

Legal Department

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December 23, 2010

James J. McNulty, Secretary
Pennsylvania Public Utility Commission
P. O. Box 3265
Harrisburg, PA 17105-3265

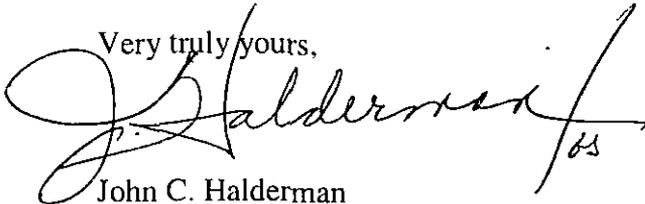
RE: Deed of Dedication Between PECO Energy Company and Upper Merion
Transportation Authority

Dear Mr. McNulty:

Enclosed for filing and approval pursuant to §507 of the Public Utility Code are two (2) copies of a Deed of Dedication to Upper Merion Township in the above-referenced matter.

Kindly advise me of the Commission's approval thereof. Enclosed for your convenience is a self-addressed U.S. postage paid envelope.

Very truly yours,



John C. Halderman

JCH/as
enclosures

cc: Suzanne Lydzinski

RECEIVED
2010 DEC 30 AM 10:01
PA.P.U.C.
SECRETARY'S BUREAU

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Prepared By:

2010 DEC 30 AM 10: 01

Pizonka, Reilley, Bello & McGrory, PC

PA. P.U.C.
SECRETARY'S BUREAU

Return To:

Pizonka, Reilley, Bello & McGrory, PC
144 E. DeKalb Pike, Suite 300
King of Prussia, PA 19406
610-992-1300

Parcel No. 58-00-09982-01-3

**DEED OF DEDICATION
OF RIGHT OF WAY**

This Indenture, is made on this 9th day of December, 2010, by and between **PECO ENERGY COMPANY, a Pennsylvania Corporation**, (hereinafter called the Grantor/s), its successors, administrators, and assigns, of the one part and **UPPER MERION TRANSPORTATION AUTHORITY, a Municipal Authority in Upper Merion Township, Montgomery County, Pennsylvania**, (hereinafter called the Grantee/s), its successors, administrators, and assigns, of the other part.

Witnesseth, That in consideration of One -----
----- (\$1.00) ----- Dollars,
and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, a permanent, public Right-of-Way over, under and through the following described real estate lying and situated in the County of Montgomery, Commonwealth of Pennsylvania, to-wit:

**SEE EXHIBIT "A", Legal Description and EXHIBIT "B", Plot Plan
ATTACHED HERETO
AND INCORPORATED HEREIN
THIS REFERENCE**

THIS DEED OF DEDICATION OF RIGHT-OF-WAY, is executed, delivered and granted upon the following conditions and considerations:

1. Grantor understands and agrees that Grantee shall use the described real estate as a permanent, public Right-of-Way for Upper Merion Township, Montgomery County, Pennsylvania. Grantor and Grantee further agree that this Right-of-Way shall be subject to regulation and management by the Grantee, and its assigns, and the right of the Grantee, in its sole discretion, to

demand the future relocation of any utility to be constructed and maintained in the future within this Right-of-Way, with the cost of such relocation to be paid by the utility.

2. Grantor hereby covenants, promises and agrees to and with Grantee that Grantor lawfully owns and possesses the entire interest hereby conveyed; that the same are free and clear of and from all and every encumbrance whatsoever, except any right, title, easement or encumbrance of record, including a ground lease to Lackland Self Storage; and that Grantor will forever specially warrant and defend the same unto Grantee forever.
3. Grantor hereby waives and releases Grantee from any and all claims for damages or compensation, either now or in the future, arising by reasons of the use of the described real estate for the purposes herein described.
4. Grantor acknowledges and agrees that Grantee may assign all of its interests in the Right-of-Way to the Pennsylvania Department of Transportation.
5. This Right-of-Way shall apply to all interests in the described real estate, now owned or hereinafter acquired or assigned by Grantor or Grantee; this covenant shall run with the land.

IN WITNESS WHEREOF, the said Grantor/s has/have caused these presents to be duly executed, the day and year first above written.

