Columbia Pipeline Group

Columbia Gas Transmission, LLC

November 20, 2013

RE: Docket No. CP14-17-000, Columbia Gas Transmission, LLC

Dear Neighbor:

Who We Are

Columbia Gas Transmission, LLC (Columbia) is committed to the safe and reliable transportation and storage of natural gas. We operate an interstate transmission system comprised of over 10,000 miles of interstate pipeline that delivers clean, affordable and domestically produced natural gas to homes and businesses across the Midwest, Mid-Atlantic and Northeast regions. We are engaged in the business of transporting natural gas and operating underground storage fields in interstate commerce under authorizations granted by and subject to the jurisdiction of the Federal Energy Regulatory Commission (FERC). Columbia does not buy, sell or produce natural gas as a commodity.

We have been a part of this community for decades – and we remain committed to pipeline safety and strengthening our infrastructure.

Project Overview

The project will involve the installation of two natural gas pipelines with approximately 9.5 miles of pipeline in Chester County, Pennsylvania and 9.5 miles of pipeline in Gloucester County, New Jersey. The project will also include modifications and upgrades to certain station facilities located in Northampton County (PA.), Pike County (PA.), Bucks County (PA.), Montgomery County (PA.), Orange County (NY), and Harford County (MD).

The proposed pipeline project will increase pipeline capacity through existing and enhanced system interconnects as mentioned above. Construction is anticipated to begin in the Fall of 2014 and our anticipated in-service date is Fall of 2015[1]. Columbia has enclosed a location of facilities map with this letter showing the location of the project. It is also important to note that there are minor variations being considered by Columbia along the route that Columbia proposes in its application with the FERC. We will be filing supplemental information with the FERC in the coming weeks to reflect those route variations.

[1] See enclosed Project Schedule Milestones

How the FERC Process Works

Columbia entered into the FERC Pre-Filing Process in March of 2013 for our Eastside Expansion Project and completed the Pre-Filing Process on November 1, 2013 with the filing of a formal application with the FERC[2].

The pre-filing process allows for Columbia to involve stakeholders early in the development phase of a project so that potential issues cans be identified, discussed and addressed prior to the filing of an application. During this phase of the project, Columbia held hundreds of conversations with various stakeholders including landowners, public officials, agencies and nonprofit groups. Columbia remains committed to continued discussions with all interested stakeholders through each phase of this project.

As noted above, Columbia submitted an application to the FERC on November 1, 2013 for a certificate of public convenience and necessity authorizing the construction and operation of an upgrade and expansion of existing pipeline and compression facilities in response to customer demand for additional pipeline capacity to transport natural gas.

How to Receive More Information

If you are interested in reviewing Columbia's FERC application for the project, copies of the complete application are available for public viewing at the locations as provided on the enclosed list[3]. Documents issued and received by the FERC for this project can be accessed through the FERC's e-library under **Docket No. CP14-17-000**. The FERC's e-library is available to you at all times via computer at no charge. Also enclosed is FERC's **"An Interstate Natural Gas Facility on My Land?*: What Do I Need to Know?"*** brochure, that explains the certificate process.

In addition to the public viewing locations of Columbia's application, the enclosed map and the FERC pamphlet, we have enclosed additional information to let you know about the FERC review process and your rights as an affected landowner including a copy of the FERC's Notice of Application that provides the date by which motions to intervene are due. A summary of your rights as a stakeholder in this process can be found below.

How to Get More Involved

- You may write a letter to the FERC Commission to consider your views on the various environmental issues involved in the locations of the facilities. Please identify the project's docket number in order for the document to be entered into the record.

---

[2] All documents related to that process can be found on the FERC's website, referred to below as "eLibrary" using Docket No. PF13-7 -000. Note that Docket No. PF13-7-000 is now closed and all future documents will be filed/issued in Docket No. CP14-17-000.

[3] See enclosed list of locations to view project application.

