

Date	Action	User	TaskNumber	Bureau	Reason	Comment
#####	Mainframe-	#####	1 - N	Jul 11 2005 12:00AM	RESPONDENT FILED ANSWER TO COMPLAINT W/CERTIFICATE	
#####	Mainframe-	#####	2 - N	Jul 13 2005 12:00AM	CALL SMITH INTERIM PAYMENT ORDER SERVED TO PARTIES - F	
#####	Mainframe-	#####	3 - H	Sep 28 2005 12:00AM	INITIAL HEARING,AVLB HEARING ROOM STATE OFFICE BUILDI	
#####	Mainframe-	#####	4 - N	Jul 18 2005 12:00AM	ALL RAINEY PREHEARING ORDER ISSUED.COMPLY W/PROCEEDI	
#####	Mainframe-	#####	5 - N	Aug 9 2005 12:00AM	PRESIDING OFFICER FOR INITIAL HRG OF 8/18/05 CHG FROM F	
#####	Mainframe-	#####	6 - N	Sep 1 2005 12:00AM	CORRECTED HEARING NOTICE SENT TO PARTIES - FARNERJOYC	
#####	Mainframe-	#####	7 - N	Dec 28 2005 12:00AM	ALL NGUYEN'S INITIAL DECISION SERVED TO PARTIES - FARNE	
#####	Mainframe-	#####	8 - N	Jan 17 2006 12:00AM	EXCEPTIONS TO BE FILED - JACOBDIANE	
#####	Mainframe-	#####	9 - N	Jan 27 2006 12:00AM	REPLY EXCEPTIONS TO BE FILED - JACOBDIANE	
#####	Mainframe-	#####	10 - N	Jan 12 2006 12:00AM	SEE C-20054629 FOR COMMISSIONERS FILED REVIEW FORM	
#####	Mainframe-	#####	11 - N	Jan 13 2006 12:00AM	EXCEPTIONS WITH CERTIFICATE OF SERVICE FILED BY COMPI	
#####	Mainframe-	#####	12 - N	Feb 9 2006 12:00AM	SEC MEMO TO OSA - EXCEPTIONS HAVE BEEN RECEIVED - JAC	
#####	Mainframe-	#####	13 - N	Feb 19 2006 12:00AM	PGW FLD ANS TO COMPLNT MOT FOR AN ENLARGEMT TIME	
#####	Mainframe-	#####	14 - N	Feb 19 2006 12:00AM	PGW FLD MEMORANDUM IN SUPPORT OF ANS OF PGW TO	
#####	Mainframe-	#####	15 - N	Mar 20 2006 12:00AM	PGW FLD ANS TO COMPLNT MOT TO STRIKE PGW ANS TO C	
#####	Mainframe-	#####	16 - N	Mar 20 2006 12:00AM	PGW FLD MEMORANDM IN SUPPORT OF ANS OF PGW TO C	
#####	Mainframe-	#####	17 - N	Oct 21 2006 12:00AM	AGNES MANU & F.A. REALTY FLD REQ FOR EMERGENCY MO	
#####	Mainframe-	#####	18 - N	Oct 24 2006 12:00AM	SEC MEMO TO DIRECTOR OF OPERATIONS ASSIGNING REQ F	
#####	Mainframe-	#####	19 - N	Nov 5 2006 12:00AM	REPLY BRIEF FILED BY COMPLAINANT WITH CERTIFICATE OF S	
#####	Mainframe-	#####	20 - N	Oct 27 2006 12:00AM	RESPONDENT FILED ANSWER TO COMPLAINANT MOTION ST	
#####	Mainframe-	#####	21 - N	Oct 24 2006 12:00AM	COMPLAINANT FILED EMERGENCY MOTION FOR STAY OF TE	
#####	Mainframe-	#####	22 - N	Sep 28 2006 12:00AM	RECOM ADOPTED - EXCEPTIONS DISMISSED; ALJ'S INITIAL DI	
#####	Mainframe-	#####	23 - N	Nov 2 2005 12:00AM	RESPONDENT FILED RESPONSE TO QUESTIONS REGARDING E	
#####	Mainframe-	#####	24 - N	Feb 27 2006 12:00AM	COMPLAINANT FLD RESPONSE TO PGW NUNNC PRO TUNC AN	
#####	Mainframe-	#####	25 - N	Feb 27 2006 12:00AM	COMPLAINANT FLD MOTION TO STRIKE PGW NUNNC PRO TUN	

