

LCRA Transmission Services Corporation

Board Agenda

Wednesday, Sept. 24, 2025
Dalchau Service Center – Building A
Conference Rooms A504/A505
3505 Montopolis Drive
Austin, TX 78744
Earliest start time: 10 a.m.

Item From the Chair

1. Comments From the Public 4

Consent Items

- *2. Conveyance of Easement in Guadalupe County 5
3. Minutes of Prior Meeting..... 8

Action Items

4. Capital Improvement Projects Approval 13
5. Acquisition of Interests in Real Property – Use of Eminent Domain
in Llano County 16
6. Acquisition of Interests in Real Property – Use of Eminent Domain
in Gillespie County 85

***This agenda item requires the approval of at least 12 members of the Board.**

Executive Session

1. Legal Advice on Pending and Anticipated Litigation, Claims and Settlements
2. Legal Advice on Legal Matters

The Board may go into session on any item listed above, pursuant to Chapter 551 of the Texas Government Code, including, but not limited to, sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code.

Legal Notice

Legal notices are available on the Texas secretary of state website 72 hours prior to the meeting at the following link: <https://www.sos.texas.gov/open/index.shtml>

OVERVIEW OF LCRA TRANSMISSION SERVICES CORPORATION

In connection with the implementation of retail competition in the electric utility industry in the state of Texas, LCRA was required by the Texas Legislature in its amendments to the Public Utility Regulatory Act (enacted in 1999 under state legislation known as Senate Bill 7 and referred to as SB 7) to unbundle its electric generation assets from its electric transmission and distribution assets. LCRA conveyed, effective Jan. 1, 2002, all of its existing electric transmission and transformation assets (collectively, the Transferred Transmission Assets) to the LCRA Transmission Services Corporation (LCRA TSC) pursuant to the terms of an Electric Transmission Facilities Contract (the Initial Contractual Commitment), dated Oct. 1, 2001.

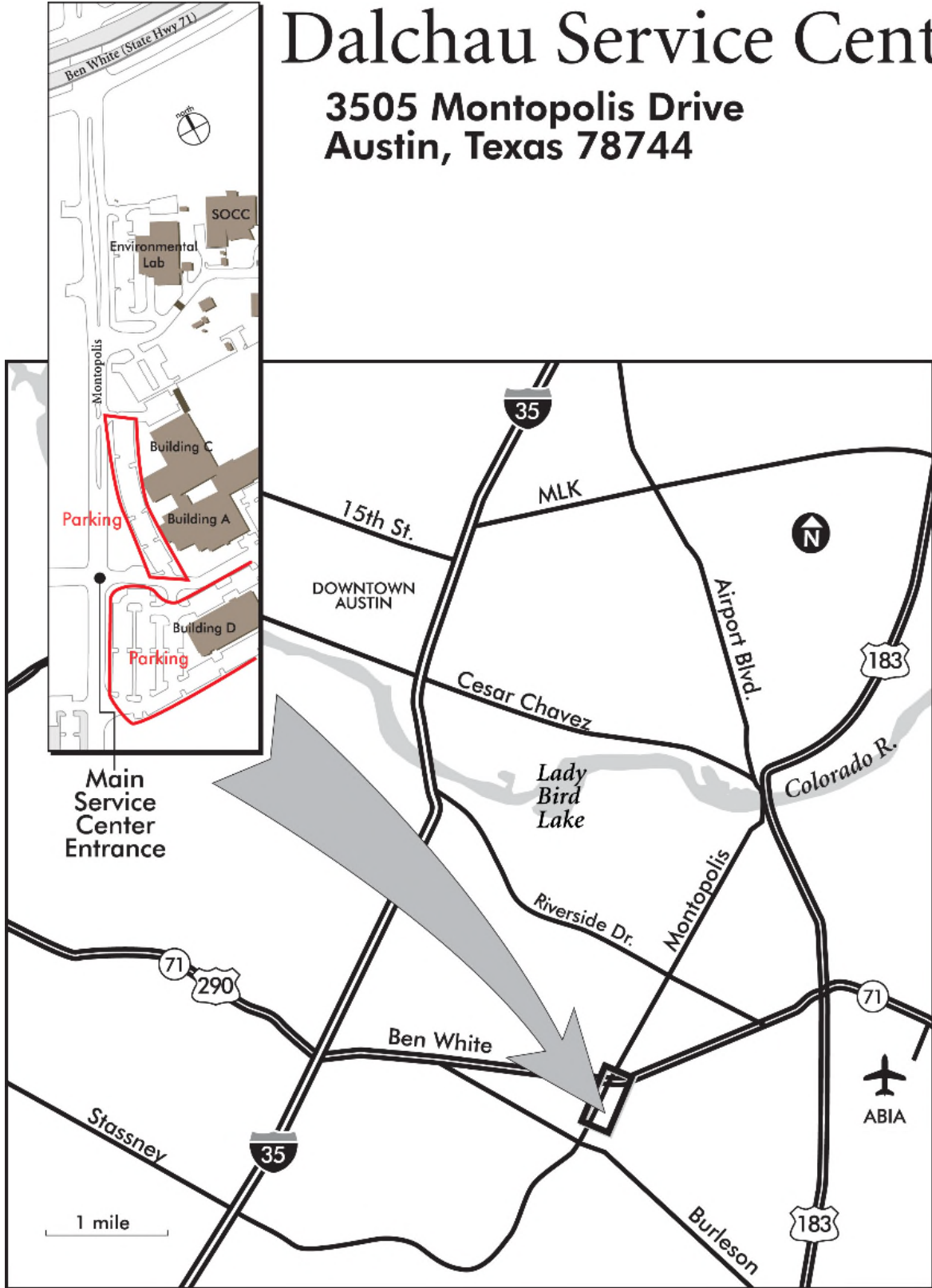
LCRA TSC is a nonprofit corporation created by LCRA to act on LCRA's behalf pursuant to Chapter 152, Texas Water Code, as amended. After Jan. 1, 2002, LCRA TSC engaged in the electric transmission and transformation activities previously carried out by LCRA and assumed LCRA's obligation to provide, and the right to collect revenues for, electric transmission and transformation services. LCRA TSC is an electric transmission service provider (a TSP) under the state's open-access electric transmission regulatory scheme within the approximately 85% area of the state covered by the Electric Reliability Council of Texas (ERCOT). In such capacity, LCRA TSC is entitled to receive compensation from all electric distribution service providers using the electric transmission system within ERCOT. As a TSP in the ERCOT region of the state, the rates that LCRA TSC will charge for transmission services are regulated by the Public Utility Commission of Texas (PUC) and determined pursuant to transmission cost of service rate proceedings filed with and approved by the PUC.

Within the framework of SB 7, LCRA TSC implements the electric transmission business of LCRA, including the expansion of electric transmission services outside of LCRA's traditional electric service territory. LCRA personnel are responsible for performing all of LCRA TSC's activities pursuant to a services agreement between LCRA TSC and LCRA. This includes procuring goods and services on behalf of LCRA TSC and is reflected in the LCRA Board agenda contracts.

Under the LCRA Master Resolution, defined as the LCRA Board resolution governing LCRA's outstanding debt, and certain provisions of state law, the LCRA Board is required to exercise control over all operations of LCRA TSC. This control includes approval of LCRA TSC's business plan and of the sale or disposition of any significant assets of LCRA TSC. The Board of Directors of LCRA TSC (LCRA TSC Board) is appointed by and serves at the will of the LCRA Board. The current membership of LCRA TSC Board is made up entirely of the existing LCRA Board.

Dalchau Service Center

**3505 Montopolis Drive
Austin, Texas 78744**



FOR DISCUSSION

1. Comments From the Public

Summary

This part of the meeting is intended for comments from the public on topics under LCRA Transmission Services Corporation's jurisdiction but not related to an item on the Board of Directors agenda. No responses or action may be taken by the Board during public comments.

In order to address the Board, a member of the public is required to sign and complete the registration form at the entrance to the meeting room.

Any member of the public wishing to comment on an item listed on this agenda will be called to make comments at the appropriate time.

FOR ACTION (CONSENT)

2. Conveyance of Easement in Guadalupe County

Proposed Motion

Authorize the president and chief executive officer or his designee to convey an underground water line easement as well as a temporary workspace easement to Springs Hill Special Utility District across a portion of LCRA Transmission Services Corporation's Clear Springs Substation in Guadalupe County.

Board Consideration

LCRA TSC Board Policy T401 – Land Resources requires the declaration, terms of conveyance and requests for easements across LCRA TSC land to be approved by a three-fourths vote of the membership of the LCRA TSC Board of Directors.

Budget Status and Fiscal Impact

The fiscal year 2026 LCRA TSC business plan contains the administrative costs associated with the conveyance of this easement. Proceeds from the easement will benefit LCRA TSC.

Summary

LCRA acquired the 31.486-acre Clear Springs Substation in 2000 for the construction of an electric substation. The substation was then conveyed from LCRA to LCRA TSC in 2002. The Springs Hill Special Utility District has requested an approximately 20-foot-wide, 0.77-acre water line easement and an additional approximately 20-foot-wide, 0.76-acre temporary workspace easement as shown on Exhibit B. LCRA TSC and SHSUD negotiated a price of \$28,750 based on current land values in this area.

LCRA TSC representatives will complete environmental and cultural resource due diligence in accordance with Board Policy T401.403 – Land Disposition prior to conveying the easement.

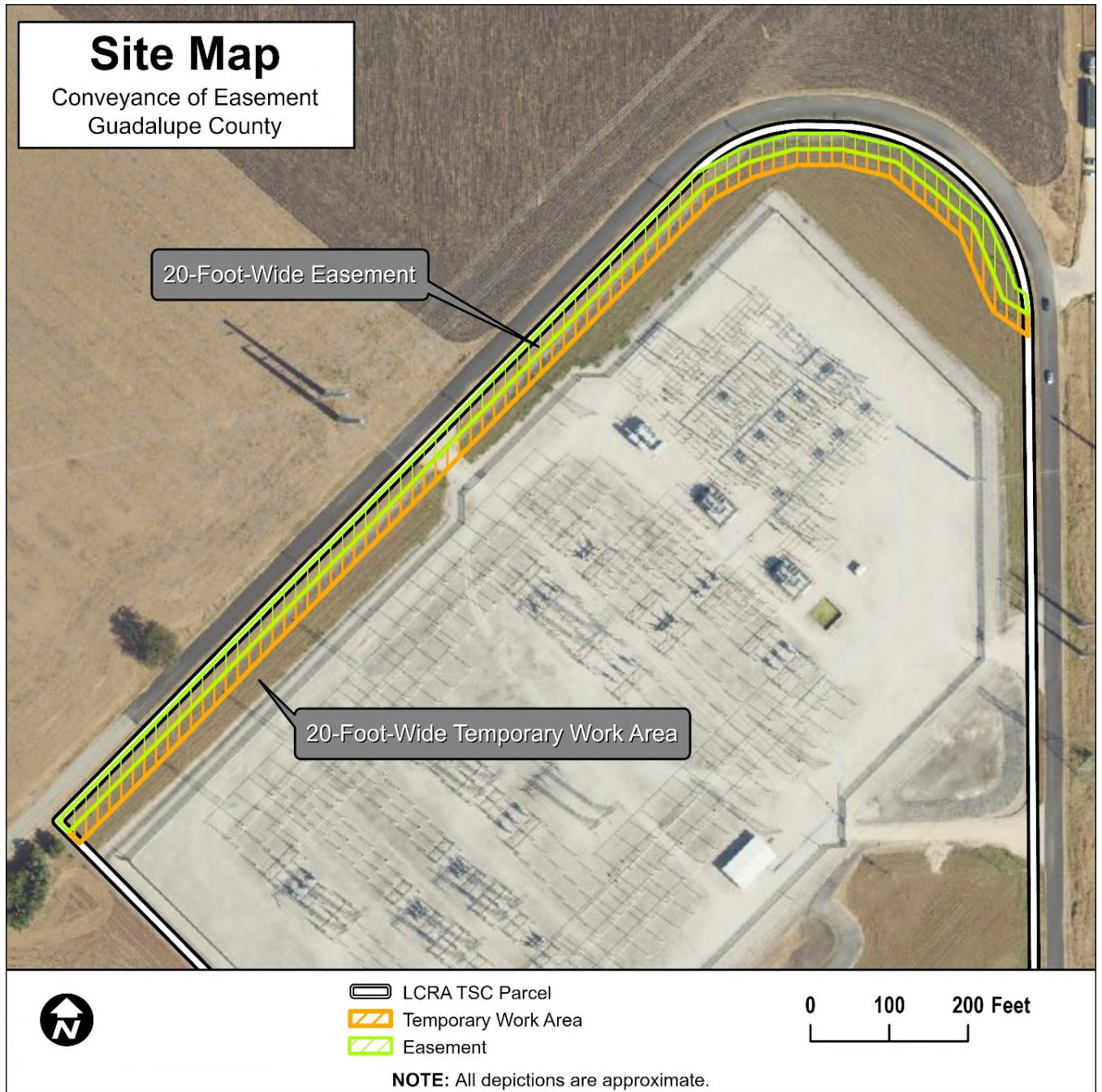
Exhibit(s)

- A – Vicinity Map
- B – Site Map

EXHIBIT A



EXHIBIT B



FOR ACTION (CONSENT)

3. Minutes of Prior Meeting

Proposed Motion

Approve the minutes of the Aug. 20, 2025, LCRA Transmission Services Corporation Board of Directors meeting.

Board Consideration

Section 4.06 of the LCRA TSC bylaws requires the secretary to keep minutes of all meetings of the Board.

Budget Status and Fiscal Impact

Approval of this item will have no budgetary or fiscal impact.

Summary

Staff presents the minutes of each meeting to the Board for approval.

Exhibit(s)

A – Minutes of Aug. 20, 2025, LCRA TSC Board meeting

EXHIBIT A

LCRA Transmission Services Corporation Board of Directors
Minutes Digest
Aug. 20, 2025

- 25-27 Authorization for the president and chief executive officer or his designee to convey a 20-foot-wide underground electric easement to Bluebonnet Electric Cooperative across a portion of LCRA Transmission Services Corporation's Zorn Substation in Guadalupe County.
- 25-28 Approval of the minutes of the June 18, 2025, LCRA Transmission Services Corporation Board of Directors meeting.
- 25-29 Approval of the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Buchanan CTEC to Kingsland 1 Transmission Line Overhaul; Buttercup Substation Upgrade; Colton to Mendoza Easement Enhancement System Upgrade; Obsolete Circuit Breaker Replacement – FY 2024 Substation Upgrade; Canyon to San Marcos Transmission Line Upgrade; Gabriel to Split Transmission Line Upgrade; Georgetown Power Transformer Upgrade; Hueco Springs Substation Addition; Ridgmar Circuit Breaker Addition; Schleicher County Property Acquisition; Settlers Substation Upgrade; and Twin Buttes Circuit Breaker Substation Upgrade.
- 25-30 Adoption of a resolution authorizing the use of the power of eminent domain in Gillespie County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Fredericksburg to Peach Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Fredericksburg to Peach (T379) transmission line.
- 25-31 Adoption of a resolution authorizing the use of the power of eminent domain in Gillespie County to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Gillespie to Peach Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Gillespie to Peach (T679) transmission line.

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
LCRA TRANSMISSION SERVICES CORPORATION
Austin, Texas
Aug. 20, 2025

Pursuant to notice posted in accordance with the Texas Open Meetings Act, the Board of Directors (Board) of LCRA Transmission Services Corporation convened in a regular meeting at 9:05 a.m. Wednesday, Aug. 20, 2025, in the Board Room of the Hancock Building, at the principal office of LCRA, 3700 Lake Austin Blvd., Austin, Travis County, Texas. The following directors were present, constituting a quorum:

Stephen F. Cooper, Chair
Martha Leigh M. Whitten, Vice Chair
Matthew L. "Matt" Arthur
Melissa K. Blanding
Joseph M. "Joe" Crane
Curtis E. Ford
Thomas L. "Tom" Kelley
Robert "Bobby" Lewis [attended via videoconference]
Aden Lasseter
Mark Mayo
Margaret D. "Meg" Voelter
David R. Willmann

Absent: Carol Freeman
Nancy Eckert Yeary

Chair Cooper convened the meeting at 9:05 a.m. and led the Board in pledges of allegiance to the American and Texas flags. Vice Chair Whitten provided an invocation.

There were no comments from the public during the meeting [Agenda Item 1].

Vice President and Chief Operating Officer Kristian Koellner gave an update on Transmission's safety performance during fiscal year 2025. Koellner also provided an overview of LCRA Transmission Services Corporation's capital investments in FY 2025 and discussed some of the key transmission projects completed to support needs within the Electric Reliability Council of Texas grid.

Treasurer and Chief Financial Officer Jim Travis presented financial highlights for LCRA Transmission Services Corporation covering June 2025 and fiscal year 2025 [Agenda Item 2].

The Board next took action on the consent agenda. Upon motion by Director Willmann, seconded by Vice Chair Whitten, the Board unanimously approved consent items 3 and 4 by a vote of 12 to 0 as follows:

25-27 Authorization for the president and chief executive officer or his designee to convey a 20-foot-wide underground electric easement to Bluebonnet Electric Cooperative across a portion of LCRA Transmission Services Corporation's Zorn Substation in Guadalupe County, as recommended by staff in Consent Item 3 [attached hereto as Exhibit A].

25-28 Approval of the minutes of the June 18, 2025, LCRA Transmission Services Corporation Board of Directors meeting [Consent Item 4].

[Director Blanding left the meeting after the consent agenda vote.]

25-29 Senior Vice President of Transmission Asset Optimization Joshua Cole presented for consideration a staff recommendation, described in Agenda Item 5 [attached hereto as Exhibit B], that the Board approve the Capital Improvement Project Authorization Request for the following projects and associated lifetime budgets: Buchanan CTEC to Kingsland 1 Transmission Line Overhaul; Buttercup Substation Upgrade; Colton to Mendoza Easement Enhancement System Upgrade; Obsolete Circuit Breaker Replacement – FY 2024 Substation Upgrade; Canyon to San Marcos Transmission Line Upgrade; Gabriel to Split Transmission Line Upgrade; Georgetown Power Transformer Upgrade; Hueco Springs Substation Addition; Ridgmar Circuit Breaker Addition; Schleicher County Property Acquisition; Settlers Substation Upgrade; and Twin Buttes Circuit Breaker Substation Upgrade. Upon motion by Director Crane, seconded by Director Lasseter, the recommendation was unanimously approved by a vote of 11 to 0.

25-30 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 6 – Acquisition of Interests in Real Property – Use of Eminent Domain in Gillespie County [attached hereto as Exhibit C]. Director Crane moved, seconded by Vice Chair Whitten, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Fredericksburg to Peach Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Fredericksburg to Peach (T379) transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 11 to 0.

25-31 Vice President of Real Estate Services Mark Sumrall presented for consideration a staff recommendation, described in Agenda Item 7 – Acquisition of Interests in Real Property – Use of Eminent Domain in Gillespie County [attached hereto as Exhibit D]. Director Crane moved, seconded by Director Willmann, that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Gillespie to Peach Transmission Line Overhaul project to provide for the continued reliable transmission of electric energy on the Gillespie to Peach (T679)

transmission line; and that the first record vote applies to all units of property to be condemned. The Board unanimously approved the motion by a record vote of 11 to 0.

Chair Cooper declared the meeting to be in executive session at 9:41 a.m. pursuant to sections 551.071, 551.072, 551.074, 551.076, 551.086, 551.089 and 418.183(f) of the Texas Government Code. Executive session ended, and Chair Cooper declared the meeting to be in public session at 10:26 a.m.

There being no further business to come before the Board, the meeting was adjourned at 10:26 a.m.

Leigh Sebastian
Secretary
LCRA Transmission Services Corporation

Approved: Sept. 24, 2025

FOR ACTION

4. Capital Improvement Projects Approval

Proposed Motion

Approve the Capital Improvement Project Authorization Request for the projects and associated lifetime budgets as described in exhibits A and B.

Board Consideration

LCRA Transmission Services Corporation Board Policy T301 – Finance requires LCRA TSC Board of Directors approval for any project exceeding \$1.5 million.

Budget Status and Fiscal Impact

- All projected fiscal year 2026 expenditures for these projects are within the total annual budget approved in the FY 2026 capital plan.
- Staff will monitor the FY 2026 forecast and will request a fiscal year budget increase if needed.
- The treasurer and chief financial officer will release funds as needed.
- Project costs will be funded through LCRA TSC regulated rates, subject to approval by the Public Utility Commission of Texas.

Summary

Staff recommends approval of the service reliability and system capacity capital projects described in exhibits A and B. These projects meet legal requirements in the Public Utility Regulatory Act and PUC rules.

Project funds will pay for activities, including but not limited to project management, engineering, materials acquisition, construction and acquisition of necessary land rights. LCRA TSC representatives will perform all necessary regulatory, real estate, environmental and cultural due diligence activities.

Presenter(s)

Joshua Cole
Senior Vice President, Transmission Asset Optimization

Exhibit(s)

A – Project Cost Estimates and Cash Flow
B – Project Details

EXHIBIT A

Project Cost Estimates and Cash Flow

Dollars in millions

Project Name	FY 2025 and Prior	FY 2026	FY 2027	FY 2028	FY 2029	Lifetime
Service Reliability Projects						
Mobile Capacitor Bank – FY 2025 System Upgrade	0.0	1.5	0.5	1.4	-	3.4
Switching Structure – FY 2025 System Upgrade	0.3	11.0	-	-	-	11.3
System Capacity Projects						
Evant Power Transformer Upgrade	0.2	5.9	-	-	-	6.1
Total	0.5	18.4	0.5	1.4	0.0	20.8

EXHIBIT B

<h3>Project Details</h3>

Project Name: Mobile Capacitor Bank – FY 2025 System Upgrade

Project Number: 1031123

Lifetime Budget: \$3.4 million

Description: The project will increase transmission system reliability by adding a mobile capacitor bank to provide reactive power support to the system during construction and maintenance outages. The scope of work includes procuring a trailer-mounted mobile capacitor equipped with a dual high-side 69/138-kilovolt capacitor bank, a 138-kV circuit breaker and other supporting components. The recommended project completion date is Oct. 31, 2027.

Project Name: Switching Structure – FY 2025 System Upgrade

Project Number: 1030783

Lifetime Budget: \$11.3 million

Description: The project will improve safety, reliability and availability on transmission line switches at the Lakeside Pump Tap and Parker Tap substations in Colorado County. The scope of work includes replacing the existing switches and structures with new vertical air break switches, structures, interrupters and overhanging safety canopies. The recommended project completion date is June 30, 2026.

Project Name: Evant Power Transformer Upgrade

Project Number: 1030382

Lifetime Budget: \$6.1 million

Description: The project will increase the power transformer capacity at the Evant Substation in Hamilton County. The scope of work includes upgrading the power transformer and other supporting equipment, upgrading the security fencing, and installing new station service equipment. The recommended project completion date is May 15, 2026.

FOR ACTION

5. Acquisition of Interests in Real Property – Use of Eminent Domain in Llano County

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Buchanan CTEC to Kingsland 1 Transmission Line Overhaul project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA's expense, to provide for communications and to facilitate broadband services on the Buchanan CTEC to Kingsland 1 (T291) transmission line; and that the first record vote applies to all units of property to be condemned.

Board Consideration

LCRA TSC Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, a separate record vote must be taken for each unit of property. If two or more units of real property are owned by the same person, those units may be treated as one unit of property.

LCRA uses LCRA Transmission Services Corporation to provide LCRA with fiberoptic communications and broadband services at LCRA's expense pursuant to LCRA Board Policy 220 – Telecommunications and Section 8503.032 of the Special District Local Laws Code.

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Buchanan CTEC to Kingsland 1 Transmission Line Overhaul project.

Summary

LCRA TSC proposes to acquire easement rights in Llano County for the Buchanan CTEC to Kingsland 1 Transmission Line Overhaul project. Valbridge Property Advisors performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

Staff has provided to the Board descriptions of the specific properties to be acquired and will attach the descriptions to the resolution.

LCRA TSC will perform environmental and cultural due diligence studies and address all identified concerns. Staff requests that the Board adopt the resolution in

Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)

A – Vicinity Map
B – Site Maps
C – Landowner List
D – Resolution
1 – Property Descriptions

