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Devin Ryan

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File #: 140056

March 26, 2018

***VIA ELECTRONIC FILING***

Rosemary Chiavetta, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street, 2nd Floor North  
P.O. Box 3265  
Harrisburg, PA 17105-3265

**Re: Application of PPL Electric Utilities Corporation for Approval to Transfer by Sale of Real Property and Facilities Located at 1237 Susqui Street, Allentown, Pennsylvania to 2270 S. 12th St. Holdings, L.L.C. Pursuant to 66 Pa.C.S. § 1102(a)(3) - Docket No. A-2018-3000351**

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Dear Secretary Chiavetta:

Enclosed for filing are PPL Electric Utilities Corporation's Responses to the Bureau of Technical Utility Services' First Set of Data Requests in the above-referenced proceeding.

Respectfully submitted,

Devin Ryan

DTR/jl  
Enclosures

cc: Jeff McCracken (*Via E-Mail*)

**PPL Electric Utilities Corporation**  
**Responses to Bureau of Technical Utility Services**  
**First Set of Data Requests**  
**Docket No. A-2018-30000351**  
**March 26, 2018**

**QUESTION 1**

Reference Application for Transfer by Sale, Page 1 – Applicant failed to provide detailed information for the real property and facilities. Please provide property and facility details, diagrams, maps, pictures, etc.

**RESPONSE:**

Please see the enclosed Attachment A, which contains the detailed information that has been requested. In particular, page 7 of the appraisal contains a subject property description, and pages 1 and 15 through 23 have pictures, diagrams, and maps of the property, and pages 24 through 27 provide a legal description of the property.

**RESPONDENT:**

Thomas Martino, Jr.  
Supervisor – Real Estate Asset Management

**PPL Electric Utilities Corporation  
Responses to Bureau of Technical Utility Services  
First Set of Data Requests  
Docket No. A-2018-3000351  
March 26, 2018**

**QUESTION 2**

Reference Application for Transfer by Sale, Page 4 – Applicant failed to provide the independent appraisals conducted for the sale of property and facilities located at 1237 Susqui Street, Allentown PA. Please provide the missing documentation.

**RESPONSE:**

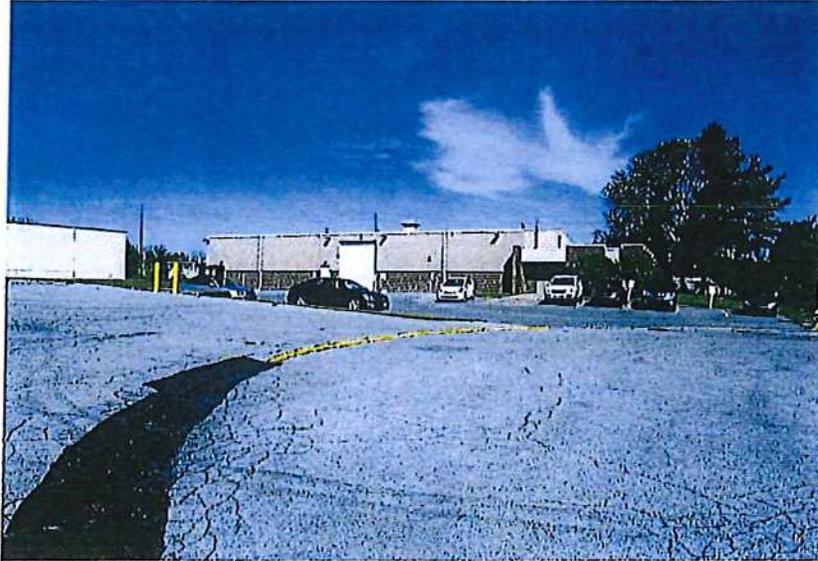
Please see the enclosed Attachment A.

**RESPONDENT:**

Thomas Martino, Jr.  
Supervisor – Real Estate Asset Management

# **ATTACHMENT “A”**

## **AN APPRAISAL REPORT**



**An Urban Warehouse**  
(11,800 SF GBA on 1.5627 acres-south side Allentown)

**Owner: Pennsylvania Power & Light Co.**

**1237 Sesqui Street**  
(a/k/a 2270 South 12<sup>th</sup> Street Rear)  
**Allentown, PA 18103**  
(City of Allentown, Lehigh County)  
County PIN: 640508559637-1

**PREPARED FOR:**

**Thomas Martino., Jr.**  
**Senior Real Estate Specialist**  
**PPL EU Services Corporation**  
**2 North Ninth Street-GENN2**  
**Allentown, PA 18101-1179**

**PREPARED BY:**

**Raymond C. Geiger, Jr.**  
**Raymond C. Geiger Real Estate**  
**Real Property Appraisers & Consultants**

**Inspection date: May 16, 2017**  
**Effective valuation date: June 8, 2017**  
**Report completion date: June 8, 2017**

**Raymond C. Geiger**  
**Real Estate**  
**Real Property Appraisers**  
**& Consultants**



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Allentown, PA 18104-9114  
Telephone- 610.395.2220  
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Email- info@raygeiger.com  
<http://www.raygeiger.com>

June 8, 2017

Thomas Martino, Jr.  
Senior Real Estate Specialist  
PPL EU Services Corporation  
2 North Ninth Street-GENN2  
Allentown, PA 18101-1179

Re: Owner of record: Pennsylvania Power & Light Corporation  
1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear)  
Allentown, PA 18103  
(City of Allentown, Lehigh County)  
County PIN: 640508559637-1

Dear Mr. Martino:

Following your request, on May 16, 2017 and accompanied by you I completed a personal examination of the above-captioned property, and have analyzed all the discoverable factors that index its value. The purpose of this analysis is to estimate the fee simple market value of the subject property (real estate only), in its "as is" condition, as of the present date. The intended user of the report is you and/or any other authorized representatives of PPL Corporation. The intended use of this report is to serve as a guide for the possible disposition of the property. Any unauthorized or unintended use or user is prohibited.

This is an "Appraisal Report" in accordance with the *Uniform Standards of Professional Appraisal Practice*. An "Appraisal Report" means the report is presented in summary fashion such that the intended user(s) should be capable of understanding the reasoning leading to my conclusion(s). I trust this report will meet your needs. However, should you have any questions; I am maintaining a complete office workfile with all the supporting documentation. The fee enclosed reflects the service to this date.

Based on all the factors involved, and as a result thereof, and subject to the definition of market value, the *USPAP* certification, and the statement of limiting conditions and assumptions, and any Extraordinary or Hypothetical assumptions, contained herein, I am of the opinion that the fee simple market value of the subject property, in its "as is" condition, as of the present date, is:

**Six Hundred Twenty-five Thousand (\$625,000) Dollars,**  
(of which \$200,000 is allocated to the land/site).

You should recognize that the value opinion applies to the specified date(s), and future events may invalidate my opinion(s). I hereby certify that I have examined the subject property; that I have no financial interest in the same; that neither employment nor the fee is contingent upon the amount of valuation; that I have based the worth upon a study of local conditions, comparison of similar sales and the general knowledge of real estate over a long period of active appraisal and consulting business.

Respectfully submitted,

A handwritten signature in black ink that reads "Raymond C. Geiger, Jr." with a stylized flourish at the end.

Raymond C. Geiger, Jr.  
Pennsylvania Certified General Appraiser- GA-000007-L

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## INTENDED USERS AND USE

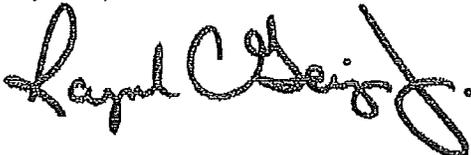
The intended user of the report is you and/or any other authorized representatives of PPL Corporation. The intended use of this report is to serve as a guide for the possible disposition of the property. Any unauthorized or unintended use or user is prohibited.

## CERTIFICATION

I hereby certify and agree that, except as otherwise noted in this appraisal report:

1. To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct, and I have not knowingly withhold any significant information.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the owners, prospective owners, nor any parties involved. The estimate of value or values in the appraisal report are not based in whole or in part upon the race, color, or national origin of the present owners, occupants, or prospective owners of the subject property or any other property in the vicinity.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. Further, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My value conclusions as well as other opinions expressed herein are not based on a requested minimum or maximum value, any specific value, or the approval of a loan, if any.
6. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*. Further, it has been made in conformity with and is subject to the requirements of the *Code of Professional Ethics* and the *Standards of Professional Appraisal Practice of the Appraisal Institute*, and with which I am affiliated. Therefore, this appraisal report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.
7. No change of any item in the appraisal report shall be made by anyone other than me, and I shall have no responsibility for any such unauthorized change.
8. I have made a personal inspection of the property that is the subject of this report, and I have made at least exterior inspections of all the comparable properties listed in this report.
9. No one provided significant professional assistance to the person signing this report. I expressly certify to having the necessary level of competency to perform this assignment.