OF SERVICE - SHUTTI ES WORTH

FARNERJOYCE

NG, PHILADELPHIA 10:00 AM - NGUYEN

JRAL RULES & REGULATIONS - FARNERJOYCE

LI RAINY TO ALL NGUYEN - FARNERJOYCE

E

RJOYCE

S - NO REVIEW REQUESTED - JACOBDIANE

AINANT - JACOBDIANE

COBDIANE

E FILE COMPLINTS EXCEPTNS TO ID - FARNERJOYCE

COMPLINTS MOT FOR ENLARGMENT ETC - FARNERJOYCE

COMPLINT MOT FOR ENLARGMNT ETC - FARNERJOYCE

COMPLINT MOT TO STRIKE PGW ETC - FARNERJOYCE

TION FOR STAY OF TERMINATION - BESTKAY

ILED BY MANU & F. A. REALTY - BESTKAY

SERVICE - GRAYJOSEPH

AY OF TERMINATION OF GAS SVC - GRAYJOSEPH

RMINATION OF GAS SERVICE - GRAYJOSEPH

ECIS ON ADOPTED - FARNERJOYCE

XHIBITS 2 & 3A - GRAYJOSEPH

NSWER W/CERTIFICATE OF SERVICE - GRAYJOSEPH

MC ANSWER TO COMPLAINANT MOT - GRAYJOSEPH

CAPTION SHEET

CASE MANAGEMENT SYSTEM

1. REPORT DATE: 00/00/00	:	
2. BUREAU: ALJ	:	
3. SECTION(S):	:	
5. APPROVED BY:	:	4. PUBLIC MEETING DATE:
DIRECTOR:	:	00/00/00
SUPERVISOR:	:	
6. PERSON IN CHARGE:	:	7. DATE FILED: 06/06/05
8. DOCKET NO: C-20054630	:	9. EFFECTIVE DATE: 00/00/00

PARTY/COMPLAINANT: F A REALTY INVESTORS CORP

RESPONDENT/APPLICANT: PHILADELPHIA GAS WORKS

COMP/APP COUNTY: PHILADELPHIA

UTILITY CODE: 125042

ALLEGATION OR SUBJECT

COMPLAINANT STATES HE WANTS THE PUC TO STAY ALL COLLECTION PROCEEDINGS UNTIL THE THE END OF THE ADJUDICATION OF THE ISSUES RAISED IN THIS COMPLAINT.

DOCKETED

JUN 20 2005

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FOLDER

C-20054630

~~Philadelphia Gas Works~~

Must be returned by ~~June 17, 2005~~

PENNSYLVANIA PUBLIC UTILITY COMMISSION

Formal Complaint Form

RECEIVED

Please print or type.

JUN 08 2005

1. CUSTOMER NAME (COMPLAINANT)

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Your name, mailing address, county, telephone number, utility account number and service address:

Name F. A. REALTY INVESTORS CORP

Street/P.O. Box 3802 Apt # _____

City PHILADELPHIA State PA Zip 19146

County PHILADELPHIA

Area Code/HOME Phone 215 877 5981

Area Code/WORK Phone 215 473 8049

Utility Account Number 0392342865
(from your bill)

If your complaint involves utility service provided to a different address than your mailing address, please list this information below.

Name F. A. REALTY INVESTORS CORP

Street/~~P.O. Box~~ 5800 NORTH 17TH STREET

City PHILADELPHIA State PA Zip 19141

2. UTILITY NAME (RESPONDENT)

Name of utility company your complaint concerns: Philadelphia Gas Works

INDEXED

JUN 20 2005

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3. TYPE OF UTILITY (check one)

ELECTRIC

STEAM HEAT

GAS

WASTE WATER

WATER

MOTOR CARRIER

(taxi, moving company, limousine)

TELEPHONE

(local, long distance)

4. COMPLAINT (check one)

A. In general, what is your complaint?

I want to oppose the company's proposed rate increase.

There are incorrect charges on my bill.

There is a reliability, safety or quality problem with my utility service.

I received a notice that my utility service is being terminated.

I would like a payment agreement.

Other. : The Billing System and Metering
(explain) System is Faulty providing erroneous
billing.

B. State the facts of your complaint.

Include any specific dates, times or places that are important. If the complaint is about a bill, tell us about any charges that you believe are not correct. Use additional paper if you need more space. Provide copies of all relevant documents you believe will support your complaint.

The Billing Systems highly unusual.
This is due to faulty metering
system, among others, This results
is erroneous billing.

5. RELIEF

What do you want the Public Utility Commission to do about your complaint? Use additional paper if you need more space.

To order Philadelphia Gas Works to:

1. Install new system which will provide correct reading and billing
2. Test said metering system occasionally to insure proper reading and billing.

6. PROTECTION FROM ABUSE

Answer the following question if your complaint is against a natural gas distribution company, an electric distribution company or a water company AND your complaint is about a billing problem, an application for service problem, a termination of service problem or a request for a payment agreement.

Has a court granted a "Protection from Abuse" order for your personal safety?

YES

NO

7. PRIOR UTILITY CONTACT

Answer the following question only if you are a residential customer and your complaint is against an electric distribution utility, natural gas distribution utility or a water distribution utility.

Have you spoken to a utility company representative about this complaint?

YES

(Includes appeals of BCS determinations)

NO



If you tried to, but could not speak to a utility company representative about your complaint, please explain why.

8. VERIFICATION AND SIGNATURE

You must print or type your name below on the line provided for the verification paragraph, and you must sign and date (in ink) this form on the lines provided.

Verification:

I STEVE FREMPONG, hereby state that the facts above set forth are true and correct (or are true and correct to the best of my knowledge, information and belief) and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

SA (Signature) 6-6-5 (Date)

9. LEGAL REPRESENTATION (IF ANY)

If you are represented by a lawyer in this matter you must provide your lawyer's name, address and telephone number.

