

**BEFORE
THE OHIO POWER SITING BOARD**

In the Matter of the Application of)	
Firelands Wind, LLC for a Certificate of)	Case No. 18-1607-EL-BGN
Environmental Compatibility and Public)	
Need to Construct a Wind-Powered Electric)	
Generation Facility in Huron and Erie)	
Counties, Ohio)	

**REPLY MEMORANDUM IN SUPPORT OF PETITION TO INTERVENE OF ERIE,
HURON, AND SENECA COUNTY RESIDENTS**

On May 17, 2019, Erie, Huron, and Seneca County residents Chris & Amy Bauer, Krista Beck, Rosemary Clifford, Thomas & Lori Collins, Patricia A. & Alvin Didion, John & Missy Eberle, Scott & Heather Eisenhauer, Terry & Bertha Eisenhauer, Keith & Jane Fox, Jeff & Jenny Geary, Marvin & Theresa Hay, Joseph & Pam Jenkins, Randall & Della Ladd, Jim & Catherine Limbird, Jane & Mark Motley, Sally Norman, Patricia M. Olsen, Walt & Sheila Poffenbaugh, John & Christina Popa, Daniel J. & Lori A. Riedy, Cindy Riley, Jesse L. Roeder, Charles Rogers, Kenneth Rospert, Patrick & Julie Ruffing, Dan & Renee Schoen, Dennis & Sharon Schreiner, William & Donna Seaman, Tom & Vicki Smythe, Matthew R. Sostakowski, John Wagner, Kevin & Beth Wagner, Mark Weber, Kenneth & Deborah Weisenauer, and Gerard & Denise Wensink (“the Local Residents”) petitioned this Board for an order granting their intervention as parties in this proceeding. On June 3, 2019, Applicant Firelands Wind, LLC (“Applicant”) filed its Memorandum Contra in which it indicated that it had no objection to the intervention of thirty-eight (38) of the Local Residents: Rosemary Clifford, Thomas & Lori Collins, Patricia A. & Alvin Didion, John & Missy Eberle, Keith & Jane Fox, Jeff & Jenny Geary, Marvin & Theresa Hay, Joseph & Pam Jenkins, Randall & Della Ladd, Sally Norman, Patricia M. Olsen, Walt & Sheila Poffenbaugh, John & Christina Popa, Daniel J. & Lori A.

Riedy, Cindy Riley, Charles Rogers, Kenneth Rospert, Patrick & Julie Ruffing, Dennis & Sharon Schreiner, William & Donna Seaman, Matthew R. Sostakowski, Mark Weber, and Kenneth & Deborah Weisenauer. These Local Residents resided and owned property either within the footprint of or abutting the project area, and Applicant recognized that, under Board precedent, these individuals had real and substantial interests at stake in these proceedings. Accordingly, intervention should be granted with respect to these Local Residents.

With regard to the Local Residents whose intervention Applicant opposed, the Local Residents state the following:

1. Jim & Catherine Limbird own property and reside at 16418 East Township Road 9, Attica, in Reed Township, Seneca County, Ohio. Although the property upon which their residence is situated is neither within the footprint of, nor abutting, the project site, they own three additional properties on Patten Tract Road in Oxford Township, Erie County, Ohio. Two of those properties include residences occupied by their grown children: property located at 12815 Patten Tract Road, Monroeville, Ohio, listed by the Erie County Auditor as parcel number 24-00085.000, see Exhibit A, attached hereto, and property located at 12718 Patten Tract Road, Monroeville, Ohio, listed by the Erie County Auditor as parcel number 24-00086.001, see Exhibit B, attached hereto. The third property consists of 54.0041 acres, also located on Patten Tract Road and listed by the Erie County Auditor as parcel number 24-00086.000, see Exhibit C, attached hereto. These three properties abut the project site. Accordingly, the Limbirds have real and substantial interests at stake in these proceedings and should be permitted to intervene.

2. Gerard and Denise Wensink own property and reside at 10106 Patten Tract Road, Monroeville, in Oxford Township, Erie County, Ohio. Although the property upon which their residence is situated is neither within the footprint of, nor abutting, the project site, Gerard is part

owner of three additional properties in Erie County. The first property consists of 63.61 acres located on Strecker Road and listed by the Erie County Auditor as parcel number 25-00379.008, see Exhibit D, attached hereto. The second property consists of 33.17 acres located on Strecker Road and listed by the Erie County Auditor as parcel number 25-00232.000, see Exhibit E, attached hereto. The third property consists of 111.1 acres located on Strecker Road and listed by the Erie County Auditor as parcel number 25-00228.001, see Exhibit F, attached hereto. All three of these properties abut the project site. Accordingly, the Wensinks have real and substantial interests at stake in these proceedings and should be permitted to intervene.