Respectfully submitted,



Raymond C. Geiger, Jr.  
Pennsylvania Certified General Appraiser- GA-000007-L

Re: PPL-1237 Sesqui Street (w/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## ASSUMPTIONS AND LIMITING CONDITIONS

The Certification appearing in this appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth within the report:

1. I assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do I render any opinion as to the title, which is assumed to be good and marketable.
2. The property is appraised as though under responsible ownership and/or competent management.
3. The property is appraised as though free of liens and encumbrances, except as described hereinafter.
4. The property is appraised and it is assumed that the utilization of the land and/or improvements are within the boundaries of the real estate described; and that there are no encroachments or trespasses unless otherwise stated hereinafter.
5. The property is appraised and it is assumed that it is in full compliance with applicable federal, state, and local regulations and laws, as well as compliance with all applicable zoning, use and occupancy regulations and restrictions as considered in this report.
6. I assume that all required licenses, consents or other legislative or administrative authority from any federal, state or local government or private entity or organization have been or can be obtained or renewed for any use considered by this report.
7. I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. Examples of such items would include, but are not limited to: asbestos, urea-formaldehyde foam insulation, radon, underground storage tanks or their contents, carbonate geology, toxic waste, or any other such condition not ordinarily observable, but such as might be discovered by a soil analysis, geological study, environmental impact study, or building or building component inspection or engineering study. I am not an expert in such fields, and assume no responsibility for such conditions, or for engineering which might be required to discover such factors. The client may wish to retain an expert in these fields if desired.
8. I assume that the subject property has never been utilized as a waste disposal site for toxic or other hazardous waste materials as defined by the appropriate governmental agencies.
9. No consideration has been given to the value for mineral deposits (oil, gas, coal, gravel, etc.) or timber, if any.
10. Information, estimates, and opinions furnished to me, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, I assume no responsibility for the accuracy of such items furnished to me.
11. Any map or sketch in the report may show approximate dimensions and is included to assist the client in visualizing the property.
12. The *Bylaws and Regulations of the Appraisal Institute* governs the disclosure of the contents of this report.
13. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, my identity, professional designations, reference to any professional appraisal organizations, or my firm, shall be used for any purposes by anyone but the client specified in the report, without my previous written consent; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without my written consent and approval.
14. I am not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore. The fee charged for this appraisal does not include payment for court testimony or for further consultations.
15. Acceptance and/or use of this appraisal report constitutes acceptance of all the conditions set forth herein.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## MARKET VALUE DEFINITION

Market Value shall be defined as: "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated.
- Both parties are well informed or well advised, and acting in what they consider their best interests.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale".

*\*The Dictionary of Real Estate Appraisal-6<sup>th</sup> Edition, Appraisal Institute 2015.*

## PROPERTY RIGHTS APPRAISED

The market valuation set forth herein includes all of the rights of ownership in a fee simple title, free and clear of all other encumbrances except normal utility and access easements, zoning and restrictive ordinances, and other easements of record. These property rights are commonly referred to as "*fee simple*".

## APPRAISAL PROCESS AND SCOPE

The valuation of real property considers a precise eight-step process:

1. Identification of the Problem,
2. Scope of Work Determination
3. Data Collection and Property Identification
4. Data Analysis
5. Land Value Opinion
6. Application of the Approaches to Value
7. Reconciliation of Value Indications and Final Opinion of Value
8. Report of Defined Value.

I personally inspected the subject property and the neighborhood surrounding it. My inspection has been limited for the purposes of providing a reasonable economic evaluation of the property and will necessarily include the assumptions stated in the report. My inspection is NOT to be considered or construed as a professional site, building or environmental inspection. I am not an engineer or an environmental expert. If such inspections are required, you are advised to hire such.

The analysis includes an overview of economic, governmental, environmental, and social factors with emphasis on their impact on the subject property. On-going appraisal work, throughout Eastern Pennsylvania provides a strong knowledge of regional and neighborhood market conditions. The three traditional and accepted approaches to value, namely: the Cost Approach, the Sales Comparison, and the Income Capitalization Approach have been considered in this analysis. They have been utilized and reported based on their reliability and meaningfulness for the appraisal problem at hand.

Raymond C. Geiger Real Estate maintains an abundant and ever-growing bank of pertinent data via public records, multiple-listing service information, governmental and real estate-related private-sector documents and reports, and interactions with buyers, sellers, brokers, and other appraisers and related professionals. Wherever possible, data are verified independently and confirmed via multiple sources. It is not practical to include every detail and item which I considered, because the amount of information is simply too voluminous. Also, frequently confidentially obtained data cannot be included, but has been given due consideration in the final conclusions ascribed. Nevertheless, the salient elements are described hereinafter, and this is an "Appraisal Report" in accordance with the *Uniform Standards of Professional Appraisal Practice*.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## MARKET BACKGROUND

The Lehigh Valley real estate market is active in the non-residential category with observed activity for nearly all property types, at all price levels—but particularly favoring the best properties by location and/or condition. The large-box suburban industrial sector is the most active segment; and undeveloped land and smaller sized properties in general are the weakest sectors. Much of the activity that exists is for large-scale projects often supported by government largess or by the two largest hospital networks.

Paired-sales suggest price levels are back to price levels that varyingly equate to 2000 to 2005—with exception for the most-favored properties. There is a high confidence level in the local economy this time, but future price levels are uncertain. Indications suggest likely continued modest increases into the foreseeable future—barring unforeseeable national or inter-national events. Ultimately, rising mortgage interest rates will dampen the market, but current broader local confidence appears to be strong.

### *City of Allentown*

Located within the City of Allentown, the subject property is within the largest of the three “sister” cities of the Lehigh Valley region. The 2010 Census indicates 118,032 persons, up 10.7% from 2000. The 2015 estimate is 120,207 persons, up another 1.8%. This is a reversal of a near five decade trend of a relatively stable-stagnant population hovering around 106,000.

The City is effectively 100 percent built-up, and there has not been a proportionate increase in the number of housing units during the past decade—indicating that density has increased fairly significantly.

Since the late 1970's, the City suffered through a long period of broadly declining to stable market conditions buoyed solely by the overall rising tide of the region. Those market conditions were fostered by a mostly older housing stock, a high level of non-owner occupancy and ever-increasing real property taxes. Meanwhile, commercial-industrial activity moved from the traditional urban centers to the suburban corridors and newer business-industrial parks.

Following a period of good market activity between 2002 through 2006, since 2008 the market declined significantly. Recent large scale re-development plans in the Center City District, known as the Allentown Neighborhood Improvement Zone or “NIZ” suggest a select location of improved activity in the future, but the remainder of the City continues with an “uneven”, near equilibrium overall market, depending on the specific property type and location.

### *South Side Allentown*

The subject is located on the south side of Allentown which has real estate prices that are often most similar to the east side of Allentown, and inferior to west end Allentown, most of the City of Bethlehem and neighboring Salisbury Township

The subject is generally located in that quadrant of south Allentown which is bounded by I-78/PA Route 309 to the south; Lehigh Street to the west; Emmaus Avenue to the east, and Downeyflake to the north. The primary connection to the highway network would be north on S.12<sup>th</sup> Street; west on Downeyflake; south on Lehigh Street to I-78/PA 309 interchange—a distance of just under a mile. (It should be noted that the intersection of Emmaus Avenue and I78-PA 309 no longer has access).

This is a mixed use neighborhood-dominated by industrial uses in this immediate “pocket” and nearby commercial along Lehigh Street, together with offices and residential and apartment complexes to the north and east.

Overall, the neighborhood is considered historically readily marketable commensurate with the tides of the regional and national economies—but at a disadvantage with the suburbs due to the high City real estate taxes.

Re: PPL-1237 Sesqui Street (w/h/n 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## SUBJECT PROPERTY DESCRIPTION

The subject property has a mailing address of 1237 Sesqui Street, Allentown, PA 18103. But the Lehigh County Assessment office identifies it as 2270 South 12<sup>th</sup> Street, Rear. It is located within the 19<sup>th</sup> Ward of the City of Allentown, Lehigh County; and consists of a one-story, masonry and steel, on slab, warehouse-office building situate on a short cul-de-sac off South 12<sup>th</sup> Street on an interior, irregularly-shaped parcel containing 1.5627 acres.

No title search or survey has been provided or performed by me. Public records indicate ownership in the name of Pennsylvania Power & Light Company by Deed 1204 Page 281, and dated May 1975 for a consideration of \$194,000. There is no recent sale or offering history to provide any insight to today's market value.

The County identifies the property as PIN: 640508559637-1. The old mapping system identifies it as J09NE1 Block 5 Lot 5C. The assessment is \$472,500; and the annual real estate taxes are \$13,939.44. The assessment was effective January 1, 2013 and the common-level ratio applicable as of July 1, 2017 will be: 95.7%; therefore the "implied County value" is: \$493,730. This assessment is based on mass appraisal methods and does not include individual factors analyzed by an individual appraisal; and the common-level-ratio is based on a County-wide average. Therefore neither the assessment nor the implied County value should not be considered necessarily probative in estimating today's market value.

The basically level, near rectangular shaped parcel contains 1.5627 acres—with access via the 47.16 foot, cul-de-sac frontage unto a macadam paved parking area—lined for only seven (7) vehicles with a much larger paved approach to the overhead door, and unlined parking areas. The area not occupied by macadam and the building is lawn covered with some shrub and shade in the northeast corner. The lawn to the southwest side of the building appears adequately sized to expand the parking if needed.

There is municipal water and sewer and public electric, telephone and cable TV are available and/or connected. The property is appropriately zoned for its use as I-3-General Industrial; and it is NOT located in a FEMA Flood Hazard Zone.

Built circa 1970, the one story, masonry and steel, clear-span on slab, warehouse-office building contains 11,800 SF GBA (square feet, gross building area). The 16-foot high warehouse area measures 100' x 100' and contains 10,000 SF, with the 11-foot high office area measuring 30' x 60' and contains 1,800 SF. The office area finish is adequate but dated—mostly open office, two private offices, two lavatories and janitorial closet. HVAC is by heat pump in the office, and by suspended electric warm air heating units without air conditioning in the warehouse. There is a wet sprinkler system in the warehouse and the steel deck roof is reportedly dated though no leaking was observed. There is one 14-foot high overhead door—no loading docks. There is a small attached storage shed on the southwest end of the building.

