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May 29, 2026

VIA ELECTRONIC FILING

Matthew L. Homsher, Secretary
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

***Re: Application of the NextEra Energy Transmission MidAtlantic, Inc., filed pursuant to 52 Pa. Code Chapter 57 Subchapter G, for approval to site and construct a 500 kV transmission line associated with the MidAtlantic Resiliency Link Project located in portions of Greene County and Fayette County, Pennsylvania
PUC Docket No. A-2026-3060856***

***Application of the NextEra Energy Transmission MidAtlantic, Inc., for all of the necessary authority, approvals, and certificates of public convenience (1) to begin to furnish and supply electric transmission service in Greene County and Fayette County, Pennsylvania; (2) for certain Affiliated Interest Agreements; and (3) for any Other approvals necessary to complete the contemplated transactions
PUC Docket No. A-2026-3060921***

Dear Secretary Homsher:

Enclosed please find a Petition to Intervene on behalf of Ponderosa Properties LLC for filing in the above-referenced matters. Copies have been served upon all interested parties of record. Thank you.

Sincerely yours,

Benjamin C. Dunlap, Jr.

BCD:klg
Enclosure
cc: All Parties of Record

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of the NextEra Energy :
Transmission MidAtlantic, Inc., filed : Docket No. A-2026-3060856
pursuant to 52 Pa. Code Chapter 57 :
Subchapter G, for approval to site and :
construct a 500 kV transmission line : Filed Electronically
associated with the MidAtlantic Resiliency :
Link Project located in portions of Greene :
County and Fayette County, Pennsylvania :

Application of the NextEra Energy : Docket No. A-2026-3060921
Transmission MidAtlantic, Inc., for all of the :
necessary authority, approvals, and :
certificates of public convenience (1) to begin : Filed Electronically
to furnish and supply electric transmission :
service in Greene County and Fayette County, :
Pennsylvania; (2) for certain Affiliated :
Interest Agreements; and (3) for any Other :
approvals necessary to complete the :
contemplated transactions :

PETITION TO INTERVENE

Ponderosa Properties LLC (“Petitioner”), by and through its undersigned counsel, hereby submits this Petition to Intervene in the above-referenced proceedings, pursuant to 52 Pa. Code §§ 57.75(d) and 5.72 (a)(2), based upon the following:

1. NextEra Energy Transmission MidAtlantic, Inc. (“NEET MA”) filed its above-referenced Applications to begin to furnish and supply electric transmission service and for approval to site and construct a 500 kV transmission line associated with the MidAtlantic Resiliency Link (“MARL”) Project in Greene and Fayette counties on March 3, 2026.

2. Petitioner is a West Virginia-registered limited liability company doing business in Pennsylvania as well as in West Virginia. Its business address is P.O. Box 26534, Granville, WV 26534.

3. Petitioner owns two separate tracts of land in Fayette County through which the MARL transmission line would traverse, per the maps supplied by NEET MA which are attached hereto as Exhibit A.

4. The proposed condemnations by NEET MA, which are on its primary route, would take approximately 29.26 acres of Petitioner's land for the transmission line easement.

5. The takings would include prime riverfront property along the Cheat River on the larger tract (Parcel 36-24-0020), resulting in a significant diminution in value of the remaining property.

6. Additionally, the real estate tax liability for the easement-burdened property would remain with Petitioner, further diminishing the value of the property. See 72 P.S. § 8101-A(3)(i) (excluding "Easements" from definition of "Utility Realty" for purposes of Public Utility Realty Tax imposition); 72 P.S. § 5020-201 (not including easements within definition of "real estate" subject to local taxation); 53 Pa.C.S. § 8811 (same).

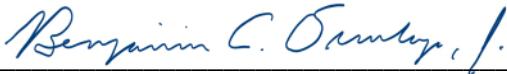
7. NEET MA has rebuffed offers to relocate the proposed transmission line route to areas of Petitioner's property farther removed from the river or alternatively to purchase the entire tracts.

8. As its averments demonstrate, Petitioner has an interest in these proceedings which would be directly affected. Due to the uniqueness of its interests, Petitioner could not be adequately represented by existing participants. Furthermore, Petitioner would be bound by the actions of the Commission if NEET MA's preferred route were chosen. Thus, Petitioner has a right to intervene pursuant to 52 Pa. Code § 5.72(a)(2).

WHEREFORE, for the aforementioned reasons, Petitioner Ponderosa Properties LLC respectfully requests that this honorable Commission grants its Petition to Intervene.