Lawyer's Name _____

Street _____

City _____ State _____ Zip _____

Area Code/Phone Number _____

10. FILING

Please return the completed form to one of the addresses listed below:

If using U.S. Postal Service:

If using overnight delivery service:

Secretary Pennsylvania Public Utility Commission P.O. Box 3265 Harrisburg, PA 17105	Secretary Pennsylvania Public Utility Commission 400 North Street Commonwealth Keystone Building, 2 nd Floor Harrisburg, Pennsylvania 17120
-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------

Facsimiles and/or electronic filings of the complaint form will not be accepted.

If you have any questions about filling out this form, please contact the Secretary's Bureau at 717-772-7777.

Keep a copy of your complaint for your records.

- Once we receive all the paperwork, we usually will schedule your hearing before an Administrative Law Judge.
- We will notify both you and the company by mail when the hearing date is set.
- If you cannot travel to your hearing, you can request that the hearing be held by phone. This is called a telephonic hearing. If we can, we will schedule a telephonic hearing for you.
- We will most likely schedule your hearing sometime within three months after you file your complaint forms. If you know of certain dates when you will not be available for a hearing, let us know when you file your forms. We will try to work around your schedule.
- If you cannot attend the hearing on the scheduled date, you must request a different time or date. You should request the change at least 5 days before your hearing by writing to:

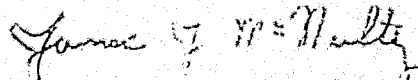
Office of Administrative Law Judge
Public Utility Commission
P.O. Box 3265
Harrisburg, PA 17105-3265

YOU SHOULD INCLUDE YOUR DAYTIME TELEPHONE NUMBER IN YOUR LETTER. DEPENDING ON YOUR REASON FOR NOT BEING ABLE TO ATTEND THE SCHEDULED HEARING, YOUR REQUEST TO CHANGE THE HEARING MAY OR MAY NOT BE APPROVED. WE WILL LET YOU KNOW OUR DECISION ON YOUR REQUEST FOR CHANGING THE HEARING DATE BEFORE THE DATE OF THE HEARING.

YOU MUST ATTEND SCHEDULED HEARINGS IN PERSON OR BY PHONE. IF YOU DO NOT ATTEND, YOUR COMPLAINT MAY BE DISMISSED (THROWN OUT).

If you have any questions about the complaint process, please call the Bureau of Consumer Services, toll free, at 1-800-782-1110.

Very truly yours,



James J. McNulty
Secretary

DDI

cc: Philadelphia Gas Works

7000 Woodbine Ave
Phila. PA 19151
June 6, 2005

James J. McNulty
Secretary
Pennsylvania Public Utility Commission
~~PO~~ 400 North Street
Commonwealth Keystone Bldg, 2nd Fl.
HARRISBURG, PA 17120

RE: FILING OF FORMAL APPEALS

Dear Mr McNulty:

Enclosed herein
please find two (2) Formal Appeal
Forms for filing.

F.A. Realty Investors Corp, the owner
of 5800 North 17th Street, Phila
PA 19141 files formal appeals
in the case of Philadelphia Gas
Works.

AGNES MANU, Pro Se files
appeal relating to her property
located at 7000 Woodbine Avenue,
Philadelphia PA 19151.

PLEASE TAKE NOTICE that copies
of aforementioned filings have
been served upon Philadelphia Gas

Works via U.S. mail first class!)
as of this date, putting them
notice of any unnecessary shut off

If any questions arise please
contact either AGNES MANU
at 215 877 5981 or STEVE FREMPONG
at 215 473 8049.

I remain

Sincerely

SA

STEVE FREMPONG

Agnes Manu
AGNES MANU

COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
P O BOX 3265, HARRISBURG PA 17105-3265

DATE SERVED: JUNE 20, 2005

C-20054630

LAURETO FARINAS ESQUIRE
PHILADELPHIA GAS WORKS
800 W MONTGOMERY AVE
PHILADELPHIA PA 19122-2898

Dear Sir/Madam:

A complaint has been filed against you before the Pennsylvania Public Utility Commission by F A REALTY INVESTORS CORP. To defend yourself against the claims stated in the following pages, you must act within twenty (20) days by filing in writing with the Commission, either personally or through your attorney, your defenses or objections to the claims stated against you. Or, you may satisfy the complaint by settling the matter with the Complainant and submitting proof of settlement to the Commission within twenty (20) days.

IF YOU FAIL TO RESPOND WITHIN TWENTY (20) DAYS, THE CASE MAY GO FORWARD IN YOUR ABSENCE AND A JUDGEMENT MAY BE ENTERED AGAINST YOU BY THE COMMISSION WITHOUT FURTHER NOTICE.

CUSTOMER OF A UTILITY

A payment schedule may be prescribed or a termination of utility services may be authorized. You may lose money or property or other rights important to you.

COMPANY/UTILITY

An Administrative Law Judge may revoke or suspend any certificate or permit held by you, or impose a fine, or any other appropriate penalty or remedy authorized by the Public Utility Code. You may lose money or property or other rights important to you.

