

CAPTION SHEET

CASE MANAGEMENT SYSTEM

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|-----------------------------|---|------------------------------|
| 1. REPORT DATE: 00/00/00 | : | 2. BUREAU AGENDA NO: |
| 3. BUREAU: OSA | : | |
| 4. SECTION(S): | : | 5. PUBLIC MEETING DATE: |
| 6. APPROVED BY: | : | 00/00/00 |
| DIRECTOR: | : | |
| SUPERVISOR: | : | |
| 7. MONITOR: | : | |
| 8. PERSON IN CHARGE: | : | 9. DATE FILED: 08/29/91 |
| 10. DOCKET NO: A-310800F005 | : | 11. EFFECTIVE DATE: 00/00/00 |

PARTY/COMPLAINANT:

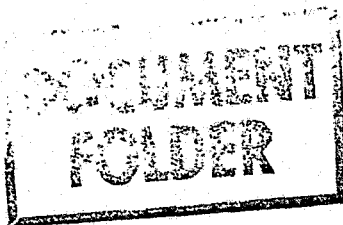
RESPONDENT/APPLICANT: COMMONWEALTH TELEPHONE CO.

COMP/APP COUNTY:

UTILITY CODE: 310800

ALLEGATION OR SUBJECT

APPLICATION OF COMMONWEALTH TELEPHONE COMPANY FOR APPROVAL OF THE TRANSFER OF CERTAIN PROPERTY AT 100, 120 AND 62 LAKE STREET, DALLAS, TO SHRC, INC., AN AFFILIATED INTEREST.



DOCKETED

AUG 30 1991

RECEIVED
August 29 1991

RECEIVED

AUG 29 1991

SECRETARY'S OFFICE
Public Utility Commission

Jerry Rich, Secretary
Pennsylvania Public Utility Commission
P.O. Box 3265
North Office Building
Harrisburg, PA 17120

Re: Application for Certificate of Public Convenience
of Commonwealth Telephone Company

Dear Secretary Rich:

A31080075

Enclosed herewith please find an original and two (2) copies of an Application for Certificate of Public Convenience submitted on behalf of Commonwealth Telephone Company in accordance with 66 Pa. C.S. § 1102(a)(3). Also enclosed is a filing fee in the amount of \$350. Kindly time stamp one (1) copy and return to this office for our files.

You will note that included in the filing is information designated as "PROPRIETARY". It is requested that this information be handled with confidence and in accordance with the Commission's proprietary information procedures, limiting access to such material by the general public.

Should you have any questions concerning this matter, please feel free to contact me.

Sincerely,

TUCKER ARENSBERG, P.C.


JOHN M. QUAIN

JMQ:slt
Enclosures
cc: J. Morehouse (via hand delivery)
/comtel/rich2.ltr

RECEIVED
AUG 30 1991

CONFIDENTIAL

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In Re: Application Of Commonwealth
Telephone Company For Approval To
Transfer To An Affiliated Interest
Property Used And Useful In The
Public Service

:
:
:
:
:

Docket No. A 310 80875

APPLICATION FOR
CERTIFICATE OF PUBLIC CONVENIENCE

RECEIVED
AUG 2 1991
SECRETARY'S OFFICE
Public Utility Commission

TO THE HONORABLE CHAIRMAN AND COMMISSIONERS OF THE PENNSYLVANIA
PUBLIC UTILITY COMMISSION:

AND NOW COMES, Commonwealth Telephone Company (hereinafter
"CTCo" or the "Applicant"), pursuant to 66 Pa. C.S. § 1102(a)(3)
of the Public Utility Code and 52 Pa. Code § 3.551 of the Public
Utility Commission's (hereinafter "Commission") Rules of Practice
and Procedure to seek approval for the transfer of property used
and useful in the public service.

In support thereof, Applicant avers as follows:

1. The name and address of the Applicant are:

Commonwealth Telephone Company
100 Lake Street
Dallas, PA 18612

CONFIDENTIAL
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~~SECRET~~

2. The name and address of Applicant's attorneys are:

John M. Quain, Esquire
Norman James Kennard, Esquire
Tucker Arensberg, P.C.
116 Pine Street, Suite 403
Harrisburg, PA 17101
717/238-2900

Raymond B. Ostroski, Esquire
General Counsel
Commonwealth Telephone Company
46 Public Square
P.O. Box 3000
Wilkes-Barre, PA 18703-3000

3A. Corporate History.

CTCo is an operating public utility providing communications service principally local and long distance telephone services to suburban and rural communities in eastern Pennsylvania.

Prior to October 1, 1979, CTCO (then the name of the parent company) was engaged primarily in the provision of telephone service and equipment. CTCO's only subsidiaries were other small telephone companies it had acquired. On October 1, 1979, CTCO was reorganized into a holding company, Commonwealth Telephone Enterprises, and a number of subsidiary companies were formed, including CTCO, Commonwealth Telephone Technologies, Commonwealth Information Services, Commonwealth Cable Systems, Inc. and Sterling Telecommunication Supply¹.

¹ Sterling Telecommunication Supply Company subsequently became known as SRHC, purchaser in this transaction.

Subsequently, Commonwealth Telephone Enterprises Company became C-TEC Corporation, consisting of five (5) operating divisions, including CTCo.

C-TEC provides a core group of executive and corporate management services to all operating subsidiaries, including CTCo and SRHC, Inc. (hereinafter "SRHC"). Like most local exchange carriers, CTCo is organized along functional lines.

3B. Purpose of Incorporation.

CTCo is a local exchange carrier. It was formed for the purpose of providing telecommunication services to the public and to exercise all other rights, powers and privileges of a public utility, pursuant to the Public Utility Code or other applicable statutes of the Commonwealth.

3C. Affiliated Interest.

SHRC, a Pennsylvania corporation, is an affiliated interest of Applicant as said term is defined in Section 2101(1) of the Public Utility Code. 66 Pa. C.S. § 2101(1). Both CTCo and SRHC are wholly-owned subsidiaries sharing a common parent, C-TEC Corporation. The parent corporation has effective control of both subsidiaries through its one hundred percent (100%) ownership of the outstanding capital stock of the companies.

3D. Service Territory.

CTCo serves customers in the territory supplied by its telephone lines and facilities located in the counties of Wyoming, portions of Berks, Bradford, Bucks, Carbon, Chester, Columbia,

Dauphin, Lackawanna, Lancaster, Lehigh, Luzerne, Lycoming, Monroe, Northampton, Schuylkill, Sullivan, Susquehanna, Tioga and York, Pennsylvania.

3E. Nature of Service.

CTCo provides local exchange telecommunications service to the public in the service territory identified in Paragraph 3D, above.

4A. SHRC has its principal corporate offices at

SHRC Corporation
46 Public Square
P.O. Box 3000
Wilkes-Barre, PA 18703-3000

4B. Corporate Purpose and Organization.

SHRC, formerly known as Sterling Communication Supply Company, was organized for the purpose of acquiring real estate holdings of C-TEC.

5. As indicated in Paragraph 3C above, SRHC is an affiliated interest of the Applicant as that term is defined in Section 2101(1) of the Public Utility Code. 66 Pa. C.S. § 2101(1). Applicant is a wholly-owned subsidiary of C-TEC, which has effective control of the public utility through one hundred percent (100%) ownership of CTCo's outstanding capital stock consisting of 2,000,000 shares at \$6.66 2/3¢ par value. As noted above, SRHC is also a wholly-owned subsidiary of C-TEC, having one hundred percent (100%) of its outstanding stock held by the parent. As a result, CTCo and SRHC are sister subsidiaries in the C-TEC family of companies.

Dauphin, Lackawanna, Lancaster, Lehigh, Luzerne, Lycoming, Monroe, Northampton, Schuylkill, Sullivan, Susquehanna, Tioga and York, Pennsylvania.

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SHRC Corporation
46 Public Square
P.O. Box 3000
Wilkes-Barre, PA 18703-3000

4B. Corporate Purpose and Organization.

SHRC, formerly known as Sterling Communication Supply Company, was organized for the purpose of acquiring real estate holdings of C-TEC.

5. As indicated in Paragraph 3C above, SRHC is an affiliated interest of the Applicant as that term is defined in Section 2101(1) of the Public Utility Code. 66 Pa. C.S. § 2101(1). Applicant is a wholly-owned subsidiary of C-TEC, which has effective control of the public utility through one hundred percent (100%) ownership of CTCo's outstanding capital stock consisting of 2,000,000 shares at \$6.66 2/3¢ par value. As noted above, SRHC is also a wholly-owned subsidiary of C-TEC, having one hundred percent (100%) of its outstanding stock held by the parent. As a result, CTCo and SRHC are sister subsidiaries in the C-TEC family of companies.

6. Applicant provides public utility service to 177,522 ratepayers in Pennsylvania, of which 157,112 are residential, and 20,410 are business customers.

7. A Balance Sheet of CTCO as of June 30, 1991, is appended hereto and marked Exhibit A.

8. An Income Statement for the twelve (12) months ended June 30, 1991, is appended hereto and marked Exhibit B. 9. All annual reports, tariffs, certificates of notification, applications for certificates of valuation, applications for approval of the issuance of securities and securities certificates filed with Your Honorable Commission by Applicant or by its predecessors, constituents and affiliated companies are incorporated herein by reference and made a part hereof.

10. The property which is the subject of this Application consists of the real estate and improvements thereon located at 100, 120 and 62 Lake Street, Dallas, Pennsylvania. A legal description of the property is appended hereto and marked Exhibit C. The facilities were designed, in part, to house corporate offices of the Applicant. Present corporate organizational plans contemplate relocating CTCO offices currently housed in these buildings to locations available elsewhere in existing CTCO facilities. The space made available by the relocation of these offices in the subject property will be utilized for non-regulated operations.

11. The transfer of property used or useful in the public service is in the nature of cash from SRHC to CTCo and accompanied by the appropriate instruments of conveyance. The property will be transferred at appraisal value, approximately \$1.375 million.

12. Appended hereto and marked Exhibit D is a statement of all property to be transferred.

13. Appended hereto and marked Exhibit E is a pro forma Balance Sheet as of June 30, 1991, giving effect to the transfer of property used and useful in the public service.

14. Appended hereto and marked Exhibit F are pro forma Income Statements of CTCo and SRHC for the twelve (12) months ended June 30, 1991 and March 31, 1991, respectively.

15. Appended hereto and marked Exhibit G are certified copies of the minutes of the Board of Directors authorizing the proposed transfer.

16. The transfer of the subject property will have no adverse effect on service to customers, since said facilities will, at the time of the transfer, no longer be needed to house the business offices of the public utility. SRHC, as an affiliated interest of the Applicant, will take title on an "as is-where is" basis, as of the date of property transfer.

17. Moreover, there will be no immediate effect on CTCo's rates as a result of this transfer.

18. CTCo receives no public utility revenues from the subject property. Moreover, upon completion of the transfer, SRHC will assume all costs associated with the property. Hence, there will be no adverse impact on either CTCo or its customer as a result of the proposed transaction. By contrast, allowing the subject property to remain in utility service when it is no longer necessary to provide safe and reliable telecommunications service to customers is an inefficient use of Applicant's resources, to the detriment of ratepayers.