Respectfully submitted,

/s/ Matthew D. Gurbach

Matthew D. Gurbach (0076707)

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Attorneys for the Local Residents

CERTIFICATE OF SERVICE

The Ohio Power Siting Board's e-filing system will electronically serve notice of the filing of this document on the parties referenced in the service list of the docket card who have electronically subscribed to this case. In addition, the undersigned certifies that a copy of the foregoing document also is being served upon the persons below via electronic mail this 10th day of June, 2019.

Counsel:

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werner.margard@ohioattorneygeneral.gov

Administrative Law Judge:

jay.agranoff@puco.ohio.gov

/s/ John F. Stock

John F. Stock (004921)

Erie County, Ohio - Property Record Card
Parcel: 24-00085.000 Card: 1

GENERAL PARCEL INFORMATION	
Owner	LIMBIRD JAMES R & CATHERINE M
Property Address	12815 PATTEN TRACT MONROEVILLE OH
Mailing Address	44847
Land Use	510 - SINGLE FAMILY RESIDENCE
Legal Description	23-5-4 20 PT OF S PT W OF RD .3933A EX ETC .9832A
Neighborhood	02400 -
School District	MONROEVILLE SD
MAP NUMBER: 16	

VALUATION			
Land Value	Appraised	Assessed	
	\$22,830.00	\$7,990.00	
Improvements Value	\$73,800.00	\$25,830.00	
CAUV Value	\$0.00	\$0.00	
Total Value	\$96,630.00	\$33,820.00	

LAND			
Land Type	Acreage	Depth	Frontage
HF - HOMESITE	0.83	0	0
RD - ROAD	0.15	0	0

	Value
HF - HOMESITE	\$22,830.00
RD - ROAD	\$0.00



SALES			
Date	Buyer	Seller	Price
4/22/2010	LIMBIRD JAMES R &	LIMBIRD JAMES R	\$0
4/8/2010	LIMBIRD JAMES R	LIMBIRD JAMES P III	\$0
4/8/2010	LIMBIRD JAMES P III	LIMBIRD JAMES P	\$0
11/23/2009	LIMBIRD JAMES P	LIMBIRD JAMES P &	\$0
11/19/1998	LIMBIRD JAMES P &	LIMBIRD JAMES III &	\$0

AGRICULTURAL			
Land Type	Land Usage	Soil Type	Acres
HF -	-		0.83
			22830

RESIDENTIAL		
Building Style	SINGLE FAMILY	
Year Built	1955	
Stories	1	
Finished Area	1473	
First Floor Area	1473	
Half Floor Area	0	
Upper Floor Area	0	
Rooms	5	
Bedrooms	2	
Family Rooms	0	
Full Baths	1	
Half Baths	0	
Basement	FULL BASEMENT	
Finished Basement Area	0	
Heating	CENTRAL HEAT	
Cooling	NONE	
Exterior Wall	100% BRICK	
Attic	NONE	
Number of Fireplace Openings	1	
Number of Fireplace Stacks	1	

ADDITIONS

Description	Area	Year Built	Value
OBZ - Open Breezeway	100	0	\$1,400.00
WDDK - Wood Deck	120	0	\$1,800.00
BRGAR - Br Attch Garge	375	0	\$9,000.00
OFP - Open Fr Porch	20	0	\$280.00

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Shed - SHED	1972	24x12	288	\$1,200.00

