

Michael J. Shafer
Senior Counsel

PPL
645 Hamilton Street, Suite 700
Allentown, PA 18101
Tel. 610.774.2599 Fax 610.774.4102
MJShafer@pplweb.com



E-File

May 5, 2026

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

**Re: PPL Electric Utilities Corporation Amendment of Easement Agreement;
Lehigh County Authority, Lehigh County, Pennsylvania
Parcel ID # 545428883430 1**

Dear Secretary Homsher:

Enclosed for filing on behalf of PPL Electric Utilities Corporation ("PPL Electric") is an Amendment of Easement Agreement between PPL Electric and the Lehigh County Authority, Lehigh County, Pennsylvania. The additional consideration amount agreed upon is \$18,500/acre. PPL Electric will be acquiring .76 acres of right-of-way, making the total compensation to the Lehigh County Authority \$14,060.00.

PPL Electric is unable to locate the docket number for the original Easement Agreement due to the age of the agreement, which was dated April 22, 1980.

This agreement is being filed pursuant to 66 Pa. C.S.A. § 507.

Pursuant to 52 Pa. Code § 1.11, the enclosed document is to be deemed filed on May 5, 2026, which is the date it was filed electronically using the Commission's E-filing system.

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

Respectfully submitted,

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

Michael J. Shafer

Enclosure

This instrument solely grants, vests or confirms a public utility easement.

Prepared by and return to:
PPL Electric Utilities Corporation

Attn: David Shaffer

Project: Tek Park Phase 2

Phone: 484-507-7084

Address: 645 Hamilton Street, Suite 601
Allentown, PA 18101

Parcel ID#: 545428883430 1

Amendment of Public Utility Easement

KNOW ALL MEN BY THESE PRESENTS, That Lehigh County Authority, a Pennsylvania municipality authority, of P. O. Box 3348, Allentown, located in Lehigh County, Commonwealth of Pennsylvania 18106, hereinafter referred to as "GRANTOR", in consideration of the sum of One Dollar (\$1.00) and other consideration, paid at the date hereof by PPL ELECTRIC UTILITIES CORPORATION, hereinafter referred to as "PPL", the receipt whereof being hereby acknowledged, and in lieu of condemnation, does hereby irrevocably grant and convey unto PPL, its successors, assigns and lessees, the right to construct, operate and maintain, and from time to time to reconstruct its overhead and underground electric transmission, distribution and communication lines, including but not limited to such poles, towers, guys, anchors, cables, wires, fiber optics for PPL's and third-party use, fixtures and apparatus above and below ground, hereinafter referred to as "PPL Facilities", that may be from time to time necessary for the convenient transaction of the business of PPL, its successors, assigns and lessees, upon, across, over, under, along and within strip(s) of land varying in width, as shown on the plan attached hereto as Exhibit "A" and incorporated by reference herein, ("Easement Area"), said Easement Area being a part of the property which GRANTOR owns, or in which GRANTOR has any interest in the Township of Upper Macungie, County of Lehigh, Commonwealth of Pennsylvania (as further described in certain deed dated November 29, 2001 and recorded in the Office for Recording of Deeds in and for Lehigh County in Deed Book 1699 Page 0717):

TRACT #1

ALL that electric line right of way to be acquired by PPL varying from fifty (50) feet to one hundred (100) feet in width across the lands now or formerly of Lehigh County Authority being situated in the Township of Upper Macungie, County of Lehigh and State of Pennsylvania as shown upon a plan prepared by Verdantas for PPL, project number 46496, PPL Electric Utilities Drawing Number EU00604585, bounded and described as follows to wit:

BEGINNING at a point in Long Lane (T510), said point being North sixty-one degrees nineteen minutes twenty-two seconds East (N61°19'22"E) two hundred and forty-nine hundredths (200.49) feet from a corner at the beginning of the

ninth course in a deed in lieu of condemnation of Lehigh County Authority dated November 29, 2001 and being recorded in the Lehigh County Recorder of Deeds Office Deed Book Volume 1699 Page 717.

THENCE in said Long Lane (T510), along the said ninth course of said deed North sixty-one degrees nineteen minutes twenty-two seconds East (N61°19'22"E) fifty-two and sixty-five hundredths (52.65) feet to a point along the southeasterly right of way line of PPL'S A.T.&T. 138KV Tap;

THENCE along the said southeasterly right of way line of the said PPL's A.T.&T. 138KV Tap South forty-six degrees fifty-five minutes fifty-seven seconds East (S46°55'57"E) two hundred thirty-one and eighty-eight hundredths (231.88) feet;

THENCE along the southerly right of way line of the said PPL's A.T.&T. 138KV Tap South three degrees thirty-eight minutes twenty-four seconds West (S03°38'24"W) three hundred thirty-six and forty-four hundredths (336.44) feet ;

