

EXHIBIT A

Tucker R. Hull (PA 306426)
J. Chadwick Schnee (PA 306907)
LAW OFFICE OF TUCKER R. HULL LLC
108 W. Main Street
Post Office Box 330
Annville, PA 17003
(717) 685-7947
(717) 685-7942 Fax

*Attorneys for Plaintiff
Exeter Township*

EXETER TOWNSHIP	:	IN THE COURT OF COMMON PLEAS OF
	:	BERKS COUNTY, PENNSYLVANIA
Plaintiff,	:	
	:	CIVIL ACTION – LAW
vs.	:	
	:	
JERRY GELEFF, an adult individual, THE	:	NO. 2022 -
EXETER EXAMINER, an unincorporated	:	
business, THE EXETER	:	
UNDERGROUND, an unincorporated	:	
business, and JERRY GELEFF MEDIA,	:	
	:	
Defendants.	:	JURY TRIAL DEMANDED

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Berks County Bar Association
544 Court Street
Reading, Pennsylvania 19601
Telephone: (610) 375-4591

LAW OFFICE OF TUCKER R. HULL, LLC

/s/ J. Chadwick Schnee
Tucker R. Hull, Esquire (PA 306426)
J. Chadwick Schnee, Esquire (PA 306907)
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tucker@tucker-hull-law.com
chadwick@tucker-hull-law.com
Counsel for Plaintiffs

Date: December 15, 2022

Tucker R. Hull (PA 306426)
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EXETER TOWNSHIP	:	IN THE COURT OF COMMON PLEAS OF
	:	BERKS COUNTY, PENNSYLVANIA
Plaintiff,	:	
	:	CIVIL ACTION – LAW
vs.	:	
	:	
JERRY GELEFF, an adult individual, THE	:	NO. 2022 -
EXETER EXAMINER, an unincorporated	:	
business, THE EXETER	:	
UNDERGROUND, an unincorporated	:	
business, and JERRY GELEFF MEDIA,	:	
	:	
Defendants.	:	JURY TRIAL DEMANDED

COMPLAINT

AND NOW COMES Exeter Township (“Township”), by and through its undersigned legal counsel, the Law Office of Tucker R. Hull, LLC, and files this Complaint against Jerry Geleff (“Geleff”), The Exeter Examiner, An Unincorporated Business, The Exeter Underground, An Unincorporated Business, Jerry Geleff Media, An Unincorporated Business, averring as follows:

PARTIES

1. The Township of Exeter is a Pennsylvania political subdivision of the Second Class with offices located at 4975 Demoss Road, Reading, Berks County, Pennsylvania 19606.
2. Jerry Geleff is an adult individual who resides at 106 Michele Drive, Reading, Berks County, Pennsylvania, 19606.

3. Upon information and belief, The Exeter Examiner is an unincorporated business owned and operated by Geleff.

4. Upon information and belief, The Exeter Underground is an unincorporated business owned and operated by Geleff.

5. Upon information and belief, Jerry Gelef Media is an unincorporated business owned and operated by Geleff.

6. Upon information and belief, The Exeter Examiner is an unincorporated business owned and operated by Geleff.

JURISDICTION AND VENUE

7. This Court has jurisdiction over this matter pursuant to 42 Pa.C.S. § 931(a).

8. Venue is proper in this Court pursuant to 42 Pa.C.S. § 7532; 42 Pa.C.S. § 931(c); Pa. R.Civ.P. 1092 and Pa. R.C.P. 2103.

NATURE OF THE CASE

9. By information and belief, Geleff owns or operated various unincorporated businesses, including The Exeter Examiner, The Exeter Underground, Jerry Geleff Media and Jgmedia.us (collectively, “Businesses”).

10. Through the businesses, Geleff expresses his thoughts and opinions concerning events occurring within the Township.

11. The Exeter Underground is a podcast run or operated by Geleff and Jerry Geleff Media, with a website at <https://jgmedia.us/podcasts>.

12. As a podcast, The Exeter Underground is accessible to listeners worldwide.

13. The Exeter Examiner consists of a Facebook page with an address of <https://www.facebook.com/TheExeterExaminer> and a website with an address of <https://exeterexaminer.us/>.

14. As a Facebook page and website, The Exeter Examiner is accessible to readers worldwide.

BACKGROUND

15. In early 2022, the Township received complaints that one of its Supervisors was allegedly engaged in sexual harassment of female employees.

16. In response to these allegations, the Township, on April 11, 2022, entered into an agreement with the law firm of MacMain, Connell and Leinhauser to serve as special counsel to conduct an investigation into the claims of sexual harassment.