The overall condition is considered average or above, recognizing that most buyers would seek discount for anticipated roof repairs and/or replacements.

The intent of the use of building sizes is to provide a means of reasonable comparison. Said sizes are therefore not intended to convey engineering accuracy and may be used only in the context of this report.

My inspection is limited for the purposes of providing a reasonable economic evaluation of the property and necessarily includes the assumptions stated herein. My inspection is NOT to be considered or construed as a professional building inspection. I am not an engineer or an evaluator of the precise condition or functionality of any mechanical system or component of the building. If such inspection is required, the reader is advised to hire a professional building inspector.

## HIGHEST AND BEST USE

The I-3 General Industrial zoning in Allentown permits a wide range of industrial uses and the zoning board has a reputation for flexibility into other uses which have commercial or institutional aspects to them. The building offers clear span warehousing that is infrequently available in this smaller sized building. The floors appear reasonably level and a host of uses are suggested from warehousing to light manufacturing. If offered for sale, any of these uses are likely to be sought, and in my judgment represent a broad highest and best use for the subject.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

### SALES COMPARISON APPROACH

The sales comparison approach is the process in which a market value estimate is derived by analyzing the market for similar properties and comparing these properties to the subject property. The comparative analysis performed in the approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, and, if the properties produce income, economic characteristics. Elements of comparison are tested against market evidence to determine which elements are sensitive to change and how they affect value.

I have reviewed sales and offerings of similar use and sized properties from 2012 to the present date throughout the Lehigh Valley. Emphasis has been placed on the sales within the City of Allentown. Of the numerous sales and offerings reviewed and analyzed, those summarized below are considered to be among the most meaningful. The most meaningful unit rate of comparison is considered to be the "price paid per SF GBA including the land".

#### Comparable Property Summary

ID	Address	Municipality	County	Deed	Sale Date	Sale Price	Site Size Acres	Site Size SF	Zoning	Building Size SF GBA	Price Paid per SF GBA	
1	619 East Allen St	Allentown	Lehigh	2017-002801	Jan-17	\$ 450,000	0.83	36,342	I-2	10,800	\$ 41.67	
2	1600 Uhler Rd	Forks	Northampton	2016-1-171634	Aug-16	\$ 540,000	3.25	141,570	C	7,280	\$ 74.18	
3	513 N Madison St	Allentown	Lehigh	2015-037625	Dec-15	\$ 425,000	0.43	18,861	B/LI	11,412	\$ 37.24	
4	3971 Independence Dr	North Whitehall	Lehigh	2015-029294	Sep-15	\$ 905,000	2.36	102,941	LI-B	17,500	\$ 51.71	
5	1470 Mack Blvd	Allentown	Lehigh	2014-021169	Aug-14	\$ 635,000	2.40	104,326	I-3	7,068	\$ 89.84	
						<i>Minimum Unadjusted:</i>	\$ 425,000	0.43	18,861	7,068	\$ 37.24	
						<i>Maximum Unadjusted:</i>	\$ 905,000	3.25	141,570	17,500	\$ 89.84	
						<i>Average Unadjusted:</i>	\$ 591,000	1.36	80,808	10,812	\$ 54.66	
						<i>Indicated Subject Property:</i>	\$ 649,000	1.56	68,071	I-3	11,800	\$ 55.00
						<i>Allowance for roof repair/replace:</i>	\$ (24,000)					
						<i>Rounded Indication:</i>	\$ 625,000					
						<i>Land Only:</i>	\$ (200,000)	\$ 125,000				
						<i>Building Contribution:</i>	\$ 425,000				\$ 40.00	

#### Analysis and Conclusion

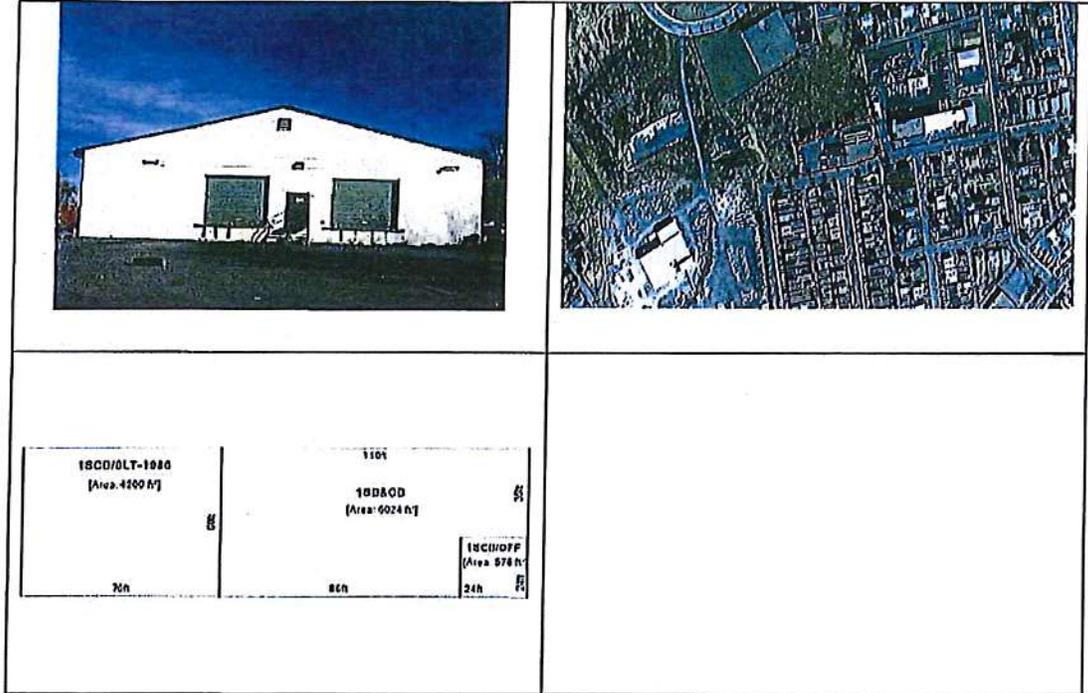
The unique characteristics of the subject property preclude ready direct comparison with textbook-like adjustments for differences. Imperfections in the market and market reactions further constrain the data. Instead reliance must be given to adjustments by empirical inference, supported by various general paired-sales and a general comparative ranking of the properties.

The most illustrative sales are ID #1—inferior; ID #5—smaller and different, but near equal overall. The other sales are less similar but provide support for the range. The low end is a rounded \$50 per SF GBA and the high end is \$60 per SF GBA. I judge the mid-point of \$55.00 per SF GBA, but elect to make an allowance for the uncertain roof—repair and/or replacement of \$24,000 which I judge to be about 50% of the likely total replacement cost. This indicates a final value indication of \$625,000 of which \$200,000 is allocated to the site/land.

As a cross check, that results in a rounded \$40.00 per SF for the depreciated cost of the building which supports a "backward" look at the Cost Approach; and a \$4.75 per SF NNN rental rate which supports a "backward" view of the Income Approach. Both "tests" are supported by the related analysis.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

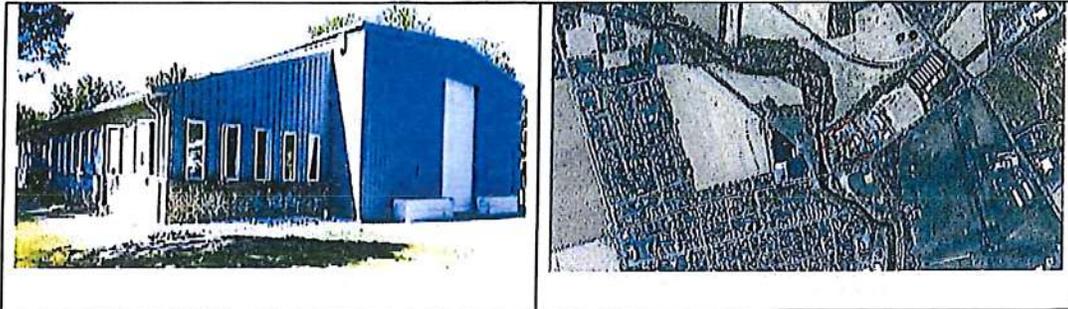
**Comparable Property ID #1**



<b>Property type:</b>	Commercial Warehouse
<b>Location:</b>	619 East Allen Street, Allentown, Lehigh County, PA
<b>PIN #:</b>	640775691305-1
<b>Grantor:</b>	Garden Spot Investments, LLC
<b>Grantee:</b>	Lehigh Valley Outreach Depot
<b>Document ID#:</b>	2017-002801
<b>Date of Sale:</b>	January 25, 2017
<b>Consideration:</b>	\$450,000
<b>Conditions of Sale:</b>	Arm's length
<b>Financing:</b>	Cash to seller
<b>Land Description:</b>	Irregular shaped parcel measuring 209.16' x 94.37' containing 36,342 SF, Level at street grade with macadam paved unlined parking for about 20 vehicles to the west of the building. Small portion of the site to the west and north extend into scrub. No concrete curb or sidewalk. No landscaping. Not located in a FEMA Flood Hazard Zone.
<b>Zoning:</b>	I-2-Limited Industrial.
<b>Utilities:</b>	Municipal water and sewer. Public electric, gas, telephone and cable TV are available and/or connected.
<b>Improvements:</b>	Built circa 1946, with a subsequent addition of unknown date, one story block and brick on concrete slab containing 10,800 SF GBA (square feet, gross building area). Original section has approximately 10' clear ceiling with a flat roof and the addition 14' clear with gable roof. 10' x 40' canopy and six personal property cargo containers. Small office. Heavy electric, service 440 volt-300-400 amps. Two dock doors on west side and two overhead door one on north and one on south.
<b>Indicented Rate(s):</b>	\$41.67 per SF GBA
<b>Use since purchase:</b>	Warehousing.
<b>Source:</b>	Public records, MLS, subject of prior appraisal by this office.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

