

**RENTAL SCHEDULE FOR UTILITY OCCUPATIONS OF
SEDA-COG JOINT RAIL AUTHORITY PROPERTY**

Effective January 11, 2012

SCOPE

1. The following is an overview of various standard charges for wires, cables, fiber optics, poles and electrical conduits and for pipe occupations on, over, across, or under the Rail Authority right-of-way and property and for attachments to its occupation of railroad facilities. The Authority reserves the right to make case specific modifications in certain instances at its own discretion.

2. Note of exception: the charges herein are not intended to extend to operating agreements covering use of joint facilities.

3. The Rail Authority will be reimbursed for:
 - a. All labor and material furnished by it in connection with the construction, reconstruction, repair, relocation or removal, etc., of any occupation of its property.
 - b. Services of any watchman, flagman, inspector, professional engineers, or any other employee (Authority of Railroad) as may, in the opinion of the Rail Authority, be necessary to safeguard its interests or to maintain rail traffic.
 - c. The cost of all drawings and engineering review/services as furnished by the Rail Authority's consulting engineer, including field inspections.
 - d. The cost of all insurance(s) which may be deemed necessary by the Rail Authority.
 - e. The cost of necessary legal services.

Note: The above costs shall include the current percentages for overhead and fringe benefits.

PUBLIC HIGHWAYS – Crossings wholly within the limits of a public highway and not supported by or attached to poles or structures of the Authority for those holding proper franchise rights...NO RENTAL OR EASEMENT FEES. The State or proper municipality should first be contacted to determine the confines of the public right-of-way. If the proposed occupation is found to be within the public right-of-way, the PA Public Utility Commission should then be contacted. No work shall begin until the PA Public Utility Commission has issued its Order or Secretarial Letter sanctioning the facility. If the occupation is deemed to be within the Rail Authority property, the Rail Authority should be contacted and provided with a proposed site plan.

I.

ANNUAL LICENSE AGREEMENTS

Preparation Fee – All annual agreements are subject to a one time preparation fee of \$575.00
This fee includes plan review, document preparation, one site visit by the Authority's Property Manager, and JRA attorney fees (extraordinary legal fees incurred will also be passed on to the Lessee). Review by the Authority's engineer shall be an additional charge. All preparation fees are non-refundable.

Minimum Annual Rental – Any proposed occupation under agreement where rental involved\$275.00

*All annual agreements are subject to annual rental adjustments equal to the Federal Consumer Price Index.

A. TRANSVERSE CROSSINGS (Not to exceed 200 feet in length)

1. Wire (Aerial and Underground)

- a. Not exceeding 300 volts per individual service \$275.00
- b. All other crossings up to but not exceeding 69,000 volts \$300.00
- c. Over 69,000 volts but not exceeding 345,000 volts \$385.00
- d. Over 345,000 volts but not exceeding 500,000 volts \$650.00
- e. Over 500,000 volts \$1,000.00

Note: A proportionate additional rental calculated to the nearest dollar shall be made for any crossing in excess of 200 feet in length. For purposes of determining voltage; guy wires, messengers, and grounded conductors shall be considered zero voltage. All other conductors shall be rated at voltage to ground, or voltage to other.

2. Cable (Aerial and Underground)

- a. Telephone communication cable (not including composite coaxial cables or fiber optic \$275.00
- b. Composite coaxial cables (\$2.70 per conductor and \$225.00 minimum per cable).
- c. Power cables
 - 1. Not exceeding 300 volts per individual service \$275.00
 - 2. All other crossings up to but not exceeding 69,000 volts \$300.00
 - 3. Over 69,000 volts but not exceeding 345,000 volts \$385.00
 - 4. Over 345,000 volts but not exceeding 500,000 volts \$650.00
 - 5. Over 500,000 volts \$1,000.00

*Note: Crossing of right-of-way by pipe type crossing cable consisting of one or more high voltage cables encased in a steel pipe under inert oil pressure, and/or further encased in a larger steel pipe and the space between the pipes filled with compacted sand should be subject to case specific consideration.

- d. Ducts or pipes carrying conductors N/C

3. Fiber Optic (Aerial and Underground)

- a. Per occupation \$600.00

*Note: attachment of wires, cables, etc., to bridges, buildings, poles or structures of Rail Authority subject to case specific consideration in each instance.