17. Between April 21, 2022 and July 27, 2022, Attorney Matt Connell interviewed 15 current or former public officials concerning the allegations.

18. On July 27, 2022, Attorney Connell submitted a 43-page report ("Report") to the Township detailing the results of his investigation, including his conclusions and recommendations.

19. The Report is marked "ATTORNEY CLIENT PRIVILEGED."

20. The Township paid MacMain, Connell and Leinhauser for the Report.

21. Geleff subsequently filed a Right-to-Know Law, 65 P.S. 67.101 et seq., for the Report with the Township, which the Township denied on September 13, 2022 under the attorney-work product doctrine, the attorney-client privilege, a statutory exemption for noncriminal investigative records and the constitutional right to privacy.

22. Geleff appealed the Township's denial of the Report to the Office of Open Records, which docketed the appeal as *Jerry Geleff v. Exeter Township*, OOR Dkt. AP 2022-2244.

23. The OOR subsequently issued a final order on November 22, 2022 that concluded that the Report is not a public record under 65 P.S. § 67.708(b)(17). *See Jerry Geleff v. Exeter Township*, OOR Dkt. AP 2022-2244, attached hereto as Exhibit A.

24. As of this writing, Geleff has not filed an appeal of the OOR's decision in *Jerry Geleff v. Exeter Township*, OOR Dkt. AP 2022-2244.

25. During a broadcast of the Exeter Underground podcast on December 14, 2022, Geleff stated that he was provided with a copy of the Report.

26. Geleff did not identify who provided the Report to him.

27. During the Exeter Underground podcast on December 14, 2022, Geleff stated that he was physically holding three pages of the Report.

28. Geleff then proceeded to read excerpts from the Report during the Exeter Underground podcast.

29. Geleff stated that he would be posting images from the Report on the Exeter Examiner website.

30. At approximately 5 p.m. on December 14, 2022, Geleff posted the following message on The Exeter Examiner Facebook page, "Jerry got ahold of the report and exposed it for Exeter to see. There will be a report in The Exeter Examiner including screenshots of the copies of the report that Jerry read...." This post is attached hereto as Exhibit B.

31. On December 14, 2022, Geleff posted the content and images of portions of the Report on The Exeter Examiner website at <https://exeterexaminer.us/latest-news/f/exeter->

[supervisors-harassment-claims-against-hughes-are-
false?fbclid=IwAR1RVaTtf4xrwq5vCdnSn7MXhfrytu3MkxC4YeE9VRUYzxjztgzlo9ALfRU.](https://www.facebook.com/berksprothonotary)

COUNT I – REPLEVIN

32. The averments of the preceding paragraphs are incorporated herein by reference.

33. “Replevin is an action undertaken to regain possession of goods and chattels and to recover damages for their caption and detention, by the illegal act of the defendant.” *Int’l Elecs. Co. v. N. S. T. Metal Prod. Co.*, 88 A.2d 40, 42–43 (Pa. 1952).

34. “In order to maintain replevin, the plaintiff must have a general or special property right in the thing taken or detained.” *Id.*

35. Additionally, a plaintiff must show that he has “the right of immediate possession.” *Id.*

36. “An action of replevin shall be commenced by filing a complaint with the prothonotary.” Pa.R.Civ.P. 1073.

37. The Township commissioned and is the owner of the Report.

38. The value of the Report is \$16,492.00, based on legal fees paid to MacMain, Connell and Leinhauser approved by the Exeter Township Board of Supervisors on August 22, 2022.

39. By information and belief, copies of the Report are located in email account(s) and the physical residence of Geleff at 106 Michele Drive, Reading, PA 19606.

40. Screenshots of the Report are currently located on The Exeter Examiner website at [https://exeterexaminer.us/latest-news/f/exeter-supervisors-harassment-claims-against-hughes-are-false?fbclid=IwAR1RVaTtf4xrwq5vCdnSn7MXhfrytu3MkxC4YeE9VRUYzxjztgzlo9ALfRU.](https://exeterexaminer.us/latest-news/f/exeter-supervisors-harassment-claims-against-hughes-are-false?fbclid=IwAR1RVaTtf4xrwq5vCdnSn7MXhfrytu3MkxC4YeE9VRUYzxjztgzlo9ALfRU)

41. Geleff is not entitled to and does not have lawful possession of the Report.

42. The Township is the lawful owner of the Report and is entitled to immediate possession of its own personal property.

43. The Township asks that Geleff be ordered to return all physical and electronic copies of the Report.

44. Additionally, the Township asks that this Court provide special equitable relief as permitted under Pa.R.Civ. P. 1079.1 to order Geleff to destroy and all physical or electronic copies of the Report in his possession and descriptions thereof, including but not limited to on The Exeter Examiner Facebook page, The Exeter Examiner website and on The Exeter Underground podcast.