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JUN 20 2005

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FOLDER

JUNE 20, 2005

Detailed instructions on how to proceed are contained in the attached pages. You are advised to read them carefully.

Unless you are a corporation or other organization, you may proceed without a lawyer. However, if you want a lawyer and do not have one or cannot afford one, the office listed below can tell you where you can get legal help:

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Very truly yours,

James J. McNulty
Secretary

ddi

BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

DATE SERVED: JUNE 20, 2005

F A REALTY INVESTORS CORP
Complainant

VS.

PHILADELPHIA GAS WORKS
Respondent

Complaint Docket
No: C-20054630

DOCUMENT
FOLDER

FORMAL COMPLAINT NOTICE TO RESPONDENT TO ANSWER OR SATISFY

TO: PHILADELPHIA GAS WORKS

TAKE NOTICE:

That a complaint in the above entitled matter, of which the attached is a true and correct copy, has been presented and filed of record with the Pennsylvania Public Utility Commission. Section 702 of the Public Utility Code, 66 Pa. C.S. Section 702, requires the Commission to serve on each party named in a complaint a copy of the complaint and notice calling upon each party to satisfy the complaint, or to answer the same in writing within a specified time; THEREFORE,

1. You have twenty (20) days from the date on which this complaint is served to either satisfy this complaint or to file with the Secretary of the Pennsylvania Public Utility Commission, P. O. Box 3265, Harrisburg, PA 17105-3265, an answer (original and three copies), in writing, under oath, which, as required by Section 5.61 of the Commission's Rules of Practice and Procedure, 52 Pa. Code Section 5.61, either affirms or specifically denies the allegations in this complaint. You must also serve a copy of the answer upon the complainant. The date of service is the mailing date as indicated by the date at the top of this Notice. Section 1.56(a) of the Commission's Rules of Practice and Procedure, 52 Pa. Code Section 1.56(a).

2. If you fail to either satisfy this complaint or to file answer or other responsive pleading within twenty (20) days, you will be deemed to have admitted all the allegations in this complaint in accordance with Section 5.61 of the Commission's Rules of Administrative Practice and Procedure, 52 Pa. Code Section 5.61. In that event, the Commission may, without hearing, enter an order which either revokes or suspends any certificate or permit held by you or which imposes a fine or any other appropriate penalty or remedy authorized by the Public Utility Code, 66 Pa. C.S. Section 101, et seq.; and, if you are a customer of a utility, an order may be entered which prescribes a payment schedule or which authorizes termination of utility services. The Commission is not limited to the relief sought by the complainant in paragraph 4 of the attached complaint.

3. If you elect to satisfy this complaint you must file, within twenty (20) days from the date on which this complaint is served, affidavits executed by each complainant that this complaint has been satisfied. Such affidavits must describe the basis on which this complaint was satisfied; any settlement agreement between the parties must be reduced to writing and attached to the affidavit. Such affidavits are to be filed with the Secretary of the Commission at the address set forth in paragraph 1. Upon receipt of affidavits of satisfaction from all complainants, this complaint may be dismissed by the Commission in accordance with Section 703(a) of the Public Utility Code, 66 Pa. C.S. Section 703(a), unless the Commission determines that such dismissal would be contrary to the public interest, in which event the Commission may direct that hearings be held upon the complaint.

4. If you file an answer which admits the allegations in this complaint, or which fails to specifically deny the allegations in this complaint, the Commission may, without hearing, enter an order which either revokes or suspends any certificate held by you or which imposes a fine or any other appropriate penalty or remedy authorized by the Public Utility Code, 66 Pa. C. S. Section 101, et seq.; and, if you are a customer of a utility, an order may be entered which prescribes a payment schedule or which authorizes termination of utility services. The Commission is not limited to the relief sought by the complainant in paragraph 4 of the attached complaint.

5. If you file a timely answer which specifically denies the allegations in this complaint, or which raises material questions of law or fact, this matter shall be referred to the Office of Administrative Law Judge for hearing and decision. If, after hearing on the issues raised by that answer, you are found to have committed any of the violations alleged in the complaint, the Administrative Law Judge may render a decision which either revokes or suspends any certificate or permit held by you or which imposes a fine or any other appropriate penalty or remedy authorized by the Public Utility Code, 66 Pa. C. S. Section 101, et seq.; and, if you are a customer of a utility, an order may be entered which prescribes a payment schedule or which authorizes termination of utility services. In the imposition of a penalty after a hearing the Administrative Law Judge is not bound by the relief sought by the complainant in paragraph 4 of the attached complaint.

James J. McNulty
Secretary

(SEAL)

Certified Mail
Return Receipt Requested

Philadelphia Gas Works
800 West Montgomery Avenue, Philadelphia, PA 19122



Mary M. Chan, Paralegal
Legal Department
Direct Dial: (215) 684-6830
Fax: (215) 684-6798
E-mail: mary.chan@pgworks.com

July 11, 2005

RECEIVED

James McNulty, Secretary
Pennsylvania Public Utility Commission
Room B-20, North Office Building
Harrisburg, PA 17105-3265

ORIGINAL

JUL 11 2005

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

RE: FA Realty Investors Corp vs. PGW, Docket No.: C-20054630

Dear Secretary McNulty:

Pursuant to 52 Pa. Code §5.61, the Philadelphia Gas Works ("PGW") hereby files the original and three (3) copies of its Answer to the Complaint in the above captioned matter.