WHEREFORE, Commonwealth Telephone Company respectfully requests that this Honorable Commission:

- (1) Issue an Order approving the proposed transfer; and
- (2) Issue a Certificate of Public Convenience authorizing said transaction.

COMMONWEALTH TELEPHONE COMPANY

By:



Paul W. Mazza, Executive Vice President

Dated: August 23, 1991

Exhibit C

A legal description of each of the properties, as defined on the corresponding deeds marked Exhibit C, are attached hereto and incorporated herein.

EXHIBIT C

Those properties to be sold by Commonwealth Telephone Company ("CTCo") to SRHC, Inc. are identified as follows:

1. A. 100 Lake Street

Deed Book	Page Number
1127	180

Deed date is August 24, 1951. The current premises was built on July 3, 1951. The legal description of said property is as follows:

All those certain pieces or parcels of land situate and being in Dallas Borough, Luzerne County, Pennsylvania, bounded and described as follows-to-wit:

THE FIRST THEREOF: Beginning at a corner of land of William B. Jeter on the westerly side of Lake Street, said corner being eighty(80) feet measured along the westerly side of Lake Street from a lot or piece of land formerly owned by P. T. Raub; thence along the westerly side of Lake Street on a curve to the left with a chord course of South 16 degrees 40 minutes East a distance of three hundred eight (308) feet; thence through lands now or late of A. C. Devens and wife South 67 degrees 19 minutes West one hundred fifty-six and sixty-six hundredths (156.66) feet to the easterly right of way line of the Lehigh Valley Railroad Company's Bowman's Creek Branch; thence along the said right of way of the Lehigh Valley Railroad Company's Bowman's Creek Branch North 23 degrees West two hundred eighty-five and seven-hundredths (285.7) feet to a corner of land of William B. Jeter; thence along the line of land of William B. Jeter North 61 degrees 13 minutes East one hundred ninety-two (192) feet to the place of beginning. Containing one and fifteen hundredths acres of land more or less.

BEING the same premises conveyed to the Grantors herein by A. C. Devens, et ux by deed dated January 24, 1949, recorded in Deed Book 1017, page 173.

THE SECOND THEREOF: Beginning at a corner on the Westerly side of Lake Street, said corner being in the line between the land described herein and land formerly owned by P. T. Raub; thence along the Westerly side of said Lake Street South 15 degrees 38 minutes East eighty (80) feet; thence along lands now or late of Andrew J. Sordoni and wife South 61 degrees 13 minutes West one hundred eighty-eight and sixty-nine one-hundredths (188.69) feet more or less to the right of way of the Lehigh Valley Railroad Company's Bowman's Creek Branch; thence along said right of way of the Lehigh Valley Railroad Company's Bowman's Creek Branch North 23 degrees West seventy-eight and three-tenths (78.3) feet to a corner of land owned formerly by P. T. Raub; thence along lands formerly of P. T. Raub North 61 degrees 13 minutes East

one hundred ninety-nine (199) feet to the place of beginning. Containing 15,100 square feet of land more or less.

B. 100 Lake Street

Deed Book	Page Number
1564	915

Deed date is April 5, 1965. Parcel No. 1 as defined on the deed had been previously sold by Commonwealth Telephone Company. The legal description of remaining property held by CTCo relative to this deed is as follows:

BEGINNING at a point on the West side of the public road leading from Dallas to Harveys Lake (now known as Lake Street) in line of land now owned by the Grantee herein;

THENCE along the West side of said Lake Street, South 16 degrees 40 minutes East, sixty (60) feet to the Northeast corner of Parcel No. 1 on Deed of Mildred D. LaBar et vir to the Grantee herein, made of even date herewith and to be recorded simultaneously herewith and immediately prior hereto;

THENCE along said land and along the northerly line of Parcel No. 2 in said Deed, South 67 degrees 19 minutes West, one hundred forty-eight (148) feet, more or less, to a corner in the East line of the right of way of the Lehigh Valley Railroad Company;

THENCE along the right of way of said Railroad Company, parallel with and thirty (30) feet distant from the center line thereof, North 23 degrees 00 minutes West, fifty-eight (58) feet, more or less, to the Southwest corner of land of the Grantee herein;

THENCE along said land of the Grantee herein, North 67 degrees 19 minutes East, one hundred fifty-six and sixty-six one-hundredths (156.66) feet to the Place of Beginning.

C. 100 Lake Street

Deed Book	Page Number
1590	547

Deed date is April 15, 1966. The legal description of said property is as follows:

ALL those certain two pieces or parcels of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL:

BEGINNING at a point in the northeasterly corner of a parcel of land conveyed by Lehigh Valley Railroad Company to

Commonwealth Telephone Company by deed dated October 16, 1952; thence (1) South sixty-five degrees thirteen minutes West, partly along the northerly line of said parcel of land so conveyed by deed dated October 16, 1952 and partly along the first described parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone company by deed dated March 9, 1965, a distance of sixty (60) feet to a point in the northwesterly corner of the said first described parcel of land so conveyed by deed dated March 9, 1965; thence along the westerly line of lands of Lehigh Valley Railroad Company the following two courses and distances: (2) North twenty-four degrees forty-seven minutes West, four hundred seventy (470) feet to a point of curve; (3) Northwesterly, on a curve to the right having a radius of six hundred sixty-seven and three tenths (667.3) feet, fifty-five (55) feet, more or less, to a point in the southwesterly corner of the first described parcel of land conveyed by Lehigh Valley Railroad Company to the Sisters of Mercy of the Union in the U.S.A. by deed dated March 9, 1965; thence (4) Easterly, along the southerly line of said parcel of land so conveyed to said Sisters of Mercy, a distance of sixty (60) feet, more or less, to a point in the southeasterly corner of said land so conveyed to said Sisters of Mercy; thence along the easterly line of lands of the Lehigh Valley Railroad Company the following two courses and distances: (5) Southeasterly, on a curve to the left having a radius of six hundred seven and three tenths (607.3) feet, sixty-five (65) feet, more or less, to a point of tangency; (6) South twenty-four degrees forty-seven minutes East, four hundred seventy (470) feet to the point or place of beginning. Containing seventy-three hundredths (0.73) of an acre of land, more or less.

SECOND PARCEL:

BEGINNING at a point in the southeasterly corner of the first described parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone Company by deed dated March 9, 1965; thence (1) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands formerly of Mildred La Bar now of Commonwealth Telephone Company, a distance of twenty-one and two tenths (21.2) feet to a corner dividing lands of Lehigh Valley Railroad Company, lands formerly of Mildred La Bar now of Commonwealth Telephone Company and lands of L. L. Richardson; thence (2) South sixty-five degrees thirteen minutes West, through lands of Lehigh Valley Railroad Company, a distance of sixty (60) feet to a point in the westerly line of lands of Lehigh Valley Railroad Company; thence (3) North twenty-four degrees forty-seven minutes West, along said westerly line of lands of Lehigh Valley Railroad Company, a distance of twenty-one and two tenths (21.2) feet to a point in the southwesterly corner of the first described parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone Company by the aforesaid deed dated March 9, 1965; thence (4) North sixty-five degrees thirteen minutes East, along the

southerly line of the said first described parcel of land so conveyed by said deed dated March 9, 1965, a distance of sixty (60) feet to the point or place of beginning. Containing three hundredths (0.03) of an acre of land, more or less.

D. 100 Lake Street

Deed Book	Page Number
1566	204

Deed date is March 9, 1965. The legal description of said property is as follows:

ALL those two certain pieces or parcels of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL:

BEGINNING at a point in the northwest corner of a parcel of land conveyed by deed dated October 16, 1952 from Lehigh Valley Railroad Company to Commonwealth Telephone Company; thence (1) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company on the west and land so conveyed by said deed dated October 16, 1952 to Commonwealth Telephone Company on the east, a distance of three hundred sixty-four (364) feet to a point in the southwest corner of said land so conveyed to Commonwealth Telephone Company; thence (2) North sixty-five degrees thirteen minutes East, along the dividing line between lands of Lehigh Valley Railroad Company on the south and lands so conveyed to Commonwealth Telephone Company on the north, a distance of eight and twenty-five hundredths (8.25) feet to a corner dividing lands of Lehigh Valley Railroad Company, lands of Commonwealth Telephone Company and lands reputed to be owned by Mildred Labar; thence (3) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands reputedly of Mildred Labar, a distance of two hundred ten (210) feet to a point; thence (4) South sixty-five degrees thirteen minutes West, through lands of Lehigh Valley Railroad Company, a distance of sixty (60) feet to a point in the westerly line of lands of Lehigh Valley Railroad Company; thence (5) North twenty-four degrees forty-seven minutes West, along the said westerly line of lands of Lehigh Valley Railroad Company, a distance of five hundred seventy-four (574) feet to a point; thence (6) North sixty-five degrees thirteen minutes East, through lands of Lehigh Valley Railroad Company, a distance of fifty-one and seventy-five hundredths (51.75) feet to the point or place of beginning. Containing seventy-two hundredths (0.72) of an acre of land, more or less.

SECOND PARCEL:

BEGINNING at a point in the westerly line of lands of the Lehigh Valley Railroad Company where the same is intersected by the northerly line of lands conveyed by Loyalsock Railroad Company and Lehigh Valley Railroad Company to Ray Shiber by deed dated August 15, 1949; thence (1) North sixty-eight degrees East, through lands of Lehigh Valley Railroad Company, a distance of fifty-seven and nineteen hundredths (57.19) feet to the northerly corner of a triangular piece of land conveyed by Loyalsock Railroad Company and Lehigh Valley Railroad Company to Wesley Himmler, et ux. by deed dated May 24, 1945; thence (2) South twenty-six degrees twenty-three minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands so conveyed to Wesley Himmler, et ux. by deed dated May 24, 1945, a distance of fifty-three and seven tenths (53.7) feet to a corner dividing lands of Lehigh Valley Railroad Company, lands so conveyed to Wesley Himmler et ux by deed dated May 24, 1945 and lands conveyed by Lehigh Valley Railroad Company to Abram N. Garringer et ux, by deed dated February 8, 1965; thence (3) South sixty-six degrees West, along the dividing line between lands of Lehigh Valley Railroad Company and lands so conveyed to Abram N. Garringer et ux. by deed dated February 8, 1965, a distance of fifty-seven (57) feet, more or less, to a corner dividing lands of Lehigh Valley Railroad Company, lands so conveyed to Abram N. Garringer by deed dated February 8, 1965 and lands conveyed as aforesaid to Ray Shiber by deed dated August 15, 1949; thence (4) Northerly, on a curve to the right having a radius of four hundred forty and two hundred seventy-five thousandths (440.275) feet, along the dividing line between lands of Lehigh Valley Railroad Company and lands so conveyed to Ray Shiber by deed dated August 15, 1949, a distance of fifty-seven and thirty-nine hundredths (57.39) feet, more or less, to the point or place of beginning. Containing seven hundredths (.07) of an acre of land, more or less.