45. Geleff is aware that the OOR ruled that the Report was not a public record. *See* Exhibit A.

46. Geleff is aware that the Report was marked "ATTORNEY-CLIENT PRIVILEGED."

47. Despite knowing that the Report was adjudicated by the OOR to not be a public record and knowing that the Report was privileged, Geleff willfully chose to publicize the Report and its contents through the businesses.

48. Based on Geleff's willful publication of the Report, the Township seeks reasonable attorney's fees and court costs incurred (and continuing) in this action.

WHEREFORE, the Township respectfully asks this Honorable Court to issue an order requiring Geleff to (1) return any and all physical or electronic copies of the Report in his possession; (2) destroy all physical and electronic copies of the Report in his possession and descriptions thereof, including but not limited to on The Exeter Examiner Facebook page, The Exeter Examiner website and on The Exeter Underground podcast.

COUNT II - PERMANENT INJUNCTIVE RELIEF

49. The averments of the preceding paragraphs are incorporated herein by reference.

50. For the foregoing reasons, Plaintiff seeks permanent injunction relief, specifically enjoining Defendant from disseminating, posting, broadcasting or otherwise publicizing any images, descriptions or the content of the Report or portions thereof from all websites, podcasts and social media accounts to which he has access.

WHEREFORE, Plaintiffs respectfully ask this Honorable Court to issue an order permanently enjoining Defendant from disseminating, posting, broadcasting or otherwise publicizing any images, descriptions or the content of the Report or portions thereof from all websites, podcasts and social media accounts to which he has access.

LAW OFFICE OF TUCKER R. HULL, LLC

By: /s/ J. Chadwick Schnee
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J. Chadwick Schnee, Esquire (PA 306907)
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Fax: (717) 685-7942
tucker@tucker-hull-law.com
chadwick@tucker-hull-law.com
Counsel for Plaintiffs

Date: December 15, 2022

VERIFICATION

I, George Bell, verify that the statements made in the foregoing document are true and correct to the best of my knowledge, information, and belief. I understand that the statements in said document are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

/s/ George Bell

George Bell

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

/s/ J. Chadwick Schnee

J. Chadwick Schnee, Esquire

EXHIBIT B

Tucker R. Hull (PA 306426)
J. Chadwick Schnee (PA 306907)
LAW OFFICE OF TUCKER R. HULL LLC
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*Attorneys for Plaintiff
Exeter Township*

EXETER TOWNSHIP
Plaintiff,
vs.
JERRY GELEFF, an adult individual, THE
EXETER EXAMINER, an unincorporated
business, THE EXETER
UNDERGROUND, an unincorporated
business, and JERRY GELEFF MEDIA,
Defendants.

: IN THE COURT OF COMMON PLEAS OF
: BERKS COUNTY, PENNSYLVANIA
:
: CIVIL ACTION – LAW
:
: NO. 2022 - 16476
:
: JURY TRIAL DEMANDED

EMERGENCY MOTION FOR PRELIMINARY INJUNCTION

Plaintiff, Exeter Township (the “Plaintiffs”), by and through its undersigned counsel, The Law Office of Tucker R. Hull, LLC, pursuant to Pa. R.C.P. 1531, hereby request an emergency preliminary injunction, and in support thereof aver as follows:

Basis for Injunctive relief

1. Plaintiffs initiated this action contemporaneously herewith by filing a Complaint (“Complaint”).
2. Plaintiffs suffer harm as set forth more fully in the Complaint.¹

Introduction

3. The Township of Exeter is a Pennsylvania political subdivision of the Second Class with offices located at 4975 Demoss Road, Reading, Berks County, Pennsylvania 19606.

¹ The Complaint is incorporated herein by reference as if fully set forth herein.

Motion/Petition for Emergency Relief 22-16476

Berks County Prothonotary Office



4. Jerry Geleff is an adult individual who resides at 106 Michele Drive, Reading, Berks County, Pennsylvania, 19606.

5. Upon information and belief, The Exeter Examiner is an unincorporated business owned and operated by Geleff.

6. Upon information and belief, The Exeter Underground is an unincorporated business owned and operated by Geleff.

7. Upon information and belief, Jerry Geleff Media is an unincorporated business owned and operated by Geleff.

8. Upon information and belief, The Exeter Examiner is an unincorporated business owned and operated by Geleff.

9. By information and belief, Geleff owns or operated various unincorporated businesses, including The Exeter Examiner, The Exeter Underground, Jerry Geleff Media and Jgmedia.us (collectively, "Businesses").

