hundredths feet (2.06') more or less from a found 1 ¾ inch iron pipe.

Thence through lands of August William Baker and Diana M. Magni-Baker, running parallel to and at a distance of two hundred fifty feet (250') perpendicular from the centerline of the aforesaid Summit -

Lackawanna 1&2 230 KV electric line, North sixty degrees eight minutes forty-four seconds East (N 60°08'44" E) one thousand four hundred twenty-nine and three one hundredths feet (1429.03') more or less to a point in the Northeasterly division line of lands of August William Baker and Diana M. Magni-Baker (Instrument # 201000311 & 201326062) and lands now or formerly of Joseph P. Martini (Instrument # 2004007511).

Thence along said dividing line, **crossing** the centerline of the aforesaid electric line and the centerline of the PPL Electric Utilities Shickshinny -Lackawanna 500 KV electric line South forty-eight degrees four minutes fifty-nine seconds East (S 48°04'59" E) two hundred sixty-three and twenty-one one hundredths feet (263.21') more or less to a point. **The Point of Beginning.**

Said Easement containing ten and sixty-four one hundredths Acres (10.64+/- Acs.) more or less as shown on PPL drawing No. EU00564605 prepared by PPL Electric Utilities entitled "PLAN SHOWING ELECTRIC ROW TO BE CONDEMNED OVER PROPERTY OF AUGUST WILLIAM BAKER and DIANNA M. MAGNI-BAKER.

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

N/F
PATRICIA PATE
10201010008
DEED BOOK 951
PAGE 676

N/F
BARBARA JEAN
PLISKE
10201010011
INSTRUMENT#
2003029028

N/F
PEACEFUL VALLEY MOUNTAIN LLC
10201010016
INSTRUMENT # 202107052

N/F
JOSEPH P. MARTINI
10201010018
INSTRUMENT # 2004007511

N/F
ALBERT D. SANDLY & JUDITH
SANDLY
10201010012.01
INSTRUMENT # 201518729

N/F
ETHEL PINNOCK TRUST
10201010007
DEED BOOK 528 PAGE 49

AUGUST WILLIAM BAKER
&
DIANA M. MAGNI-BAKER
10203010005

N/F
BELL MOUNTAIN
DEVELOPMENT CORP
10203010001
INSTRUMENT#
201907452

N/F
JAMES J. MOL
10201010007.06
DEED BOOK 1169
PAGE 514

N/F
BELL MOUNTAIN, LLC
10201010019
INSTRUMENT #201610660
PARCEL 1

IRON PIN IN
PIPE IN
STONE PILE

N/F
BELL MOUNTAIN DEVELOPMENT CORP
10203010001
INSTRUMENT# 201907452

N/F
PENNSYLVANIA POWER & LIGHT
10203010002
DEED BOOK 200 PAGE 267

PIPE IN
STONE PILE

- LEGEND**
- IRON PIN ●
 - STONE PILE ■
 - PIPE ○

 PPL RIGHT OF WAY
Agreement Dated _____
Copy of this Plan _____
Received By _____
Date _____

NOTE: BEARINGS ARE BASED UPON PENNSYLVANIA STATE PLANE NAD 83 GRID.

ACCT.- 10032234
ECN #- 15283
SCALE- NONE
BY- CMK
REV'D- RJK

LACKAWANNA SUMMIT 1 & 2 - SUSQUEHANNA LACKAWANNA
PLAN SHOWING ELECTRIC ROW TO BE CONDEMNED OVER PROPERTY OF
AUGUST WILLIAM BAKER & DIANA M. MAGNI-BAKER
INSTRUMENT# 201000311 & 201326062
DICKSON CITY BOROUGH LACKAWANNA COUNTY, PA

APPROVED DATE
MICHAEL J. SKOKOSKI 09/17/2021

PPL ELECTRIC UTILITIES

CAD ID
FORMAT

DRAWING NO.
EU00564605

SHEET NO. REVISION
1 0

PPL ELECTRIC UTILITIES
FORM EU (02/16)

NO.	DATE	ACCT.	ECN/FCN	REVISION	BY	REV'D	APPR.
				54200			
				29268			
				29269			

VERIFICATION

I, AUSTIN K. WESELOH, being the Transmission ROW & Real Estate Supervisor, at PPL Services Corporation, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief and that I expect PPL Electric Utilities Corporation 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: 02/14/2022

Austin Weseloh
Austin Weseloh (Feb 14, 2022 09:42 EST)

Austin K. Weseloh