EXHIBIT A

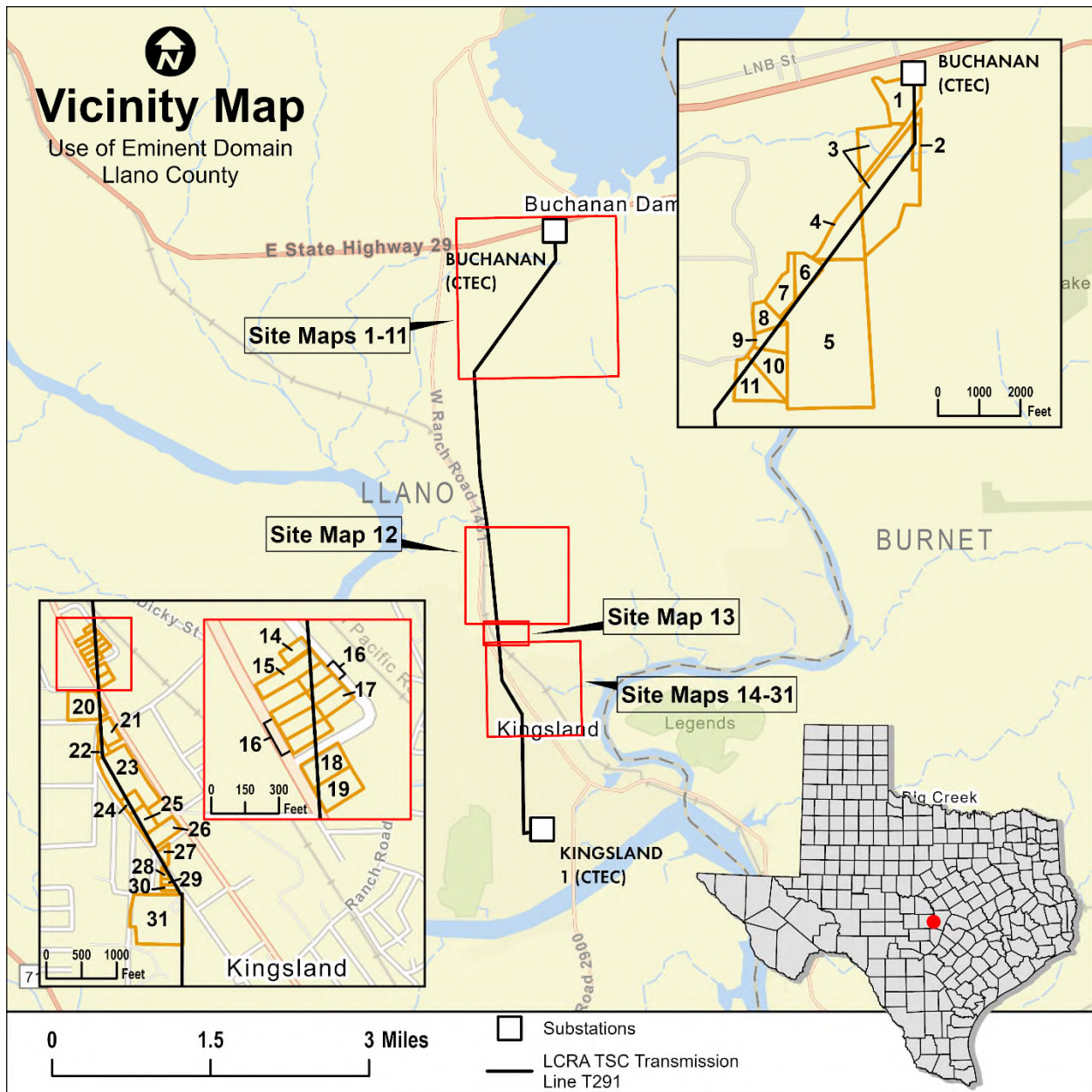


EXHIBIT B

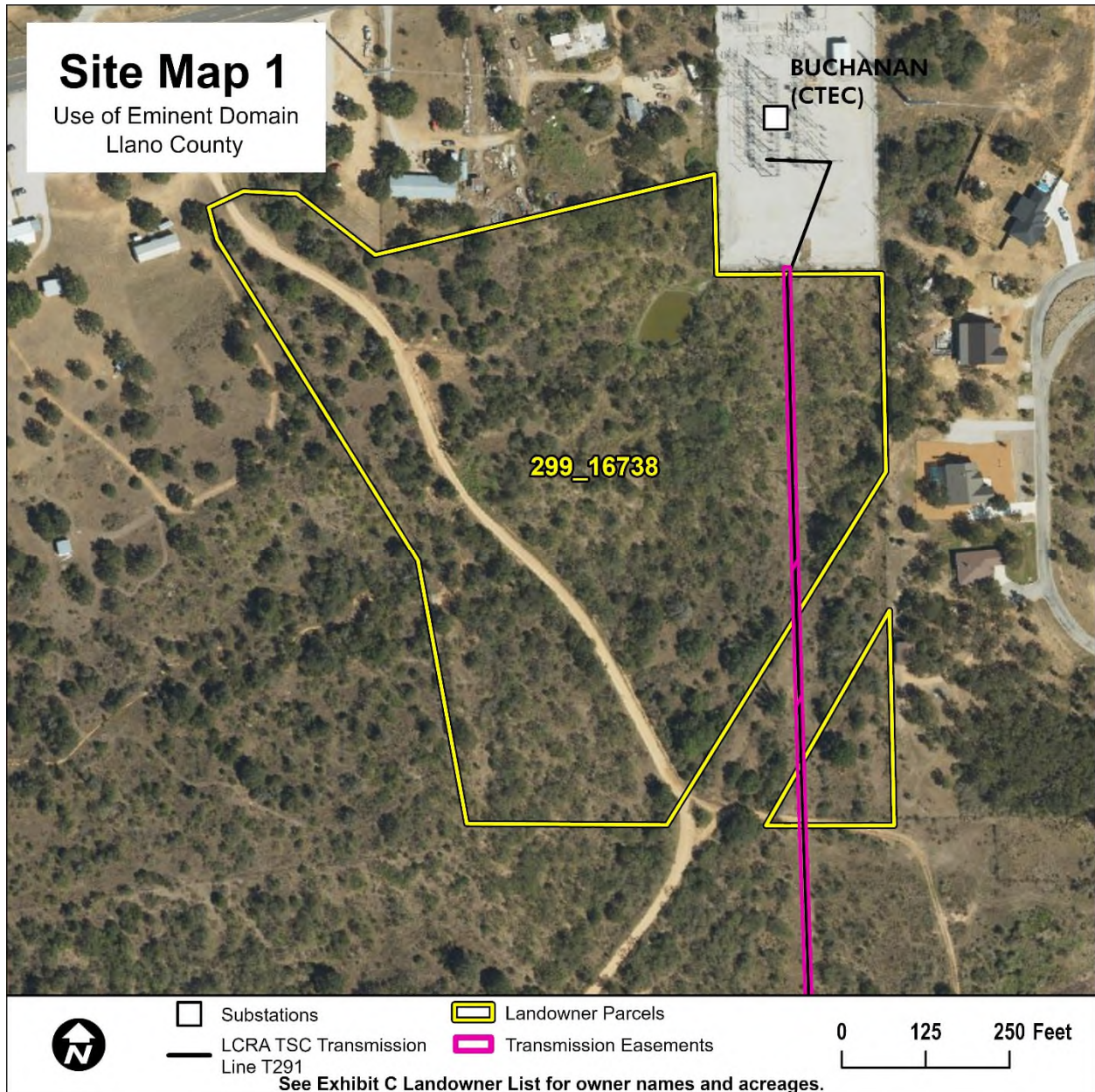


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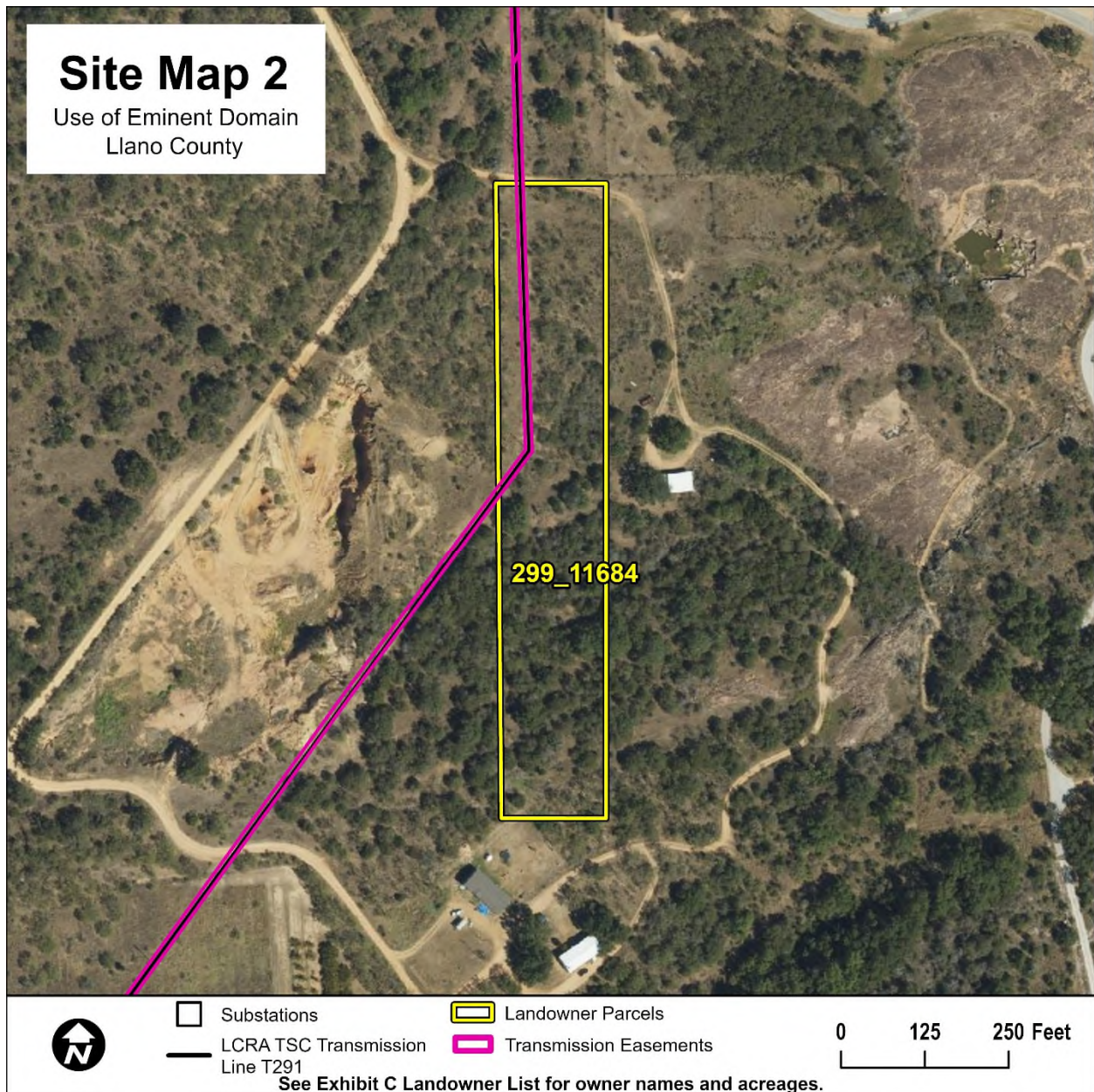


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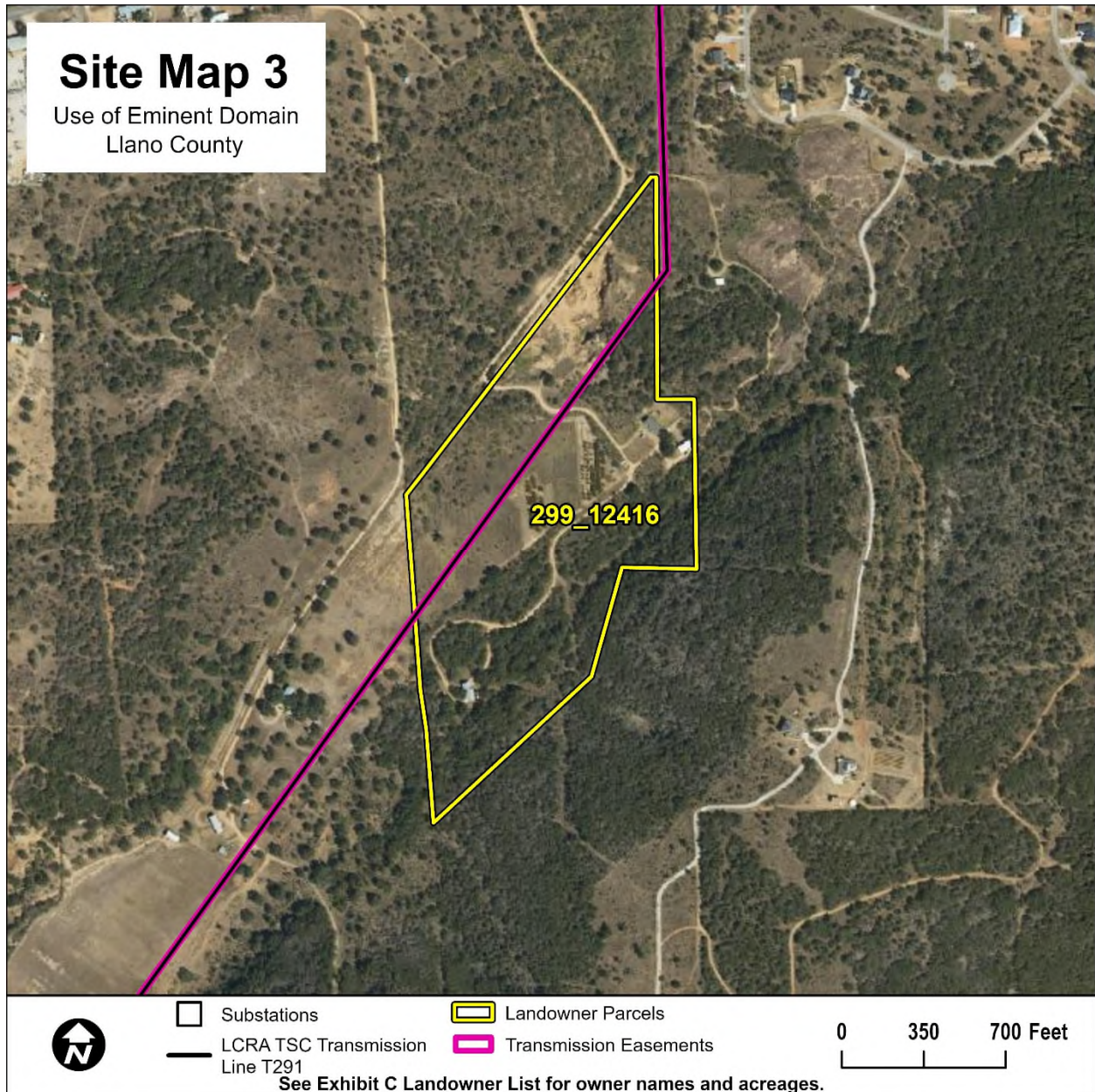


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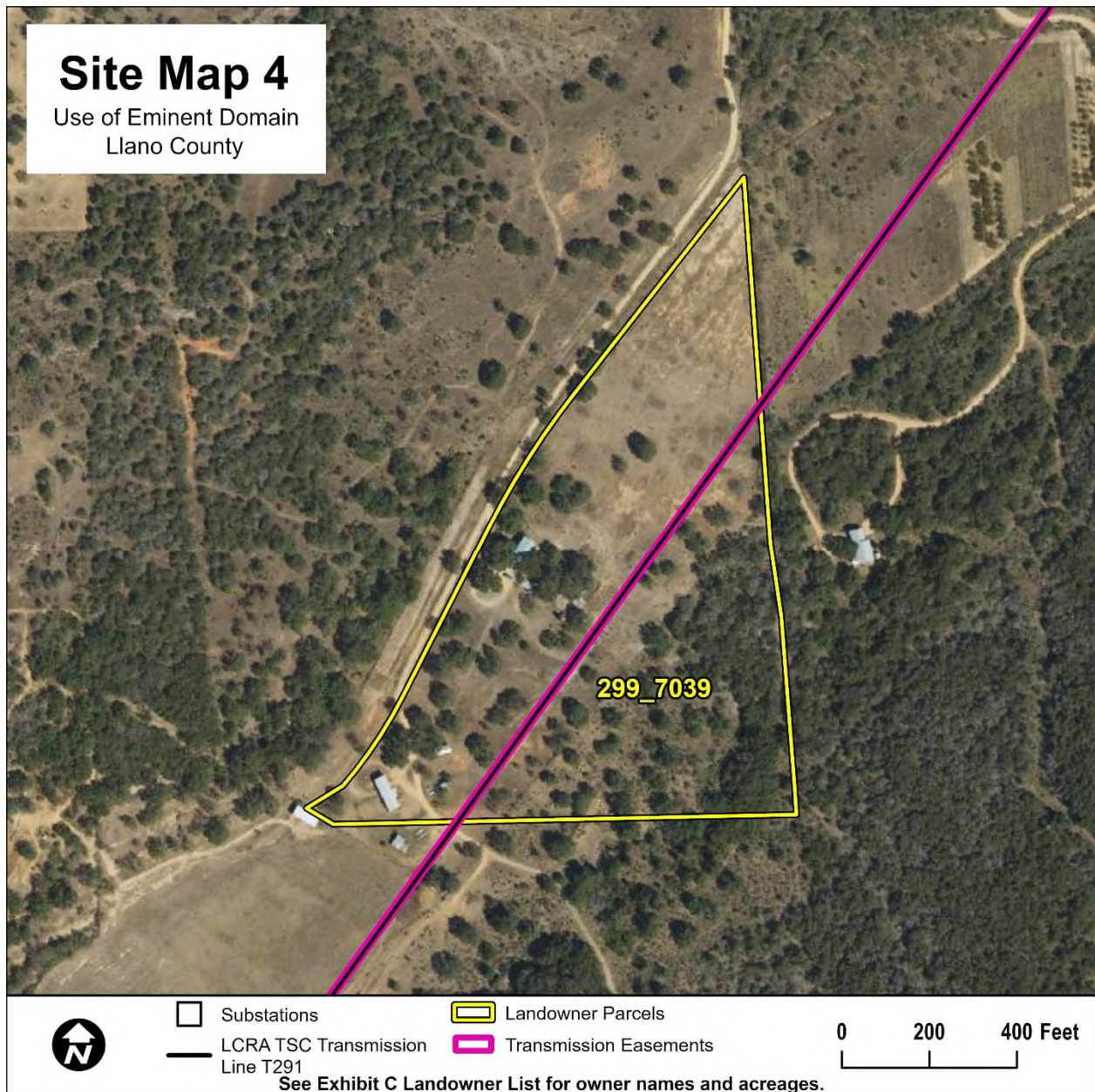


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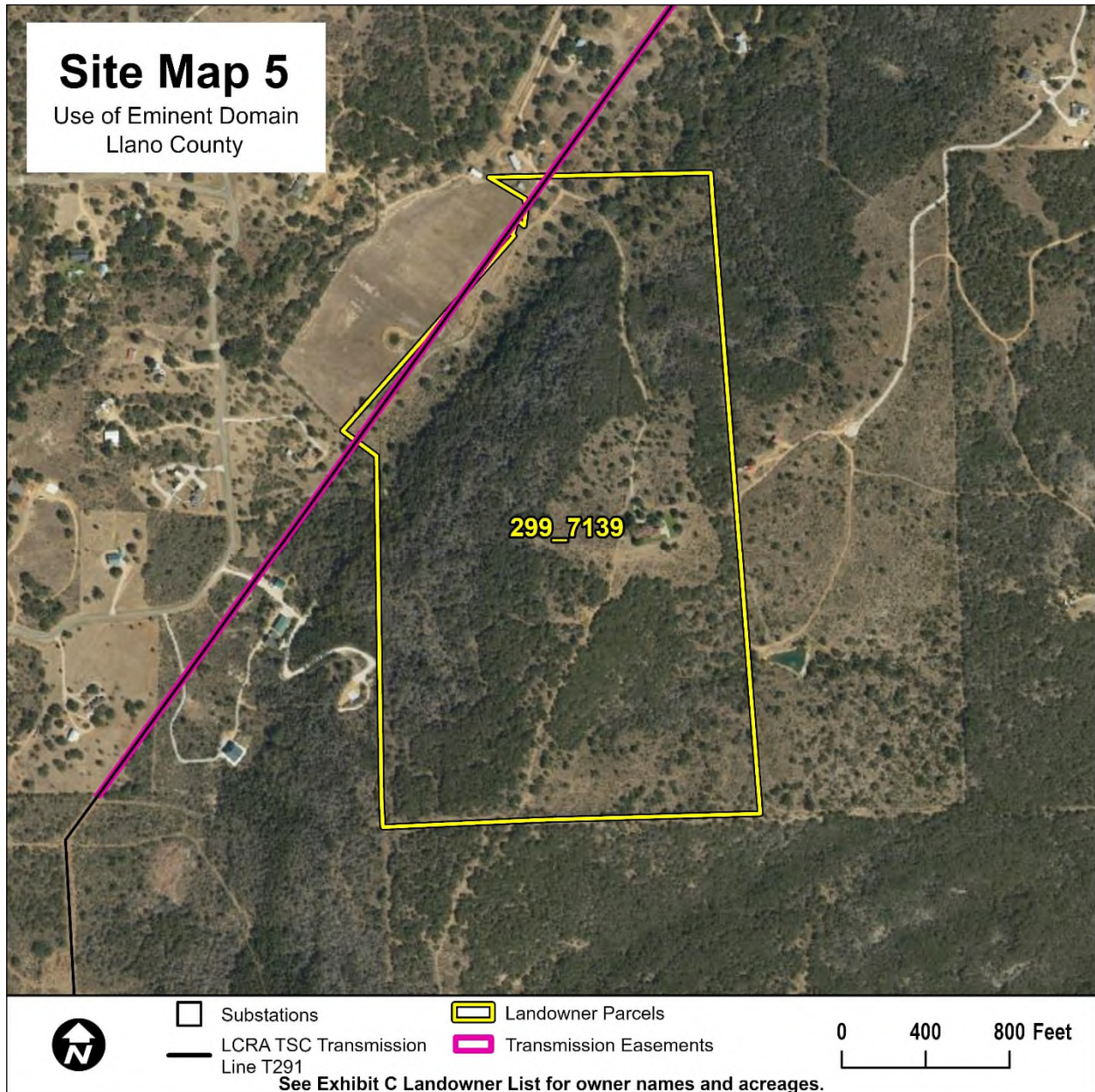


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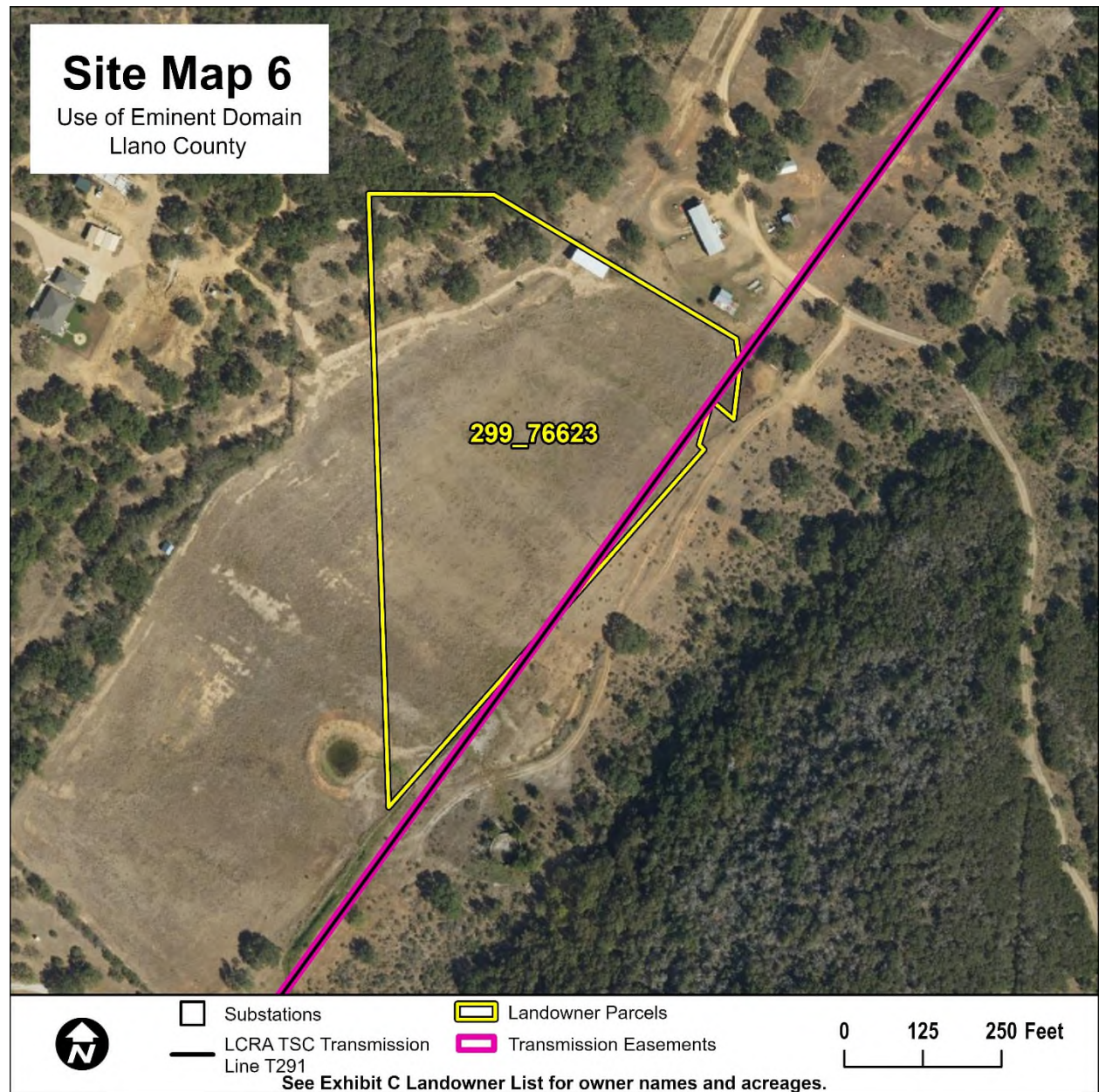


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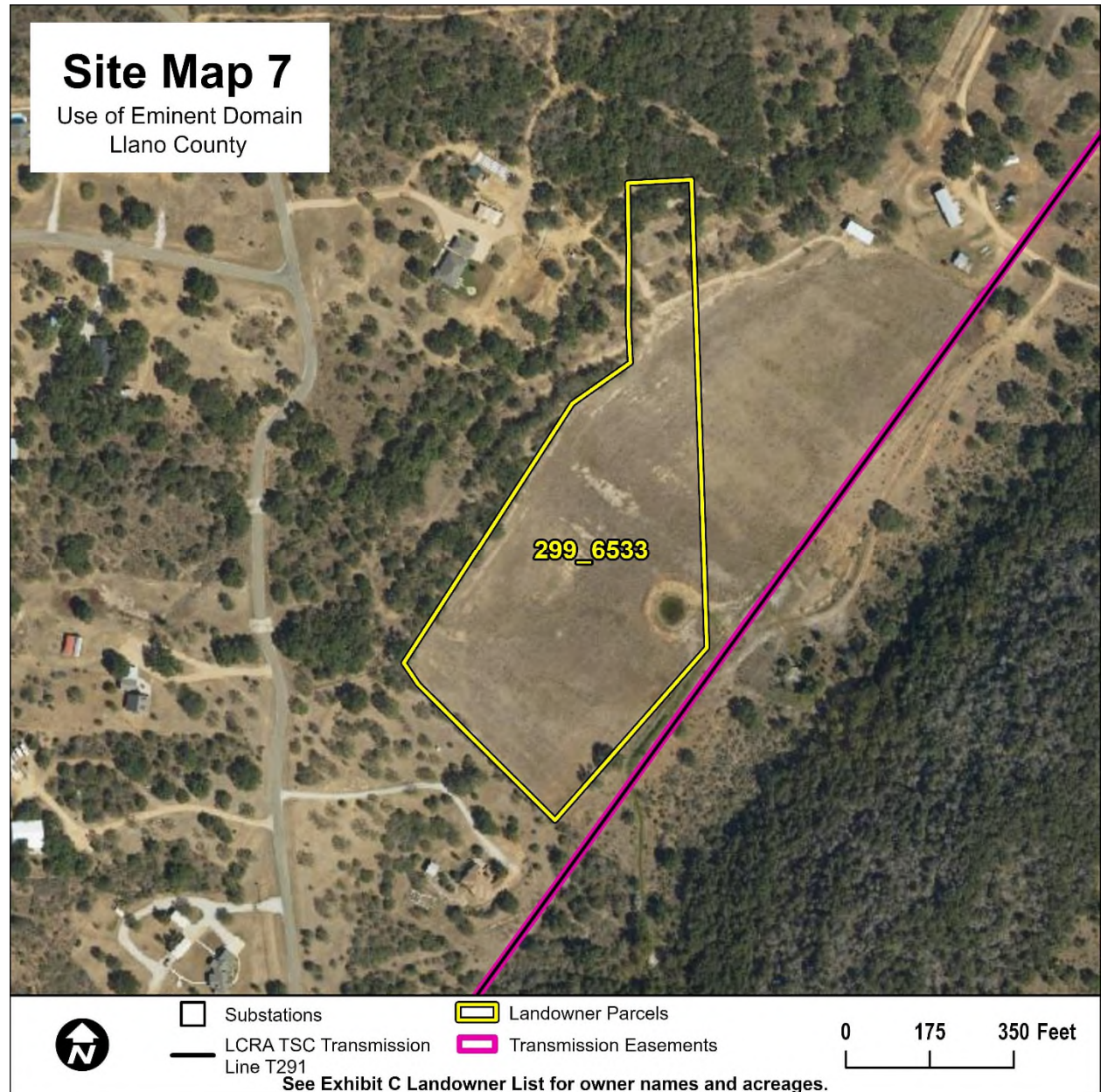


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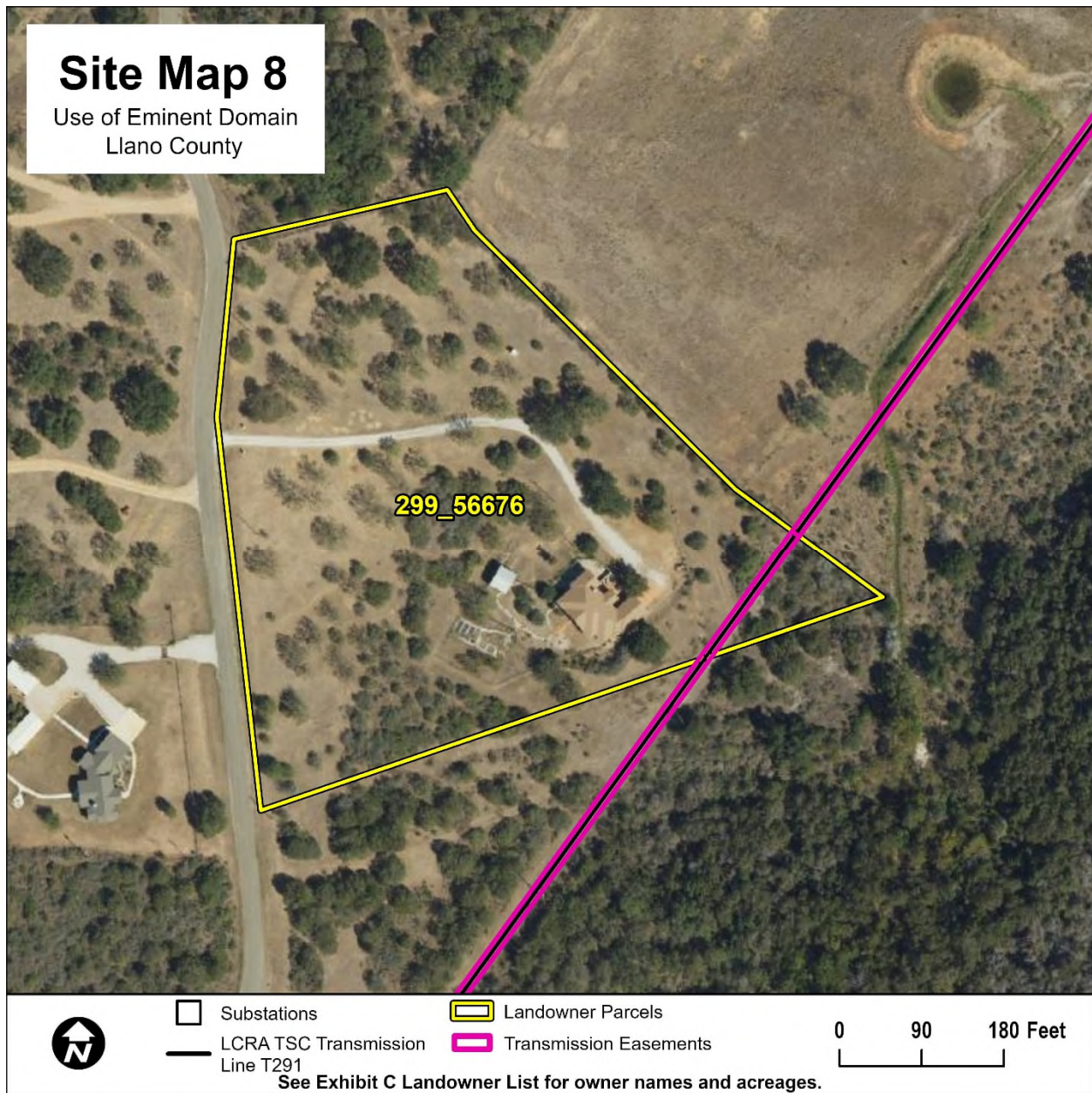