4. Paired Wires in Cable Transmission Lines

- a. Up to 50 pairs \$275.00
- b. 51 to 500 pairs \$300.00
- c. 501 to 1,100 pairs \$385.00
- d. Over 1,100 pairs \$535.00

5. Poles, Towers, Guys, and Anchors (per structure)

- a. Wooden pole \$100.00
- b. All other supporting structures other than the auxiliary and appurtenances listed below \$100.00
- c. Brace, stub pole or anchor \$75.00
- d. Guy anchored on or crossing Rail Authority property \$50.00
- e. Span guy wire crossing \$100.00
- f. Guys, stubs, anchors and braces not definitely required by specification for the support of a crossing pole placed on Rail Authority right-of-way at the request

of the Authority shall be considered as part of the crossing pole and no charges will be made.

*Note: The above charges are in addition to the wire or cable occupation charges.

6. Pipes and Sewers

- a. Circular line carrying no pressure \$2.50 per inch of inside nominal diameter pipe, minimum \$275.00
- b. Circular line under pressure, carrying nonflammable, nonexplosive or noncombustible supporting materials except coal and water slurry \$3.20 per inch inside nominal diameter pipe, minimum \$275.00
- c. Circular lines under pressure and carrying flammable, explosive or combustible supporting materials, and coal or water slurry:
 - 1. Pipe not exceeding 3 inches inside nominal diameter, minimum \$300.00
 - 2. Pipe exceeding 3” min. IND but not exceeding 12” min. IND \$330.00
 - 3. Pipe over 12” IND, not exceeding 24’ IND, minimum \$420.00
 - 4. Pipe exceeding 24” IND, \$4.50 per inch, minimum \$600.00
- d. Rental for noncircular pipes shall be determined by the diameter of a circular pipe having an equivalent cross sectional area.
- e. Rental for pipe tunnels or other special underground constructions shall be subject to special consideration.
- f. Pipe lines carried over Rail Authority property on bridges or other supports subject to special consideration in each case determined on an individual basis.
- g. Manhole \$150.00
- h. Charges for attachments of pipes to bridges, buildings or structures of the Rail Authority subject to case specific consideration in each instance, determined on an individual basis.
- i. Pipes encased in a protective pipe of larger diameter for protective encasement ...N/C

*Note: additional rental calculated to the nearest dollar shall be made for any of the above crossings in excess of 200 feet in length.

B. LONGITUDINAL OCCUPATIONS

*Note: Recognizing the many variables and intangibles involved in each longitudinal occupation of Rail Authority property, each application shall be considered on an individual basis and merit, with suggested minimum annual rentals being applied as set out below.

1. Aerial Wire and Cable (Per Mile)

- a. Telephone communications cables (not including composite coaxial or fiber optic)
 - 1. Cable with no more than 1,100 pairs \$1,100.00
 - 2. 1,101 to 1,800 pairs \$1,900.00
 - 3. Exceeding 1,801 pairs, subject to formula calculation
- b. Power Cable
 - 1. Not exceeding 7,500 volts \$1,100.00
 - 2. Over 7,500 volts, less than 39,000 volts \$1,925.00
 - 3. 39,000 volts and over, subject to formula calculation

2. Underground Cable (Per Mile)

ALL UNDERGROUND COMMUNICATION CABLES, MINIMUM CHARGE \$1,500.00

- a. Composite coaxial – Subject to negotiation but not less than \$3,000.00

- b. Power Cable buried in open trench, surrounded with 6" to 12" thermal sand \$2,100.00
Encased in steel pipe under inert oil pressure or further encased in larger
sand filled steel pipe, \$6.90 per inch of nominal diameter of the largest pipe per
100 feet of occupation or fraction thereof with a minimum charge of \$3,000.00
- c. Spare or unoccupied ducts or pipe \$300.00
- d. Splicing chamber or pull box \$125.00
- e. An additional charge shall be made for use of Rail Authority duct lines based
on the value of the facility.

*Note: Charges shown under c, d, and e are in addition to charges for the occupation of the utility.

*Note: Attachments to Rail Authority poles and/or structures used in wire line construction, generally \$50.00 per attachment, subject to case specific consideration on an individual basis.