Respectfully submitted,

**COHEN SEGLIAS PALLAS
GREENHALL & FURMAN PC**

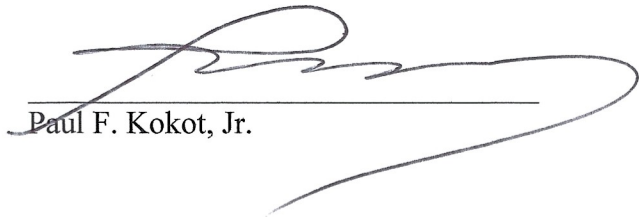
By: 
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Harrisburg, PA 17101
Telephone: (717) 480-5303
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Counsel for Ponderosa Properties LLC

Date: May 29, 2026

VERIFICATION

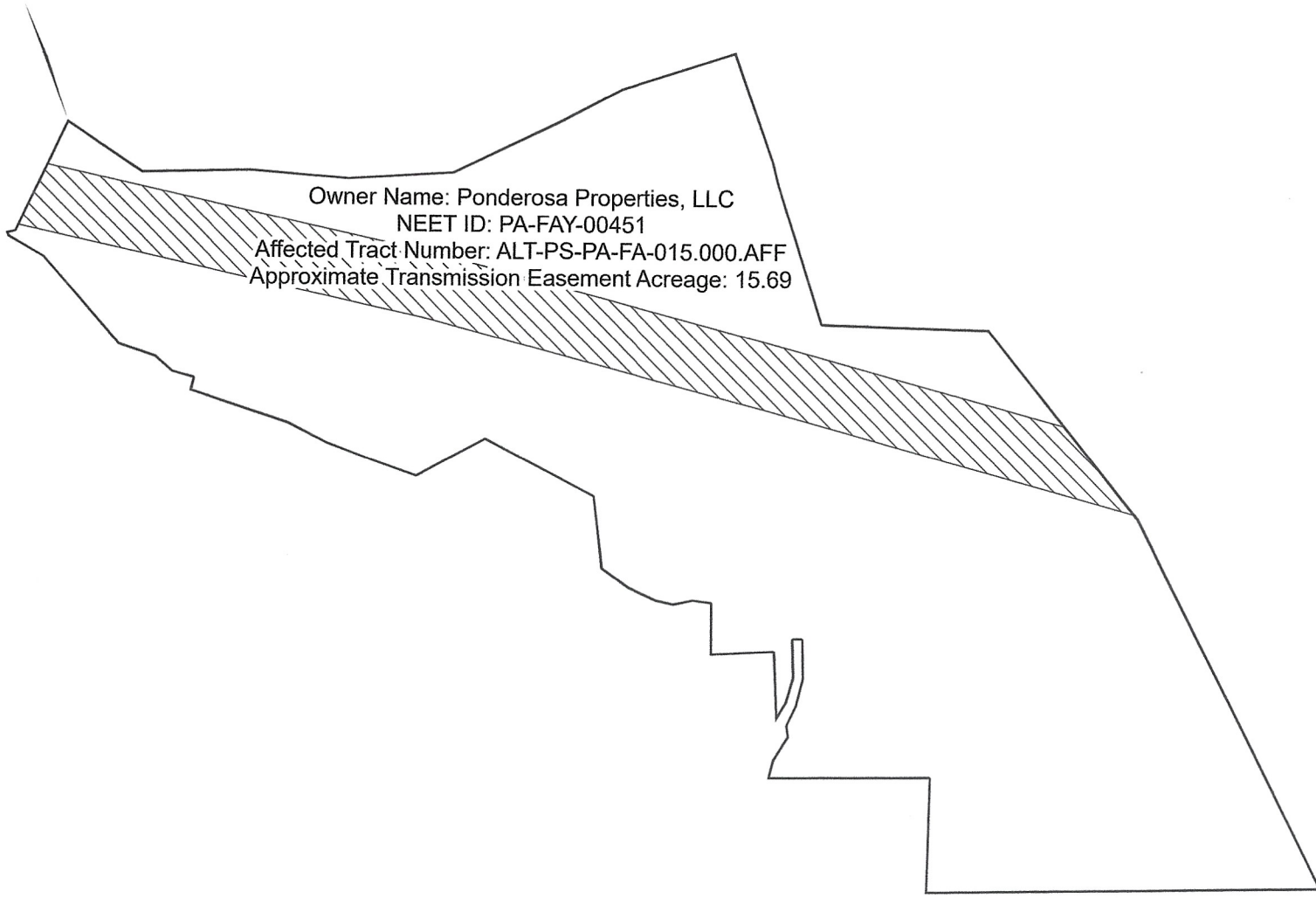
I, Paul F. Kokot, Jr., am the Managing Member of Ponderosa Properties LLC and am authorized to make this verification on behalf of Ponderosa Properties LLC. I have personal knowledge of the facts set forth in the foregoing Petition to Intervene. The facts set forth in the Petition to Intervene are true and correct to the best of my knowledge, information and belief. I understand that the statements contained herein are subject to the penalties of 18 Pa. C.S.A, § 4904 relating to unsworn falsification to authorities.





Paul F. Kokot, Jr.