Grid Scale:
5ft

A

1 s Br/B

1473 sqft

B

OBZ

100 sqft

C

BRGAR

375 sqft

D

WDDK

120 sqft

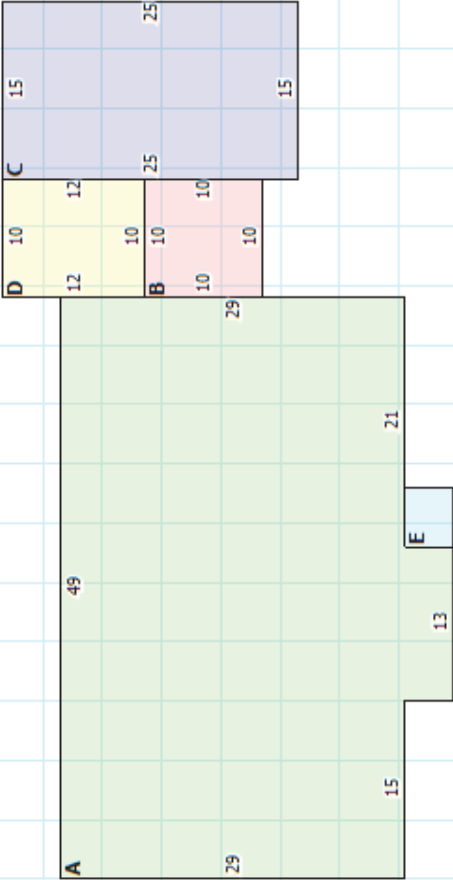
E

OFP

20 sqft

F

O1



TAX

	1st Half	2nd Half	Total
Charge:	\$986.70	\$986.70	
Credit:	(\$173.70)	(\$173.70)	
Rollback:	(\$63.29)	(\$63.29)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$749.71	\$749.71	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$13.19	\$13.18	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$762.90	\$762.89	\$1,525.79
Net Paid:	(\$762.90)	\$0.00	(\$762.90)
Net Due:	\$0.00	\$762.89	\$762.89

Erie County, Ohio - Property Record Card
Parcel: 24-00086.001 Card: 1

GENERAL PARCEL INFORMATION

Owner	LIMBIRD JAMES R & CATHERINE M
Property Address	12718 PATTEN TRACT MONROEVILLE OH
Mailing Address	44847
Land Use	510 - SINGLE FAMILY RESIDENCE
Legal Description	4-14, 20 E SIDE PATTEN TRACT RD 1.6174A
Neighborhood	02400 -
School District	MONROEVILLE SD

MAP NUMBER: 16

VALUATION

	Appraised	Assessed
Land Value	\$27,090.00	\$9,480.00
Improvements Value	\$61,550.00	\$21,540.00
CAUV Value	\$0.00	\$0.00
Total Value	\$88,640.00	\$31,020.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
H - HOMESITE	1	0	0	100	\$25,000.00
S - SMALL	0.4174	0	0	100	\$2,090.00
RD - ROAD	0.2	0	0	100	\$0.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