If additional information is needed about this matter, please do not hesitate to contact me at my direct-dial number above. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "M. Chan", written over a horizontal line.

Enclosure

cc. FA Realty Investors Corp
Linda Pereira

DOCUMENT
FOLDER

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F A Realty Investors Corp :
:
v. : Docket No.: C-20054630
:
Philadelphia Gas Works :

Answer of the Philadelphia Gas Works

Pursuant to 52 Pa. Code §5.61, the Philadelphia Gas Works ("PGW") hereby answers the Complaint filed in the above captioned matter. PGW hereby avers the following:

1. Admitted.
2. Admitted.
3. Admitted.
4. (a-b) Denied. PGW denies the averments contained in this paragraph concerning the Complainant's bills, and all other averments that are conclusions. The Complainant's bills are correct as rendered. The Complainant's bills are based on actual gas usage to 5800 N. 17th Street (Service Address). The current total amount on the Complainant's account is \$18,445.23. This current total is due to the Complainant missing and underpaying monthly payments as shown on the statement of accounts which is attached hereto as Exhibit "A".
Pursuant to the Bureau of Consumer Services decision dated March 23, 2005, the Complainant must pay \$16,217.41 in full by the April 6, 2005 bill due date. A copy of the BCS decision is attached hereto as Exhibit "B".
5. Denied. The averments in Paragraph 5 of the Complaint are requests for relief to which no response is required. PGW therefore denies the averments in this paragraph.

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DOCKETED
JUL 13 2005

RECEIVED

JUL 11 2005

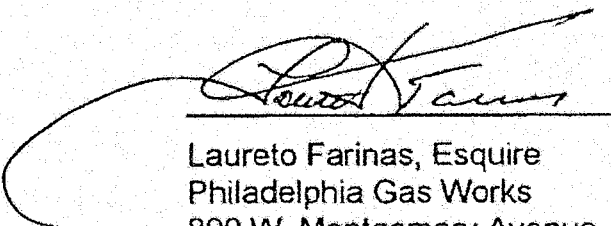
PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

6. n/a.
7. Admitted.

Wherefore, PGW respectfully requests that this Commission find against the Complainant, and affirm the BCS decision in this matter. PGW requests that, the Commission enter an Interim Order directing the Complainant to make payment of the current bill during the pendency of the hearing in this matter. PGW further requests that the Interim Order directing payment authorize PGW to terminate service if the Complainant fails to comply with that Interim Order.

Respectfully submitted,

July 11, 2005



Laureto Farinas, Esquire
Philadelphia Gas Works
800 W. Montgomery Avenue
Philadelphia, PA 19122
(215) 684-6982

EXHIBIT A

HISTORY REQUEST REPORT FOR ACCOUNT # 392342865 AND SA # 1846365712 AS OF 07/01/2005

Account #: 392342865	SA #: 1846365712	Bill Cycle: 06	Rate Class: GS
Name: F.A. REALTY INVESTORS COR			
Address: 5800 N 17TH ST, BSE/PHILA, PA			
Pay Agreement Indicator: N	Easyway Indicator:	CRP Status:	
Blocker Start Date: 20050628	Blocker End Date: 20070628	Meter #: 1984750	Phone #: 8722947267