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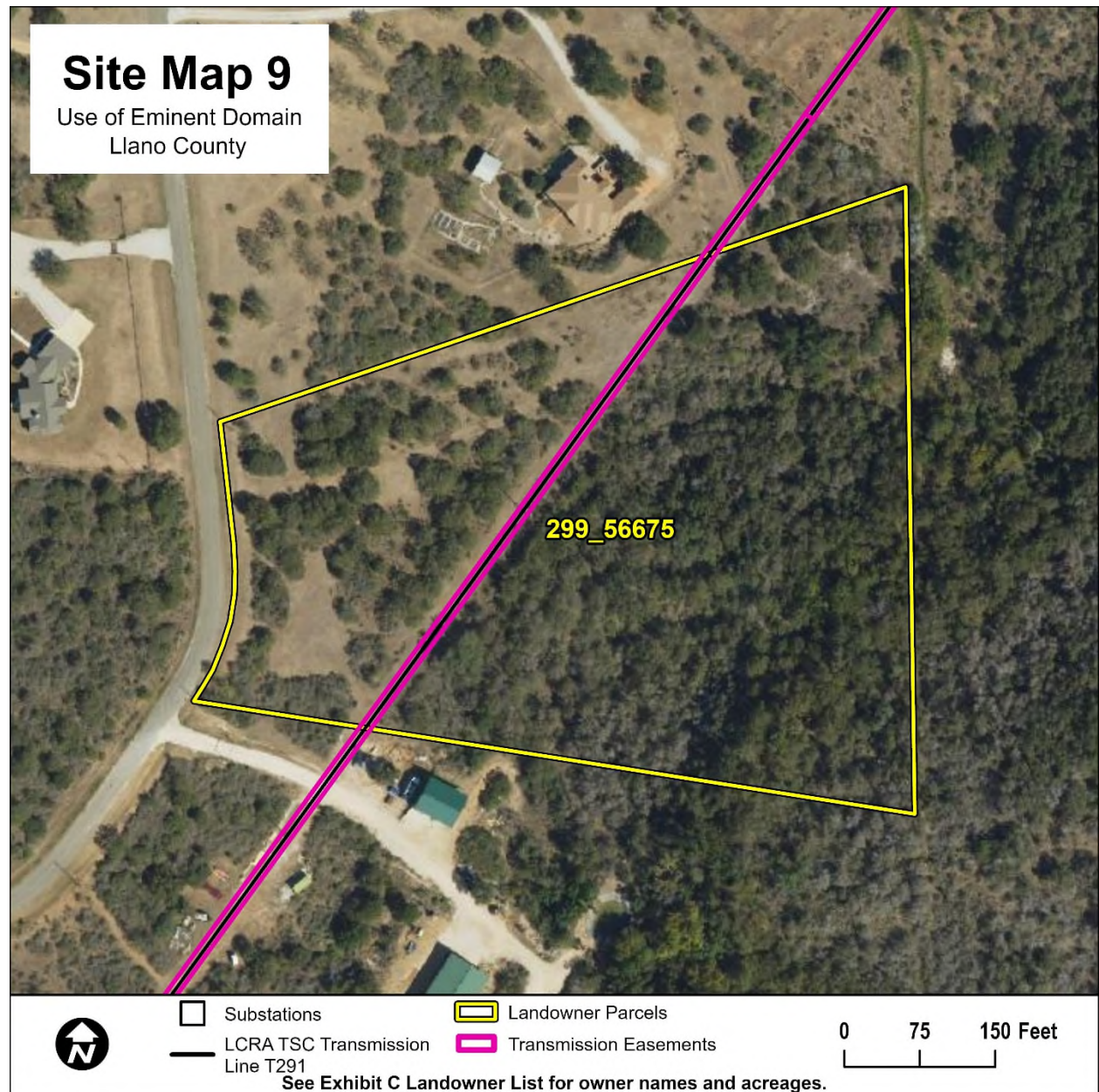
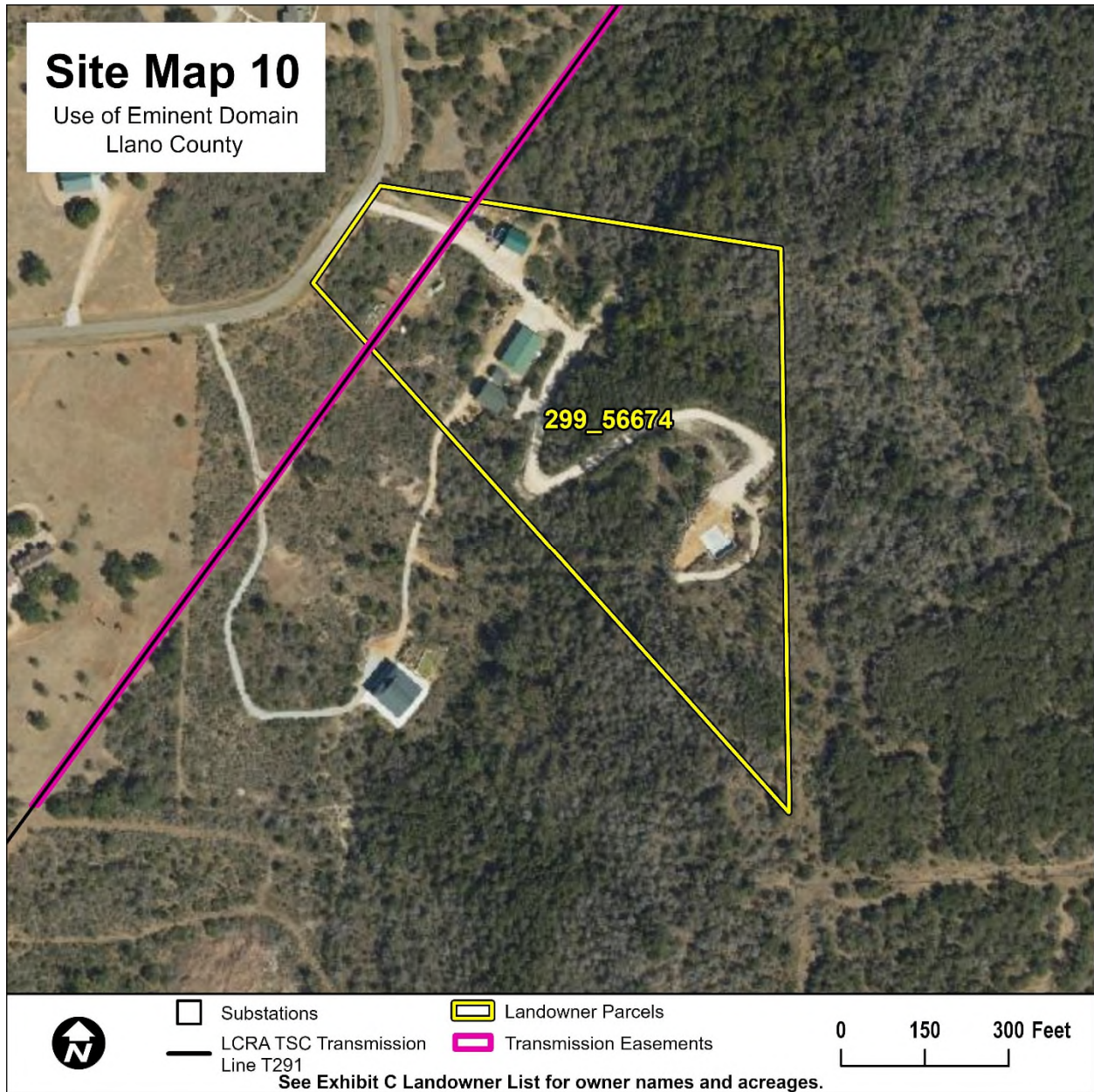


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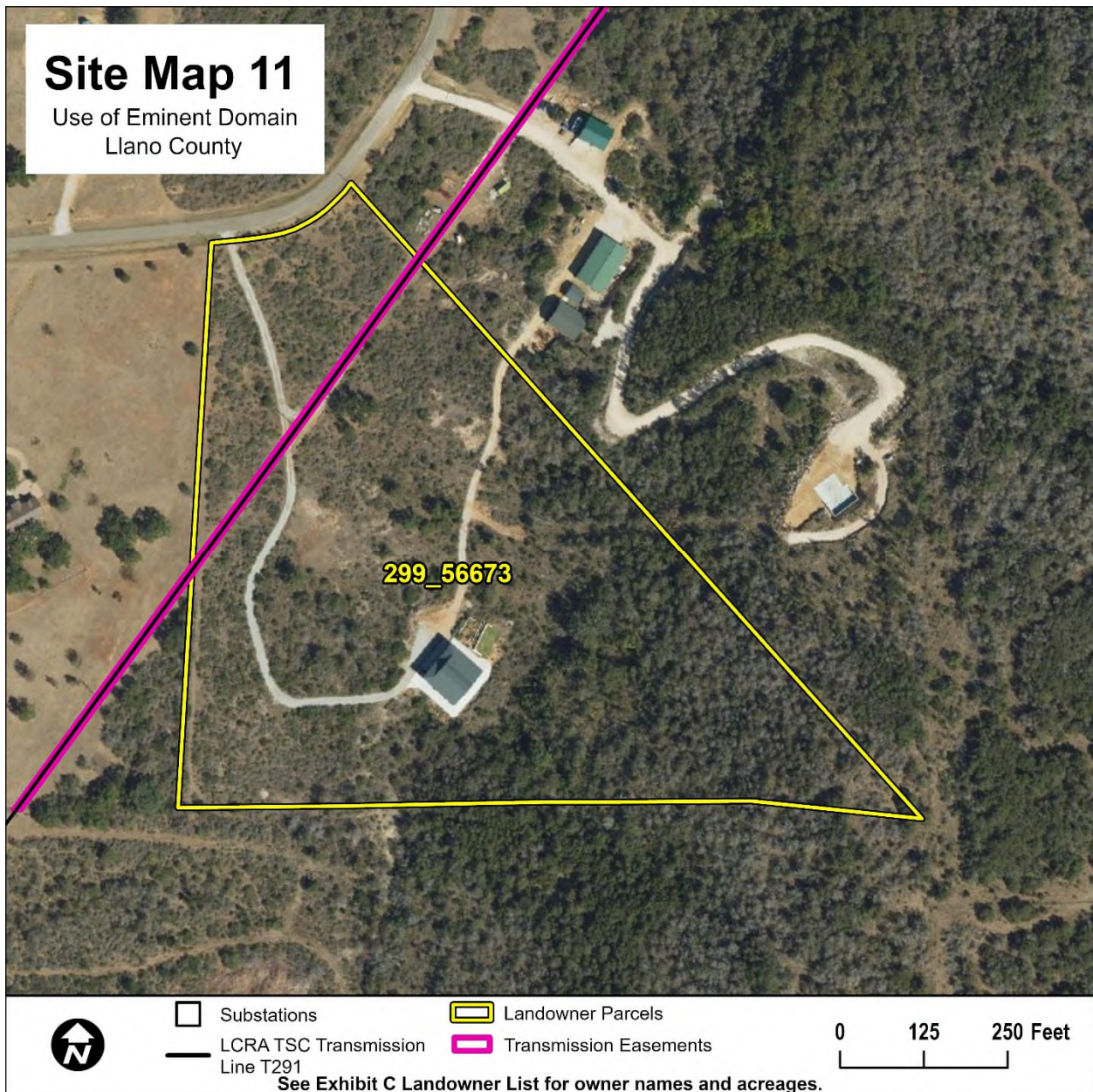
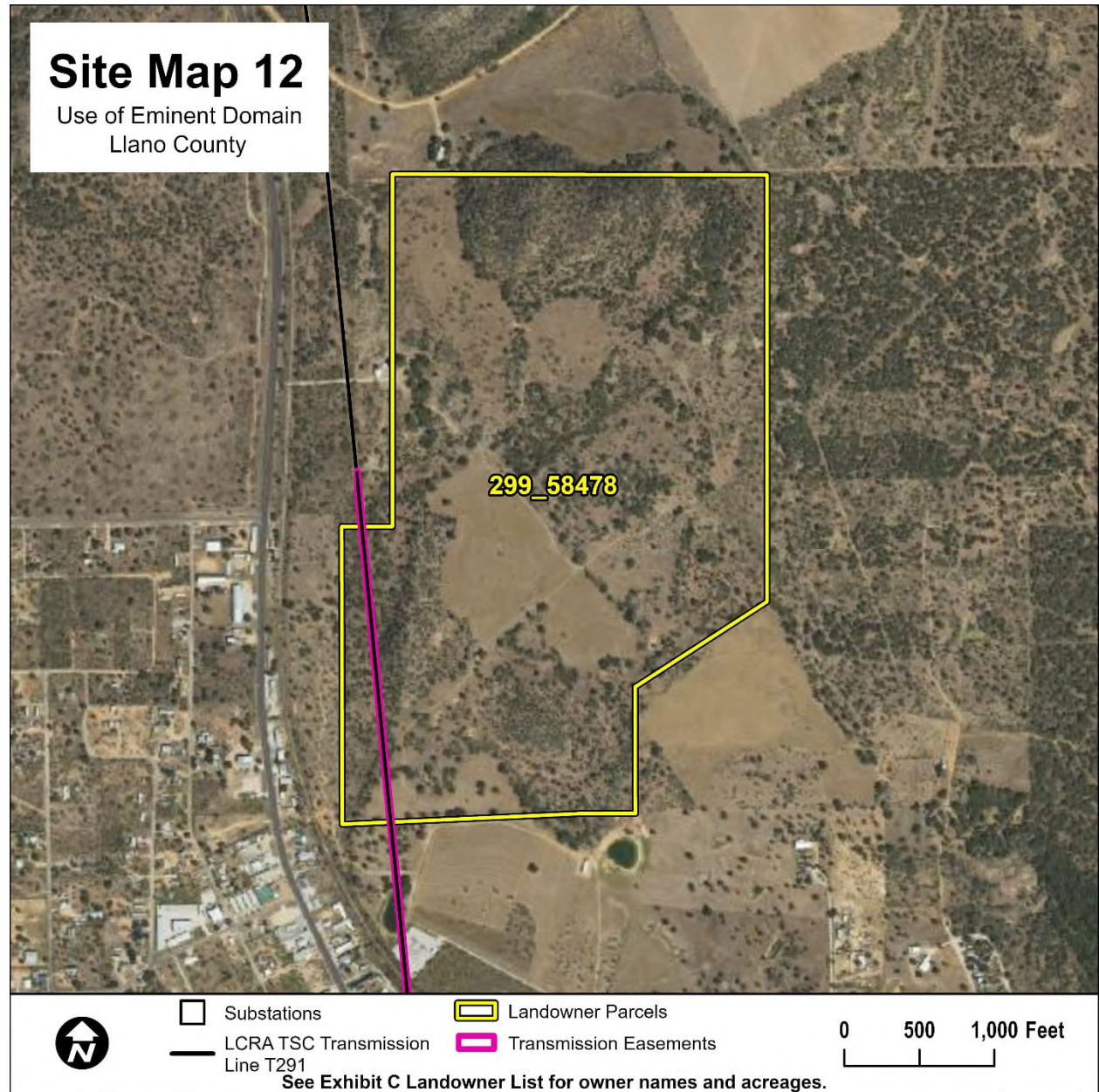
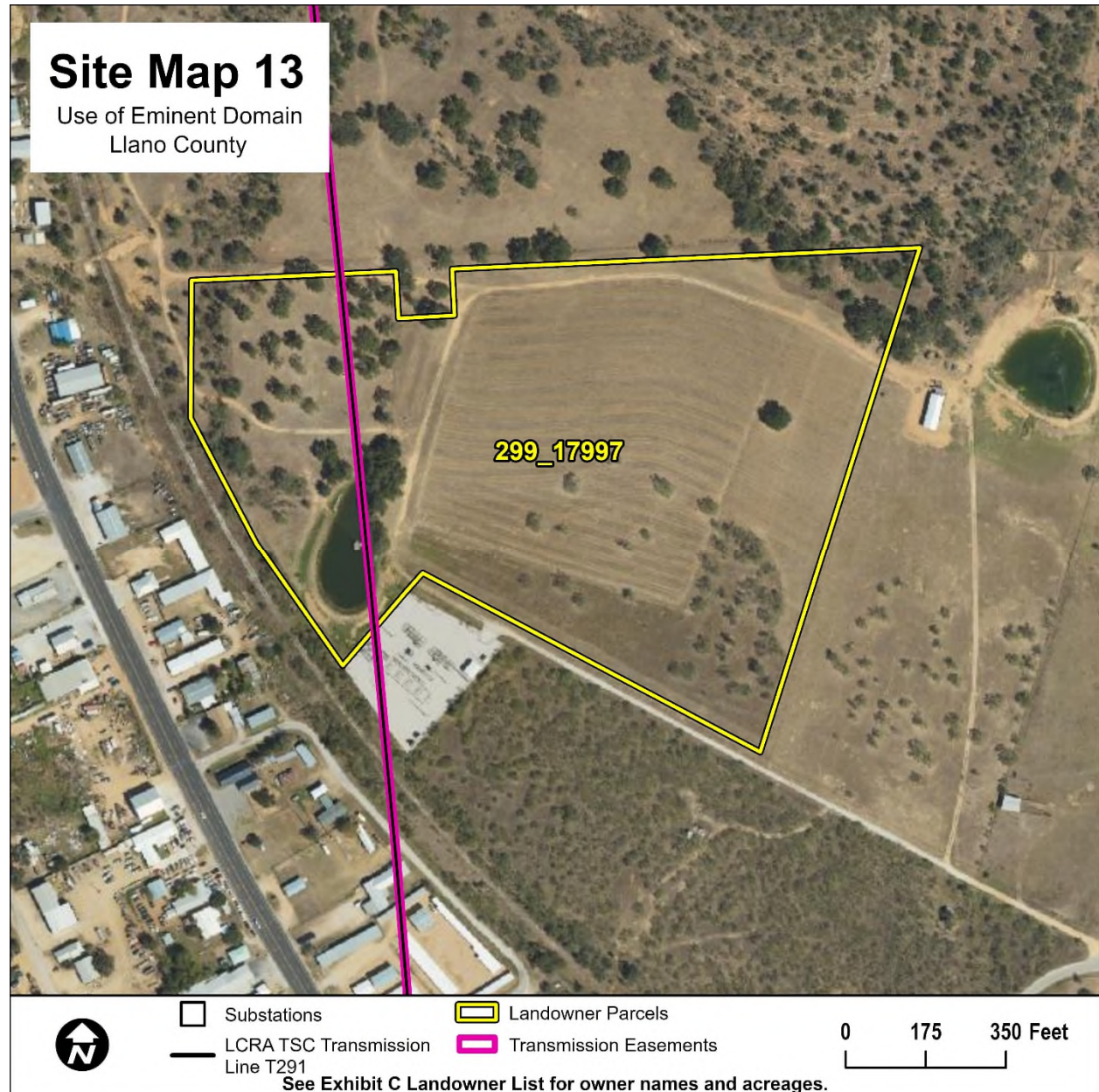


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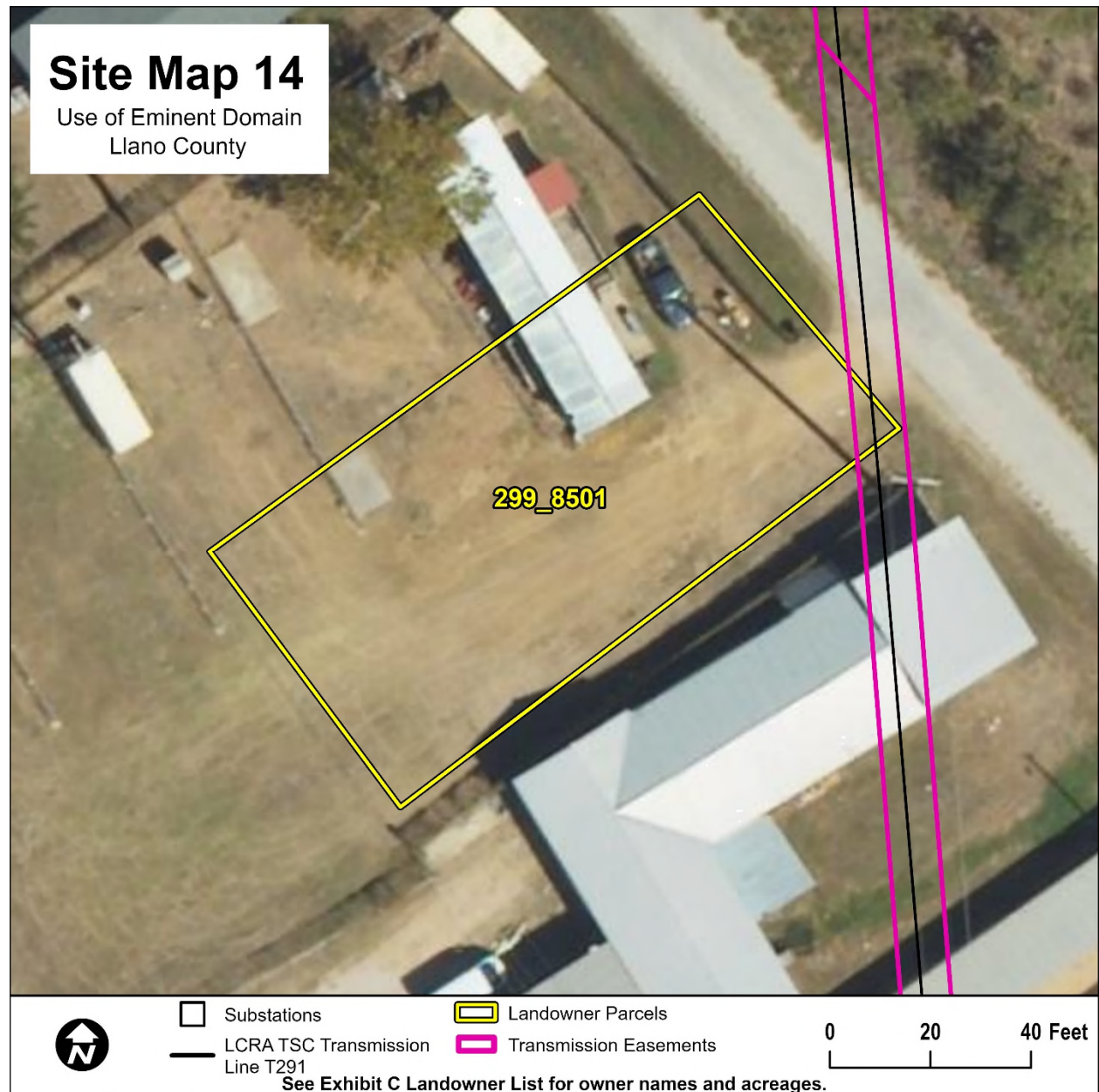


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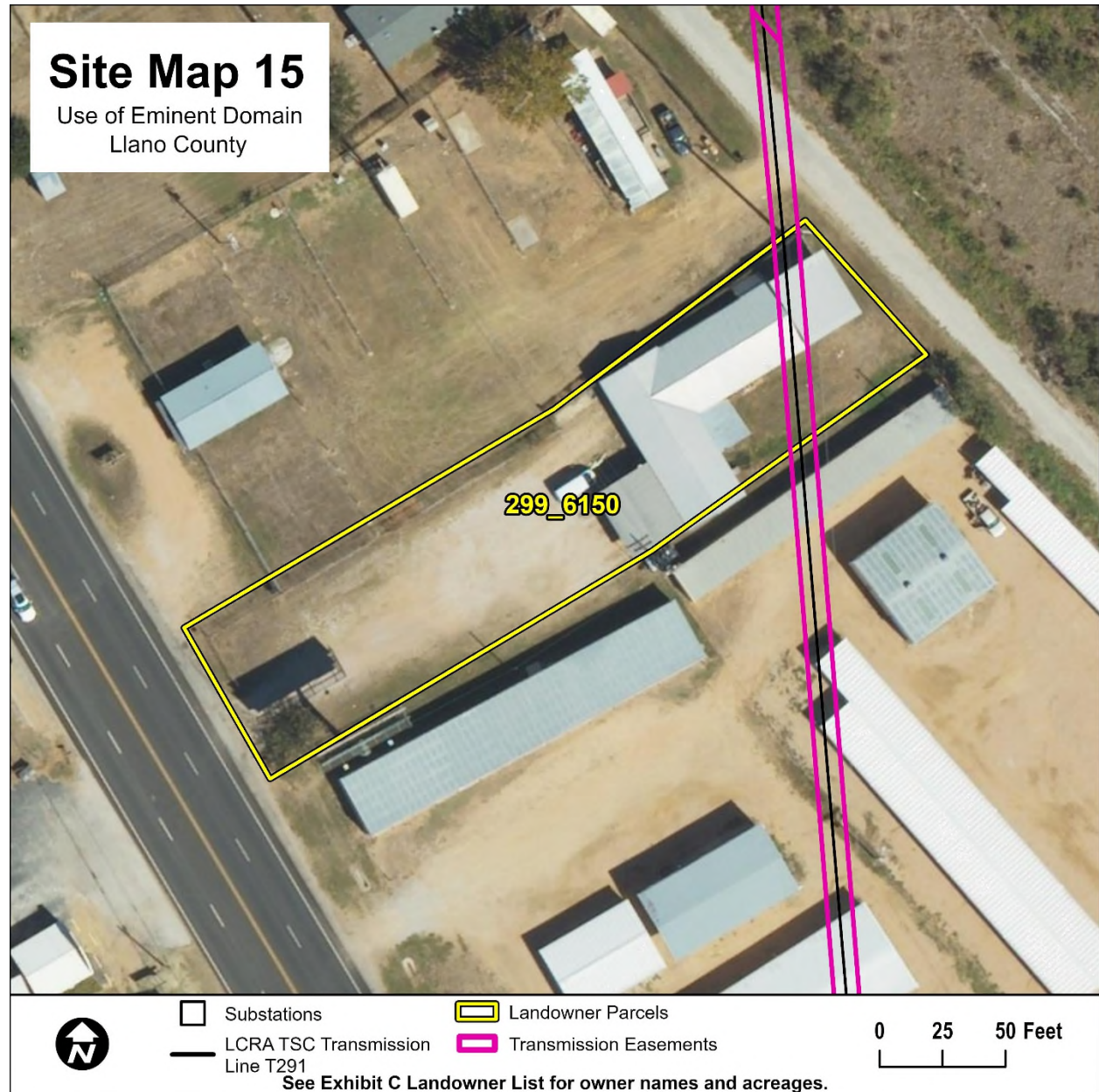


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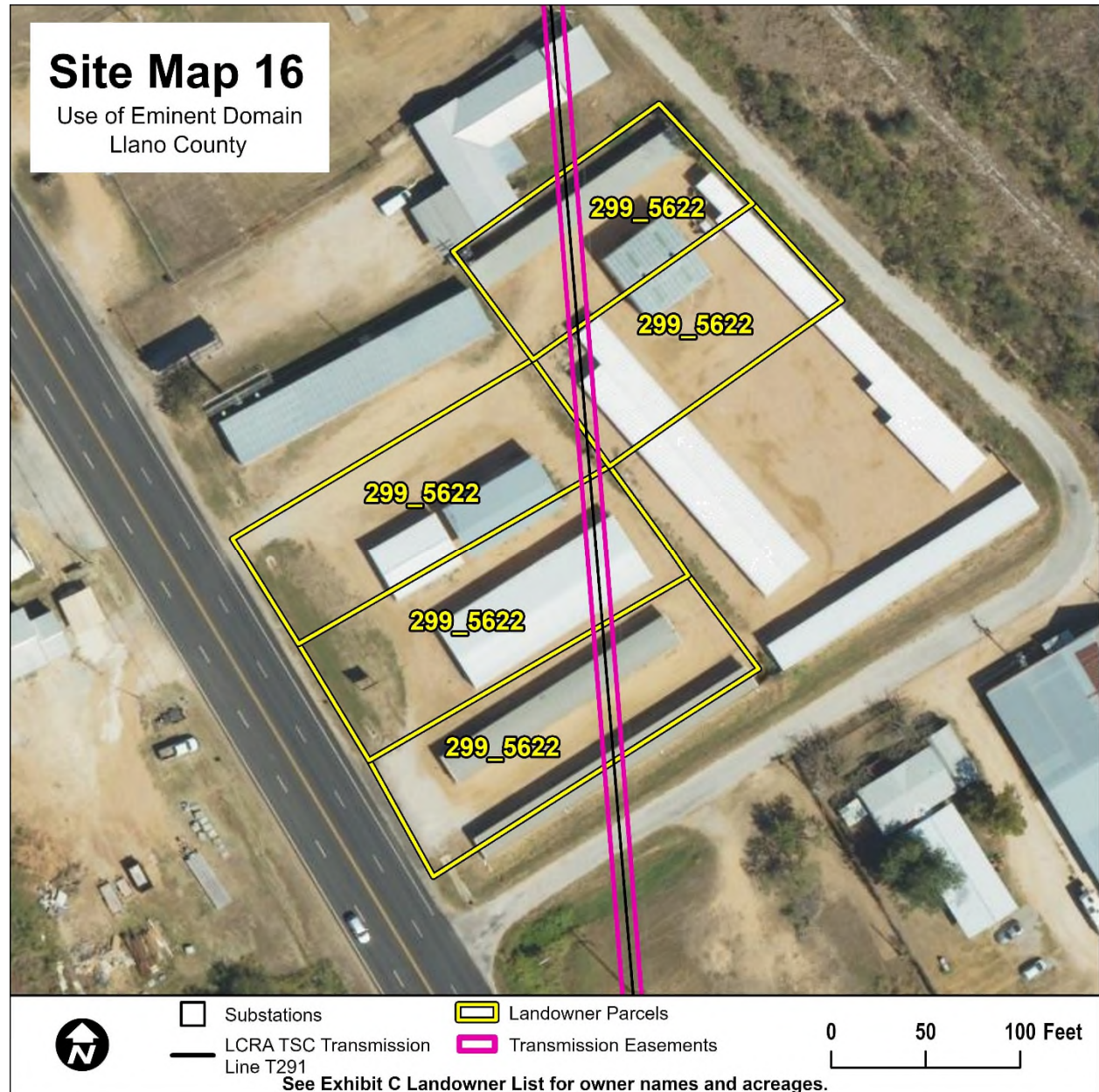


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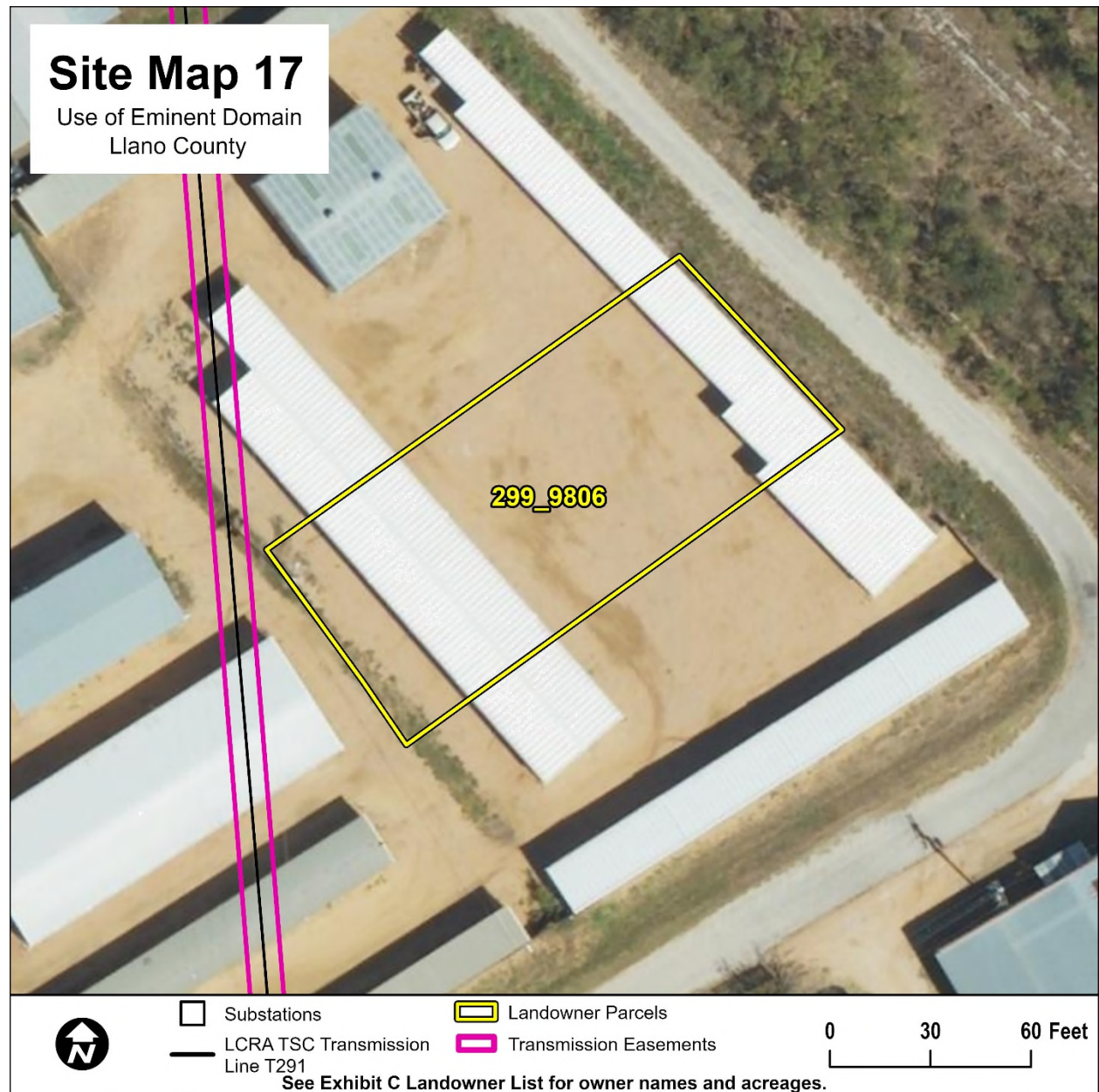