10. In early 2022, the Township received complaints that one of its Supervisors was allegedly engaged in sexual harassment of female employees.

11. In response to these allegations, the Township, on April 11, 2022, entered into an agreement with the law firm of MacMain, Connell and Leinhauser to serve as special counsel to conduct an investigation into the claims of sexual harassment.

12. On July 27, 2022, Attorney Connell submitted a 43-page report ("Report") to the Township detailing the results of his investigation, including his conclusions and recommendations.

13. The Report is marked "ATTORNEY CLIENT PRIVILEGED."

14. The Report is, in fact, a privileged document/communication.

15. Only the Township has the right to waive the privileged nature of the Report.
16. The Township has not disclosed or otherwise waived the privileged nature of the Report.
17. The Township paid MacMain, Connell and Leinhauser for the Report.
18. Geleff subsequently filed a Right-to-Know Law, 65 P.S. 67.101 *et seq.*, for the Report with the Township, which the Township denied on September 13, 2022 under the attorney-work product doctrine, the attorney-client privilege, a statutory exemption for noncriminal investigative records and the constitutional right to privacy.
19. Geleff appealed the Township's denial of the Report to the Office of Open Records, which docketed the appeal as Jerry Geleff v. Exeter Township, OOR Dkt. AP 2022-2244.
20. The OOR subsequently issued a final order on November 22, 2022 that concluded that the Report is not a public record under 65 P.S. § 67.708(b)(17). See Jerry Geleff v. Exeter Township, OOR Dkt. AP 2022-2244, attached hereto as Exhibit A.
21. As of this writing, Geleff has not filed an appeal of the OOR's decision in Jerry Geleff v. Exeter Township, OOR Dkt. AP 2022-2244.
22. During a broadcast of the Exeter Underground podcast on December 14, 2022, Geleff stated that he was provided with a copy of the Report.
23. Geleff did not identify who provided the Report to him.
24. During the Exeter Underground podcast on December 14, 2022, Geleff stated that he was physically holding three pages of the Report.
25. Geleff then proceeded to read excerpts from the Report during the Exeter Underground podcast.

26. Geleff stated that he would be posting images from the Report on the Exeter Examiner website.

27. At approximately 5 p.m. on December 14, 2022, Geleff posted the following message on The Exeter Examiner Facebook page, "Jerry got ahold of the report and exposed it for Exeter to see. There will be a report in the The Exeter Examiner including screenshots of the copies of the report that Jerry read...." This post is attached hereto as Exhibit B.

28. On December 14, 2022, Geleff posted the content and images of portions of the Report on The Exeter Examiner website at <https://exeterexaminer.us/latest-news/f/exeter-supervisors-harassment-claims-against-hughes-are-false?fbclid=IwAR1RVaTtf4xrwq5vCdnSn7MXhfrytu3MkxC4YeE9VRUYzxjztgzlo9ALfRU>.

Argument

29. In Pennsylvania, a party must establish the following six prerequisites to obtain a preliminary injunction:

- 1) [The] injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages;
- 2) ...[G]reater injury would result from refusing an injunction than from granting it, and, concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings;
- 3) [A] preliminary injunction will properly restore the parties to their status as it existed immediately prior to the alleged wrongful conduct;
- 4) [The] activity it seeks to restrain is actionable, that its right to relief is clear, and that the wrong is manifest, or, in other words, must show that it is likely to prevail on the merits;
- 5) [The] injunction it seeks is reasonably suited to abate the offending activity; and,

- 6) [A] preliminary injunction will not adversely affect the public interest.

Warehime v. Warehime, 860 A.2d 41, 46-47 (Pa. 2004) (internal quotations and citations omitted); *see also All-Pak, Inc. v. Johnston*, 694 A.2d 347, 350 (Pa. Super. Ct. 1997) (the purpose of a preliminary injunction is “the avoidance of irreparable injury or gross injustice until the legality of the challenged action can be determined”).

30. Here, Plaintiffs can ably meet all six of those prerequisites.

The Injunction is Necessary to
Prevent Immediate and Irreparable Harm

31. In the absence of a preliminary injunction, immediate and irreparable harm will continue and increase.

32. The Township commissioned and is the owner of the Report.

33. The value of the Report is \$16,492.00, based on legal fees paid to MacMain, Connell and Leinhauser approved by the Exeter Township Board of Supervisors on August 22, 2022.

34. By information and belief, copies of the Report are located in email account(s) and the physical residence of Geleff at 106 Michele Drive, Reading, PA 19606.