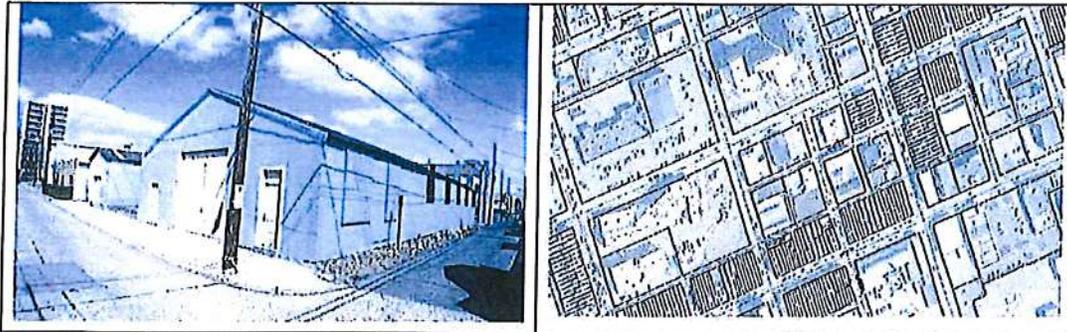
**Comparable Property ID #2**



<b>Property type:</b>	Warehouse/Manufacturing
<b>Location:</b>	1600 Uhler Road, Forks Township, Northampton County, PA
<b>PIN #:</b>	J9-11-3A
<b>Grantor:</b>	Sklodowski, Janusz et al
<b>Grantee:</b>	Kaur, Amarjit
<b>Document ID#:</b>	2016-1-171634
<b>Date of Sale:</b>	August 11, 2016
<b>Consideration:</b>	\$540,000
<b>Conditions of Sale:</b>	Arm's length
<b>Financing:</b>	Cash to seller
<b>Land Description:</b>	3.250 acres, irregular shaped parcel. Level at street grade. Minimal landscaping. Paved parking. Parcel IS located in a AE-High and 0.2 PT Moderate Flood Zone by map 42095C0276E dated 7-16-04
<b>Zoning:</b>	C-Commercial
<b>Utilities:</b>	On-site well and septic (public septic line will be run at no cost to buyer). Public electric, telephone and cable TV available and/or connected.
<b>Improvements:</b>	Built circa 1984, one story commercial warehouse/manufacturing containing 7,280 SF GBA. Multiple offices, conference room, five garages for commercial vehicles with 12 x 14 doors.
<b>Indicted Rate(s):</b>	\$74.18 per SF GBA.
<b>Use since purchase:</b>	SMR Trucking, SMR logistics and SMR Truck and Trailer Repair. Rental parking space for truckers and services provided to truckers and businesses.
<b>Source:</b>	Public records, MLS, Lehigh Valley Business.co, listing Realtor.

Re: PPL-1237 Sesqui Street (all/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**Comparable Property ID #3**



<b>Property type:</b>	Commercial Warehouse/Manufacturing
<b>Location:</b>	513 North Madison Street, Allentown, Lehigh County, PA
<b>PIN #:</b>	549761473609-1
<b>Grantor:</b>	Ramsey, John & Son
<b>Grantee:</b>	Share Properties, LLC
<b>Document ID#:</b>	2015-037625
<b>Date of Sale:</b>	December 16, 2015
<b>Consideration:</b>	\$425,000
<b>Conditions of Sale:</b>	Arm's length
<b>Financing:</b>	Cash to seller
<b>Land Description:</b>	Rectangular shaped parcel measuring 157' x 120' containing 18,861 SF (square feet). Site sloping upward towards the north. Concrete curb and sidewalk. No landscaping. Some macadam paved parking. Not located in a FEMA Flood Hazard Zone.
<b>Zoning:</b>	B/LI-Business/Light Industrial
<b>Utilities:</b>	Municipal water and sewer. Public electric, gas, telephone and cable TV available and/or connected.
<b>Improvements:</b>	Built circa 1967. Three commercial warehouse/manufacturing buildings containing 6,020 SF GBA with 800 SF of office space and 5,200 SF open industrial. 3 restrooms. ; 4,592 SF GBA and 800 SF GBA for a total of 11,412 SF GBA (square feet, gross building area). Main building 6,020 SF GBA, two others considered sheds for storage.
<b>Indicated Rate(s):</b>	\$37.24 per SF GBA
<b>Use since purchase:</b>	Purchased by Allentown Auto Electric---remanufacturing and distribution of electric auto parts.
<b>Source:</b>	Public records, LoopNet, Lehigh Valley Business News, representative of Grantee.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

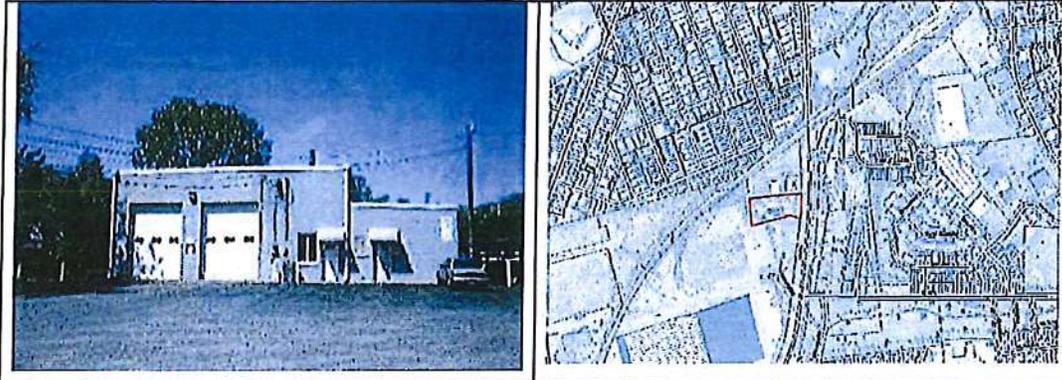
**Comparable Property ID #4**



<b>Property type:</b>	One story warehouse/Manufacturing in Industrial Park
<b>Location:</b>	3971 Independence Drive, North Whitehall Township, Lehigh County, PA
<b>PIN #:</b>	546859550178-1
<b>Grantor:</b>	BR Holdings Company Inc.
<b>Grantee:</b>	Westeros, LLC
<b>Document ID#:</b>	2015-029294
<b>Date of Sale:</b>	September 25, 2015
<b>Consideration:</b>	\$905,000
<b>Conditions of Sale:</b>	Arm's length
<b>Financing:</b>	Cash to seller
<b>Land Description:</b>	2.3632 acres. Irregular shaped parcel. Slightly below street level Macadam paved parking at front for 15+/- vehicles. Large truck court easily accommodates 53 foot trucks. Some landscaping in lawn and shade. Not located in a FEMA Flood Hazard Zone.
<b>Zoning:</b>	Li-B-Light Industrial/Business
<b>Utilities:</b>	Municipal water and on-site septic. Public electric, telephone and cable TV available and/or connected.
<b>Improvements:</b>	Built circa 1994. One-story on slab distribution warehouse containing 17,500 SF GBA (square feet, gross building area). With 50 x 25 column spacing, 2 drive-in doors and 1 dock door. 2,275 full air conditioned office space. Propane gas heat. No sprinklers.
<b>Indicated Rate(s):</b>	\$51.71 per SF GBA
<b>Use since purchase:</b>	Continues as warehouse-light manufacturing.
<b>Source:</b>	Public records, MLS, listing Realtor-Ron Eichenberg.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**Comparable Property ID #5**



<b>Property type:</b>	Industrial, Office/Warehouse
<b>Location:</b>	1470 Mack Blvd, Allentown, Lehigh County, PA
<b>PIN #:</b>	640623140504-1
<b>Grantor:</b>	Kospiah, Rosemarie H. Trustee
<b>Grantee:</b>	Godshall's Land Holdings, LLC
<b>Document ID#:</b>	2014-021169
<b>Date of Sale:</b>	August 11, 2014
<b>Consideration:</b>	\$635,000
<b>Conditions of Sale:</b>	Arm's length/Trust
<b>Financing:</b>	Cash to seller
<b>Land Description:</b>	2.395 acres. Irregular shaped parcel, level at street grade. Macadam paved driveway leads up to the improvements. Parking along the northern and western sides of the building. Minimal landscaping with some lawn and shade. Not located in a FEMA Flood Hazard Zone.
<b>Zoning:</b>	I-3-General Industrial
<b>Utilities:</b>	MLS reports on-site well and septic, municipal water and sewer are available. Public electric, telephone and cable TV area available and/or connected.
<b>Improvements:</b>	Built circa 1958. One-story concrete block building with flat rubber roof containing 7,068 SF GBA (square feet, gross building area). Clear span warehouse and office. 20' ceilings, 5-overhead garage doors, 2 cranes. Security system.
<b>Indicated Rate(s):</b>	\$89.84 per SF GBA
<b>Use since purchase:</b>	Grantee aka Godhsall's Landscaping & Hydroseeding, Inc.
<b>Source:</b>	Public records, MLS, listing Realtor, appraised by RCG.