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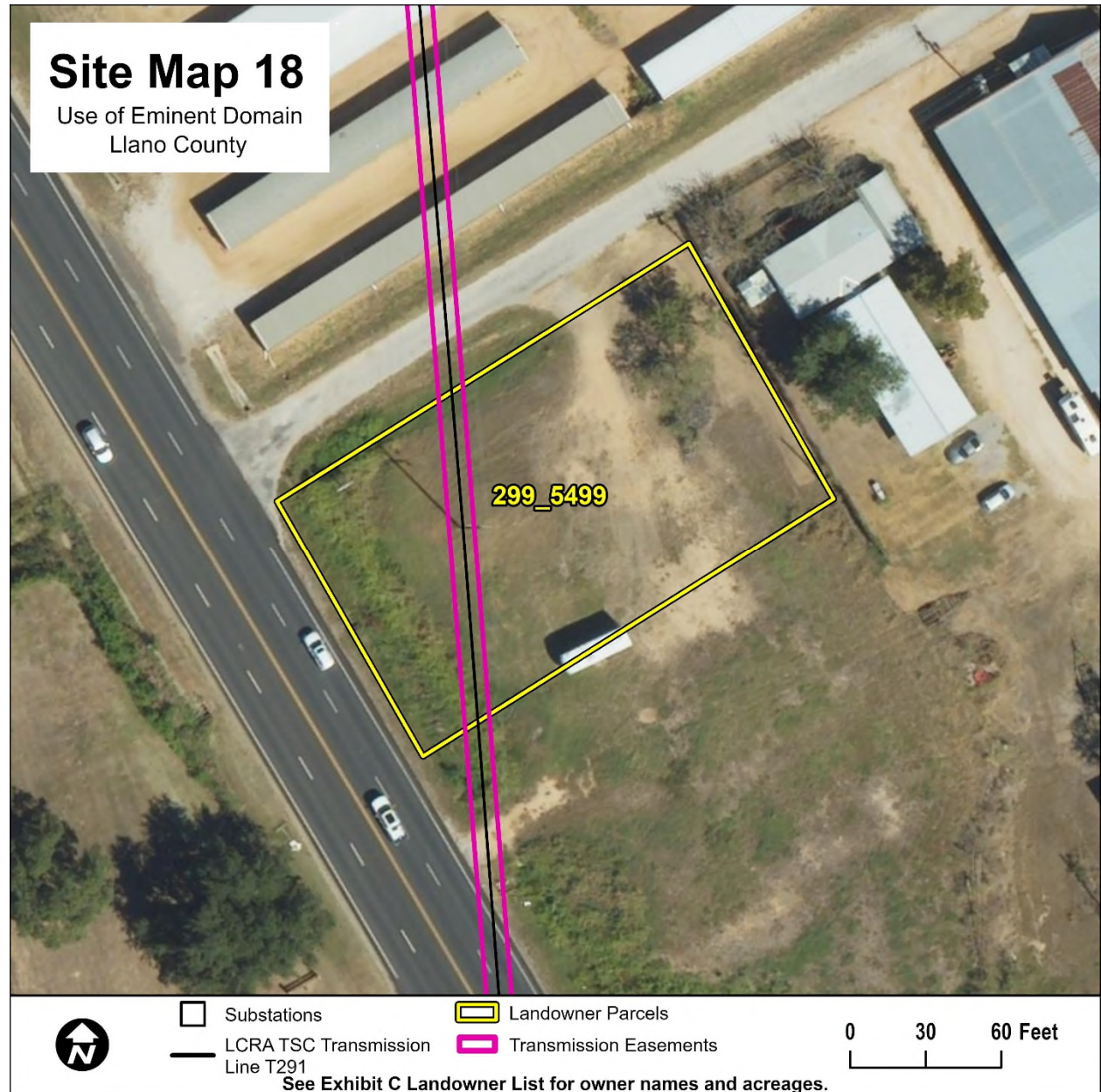


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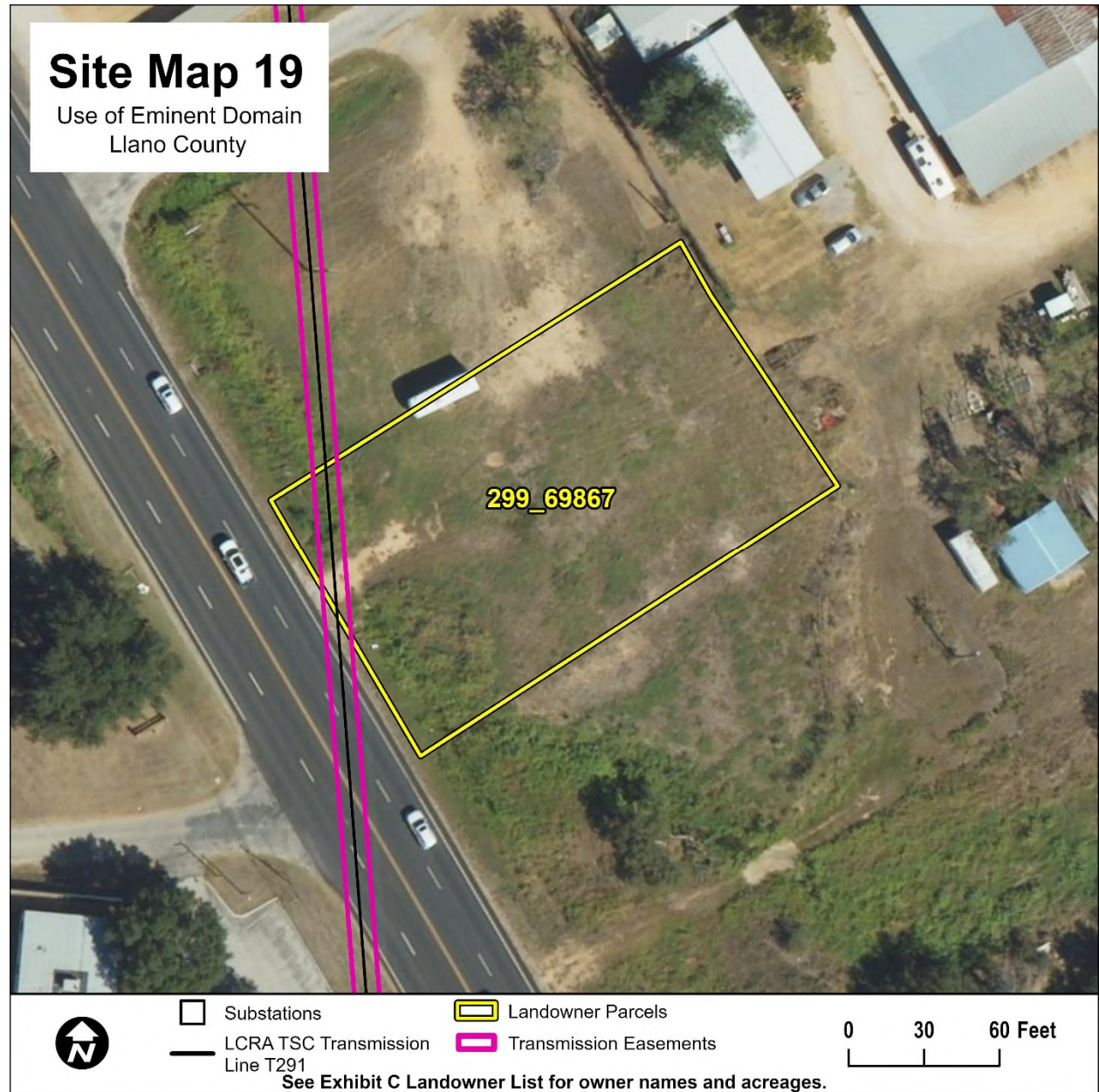


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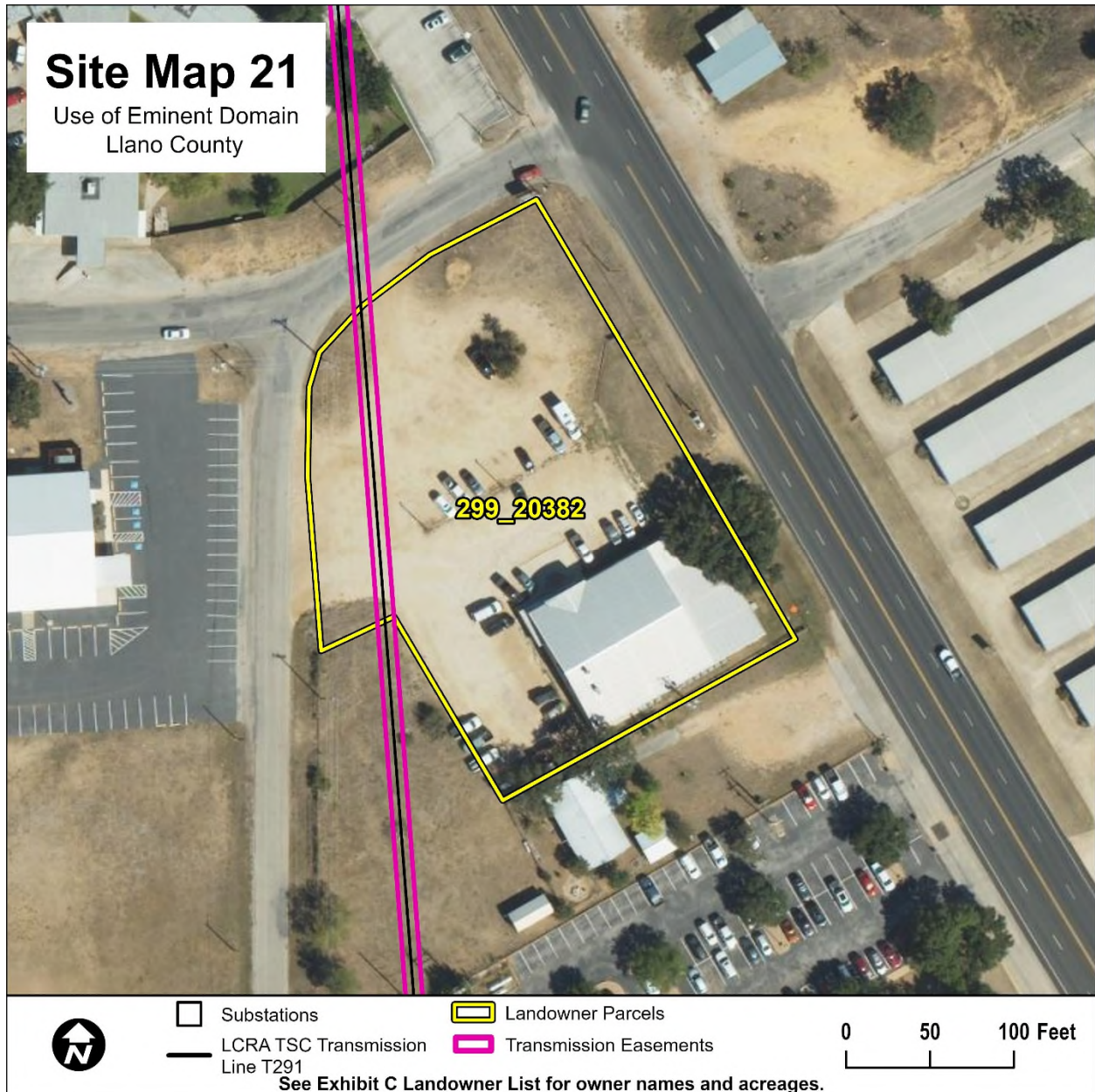
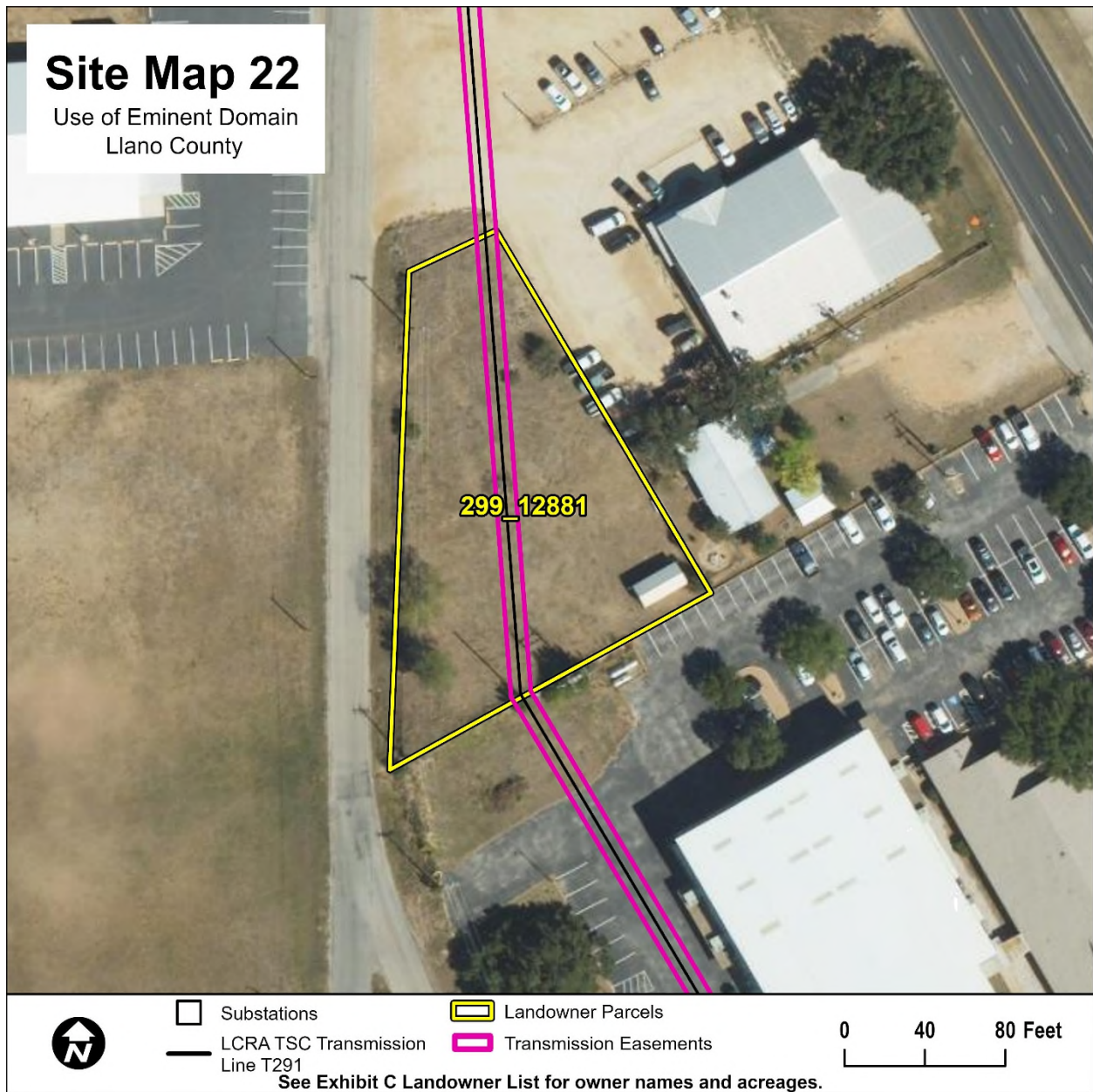


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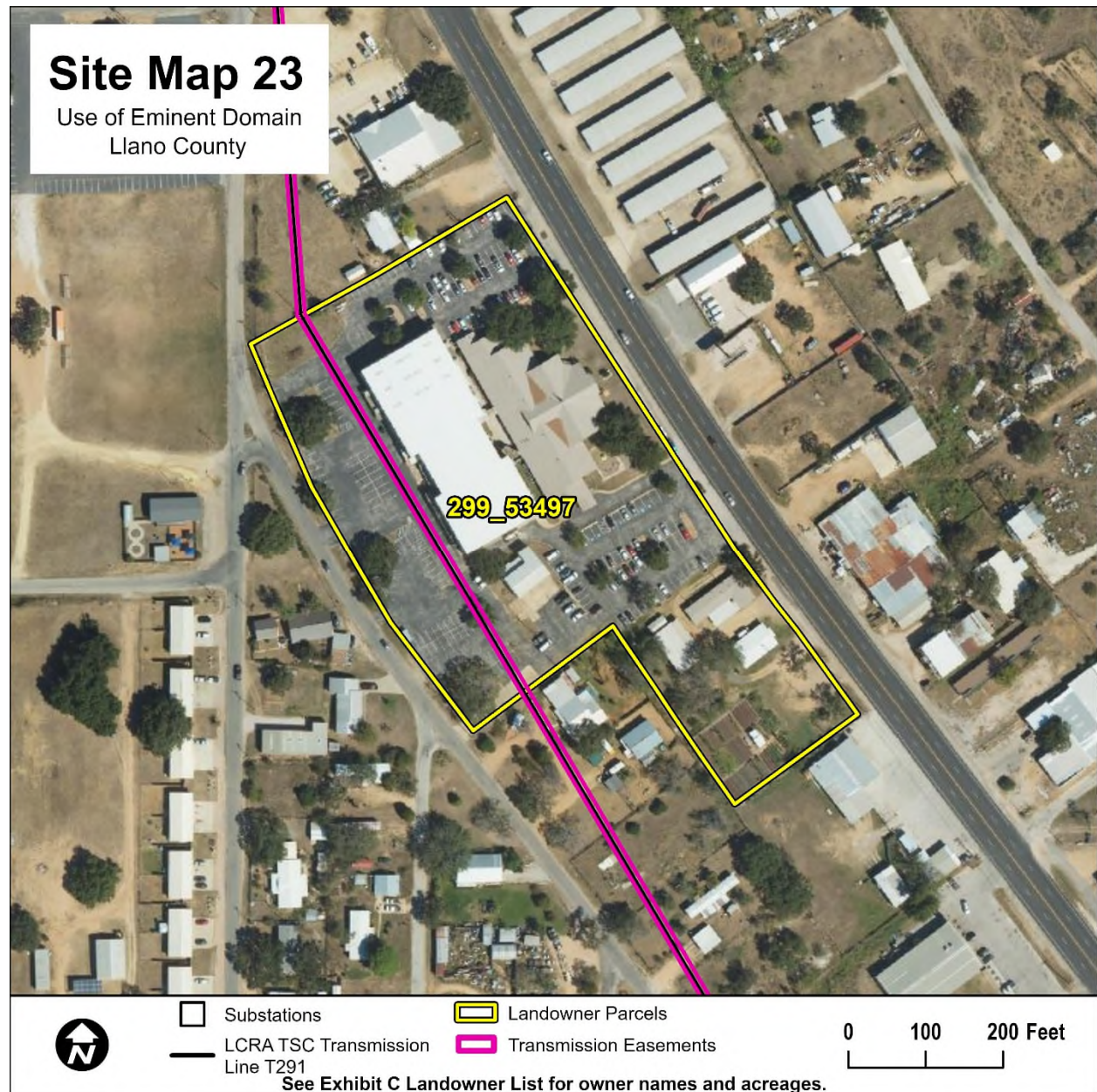


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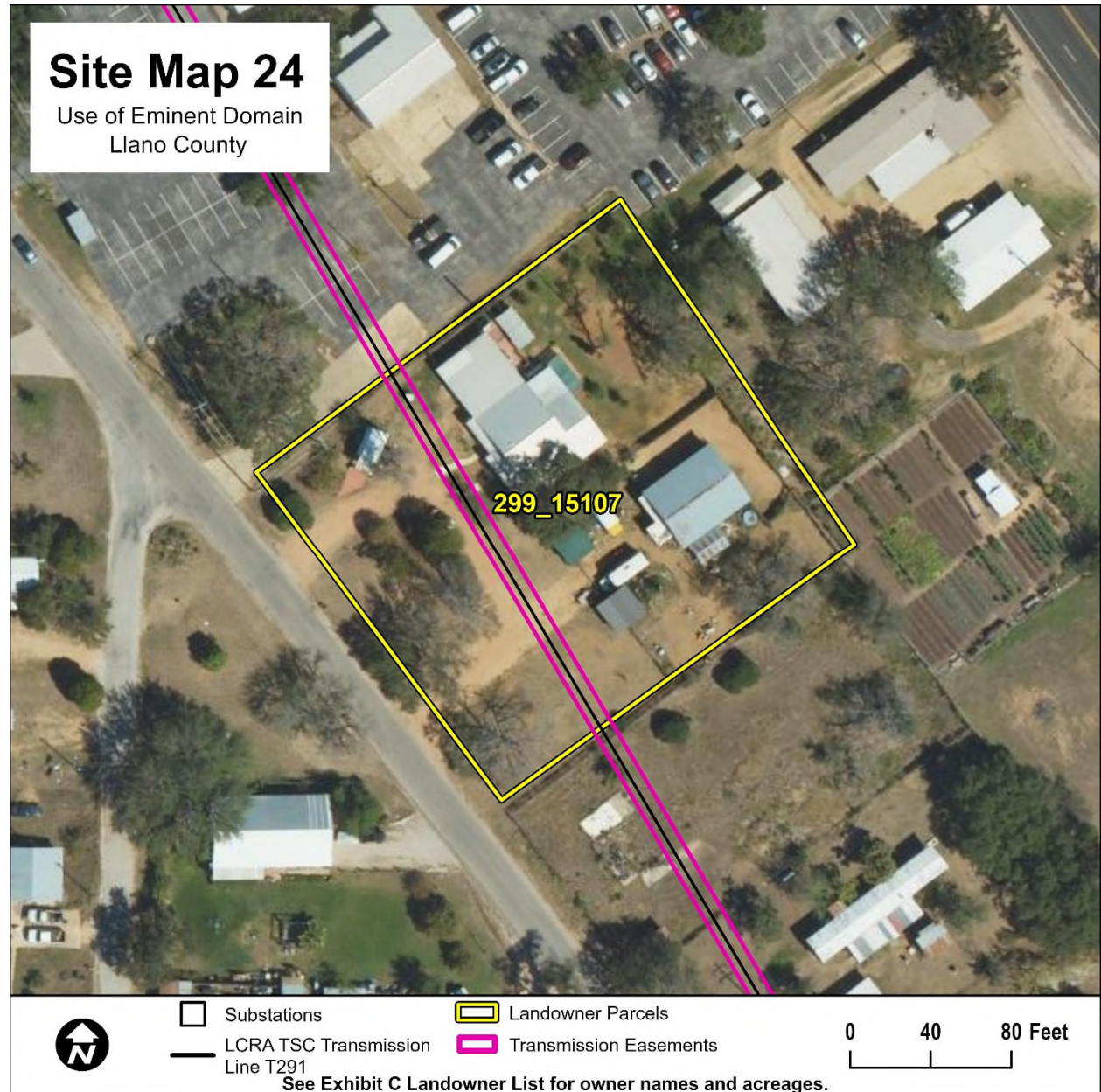


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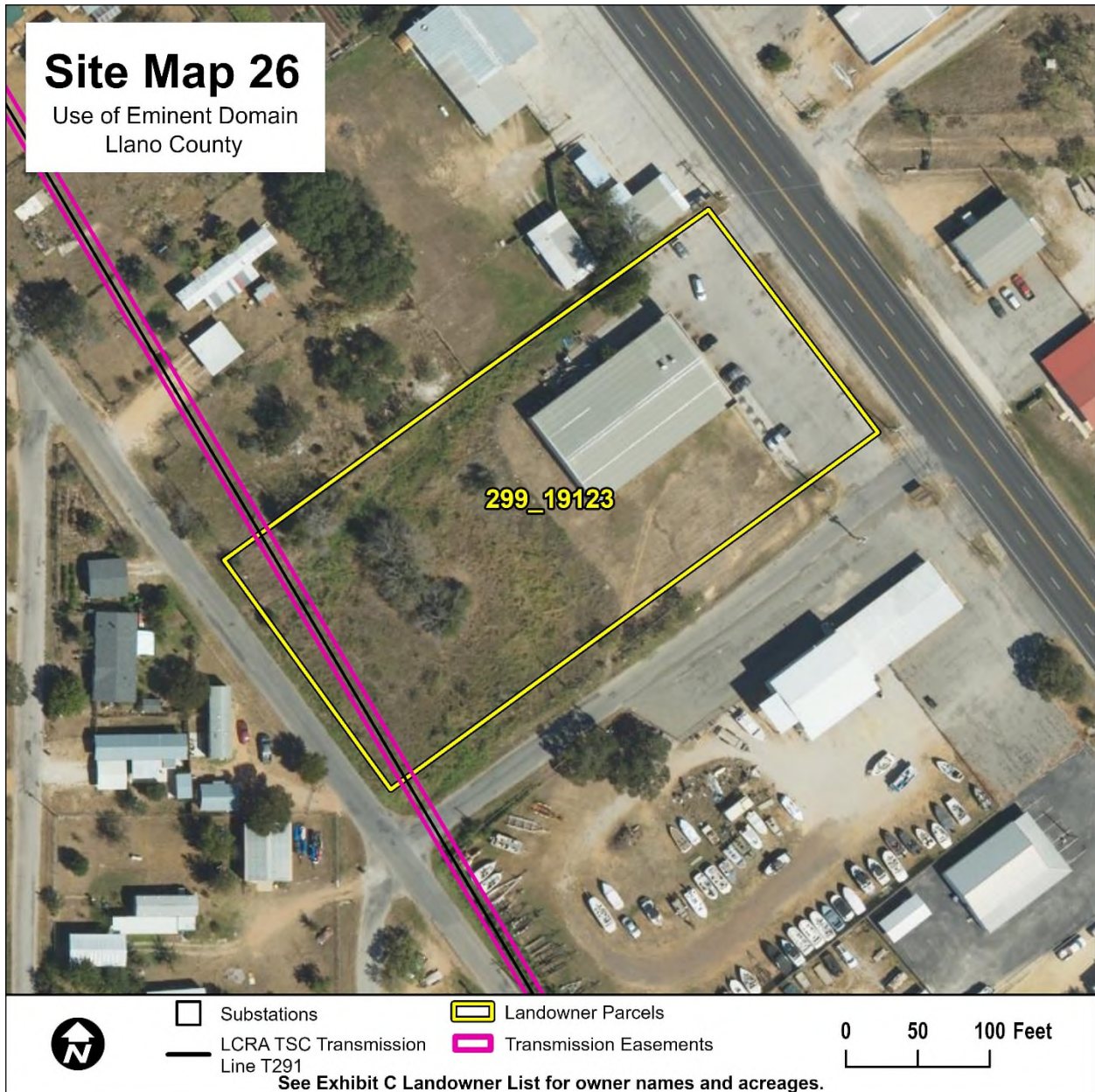


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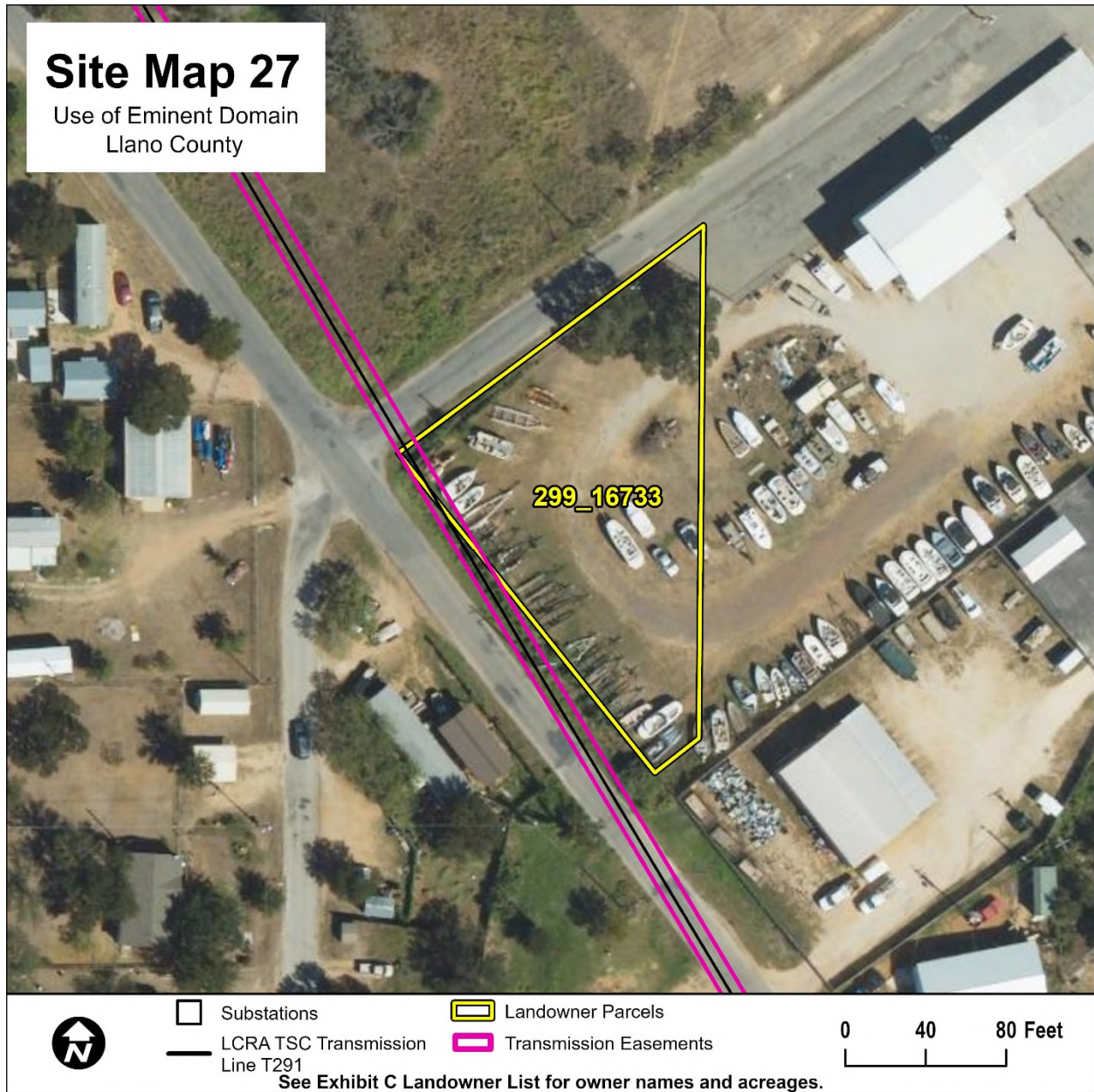