E. 100 Lake Street

Deed Book	Page Number
1657	347

Deed date is December 18, 1968. The legal description of said property is as follows:

ALL that certain piece or parcel of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Westerly line of land formerly of Lehigh Valley Railroad Company, now of Commonwealth Telephone Company, said point being the Northeasterly corner of lands now or late of August F. Walter et ux;

THENCE along line of said Walter land South 56 degrees 00 minutes West sixty-one and thirty-eight one hundredths (61.38) feet to a corner;

THENCE through lands now of William E. Davis et ux North 21 degrees 50 minutes West one hundred fifty-two and thirty-seven one hundredths (152.37) feet to a point in line of lands now or late of Frank J. Dixon and Albert B. Ciccarelli, partners trading and doing business in the Borough of Dallas as "Lakeway Properties".

THENCE along line of said last mentioned land North 60 degrees 02 minutes East sixty and sixty-one one hundredths (60.61) feet to a point in the Westerly line of land formerly of Lehigh Valley Railroad Company, now of Commonwealth Telephone Company aforesaid;

THENCE along said land of Commonwealth Telephone Company South 21 degrees 50 minutes East one hundred forty-eight (148) feet to the place of beginning.

CONTAINING 9,011 square feet of land more or less.

F. 100 Lake Street

Deed Book	Page Number
1184	624

Deed date is October 16, 1952. The legal description of said property is as follows:

BEGINNING at a point in the easterly line of lands of Lehigh Valley Railroad Company where the same is intersected by the dividing line between lands of Commonwealth Telephone Company and lands of A. C. Devans; thence through lands of Lehigh Valley Railroad Company the following three courses and distances: (1) South sixty-five degrees thirteen minutes West, in prolongation of the dividing line between lands of Commonwealth Telephone Company and lands of A. C. Devans, eight and twenty-five hundredths (8.25) feet to a point distant eight (8) feet easterly, measured at right angles, from the center line of the passing siding of the Bowmans Creek Branch of Lehigh Valley Railroad; (2) North twenty-four degrees forty-seven minutes West, parallel to and distant eight (8) feet easterly, measured at right angles, from the center line of said siding, three hundred sixty-four (364) feet to a point; (3) North sixty-five degrees thirteen minutes East, eight and twenty-five hundredths (8.25) feet to a point in the easterly line of lands of Lehigh Valley Railroad Company where the same is intersected by the dividing line between lands of Commonwealth Telephone Company and lands formerly of P. T. Raub; thence (4) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands of Commonwealth Telephone Company, a distance of three hundred sixty-four (364) feet to the point or place of beginning. Containing sixty-nine thousandths (0.069) of an

acre of land, more or less, and shown outlined in green on the map attached hereto and made a part hereof, entitled:

2. A. 120 Lake Street

Deed Book	Page Number
1959	1110

Deed date is June 18, 1978. The legal description of said property is as follows:

ALL THAT CERTAIN lot of land situate in the Borough of Dallas, Luzerne County, Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at the Southwesterly corner of lands now or late of Isaac N. Shaver, on the east side of the right-of-way of the Lehigh Valley Railroad Company, thirty (30) feet distant at right angles from the center line thereof;

THENCE along land now or late of Isaac N. Shaver North 61 degrees 50' East two hundred ten and five tenths (210.5) feet to a post corner on the west side of the public road leading from Dallas to Harvey's Lake;

THENCE along same South 16 degrees 10' East one hundred (100) feet to a post corner;

THENCE by other lands now or late of Albert Lewis South 61 degrees 10' West one hundred ninety-nine (199) feet to a post corner, thirty (30) feet distant from the center line of the Lehigh Valley Railroad;

THENCE along the same and thirty (30) feet distant from the center line thereof and parallel therewith, one hundred (100) feet to a post corner;

CONTAINING 19,958 square feet of land be the same more or less.

3. A. 62 Lake Street

Deed Book	Page Number
1564	229

Deed date is April 5, 1962. The legal description of said property is as follows:

PARCEL NO. 1

BEGINNING at the Northeast corner of Lot No. 1 of George M. Dallas Lodge No. 531 (now known as the L. L. Richardson property) on the West side of Lake Street;

THENCE along said Lot No. 1 (now known as the L. L. Richardson property) South 72 degrees 00 minutes West, one

hundred seven (107) feet to a point in line of Parcel No. 2 hereinafter described;

THENCE along the line of said Parcel No. 2, North 23 degrees 00 minutes West, one hundred fifty (150) feet, more or less, to property of the Estate of Austin C. Devens, Deceased, about to be conveyed to the Grantee herein by said Estate;

THENCE along said property of the Estate of Austin C. Devens, Deceased, North 67 degrees 19 minutes East, one hundred eighteen (118) feet, more or less, to a point on the West side of Lake Street aforesaid;

THENCE along the West side of Lake Street, South 16 degrees 40 minutes East, one hundred fifty-two (152) feet, more or less, to the place of beginning.

IMPROVED with a two-story frame dwelling, known as No. 62 Lake Street, and a beauty parlor.

TOGETHER WITH easements for the parking of three (3) motor vehicles upon and for the free and uninterrupted right of ingress and/or egress over a right-of-way strip ten (10) feet in width over and upon the aforesaid property of the Estate of Austin C. Devens, Deceased, about to be conveyed to the Grantee herein by said Estate, said easements being more fully described in Deed of Miners National Bank of Wilkes-Barre, Pa., Executor under the Will of Austin C. Devens, Deceased, hereinabove referred to.

PARCEL NO. 2.

BEGINNING at the Southwest corner of Parcel No. 1 hereinabove described, in line of Lot No. 1 of George M. Dallas Lodge No. 531 (now known as the L. L. Richardson property);

THENCE along said Lot No. 1 (now known as the L. L. Richardson property) South 72 degrees 00 minutes West, thirty (30) feet to a corner in the East line of the right of way of the Lehigh Valley Railroad Company;

THENCE along the right of way of said Railroad Company, parallel with and thirty (30) feet distant from the center line thereof, North 23 degrees 00 minutes West, one hundred fifty (150) feet, more or less, to a point equidistant from the Northerly foundation wall of the frame warehouse situated on the premises herein described and the Southerly foundation wall of another frame warehouse situated on property of the Estate of Austin C. Devens, Deceased, about to be conveyed to the Grantee herein by said Estate;

THENCE along said property of the Estate of Austin C. Devens, Deceased, North 67 degrees 19 minutes East, thirty (30) feet to the Northwest corner of Parcel No. 1 hereinabove described;

THENCE along the rear line of Parcel No. 1 hereinabove described, South 23 degrees 00 minutes East, one hundred fifty (150) feet, more or less, to the place of beginning.

IMPROVED with a frame warehouse.

This Deed,

Made the twenty-fourth day of August A. D. 19 51

Between ANDREW J. SORDONI and RUTH A. SORDONI, his wife, of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, GRANTORS,

and

COMMONWEALTH TELEPHONE COMPANY, a corporation organized under the laws of the State of Pennsylvania, having its principal place of business in the Borough of Forty Fort, County of Luzerne and State of Pennsylvania, GRANTEE

Witnesseth, that in consideration of the sum of One (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant and convey to the said Grantee, its successors ~~Heirs~~ and Assigns,

All those certain pieces or parcels of land situate and being in Dallas Borough Luzerne County, Pennsylvania, bounded and described as follows-to-wit:

THE FIRST THEREOF: Beginning at a corner of land of William B. Jeter on the westerly side of Lake Street, said corner being eighty (80) feet measured along the westerly side of Lake Street from a lot or piece of land formerly owned by P. T. Raub; thence along the westerly side of Lake Street on a curve to the left with a chord course of South 16 degrees 40 minutes East a distance of three hundred eight (308) feet; thence through lands now or late of A. C. Devens and wife South 67 degrees 19 minutes West one hundred fifty-six and sixty-six hundredths (156.66) feet to the easterly right of way line of the Lehigh Valley Railroad Company's Bowman's Creek Branch; thence along the said right of way of the Lehigh Valley Railroad Company's Bowman's Creek Branch North 23 degrees West two hundred eighty-five and seven-hundredths (285.7) feet to a corner of land of William B. Jeter; thence along the line of land of William B. Jeter North 61 degrees 13 minutes East one hundred ninety-two (192) feet to the place of beginning. Containing one and fifteen hundredths acres of land more or less.

BEING the same premises conveyed to the Grantors herein by A. C. Devens, et ux by deed dated January 24, 1949, recorded in Deed Book 1017, page 173.

THE SECOND THEREOF: Beginning at a corner on the Westerly side of Lake Street, said corner being in the line between the land described herein and land formerly owned by P. T. Raub; thence along the Westerly side of said Lake Street South 15 degrees 38 minutes East eighty (80) feet; thence along lands now or late of Andrew J. Sordoni and wife South 61 degrees 13 minutes West one hundred eighty-eight and sixty-nine one-hundredths (188.69) feet more or less to the right of way of the Lehigh Valley Railroad Company's Bowman's Creek Branch; thence along said right of way of the Lehigh Valley Railroad Company's Bowman's Creek Branch North 23 degrees West seventy-eight and three-tenths (78.3) feet to a corner of land owned formerly by P. T. Raub; thence along lands formerly of P. T. Raub North 61 degrees 13 minutes East one hundred ninety-nine (199) feet to the place of beginning. Containing 15,100 square feet of land more or less.

BEING the same premises conveyed to the Grantors herein by William B. Jeter et ux by deed dated June 2, 1949, recorded in Deed Book 1035, page 179.

And the said Grantors Will Warrant generally

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

Andrew J. Sordoni, Ruth A. Sordoni, and several blank lines for witnesses, each with a 'Seal' label.

Oliver Blake Ritchie and other witness signatures.

Commonwealth of Pennsylvania County of Luzerne ss.

On this, the 24th day of August A. D. 1951, before me a Notary Public in and for said County the undersigned Officer, personally appeared Andrew J. Sordoni and Ruth A. Sordoni, 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.

Signature of Notary Public and title 'Notary Public'.

My commission expires: March 7, 1953

Commonwealth of Pennsylvania County of ss.

On this, the day of appeared

A. D. 19 the undersigned Officer known to me or subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



State of

County of

} ss.

On this, the _____ day of _____ appeared

A. D. 19____, before me 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 Hereby Certify, that the precise residence of the Grantee

944

Warranty Deed

Act 1909

From

Andrew J. Sordani, et ux

To

Commonwealth Telephone Company

RECORDED FOR RECORD

AUG 24 1951

Tax and Fees \$ 4.00

Ernest H. James

Reynolds, Reynolds & Doran, Attys.

Form No. 28B--Legal Blank Printery, Laceyville, Pa.

Commonwealth of Pennsylvania

County of Luzerne

} ss.