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## RECONCILIATION AND CONCLUSIONS

Neither the Cost nor Income Approaches to value have particular merit for property such as the subject. Reliance has been given to the Sales Comparison Approach. There were a sufficient number of sales to provide a good level of confidence in my opinion; and "backing" that indication into the elemental units of the Cost and Income approach provides a meaningful test and substantiation of the indication provided by Sales Comparison.

Based on all the factors involved, and as a result thereof, and subject to the definition of market value, the USPAP certification, and the statement of limiting conditions and assumptions, and any Extraordinary or Hypothetical assumptions, contained herein, I am of the opinion that the fee simple market value of the subject property, in its "as is" condition, as of the present date, is:

Six Hundred Twenty-five Thousand (\$625,000) Dollars,  
(of which \$200,000 is allocated to the land/site).

### Site/Land Value

The site/land value is based on a limited number of similarly sized industrially-zoned site sales both in Allentown and the surrounding suburbs that have sold in the past five years. The suburban properties garner high unit rates but were needed to set the upper limits of value because there have been so few sales in the City that other locations had to be considered.

The most similar sales are in the \$100,000 to \$150,000 per acre range, and with no single sale being so similar as to provide a definitive benchmark; I judge \$125,000 per acre which rounds to \$200,000 for the 1.5 acre subject property "as if it were vacant".

### Estimated Exposure and Reasonable Marketing Time

*Exposure time* is an estimate of the amount of time it should have hypothetically taken the subject property to sell at the market value estimate during the period immediately before the effective date of the appraisal.

*Reasonable marketing time* is an estimate of the amount of time it might take to sell the subject property at the market value estimate during the period immediately after the effective date of the appraisal. Implicit in this definition are the following characteristics:

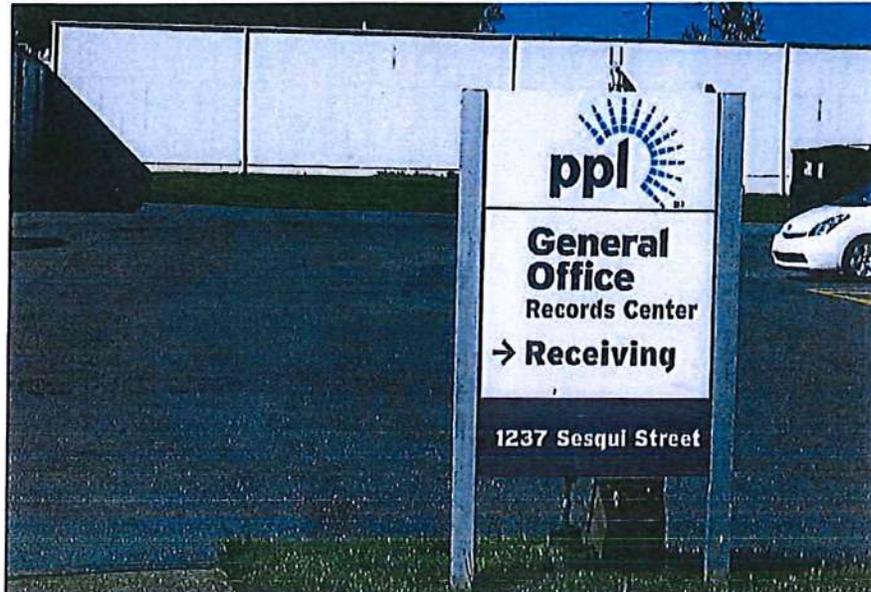
- *The property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties.*
- *The property will be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties.*
- *A sale will be consummated under the terms and conditions of the definition of market value required by the regulation.*

While *exposure time* primarily considers historic trends, *reasonable marketing time* is primarily based on any anticipated changes in market conditions. A long history of market evidence suggests that when reasonably priced, most all types of real estate in the Lehigh Valley are marketable within a one year time period or less.

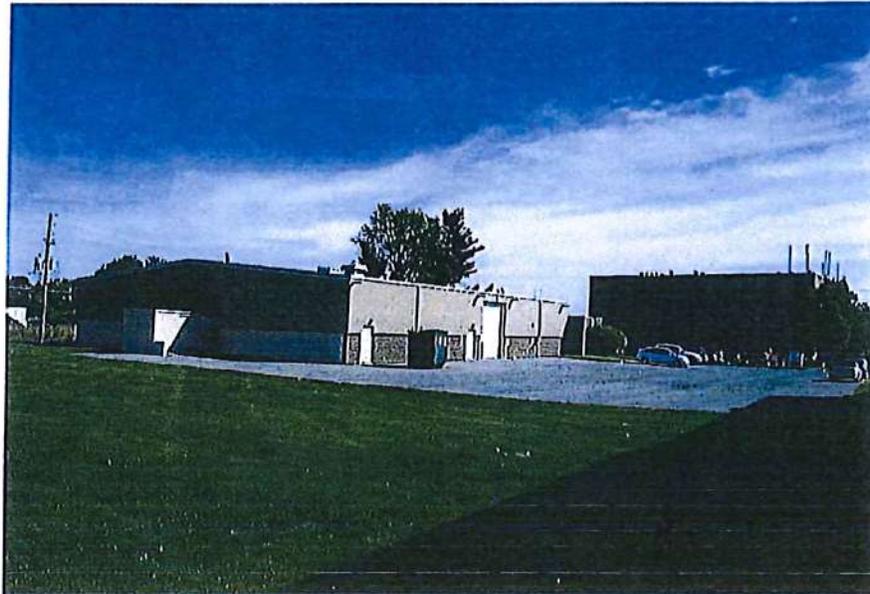
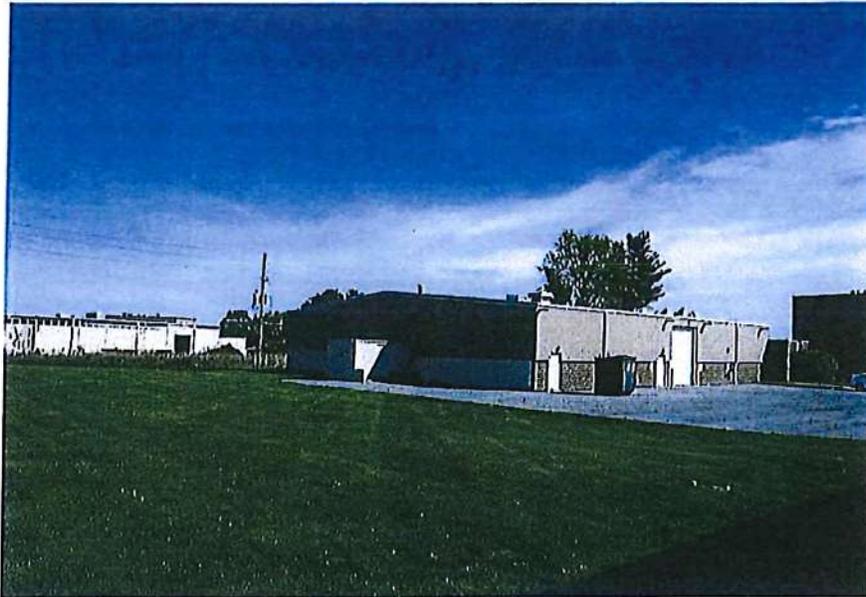
Based on all the factors involved, with emphasis on the property type, location and supply-demand factors, both the exposure time and the reasonable marketing time for the subject property are estimated to be up to six (6) months.

Re: PPL-1237 Sesqui Street (w/lt/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