- You may also file to become what is known as an intervener which gives you official rights. As an intervener you will receive the applicant's filings and other Commission documents related to the case and materials filed by other interested parties. You will also be able to file briefs, appear at hearings and be heard by the courts if you choose to appeal the commission's final ruling.
- In the event the project is authorized, Columbia may need an easement and/or other land rights from you to construct the project, unless these land rights have already been granted to Columbia by you or a previous owner of your property. You may choose to negotiate a right-of-way of easement and compensation for the easement with Columbia. Landowners may be paid for loss of certain uses of the land during and after construction, loss of any other resources and any damage to property. If the Commission approves the project and no agreement with the landowner is reached, the pipeline may acquire the easement under eminent domain (a right given to a pipeline company by statute to take private land for Commission-authorized use) with a court determining compensation.
- Enclosed is a summary of the federal eminent domain proceedings and the eminent domain proceedings in your state.

How to Contact Us

Underpinning this entire effort is our unwavering commitment to top-tier safety and reliability, collaborative stakeholder relationships and forward-looking environmental practices and stewardship. Columbia strives to be a responsible neighbor and good citizen.

In doing so, we will continue to keep you informed and will be in contact with you periodically throughout the project. In the meantime, please review the enclosed information on Columbia's survey procedures and FERC's project review and approval process. Please feel free to contact me at (888) 499-3450 with any questions.

Yours truly,

Brendan Neal
Manager, Community Relations & Stakeholder Outreach
Columbia Pipeline Group
202-216-9776

Local Office:
1045 Andrew Drive, Suite C1A
West Chester, PA 19380

Website:
www.columbiapipelinegroup.com/en/current-projects/eastside.aspx

Project Schedule Milestones

Preliminary Schedule Milestones	
October 2012 – Fall 2015	Stakeholder Outreach (Landowners, Public Officials, Agencies...)
October 2012 – November 2013	Civil and Environmental Surveys and Alternative Analysis
March 2013	FERC Pre Filing
November 2013	Certificate Application (and Environmental Permit Applications)
June 2014	Requested FERC Authorization
November 2014	Commence Construction
September 2015	In-Service Date

Locations for Public Viewing

Locations for Public Viewing	
Gloucester County Library	389 Wolfert Station Road, Mullica Hill, NJ 08062
Logan Township Library	489 Beckett Road, Logan Township, NJ 08085
Swedesboro Public Library	1442 Kings Highway, Swedesboro, NJ 08085
Chester County Library	450 Exton Square Parkway, Exton, PA 19341
Chester County Library	330 East Lancaster Avenue, Downingtown, PA 19335
Chester County Library	215 Windgate Drive, Chester Springs, PA 19425
Pike County Library	201 Broad Street, Milford, PA 18337
Northampton County Library	515 Church Street, Easton, PA 18042
Harford County Library	1221- A Brass Mill Road, Belcamp, MD 21017
Bucks County Free Library	150 South Pine Street, Doylestown, PA 18901
Montgomery County Library	1001 Powell Street, Norristown, PA 19401
Orange County Library	Moffat Library Of Washingtonville 3348 State Route 208, Building 2, Suite 2 Campbell Hall, NY 10916

