

 **SBG Management Services, Inc.**

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

June 5, 2011

Secretary of the Commission (by overnight mail and e-filing)

Pennsylvania Public Utility Commission

P.O. Box 3265

Harrisburg, PA 17105-3265

And

Office of Special Assistants (by overnight mail)

Attention: Mr. Burt Maranko and Ms. Cheryl Walker Davis (by email)

3rd Floor, Keystone Building

400 North Street

Harrisburg, PA 17105

And

Ward L. Smith, Esq. and Tishekia Williams, Esq.

PECO Energy Company

2301 Market Street, S23-1

Philadelphia, PA 19103

RE: York Road Realty Company v. PECO Energy Company,

Docket No. C-2010-2176164-Exceptions to Initial Decision dated 6/14/2011

Dear Sir or Madam:

Enclosed please find a one copy of the Exceptions of York Road Realty Company, as filed by e-filing, email and/or overnight mail, today, in connection with the above-referenced matter.

I hereby certify that I have this day, July 5, 2011, served the foregoing document upon all parties of record in this proceeding in accordance with the requirements of § 33.32 (relating to service by a participant) and the applicable rules and regulations.

Sincerely,



Francine Thornton Boone, Esquire

Attorney for

York Road Realty Company and

SBG Management Services, Inc.