THENCE leaving the said southerly right of way line of PPL's A.T.&T. 138KV Tap, through said lands now or formerly of Lehigh County Authority South fifty-nine degrees fifty minutes nine seconds West (S59°50' 09"W) seventy four and sixty-one hundredths (74.61) feet to a point in Newtown Road (T856) along the seventh course of the above mentioned deed;

THENCE in said Newtown Road (T856) and along the seventh course of the above mentioned deed North twenty-nine degrees forty-seven minutes twenty-four seconds West (N29°47'24"W) one hundred and zero hundredths (100.00) feet;

THENCE leaving said Newtown Road (T856) and the seventh course of the above mentioned deed, through said lands now or formerly of Lehigh County Authority North fifty-nine degrees fifty minutes nine seconds East (N59°50'09"E) eighty and seventy-four hundredths (80.74) feet;

THENCE continuing through said lands now or formerly of Lehigh County Authority North three degrees thirty-eight minutes twenty-four seconds East (N03°38'24"E) two hundred twenty-five and ninety-five hundredths (225.95) feet;

THENCE through the same North forty-six degrees fifty-five minutes fifty-seven seconds West (N46°55'57"W) two hundred twenty-four and seventy-six hundredths (224.76) feet to the POINT OF BEGINNING;

CONTAINING 0.76 Acres or 33,244 Square Feet more or less. (the "GRANTOR property"),

including the right of ingress and egress over and across the GRANTOR Property to and from the Easement Area at all times for any of the purposes aforesaid; also the right to cut down, trim, remove and to keep cut down and trimmed by mechanical means or otherwise, any and all trees, brush or other undergrowth now or hereafter growing on or within the Easement Area, as well as the right to cut down, trim and remove and to keep cut down and removed any and all trees

adjoining or outside of the Easement Area which in the judgment of PPL, its successors, assigns and lessees, may or could potentially at any time interfere with the construction, reconstruction, maintenance or operation of the PPL Facilities or menace the same, and in connection therewith, the right to remove, if necessary, the root systems of said trees, brush or other undergrowth, and the right to apply targeted low-volume cut surface treatment in order to control and prevent the re-growth of woody plant species that in the judgment of PPL are incompatible with the safe and reliable transmission of electric power.

And further, in consideration of said payments, GRANTOR does hereby understand, covenant and agree to and with PPL, its successors, assigns and lessees, that no buildings, swimming pools or any other improvements or structures whatsoever shall be built, constructed or placed on, under or within the Easement Area; that no flammable or explosive materials of any kind shall be stored on, under or within the Easement Area; and that PPL, its successors, assigns and lessees, shall be informed of any proposed changes in use of the land, or changes in grade under or within the Easement Area.

It is further understood and agreed that PPL, its successors, assigns and lessees, shall not be limited in its or their enjoyment of the rights hereby granted for such PPL Facilities as may be first constructed in the Easement Area, but shall have, at all times in the future, the right to construct, operate and maintain, and from time to time to reconstruct, additional PPL Facilities of any type necessary for the convenient transaction of the business of PPL upon, across, over, under, along and within the Easement Area.

PPL's access to the Easement Area, which is located within an approved source water protection zone as defined in the 2011 Lehigh County Authority Source Water Protection Plan, is subject to the following limitations. Grantor shall receive twenty (20) days advance notice ("Notice") of any planned work land development or construction activities. Due to the nature of Grantee's business, advanced notice cannot be guaranteed, however PPL shall make all reasonable efforts to provide said notification. Such activities have the potential of adversely impacting the water quantity and quality of the drinking water supply source. Upon receipt of this Notice, the Grantor shall evaluate the risks to their water sources and provide an action plan to PPL within 10 days of Notice to reduce or mitigate any risks. PPL shall review the action plan and in its sole discretion determine if the steps in the action plan are needed and if needed, implement the outlined actions. The Grantor hereby provides notice to PPL that the area on and surrounding the property is susceptible to sinkhole development. Given the proximity of the Easement Area to active wells, PPL shall notify the Grantor as soon as reasonably possible should a sinkhole open on the property during any proposed construction activities.

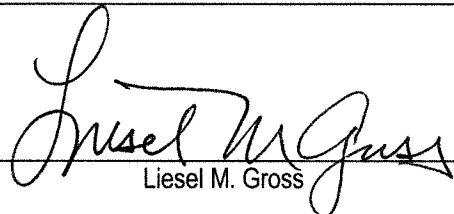
This Amendment of Public Utility Easement shall be binding on GRANTOR and PPL and his/her/their/its heirs, executors, administrators, successors and/or assigns.