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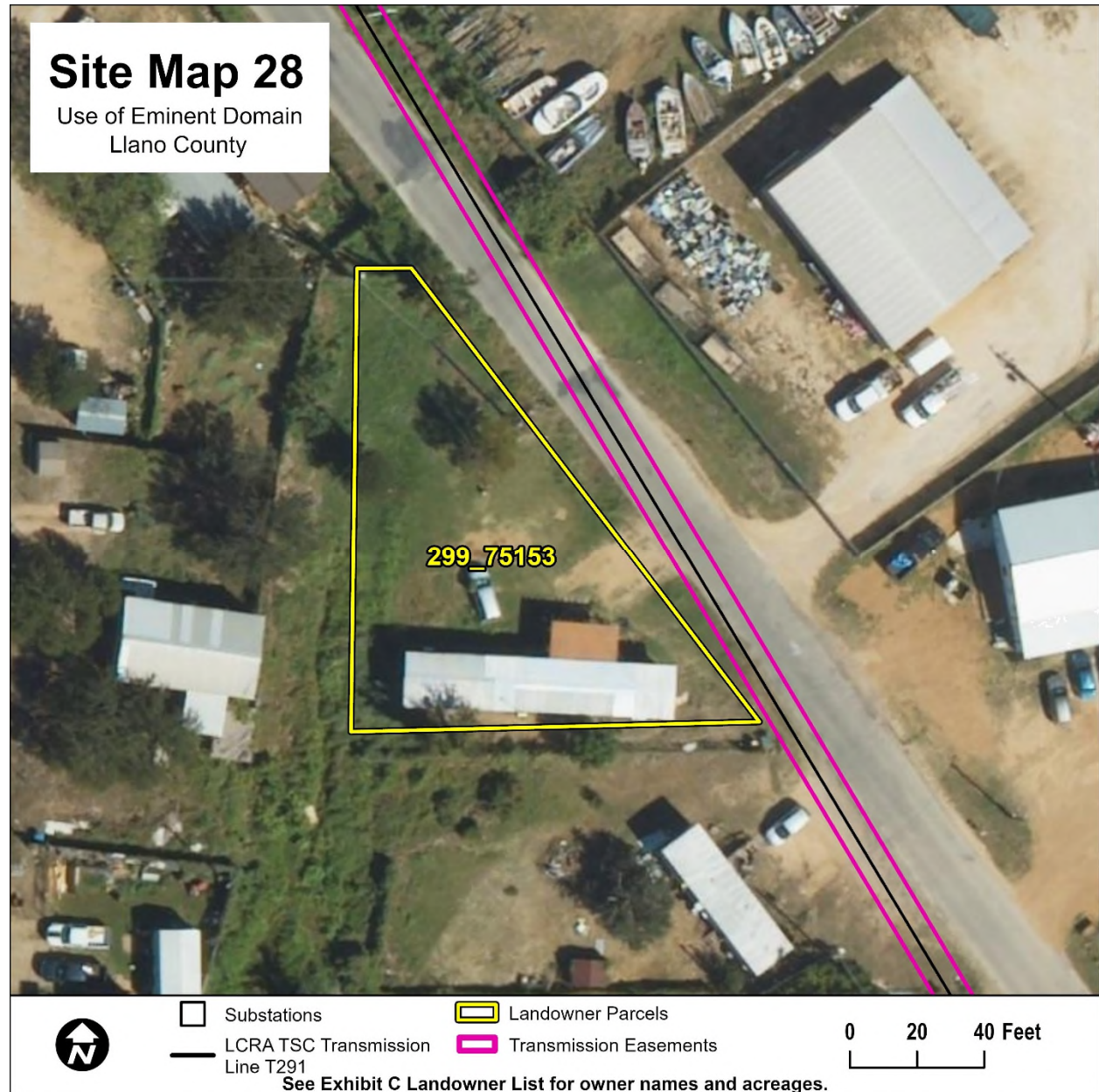


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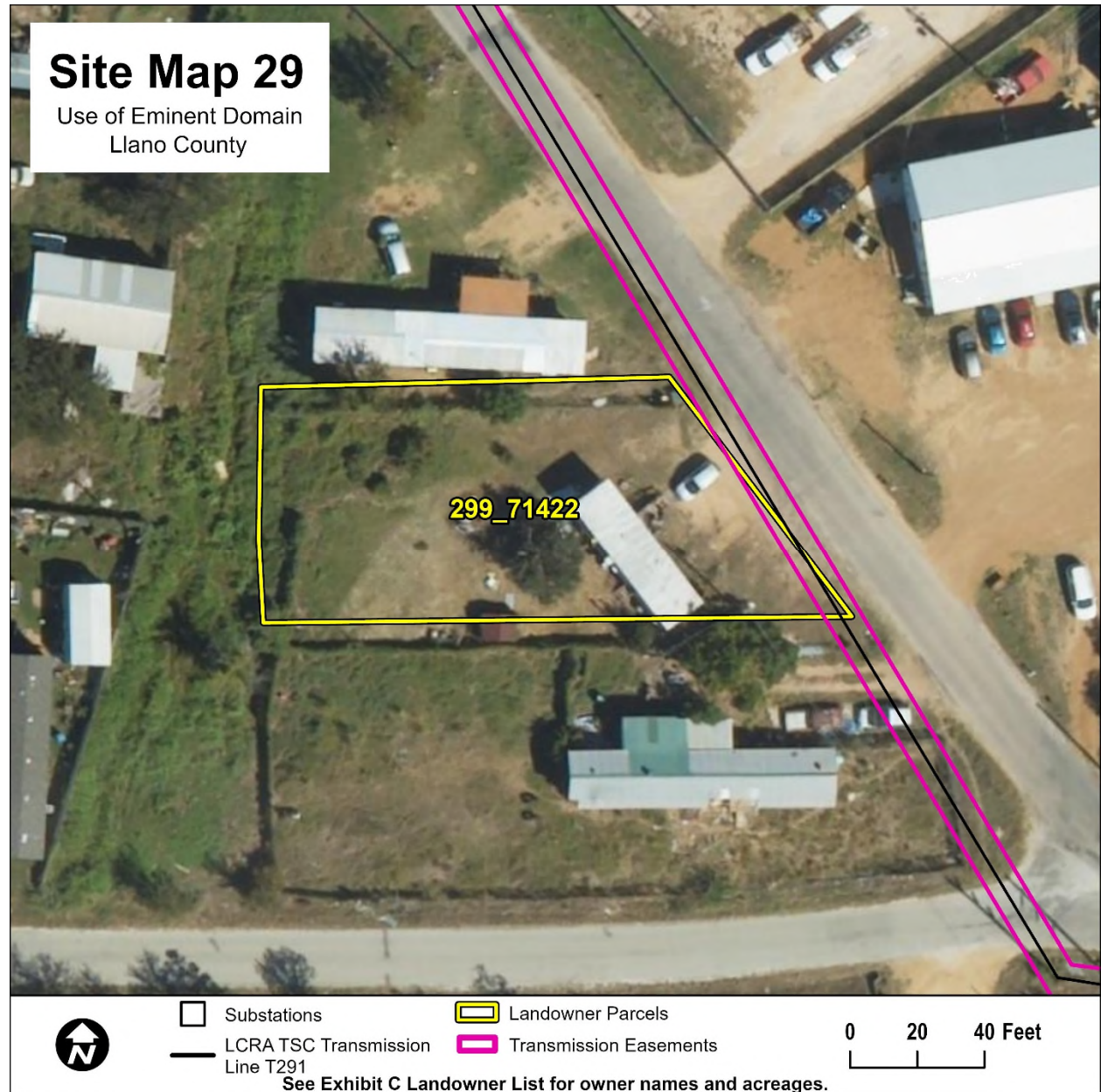


EXHIBIT B





EXHIBIT C

Page 1 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
299_16738	Murchison, Larry	72.93 acres	Easement Amendment	1.450 acres	Llano	\$207
299_11684	Murchison, Larry and Vonda L.	5.16 acres	Easement Amendment	0.763 acre	Llano	\$109
299_12416	Murchison, Larry	72.93 acres	Easement Amendment	2.820 acres	Llano	\$929
299_7039	G-S Hidden Springs LLC	137.49 acres	Easement Amendment	1.89 acres	Llano	\$236
299_7139	G-S Hidden Springs LLC	137.49 acres	Easement Amendment	2.25 acres	Llano	\$281
299_76623	Alm Farm and Ranch	30 acres	Easement Amendment	1.40 acres	Llano	\$940
299_6533	Alm Farm and Ranch	30 acres	Easement Amendment	0.720 acre	Llano	\$742
299_56676	Pohren, Leo R. and Cynthia	13.6 acres	Easement Amendment	0.273 acre	Llano	\$90
299_56675	Pohren, Leo R. and Cynthia	13.6 acres	Easement Amendment	0.937 acre	Llano	\$309
299_56674	Powers, Tyrone S. and Sonya M.	11.30 acres	Easement Amendment	0.514 acre	Llano	\$170
299_56673	Joseph Mackay	13.48 acres	Easement Amendment	0.924 acre	Llano	\$305
299_58478	Scott Wanda Marie Living Trust	247 acres	Easement Amendment	3.187 acres	Llano	\$363
299_17997	Shults, Jerry G. and Jane A.	57.47 acres	Easement Amendment	1.263 acres	Llano	\$198
299_8501	Two Star Holdings Ltd	0.30 acre	Easement Amendment	0.024 acre	Llano	\$31
299_6150	Ortega, Angel, David and Vanessa	0.50 acre	Easement Amendment	0.132 acre	Llano	\$402
299_5622	Mc Anjo Properties LLC	2.25 acres	Easement Amendment	0.51 acre	Llano	\$1,333
299_9806	Mc Anjo Properties, LLC	0.3 acre	Easement Amendment	0.09 acre	Llano	\$1,333
299_5499	Merrell, Michael W.	1.00 acre	Easement Amendment	0.211 acre	Llano	\$597

EXHIBIT C

Page 2 of 2

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
299_69867	Merrell, Michael W.	1.00 acre	Easement Amendment	0.09 acre	Llano	\$255
299_11728	Summit LTC Kingsland Property LLC	3.25 acres	Easement Amendment	0.350 acre	Llano	\$991
299_20382	Kg Scribner LLC	1.46 acres	Easement Amendment	0.36 acre	Llano	\$1,019
299_12881	Christian, William Boyd	0.50 acre	Easement Amendment	0.32 acre	Llano	\$139
299_53497	First Baptist Church Of Kingsland	6.77 acres	Easement Amendment	0.92 acre	Llano	\$1,803
299_15107	Cynthia Tatum	1.00 acre	Easement Amendment	0.34 acre	Llano	\$185
299_16315	Klaus, John J.	1.51 acres	Easement Amendment	0.48 acre	Llano	\$185
299_19123	Petromax Brazos LLC	2.00 acres	Easement Amendment	0.31 acre	Llano	\$810
299_16733	5m Marine LLC	2.06 acres	Easement Amendment	0.16 acre	Llano	\$418
299_75153	Macias, Jonathan M.	0.26 acre	Easement Amendment	0.13 acre	Llano	\$170
299_71422	Macias, Victoria Angel	0.27 acre	Easement Amendment	0.14 acre	Llano	\$183
299_51434	Coleman Nathan L	0.32 acre	Easement Amendment	0.09 acre	Llano	\$118
299_33121	Fread, Charles and Rae Jean	8.54 acres	Easement Amendment	1.01 acres	Llano	\$440

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE BUCHANAN CTEC TO KINGSLAND 1 TRANSMISSION LINE OVERHAUL PROJECT TO PROVIDE FOR THE CONTINUED SAFE AND RELIABLE TRANSMISSION OF ELECTRIC ENERGY AND, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, TO PROVIDE FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE BUCHANAN CTEC TO KINGSLAND 1 (T291) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLIES TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

RESOLUTION

AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY CONDEMNATION IN LLANO COUNTY FOR ELECTRIC TRANSMISSION LINE EASEMENTS.

WHEREAS, LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public uses of construction, operation and maintenance of electric transmission line(s), communication lines, and appurtenances thereto in Llano County; and

WHEREAS, an independent, professional appraisal of the subject properties will be submitted to LCRA Transmission Services Corporation, and an amount will be established to be just compensation for the interests in real property to be acquired;

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Buchanan CTEC to Kingsland 1 Transmission Line Overhaul project for the continued reliable transmission of electric energy on the Buchanan CTEC to Kingsland 1 (T291) transmission line, with the description of the location of and interest in the property(ies) LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the

EXHIBIT D

Page 2 of 2

Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property(ies), and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

BE IT FURTHER RESOLVED that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the electric transmission line(s).

EXHIBIT 1

That the undersigned M.A. Murchison and wife, Lillie Hill Murchison

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Llano, State of Texas and more particularly described as follows:

A tract of land located approximately 2½ miles Southwest
(Show Direction Above)
from the town of Buchanan Dam, Texas; and bounded

on the north by land owned by:

Texas Highway # 29

on the south by land owned by:

H.J. Hoester

on the east by land owned by:

C.G. Malott & Murchison Estate

and on the west by land owned by:

H.J. Hoester

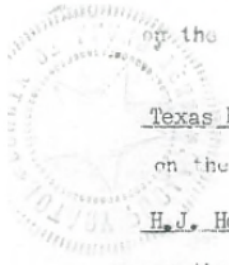


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A tract of land located approximately 2 $\frac{1}{2}$ miles Southwest
(Show Direction Above)
from the town of Buchanan Dam, Texas; and bounded

on the north by land owned by:

Texas Highway # 29

on the south by land owned by:

H. J. Hoester

on the east by land owned by:

G.G. Malott & Murchison Estate

and on the west by land owned by:

H. J. Hoester

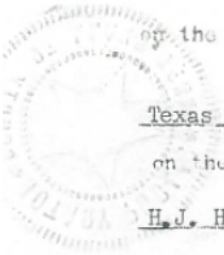


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A tract of land located approximately 2 $\frac{1}{2}$ miles Southwest
(~~South~~ Direction Above)
from the town of Buchanan Dam, Texas; and bounded

on the north by land owned by:

Texas Highway # 29

on the south by land owned by:

H.J. Hoerster

on the east by land owned by:

G.G. Malott & Murchison Estate

and on the west by land owned by:

H.J. Hoerster

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(Show Direction Above)
from the town of Buchanan Dam, Texas; and bounded

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Texas Highway # 29

on the south by land owned by:

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on the east by land owned by:

C.G. Malott & Murchison Estate

and on the west by land owned by:

H. J. Hoerster

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Texas Highway # 29

on the south by land owned by:
H.J. Hoester

on the east by land owned by:
C.G. Malott & Murchison Estate

and on the west by land owned by:
H.J. Hoester

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Texas Highway # 29

on the south by land owned by:

H.J. Hoester

on the east by land owned by:

C.G. Malott & Murchison Estate

and on the west by land owned by:

H.J. Hoester

EXHIBIT 1

A tract of land located approximately 15 miles N.E.
(Show Direction above)
from the town of LIANO; and bounded

on the north by land owned by:
M.A. Thurston

on the south by land owned by:
S.P. Long

on the east by land owned by:
Eric Lappe

and on the west by land owned by:
Hiway 1431

EXHIBIT 1

A tract of land located approximately 15 miles P.E.
(Show Direction above)
from the town of LIANO; and bounded

on the north by land owned by:
M.A. Murakinson

on the south by land owned by:
S.P. Long

on the east by land owned by:
Eric Lapp

and on the west by land owned by:
Hiway 1431

EXHIBIT 1

A tract of land located approximately 15 miles N.E.
(Show Direction above)
from the town of LIANO; and bounded

on the north by land owned by:
M.A. Murakison

on the south by land owned by:
S.P. Long

on the east by land owned by:
Eric Lappe

and on the west by land owned by:
Hiway 1431

EXHIBIT 1

A tract of land located approximately 15 miles N.E.
(Show Direction above)
from the town of LIANO; and bounded

on the north by land owned by:
M.A. Murachison

on the south by land owned by:
L.P. Long

on the east by land owned by:
Eric Lappe

and on the west by land owned by:
Hiway 1431

EXHIBIT 1

A tract of land located approximately 4 miles North
(Show Direction above)
from the town of Kingland; and bounded
on the north by land owned by:
Sherman Long & Prinski
on the south by land owned by:
Shed woods
on the east by land owned by:
Amie H. Smith
and on the west by land owned by:
Kingbold Road 1431

EXHIBIT 1

A tract of land located approximately _____ miles North
(Show Direction above)
from the town of Kingsland; and bounded
on the north by land owned by:
C.C. Hickey
on the south by land owned by:
Neal wood
on the east by land owned by:
Annie Smith
and on the west by land owned by:
Killen and Rd 1431

EXHIBIT 1

A tract of land located approximately 1 miles North
(Show Direction above)
from the town of Kingsland; and bounded
on the north by land owned by:
C.C. Hickey
on the south by land owned by:
Neal wood
on the east by land owned by:
Annice Smith
and on the west by land owned by:
Killen and Rd 1431

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A tract of land located approximately _____ miles North
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on the north by land owned by:
C.C. Hickey
on the south by land owned by:
Neal wood
on the east by land owned by:
Annie Smith
and on the west by land owned by:
Killen and Rd 1431

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(Show Direction above)
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on the north by land owned by:
C.C. Hickey

on the south by land owned by:
Neal wood

on the east by land owned by:
Annice Smith

and on the west by land owned by:
Killen and Rd 1431

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on the south by land owned by:
Neal wood
on the east by land owned by:
Annice Smith
and on the west by land owned by:
Killen and Rd 1431

EXHIBIT 1

A tract of land located approximately _____ miles North
(Show Direction above)
from the town of Kingland; and bounded

on the north by land owned by:
C.C. Hickey

on the south by land owned by:
Neal wood

on the east by land owned by:
annie smith

and on the west by land owned by:
Killen road Rd 1431

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and on the west by land owned by:
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on the east by land owned by:
annie smith

and on the west by land owned by:
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on the east by land owned by:
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and on the west by land owned by:
Killen road Rd 1431

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Annie Smith

and on the west by land owned by:
Killen and Rd 1431

FOR ACTION

6. Acquisition of Interests in Real Property – Use of Eminent Domain in Gillespie County

Proposed Motion

I move that the LCRA Transmission Services Corporation Board of Directors adopt the attached resolution; that the Board authorize by record vote the use of the power of eminent domain to acquire rights in the properties described in Exhibit 1 to the resolution for the acquisition of easement rights for the Doss to Headwaters Transmission Line Addition project to provide for the continued safe and reliable transmission of electric energy and, on behalf of LCRA and at LCRA's expense, to provide for communications and to facilitate broadband services on the Doss to Headwaters (T508) transmission line; and that the first record vote apply to all units of property to be condemned.

Board Consideration

LCRA TSC Board Policy T401 – Land Resources and Section 2206.053 of the Texas Government Code require Board authorization prior to the initiation of eminent domain proceedings.

Section 2206.053 of the Texas Government Code provides that if two or more Board members object to adopting a single resolution for all units, a separate record vote must be taken for each unit of property. If two or more units of real property are owned by the same person, those units may be treated as one unit of property.

LCRA uses LCRA TSC to provide LCRA with fiberoptic communications and broadband services at LCRA's expense pursuant to LCRA Board Policy 220 – Telecommunications and Section 8503.032 of the Special District Local Laws Code.

Budget Status and Fiscal Impact

The acquisition cost was included in the Board-approved budget for the Doss to Headwaters Transmission Line Addition project.

Summary

LCRA TSC proposes to acquire easement rights in Gillespie County for the Doss to Headwaters Transmission Line Addition project. Paul Hornsby and Company performed independent appraisals of the interests in real property to be acquired to determine just compensation to the landowners.

Staff will make an initial offer to acquire the necessary interests in real property voluntarily from the landowners listed on Exhibit C, as required by Section 21.0113 of the Texas Property Code. Staff will continue to negotiate for the purchase of the interests in real property. Staff seeks Board authorization to proceed with condemnation if an agreement cannot be reached with the landowner(s).

Staff has provided to the Board descriptions of the specific properties to be acquired and will attach the descriptions to the resolution.

LCRA TSC representatives will perform environmental and cultural due diligence studies and address all identified concerns. Staff requests that the Board adopt the

resolution in Exhibit D authorizing the initiation of condemnation proceedings on the first record vote for all units of property.

Presenter(s)

Mark Sumrall
Vice President, Real Estate Services

Exhibit(s)

A – Vicinity Map
B – Site Maps
C – Landowner List
D – Resolution
1 – Property Descriptions

EXHIBIT A

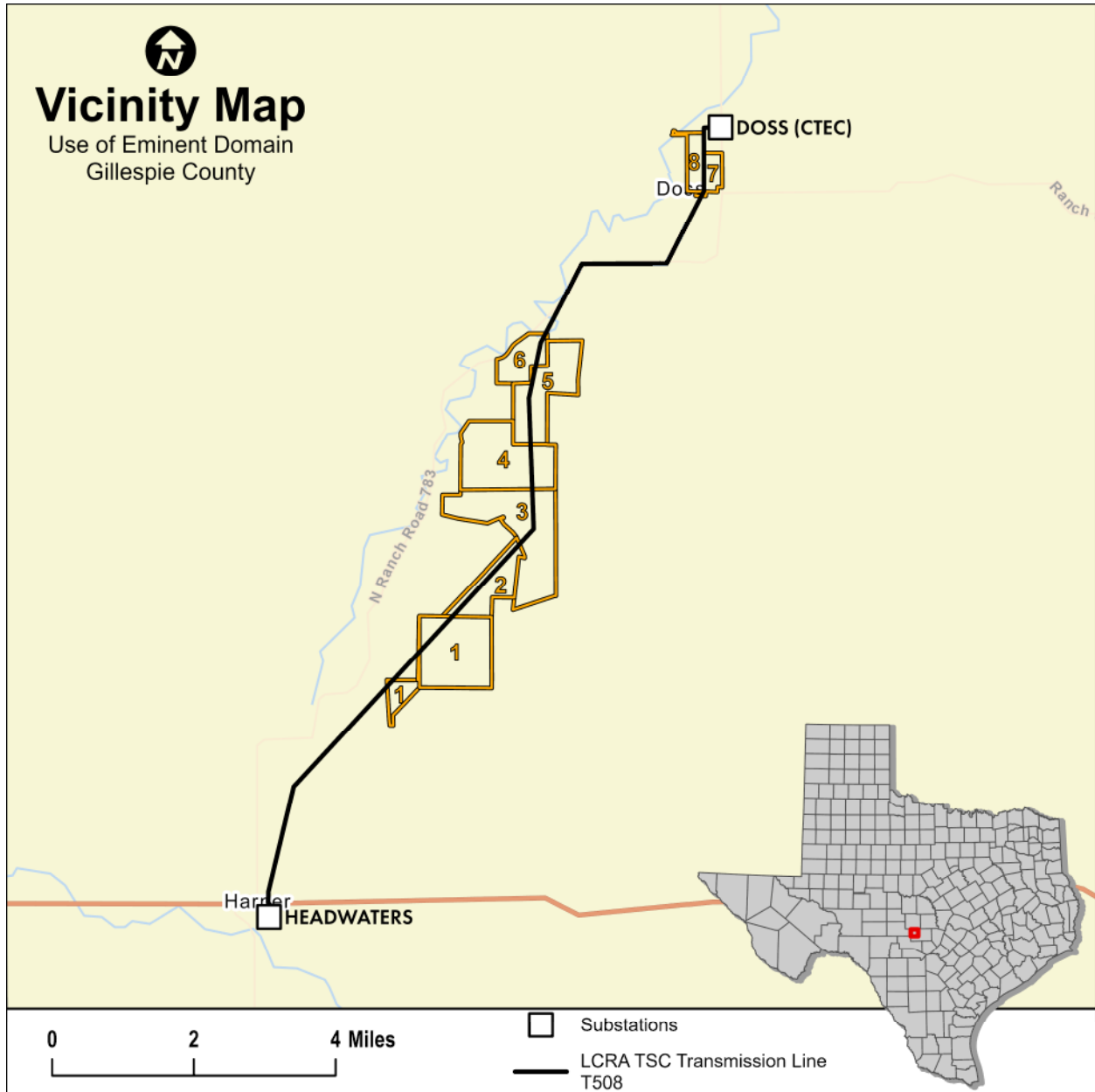


EXHIBIT B

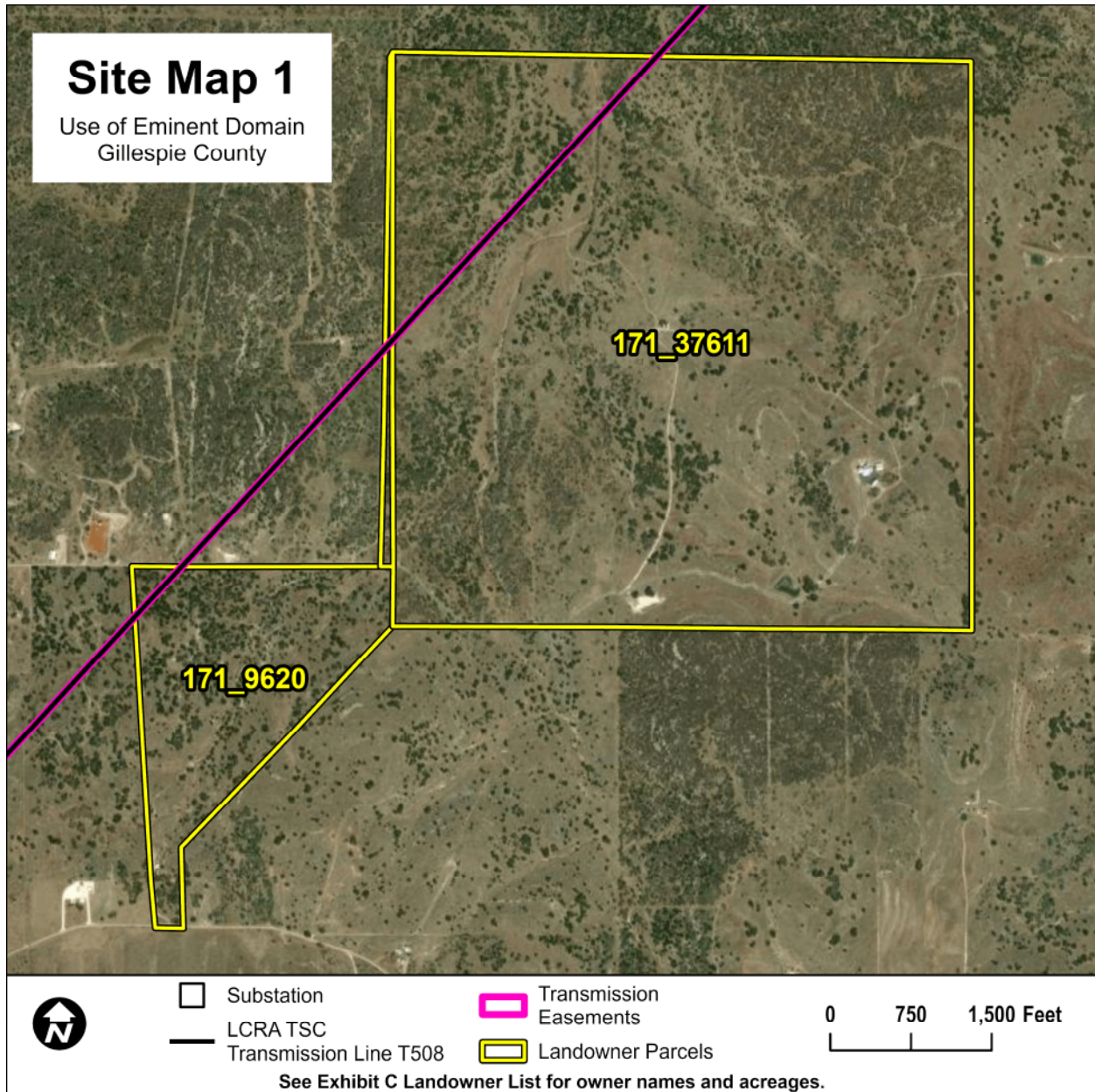
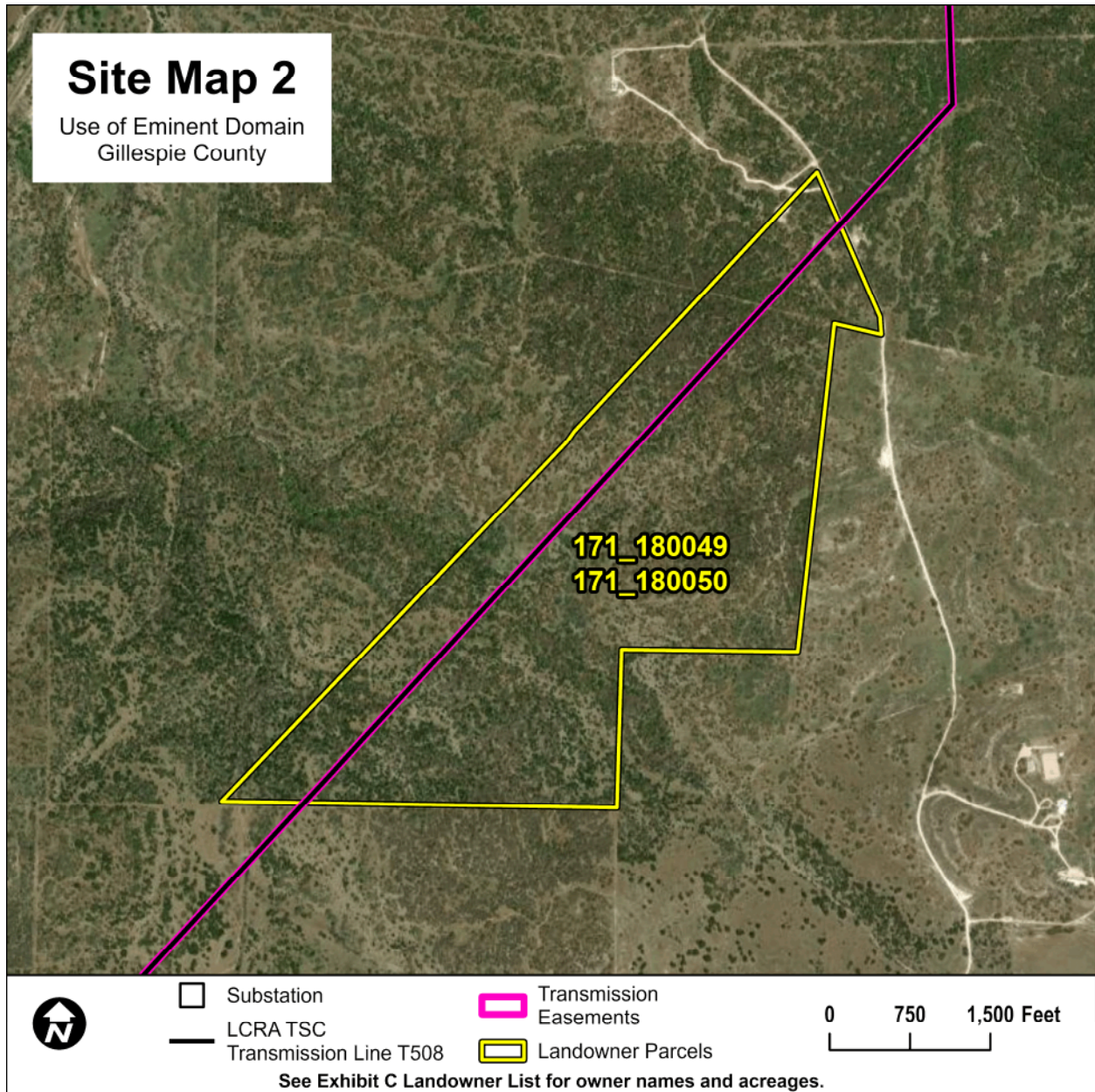