3. Fiber Optic (Per Mile)

- a. Per occupation \$5,000.00

4. Pipes and Sewers - All longitudinal pipe occupations subject to minimum annual rentals as follows:

- a. 100 feet through 999 feet \$385.00
- b. 1,000 feet through 2,999 feet \$450.00
- c. 3,000 feet and greater, calculated by formula but no less than \$535.00
- d. Circular line carrying no pressure.. \$2.65 minimum per inch of inside diameter or fraction thereof per 100 feet of occupation or fraction thereof.
- e. Circular line under pressure and carrying nonflammable, nonexplosive or non-combustible supporting materials except coal and water slurry.... \$3.25 minimum charge per inch inside nominal diameter per 100 feet of occupation or fraction thereof.
- f. Circular line under pressure and carrying flammable, explosive or combustible supporting materials, and coal or water slurry,\$6.050 minimum charge per inch of inside nominal diameter per 100 feet of occupation, plus a negotiated figure based on volume of product transported.
- g. Rental for noncircular pipes shall be determined by the diameter of a circular pipe having equivalent cross sectional area.
- h. Rental for pipe tunnels or other specific underground construction shall be subject to case specific consideration.
- i. Pipe lines carried along Rail Authority property on bridges or other supports subject to case specific consideration determined on an individual basis if permitted by current specifications.
- j. Manhole \$150.00
- k. Charges for attachments of pipes to bridges, buildings or structures of the Rail Authority subject to case specific consideration determined on an individual basis.
- l. Protective pipe encasement N/C

C. PRIVATE GRADE CROSSING OCCUPATIONS

- 1. Limited access (residential or farm)
 - a. Per crossing \$425.00
- 2. Commercial/Industrial
 - a. Per crossing \$950.00

*Note: Application preparation applies if annual rental involved

D. BUSINESS SIGN/ADVERTISEMENT

1. Minimum rental \$500.00
2. Subject to additional consideration depending on dimensions, etc.

*Note: Sign must be sanctioned by applicable municipal ordinance and the Joint Rail Authority. Sign must identify business adjacent to tracks. Authority reserves the right to deny any request for a sign at its own discretion. Application preparation fee applies if annual rental is involved.

E. ENTRY ON TO PROPERTY FOR THE PURPOSE OF INSTALLATION AND CONSTRUCTION OF A LONGITUDINAL OCCUPATION FOR WHICH THE AUTHORITY IS NOT AUTHORIZED TO EXECUTE A LICENSE AGREEMENT OR SELL AN EASEMENT. (Per Mile)

1. Minimum entry fee \$5,000.00
 2. Subject to additional consideration depending on dimensions, etc.
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F. ANNUAL OCCUPATION CHARGES FOR ANY OTHER FACILITY NOT COVERED BY THIS SCHEDULE WILL BE SUBJECT TO CASE SPECIFIC CONSIDERATION ON AN INDIVIDUAL BASIS.

II. PERMANENT EASEMENTS

ALL EASEMENTS ARE CALCULATED BY TAKING THE CORRESPONDING ANNUAL RENTAL AMOUNT AND MULTIPLYING IT BY TWENTY-FIVE YEARS.

III. TEMPORARY AGREEMENTS

TEMPORARY AGREEMENTS ARE SUBJECT TO A CASE SPECIFIC CONSIDERATION DETERMINED ON AN INDIVIDUAL BASIS.

1. General guidelines: general use of existing access road..... \$385.00
 2. Boring on Rail Authority property \$1,000.00
 3. Logging access, including excavation to improve access \$1,050.00
 4. All tracked vehicles depending upon circumstances \$1,050.00
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IV. LAND LEASES

LAND LEASES SUBJECT TO CASE SPECIFIC CONSIDERATION DETERMINED ON AN INDIVIDUAL BASIS.

*At its sole option and discretion the Authority may negotiate separate rental and easement fees for occupation of right-of-way on land owned by the Authority where tracks have been removed and the area not contiguous to railroad operations presently or in the foreseeable future.

ANY OTHER PROPOSED TYPE OF AGREEMENT NOT COVERED IN THIS SCHEDULE MAY BE NEGOTIATED UNDER CASE SPECIFIC CONSIDERATION ON AN INDIVIDUAL BASIS. THE AUTHORITY RESERVES THE RIGHT TO DENY ANY REQUEST OR PROPOSED AGREEMENT AT ITS OWN DISCRETION.