Eminent Domain Law in your state

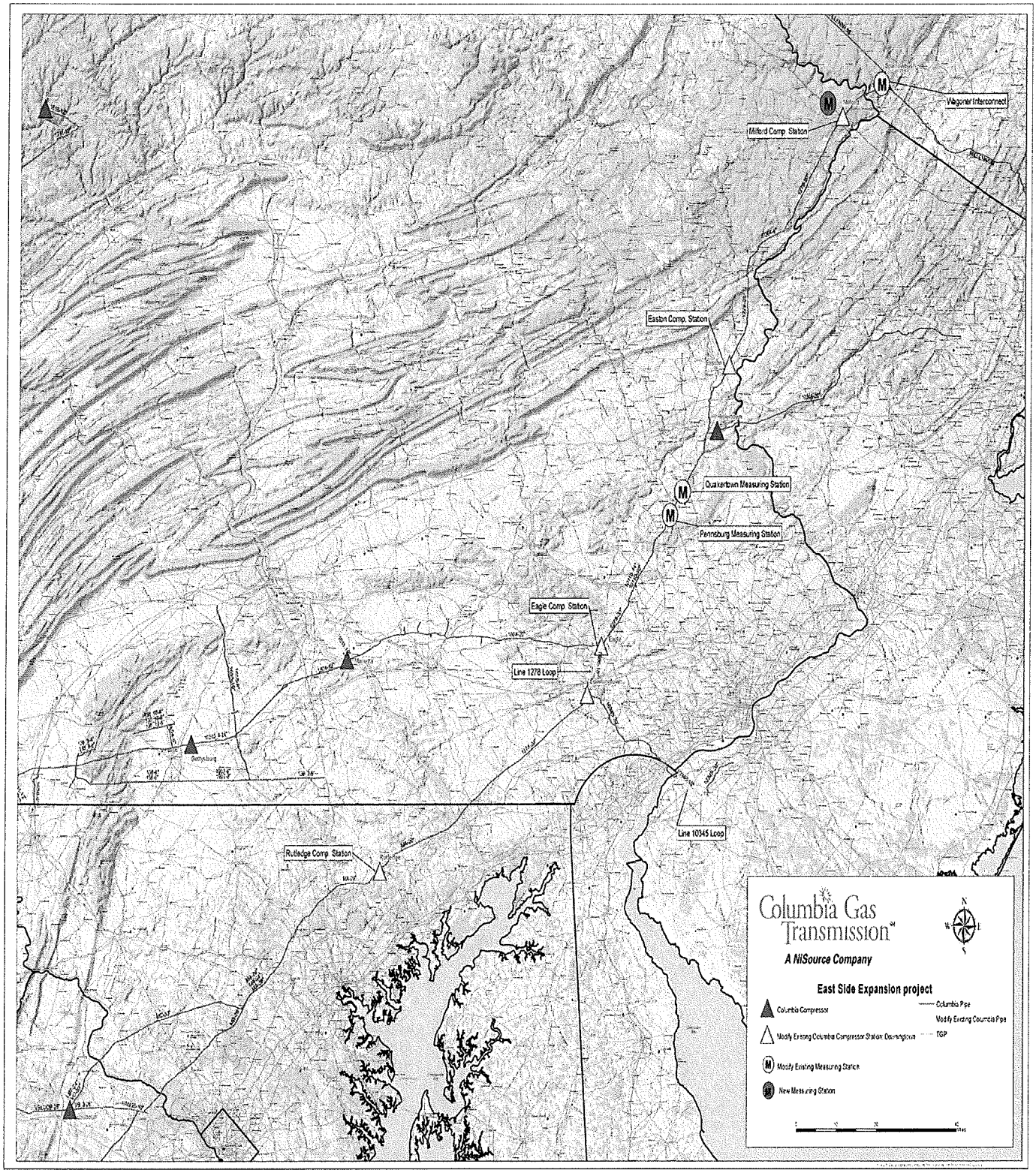
Jurisdiction	Description
Federal	Rule 71A of the Federal Rules of Civil Procedure (the "Rules") governs federal eminent domain actions. Rule 71A provides that at least one of the property owners in interest for a parcel be named as a defendant, but that multiple parcels and interests may be joined in the same action. 71A(d) provides for service of process largely as provided in Rule 4 of the Rules, but 71A(3)(B) also provides for notice by publication with a mailing to a defendant who cannot be personally served. A defendant must respond or make a notice of appearance within 20 days of receiving service of the complaint. Although there isn't a federal "right of entry" pursuant to Rule 71A, some federal statutes may specifically give such a right for the purpose of surveys, appraisals, testing, etc.. Although Rule 71A doesn't specify that a pipeline company (or a condemnor) must enter into negotiations prior to initiating a condemnation action, 15 U.S.C. § 717f(h) of the Natural Gas Act contemplates the possibility that failure of acquisition of a contract or agreement of a party is a needed element and some courts have imposed that requirement on holders of FERC certificates. Pursuant to 71A(h) adjudication of just compensation is generally to a commission of three disinterested persons appointed by the federal court, unless a specific federal statute under which condemnation is claimed provides for a jury determination. Where a Declaration of Taking is also filed at the time of complaint, 71A also requires the condemning party to "deposit with the court any money required by law as condition to the exercise of the power of eminent domain." Thereafter, the court and counsel must expedite the proceedings for determination of just compensation and distribution thereof. A review of various federal cases indicates that "just compensation" is generally determined by looking at the fair market value of the property before the taking in contrast to the fair market value post-condemnation, without looking at the specific uses for which a landowner uses the property or contemplates its future use. Upon payment of the judgment and costs, the pipeline immediately becomes vested with title, estate, or interest of the property owner in the subject property.
Pennsylvania	Pennsylvania's Eminent Domain Code is set forth at 26 P.S. §§ 1-101 et seq. Certain eminent domain powers are also set forth at 15 Pa. C.S.A. § 1511. Under Pennsylvania's Eminent Domain Code, a pipeline with eminent domain power may condemn property by filing a declaration of taking in the Court of Common Pleas where the property is located. At the time the pipeline files a