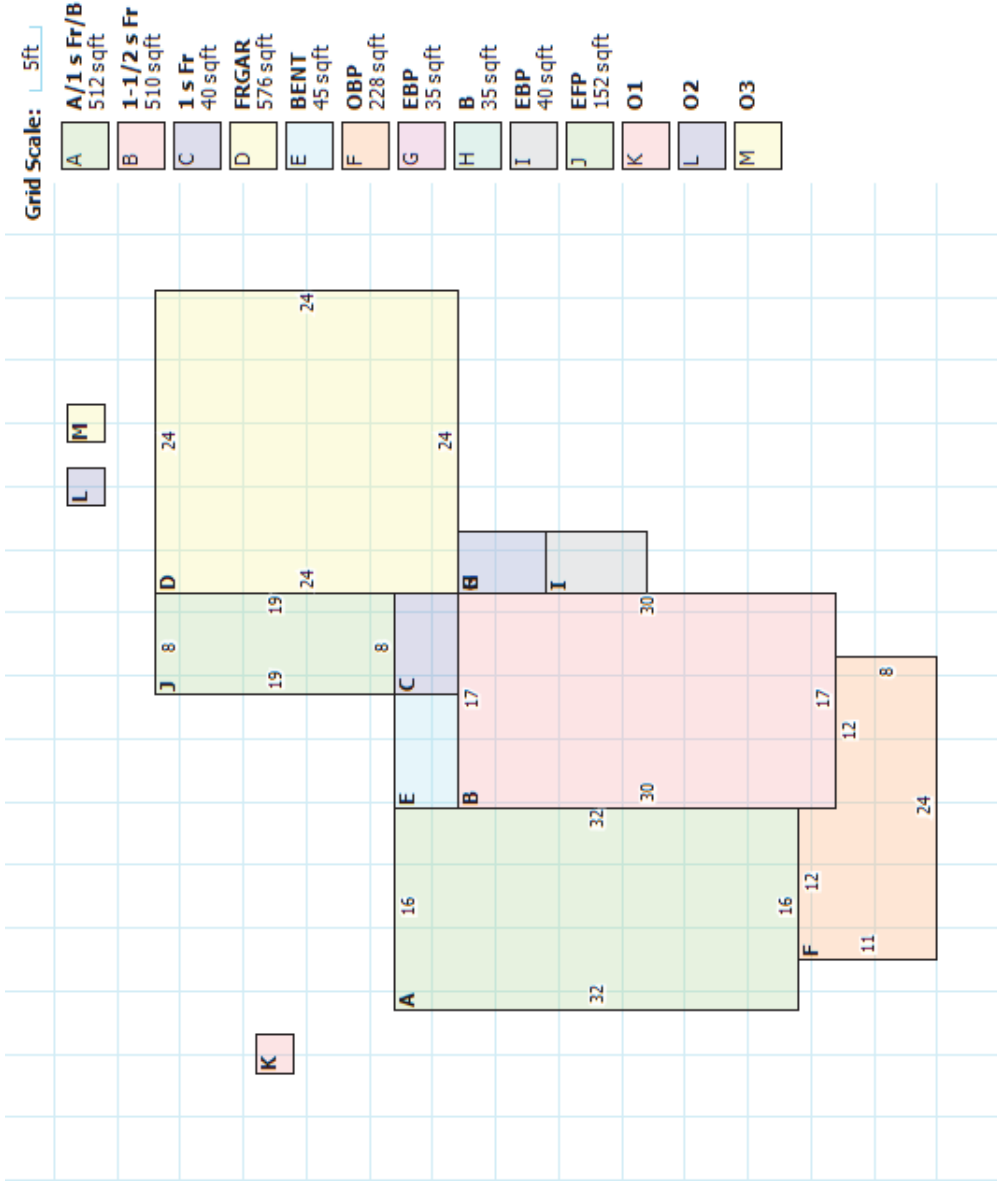
Date	Buyer	Seller	Price
10/12/2012	LIMBIRD JAMES R &	LEBER COLLEEN C &	\$90,000
5/5/2011	LEBER COLLEEN C &	LIMBIRD JAMES R &	\$0

RESIDENTIAL

SINGLE FAMILY	
Building Style	1880
Year Built	1.57
Stories	1317
Finished Area	1062
First Floor Area	255
Half Floor Area	0
Upper Floor Area	6
Rooms	4
Bedrooms	4
Family Rooms	0
Full Baths	1
Half Baths	0
Basement	PT BASEMENT
Finished Basement Area	0
Heating	HW/STEAM
Cooling	NONE
Exterior Wall	ALUM/VINYL
Attic	NONE
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
EFP - Enclosed Fr Porch	152	0	\$3,340.00
EBP - Enclosed Br Porch	40	0	\$1,000.00
FRGAR - Fr Atch Garage	576	0	\$11,520.00
BENT - Basement Entry	45	0	\$650.00
OBP - Open Br Porch	228	0	\$3,650.00
EBP - Enclosed Br Porch	35	0	\$880.00



IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Grainary - GRNRY	1950	54x24	1296	\$3,810.00
Lean To - LEANTO	1950	54x20	1080	\$2,270.00
Shed - SHED	1950	50x30	1500	\$5,040.00

TAX

	1st Half	2nd Half	Total
Charge:	\$905.01	\$905.01	
Credit:	(\$159.31)	(\$159.31)	
Rollback:	(\$58.05)	(\$58.05)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$687.65	\$687.65	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00		
Net Owed:	\$687.65	\$687.65	\$1,375.30
Net Paid:	(\$687.65)	\$0.00	(\$687.65)
Net Due:	\$0.00	\$687.65	\$687.65

Erie County, Ohio - Property Record Card

Parcel: 24-00086.000

GENERAL PARCEL INFORMATION	
Owner	LIMBIRD JAMES R & CATHERINE M
Property Address	PATTEN TRACT MONROEVILLE OH 44847
Mailing Address	16418 E REED TOWNSHIP ROAD 9
Land Use	110 - AGRICULTURAL VACANT LAND (ON CAUV)
Legal Description	4-14 20 W SIDE PATTEN TRACT RD 54.0041A 11124 -
Neighborhood	MONROEVILLE SD
School District	
MAP NUMBER:	16

VALUATION			
Land Value	Appraised	Assessed	
	\$317,230.00	\$111,030.00	
Improvements Value	\$0.00	\$0.00	
CAUV Value	\$149,860.00	\$52,450.00	
Total Value	\$317,230.00	\$52,450.00	