Trans Date	Trans Type	Current Amt	Total Amt	Adjus Amt	Segment Start Date	Segment End Date	Read Code	Emp Seq	Current Balance	Asst	Meter #
12/08/2000	BILL	\$895.04	\$895.04	\$0.00	11/01/2000	12/08/2000	R	907	\$895.04	907	1984750
01/10/2001	BILL	\$1,125.60	\$1,125.60	\$0.00	12/08/2000	01/10/2001	R	1844	\$2,034.06	937	1984750
01/12/2001	LPC	\$13.42	\$13.42	\$0.00	01/10/2001	02/08/2001	R	2599	\$3,151.00	755	1984750
02/08/2001	BILL	\$1,086.64	\$1,086.64	\$0.00	01/10/2001	02/08/2001	R	2599	\$3,151.00	755	1984750
02/10/2001	LPC	\$30.30	\$30.30	\$0.00	01/10/2001	02/08/2001	R	2599	\$3,151.00	755	1984750
03/12/2001	BILL	\$1,252.37	\$1,252.37	\$0.00	02/08/2001	03/12/2001	R	3457	\$4,449.97	858	1984750
03/12/2001	BILL	\$1,255.43	\$1,255.43	\$0.00	02/08/2001	03/12/2001	R	3457	\$4,453.03	858	1984750
03/14/2001	LPC	\$46.60	\$46.60	\$46.60							
03/14/2001	CANB	(\$1,252.37)	(\$1,252.37)	\$0.00							
04/10/2001	BILL	\$663.09	\$663.09	\$0.00	03/12/2001	04/10/2001	R	3895	\$5,181.56	438	1984750
04/12/2001	LPC	\$65.44	\$65.44	\$65.44							
05/10/2001	BILL	\$176.73	\$176.73	\$0.00	04/10/2001	05/10/2001	R	4004	\$5,433.67	109	1984750
05/12/2001	LPC	\$75.38	\$75.38	\$75.38							
06/11/2001	BILL	\$70.28	\$70.28	\$0.00	05/10/2001	06/11/2001	R	4041	\$5,077.95	37	1984750
06/12/2001	PAY	(\$500.00)	(\$500.00)	\$0.00							
06/13/2001	LPC	\$74.00	\$74.00	\$74.00							
07/12/2001	BILL	\$30.38	\$30.38	\$0.00	06/11/2001	07/12/2001	R	4051	\$5,183.38	10	1984750
07/14/2001	LPC	\$75.05	\$75.05	\$75.05							
08/10/2001	BILL	\$31.85	\$31.85	\$0.00	07/12/2001	08/10/2001	R	4062	\$5,290.74	11	1984750
08/14/2001	LPC	\$75.51	\$75.51	\$75.51							
09/11/2001	BILL	\$31.85	\$31.85	\$0.00	08/10/2001	09/11/2001	R	4073	\$5,398.58	11	1984750
09/13/2001	LPC	\$75.99	\$75.99	\$75.99							
10/11/2001	BILL	\$27.88	\$27.88	\$0.00	09/11/2001	10/11/2001	R	4083	\$5,502.93	10	1984750
10/13/2001	LPC	\$76.47	\$76.47	\$76.47							
10/17/2001	PAY	(\$107.87)	(\$107.87)	\$0.00							
11/08/2001	BILL	\$80.74	\$80.74	\$0.00	10/11/2001	11/08/2001	R	4133	\$5,552.68	50	1984750
11/10/2001	LPC	\$76.88	\$76.88	\$76.88							
12/10/2001	BILL	\$218.88	\$218.88	\$0.00	11/08/2001	12/10/2001	R	4301	\$5,849.65	168	1984750

Account # 392342855

SA # 1846365712

Bill Cycle 08

Rate Class GS

Phone #: 8722947(267)

Name: F.A. REALTY INVESTORS COR

Address: 5800 N 17TH ST, BSE/PHILA, PA

Easyway Indicator

CRP Status

Blocker Start Date 20050628

Blocker End Date: 20070628

Meter #: 1984750

Pay Date	Pay Type	Current Amt	Wage Amt	Adjust Amt	Segment Start Date	Segment End Date	Read Code	Emp Rate	Current Balance	Meter #
12/12/2001	LPC	\$78.09	\$78.09	\$78.09						
01/07/2002	PAY	(\$216.88)	(\$216.88)	\$0.00	12/10/2001	01/10/2002	R	4976	\$6,471.76	675 1984750
01/10/2002	BILL	\$759.61	\$759.61	\$0.00						
01/12/2002	LPC	\$81.38	\$81.38	\$81.38						
02/08/2002	BILL	\$1,061.25	\$1,061.25	\$0.00	01/10/2002	02/08/2002	R	5926	\$7,625.78	950 1984750
02/12/2002	LPC	\$92.77	\$92.77	\$92.77						
02/25/2002	PAY	(\$500.00)	(\$500.00)	\$0.00						
03/11/2002	BILL	\$848.22	\$848.22	\$0.00	02/08/2002	03/11/2002	R	6712	\$8,080.88	786 1984750
03/13/2002	LPC	\$106.88	\$106.88	\$106.88						
04/10/2002	BILL	\$609.00	\$609.00	\$0.00	03/11/2002	04/10/2002	R	7315	\$8,809.49	603 1984750
04/12/2002	LPC	\$119.61	\$119.61	\$119.61						
05/09/2002	BILL	\$294.89	\$294.89	\$0.00	04/10/2002	05/09/2002	R	7584	\$9,233.12	269 1984750
05/11/2002	LPC	\$128.74	\$128.74	\$128.74						
05/23/2002	PAY	(\$500.00)	(\$500.00)	\$0.00						
06/10/2002	BILL	\$30.84	\$30.84	\$0.00	05/09/2002	06/10/2002	R	7595	\$8,894.95	11 1984750
06/12/2002	LPC	\$130.99	\$130.99	\$130.99						
07/10/2002	BILL	\$30.35	\$30.35	\$0.00	06/10/2002	07/10/2002	R	7605	\$9,056.75	10 1984750
07/12/2002	LPC	\$131.45	\$131.45	\$131.45						
08/08/2002	BILL	\$30.35	\$30.35	\$0.00	07/10/2002	08/08/2002	R	7615	\$9,219.01	10 1984750
08/10/2002	LPC	\$131.91	\$131.91	\$131.91						
09/09/2002	BILL	\$31.54	\$31.54	\$0.00	08/08/2002	09/09/2002	R	7626	\$9,382.91	11 1984750
09/11/2002	LPC	\$132.36	\$132.36	\$132.36						
09/17/2002	BILL	\$3.40	\$3.40	\$0.00	09/09/2002	09/17/2002	R	7629	\$9,396.31	3 1984750
09/17/2002	COLFEE	\$10.00	\$10.00	\$10.00						
10/18/2002	LPC	\$133.04	\$133.04	\$133.04						
10/23/2002	PAY	(\$2,500.00)	(\$2,500.00)	\$0.00						
11/09/2002	LPC	\$105.44	\$105.44	\$105.44						
12/12/2002	LPC	\$105.44	\$105.44	\$105.44						
12/26/2002	WO	(\$7,240.23)	(\$7,240.23)	(\$7,240.23)						