	declaration of taking, the pipeline must also file a bond for the use of the landowner. The pipeline must notify the landowner of the taking within thirty days after filing the declaration. Within thirty days after service of the notice of condemnation, the landowner may challenge the taking by filing preliminary objections. In its preliminary objections, a landowner can challenge (1) the right of the pipeline to appropriate the property; (2) the sufficiency of the security; (3) the procedures followed by the pipeline; or (4) the sufficiency of the declaration of taking. If the landowner does not file timely preliminary objections, the pipeline acquires the right to possession of the condemned property. The landowner is entitled to just compensation for the condemned property. If the parties are unable to agree on the amount of just compensation, the landowner has the right to file a petition for the appointment of a Board of Viewers pursuant to 26 P.S. § 1-502. The Viewers determine the fair market value of the property condemned, taking into consideration the present use of the property, the highest and best reasonable use of the property and other factors. A pipeline with the power of eminent domain that condemns property for occupation of pipelines can proceed pursuant to 15 Pa. S.A. § 1511(g). In proceedings initiated pursuant to 15 Pa. C.S.A. § 1511(g), preliminary objections are not available to challenge the validity or scope of the condemnation. Instead, possession of the condemned property is obtained upon approval by the appropriate court of the pipeline's bond with surety, provided that the affected landowner received ten days' notice of the condemnation. After a taking pursuant to 15 Pa. C.S.A. § 1511(g), the determination of just compensation due to the landowner is made under the procedures of the Eminent Domain Code.
New Jersey	The Eminent Domain Act of New Jersey, as codified generally in N.J.S.A. 20:3-1, et. seq., and in N.J.S.A. 48:3-17.7 and 48:10-1.1 with respect to "Natural gas pipeline utilities" (as defined in N.J.S.A 48:10-3)(hereinafter, the "Pipeline"), governs eminent domain actions in New Jersey. Before bringing an eminent domain action, the Pipeline must first receive approval from the board which governs all New Jersey public utilities, that the taking of the land is necessary, not incompatible with the public interest and would not unduly injure the property owner. Any hearing or decision by the board must be upon prior advance notice to all parties having an interest in the property. Upon such approval, the Pipeline must make an offer in writing to the record owner of the property to be condemned explaining the easement or other property interest to be acquired. The offer must also include an estimate of the compensation to be paid and an explanation of how such sum was calculated. Prior to such offer, the record owner of the property must be given an opportunity to accompany any appraiser on his inspection of the property. If no agreement can be reached between the Pipeline and the property owner within 14 days of the offer, or if no response to the offer is made at all, the Pipeline must then file a verified complaint with the Superior Court seeking a judgment granting to the Pipeline an easement across the subject property. The complaint must also include a statement of the amount of compensation offered by the Pipeline. Unless otherwise waived by the parties, the Court will then appoint 3 "Commissioners" to determine the just compensation payable to the property