Recorded on this 24 day of Aug A. D. 1951, in the Recorder's Office of the said County in Deed Book Volume 1127 Page 180

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

Ernest H. James

Recorder

Aug. 16 5 #55

5

This Deed

100 Lake Street
1B

Made the fifth day of April, in the year
Nineteen hundred and sixty-five

Between MINERS NATIONAL BANK OF WILKES-BARRE, Executor under the
Will of Austin C. Devens, Deceased, -----

GRANTOR

-and-

COMMONWEALTH TELEPHONE COMPANY, a Pennsylvania Corporation, with
principal offices at 100 Lake Street, Dallas Borough, Luzerne County,
Pennsylvania, -----

GRANTEE

Witnesseth, That in consideration of Twenty-four Thousand and 00/100
(\$24,000.00) ----- Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does
hereby grant and convey to the said grantee, its successors ~~and~~ and assigns,

ALL those certain pieces or parcels of land situated in Dallas
Borough, Luzerne County, Pennsylvania, bounded and described as
follows:

PARCEL NO. 1

(Known as "The Himmler Theater Property")

~~BEGINNING at a point on the West side of the public road leading
from Dallas to Harveys Lake (now known as Lake Street) in line of land
now owned by L. L. Richardson et ux;~~

~~THENCE from said point, South 25 degrees 45 minutes East, fifty-
five (55) feet along said Lake Street to a point in line of lands
formerly of Reuben L. Shaver et ux;~~

~~THENCE along said lands formerly of Reuben L. Shaver et ux on a
corrected course of approximately South 68 degrees 30 minutes West,
one hundred thirty-two (132) feet, more or less, to point in the
easterly right-of-way line of the Lehigh Valley Railroad;~~

~~THENCE South 66 degrees 00 minutes West, nine and nine-tenths
(9.9) feet to a point in said right of way;~~

~~THENCE through said right of way, North 26 degrees 23 minutes
West, fifty-three and seven-tenths (53.7) feet to a point;~~

~~THENCE North 66 degrees 30 minutes East along the aforesaid land
of L. L. Richardson et ux, one hundred thirty-nine and five-tenths
(139.5) feet, more or less, to the Place of Beginning.~~

BEING a consolidated and corrected description of those premises
which were conveyed to Austin C. Devens, decedent herein, by Special
Warranty Deed of Austin C. Devens et ux dated July 25, 1957, and
recorded October 9, 1957, in Luzerne County Deed Book 1367, page 381.

(OVER)

IMPROVED with a brick building known as "The Himmler Theater."

For purposes of this conveyance, Parcel No. 1 is valued at Twenty Thousand Dollars (\$20,000.00).

PARCEL NO. 2

(Known as the "Parking Lot Area")

BEGINNING at a point on the West side of the public road leading from Dallas to Harveys Lake (now known as Lake Street) in line of land now owned by the Grantee herein;

THENCE along the West side of said Lake Street, South 16 degrees 40 minutes East, sixty (60) feet to the Northeast corner of Parcel No. 1 on Deed of Mildred D. LaBar et vir to the Grantee herein, made of even date herewith and to be recorded simultaneously herewith and immediately prior hereto;

THENCE along said land and along the northerly line of Parcel No. 2 in said Deed, South 67 degrees 19 minutes West, one hundred forty-eight (148) feet, more or less, to a corner in the East line of the right of way of the Lehigh Valley Railroad Company;

THENCE along the right of way of said Railroad Company, parallel with and thirty (30) feet distant from the center line thereof, North 23 degrees 00 minutes West, fifty-eight (58) feet, more or less, to the Southwest corner of land of the Grantee herein;

THENCE along said land of the Grantee herein, North 67 degrees 19 minutes East, one hundred fifty-six and sixty-six one-hundredths (156.66) feet to the Place of Beginning.

BEING part of those premises which were conveyed to A. C. Devens (also known as Austin C. Devens), the decedent herein, by Fiduciary Warranty Deed of Anna R. Payne, Administratrix of the Estate of William T. Payne, deceased, made May 19, 1944, and recorded June 12, 1944, in Luzerne County Deed Book 844, page 43, and subsequently conveyed to Austin C. Devens and Arena E. Devens, husband and wife, by Special Warranty Deed of the said A. C. Devens dated July 25, 1957, and recorded October 9, 1957, in Luzerne County Deed Book 1367, page 377.

Arena E. Devens, the wife of Austin C. Devens, died on September 14, 1959 (Luzerne County Estate No. 1407 of 1959), whereupon title to the above-described premises vested in Austin C. Devens, as surviving tenant by the entirety. The said Austin C. Devens died testate on February 24, 1962 (Luzerne County Estate No. 275 of 1962).

IMPROVED with a frame warehouse.

SUBJECT TO an easement for ingress, egress and parking as in Fiduciary Warranty Deed of the Grantor herein to Mildred Devens LaBar, made March 16, 1965, and recorded March 20, 1965, in the Office of the Recorder of Deeds of Luzerne County, in Deed Book 1563, p. 114.

For purposes of this conveyance, Parcel No. 2 is valued at Four Thousand Dollars (\$4,000.00).

A map of the premises hereinabove described, together with premises adjacent thereto, is attached hereto and made a part hereof.

And the said Miners National Bank of Wilkes-Barre, Executor of the Estate of Austin C. Devens, Deceased, does hereby covenant, promise and agree to and with the said Commonwealth Telephone Company, its successors and assigns, by these presents, that it, the said Miners National Bank of Wilkes-Barre, has not committed or wittingly or willingly suffered to be done or committed any act, matter or thing whatsoever whereby the premises aforesaid or any part thereof, is, are or shall or may be impeached, charged or encumbered in title, charge or estate or otherwise howsoever.

IN TESTIMONY WHEREOF, the said Miners National Bank of Wilkes-Barre has caused this Indenture to be signed by its Senior Vice President and Trust Officer, attested by its Assistant Secretary, and affixed hereunto the common and corporate seal of the said Corporation, that the seal affixed hereto is the seal of said Corporation, that it was so affixed by Order of the Board of Directors of said Corporation, and that they signed their names hereto by like order, the day and year first above written.

Now **APR 7 1965** it is here certified that the value of the real estate transfer by this instrument as described herein is \$ 24,000. The amount of the transfer tax imposed by the Dallas Borough on this transfer is \$ 246.00 and has been paid.

State of
County of

On this, the _____ day of _____

19, before me

Walter F. Rozik
Agent

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 purpose therein contained.

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



253

Austin

WILKES NATIONAL BANK OF WILKES-BARRE, Executor under the will of Austin C. Devens, Deceased

TO
COMMONWEALTH TELEPHONE COMPANY, a Pennsylvania corporation

Dated, ~~March~~ April 5, 1965

(Premises - Dallas Borough)

FIDUCIARY WARRANTY

ENTERED FOR RECORD

at 11:54 A.M.

APR - 7 1965

Tax and Fees \$ 246.00

ROSENNY JENKINS & GREENWALD
Attest
Brooks Building
WILKES-BARRE, PA

Robert L. Fleming, Attorney
807 Liners Nat'l. Bank Bldg.
Wilkes-Barre, Pennsylvania

64

Commonwealth of Pennsylvania
County of Luzerne

Recorded in the Office for Recording of Deeds in and for
in Deed Book 1564 No.

page 915 Etc.

Witness my hand and seal of Office this

day of April

Anno Domini 19 65
Walter F. Rozik

~~And the said grantor do hereby warrant~~

~~the property hereby conveyed.~~

In Witness Whereof, said grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

MINERS NATIONAL BANK OF WILKES-BARRE

By: Howard E. Kennedy
Sr. Vice President & Trust Officer

Attest: Larry B. Schumley
Assistant Secretary



Commonwealth of Pennsylvania } ss.
County of Luzerne

On this, the 5th day of April 1965, before me, a Notary Public, the undersigned officer, personally appeared Howard E. Kennedy, Sr. Vice President and Trust Officer of Miners National Bank of Wilkes-Barre, 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 purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and

Edward T. Kepp
NOTARY PUBLIC
WILKES-BARRE, LUZ. CO., PENNA.
MY COMMISSION EXPIRES 1-24-66

Commonwealth of Pennsylvania } ss.
County of

On this, the _____ day of _____ 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 purpose therein contained.

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

I Hereby Certify that the precise address of the grantee herein is
100 Lake Street, Dallas, Pennsylvania

Robert L. Fleming
Attorney

VIS. 1165
PA. 1196

Apr-16-66

100 Lake Street
1C

THIS INDENTURE, made the 15th day of April in the year of our Lord One thousand nine hundred and sixty-six (1966) Between LEHIGH VALLEY RAILROAD COMPANY, a corporation of the State of Pennsylvania, having its residence (principal office) at No. 425 Brighton Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania, of the first part, and COMMONWEALTH TELEPHONE COMPANY, a corporation of the State of Pennsylvania, having its residence (principal office) at No. 100 Lake Street in the Borough of Dallas, Luzerne County, Pennsylvania, of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of Eleven hundred ninety-six Dollars (\$1196.00) lawful money of the United States of America, to it well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents, does remise, release and quit-claim unto the said party of the second part, and to its successors, and assigns forever.

MAY 5 1966

Now _____ it is hereby certified that the value of the real estate transferred by this instrument is \$1196.00. The amount of tax payable thereon is 11.96 and has been paid.

Walter E. Azick
Agent

I hereby certify that the precise residence of the Grantee is 100 Lake Street, Borough of Dallas, Pa.

202

Dallas

Boro

11-96

50 50

DEED

LEHIGH VALLEY RAILROAD COMPANY

TO:

COMMONWEALTH TELEPHONE COMPANY
OF PENNSYLVANIA

Dated: April 15, 1966

Record and return to:

ROSENN, JENKINS & GREENWALD
Attorneys - At-Law
Blue Cross Building
WILKES-BARRE, PA.

ENTERED FOR RECORD

at 303 M.

MAY 5 1966

Tax and Fees \$

7²⁰

Walter F. Kozik
RECORDER

RECORDED in the Office for Recording of Deeds in and for the
County of Luzerne in Deed Book 1390 No. Page 547

WITNESS my hand and seal of Office this 5th
day of May Anno Domini 1966

Walter F. Kozik

ALL those certain two pieces or parcels of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL:

BEGINNING at a point in the northeasterly corner of a parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone Company by deed dated October 16, 1952; thence (1) South sixty-five degrees thirteen minutes West, partly along the northerly line of said parcel of land so conveyed by deed dated October 16, 1952 and partly along the first described parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone Company by deed dated March 9, 1965, a distance of sixty (60) feet to a point in the northwesterly corner of the said first described parcel of land so conveyed by deed dated March 9, 1965; thence along the westerly line of lands of Lehigh Valley Railroad Company the following two courses and distances: (2) North twenty-four degrees forty-seven minutes West, four hundred seventy (470) feet to a point of curve; (3) Northwesterly, on a curve to the right having a radius of six hundred sixty-seven and three tenths (667.3) feet, fifty-five (55) feet, more or less, to a point in the southwesterly corner of the first described parcel of land conveyed by Lehigh Valley Railroad Company to the Sisters of Mercy of the Union in the U.S.A. by deed dated March 9, 1965; thence (4) Easterly, along the southerly line of said parcel of land so conveyed to said Sisters of Mercy, a distance of sixty (60) feet, more or less, to a point in the southeasterly corner of said land so conveyed to said Sisters of Mercy; thence along the easterly line of lands of the Lehigh Valley Railroad Company the following two courses and distances: (5) Southeasterly, on a curve to the left having a radius of six hundred seven and three tenths (607.3) feet, sixty-five (65) feet, more or less, to a point of tangency; (6) South twenty-four degrees forty-seven minutes East, four hundred seventy (470) feet to the point or place of beginning. Containing seventy-three hundredths (0.73) of an acre of land, more or less.