BILLS FROM 01/01/1996 TO 07/01/2005

Account #: 392342865	Customer Name: F. A. REALTY INVESTORS COR
Customer Address: 5800 N 17TH ST, BSE/PHILA, PA	Bill Cycle: 08

BILLS

Service Agreement	Meter #	Bill Start Date	Bill End Date	Bill Due Date	Meter Read Start	Meter Read End	Usage (CCF)	Read Code	Bill Amount	Bill Cancelled	Closing Bill	CRP Monthly Amount	Eway Current Month	Eway Curr Amt	Days
1846365712	1984750	09/09/2002	09/17/2002	10/17/2002	7626	7629	3	Regular	\$3.40	No	Yes	\$0.00	0	\$0.00	8
1846365712	1984750	08/08/2002	09/09/2002	10/04/2002	7615	7626	11	Regular	\$31.54	No	No	\$0.00	0	\$0.00	32
1846365712	1984750	07/10/2002	08/08/2002	09/04/2002	7605	7615	10	Regular	\$30.35	No	No	\$0.00	0	\$0.00	29
1846365712	1984750	06/10/2002	07/10/2002	08/06/2002	7595	7605	10	Regular	\$30.35	No	No	\$0.00	0	\$0.00	30
1846365712	1984750	05/09/2002	06/10/2002	07/09/2002	7584	7595	11	Regular	\$30.84	No	No	\$0.00	0	\$0.00	32
1846365712	1984750	04/10/2002	05/09/2002	06/05/2002	7315	7584	269	Regular	\$294.89	No	No	\$0.00	0	\$0.00	29
1846365712	1984750	03/11/2002	04/10/2002	05/07/2002	6712	7315	603	Regular	\$609.00	No	No	\$0.00	0	\$0.00	30
1846365712	1984750	02/08/2002	03/11/2002	04/09/2002	5926	6712	786	Regular	\$648.22	No	No	\$0.00	0	\$0.00	31
1846365712	1984750	01/10/2002	02/08/2002	03/09/2002	4976	5926	950	Regular	\$1,061.25	No	No	\$0.00	0	\$0.00	29
1846365712	1984750	12/10/2001	01/10/2002	02/06/2002	4301	4976	675	Regular	\$759.61	No	No	\$0.00	0	\$0.00	31
1846365712	1984750	11/08/2001	12/10/2001	01/09/2002	4133	4301	168	Regular	\$218.88	No	No	\$0.00	0	\$0.00	32
1846365712	1984750	10/11/2001	11/08/2001	12/06/2001	4083	4133	50	Regular	\$80.74	No	No	\$0.00	0	\$0.00	28
1846365712	1984750	09/11/2001	10/11/2001	11/06/2001	4073	4083	10	Regular	\$27.88	No	No	\$0.00	0	\$0.00	30
1846365712	1984750	08/10/2001	09/11/2001	10/09/2001	4062	4073	11	Regular	\$31.85	No	No	\$0.00	0	\$0.00	32
1846365712	1984750	07/12/2001	08/10/2001	09/07/2001	4051	4062	11	Regular	\$31.85	No	No	\$0.00	0	\$0.00	29
1846365712	1984750	06/11/2001	07/12/2001	08/07/2001	4041	4051	10	Regular	\$30.38	No	No	\$0.00	0	\$0.00	31
1846365712	1984750	05/10/2001	06/11/2001	07/10/2001	4004	4041	37	Regular	\$70.28	No	No	\$0.00	0	\$0.00	32
1846365712	1984750	04/10/2001	05/10/2001	06/06/2001	3895	4004	109	Regular	\$176.73	No	No	\$0.00	0	\$0.00	30
1846365712	1984750	03/12/2001	04/10/2001	05/08/2001	3457	3895	438	Regular	\$663.09	No	No	\$0.00	0	\$0.00	29
1846365712	1984750	02/08/2001	03/12/2001	04/09/2001	2599	3457	858	Regular	\$1,255.43	No	No	\$0.00	0	\$0.00	32
1846365712	1984750	02/08/2001	03/12/2001	04/06/2001	2599	3457	858	Regular	\$1,252.37	Yes	No	\$0.00	0	\$0.00	32
1846365712	1984750	01/10/2001	02/08/2001	03/07/2001	1844	2599	755	Regular	\$1,086.64	No	No	\$0.00	0	\$0.00	29
1846365712	1984750	12/08/2000	01/10/2001	02/07/2001	907	1844	937	Regular	\$1,125.60	No	No	\$0.00	0	\$0.00	33
1846365712	1984750	11/01/2000	12/08/2000	01/09/2001	0	907	907	Regular	\$895.04	No	No	\$0.00	0	\$0.00	37