35. Screenshots of the Report are currently located on The Exeter Examiner website at <https://exeterexaminer.us/latest-news/f/exeter-supervisors-harassment-claims-against-hughes-are-false?fbclid=IwAR1RVaTtf4xrwq5vCdnSn7MXhfrytu3MkxC4YeE9VRUYzxjztgzlo9ALfRU>.

36. Geleff is not entitled to and does not have lawful possession of the Report.

37. The report is marked “ATTORNEY-CLIENT PRIVILEGED” and is, in fact, a privileged communication.

38. Only the Township has the right to waive the privileged nature of the report.

39. The Office of Open Records ruled that the report is not a public record.

40. Geleff is making something that is not a public record, the Report, public by posting photos of the Report online for worldwide accessibility and by reading from the Report on a podcast which likewise has worldwide accessibility.

41. Disclosure of the Report causes immediate and irreparable harm.

42. The harm is immediate in that at the moment Geleff posted photos of or read excerpts from the Report, Geleff made a confidential and privileged document publicly available.

43. The harm is irreparable because listeners to the podcast cannot unhear what they have already heard when listening to Geleff read excerpts from the Report.

44. The harm is also irreparable because viewers of the website on which Geleff posted photos of the Report cannot unsee what they have already seen.

Greater Injury Would Result from Refusing the Injunction

45. Greater injury will result to the individual Plaintiffs than will be suffered by Defendant if the requested injunctive relief is denied.

46. If an injunction is not granted, the Plaintiff will be deprived of its personal property rights in the Report of which it is the lawful and sole owner.

47. Further, if the injunction is not granted, a privileged, confidential document of the Township's will continue to be publicly available.

48. By contrast, Defendant will suffer no harm by the grant of an injunction.

49. Defendant is in unlawful possession of the Report, and therefore cannot be harmed by being ordered to return all physical and electronic copies of the Report.

50. Defendant is in unlawful possession of the Report and therefore cannot be harmed by being ordered to destroy all physical or electronic copies of the Report in his possession and descriptions thereof, including but not limited to those on The Exeter Examiner Facebook page, The Exeter Examiner website, and on The Exeter Underground podcast.

The Preliminary Injunction Will
Maintain the Parties in Their Original Places

- 51. Granting an injunction will maintain the status quo.
- 52. The Report is attorney-work product.
- 53. The Report is protected by attorney-client privilege.
- 54. The Report is a noncriminal investitive record.
- 55. The Report is not a public record.
- 56. The Township is the lawful and sole owner of the Report.
- 57. Defendant is not in lawful possession of the Report.
- 58. Granting an injunction will return the Report to the possession of the Township.
- 59. Granting an injunction will remove the Report from the possession of the Defendant.
- 60. Granting an injunction will therefore maintain the status quo.

Plaintiffs Are Likely to Prevail on the Merits

- 61. Plaintiffs' right to relief is clear, and there is a reasonable likelihood of success on the merits, as set forth in more detail in the Complaint.
- 62. Additionally, as Plaintiffs ask that the Order, as written, be followed, Plaintiffs' right to relief is clear, and there is a reasonable likelihood of success on the merits.
- 63. The Township commissioned the Report.
- 64. The Township is the lawful owner of the Report.

65. The Report is personal property of the Township.

66. As its lawful and sole owner, only the Township should be in possession of the Report, copies of the Report, or its contents.

67. Defendant is in unlawful possession of the Report.

68. Therefore, Defendant should return any and all copies of the Report or its contents that are in his possession.

69. Further, Defendant is aware that the OOR ruled that the Report is not a public record.

70. Defendant is aware that the Report is marked "ATTORNEY-CLIENT PRIVILEGED."

71. Despite being aware of these facts, Defendant willfully chose to publicize the report and its contents.

72. Defendant should therefore destroy any and all physical or electronic copies of the Report in his possession and descriptions thereof, including but not limited to on The Exeter Examiner Facebook page, The Exeter Examiner website and on The Exeter Underground podcast.

The Injunction Is Reasonably Suited to the Offending Activity

73. The offending activities here include Defendant being in possession of a copy of the Report; Defendant reading excerpts from the Report on a podcast, which podcast will remain memorialized on the various podcasts apps on which it is available, e.g., Apple Podcasts; and Defendant posting images of the Report to a publicly accessible website.

74. Accordingly, Plaintiff asks that Defendant be ordered to return all physical and electronic copies of the Report.

75. Plaintiff further asks that Defendant be enjoined from reading any further excerpts from the Report on his or any other podcast, and that Defendant remove and destroy any all physical or electronic copies of the Report in his possession and descriptions thereof, including but not limited to those on The Exeter Examiner Facebook page, The Exeter Examiner website, and The Exeter Underground Podcast.