SECOND PARCEL:

BEGINNING at a point in the southeasterly corner of the first described parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone Company by deed dated March 9, 1965; thence (1) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands formerly of Mildred La Bar now of Commonwealth Telephone Company, a distance of twenty-one and two tenths (21.2) feet to a corner dividing lands of Lehigh Valley Railroad Company, lands formerly of Mildred La Bar now of Commonwealth Telephone Company and lands of L. L. Richardson; thence (2) South sixty-five degrees thirteen minutes West, through lands of Lehigh Valley Railroad Company, a distance of sixty (60) feet to a point in the westerly line of lands of Lehigh Valley Railroad Company; thence (3) North twenty-four degrees forty-seven minutes West, along said westerly line of lands of Lehigh Valley Railroad Company, a distance of twenty-one and two tenths (21.2) feet to a point in the southwesterly corner of the first described parcel of land conveyed by Lehigh Valley Railroad Company to Commonwealth Telephone Company by the aforesaid deed dated March 9, 1965; thence (4) North sixty-five degrees thirteen minutes East, along the southerly line of the said first described parcel of land so conveyed by said deed dated March 9, 1965, a distance of sixty (60) feet to the point or place of beginning. Containing three hundredths (0.03) of an acre of land, more or less.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof: AND also, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be signed by its Vice President and its corporate seal to be hereunto affixed and the same to be attested by the signature of its Assistant Secretary, the day and year first above written.

LEHIGH VALLEY RAILROAD COMPANY
By:

J. R. deCAPRILES
Vice President

Attest:

W. A. HARING

Assistant Secretary



STATE OF NEW YORK

COUNTY OF NEW YORK

On this, the *15th* day of *April*, 1966, before

me, *Richard D. Lalanne*, the undersigned officer, personally appeared *José R. deCapriles*, who acknowledged himself to be

a Vice President of the Lehigh Valley Railroad Company, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President thereof.

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

Richard D. Lalanne
(Title)

RICHARD D. LALANNE
Notary Public, State of New York
No. 39-7407147
Qualified in Nassau County
Certificate filed in New York County
Commission Expires March 30, 1968

BOOK 1590 PAGE 549



THIS INDENTURE, made the 9th day of March in the year of our Lord One thousand nine hundred and sixty-five (1965) Between LEHIGH VALLEY RAILROAD COMPANY, a corporation of the State of Pennsylvania, having its residence (principal office) at No. 425 Brighton Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania, of the first part, and COMMONWEALTH TELEPHONE COMPANY, a corporation of the State of Pennsylvania, having its residence (principal office) at No. 100 Lake Street in the Borough of Dallas, Luzerne County, Pennsylvania, of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of Three thousand eight hundred Dollars (\$3,800.00)

lawful money of the United States of America, to it well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents, does remise, release and quit-claim unto the said party of the second part, and to its

successors and assigns forever. ALL those two certain pieces or parcels of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL:

BEGINNING at a point in the northwest corner of a parcel of land conveyed by deed dated October 16, 1952 from Lehigh Valley Railroad Company to Commonwealth Telephone Company; thence (1) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company on the west and land so conveyed by said deed dated October 16, 1952 to Commonwealth Telephone Company on the east, a distance of three hundred sixty-four (364) feet to a point in the southwest corner of said land so conveyed to Commonwealth Telephone Company; thence (2) North sixty-five degrees thirteen minutes East, along the dividing line between lands of Lehigh Valley Railroad Company on the south and lands so conveyed to Commonwealth Telephone Company on the north, a distance of eight and twenty-five hundredths (8.25) feet to a corner dividing lands of Lehigh Valley Railroad Company, lands of Commonwealth Telephone Company and lands reputed to be owned by Mildred Labar; thence (3) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands reputedly of

210
127 00
183 28
316 28

364
274
189 28

31,628

160 x 27 1/4

Mildred Labar, a distance of two hundred ten (210) feet to a point; thence (4) South sixty-five degrees thirteen minutes West, through lands of Lehigh Valley Railroad Company, a distance of sixty (60) feet to a point in the westerly line of lands of Lehigh Valley Railroad Company; thence (5) North twenty-four degrees forty-seven minutes West, along the said westerly line of lands of Lehigh Valley Railroad Company, a distance of five hundred seventy-four (574) feet to a point; thence (6) North sixty-five degrees thirteen minutes East, through lands of Lehigh Valley Railroad Company, a distance of fifty-one and seventy-five hundredths (51.75) feet to the point or place of beginning. Containing seventy-two hundredths (0.72) of an acre of land, more or less.

SECOND PARCEL:

BEGINNING at a point in the westerly line of lands of the Lehigh Valley Railroad Company where the same is intersected by the northerly line of lands conveyed by Loyalsock Railroad Company and Lehigh Valley Railroad Company to Ray Shiber by deed dated August 15, 1949; thence (1) North sixty-eight degrees East, through lands of Lehigh Valley Railroad Company, a distance of fifty-seven and nineteen hundredths (57.19) feet to the northerly corner of a triangular piece of land conveyed by Loyalsock Railroad Company and Lehigh Valley Railroad Company to Wesley Himmler, et ux. by deed dated May 24, 1945; thence (2) South twenty-six degrees twenty-three minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands so conveyed to Wesley Himmler, et ux. by deed dated May 24, 1945, a distance of fifty-three and seven tenths (53.7) feet to a corner dividing lands of Lehigh Valley Railroad Company, lands so conveyed to Wesley Himmler et ux by deed dated May 24, 1945 and lands conveyed by Lehigh Valley Railroad Company to Abram N. Garringer et ux, by deed dated February 8, 1965; thence (3) South sixty-six degrees West, along the dividing line between lands of Lehigh Valley Railroad Company and lands so conveyed to Abram N. Garringer et ux. by deed dated February 8, 1965, a distance of fifty-seven (57) feet, more or less, to a corner dividing lands of Lehigh Valley Railroad Company, lands so conveyed to Abram N. Garringer by deed dated February 8, 1965 and lands conveyed as aforesaid to Ray Shiber by deed dated August 15, 1949; thence (4) Northerly, on a curve to the right having a radius of four hundred forty and two hundred seventy-five thousandths (440.275) feet, along the dividing line between lands of Lehigh Valley Railroad Company and lands so conveyed to Ray Shiber by deed dated August 15, 1949, a distance of fifty-seven and thirty-nine hundredths (57.39) feet, more or less, to the point or place of beginning. Containing seven hundredths (0.07) of an acre of land, more or less.

MAY 8 1965

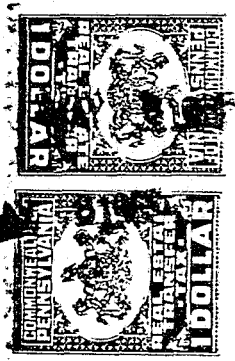
Now _____ it is hereby certified that the value of the real estate transferred by this instrument as described herein is \$ 3,800.00 The amount of the transfer tax imposed by the Dallas Borough on this transfer is \$ 38.00 and has been paid.

Walter F. Aguirre
Agent

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof: AND also, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be signed by its Vice President and its corporate seal to be hereunto affixed and the same to be attested by the signature of its Assistant Secretary, the day and year first above written.



LEHIGH VALLEY RAILROAD COMPANY

By: J. R. de CAPRILES

J. R. de Capriles

Vice President

Attest:

W. A. Haring

W. A. HARING

Assistant Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK



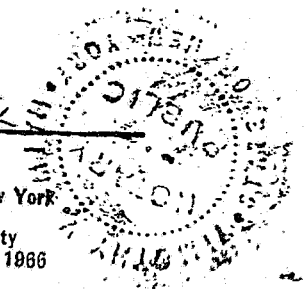
On this, the 9th day of March, 1965, before me, *Timothy V. Smith*, the undersigned officer, personally appeared J. R. de Capriles, who acknowledged himself to be a Vice President of the Lehigh Valley Railroad Company, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President thereof.

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

Timothy V. Smith

(Title)

TIMOTHY V. SMITH
NOTARY PUBLIC, State of New York
No. 31-90351CO
Qualified in New York County
Commission Expires March 30, 1966



267 ✓

~~D E E D~~

S. 6 S. 0

LEHIGH VALLEY RAILROAD COMPANY

3802 TO:

COMMONWEALTH TELEPHONE COMPANY

Address of Grantee:

100 Lake Street,
Dallas Borough, Pa.

Dated: March 9, 1965

Record and return to:

66

ROSENN, JENKINS & GREENWALD

Attorneys - At-Law

Blue Cross Building

WILKES-BARRE, PA.

ENTERED FOR RECORD

at 11:31 A.M.

MAY 8 - 1965

Tax and Fees \$ 2.29

Walter F. Rozik

RECORDED in the Office for Recording of Deeds in and for the
County of Luzerne in Deed Book 1566 No. Page 204

WITNESS my hand and seal of Office this 8
day of May Anno Domini 1965

Walter F. Rozik

Oct. 1856

This Deed

100 Lake Street
1E

Made the - - - 18th. - - - - day of - - December - - , in the year
Nineteen hundred and sixty-eight,

Between WILLIAM E. DAVIS and VERNA M. DAVIS, his wife,
of the Township of Kingston, Luzerne County, Pennsylvania,

GRANTORS;

- - - - A N D - - - -

COMMONWEALTH TELEPHONE COMPANY, a Pennsylvania corporation
having its principal office in the Borough of Dallas,
Luzerne County, Pennsylvania, - - - - -

GRANTEE,

Witnesseth, That in consideration of One Thousand Two Hundred -
(\$1,200.00) - - - - - Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do -
hereby grant and convey to the said grantee, its successors ~~heirs~~ and assigns,

ALL that certain piece or parcel of land situate in the Borough
of Dallas, County of Luzerne and State of Pennsylvania, bounded and
described as follows:

BEGINNING at a point in the Westerly line of land
formerly of Lehigh Valley Railroad Company, now of
Commonwealth Telephone Company, said point being the
Northeasterly corner of lands now or late of August F.
Walter et ux;

THENCE along line of said Walter land South 56 de-
grees 00 minutes West sixty-one and thirty-eight one
hundredths (61.38) feet to a corner;

THENCE through lands now of William E. Davis et ux
North 21 degrees 50 minutes West one hundred fifty-two
and thirty-seven one hundredths (152.37) feet to a point
in line of lands now or late of Frank J. Dixon and Albert
B. Ciccarella, partners trading and doing business in the
Borough of Dallas as "Lakeway Properties".

THENCE along line of said last mentioned land North
60 degrees 02 minutes East sixty and sixty-one one hun-
dredths (60.61) feet to a point in the Westerly line of
land formerly of Lehigh Valley Railroad Company, now of
Commonwealth Telephone Company aforesaid;

THENCE along said land of Commonwealth Telephone
Company South 21 degrees 50 minutes East one hundred
forty-eight (148) feet to the place of beginning.

CONTAINING 9,011 square feet of land more or less.

BEING part of the property conveyed to William E.
Davis and Verna M. Davis, his wife, by Charles W. Gosart,
Jr. and Helen F. Gosart, his wife, by deed dated May 5th.
1965 and recorded in Luzerne County in Deed Book Vol.
1566, page 1141.