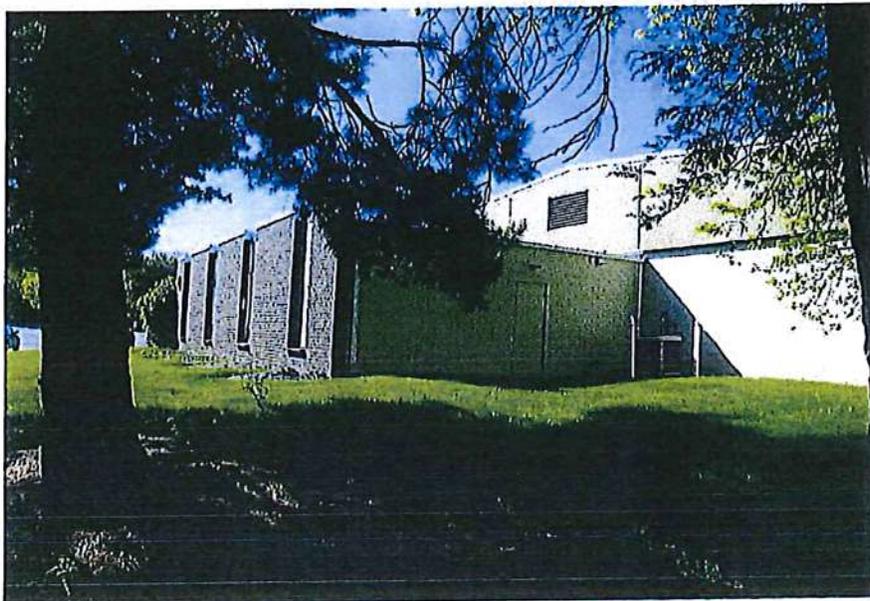
**VIEWS OF THE SUBJECT PROPERTY**



*Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA*

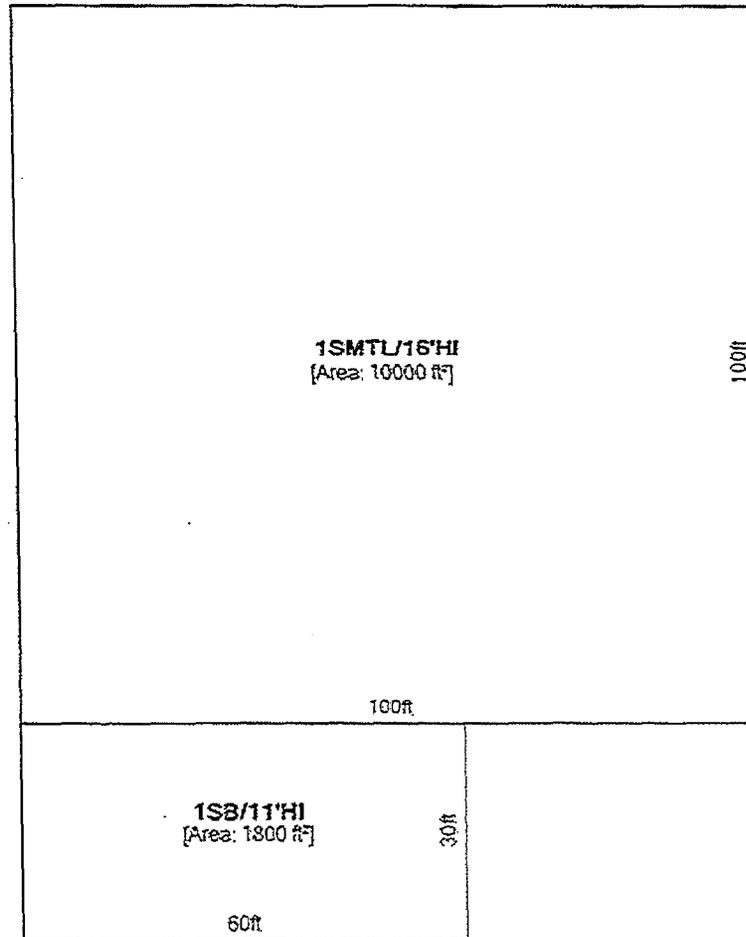


Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA



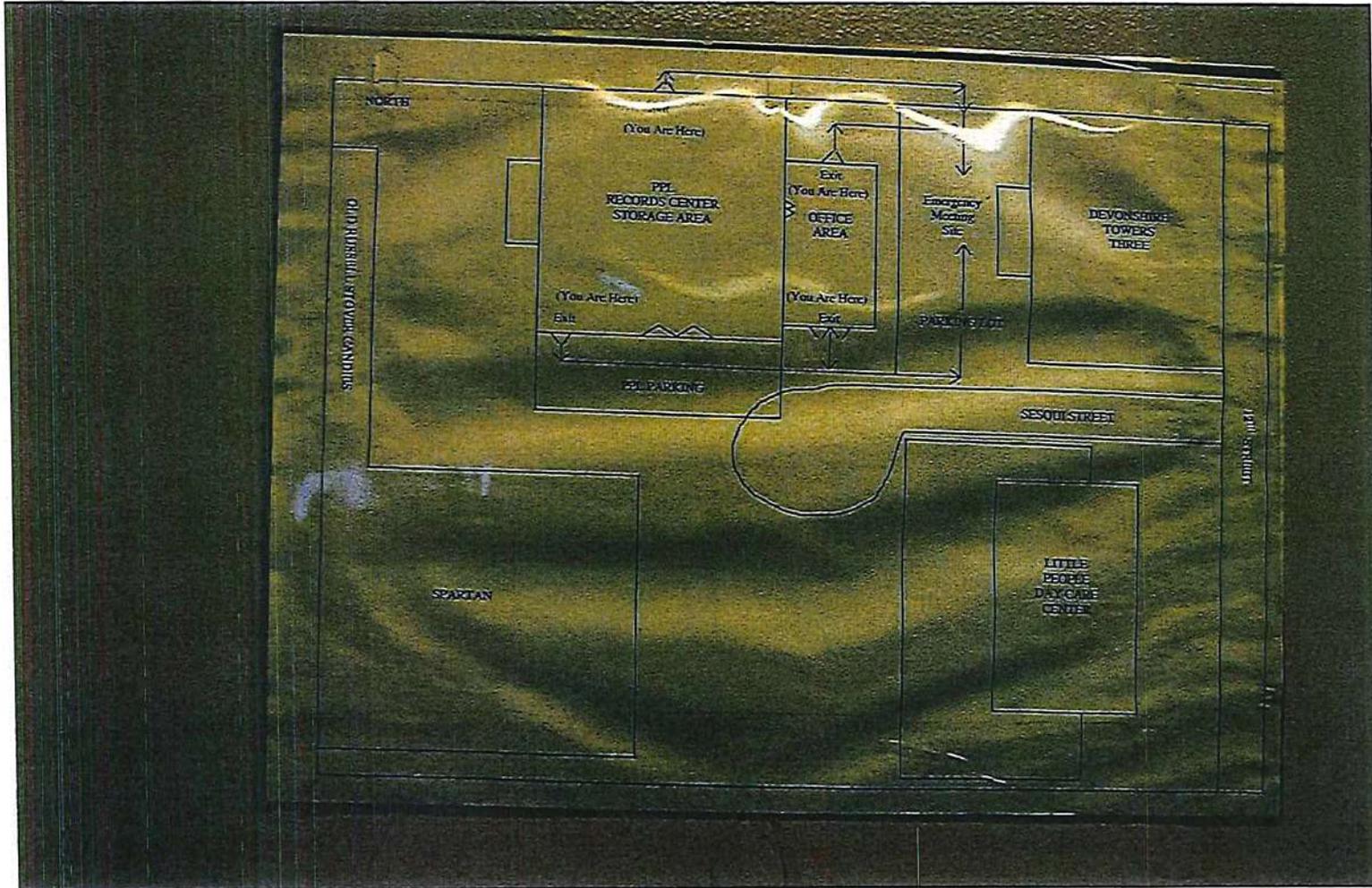
Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**ASSESSOR'S SKETCH PAGE**



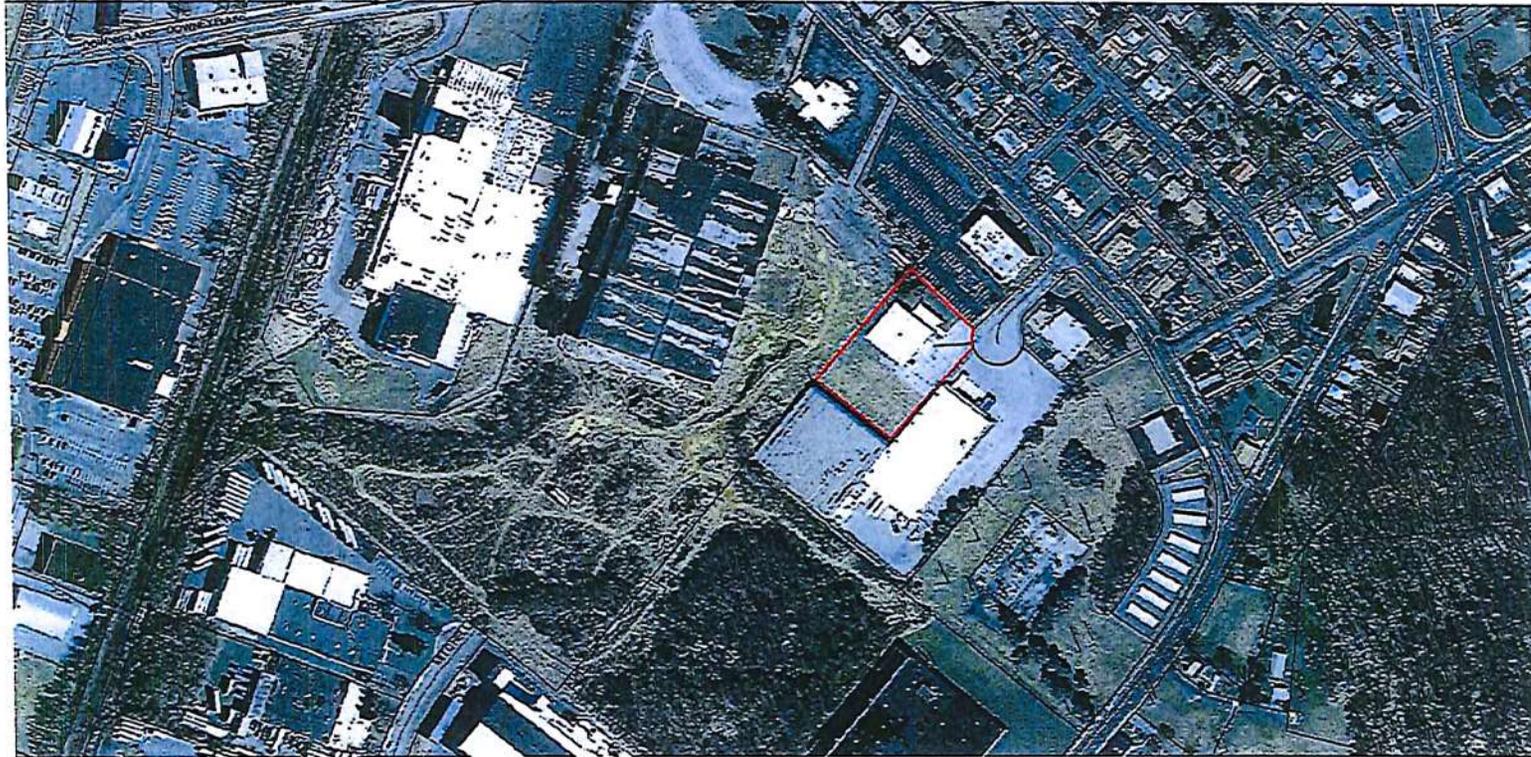
Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**NEIGHBORHOOD PLAN-NOT TO SCALE**