76. The injunctive relief sought suitably fits the actions sought to be enjoined.

The Public Will Not Be Adversely Affected by the Injunction

77. The public will not be adversely affected by the injunction

78. The Office of Open Records determined that the Report is not a public record.

79. The Report is privileged.

80. The Township is the lawful owner of the Report.

81. As a privileged, nonpublic record, the public did not have access to the Report prior to the actions of the Defendant which precipitated the instant Motion.

82. If the injunctive relief here sought is granted, the public will once again not have access to the Report.

83. By taking away something the public would not have had but for the relevant actions of the Defendant, namely access to the Report, the public is not harmed.

WHEREFORE, Petitioners respectfully ask this Honorable Court to enter a Preliminary Injunction:

1. To return any and all physical or electronic copies of the Report in Defendants' possession;

2. Destroy all physical and electronic copies of the Report (and descriptions thereof) in their possession, including but not limited to those on The Exeter Examiner Facebook page, The Exeter Examiner website, and The Exeter Underground podcast;
3. Enjoining Defendants from publishing or otherwise publicly disseminating the Report or the contents thereof;
4. Entering such other relief as this Court deems just and proper.

LAW OFFICE OF TUCKER R. HULL,
LLC

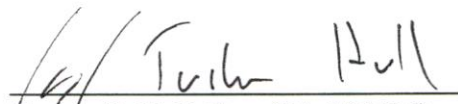


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chadwick@tucker-hull-law.com
Counsel for Plaintiffs

Date: December 15, 2022

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial Systems of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.


Tucker R. Hull, Esq. (PA 306426)

BERKS COUNTY
Prothonotary Office

12/15/2022 1:25:29 PM PTCLARRA
#179926

^{NEW} Docket Number: 22-16476 Complaint eFiling Fee	8.00
Total:	8.00
Cash	10.00
Total Payments:	10.00
Change Due:	2.00

EXHIBIT C

From: [Chadwick Schnee](#)
To: [Jerry Geleff](#)
Cc: [Tara Rivera](#); [Tucker Hull](#); [Colin Butler](#)
Subject: Postings of privileged Township material
Date: Thursday, December 15, 2022 10:45:00 AM
Attachments: [Letter to Geleff.pdf](#)
Importance: High

Jerry,

Please see the attached correspondence directing you to immediately remove any and all descriptions and images of the investigation report to which you do not lawfully have access. The Township intends to file a Complaint against you in the Berks County Court of Common Pleas and seek an emergency preliminary injunction before the Honorable Judge Johnson in Courtroom 7A of the Berks County Courthouse at 1:30 p.m. today.

Please kindly let me know whether you will promptly comply in order to avoid litigation.

Thank you.

J. Chadwick Schnee, Esq.



[108 W Main Street](#)
[P.O. Box 330](#)
[Annville, PA 17003](#)

Phone: 717-685-7947 | Fax: 717-685-7942

[Email](#) | [Website](#)

Like us on Facebook: <https://www.facebook.com/TuckerHullLaw>

Notice: The foregoing message may be protected by the attorney-client privilege. If you believe that it

has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.



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J. Chadwick Schnee
chadwick@tucker-hull-law.com

December 15, 2022

Via certified mail and email

Jerry Geleff
106 Michele Drive
Reading, PA 19606
jerry.jgmedia@gmail.com

RE: Return of Exeter Township property

Dear Mr. Geleff:

I serve as the Solicitor for Exeter Township ("Township"). I have been made aware that you have released the content and images of an attorney-client privileged investigation report to which you did not have lawful access. As you are aware, the Pennsylvania Office of Open Records determined that this document is not a public record in *Jerry Geleff v. Exeter Township*, OOR Dkt. AP 2022-2244, a case in which you were a party. Additionally, as posted on The Exeter Examiner website, the first page of this document is clearly marked "ATTORNEY-CLIENT PRIVILEGED."

This report is the property of the Township and must be returned. As such, please immediately remove all content on The Exeter Underground, The Exeter Examiner Facebook page, The Exeter Examiner website and any other website or social media site to which you have access that contains any descriptions of, content or images from this privileged report. You are also directed to immediately delete any and all copies of the report (electronic and paper) and return any copies you have in your possession to the Township.

I have been directed to file an appropriate complaint in the Court of Common Pleas in Berks County if you do not immediately comply and am planning to file an emergency motion seeking a preliminary injunction today. I plan on presenting the emergency motion before the assigned Emergency Motions Judge (Judge Johnson) at 1:30 p.m. today in Courtroom 7A of the

Berks County Courthouse, located at 633 Court Street, Reading, PA 19601, and you may attend this hearing, if you wish.