The above description is based on survey made by Lee
W. Eckert, R. E., map of which is attached hereto and
made a part hereof.

And the said grantors do hereby warrant

the property hereby conveyed.

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

Signed, Sealed and Delivered

In the Presence of

M. Kury

William E. Davis

William E. Davis

Verna M. Davis

Verna M. Davis



DEC 27 1968

MUNICIPALITY... *Dallas, Pa.*

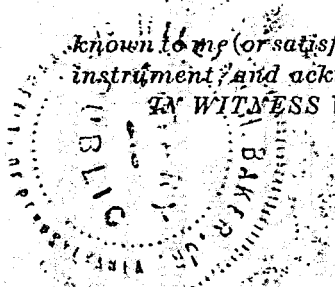
TRANSFER TAX PAID... *\$12.00*

AGENT: FRANK CASTELLINO

Commonwealth of Pennsylvania } ss.
County of LUZERNE

On this, the 18th. day of December, - 1968, before me a Notary Public -
the undersigned officer, personally appeared William E. Davis and
Verna M. Davis, 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 hereunto set my hand and notarial seal.



William H. Baker

NOTARY PUBLIC

My Commission Expires Jan. 26, 1969

Dallas, Luzerne County, Pa.

Commonwealth of Pennsylvania } ss.
County of

On this, the _____ day of _____ 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 purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

I Hereby Certify that the precise address of the grantee herein is

100 Lake Street,

Dallas, Pa. 18612

State of
County of

} ss.

On this, the _____ day of _____ 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 purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and _____ seal.

782

RECORDED

Dollar B. Co.
12.00

William E. Davis and
Verna M. Davis, his wife

TO
Commonwealth Telephone Co.

Dated, December 18 19 68

ENTERED FOR RECORD
at 10:42 A.M.

DEC 27 1968

Tax and Fees \$ 6.85
(Frank C. Castellino)

RECORDER
ROSENN, JENKINS & GREENWALD
Attorneys - At - Law
Blue Cross Building
WILKES-BARRE, PA.

m.B. B. Spang

(66)

Commonwealth of Pennsylvania

} ss.

County of Luzerne

RECORDED
FRANK C. CASTELLINO
RECORDER OF DEEDS
LUZERNE COUNTY, PA.

1968 DEC 27 PM 10 42

RECORDED
FEE AND TAX PAID
RECORDER'S OFFICE

Recorded in the Office for Recording of Deeds in and for Luzerne
County in Deed Book 1657
page 347 Etc.

Witness my hand and seal of Office this
day of Dec Anno Domini 1968

(Frank C. Castellino)

THE COUNTY OF LUZERNE
PA. DEEDS
NO. 66
27 12
RECORDER'S OFFICE

BOOK 1657 PAGE 350

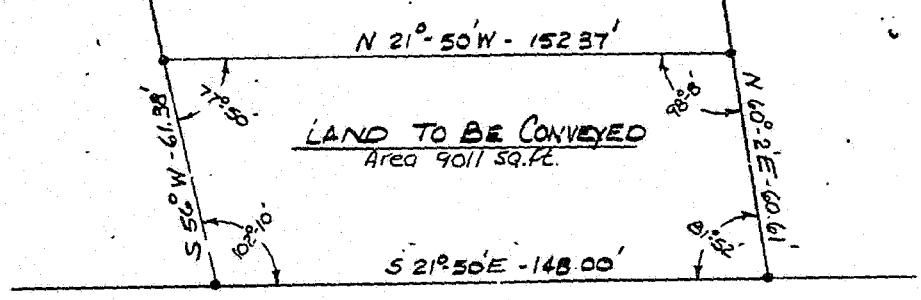
Recorder

TO WILKES BARRE. PA. L.R. #177 ←
→ TO HARVEY'S LAKE

William E. Davis
DB. 1566 PG. 1141

August Walters

Frank Dixon



Commonwealth Telephone Company
(FORMERLY LEHIGH VALLEY RAILROAD CO.)

LAND TO BE CONVEYED FROM WILLIAM E. DAVIS

TO

COMMONWEALTH TELEPHONE COMPANY

SCALE 1" = 50'
NOV 5, 1968

LEE W ECKERT
REG ENGR #13631-E

CTC. Ayt. #2096

Gift Deed

120 Lake Street
2A

Made the 19th day of June, in the year
Nineteen hundred and Seventy-eight (1978)

Between MILDRED BALL KEAR, widow, of the Borough of Dallas,
Luzerne County, Pennsylvania,

GRANTOR

- A N D -

COMMONWEALTH TELEPHONE COMPANY, a Pennsylvania corporation
of Dallas, Luzerne County, Pennsylvania,

GRANTEE

Witnesseth, That in consideration of - SIXTY-FOUR THOUSAND- - - - -
----- (\$ 64,000.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor(x) does
hereby grant and convey to the said grantee(s) ~~xxx~~ ^{its} ~~that~~ heirs and assigns,

ALL THAT CERTAIN lot of land situate in the Borough of
Dallas, Luzerne County, Pennsylvania, bounded and described as
follows, to wit:--

BEGINNING at the Southwesterly corner of lands now or late
of Isaac N. Shaver, on the east side of the right-of-way of the
Lehigh Valley Railroad Company, thirty (30) feet distant at right
angles from the center line thereof;

THENCE along land now or late of Isaac N. Shaver North
61° 50' East two hundred ten and five tenths (210.5) feet to a post
corner on the west side of the public road leading from Dallas to
Harvey's Lake;

THENCE along same South 16° 10' East one hundred (100) feet
to a post corner;

THENCE by other lands now or late of Albert Lewis South 61°
10' West one hundred ninety-nine (199) feet to a post corner, thirty
(30) feet distant from the center line of the Lehigh Valley Railroad;

THENCE along the same and thirty (30) feet distant from the
center line thereof and parallel therewith, one hundred (100) feet
to the place of beginning.

CONTAINING 19,958 square feet of land be the same more or
less.

BEING THE SAME PREMISES conveyed to Lloyd B. Kear and Mildred
Ball Kear, his wife, the latter being the Grantor herein, by deed of
Lloyd B. Kear and Mildred Ball Kear, his wife, said deed having been
dated June 22, 1954 and recorded in the Office of the Recorder of
Deeds in and for the County of Luzerne in Deed Book 1239 at page 622.

The said Lloyd B. Kear died on July 22, 1977, thereby vesting fee simple title in said premises to the Grantor herein, Mildred Ball Kear, his widow, as surviving tenant by the entireties.

The above-described premises is known as 120 Lake Street, Dallas Borough, Luzerne County, Pennsylvania.

1 5 6 6 3 1 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX JUN 20 '78
PA. 11165

640.00

MUNICIPALITY Dallas Bor
TRANSFER TAX PAID \$ 640.00
(AGENTS) EARL CASTLE

JUN 20 1978

And the said grantor(s) do es hereby SPECIALLY warrant

the property hereby conveyed.

In Witness Whereof, said grantor(s) has hereunto set her hand(s) and seal(s) the day and year first above written.

Signed, Sealed and Delivered

In the Presence of

Alway Alfberg

Mildred B Kear
MILDRED BALL KEAR, WIDOW



Commonwealth of Pennsylvania } ss.
County of LUZERNE

On this, the 19th day of June 1978, before me, a Notary Public,
the undersigned officer, personally appeared MILDRED BALL KEAR, widow,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is-are subscribed to the within instrument, and acknowledged that she(y) executed the same for the purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Constance Gustainis
Notary Public

My commission expires: CONSTANCE GUSTAINIS Notary Public
Williams Barre, Luzerne Co., Pa.

My Commission Expires January 22, 1981

Commonwealth of Pennsylvania } ss.
County of

On this, the _____ day of _____ 19____, before me, a Notary Public,
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person(s) whose name(s) is-are subscribed to the within instrument, and acknowledged that she(y) executed the same for the purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My commission expires:

I Hereby Certify that the precise address of the grantee(s) herein is

100 Lake Street

Dallas, Penna. 18612

Alway Alfberg

State of _____
County of _____

} ss.

On this, the _____ day of _____ 197 , before me, a Notary Public,
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that (t)he(y) executed the same for the purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My commission expires: _____

RECORDED
FEE AND TAX PAID
REPOSITOR'S OFFICE

JUN 20 AM 10 55
SHERIFF COUNTY OF
FRANK C. CASTELLINO

1219

MURRAY

140 ac
Drexler Park
MILDRED BALL KEAR, WIDOW,
649 ac

Grantor(s)
TO
COMMONWEALTH TELEPHONE
COMPANY.

Grantee(s)
Dated: June 19, 1978

ENTERED FOR RECORD

at 10:58 AM.

JUN 20 1978

Tax and Fees \$ _____

Frank C. Castellino

RECORDER

MURRAY UFBERG

ROSENN, JENKINS & GREENWALD
ATTORNEYS AT LAW

WILKES-BARRE, PA. 18701
19701

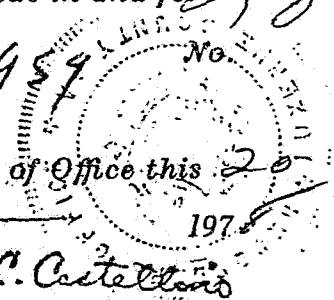
66

Commonwealth of Pennsylvania }
County of Luzerne } ss.

Recorded in the Office for Recording of Deeds in and for Luzerne
County in Deed Book 959
page 1110 Etc.

Witness my hand and seal of Office this 20
day of June 1978

Frank C. Castellino



760

100 Lake Street
1F

760

VOL 1384 PAGE 624

THIS DEED, made the *16th* day of *October*
 in the year Nineteen hundred and firty-two (1952) Between
 the LEHIGH VALLEY RAILROAD COMPANY, a corporation of the
 State of Pennsylvania, having its residence (principal
 office) at No. 425 Brighton Street, in the City of Bethle-
 hem, County of Northampton and State of Pennsylvania, of the
 first part, and the COMMONWEALTH TELEPHONE COMPANY, also a
 corporation of the State of Pennsylvania, having its residence
 (principal office) at No. 100 Lake Street, in the Borough of
 Dallas, County of Luzerne and State of Pennsylvania, of the
 second part;

W I T N E S S E T H:

THAT in consideration of the sum of Five hundred
 Dollars (\$500.00), in hand paid, the receipt whereof is
 hereby acknowledged, the said party of the first part does
 hereby grant and convey to the said party of the second part,
 ALL the surface or right of soil of that certain piece or
 parcel of land situate in the Borough of Dallas, County of
 Luzerne and State of Pennsylvania, bounded and described as
 follows:

BEGINNING at a point in the easterly line of lands of Lehigh Valley Railroad Company where the same is intersected by the dividing line between lands of Commonwealth Telephone Company and lands of A. C. Devans; thence through lands of Lehigh Valley Railroad Company the following three courses and distances: (1) South sixty-five degrees thirteen minutes West, in prolongation of the dividing line between lands of Commonwealth Telephone Company and lands of A. C. Devans, eight and twenty-five hundredths (8.25) feet to a point distant eight (8) feet easterly, measured at right angles, from the center line of the passing siding of the Bowmans Creek Branch of Lehigh Valley Railroad; (2) North twenty-four degrees forty-seven minutes West, parallel to and distant eight (8) feet easterly, measured at right angles, from the center line of said siding, three hundred sixty-four (364) feet to a point; (3) North sixty-five degrees thirteen minutes East, eight and twenty-five hundredths (8.25) feet to a point in the easterly line of lands of Lehigh Valley Railroad Company where the same is intersected by the dividing line between lands of Commonwealth Telephone Company and lands formerly of P. T. Raub; thence (4) South twenty-four degrees forty-seven minutes East, along the dividing line between lands of Lehigh Valley Railroad Company and lands of Commonwealth Telephone Company, a distance of three hundred sixty-four (364) feet to the point or place of beginning. Containing sixty-nine thousandths (0.069) of an acre of land, more or less, and shown outlined in green on the map attached hereto and made a part hereof, entitled:

"LEHIGH VALLEY RAILROAD
New York Div. Bowmans Creek Br.
Land To Be Sold To
Commonwealth Telephone Company
Dallas, Pa.