EXHIBIT B



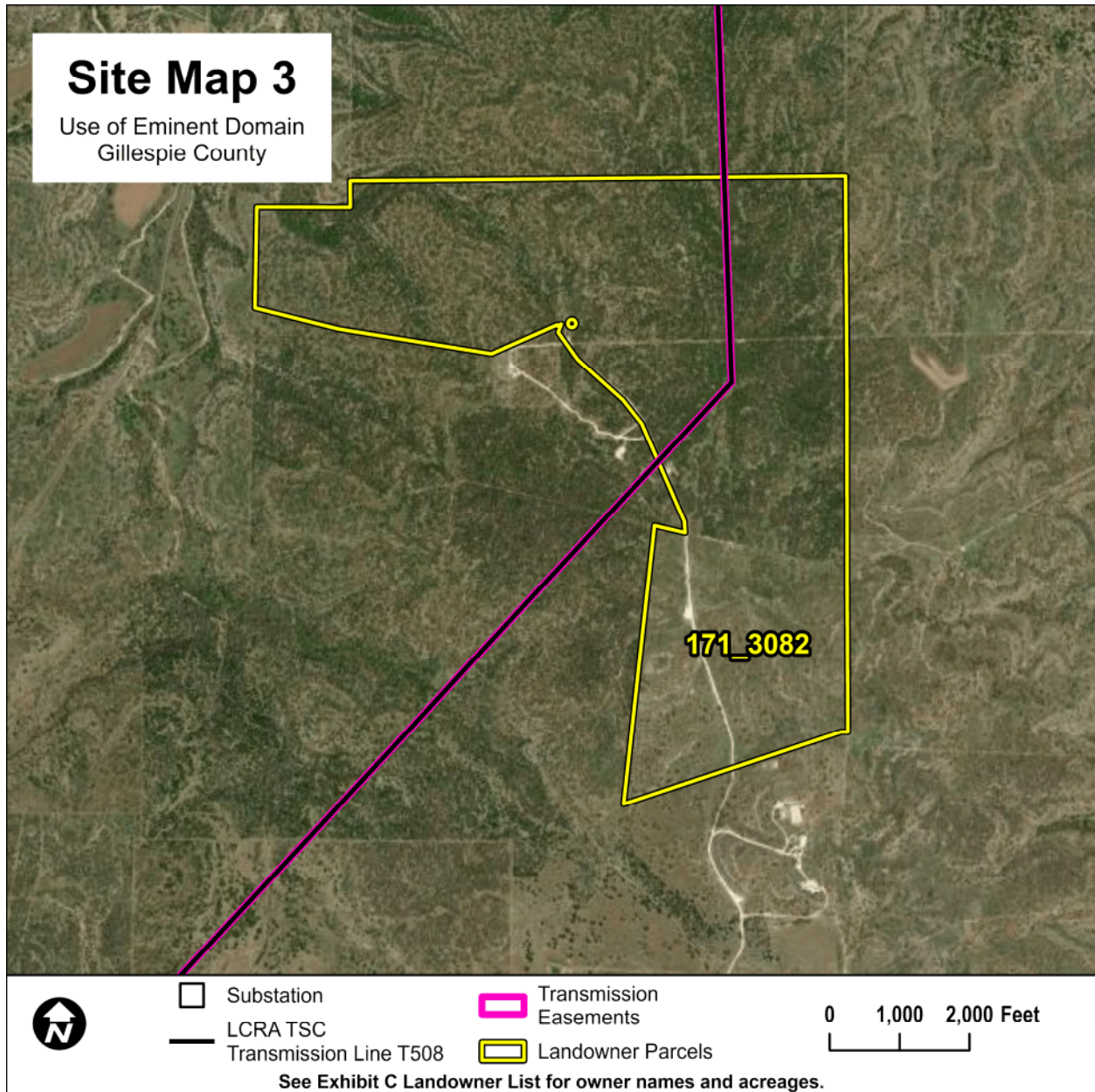


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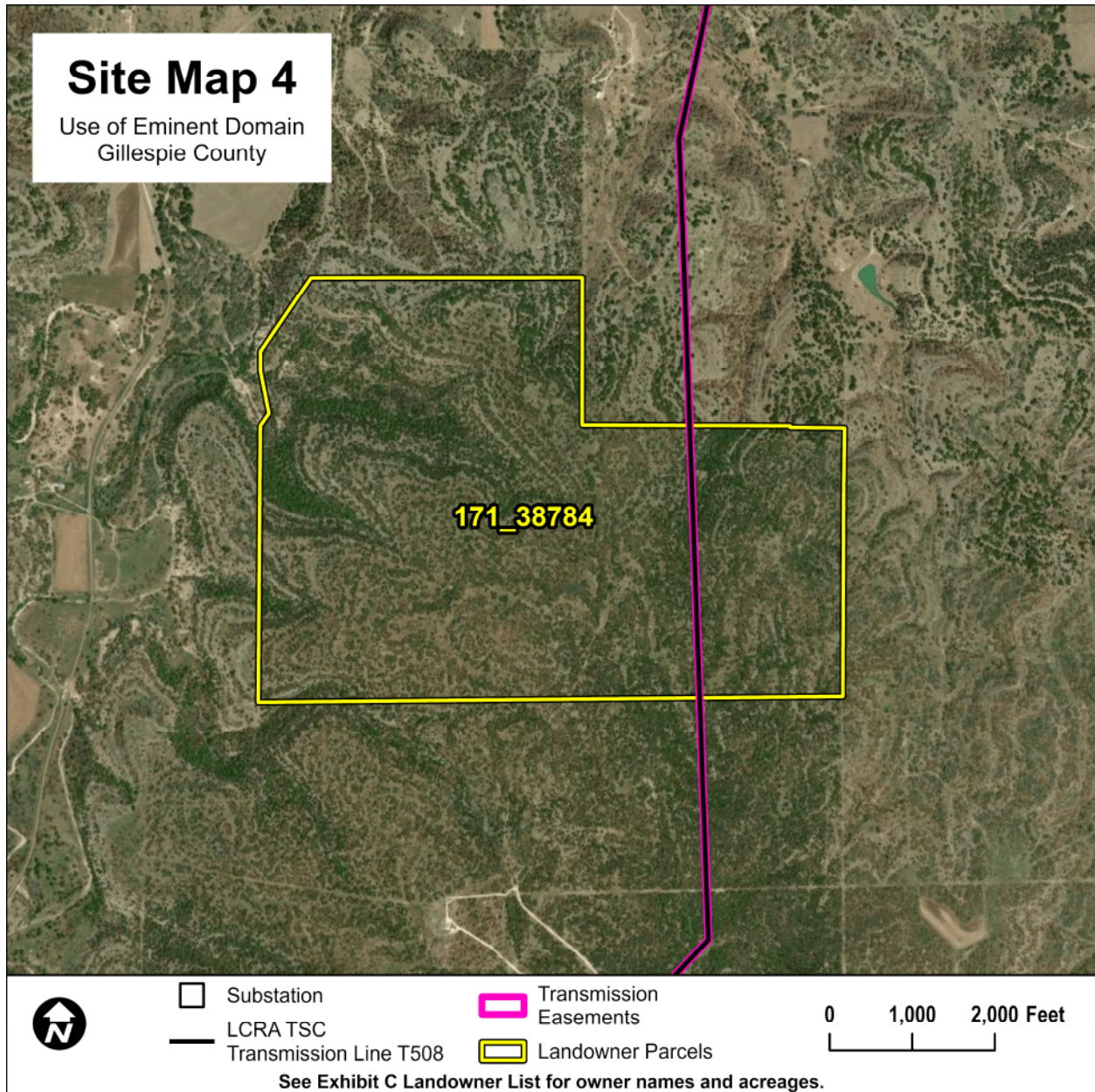


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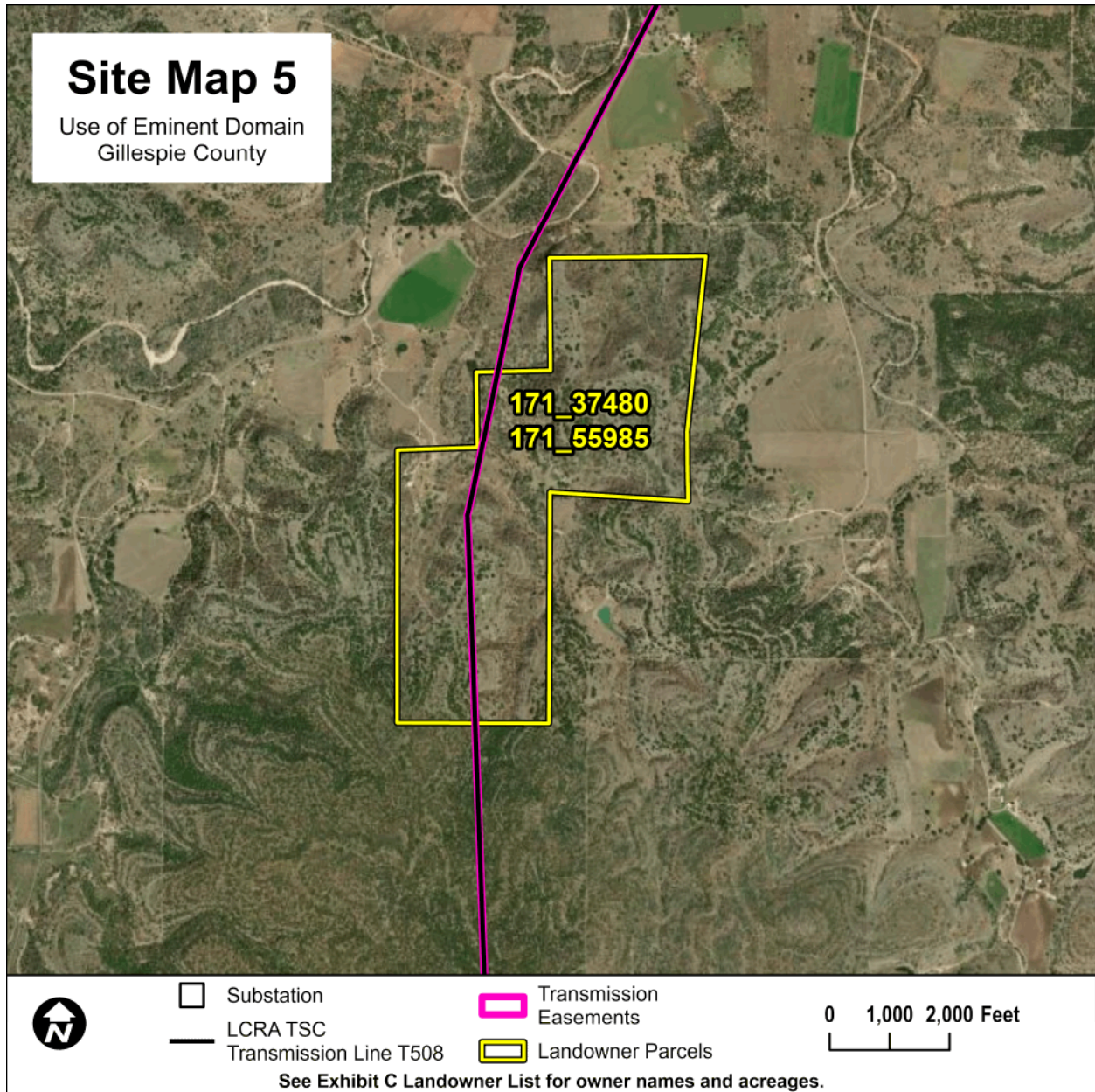


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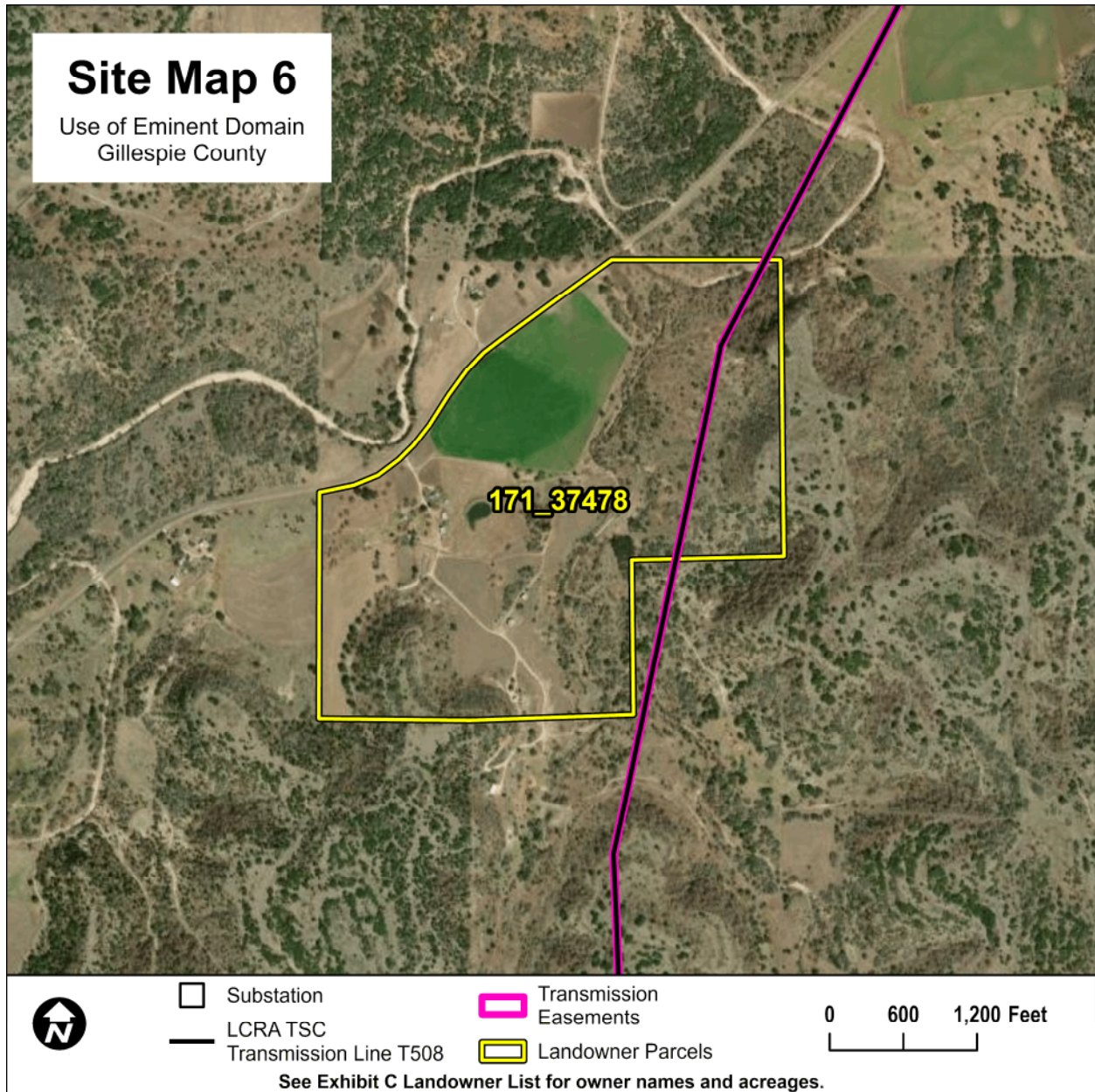


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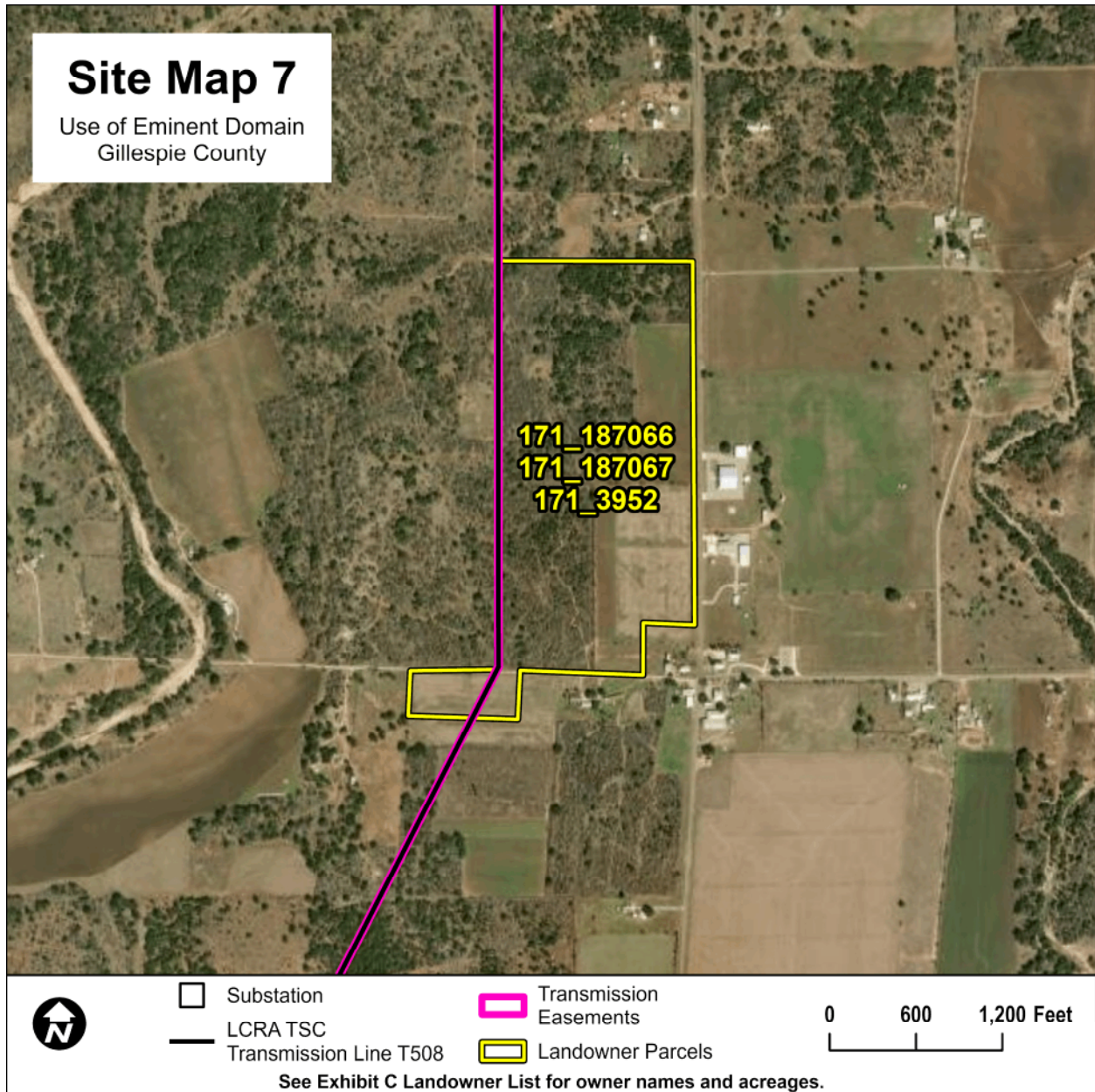


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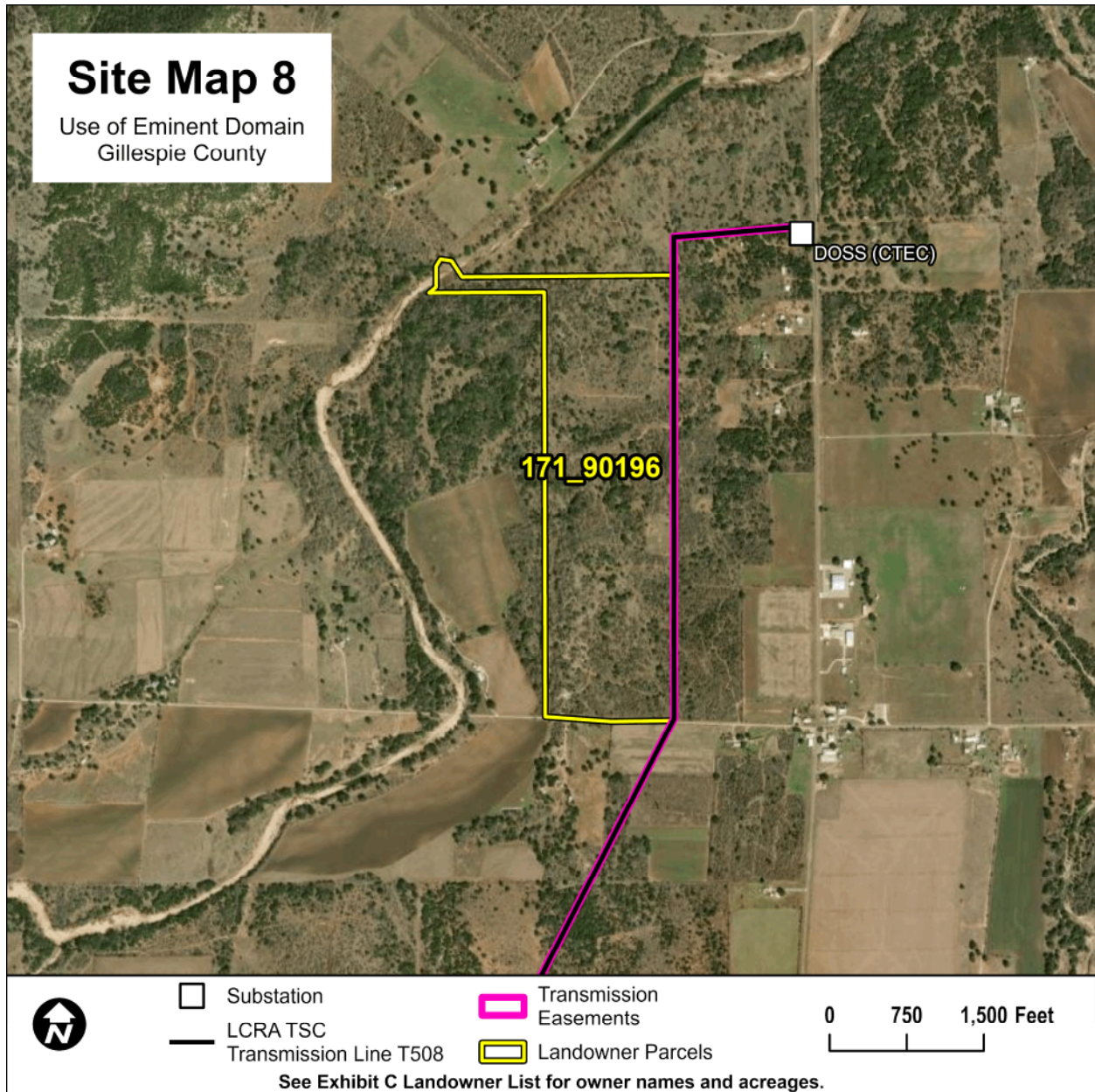


EXHIBIT C

Tract ID	Landowner	Approximate Parent Tract Acreage	Land Rights	Approximate Easement Acreage	County	Approximate Value
171_9620, 171_37611	Clay Services LLC	761.449 acres	Easement Amendment Aerial Easement	4.99 acres 2.96 acres	Gillespie	\$15,566
171_180049, 171_180050	Kermit A. Wahrmund and Barbara H. Wahrmund, Life Estate D/O Gerald D. Wahrmund	326.8 acres	Easement Amendment Aerial Easement	8.45 acres 5.11 acres	Gillespie	\$30,818
171_3082	Warren Lloyd Wahrmund Trust, et al	633 acres	Easement Amendment Aerial Easement	5.13 acres 3.07 acres	Gillespie	\$17,878
171_38784	Wahrmund Heritage Limited Partnership	692 acres	Easement Amendment Aerial Easement	3.8 acres 2.28 acres	Gillespie	\$11,438
171_37480, 171_55985	Maner, Mitchell D.	515.47 acres	Easement Amendment Aerial Easement	6.77 acres 4.06 acres	Gillespie	\$21,317
171_37478	Maner, Mitchell Dean and Amber	233.83 acres	Easement Amendment Aerial Easement	2.94 acres 1.76 acres	Gillespie	\$11,649
171_187066, 171_187067, 171_3952	Patrick David Jung, Life Estate, Jared K. Jung, Remainderman, and Jeffrey Scott Jung, Remainderman	92.284 acres	Easement Amendment Aerial Easement	2.31 acres 1.22 acres	Gillespie	\$12,138
171_90196	LJ Bloxom No 2, Ltd.	128.53 acres	Aerial Easement	1.49 acres	Gillespie	\$9,313

EXHIBIT D

Page 1 of 2

PROPOSED MOTION

I MOVE THAT THE LCRA TRANSMISSION SERVICES CORPORATION BOARD OF DIRECTORS ADOPT THE ATTACHED RESOLUTION; THAT THE BOARD AUTHORIZE BY RECORD VOTE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE RIGHTS IN THE PROPERTIES DESCRIBED IN EXHIBIT 1 TO THE RESOLUTION FOR THE ACQUISITION OF EASEMENT RIGHTS FOR THE DOSS TO HEADWATERS TRANSMISSION LINE ADDITION PROJECT TO PROVIDE FOR THE CONTINUED SAFE AND RELIABLE TRANSMISSION OF ELECTRIC ENERGY AND, ON BEHALF OF LCRA AND AT LCRA'S EXPENSE, TO PROVIDE FOR COMMUNICATIONS AND TO FACILITATE BROADBAND SERVICES ON THE DOSS TO HEADWATERS (T508) TRANSMISSION LINE; AND THAT THE FIRST RECORD VOTE APPLY TO ALL UNITS OF PROPERTY TO BE CONDEMNED.

**RESOLUTION
AUTHORIZING ACQUISITION OF INTERESTS IN REAL PROPERTY BY
CONDEMNATION IN GILLESPIE COUNTY FOR ELECTRIC TRANSMISSION LINE
EASEMENTS.**

WHEREAS, LCRA Transmission Services Corporation has determined the need to acquire the interests in real property necessary for the public uses of construction, operation and maintenance of electric transmission line(s), communication lines, and appurtenances thereto in Gillespie County; and

WHEREAS, an independent, professional appraisal of the subject properties will be submitted to LCRA Transmission Services Corporation, and an amount will be established to be just compensation for the interests in real property to be acquired;

NOW, THEREFORE, BE IT RESOLVED that the president and chief executive officer or his designee is authorized to purchase the interests in real property from the landowner(s) listed in the attached Exhibit C for the construction of the Doss to Headwaters Transmission Line Addition Project for the continued safe and reliable transmission of electric energy on the Doss to Headwaters (T508) transmission line, with the description of the location of and interest in the property(ies) LCRA Transmission Services Corporation seeks to acquire being more particularly described in maps provided to the Board and attached to this Resolution as Exhibit 1; that the public convenience and necessity requires the acquisition of said interests in real property; that the public necessity requires the condemnation of the interests in real property in order to acquire them for such uses; that LCRA Transmission Services Corporation does not intend to acquire rights to groundwater or surface water in the land; that LCRA Transmission Services Corporation will make a bona fide offer to acquire the interests in real property from the landowner(s) voluntarily as required by Section 21.0113 of the

EXHIBIT D

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Texas Property Code; and that at such time as LCRA Transmission Services Corporation has determined that the landowner(s) and LCRA Transmission Services Corporation will be unable to reach an agreement on the fair market value of the subject interests in real property and that it should appear that further negotiations for settlement with the landowner(s) would be futile, then the president and chief executive officer or his designee is authorized and directed to initiate condemnation proceedings against the owner(s) of the property(ies), and against all other owners, lien holders, and other holders of an interest in the property, in order to acquire the necessary interests in real property, and that this resolution take effect immediately from and after its passage;

BE IT FURTHER RESOLVED that the president and chief executive officer or his designee is hereby authorized to do all things necessary and proper to carry out the intent and purpose of this resolution, including determination and negotiation of the interest(s) in real property that are proper and convenient for the operation of the electric transmission line(s).