This Amendment of Public Utility Easement amends and supersedes, but only insofar as it relates to the property now owned by the GRANTOR herein, that certain Grant of Public Utility Easement between Mamie E. Smith and PPL, dated March 14, 1986, and recorded in the Office of Recording of Deeds in and for Lehigh County, Pennsylvania in Deed Book 521 Page 1072, and between Mamie E. Smith and PPL, dated April 22, 1980, and recorded in the Office of Recording of Deeds in and for Lehigh County, Pennsylvania in Deed Book 430 Page 714 ("Original Easement"). As of the date that this Amendment of Public Utility Easement is executed, the Original Easement shall cease to be of any force and effect, and all of PPL's rights shall be governed in accordance with the terms hereof.

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

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this 30 day of April, 2026.

Lehigh County Authority

By: 
Liesel M. Gross

Witness
By:


Mark S. Mason

Title: Chief Executive Officer

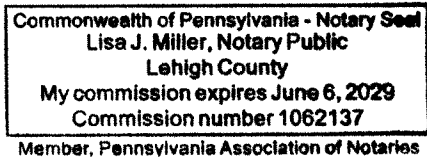
Commonwealth of Pennsylvania)

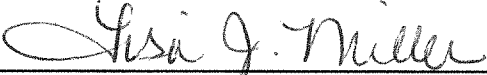
:SS

County of Lehigh)

On this 30th day of April, 2026, before me, the undersigned officer, personally appeared Liesel M. Gross who acknowledged herself to be the Chief Executive Officer of Lehigh County Authority and that she as such Chief Executive Officer, being authorized to do so, executed the foregoing instrument for the purposes stated therein.

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




Notary Public

BY REVD APPR. REVISION ECN/FCN ACCT. DATE NO.

N/F
KATE E M TERCHA
PARCEL ID:
545419791526

PA STATE PLANE

LONG LANE T510
200.49'

NEWTOWN ROAD T856

N/F
JOHN SKRIP, JR. &
PATRICIA SKRIP
PARCEL ID:
545418986360

HAAS HILL ROAD T509

LEHIGH COUNTY
AUTHORITY
PARCEL ID :
545428883430


DEED BEARING:
N70°49'23"E

EXIST PPL RW

C/L ALBURTIS-WESCOSVILLE 500KV LINE
EXISTING PPL C/L
EXIST PPL RW

LINE TABLE

1. N61°19'22"E 52.65'
2. S46°55'57"E 231.88'
3. S03°38'24"W 336.44'
4. S59°50'09"W 74.61'
5. N29°47'24"W 100.00'
6. N59°50'09"E 80.74'
7. N03°38'24"E 225.95'
8. N46°55'57"W 224.76'

 RIGHT-OF-WAY TO BE ACQUIRED BY PPL.

Agreement Dated
Copy of this Plan 4/30/26
Received By ALK
Date 5/1/26

NOTE: FOR EXACT LOCATION OF RW AND/OR FACILITIES WITHIN THE RW,
CONTACT THE LOCAL PPL ELECTRIC UTILITIES CORPORATION OFFICE.



ACCT.- 14737406

ECN #- 20975

SCALE- NONE

BY- JVM

REV'D- RJK

Exhibit A

BREINIGSVILLE-TEK PARK #1 & #2 138/69 KV TRANSMISSION TAP

PLAN SHOWING ELECTRIC LINE RIGHT OF WAY OVER PROPERTY OF

LEHIGH COUNTY AUTHORITY

DEED BOOK 1699 PAGE 717

UPPER MACUNGIE TOWNSHIP

LEHIGH COUNTY, PA

APPROVAL
MICHAEL J. SKOKOSKI 04/10/2026

PPL ELECTRIC UTILITIES

AC A
CAD ID FORMAT

DRAWING NO.

EU00604585

SHEET NO.

REVISION

1 0

03430



ADDITIONAL CONSIDERATION AGREEMENT

TO BE RECEIVED BY Lehigh County Authority, whose address is P. O. Box 3348, Allentown, Pennsylvania 18106, Parcel ID 545428883430, from **PPL ELECTRIC UTILITIES CORPORATION** for the sum of Eighteen Thousand Five Hundred Dollars and 00/100 (\$18,500.00) **per acre of additional acquired ROW (TBD by Survey/Plan/Exhibit)**, being additional consideration for electric and communication line, and facilities upon and over property which they own or in which they have an interest in Upper Macungie Township, Lehigh County, Pennsylvania, the original privileges for which were granted to said Company in an agreement executed by Lehigh County Authority, under the date of April 30, 2026.

WITNESS their hand and seal the day and date first above written.

Signed, sealed and delivered In the presence of:

Lehigh County Authority

_____ By: Liesel M. Gross

Title: Liesel M. Gross, CEO

RECEIVED _____, 2025 from PPL Electric Utilities for the sum of _____ Dollars and 00/100 (\$) in full payment for the further consideration above mentioned.

Lehigh County Authority

By: _____

Title: _____