Please note that the Township will, in addition to seeking the return and destruction of all copies and descriptions of its privileged report, seek reasonable attorney's fees and court costs associated with filing this action.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Schnee', with a stylized flourish extending to the right.

J. Chadwick Schnee, Esq.

EXHIBIT D

From: [Jerry Geleff](#)
To: [Chadwick Schnee](#)
Cc: [Tara Rivera](#); [Tucker Hull](#); [Colin Butler](#)
Subject: Re: Postings of privileged Township material
Date: Thursday, December 15, 2022 11:19:21 AM

Chad,

Not only won't I comply, but I will now put their chickenshit asses on blast. Get ready for the next level of how you've wronged the people of Exeter. And I'll see you at 1:30.

Jerry Geleff
Managing Director
Jerry Geleff Media
20 Village Center Dr 2C Rear
Reading, PA 19607
(610) 207-0201

On Thu, Dec 15, 2022 at 10:45 AM Chadwick Schnee <chadwick@tucker-hull-law.com> wrote:

Jerry,

Please see the attached correspondence directing you to immediately remove any and all descriptions and images of the investigation report to which you do not lawfully have access. The Township intends to file a Complaint against you in the Berks County Court of Common Pleas and seek an emergency preliminary injunction before the Honorable Judge Johnson in Courtroom 7A of the Berks County Courthouse at 1:30 p.m. today.

Please kindly let me know whether you will promptly comply in order to avoid litigation.

Thank you.

J. Chadwick Schnee, Esq.





[108 W Main Street](#)

[P.O. Box 330](#)

[Annville, PA 17003](#)

Phone: 717-685-7947 | Fax: 717-685-7942

[Email](#) | [Website](#)

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EXHIBIT E



The Exeter Examiner

1h · 🌐



Download The Exeter Underground #35. Preserve it. Go to <https://exeterexaminer.us/.../exeter-supervisors...> and save the pictures. Have them ready to share. It might come in handy.
Thank you.



EXETER UNDERGROUND



EXETEREXAMINER.US

Exeter Supervisors harassment claims against Hughes are false

By: Jerry Geleff

EXHIBIT F



The Exeter Examiner



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The Exeter Examiner

2h •



Folks, what I thought was going to happen, is happening. The Exeter Township Supervisors have instructed Chad Schnee, solicitor, to file an injunction to get this information taken down.

Do you see what we're dealing with now? They've already spent in excess of \$20,000 getting this record and keeping it from you. Now they're going to spend more, and go to court. Look at what they're willing to do to keep information from you. We have low, LOW people in our township government.

Please go do what I said. Download the podcast NOW. Go to <https://exeterexaminer.us/latest-news/f/exeter-supervisors-harassment-claims-against-hughes-are-false> and get the pictures. Save them.



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Phone: 717.685.7947
Fax: 717.685.7942
www.tucker-hull-law.com

J. Chadwick Schnee
chadwick@tucker-hull-law.com

December 15, 2022

Via certified mail and email
Jerry Geleff
106 Michele Drive
Reading, PA 19606
jerry.igmsdia@gmail.com

RE: Return of Exeter Township property

Dear Mr. Geleff:

I serve as the Solicitor for Exeter Township ("Township"). I have been made aware that you have released the content and images of an attorney-client privileged investigation report to which you did not have lawful access. As you are aware, the Pennsylvania Office of Open Records determined that this document is not a public record in *Jerry Geleff v. Exeter Township*, OOR Dkt. AP 2022-2244, a case in which you were a party. Additionally, as posted on The Exeter Examiner website, the first page of this document is clearly marked "ATTORNEY-CLIENT PRIVILEGED."

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Page 2

Berks County Courthouse, located at 633 Court Street, Reading, PA 19601, and you may attend this hearing, if you wish.

Please note that the Township will, in addition to seeking the return and destruction of all copies and descriptions of its privileged report, seek reasonable attorney's fees and court costs associated with filing this action.

Sincerely,

J. Chadwick Schnee, Esq.



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EXHIBIT G

EXETER TOWNSHIP

Plaintiff,

vs.

JERRY GELEFF, an adult individual, THE
EXETER EXAMINER, an unincorporated
business, THE EXETER
UNDERGROUND, an unincorporated
business, and JERRY GELEFF MEDIA,

Defendants.