Scale 1"=30'
DIVISION ENG'R

Nov. 29, 1951
WILKES-BARRE, PA.
Revised January 23, 1951
REVISED FEBRUARY 21, 1952
B-7-59"

Being a part of the third parcel of the premises conveyed by deed from Albert Lewis to The Wilkes-Barre and Harvey's Lake Rail Road Company dated February 28, 1889 and recorded in the Office for recording of Deeds in and for Luzerne County on March 14, 1889 in Deed Book No. 282, page 40; the Lehigh Valley Railroad Company being the successor, by mergers, of The Wilkes-Barre and Harvey's Lake Rail Road Company.

EXCEPTING AND RESERVING to the party of the first part and to its successors and assigns the right to maintain and use a pipe culvert as now constructed through, under and across the hereindescribed premises as shown outlined in broken white lines and marked "Pipe Culv." on said map.

The party of the second part for itself, its successors and assigns, by the acceptance of this Indenture releases the party of the first part, its successors and assigns, from any and all obligations to erect and/or maintain a fence between the lands hereby conveyed and the remaining lands of the party of the first part.

AND the said party of the first part does hereby covenant and agree to and with the said party of the second part, that it, the said party of the first part will WARRANT SPECIALLY the premises hereby conveyed, excepting and reserving as aforesaid.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be signed by its Vice President and its corporate seal to be hereunto affixed and the same to be attested by the signature of its Secretary the day and year first above written.

L. V. R. R.	
APPROVED:-	
Form:	<i>W.D.S.</i>
Description:	<i>13000.48</i>
Terms & Conditions:	<i>[Signature]</i>

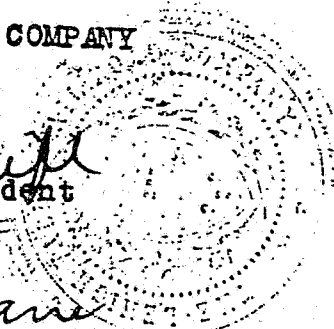
LEHIGH VALLEY RAILROAD COMPANY
By:

J. V. SWIFT

[Signature]
Vice President

Attest: *D. J. MULLANE*

[Signature]
Secretary



Corporation Acknowledgment

Pennsylvania

STATE OF NEW YORK

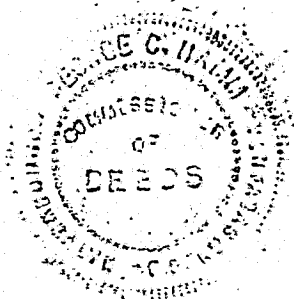
COUNTY OF NEW YORK

On this, the 18th day of November 1952, before me, George C. Hamm, the undersigned officer, personally appeared

J. J. Swift, who acknowledged himself to be a the Vice President of LEHIGH VALLEY RAILROAD COMPANY, a corporation, and that he as

such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

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



GEORGE C. HAMM
George C. Hamm
(Title)
Commissioner of Deeds for the
Commonwealth of Pennsylvania
residing in the State of New York
My commission expires March 2, 1955

And the said grantors do hereby SPECIALLY warrant
the property hereby conveyed.

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

Signed, Sealed and Delivered
In the Presence of

Robert L. Fleming
James R. [unclear]

Mildred D. LaBar L.S.
Mildred D. LaBar
Harold R. LaBar L.S.
Harold R. LaBar

Commonwealth of Pennsylvania } ss.
County of Luzerne

On this, the 5th day of April, 1965, before me a Notary Public
the undersigned officer, personally appeared Mildred D. LaBar and Harold R. LaBar,
her husband,
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 hereunto set my hand and seal.

Joseph F. Candore
Notary Public
MY COMMISSION EXPIRES JULY 15, 1968
NANTICOKE, LUZERNE COUNTY, PA.

Commonwealth of Pennsylvania } ss.
County of

On this, the _____ day of _____ 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 purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

I Hereby Certify that the precise address of the grantee herein is
100 Lake Street, Dallas, Pa.

Robert L. Fleming
Attorney

State of
County of

} ss.

On this, the _____ day of _____ 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 purpose therein contained.

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

Now APR 7 1965 it is hereby certified that the value of the real estate transferred by this instrument as described herein is \$ 1,000.00. The amount of the transfer tax imposed by the Dallas Borough on this transfer is \$ 185.85 and has been paid.

Walter F. Kozick
Agent

254



MILDRED D. LABAR and

HAROLD K. LABAR, her husband,
185.85

TO

COMMONWEALTH TELEPHONE COMPANY,
a Pennsylvania Corporation

Dated, March 5, 1965

SPECIAL WARRANTY

(Premises - Dallas Borough)

ENTERED FOR RECORD

at 1:41 P. M.

APR - 7 1965
ROSENBERG & MINWALL
Tax and Fees \$ 87.00

Walter F. Kozick
WITNESSED BY
ROBERT L. FLEMING, PA.

Robert L. Fleming, Attorney
807 Miners Nat'l. Bank Bldg.
Wilkes-Barre, Pennsylvania

Commonwealth of Pennsylvania
County of Juniata

} ss.

Recorded in the Office for Recording of Deeds in and for
in Deed Book 1564 No.

page 229 Etc.

Witness my hand and seal of Office this

day of April Anno Domini 1965

1564

233

Walter F. Kozick

XXXXX
XXXXX
XXXXX
XXXXX

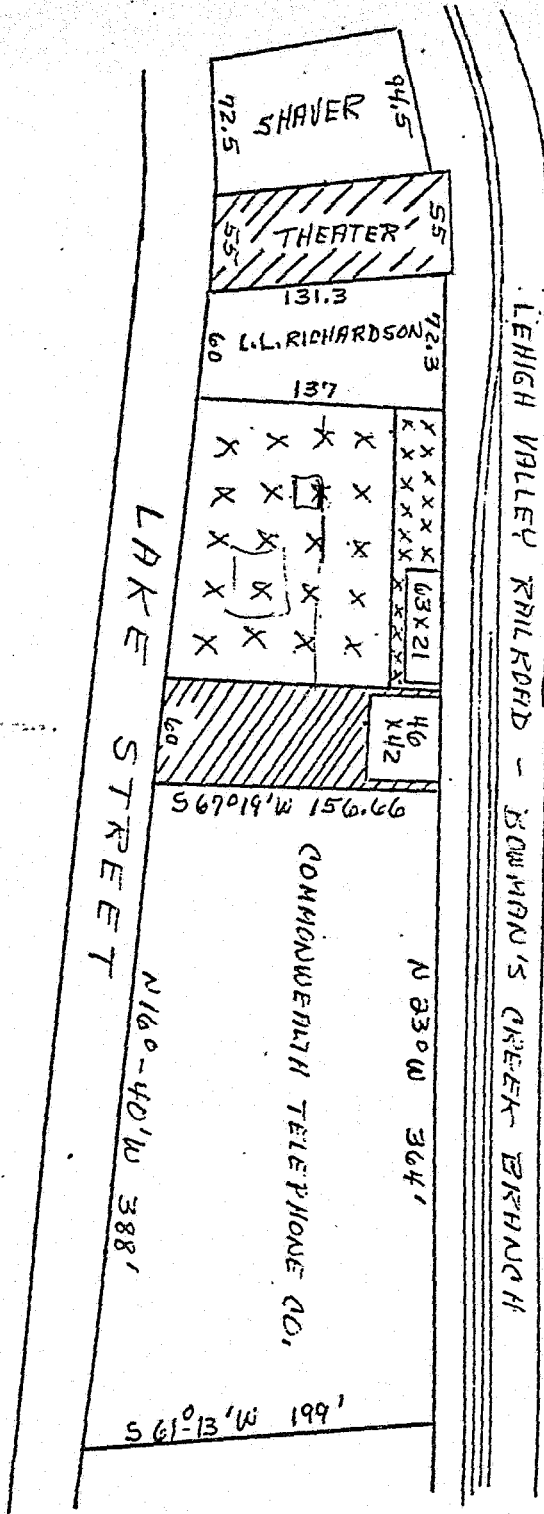
= LIFE ESTATE



= FEE SIMPLE

SCHEPPE 14-1001
SEPT. 1962

PROPERTIES ON
LAKE STREET
DALLAS BROOKH, PA.



XERO COPY

XERO COPY

XERO COPY

XERO COPY

BOOK 1564 PAGE 230

100 Lake Street, Dallas, Pa.

Robert L. Fleming

Attorney

BOOK 1564 PAGE 232

agt. 1654

Gift Deed

62 Lake Street
3A

Made the 5th day of April, in the year
Nineteen hundred and sixty-five

Between MILDRED D. LaBAR and HAROLD R. LaBAR, her husband, of 62
Lake Street, Dallas Borough, Luzerne County, Pennsylvania, - - - - -

GRANTORS

-and-

COMMONWEALTH TELEPHONE COMPANY, a Pennsylvania Corporation, with
principal offices at 100 Lake Street, Dallas Borough, Luzerne County,
Pennsylvania, - - - - -

GRANTEE

Witnesseth, That in consideration of Eighteen Thousand Five Hundred - -
Eighty-four and 28/100 - - - - - (\$18,584.28) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do

hereby grant and convey to the said grantee, its successors ~~heirs~~ and assigns,
a fee simple remainder interest in all those certain pieces or parcels
of land situated in Dallas Borough, Luzerne County, Pennsylvania,
bounded and described as follows:

PARCEL NO. 1

BEGINNING at the Northeast corner of Lot No. 1 of George M. Dallas
Lodge No. 531 (now known as the L. L. Richardson property) on the West
side of Lake Street;

THENCE along said Lot No. 1 (now known as the L. L. Richardson
property) South 72 degrees 00 minutes West, one hundred seven (107)
feet to a point in line of Parcel No. 2 hereinafter described;

THENCE along the line of said Parcel No. 2, North 23 degrees 00
minutes West, one hundred fifty (150) feet, more or less, to property
of the Estate of Austin C. Devens, Deceased, about to be conveyed to
the Grantee herein by said Estate;

THENCE along said property of the Estate of Austin C. Devens,
Deceased, North 67 degrees 19 minutes East, one hundred eighteen (118)
feet, more or less, to a point on the West side of Lake Street afore-
said;

THENCE along the West side of Lake Street, South 16 degrees 40
minutes East, one hundred fifty-two (152) feet, more or less, to the
place of beginning.