Date: 5/28/2026

EXHIBIT A

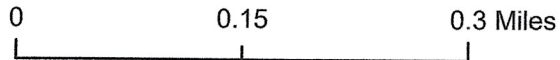


 Parcel Boundary
 Approximate Transmission Easement

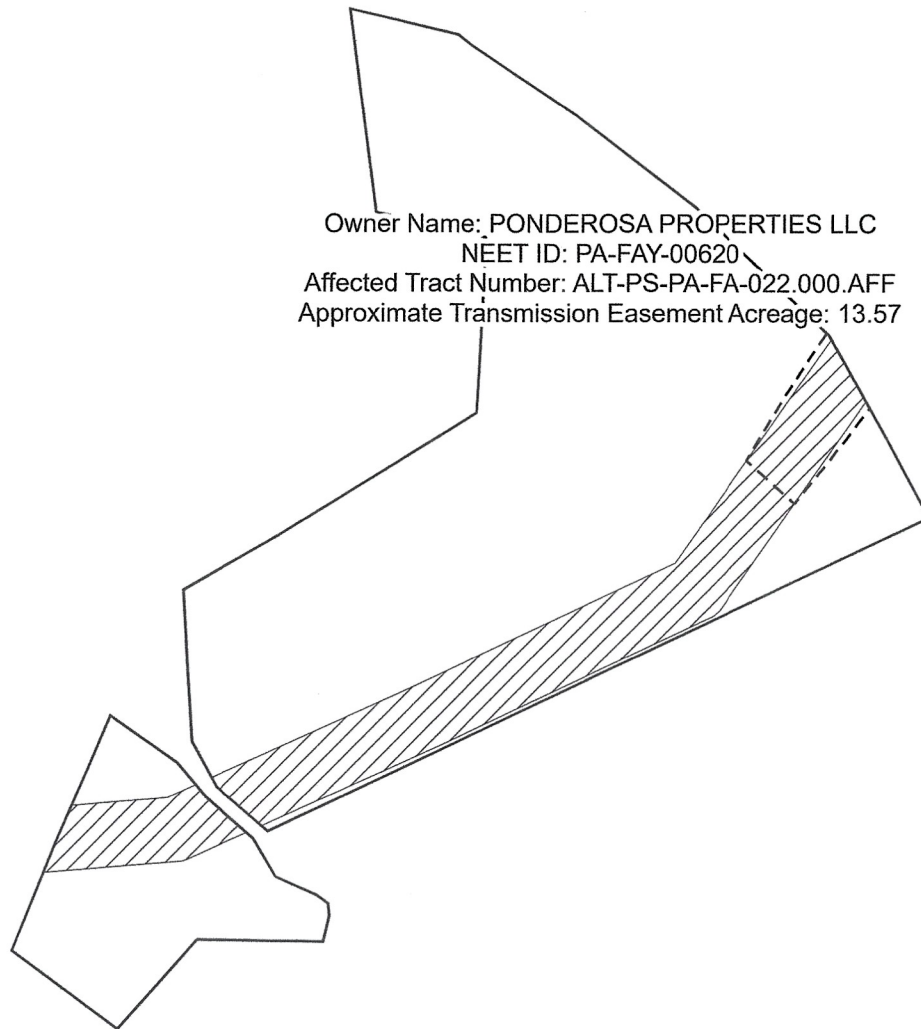
36-24-0020

Fayette County, PA




Date: 8/14/2025



**EXHIBIT B
PRELIMINARY**



Owner Name: PONDEROSA PROPERTIES LLC
NEET ID: PA-FAY-00620
Affected Tract Number: ALT-PS-PA-FA-022.000.AFF
Approximate Transmission Easement Acreage: 13.57

-  Parcel Boundary
-  Approximate Transmission Easement
-  Aerial Easement Overhang

36-24-0021-04
Fayette County, PA

Date: 8/19/2025





0 0.15 0.3 Miles

EXHIBIT B
PRELIMINARY



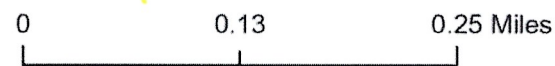
**EXHIBIT B
PRELIMINARY**

 Parcel Boundary
 Approximate Transmission Easement

36-24-0021-04
Fayette County, PA





Date: 9/24/2025



Owner Name: Ponderosa Properties, LLC and Lee's
Drywall, Inc
NEET ID: PA-FAY-00620
Affected Tract Number: ALT-PS-PA-FA-022.000.AFF
Approx. Transmission Easement Acreage: 13.84



**EXHIBIT B
PRELIMINARY**

 Parcel Boundary
 Approximate Transmission Easement



36-24-0020
Fayette County, PA
Date: 9/24/2025
0 0.15 0.3 Miles

Owner Name: Ponderosa Properties, LLC
NEET ID: PA-FAY-00451
Affected Tract Number: ALT-PS-PA-FA-015.000.AFF
Approx. Transmission Easement Acreage: 15.70

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service in Greene County and Fayette County, :
Pennsylvania; (2) for certain Affiliated :
Interest Agreements; and (3) for any Other :
approvals necessary to complete the :
contemplated transactions :

CERTIFICATE OF SERVICE

I hereby certify that I served a copy of the foregoing Petition to Intervene in the above-captioned proceedings this day via Electronic Mail and/or First-Class mail to the following:

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/s/Karen L. Gagne

Karen L. Gagne Administrative Assistant to
Benjamin C. Dunlap, Jr., Esquire

Date: May 29, 2026