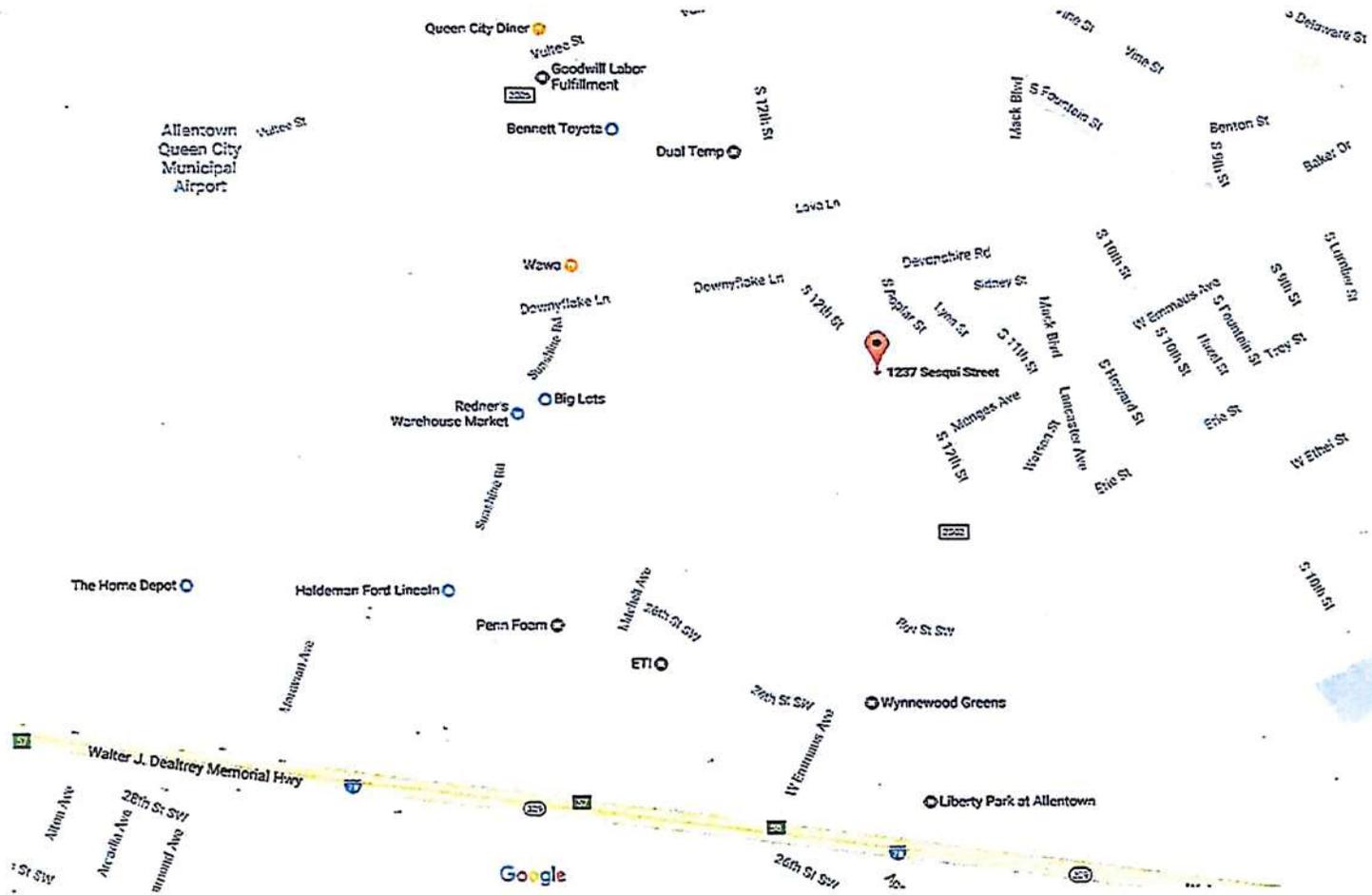
Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**COUNTY GIS AERIAL MAP**



Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

### GOOGLE MAP



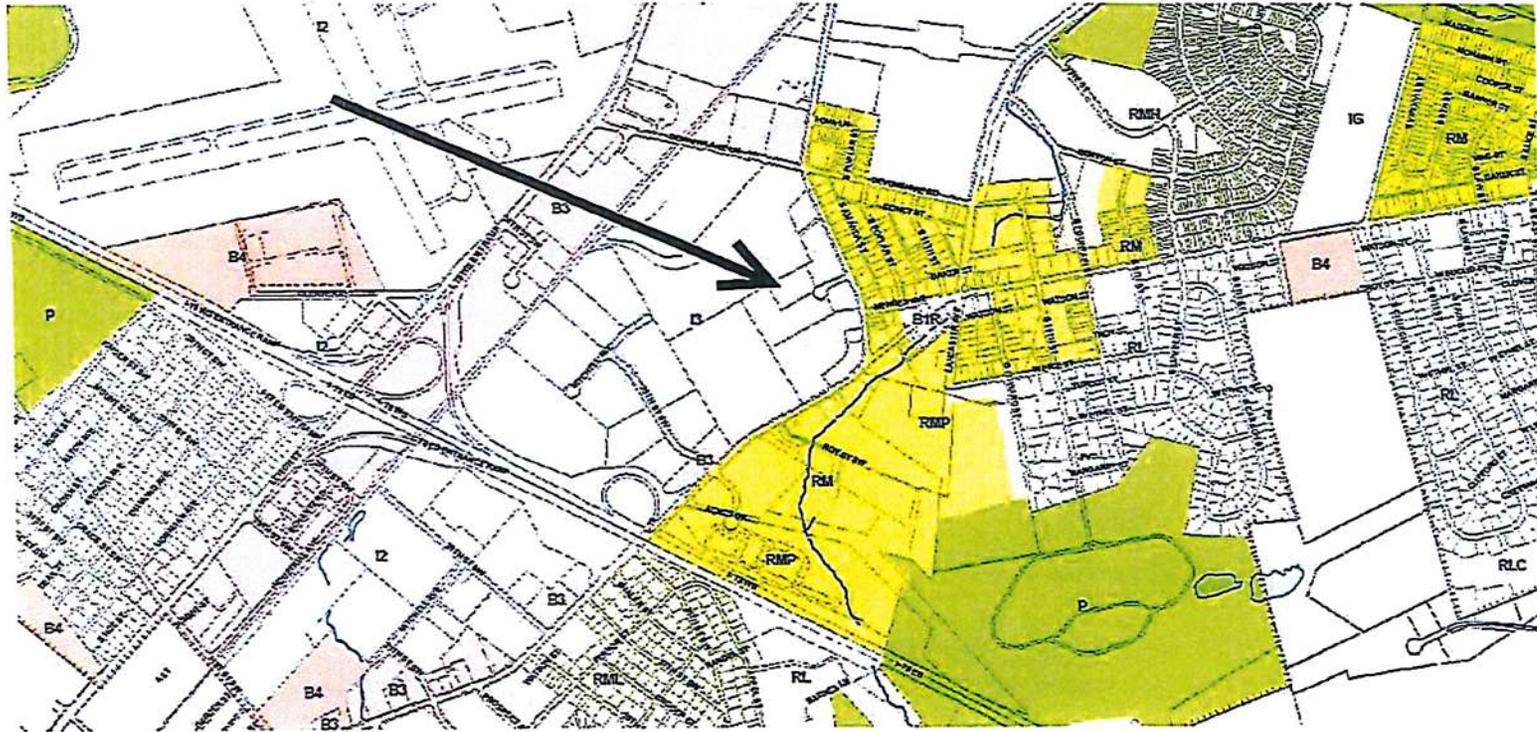
Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**BING MAP**



Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

**ZONING MAP**



Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

LEGAL DESCRIPTION

ENTERED  
MAY 31 10 31 AM '75  
RECORDED IN RECORDS OF DEEDS  
LEHIGH COUNTY, PA

PENNSYLVANIA  
STATE OF DEEDS  
RECORDED IN  
LEHIGH COUNTY, PA

**Gift Deed**

Witnesseth the 23<sup>rd</sup> day of May, in the year  
Nineteen hundred and seventy-five (1975),

**Between** ALLENTOWN PNEUMATIC GUN COMPANY, a Pennsylvania corporation having its principal place of business in the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, hereinafter called GRANTOR, party of the first part;

A N D

PENNSYLVANIA POWER & LIGHT COMPANY, a Pennsylvania corporation having its principal place of business in the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, hereinafter called GRANTEE, party of the second part.

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of ONE HUNDRED NINETY-FOUR THOUSAND AND NO/100 ----- (\$194,000.00) ----- DOLLARS,

unto it well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, its successors and assigns, forever:

All THAT CERTAIN tract of land situate in the 19th Ward of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, and being known as Tract No. 4 on a Plan of Sesqui Street Center, being Plan No. P-967 as prepared by Fogarasi & Moyer, Inc., Consulting Civil Engineers, Allentown, Pa., dated May 26, 1970, and as last revised July 7, 1970, which Plan is recorded in the Recorder's Office of Lehigh County, Pa., in Map Book, Volume 10, page 14, bounded and described as follows, to wit:

BEGINNING at a point in the northerly property line of Sesqui Street West, said point of beginning being located the two following courses and distances from the intersection of the northerly property line of Sesqui Street West extended with the westerly property line of South Twelfth Street extended: S 55° 12' 00" W 233.00 feet to a point of curvature and on a curve to the left having a radius of 57.00 feet an arc length of 17.25 feet to the point of beginning; thence (1) from the point of beginning continuing along the westerly property line of said Sesqui Street West on a curve to the left having a radius of 57.00 feet an arc length of 47.16 feet to a point; thence along Tract No. 5 the two following courses and distances, (2) S 49° 21' 30" W 273.22 feet and (3) N 40° 38' 30" W 215.33 feet to a point; thence (4) along land now or late of Western Union Telegraph Company, Inc., N 49° 21' 30" E 330.00 feet to a point; thence (5) along Tract No. 2, S 34° 48' 00" E 189.88 feet to the point or place of beginning.