LAND			
Land Type	Acreage	Depth	Frontage
T - TILLABLE	52.8291	0	100
WA - WASTE	1.0207	0	100
RD - ROAD	0.1543	0	256

AGRICULTURAL			
Land Type	Land Usage	Soil Type	Acres
CP - CP	C - Crop	ChB	0.6645
CP - CP	C - Crop	HkA	1.2345
CP - CP	C - Crop	PcA	50.9301
RD - ROAD	O - Other	ChB	0.1543
WS - WASTE	O - Other	PcA	1.0207

SALES			
Date	Buyer	Seller	Price
5/5/2011	LIMBIRD JAMES R &	LIMBIRD JAMES R	\$0
5/5/2011	LIMBIRD JAMES R	LIMBIRD JAMES R &	\$0
5/5/2011	LIMBIRD JAMES R &	LIMBIRD JAMES R &	\$0
12/3/2010	LIMBIRD JAMES P III &	LIMBIRD JAMES P III	\$0
12/3/2010	LIMBIRD JAMES R &	LIMBIRD JAMES P III &	\$0
12/3/2010	LIMBIRD JAMES P III	LIMBIRD JAMES P	\$0
11/19/1998	LIMBIRD JAMES P	LIMBIRD JAMES P III	\$0



A sketch is unavailable for this parcel.

COMMERCIAL			
Description			
Year Built			
Year Remodeled			
Unit Count			
Section Number			
Section Area			
Wall Height			
Section Story Count			

ADDITIONS			
Description	Area	Year Built	Value

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$1,530.23	\$1,530.23	
Credit:	(\$269.38)	(\$269.38)	
Rollback:	(\$98.16)	(\$98.16)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$1,162.69	\$1,162.69	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$173.39	\$173.38	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00		
Net Owed:	\$1,336.08	\$1,336.07	\$2,672.15
Net Paid:	(\$1,336.08)	\$0.00	(\$1,336.08)
Net Due:	\$0.00	\$1,336.07	\$1,336.07

Erie County, Ohio - Property Record Card

Parcel: 25-00379.008

GENERAL PARCEL INFORMATION

Owner	WENSINK ROBERT B ETAL
Property Address	STRECKER MONROEVILLE OH 44847
Mailing Address	4704 WOOD RD
Land Use	110 - AGRICULTURAL VACANT LAND (ON CAUV)
Legal Description	4-36 S SIDE STRECKER RD 63.6085A
Neighborhood	11125 -
School District	PERKINS SD

MAP NUMBER: 14

VALUATION

	Appraised	Assessed
Land Value	\$368,480.00	\$128,970.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$147,740.00	\$51,710.00
Total Value	\$368,480.00	\$51,710.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
T - TILLABLE	61.101	0	0	100	\$366,610.00
WA - WASTE	2.3607	0	0	100	\$590.00
RS - RESIDUAL	0.1053	0	0	303	\$1,280.00
RD - ROAD	0.043	0	0	313	\$0.00



SALES

Date	Buyer	Seller	Price
3/12/2001	WENSINK ROBERT B ETAL	FRESCH DOROTHY J &	\$125,000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
CP - CP	C - Crop	BgA	4.8039	7010
CP - CP	C - Crop	CcA	1.8077	630
CP - CP	C - Crop	MmA	3.299	6800
CP - CP	C - Crop	MnA	6.0787	7540
CP - CP	C - Crop	OsB	1.8202	820
CP - CP	C - Crop	PcA	43.2915	124250
RE -	O - Other	CcA	0.0349	10
RE -	O - Other	MnA	0.0704	90
RD - ROAD	O - Other	PcA	0.043	0
WS - WASTE	O - Other	PcA	2.3607	590

A sketch is unavailable for this parcel.

