

Exhibit No.: 551

Issue: Impact on Land Values

Witness: Christina Umbriaco

Type of Exhibit: Rebuttal

Sponsoring Party: Matthew and
Christina Reichert

Case No.: EA-2014-0207

Date Testimony Prepared: September 15, 2014

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. EA-2014-0207

REBUTTAL TESTIMONY OF

CHRISTINA UMBRIACO

ON BEHALF OF

MATTHEW AND CHRISTINA REICHERT

September 15, 2014

1 **Q: What is your name?**

2 A: Christina Alys Umbriaco.

3 **Q: Where do you live?**

4 A: 2000 North Market Street, St. Louis, Missouri, 63106.

5 **Q: What is your experience as an artist?**

6 A: I always showed interest in art ever since I was a little girl. I studied photography,
7 drawing, and painting all throughout high school and college from 2000-2003 (HS) and
8 2003-2008 (University of Utah). It has always been more of a side hobby rather than a
9 career focus.

10 **Q: What is your estimate of the number of drawings and paintings that you have**
11 **prepared since high school?**

12 A: 30 to 40.

13 **Q: Please explain your drawing in Schedule CU-1?**

14 A: This is a rendering to as an accurate scale as possible of the placement of the
15 proposed transmission towers on the property of Matt and Tina Reichert. The intent is to
16 show the impact of the towers on the landscape.

17 **Q: What information was provided to you to prepare the drawing?**

18 A: Tina Reichert provided the original photograph in Schedule CU-2, the photograph
19 with informational markings in Schedule CU-3, the heights of the house, barn and trees,
20 the dimensions of the transmission towers as stated by Grain Belt, the watercolor by
21 Kristie Harper in Schedule CU-4 that shows the relative heights of the structures, and
22 Schedule SN-2 from the Testimony of Scott Nordstrom.

1 **Q: Do you know where the photo was taken?**

2 A: It was taken at the top of the embankment along Fort Orleans Avenue while
3 standing within the pipeline easements.

4 **Q: Are you familiar with the area?**

5 A: Yes, my husband and I have stayed at the Reichert's Bed and Breakfast three times
6 within the last three years.

7 **Q: Please provide some information as to the perspective of the drawing.**

8 A: The house, barn, and tower closest to the viewer are approximately equidistant
9 from the viewer. A tower would be located almost directly to the viewer's right out of
10 sight of the picture.

11 **Q: What heights were provided for the structures and trees?**

12 A: The heights are 24 feet for the house, 19 feet for the barn, 150 feet for the lattice
13 towers, 100 feet for the monopole tower, and 90 feet for the trees on the west boundary
14 line.

15 **Q: Where does your drawing differ from the photographs in Schedules CU-2
16 and CU-3?**

17 A: I removed the trees that would be clear cut for the 200 foot wide easement. I also
18 removed the trees that were preventing a clear view of the barn and house. This was
19 necessary to show the scale of the towers relative to the structures on the farm.

20 **Q: What is your opinion from an artist's perspective of beauty, etc. about these
21 transmission lines?**

22 A: That the lattice towers and transmission lines will greatly draw away from the

1 natural beauty exhibited on this land. They would be an offensive intrusion of man made
2 architecture to a place that is so exquisitely serene and breathtaking in its purest form.

3 **Q: Would they detract from the experience of visiting the farm and staying at**
4 **the B&B?**

5 **A: Indeed, I know they would.**

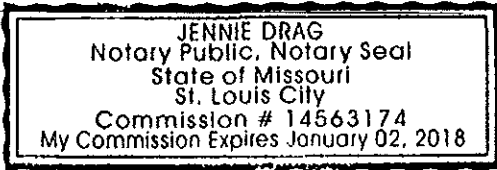
Christina Umbriaco
Christina Umbriaco

In witness whereof, I have hereunto subscribed my name and affixed my official seal on

Sept 15, 2014

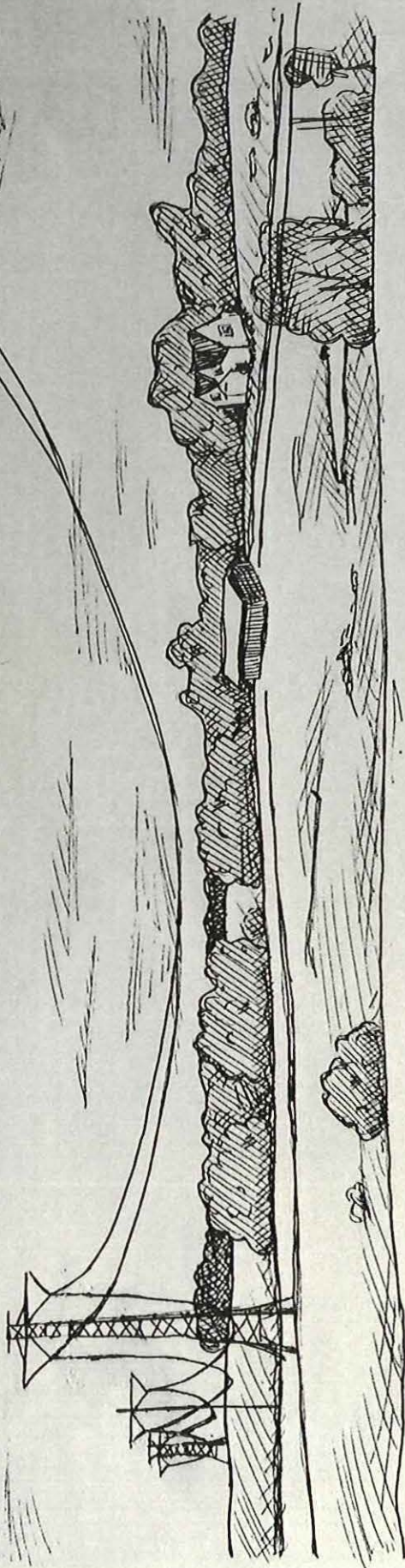
Jennie Drag
NOTARY PUBLIC

My Commission Expires:



I 20' along creek
Tree line

I 90' along west
boundary





the other tower on west boundary

west boundary of trees on our property

cut out 200' trees

Creek tree line

Possible site for tower

Barn

House

Proposed Right of Way ROW



Schedule CU-4
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