CONTAINING 1.5627 ACRES or 68,071 square feet of area.

VOL. 1204 PAGE 281

RECORDED	INDEXED
MAY 31 10 31 AM '75	MAY 31 10 31 AM '75

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

BEING THE SAME PREMISES which Gizella Benczik, widow, and George Horvath, widower, by Deed dated July 30, 1970, and recorded in the Office of the Recorder of Deeds of Lehigh County in Deed Book Volume 1130, page 1, granted and conveyed unto Allentown Pneumatic Gun Company, a Pennsylvania corporation.

This conveyance specifically includes all rights of the Grantor in and to the beds of streets and highways abutting on the above described premises, and all awards in condemnation, or damages of any kind, to which the Grantor at the date of this conveyance may have become entitled to receive, or may hereafter be entitled to receive, by reason of any exercise of the power of eminent domain with respect to, or for the taking of, the premises sold hereunder, or any part thereof.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALLY TRANSFER TAX  
\$ 970.00  
RR.11214

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALLY TRANSFER TAX  
\$ 970.00  
RR.11214

Together with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, its successors and assigns, in law, equity, or otherwise, howsoever, in and to the same, and every part thereof.

Re: PPL-1237 Sesqui Street (aka 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

To have and to hold the said buildings, improvements,

hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns, forever

And the said party of the first part, for itself and its successors, does by these presents covenant, grant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, and its successors, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against it, the said party of the first part and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under said party of the first part, -----

shall and will warrant and forever defend

The ALLENTOWN PNEUMATIC GUN COMPANY, the said party of the first part, doth hereby constitute and appoint William C. Roberts, President to be its attorney, for it and in its name, and as and for its corporate act and deed, to acknowledge this Indenture before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

This Deed is made under and by virtue of a resolution of the Board of Directors of the party of the first part, duly passed at a meeting thereof duly and legally held on the 27<sup>th</sup> day of JANUARY, 1975,

In Witness Whereof, ALLENTOWN PNEUMATIC GUN COMPANY the said party of the first part, has caused these presents to be signed by its President or a Vice President, and its corporate seal to be hereunto affixed, duly attested by its Secretary or an Assistant Secretary, the day and year first above written.

ALLENTOWN PNEUMATIC GUN COMPANY  
By William C. Roberts  
President

Attest:  
Robert A. Man  
Secretary



Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

Commonwealth of Pennsylvania

County of LEHIGH

I Hereby Certify that on this 23rd day of MAY A. D. 1975, before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared William C. Roberts, President, the attorney named in the foregoing Indenture, and by virtue and in pursuance of the authority therein conferred upon him, acknowledged the said Indenture to be the act and deed of the said ALLENTOWN PNEUMATIC GUN COMPANY to the intent that the same may be duly recorded.

Witness my hand and Notarial Seal the day and year aforesaid.

Notary Public for Lehigh County, PA Commission Expires April 11, 1977

Michael E. Pater Notary Public



I Hereby Certify that the prelo address of the grantee herein is 2 North 9th Street Allentown, Pa. 18101

John C. Sipes Real Estate Associate

VOL 1204 PAGE 281



ALLENTOWN PNEUMATIC GUN COMPANY

MAIL TO PENNSYLVANIA POWER & LIGHT COMPANY

Dated May 23, 1975

After recording, please return to:

P F & I Co. 2 E. 9th Street Allentown, Penna. 18101 Attn: Mr. John Sipes

LAW OFFICES BETZ, HUDOCK & TALAMON 740 HANCOCK MALL - BOX 685 ALLENTOWN, PENNSYLVANIA 18105

Allentown 1975

Commonwealth of Pennsylvania

County of LEHIGH

Recorded on this 30th day of May A.D. 1975 in the Recorder's Office of said County in Book Vol. 1204 Page 281 Given under my hand and seal of the said office the date above written.

VOL 1204 PAGE 284

RECORDED

Re: PPL-1237 Sesqui Street (a/k/a 2270 South 12<sup>th</sup> Street Rear), City of Allentown, Lehigh County, PA

## QUALIFICATIONS OF THE APPRAISER & CONSULTANT

Raymond C. Geiger, Jr. is a native and resident since 1952 of Allentown, Pennsylvania, a part of the near 650,000 person Lehigh Valley metropolitan area, 60 miles northwest of Philadelphia. Mr. Geiger has been engaged in real estate related activities since his graduation from the Pennsylvania State University in 1973; and is presently a Pennsylvania State Certified General Appraiser (GA-000007-L) and licensed Real Estate Broker (RB-040925-A), operating a valuation and consulting office, known as *Raymond C. Geiger Real Estate*, located at 5050 West Tilghman Street, Allentown, Pennsylvania.

Prior to joining his father as a fourth generation in the real estate business in 1978, he worked as an assessor in Lehigh County, and then as a mortgage loan officer at The First National Bank of Allentown, now by merger part of Wells-Fargo. Since then, he became the sole proprietor of the business in 1980, and has devoted himself to a full spectrum of realty experiences, including: brokerage, development, financing, management, and primarily valuation and consulting services. He and his associates have performed over 10,000 appraisals and studies on a wide variety of property types predominantly in the Lehigh Valley and the surrounding six county areas. In the last ten years, special assignments have been taken in many other counties across the Commonwealth.

In 1983, Mr. Geiger was one of the first local appraisers to automate his office through the use of personal computer technology. As a result he maintains one of the most comprehensive real property data banks available anywhere, and is considered by many to be one of the foremost experts on real property in the Lehigh Valley and the surrounding regions. The availability of this data bank supports prospective judgments by understanding the history of value in eastern Pennsylvania, and provides an ability to provide sound retrospective analysis.

Mr. Geiger has provided services for many county, school district and local municipal governments, as well as several state and federal agencies. Legal, lending, relocating, and individual business and personal needs also comprise a major portion of his experiences. He has rendered expert testimony before the Lehigh, Northampton, Carbon, Berks, Luzerne and Greene County Courts of Common Pleas, the Federal Bankruptcy Court, and numerous hearing boards in matters of arbitration, bankruptcy, condemnation, domestic property settlement, tax appeal, and zoning-planning appeals.

Valuation services have been provided on nearly all property types with emphasis on farms and acreage, evaluating development prospects; mixed-use commercial properties throughout the urban areas; office-light industrial in many new business parks, and all flavors of retail-commercial along major regional corridors. Many atypical property types such as power plants, landfills, junkyards, auto salvage, billboards, cemeteries, schools and churches have also been analyzed for a variety of purposes. In recent years, a heavy emphasis has been placed on valuations for potential litigation of all kinds including tax assessment appeal, condemnation, title disputes, and damage loss.

He has conducted a variety of presentations before the Pennsylvania Assessor's Association, the Lehigh County Bar Association, the Pennsylvania Land Title Institute, and Realtor, appraiser and community groups.

**Professional Memberships:** Lehigh Valley Association of Realtors, Director (1996) (formed by the merger of the Allentown-Lehigh County, Bethlehem, and Eastern Northampton County Associations, Merger Committee Member and Director); former Allentown-Lehigh County Board of Realtors, Director (1986-1994), Treasurer (1987-89), Vice President (1990), and President (1991-1992), awarded "Realtor of the Year 1987", Pennsylvania Association of Realtors, Director (1988-1992); National Association of Realtors.

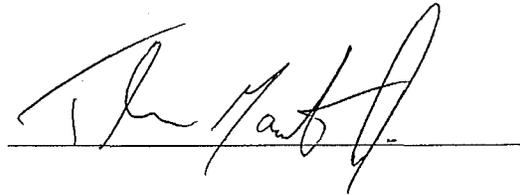
**Affiliate Memberships:** Affiliate Member-Northeastern Pennsylvania Chapter Appraisal Institute, (formerly Society of Real Estate Appraisers- Lehigh Valley Chapter #92); Director (1980-82), Treasurer (1982-85), Secretary (1986), Education Committee Chairman (1983-87).

**Other Activities:** Lehigh Valley (formerly Joint) Planning Commissioner (1983-1997), Chairman (1991-1992); Park and Recreation Board Member, South Whitehall Township, (1980-89), and Chairman (1983-86); The Pennsylvania State University, Instructor-(RI-001022-L) Residential Appraisal & Income Property Appraisal (1985-1989); Lehigh County Community College, Real Estate Education Advisory Committee (1987-2005); City of Allentown, Comprehensive Planning-Sub-committee on Housing Member (1989-1991); Lehigh County Board of View (1995 to present); Wildlands Conservancy, Director (1997 to 2002); South Whitehall Township Comprehensive Planning Committee (2008-2009).

**VERIFICATION**

I, THOMAS MARTINO, Jr., being the Supervisor- Real Estate Asset Management at PPL Electric Utilities Corporation, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief and that I expect PPL Electric Utilities Corporation to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: 3/23/18

  
\_\_\_\_\_