

the foregoing, and improvements, extensions, additions, renewals or replacements, and any other physical property, real or personal (including separate and distinct plants, units and systems of properties), in every case purchased, constructed, acquired or expended by the Company and located in any State or States of the United States, if such property is physically, or may be economically, connected with, or operated in conjunction with property (other than excepted property) physically connected with, any fixed property of the Company, either directly or through other property of the Company, but only if the same are used or useful in, or to be used in or in connection with, the business of producing, gathering, processing, manufacturing, compressing, selling, transporting, transmitting, distributing or supplying natural, manufactured or mixed gas for light, heat, cold, power, fuel or other purposes or the business of developing oil properties, and, except as to production expenditures, are properly chargeable to fixed property accounts under the regulations, rules and orders, if any, with respect to such matters, in force at the time, of the commission or other governmental authority having jurisdiction or supervisory authority over the accounts of the Company.

"Property additions" as so defined, without limitation of the general import of such term, shall include:

(a) Subject to *Article 13*, property acquired by the Company or by a successor corporation as a result of any consolidation or merger to which the Company or any successor corporation may be a party.

(b) Permanent improvements, extensions or additions to or about the properties of the Company in the process of construction or partially completed, in so far as actually constructed or completed.

(c) Property purchased, constructed or otherwise acquired to replace property retired.

(d) Easements and rights-of-way upon, and leases of, public or private property for pipe line purposes, and pipe lines, telephone lines, power lines, water lines, metering stations, regulating stations, valves, cathodic protection units, pipe line bridges, river crossings and similar facilities forming part of or appurtenant to