EXHIBIT 1

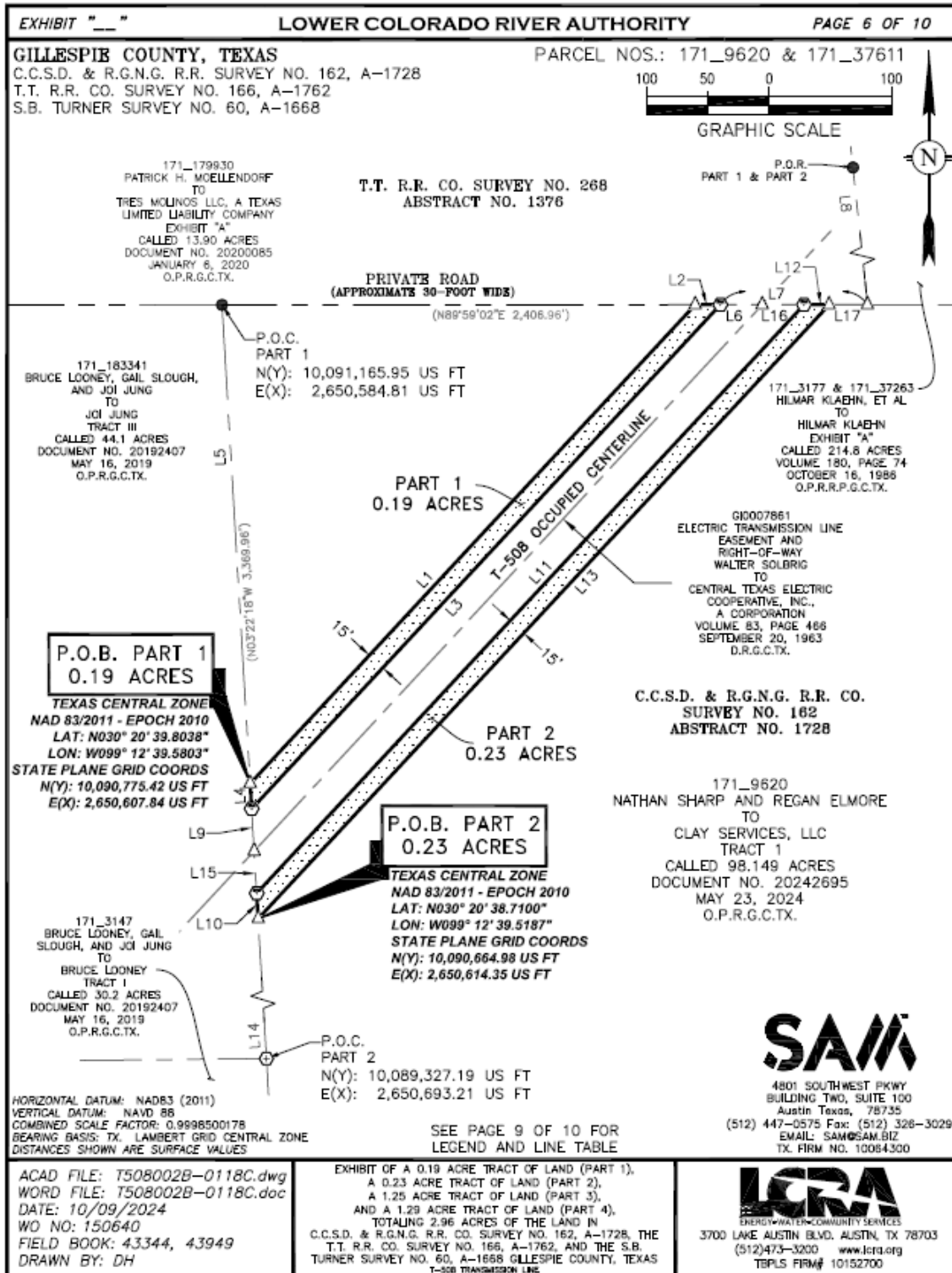
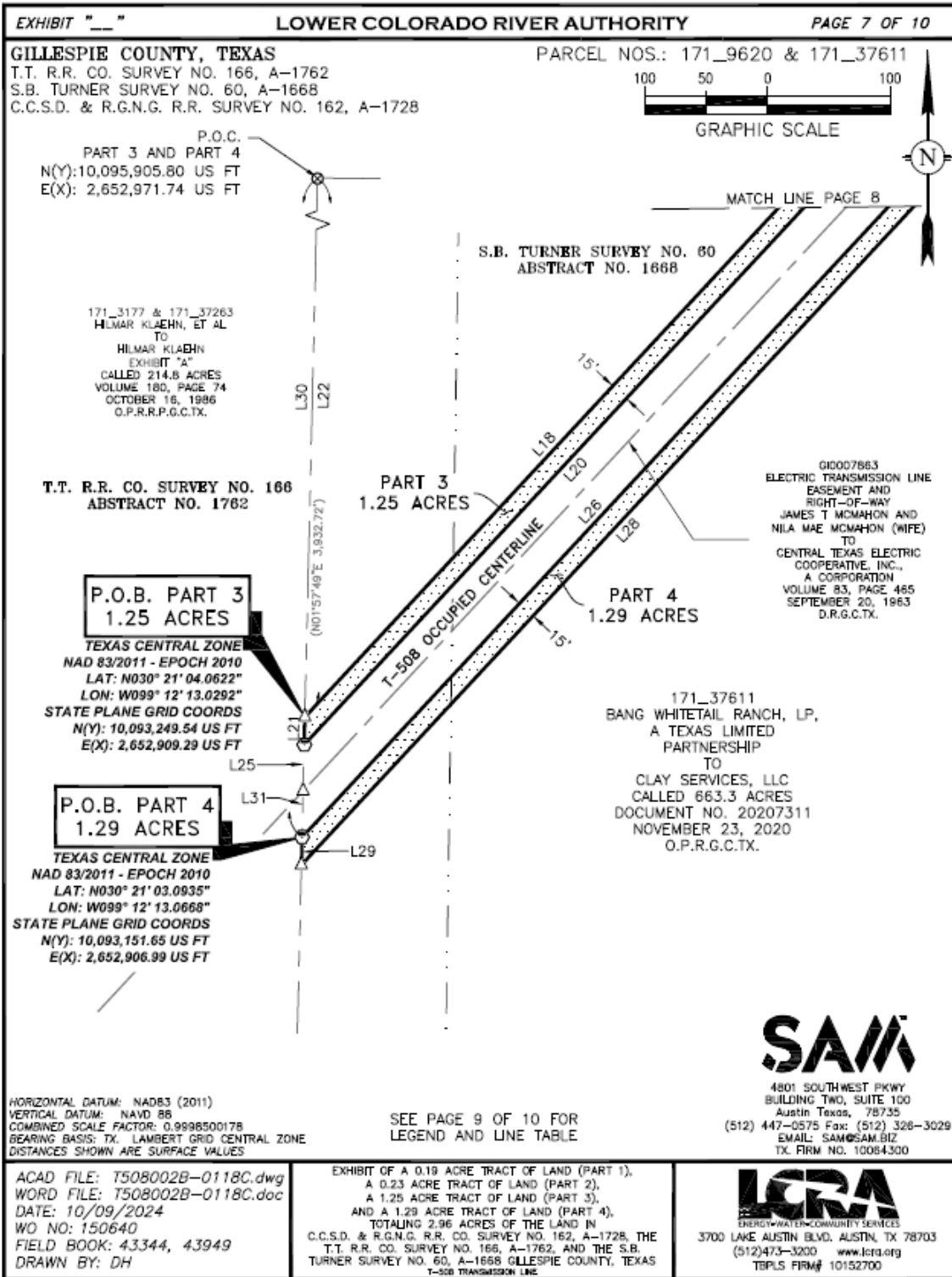


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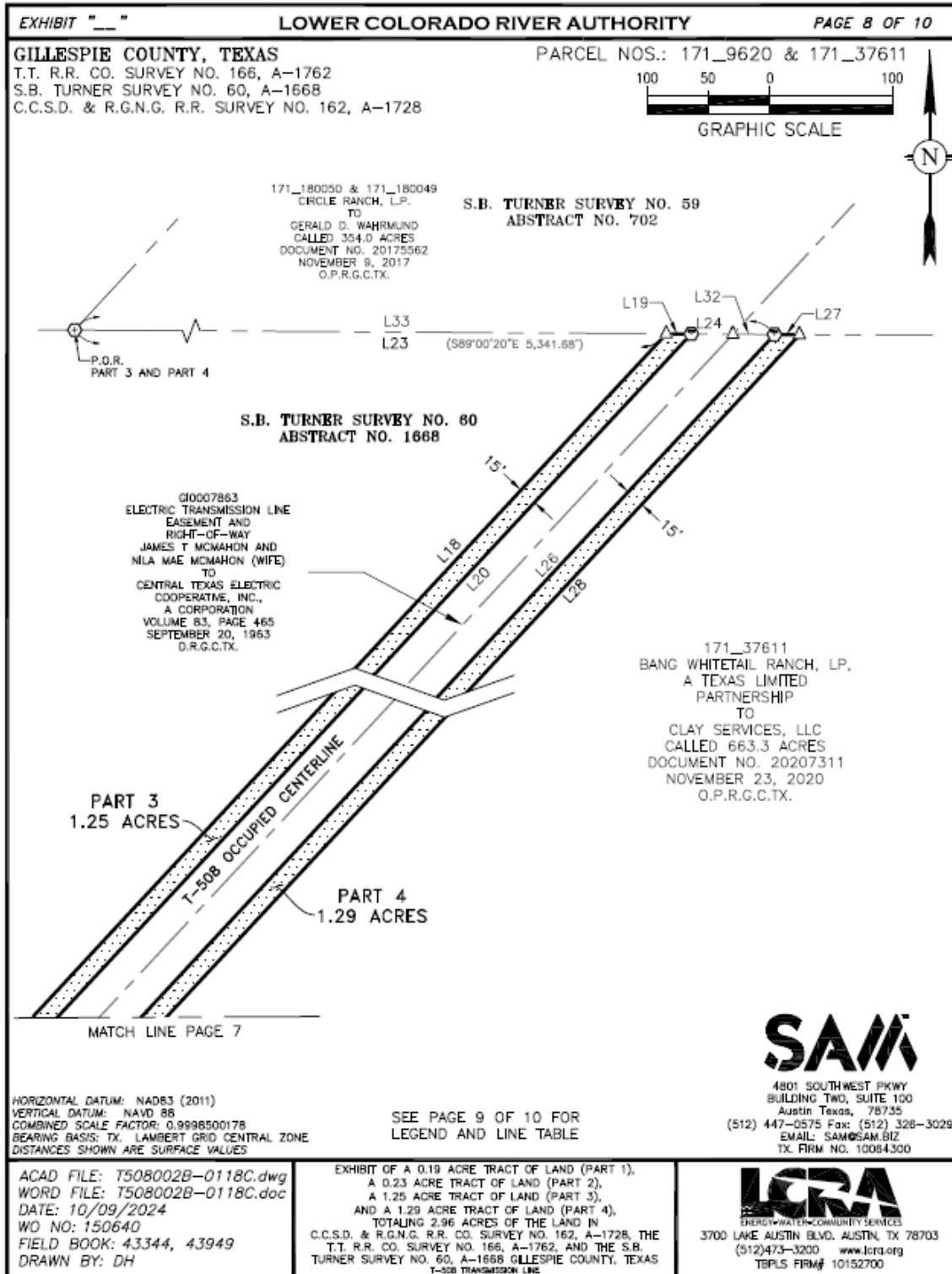


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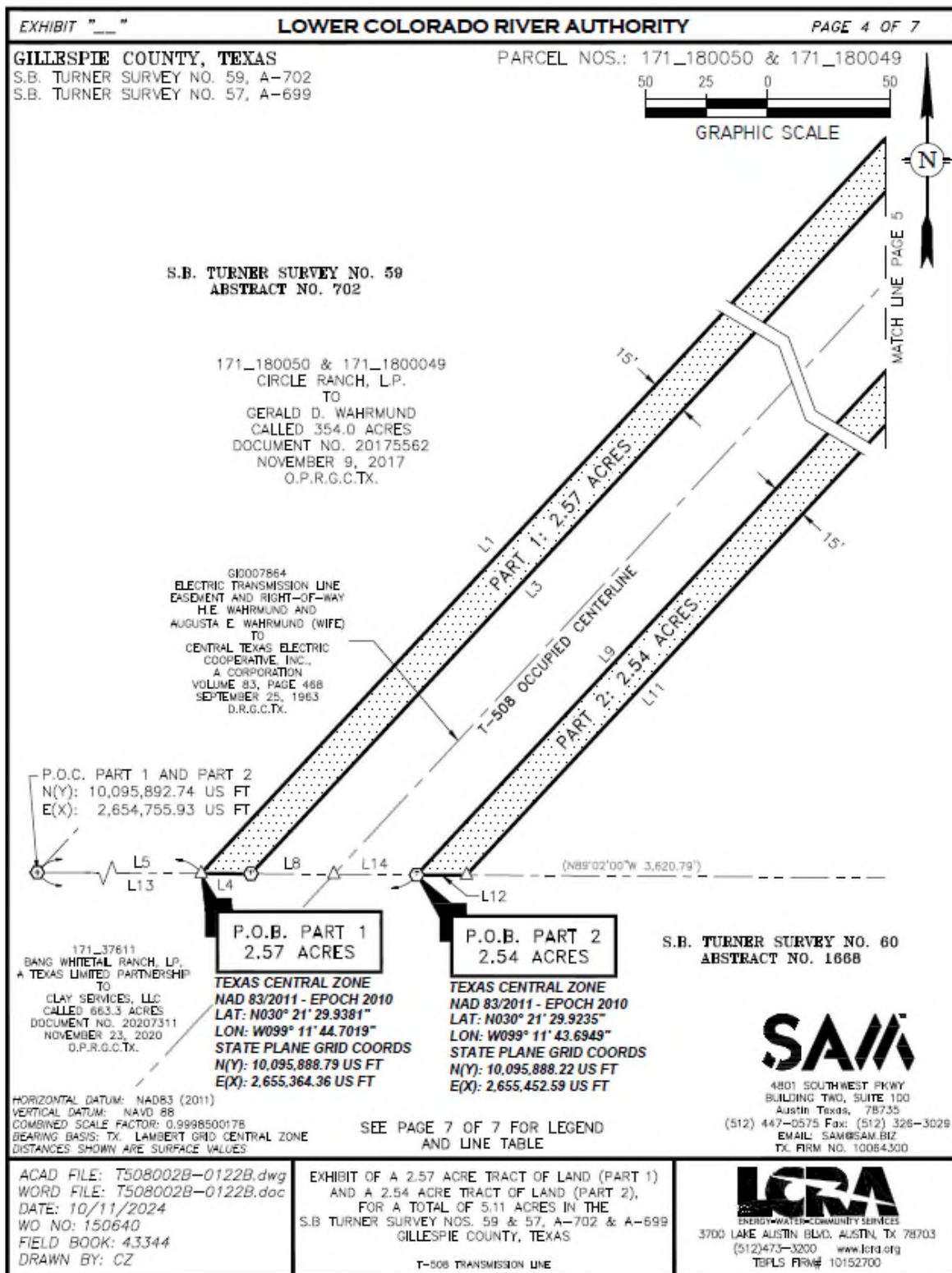


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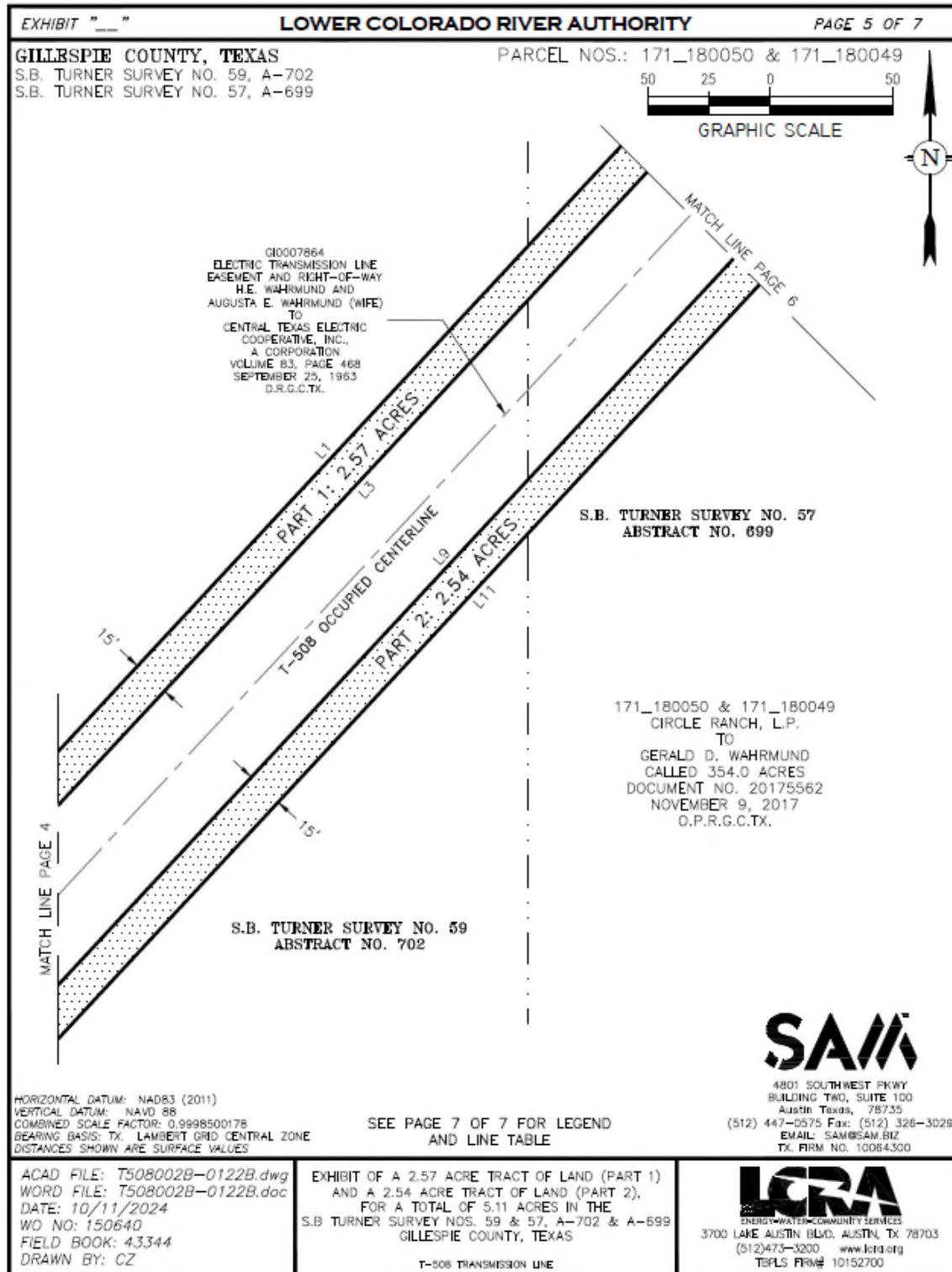
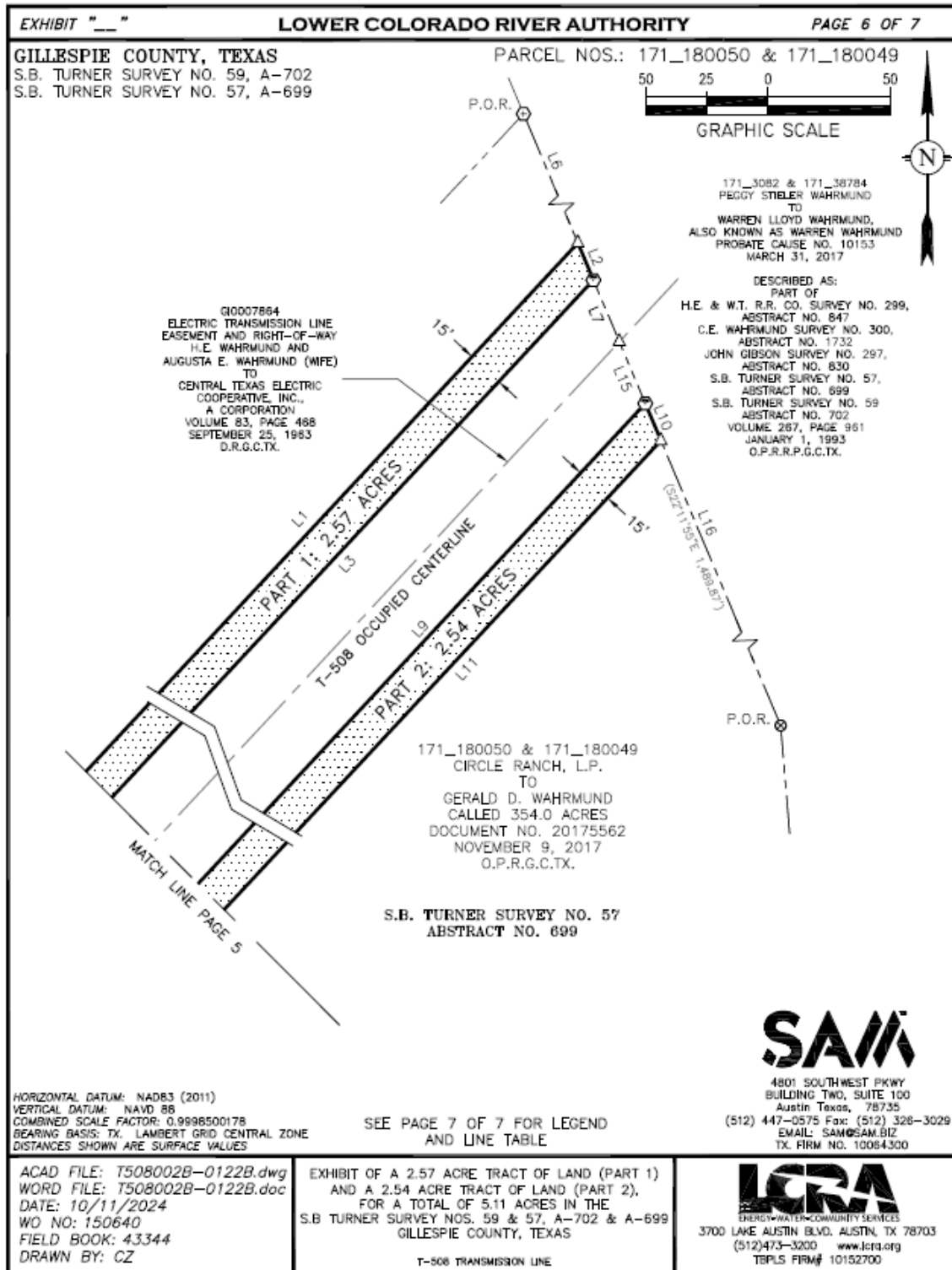
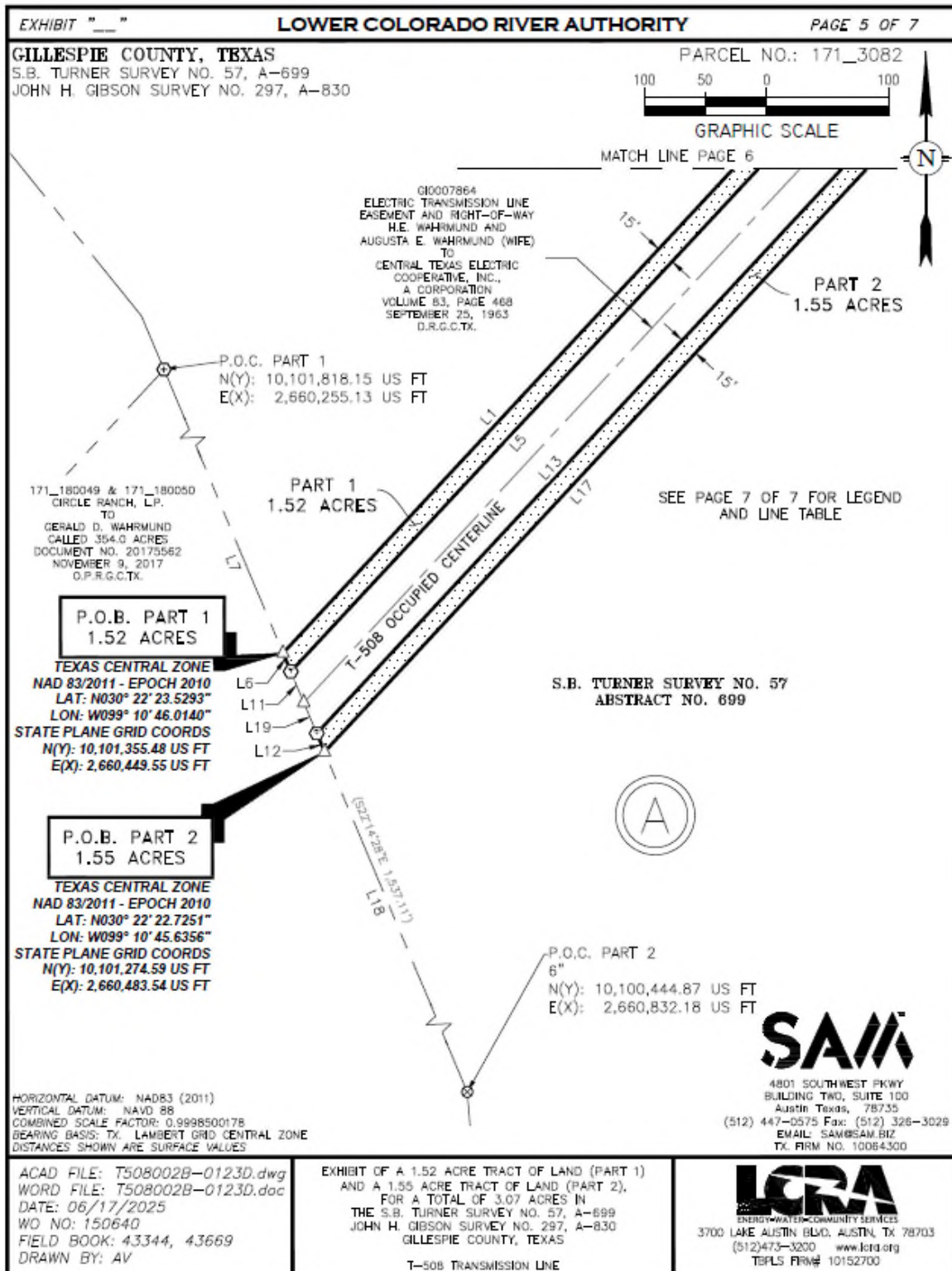
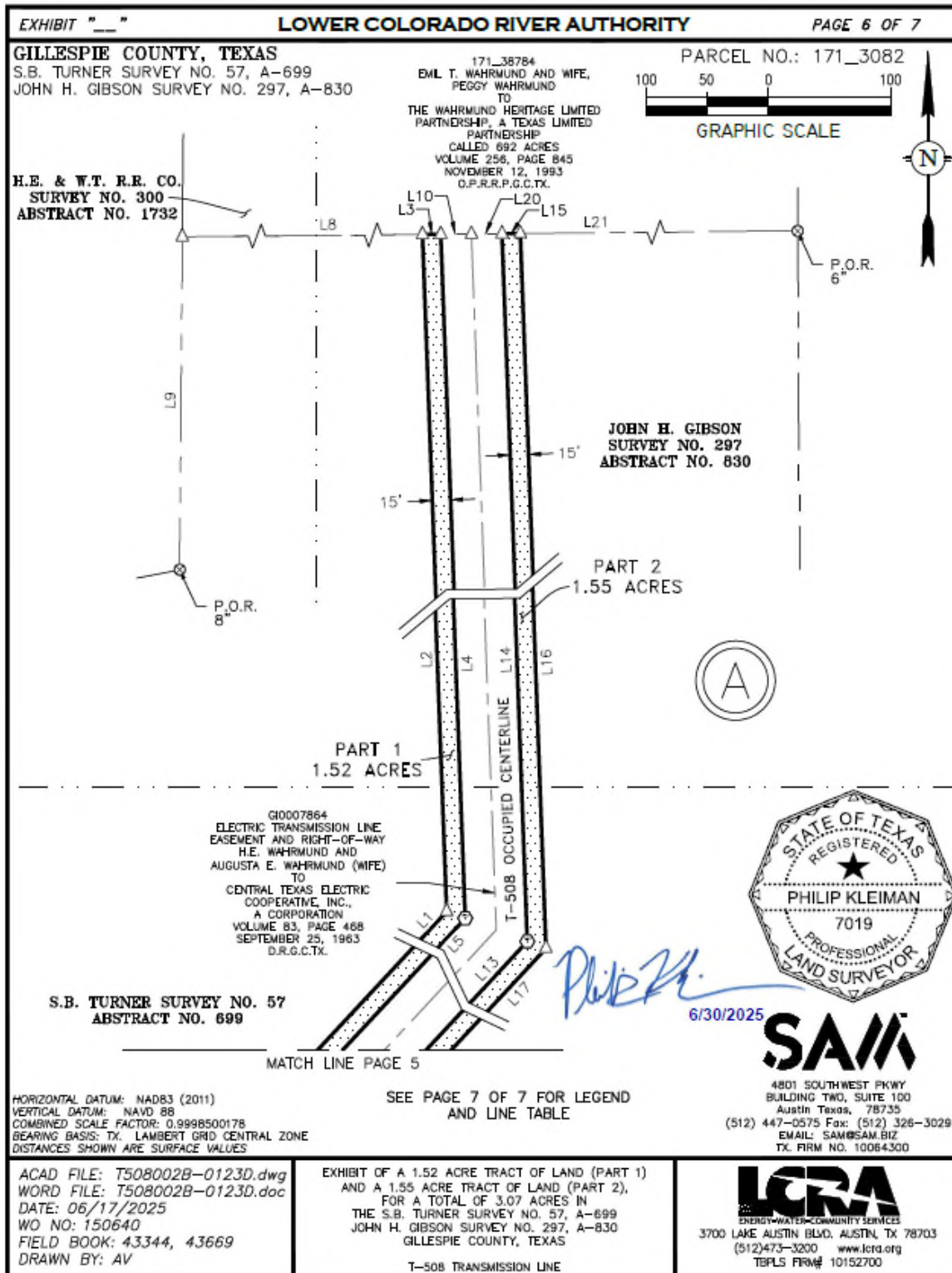