COMMERCIAL			
Description			
Year Built			
Year Remodeled			
Unit Count			
Section Number			
Section Area			
Wall Height			
Section Story Count			

ADDITIONS			
Description	Area	Year Built	Value

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$2,310.14	\$2,310.14	
Credit:	(\$927.18)	(\$927.18)	
Rollback:	(\$104.55)	(\$104.55)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$1,278.41	\$1,278.41	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$128.12	\$128.11	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00		
Net Owed:	\$1,406.53	\$1,406.52	\$2,813.05
Net Paid:	(\$1,406.53)	\$0.00	(\$1,406.53)
Net Due:	\$0.00	\$1,406.52	\$1,406.52

Erie County, Ohio - Property Record Card
Parcel: 25-00232.000

GENERAL PARCEL INFORMATION

Owner WENSINK GERARD & ROBERT & RICHARD
Property Address STRECKER MONROEVILLE OH 44847
Mailing Address 4704 WOOD RD

Land Use 110 - AGRICULTURAL VACANT LAND (ON
Legal Description CAUV)
23-5-3 SW CORNER SE 215A EX 33.17A
Neighborhood 11125 -
School District PERKINS SD

MAP NUMBER: 13

VALUATION

	Appraised	Assessed
Land Value	\$196,350.00	\$68,720.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$31,270.00	\$10,940.00
Total Value	\$196,350.00	\$10,940.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
T - TILLABLE	32.7256	0	0	100	\$196,350.00
RD - ROAD	0.4444	0	0	152	\$0.00



SALES

Date	Buyer	Seller	Price
1/1/1987	WENSINK GERARD &	Unknown	\$0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
CP - CP	C - Crop	FrA	3.2992	3660
CP - CP	C - Crop	HsA	28.8596	26840
CP - CP	C - Crop	MsA	0.5668	770
RD - ROAD	O - Other	FrA	0.0763	0
RD - ROAD	O - Other	HsA	0.1079	0
RD - ROAD	O - Other	MsA	0.2602	0

COMMERCIAL			
Description			
Year Built			
Year Remodeled			
Unit Count			
Section Number			
Section Area			
Wall Height			
Section Story Count			

A sketch is unavailable for this parcel.

ADDITIONS			
Description	Area	Year Built	Value

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$488.74	\$488.74	
Credit:	(\$196.16)	(\$196.16)	
Rollback:	(\$22.12)	(\$22.12)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$270.46	\$270.46	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$38.57	\$38.56	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00		
Net Owed:	\$309.03	\$309.02	\$618.05
Net Paid:	(\$309.03)	\$0.00	(\$309.03)
Net Due:	\$0.00	\$309.02	\$309.02