IMPROVED with a two-story frame dwelling, known as No. 62 Lake
Street, and a beauty parlor.

TOGETHER WITH easements for the parking of three (3) motor
vehicles upon and for the free and uninterrupted right of ingress and/or
egress over a right-of-way strip ten (10) feet in width over and upon
the aforesaid property of the Estate of Austin C. Devens, Deceased,
about to be conveyed to the Grantee herein by said Estate, said
easements being more fully described in Deed of Miners National Bank of
Wilkes-Barre, Pa., Executor under the Will of Austin C. Devens,
Deceased, hereinabove referred to.

For purposes of this conveyance, Parcel No. 1, together with the easements appurtenant thereto, is valued at Thirty-two Thousand Dollars (\$32,000) and the remainder interest herein conveyed at Sixteen Thousand Five Hundred Nineteen and 36/100 Dollars (\$16,519.36).

PARCEL NO. 2

BEGINNING at the Southwest corner of Parcel No. 1 hereinabove described, in line of Lot No. 1 of George M. Dallas Lodge No. 531 (now known as the L. L. Richardson property);

THENCE along said Lot No. 1 (now known as the L. L. Richardson property) South 72 degrees 00 minutes West, thirty (30) feet to a corner in the East line of the right of way of the Lehigh Valley Railroad Company;

THENCE along the right of way of said Railroad Company, parallel with and thirty (30) feet distant from the center line thereof, North 23 degrees 00 minutes West, one hundred fifty (150) feet, more or less, to a point equidistant from the Northerly foundation wall of the frame warehouse situated on the premises herein described and the Southerly foundation wall of another frame warehouse situated on property of the Estate of Austin C. Devens, Deceased, about to be conveyed to the Grantee herein by said Estate;

THENCE along said property of the Estate of Austin C. Devens, Deceased, North 67 degrees 19 minutes East, thirty (30) feet to the Northwest corner of Parcel No. 1 hereinabove described;

THENCE along the rear line of Parcel No. 1 hereinabove described, South 23 degrees 00 minutes East, one hundred fifty (150) feet, more or less, to the place of beginning.

IMPROVED with a frame warehouse.

For purposes of this conveyance, Parcel No. 2 is valued at Four Thousand Dollars (\$4,000) and the remainder interest herein conveyed at Two Thousand Sixty-four and 92/100 Dollars (\$2,064.92).

PARCELS NO. 1 AND NO. 2 HEREOF, taken together, comprise all of those premises which were conveyed to Mildred D. LaBar, the female Grantor herein, by Fiduciary Warranty Deed of Miners National Bank of Wilkes-Barre, Pa., Executor under the Will of Austin C. Devens, Deceased, made March 16, 1965, and recorded in the Office of the Recorder of Deeds of Luzerne County on March 20, 1965, in Deed Book 1563 at Page 1143.

RESERVING unto Mildred D. LaBar, the female Grantor herein, a life estate in all of the premises hereinabove described (including the easements appurtenant to Parcel No. 1).

A MAP of the premises hereinabove described, together with premises adjacent thereto, is attached hereto and made a part hereof.



EXHIBIT D

The properties to be transferred are contained in the following Deed Books located in the Luzerne County Recorder of Deeds office and as shown in Exhibit C.

100 Lake Street	Deed Book 1127	Page Number 180
	Deed Book 1184	Page Number 624
	Deed Book 1590	Page Number 547
	Deed Book 1566	Page Number 204
	Deed Book 1564	Page Number 915
	Deed Book 1657	Page Number 347
120 Lake Street	Deed Book 1959	Page Number 1110
62 Lake Street	Deed Book 1564	Page Number 229

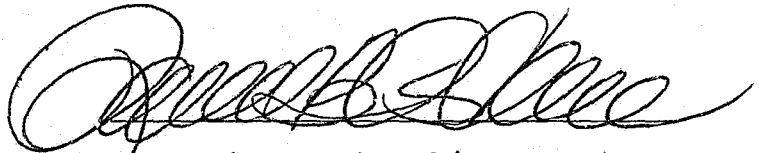
SRHC, INC.
STATEMENT OF OPERATIONS

	12 MONTHS ENDED MARCH 31, 1991
RENTAL REVENUES	\$213,212
COSTS AND EXPENSES	70,728
DEPRECIATION AND AMORTIZATION	105,990
OPERATING INCOME	36,494
INTEREST INCOME	0
INTEREST EXPENSE	662,156
INCOME TAXES-CURRENT	(195,590)
INCOME TAXES-DEFERRED	(29,745)
NET INCOME	(\$400,327)

CERTIFICATE

I, Raymond B. Ostroski, Secretary of COMMONWEALTH TELEPHONE COMPANY (the "Company") certify that attached is a true and correct copy of a Resolution which has been duly adopted and ratified as the act and deed of the Company by its Board of Directors by resolution dated July 25, 1991.

IT WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company this 7th day of August, 1991.



Raymond B. Ostroski, Secretary

(Corporate Seal)

COMMONWEALTH TELEPHONE COMPANY

RESOLVED, That the sale of those certain properties located at 100 Lake Street, 120 Lake Street and 62 Lake Street, Dallas Borough, Luzerne County, Pennsylvania, as more fully described on Attachment #1, to SRHC, Inc. an affiliate of the Company is hereby approved, upon the terms and conditions as presented to the Board at this meeting and as set forth on Attachment #1, attached hereto and made a part hereof; and

FURTHER RESOLVED, That the proper officers of the Company are hereby authorized, empowered and directed to execute and deliver any instrument or instruments necessary to effectuate the sale and conveyance hereby authorized, and to do all things necessary or incident to the carrying out of this resolution.

ATTACHMENT #1

1. The sale price shall be approximately \$1.3 Million Dollars to \$1.4 Million Dollars depending on results of a final appraisal.
2. Properties to be transferred are contained in the following Deed Books located in the Luzerne County Recorder of Deeds office.

100 Lake Street	Deed Book 1127	Page Number 180
	Deed Book 1184	Page Number 624
	Deed Book 1590	Page Number 547
	Deed Book 1566	Page Number 204
	Deed Book 1564	Page Number 915
	Deed Book 1657	Page Number 347
120 Lake Street	Deed Book 1959	Page Number 1110
62 Lake Street	Deed Book 1564	Page Number 229

COMMONWEALTH OF PENNSYLVANIA

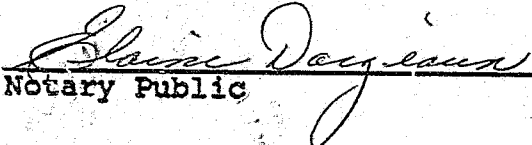
COUNTY OF Luzerne

:
: SS:
:

Paul W. Mazza, being duly sworn according to law, deposes and says that he is Exec.V.President of Commonwealth Telephone Company, that he is authorized to and does make this affidavit for it and that the facts set forth above are true and correct to the best of his knowledge, information and belief.


Paul W. Mazza, Executive Vice President

Sworn to and subscribed before me
this 23 day of August, 1991.


Notary Public

NOTARIAL SEAL
ELAINE DAIGEUN, NOTARY PUBLIC
WILKES-BARRE, LUZERNE COUNTY, PA.
MY COMMISSION EXPIRES JANUARY 16, 1992



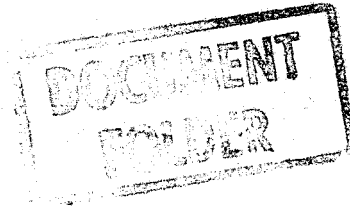
COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
P. O. BOX 3265, HARRISBURG, Pa. 17120

September 3, 1991

IN REPLY PLEASE
REFER TO OUR FILE
A-310800F005

Application of Commonwealth Telephone Company for approval of the transfer of certain property at 100, 120 and 62 Lake Street, Dallas, to SHRC, Inc., an affiliated interest.

John M. Quain, Esquire
Tucker Arensberg, P.C.
116 Pine Street
Harrisburg, Pennsylvania 17101



Dear Sir:

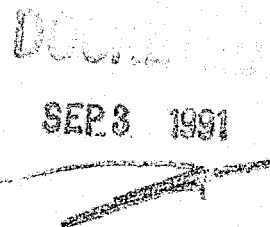
Receipt is acknowledged of your letter of August 29, 1991, together with the original and two copies of the application of Commonwealth Telephone Company which has been captioned and docketed to the above number.

The matter will receive the attention of the Commission and you will be advised of any further necessary procedure.

Very truly yours,

for JERRY RICH
Secretary

mpk



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PENNSYLVANIA PUBLIC UTILITY COMMISSION



RECEIPT

The addressee named hereunder has paid Pennsylvania Public Utility Commission for the following bill, subject to final collection of check or money order tendered for such payment.

JOHNNM QUAIN
TUCKER ARENSBERG
116 PINE STREET
HARRISBURG PA 17101

DOCKETED
SEP 08 1991

Date September 5, 1991

CR 147296 A

REC'D
SEP 10 1991

In re application of Commonwealth Telephone Company
A-310800, F.5.....\$350.00

Revenue account 001780-017601-102 (ck)

ck 2573 Checks \$350.00 Currency _____

Utility account 50:24

C. Joseph Meisinger
For Department of Revenue

1. <u>REPORT DATE:</u>	October 14, 1991	:	2. <u>BUREAU AGENDA NO.:</u>
3. <u>BUREAU:</u>	Office of Special Assistants:	:	OCT-91-OSA-600*
4. <u>SECTION(S):</u>	OTR Division	:	5. <u>PUBLIC MEETING DATE:</u>
6. <u>APPROVED BY:</u>		:	October 31, 1991
Director:	C. W. Davis 7-1827	:	
Supervisor:	R. Bennett 7-5553	:	
7. <u>MONITOR:</u>		:	
8. <u>PERSON IN CHARGE:</u>	J. Morehouse 3-6171	:	
9. <u>DOCKET NO.:</u>	A-310800 F.005;	:	
	G-910272	:	

10. (a) CAPTION (abbreviate if more than 4 lines)
 (b) Short summary of history & facts, documents & briefs
 (c) Recommendation

(a) Commonwealth Telephone Company
 (Home Office - Dallas, PA)
 Sale of property to SRHC, Inc., an Affiliated Interest.

(b) On August 29, 1991, Commonwealth Telephone Company filed an Application for a Certificate of Public Convenience and an Affiliated Interest Agreement concerning the sale of Commonwealth Telephone Company's present corporate offices to SRHC, Inc., a sister C-TEC subsidiary.

(c) The Office of Special Assistants recommends that the Commission adopt the proposed draft Opinions and Orders which permit those filings to become effective.

DOCKETED
 FEB. 4 1992

DOCUMENT
 FOLDER

11. MOTION BY: Commissioner Chm. Smith Commissioner Holland - Yes
 Commissioner Rolka - Yes
 SECONDED: Commissioner Rhodes Commissioner

CONTENT OF MOTION: Staff recommendation adopted.