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MAR 11 2013

PUBLIC SERVICE
COMMISSION

COMMONWEALTH OF KENTUCKY

BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

APPLICATION OF JESSAMINE-SOUTH ELKHORN)
 WATER DISTRICT FOR A CERTIFICATE OF)
 PUBLIC CONVENIENCE AND NECESSITY TO)
 CONSTRUCT AND FINANCE A WATERWORKS) CASE NO 2012-00470
 IMPROVEMENTS PROJECT PURSUANT TO KRS)
 278.020 AND 278.300)

JESSAMINE-SOUTH ELKHORN WATER DISTRICT'S EXHIBIT LIST

Comes now Jessamine-South Elkhorn Water District ("JSEWD"), by counsel, and in compliance with the procedural Order of the Kentucky Public Service Commission of March 11, 2013, submits the following Exhibit List.

DIRECT TESTIMONY

A. **L. Nicholas Strong**

1. Exhibit "B" to Answer in Case No. 2011-00138
2. Response to Request No. 13 – PSC First Set of Informational Requests
3. Exhibit "H" and "I" to Answer in Case No. 2011-00138
4. Exhibit "J" to Answer in Case No. 2011-00138
5. Response to Request No. 11 – Intervenors' Supplemental Informational

Requests

B. **John G. Horne**

1. Response to Request No. 35 – Intervenors' First Set of Informational Requests

without confidential information or aerial map of the same geographic area.

2. Response to Request No. 22 – Intervenors’ Supplemental Informational Requests

3. Horne Evaluation of Photo Science Study – Amended Response to PSC First Set of Informational Requests – No. 9

4. Page 35 – Horne Evaluation of Photo Science Study – Amended Response to PSC First Set of Informational Requests – No. 9

5. Unnumbered Page 2 from Horne attachment to Application filed herein (Case No. 2012-00470)

6. Response to Request No. 10 – Intervenors’ Supplemental Informational Requests

7. Maximum Daily Demand (GPD) 201-2012 from Response to Request No. 27 – Intervenors’ Supplemental Informational Requests

C. **Glenn T. Smith**

None at this time

D. **L. Christopher Horne**

None at this time

REBUTTAL TESTIMONY

E. **William L. Berkley, Jr.**

1. Market Analysis – Supplemental Response to PSC First Information Requests – Request No. 9

2. CV (attached)

JSEWD reserves the right to supplement this list to include, but not limited to additional exhibits if necessary to rebut or respond to arguments raised by the Intervenors.

W. Randall Jones, Esq.
450 South Third Street
Louisville, Kentucky 40202

and

Bruce E. Smith
201 South Main Street
Nicholasville, Kentucky 40356
CO-COUNSEL FOR WATER DISTRICT



CERTIFICATE OF SERVICE

I hereby certify that the foregoing Jessamine-South Elkhorn Water District's Exhibit List List was served by first class mail, postage prepaid, and e-mail, this the 11th day of March, 2013, to:

Robert M. Watt, III, Esq.
Monica H. Braun, Esq.
Stoll Keenon Ogden, PLLC
300 West Vine Street, Ste. 2100
Lexington, KY 40507-1801
robert.watt@skofirm.com



BRUCE E. SMITH

QUALIFICATIONS OF THE APPRAISER

William L. Berkley, Jr.

Professional Affiliations:

- General Certification - Kentucky Real Estate Appraisers Board No.721.
- MAI Candidate of the Appraisal Institute.
Candidate No: M90-0111.
Past Treasurer & Secretary - Bluegrass Chapter of Appraisal Institute
- Licensed Real Estate Broker in the State of Kentucky
- Member of the International Right of Way Association
- Member LFUCG Planning Commission

Education:

- Graduated: University of Kentucky,
BS in Business Administration, Finance Major.
Courses include Real Estate Principles, Real Estate Finance, Independent Study in Real Estate, Statistical Inference, Statistical Probability.
- Graduated: Lexington Community College,
Associate of Applied Science, Real Estate Major.
Courses include Real Estate Appraisal, Real Estate Principles, Real Estate Marketing I & II, Real Estate Law, Real Estate Finance, Real Estate Investment, Real Estate Property Management.
- Course work through the Appraisal Institute: Real Estate Appraisal Principles, Capitalization A, Capitalization B, Advanced Applications, Report Writing and Valuation Analysis, Uniform Standards of Professional Practice, Fundamentals of Rural Appraisal.
- Seminars through the Appraisal Institute: Uniform Standards for Federal Land Acquisition, USPAP Update, Site to Due Business, Attacking & Defending an Appraisal for Litigation, Appraisal Practices for Litigation, Easement Valuation, Subdivision Analysis, Understanding Limited Appraisals, Highest and Best Use Analysis, Dynamics of Office Building Valuation, Money Market, Appraising From Blueprints and Specifications, Reviewing Appraisals, Evaluating Residential Construction, Survey Research Techniques, Appraising Troubled Properties, Applied Sales Comparison Approach, Appraisal Regulations of the Federal Banking Agencies, Farm Valuation, Accrued Depreciation, Cash Equivalency, Rates, Ratios & Reasonableness.

Experience:

Full time career in appraising commercial, industrial, multi-family, subdivisions, easement, condemnation, conservation easements, farm and multi-family residential properties. Owner and manager of investment property.