: IN THE COURT OF COMMON PLEAS OF
: BERKS COUNTY, PENNSYLVANIA

: CIVIL ACTION – LAW

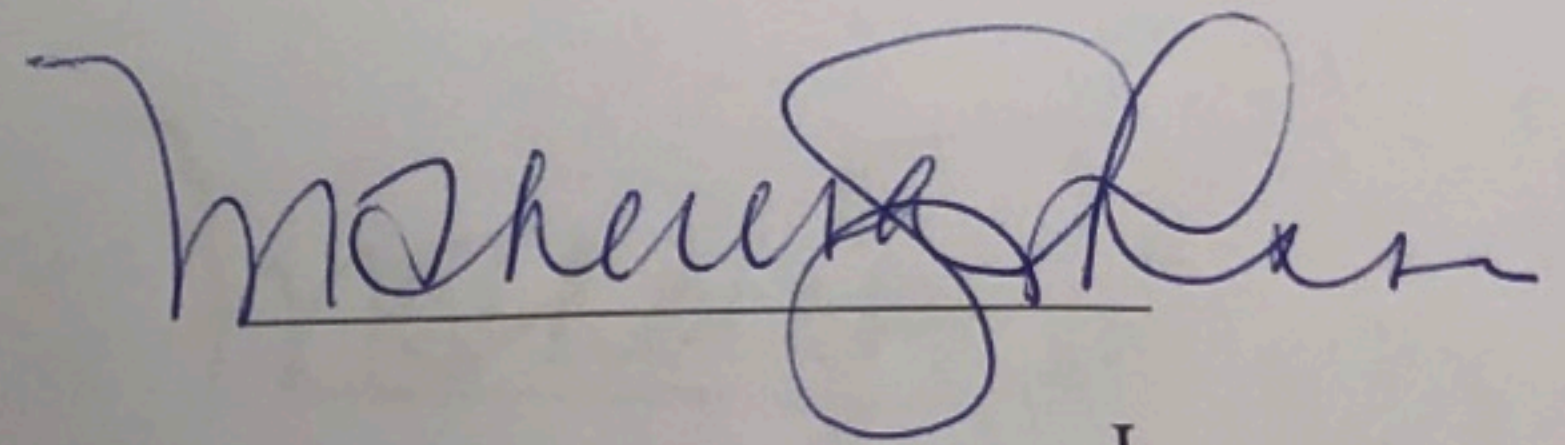
: NO. 2022 - 16476

: JURY TRIAL DEMANDED

ORDER

AND NOW, on this 15 day of December, 2022, upon consideration of the

Emergency Motion Seeking a Preliminary Injunction and any response thereto, the Motion is
GRANTED. Defendants are hereby enjoined from publishing or otherwise disseminating any
information in the investigative report commissioned by the Township of Exeter (the "Report"),
which Defendants have improperly obtained. Defendants are further ORDERED to return any
and all physical or electronic copies of the Report in Defendants' possession and destroy all
physical and electronic copies of the Report (or descriptions thereof) in their possession,
including but not limited to those on The Exeter Examiner Facebook page, The Exeter Examiner
website, and The Exeter Underground podcast.


, J.

Order 22-16476

Berks County Prothonotary Office



5491654 R

12/15/2022 2:11 PM



EXHIBIT H



The Exeter Examiner

14m · 



Oh, the other thing to report....

Somebody bought gardellagate.com and has put up a single page site!! Hilarious.



2

EXHIBIT I

From: [Chadwick Schnee](#)
To: [Jerry Geleff](#)
Cc: [Tucker Hull](#); [Tara Rivera](#); [Colin Butler](#)
Subject: Contempt
Date: Thursday, December 15, 2022 5:46:00 PM
Attachments: [Image.jpeg](#)
[Screenshot 2022-12-15 174533.png](#)

Jerry,

Attached is a copy of the court order from today's hearing. I believe you also received a copy from the judge.

I note that, as of 15 minutes ago, you disseminated a link to a website (gardellagate.com) that includes a copy of the report, which has resulted in the further dissemination of the investigation report, despite this court order.

Please immediately remove any links to any websites containing the investigation report.

Thank you.

J. Chadwick Schnee, Esq.



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EXHIBIT J



9h Like Reply

1



Top fan
Mary McSurdy
Replay available

8h Like Reply



Top commenter
Donna Lea Merritt
[Mary McSurdy](#) tomorrow I'm sure

7h Like Reply



The Exeter Examiner
[Mary McSurdy](#) Will be in the morning. I'm listening to it now, because I have to actually bleep out a website name. MARY, I HAVE TO BLEEP OUT THE NAME OF A WEBSITE. Because of the freedom hating BOS.

7h Like Reply

1



Top fan
Mary McSurdy
[The Exeter Examiner](#) look forward to listening. G'nite.

7h Like Reply



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