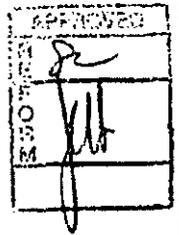
ATTEST:

[Signature] (Seal)

PECO Energy Company

[Signature] (Seal)

Name: Michael A. Williams
Title: Director, Real Estate & Facilities



ATTEST:

[Signature] (Seal)

Upper Merion Transportation Authority

[Signature] (Seal)

Name: Ronald G. Wagenmann
Title: Secretary

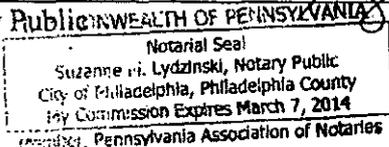
Consented to this 22 day of November, 2010
King of Prussia Storage LLC d/b/a
Fresland IX d/b/a Lackland Self Storage

BY: [Signature]

Philadelphia
Commonwealth of Pennsylvania: County of Montgomery:

On this, the 9th day of December 2010, before me, the Undersigned officer, personally Michael A. Williams, Director, Real Estate & Facilities 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 purposes therein contained

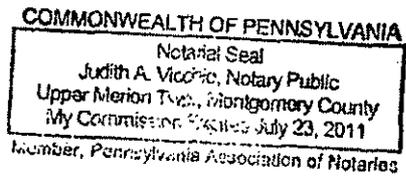
Suzanne M. Lydzinski
Notary Public



Commonwealth of Pennsylvania: County of Montgomery:

On this, the 30th day of August 2010, before me, the Undersigned officer, personally Ronald G. Wagemann, Secretary of the Upper Merion Transportation Authority 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 purposes therein contained

Judith A. Vicchio
Notary Public



Deed

TO:

Return to:
Pizonka, Reilley, Bello & McGrory, P.C.
144 East DeKalb Pike, Suite 300
King of Prussia, PA
(610) 992-1800
Certified By:

The address of the grantee/s is:
Upper Merion Township
175 West Valley Forge Road
King of Prussia, PA 19406

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SECRETARY'S BUREAU

EXHIBIT A

South Henderson Road Widening Project
S.R. 3029, Section HRD
"EXHIBIT A"

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PA.P.U.C.
SECRETARY'S BUREAU

Parcel No.: 58-00-09982-01-3
Address: 318 South Henderson Road
King of Prussia, PA 19406
Owner: Peco Energy Company

ALL THAT CERTAIN parcel of land, situate in Upper Merion Township, Montgomery County, Commonwealth of Pennsylvania, being shown as Required Right-of-Way To Be Deeded To Commonwealth from Peco Energy Company to the Upper Merion Transportation Authority on a plan thereof dated June 9, 2010 by Boles, Smyth Associates, Inc.:

BEGINNING at a point in the bed of South Henderson Road (S.R. 3029); thence along the lands of Peco Energy Company, North 35 degrees 08 Minutes 09 Seconds West, 356.56 feet to a point on the Legal Right-of-Way Line for Saulin Boulevard; thence along said line North 65 degrees 39 Minutes 51 Seconds East, 134.43 feet to a point; thence following South 34 degrees 04 Minutes 35 Seconds East, 10.15 feet to a point and place of beginning on the Required Right-of-Way Line To Be Deeded To Commonwealth as part of a PennDOT Highway Occupancy Permit, said line being coincident to the "Ultimate Right-of-Way" line shown on the Lackland Public Storage Record Plan (Recorded 9/29/05 in Plan Book 25 Page 273 in the Office of Recorder of Deeds at Norristown, Pennsylvania).

THENCE from said point of beginning along said Required Right-of-Way Line To Be Deeded To Commonwealth South 65 degrees 39 Minutes 51 Seconds West, 32.76 feet to a point on a curve; thence along said line curving to the left with a Radius of 25.00 feet, an arc distance of 43.98 feet with a chord bearing of South 15 degrees 15 Minutes 51 Seconds West and a chord length of 38.53 feet, to a point; thence following South 35 degrees 08 Minutes 09 Seconds East, 318.30 feet to a point on the lands of Provco Henderson, LLC; thence following said property line South 67 degrees 20 Minutes 51 Seconds West, 52.25 feet to a point on the S.R. 3029 (South Henderson Road) Legal Right-of-Way Line; thence following said line North 35 degrees 11 Minutes 37 Seconds West, 357.21 feet to a point on the Saulin Boulevard Legal Right-of-Way Line (Upper Merion Township); thence along said line North 65 degrees 39 Minutes 51 Seconds East, 115.47 feet to a point on the Required Right-of-Way Line To Be Deeded To Commonwealth; thence along said line South 34 degrees 04 Minutes 35 Seconds East, 10.15 feet to a point on the Required Right-of-Way Line To Be Deeded To Commonwealth, the first mentioned point and place of beginning.

CONTAINING 19,161 Square Feet, More or Less.

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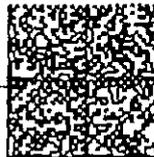
EXHIBIT B

J. Halderman

Exelon®

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2301 Market Street; S23-1
P.O. Box 8699
Philadelphia, PA 19101-8699

Business Services
Company



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PA PUC
SECRETARY'S BUREAU

James J. McNulty
PA PUC
P.O. Box 3245
Harrisburg, PA 17105

MA