RECENT APPRAISAL CLIENTS:

Financial Institutions:

Fifth Third Bank, Traditional Bank, BB&T, Integra Bank, PNC Bank, Huntington National Bank, Bank of Kentucky, Heritage Bank, Central Bank & Trust Company, Bank One (JP Morgan Chase). Non-bank lender clients include; Law firm of White, Peck & Carrington; Law firm of Greenebaum, Doll & McDonald; Law Firm of Stoll, Keenon & Park; Law Firm of Wethington, Hurt & Crosby; Law Firm of McBrayer, McGinnis & Kirkland; Law firm of Deters, Benzinger & Lavelle; Law Firm of Adams, Stepner, Woltermann & Dusing.

Governmental, Utilities, & Railroads:

Commonwealth of Kentucky Department of Transportation - Right of Way and Legal Departments, Commonwealth of Kentucky Real Property Division, Columbia Gas of Kentucky, Kentucky American Water Company, East Kentucky Power Cooperative, Kentucky Utilities Company, Sanitation District No.1, CSX Real Property, Norfolk Southern Railroad, United States Postal Service, General Services Administration, University of Kentucky, Morehead State University, Northern Kentucky University, Eastern Kentucky University, Lexington Fayette Urban County Government, Lexington Fayette County Airport Board.

APPRAISED FOR:

Full Range of Commercial Properties, Multi-Family Residential, Subdivision Development, General and Horse Farms, Condemnation cases for both Plaintiff and Defendant, Tax & Divorce Cases, Gas, Water & Electric Utility Companies, Kentucky Department of Highway Projects, Conservation Easements, Partition of Real Property, Urban Renewal, and Major Industrial Properties.

QUALIFIED AS EXPERT IN REAL ESTATE VALUES:

Federal Bankruptcy Court Eastern Division State of Kentucky. Testified in Bankruptcy Court.

Qualified as Expert Witness in Circuit Court. Testified in condemnation proceedings.

Review Appraiser Status – Commonwealth of Kentucky Department of Transportation

WILLIAM L. BERKLEY
BERKLEY APPRAISAL COMPANY
366 WALLER AVENUE # 203
LEXINGTON, KENTUCKY 40504
859-276-2278

GOVERNMENT, RIGHT OF WAY AND UTILITY PROJECTS

- ❖ HIGHWAY RIGHT OF WAY APPRAISAL
- ❖ LITIGATION VALUATION
- ❖ WATER LINE EASEMENT APPRAISAL
- ❖ SEWER LINE EASEMENT APPRAISAL
- ❖ GAS PIPELINE EASEMENT APPRAISAL
- ❖ POWER TRANSMISSION LINE AND POLE EASEMENT APPRAISAL
- ❖ AIRPORT CONDEMNATION & LITIGATION
- ❖ CONSERVATION EASEMENTS & PURCHASE OF DEVELOPMENT RIGHTS

GEOGRAPHIC LOCATION OF PAST PROJECTS

- ❖ CENTRAL KENTUCKY - FAYETTE, CLARK, BOURBON, SCOTT, MADISON, MERCER, JESSAMINE, GARRARD, FRANKLIN, ANDERSON, BATH & MONTGOMERY COUNTY
- ❖ NORTHERN KENTUCKY - BOONE, CAMPBELL, GRANT, KENTON, OWEN, MASON, LEWIS COUNTY
- ❖ SOUTHERN KENTUCKY – PULASKI, ROCKCASTLE, McCREARY & WHITLEY COUNTY
- ❖ EASTERN KENTUCKY - BOYD, PERRY, BELL, CLAY, HARLAN, ELLIOTT, MORGAN, KNOX & ROWAN COUNTY
- ❖ WESTERN KENTUCKY – MEADE, GRAYSON, HART, HARDIN, MARION, WASHINGTON, NELSON

GOVERNMENT, RIGHT OF WAY AND CONDEMNATION CLIENTS

- ❖ COMMONWEALTH OF KENTUCKY DEPARTMENT OF TRANSPORTATION
- ❖ COMMONWEALTH OF KENTUCKY DIVISION OF REAL PROPERTY
- ❖ UNITED STATES POSTAL SERVICE
- ❖ LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT
- ❖ COLUMBIA GAS OF KENTUCKY
- ❖ LG&E/KENTUCKY UTILITIES COMPANY
- ❖ EAST KENTUCKY POWER COOPERATIVE
- ❖ KENTUCKY AMERICAN WATER COMPANY
- ❖ UNIVERSITY OF KENTUCKY
- ❖ NORTHERN KENTUCKY UNIVERSITY
- ❖ MOREHEAD STATE UNIVERSITY
- ❖ EASTERN KENTUCKY UNIVERSITY
- ❖ SANITATION DISTRICT NO.1 - NORTHERN KENTUCKY
- ❖ LAW FIRM OF WHITE, PECK, CARRINGTON & MCDONALD - MT. STERLING, KY
- ❖ LAW FIRM OF STOLL, KEENON, PARK & OGDEN - LEXINGTON, KENTUCKY
- ❖ LAW FIRM OF MCBRYAER, MCGINNIS, LESLIE & KIRKLAND
- ❖ LAW FIRM OF GREENEBAUM, DOLL AND MCDONALD
- ❖ LAW FIRM OF BROOKING, STEPHNER, WOLTERMAN AND DUSING - NORTHERN KENTUCKY
- ❖ LAW FIRM OF DETERS, BENZINGER & LAVELLE - EDGEWOOD, KY