	owner for the condemnation of the easement. The Commissioners will base their decision upon a hearing in which evidence of the just compensation to the property owner may be presented. The Commissioners must file the report of their decision within 4 months of the date they are appointed. Either party to the hearing before the Commissioners may file an appeal of the Commissioners' decision within 20 days of its issuance. If no appeal is taken, the Commissioners' report becomes a judgment and the Pipeline must pay to the property owner the compensation for the easement within 60 days of the Commissioners' report. If an appeal is taken from the Commissioner's decision or if a hearing before the Commissioners was waived by the parties, the matter shall be heard by a judge in the Superior Court without a jury, unless a jury is requested by either party. If no appeal of the Commissioners' decision has been made, the Pipeline may take possession of the easement upon the filing of the report of the Commissioner in the county recorder's office where the property is located and upon payment into the Court of the amount awarded to the property owner. If an appeal is taken from the Commissioner's decision or if a hearing before the Commissioners was waived by the parties, the Pipeline may take possession of the easement upon paying and satisfying of record the final judgment fixing the compensation to be paid to the property owner rendered by the Court. At such time, rights to the easement shall vest with the Pipeline. At any time during the condemnation process, the Pipeline and the property owner may agree upon compensation to be paid and end the condemnation process.
New York	The Eminent Domain Procedure Law ("EDPL") as codified in Book 16A of McKinney's Consolidated Law of New York governs the procedural aspects for eminent domain actions in New York. Pursuant to Article 3 of the EDPL, the pipeline must establish an amount which it believes to represent just compensation for the easement or real property interest to be acquired. The pipeline must make a written offer to acquire the easement or other property interest for 100% of the valuation so established. Wherever practicable, the pipeline shall make the offer prior to initiating condemnation proceedings and include in the offer an itemization of direct and consequential damages. The advance payment will allow the landowner to accept the offer as payment in full, reject the offer as payment in full or take the offer as an advance payment and reserve its right to seek additional compensation. In the event the landowner does not accept the offer as payment in full, and after the pipeline has presented a verified petition to the Supreme Court in the judicial district where the easement or other property interest is to be acquired, the landowner must present a verified answer to the pipeline with specific denials of each material allegation of the petition if he plans to contest. At the return date, the Court is to grant the petition unless there are any genuine defenses thereto. The Court at any stage of the proceeding where the public interests would be prejudiced by delay, may direct that the pipeline be permitted to enter immediately upon the property to be taken and devote it temporarily to the public use specified in the petition. This must be done on notice to the property owner and may require the deposit of an additional bond. The decision of the

	Court is based on the usual principals of condemnation valuation: the value of the entire property before the taking, the value of the entire property after the taking, and a showing of direct and consequential damages.
Maryland	Title 12 of the Real Property Article of the Annotated Code of Maryland and Maryland Rules 12-200 *et seq.* govern eminent domain actions in Maryland. Title 12 provides that a pipeline must make every reasonable effort to acquire real property by negotiation before instituting condemnation proceedings. The pipeline must have the subject property appraised to determine the fair market value of the property before initiating negotiations. The amount offered as just compensation may not be less than the amount of the appraised value of the subject property. The pipeline must make a prompt written offer to acquire the property for the full amount established as just compensation. Courts have held, however, that these guidelines are directory, not mandatory. Prior to instituting condemnation proceedings, the pipeline may, upon reasonable advance notice to the owner, enter the property which it intends to condemn in order to make surveys or obtain other information pertinent to the condemnation. If the pipeline is unable to acquire the property through negotiation, the pipeline must file a complaint in the County in which the property is located. An action for condemnation is tried by a jury unless all parties file a written election otherwise. The pipeline may obtain possession of the subject property at any time after entry of judgment in its favor and awarding compensation to the property owner by (1) paying the property owner or the clerk of the court the amount awarded the property owner and costs, and (2) if the property owner files an appeal, filing a bond in an amount and with a surety approved by the court. Upon payment of the judgment and costs, the pipeline immediately becomes vested with title, estate, or interest of the property owner in the subject property.

Project Map


Wagoner Interconnect
Milford Comp. Station
Easton Comp. Station
Quakertown Measuring Station
Pennsburg Measuring Station
Eagle Comp. Station
Line 1278 Loop
Line 10345 Loop
Rutledge Comp. Station
Columbia Gas Transmission
A NiSource Company
East Side Expansion project
Columbia Compressor
Modify Existing Columbia Compressor Station: Downingtown
Modify Existing Measuring Station
New Measuring Station
Columbia Pipe
Modify Existing Columbia Pipe
TGP