Erie County, Ohio - Property Record Card

Parcel: 25-00228.001

GENERAL PARCEL INFORMATION

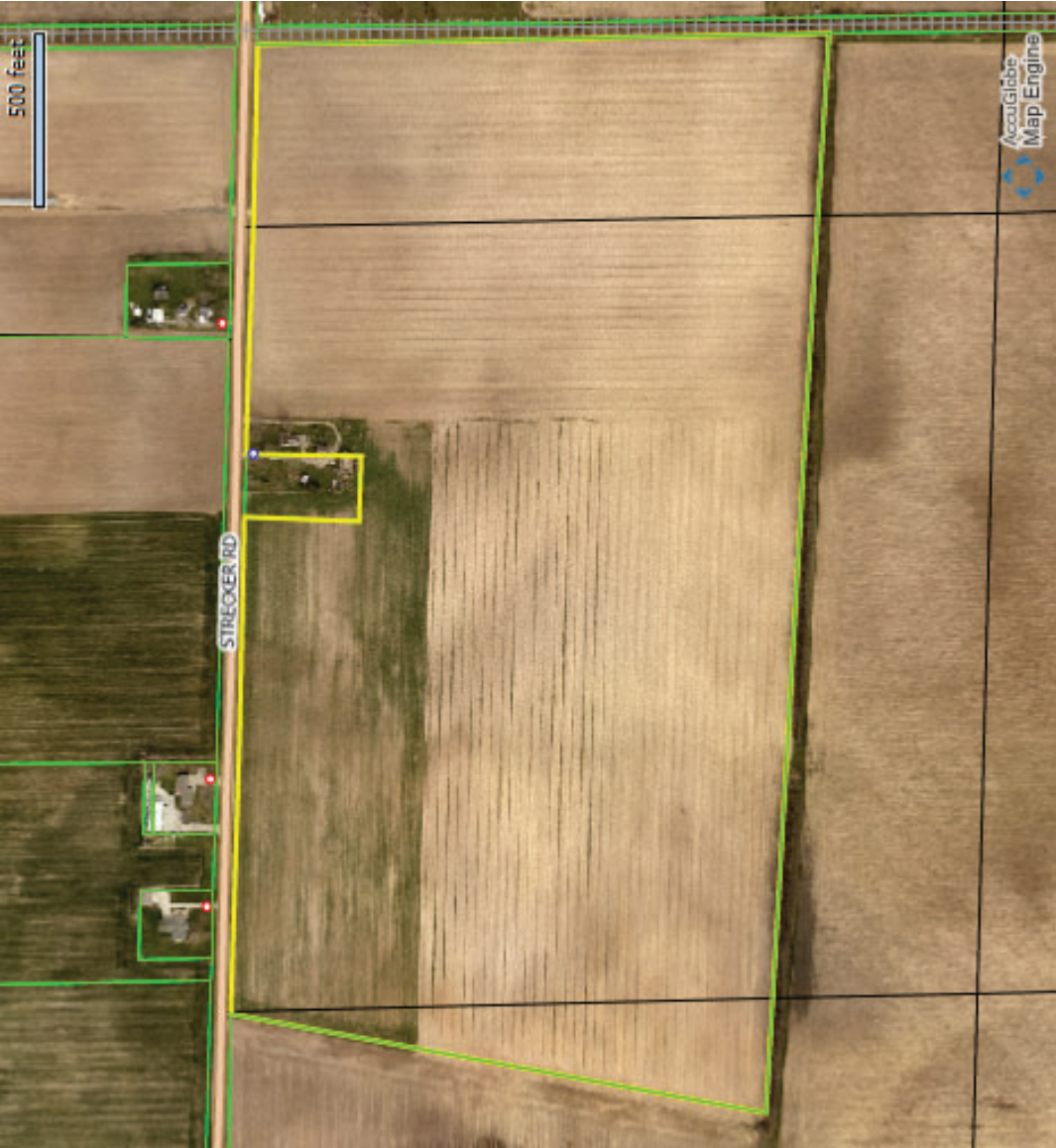
Owner	WENSINK ROBERT B ETAL
Property Address	STRECKER MONROEVILLE OH 44847
Mailing Address	4704 WOOD ROAD
Land Use	190 - OTHER AGRICULTURAL USE
Legal Description	4-6, 12, 18 S SIDE STRECKER RD 111.1059A
Neighborhood	11125
School District	PERKINS SD
MAP NUMBER:	15

VALUATION

	Appraised	Assessed
Land Value	\$647,630.00	\$226,670.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$140,980.00	\$49,340.00
Total Value	\$647,630.00	\$49,340.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
T - TILLABLE	107.9255	0	0	100	\$647,550.00
WA - WASTE	0.3137	0	0	100	\$80.00
RD - ROAD	1.8411	0	0	100	\$0.00
RE - RESIDUAL	1.0197	0	0	0	\$0.00



SALES

Date	Buyer	Seller	Price
12/2/2002	WENSINK ROBERT B ETAL	WENSINK NORBERT B	\$0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
CP - CP	C - Crop	BeA	3.0405	4440
CP - CP	C - Crop	FrA	0.1681	190
CP - CP	C - Crop	HsA	56.0863	52160
CP - CP	C - Crop	MsA	37.3539	50800
CP - CP	C - Crop	PcA	11.2767	32360
RE -	O - Other	HsA	1.0197	950
RD - ROAD	O - Other	FrA	0.1616	0
RD - ROAD	O - Other	HsA	1.3953	0
RD - ROAD	O - Other	MsA	0.2842	0
WS - WASTE	O - Other	HsA	0.0234	10

A sketch is unavailable for this parcel.

COMMERCIAL			
Description			
Year Built			
Year Remodeled			
Unit Count			
Section Number			
Section Area			
Wall Height			
Section Story Count			

ADDITIONS			
Description	Area	Year Built	Value

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$2,204.26	\$2,204.26	
Credit:	(\$884.68)	(\$884.68)	
Rollback:	(\$99.75)	(\$99.75)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$1,219.83	\$1,219.83	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$292.74	\$292.73	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00		
Net Owed:	\$1,512.57	\$1,512.56	\$3,025.13
Net Paid:	(\$1,512.57)	\$0.00	(\$1,512.57)
Net Due:	\$0.00	\$1,512.56	\$1,512.56

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

6/10/2019 1:48:47 PM

in

Case No(s). 18-1607-EL-BGN

Summary: Reply MEMORANDUM IN SUPPORT OF PETITION TO INTERVENE OF ERIE, HURON, AND SENECA COUNTY RESIDENTS electronically filed by John F Stock on behalf of Local Residents