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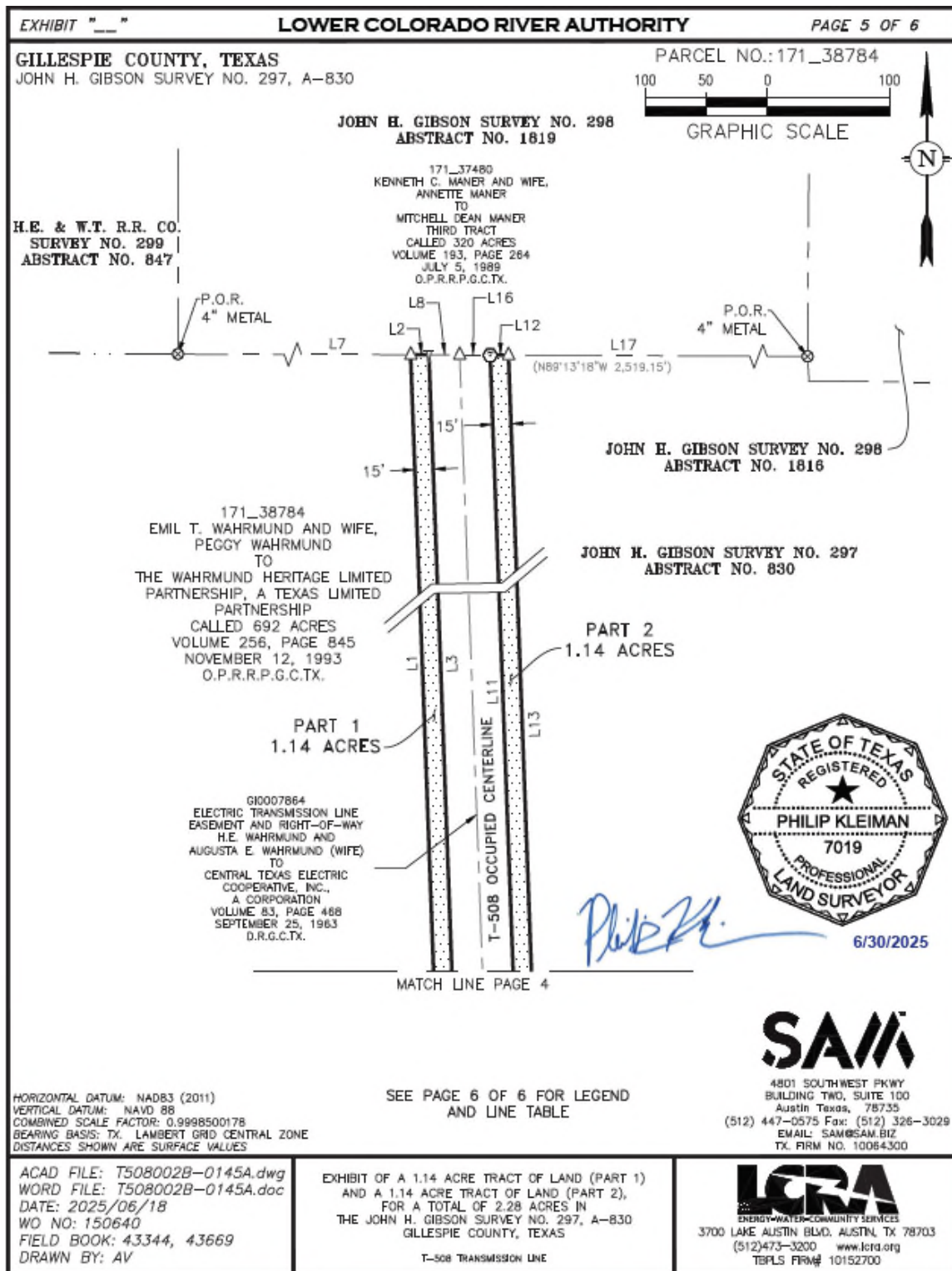
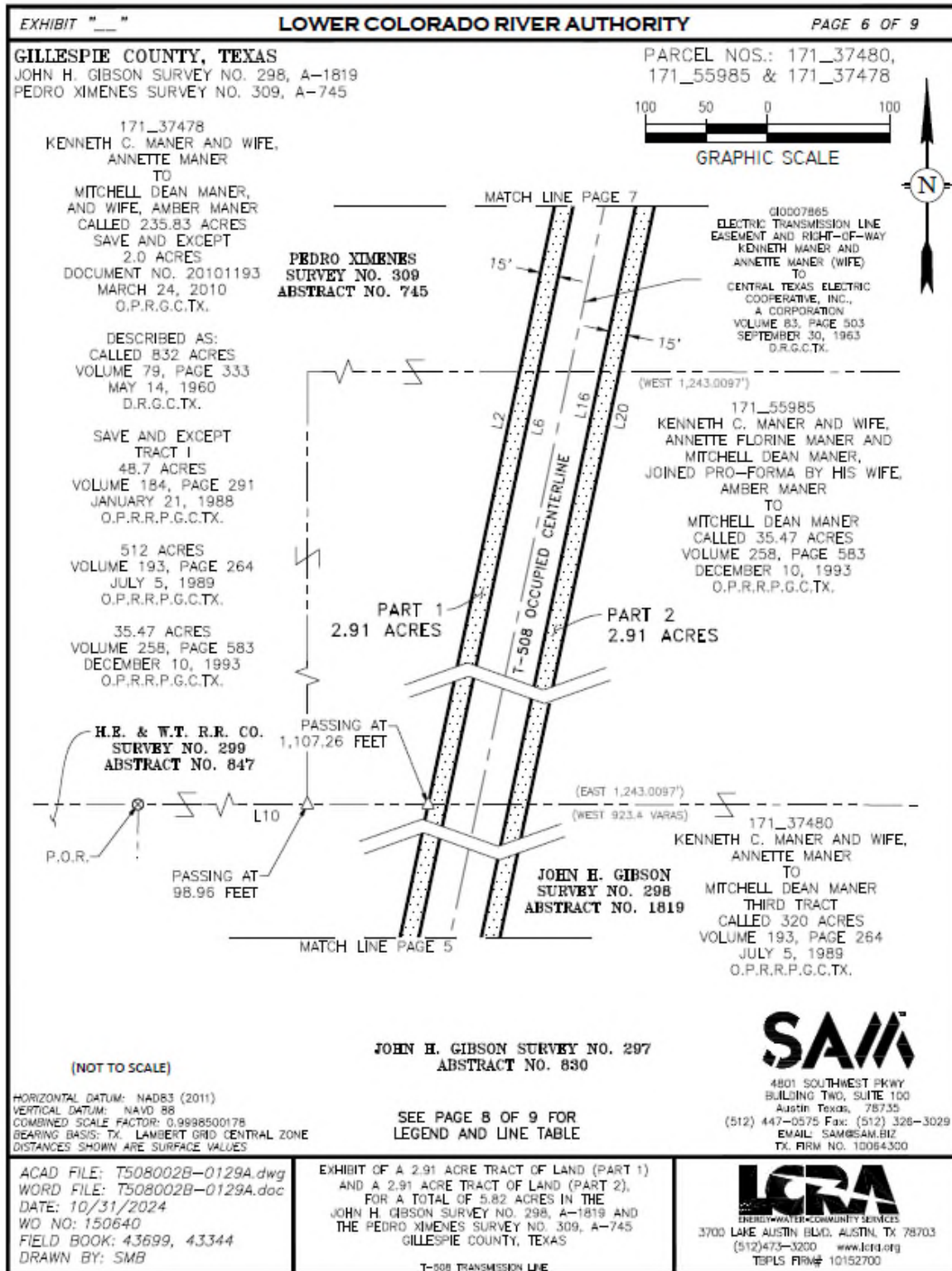
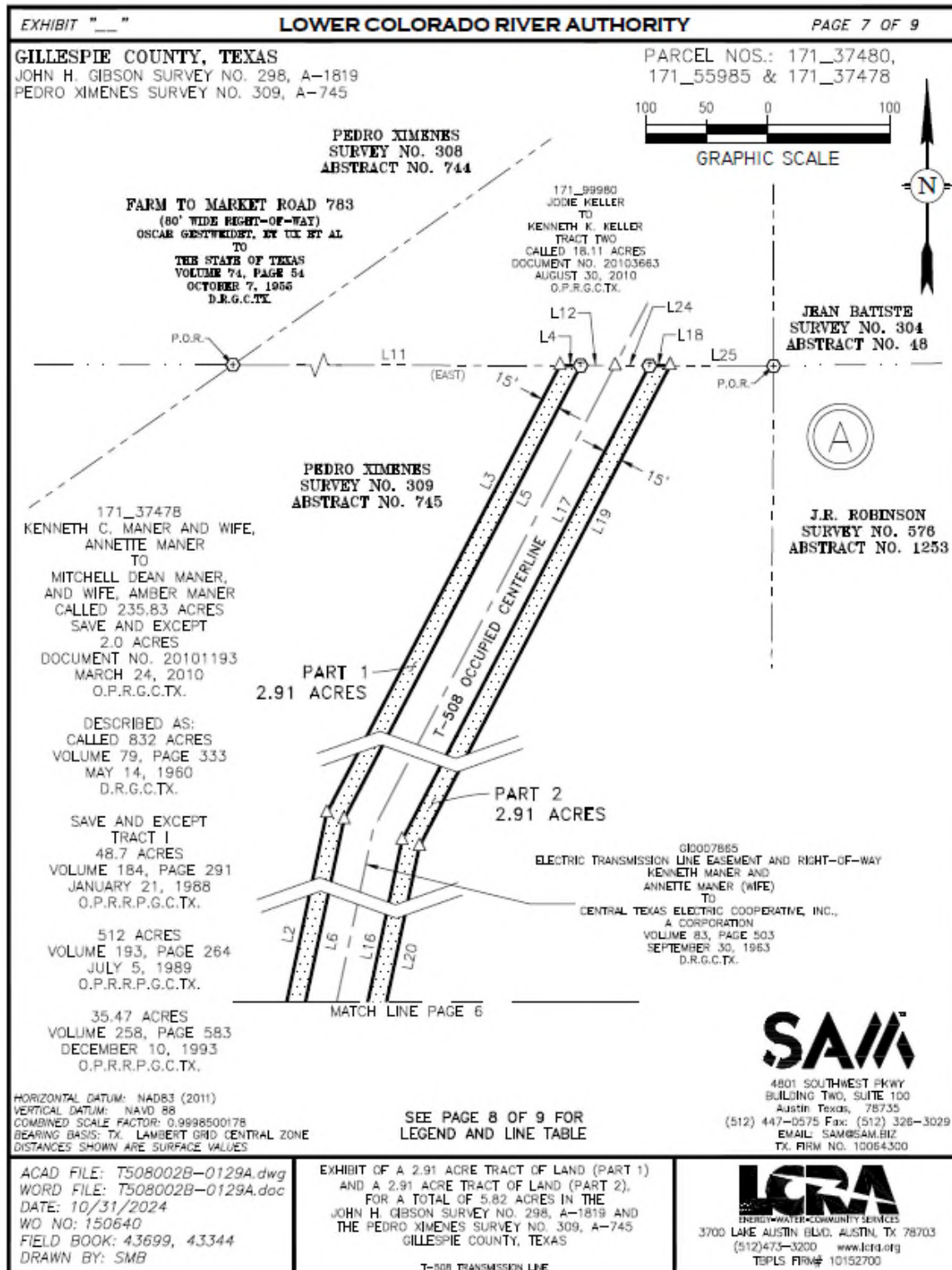
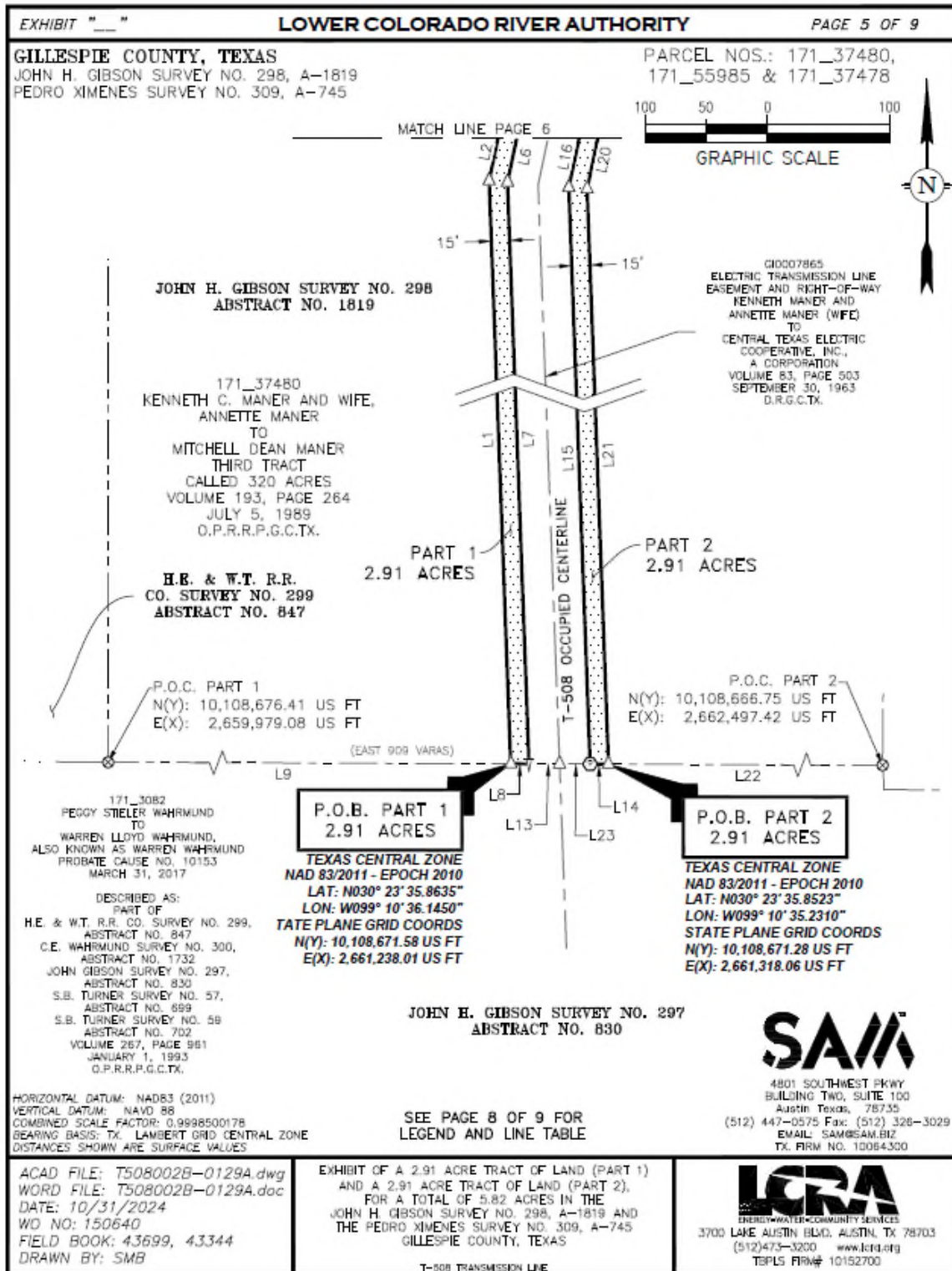
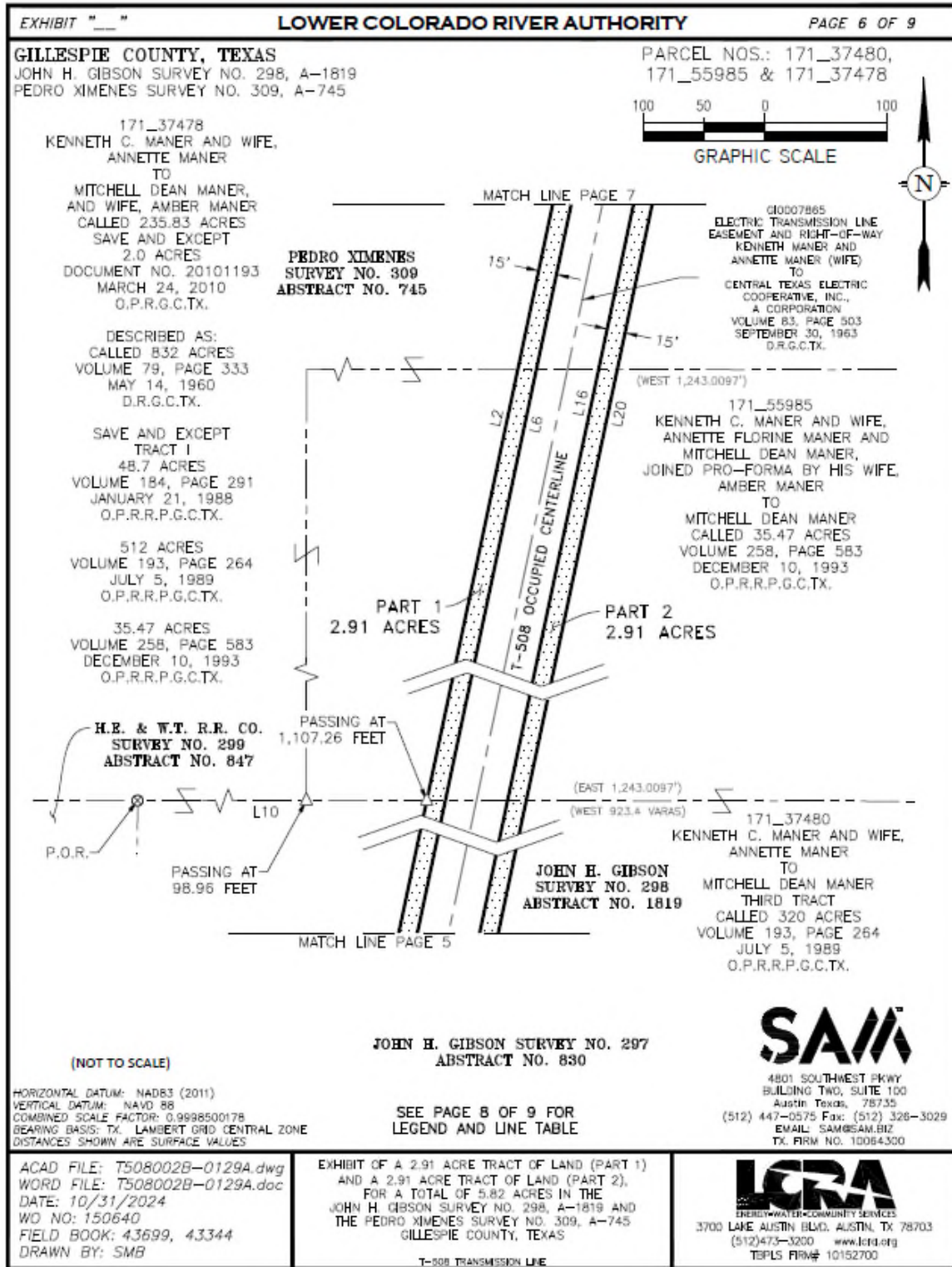


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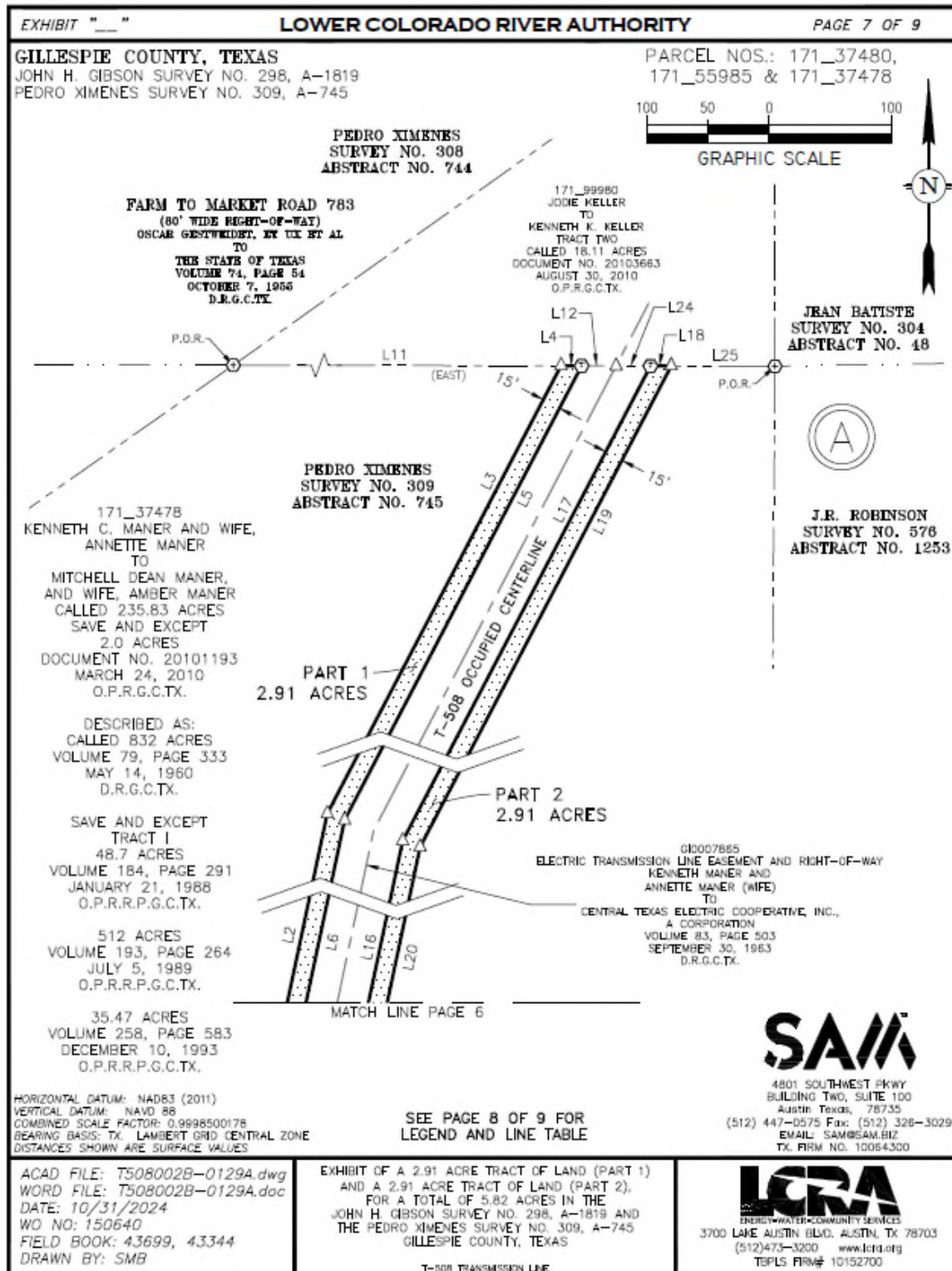
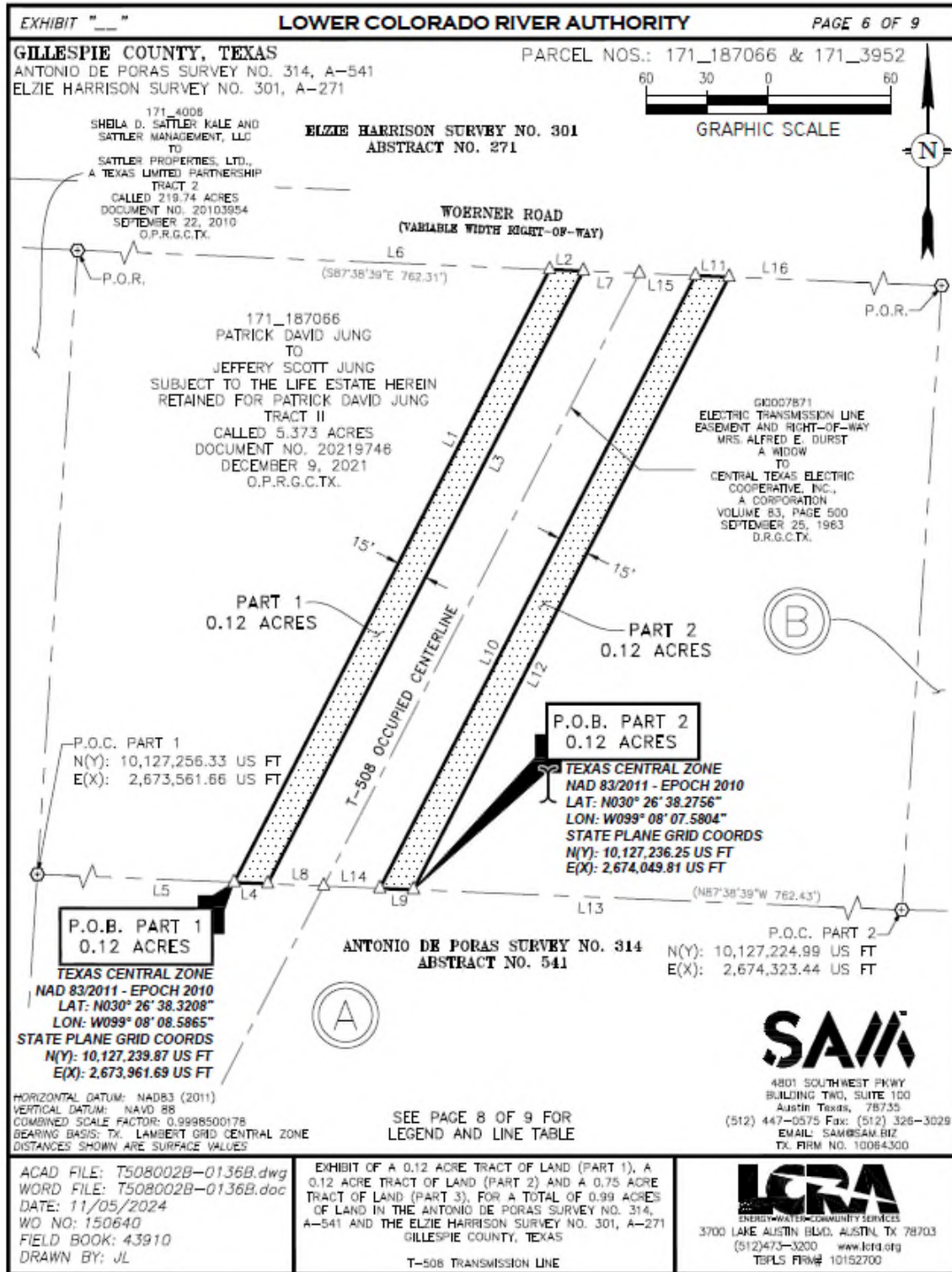


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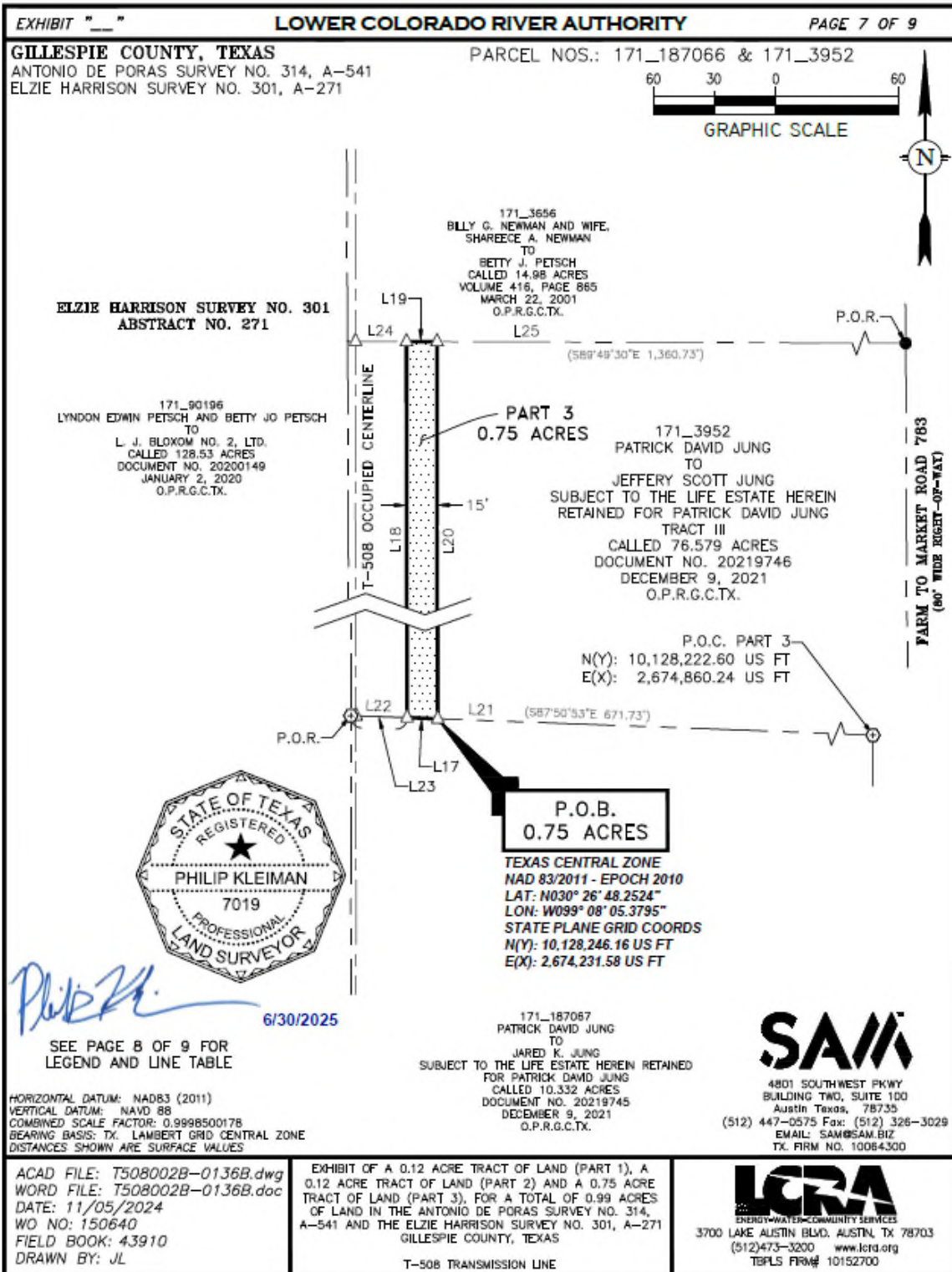


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