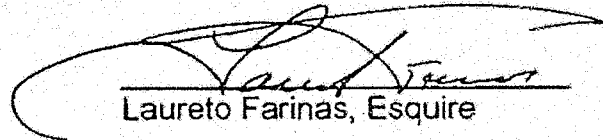
EXHIBIT B

- <Customer>
 <CustomerLastName>**FA INVESTORS CORPORATION**</CustomerLastName>
 <AccountNumber>**0392342865**</AccountNumber>
 - <CustomerServAddress> 1803370
 <ServAddress1>**5800 N 17TH STREET**</ServAddress1>
 <ServCity>**PHILADELPHIA**</ServCity>
 <ServState>**PA**</ServState>
 <ServZip5>**19141**</ServZip5>
 </CustomerServAddress>
 </Customer>
 <DecisionIssue>**N**</DecisionIssue>
 <Violation>**NO**</Violation>
 <TotalBalance>**16217.41**</TotalBalance>
 <DateClosed>**2005-03-23**</DateClosed>
 <Resolution>**SENT CLOSING LETTER TO CUSTOMER---CUST MUST PAY \$16,217.41 (BALANCE IN FULL)---WITH BILL DUE APRIL 6, 2005. FA REALTY INVESTORS CORP PO BOX 3802 PHILADELPHIA PA 19146 DEAR MR FREMPON: THIS IS IN REFERENCE TO THE RECENT INFORMAL COMPLAINT YOU FILED WITH THE PENNSYLVANIA PUBLIC UTILITY COMMISSION AGAINST PHILADELPHIA GAS WORKS FOR GAS SERVICE AT 5800 NORTH 17TH ST, PHILADELPHIA, PA. THE BUREAU OF CONSUMER SERVICES HAS BEEN DELEGATED LIMITED AUTHORITY TO HANDLE COMPLAINTS REGARDING COMMERCIAL ACCOUNTS. WE DID FORWARD YOUR COMPLAINT TO PGW WITH A REQUEST THAT IT RECONSIDER THE INFORMATION YOU PRESENTED ON YOUR COMPLAINT AND TO MAKE ANY CHANGES TO YOUR ACCOUNT THAT MAY BE APPROPRIATE BASED ON YOUR COMPLAINT. WE HAVE COMPLETED OUR DISCUSSIONS WITH THE COMPANY, AND THE FOLLOWING TERMS REPRESENT THE FAIREST PAYMENT ARRANGEMENT WE COULD MAKE ON YOUR BEHALF. THAT YOU HAVE GAS SERVICE ON AT 5800 NORTH 17TH ST, PHILADELPHIA, PA. THAT THERE HAVE BEEN NO PAYMENTS MADE ON THIS ACCOUNT SINCE OCTOBER 23, 2002. THAT THERE IS AN AMR METER IN THE PROPERTY AND ACTUAL METER READINGS HAVE BEEN OBTAINED. THAT THE BALANCE IS AN ACCUMULATION OF UNPAID BILLINGS DATING BACK TO OCTOBER 2002. THAT AS OF MARCH 11, 2005 YOU HAVE A BALANCE OF \$16,217.41 OWING TO THE PHILADELPHIA GAS WORKS. IN ORDER TO PREVENT THE TERMINATION OF YOUR SERVICE YOU MUST MAKE THE FOLLOWING PAYMENTS: YOU MUST PAY THE BALANCE IN FULL, \$16,217.41 BY THE BILL DUE APRIL 6, 2005. UNFORTUNATELY THERE IS LITTLE MORE I CAN DO TO ASSIST YOU I THE FURTHER RESOLUTION OF THIS MATTER. IF YOU WISH TO PURSUE THIS MATTER FURTHER, YOU CAN FILE A FORMAL COMPLAINT WITH THE PUBLIC UTILITY COMMISSION. FORMAL COMPLAINT FORMS MAY BE OBTAINED BY WRITING TO THE SECRETARY OF THE COMMISSION AT THE ABOVE ADDRESS, BY CONTACTING BCS AT 1-800-782-1110 OR BY VISITING OUR WEBSITE AT PUC.PAONLINE.COM. PLEASE BE ADVISED THAT FILING A FORMAL COMPLAINT DOES NOT AUTOMATICALLY PROHIBIT THE TERMINATION OF YOUR SERVICE IF THE ABOVE PAYMENT(S) ARE NOT MADE. SINCERELY, MATTHEW HRIVNAK BUREAU OF CONSUMER SERVICES ACCOUNT NUMBER - 0392342865 CC: PGW**</Resolution> Done
 <BalanceDate />
 - <OtherInfo>
 <BCSInvestigatorFName>**MATTHEW**</BCSInvestigatorFName>
 <BCSInvestigatorLName>**HRIVNAK**</BCSInvestigatorLName>

VERIFICATION

I, Laureto Farinas, hereby declare that I am counsel to the Philadelphia Gas Works; that, as such, I am authorized to make this verification on its behalf: that the facts set forth in the foregoing Answer are true to the best of my knowledge, information and belief, and that I expect to be able to prove these at a hearing held in this matter. I make this verification subject to the penalties of 18 Pa. C.S. §4904, pertaining to false statements to authorities.

Date: July 11, 2005


Laureto Farinas, Esquire

CERTIFICATE OF SERVICE

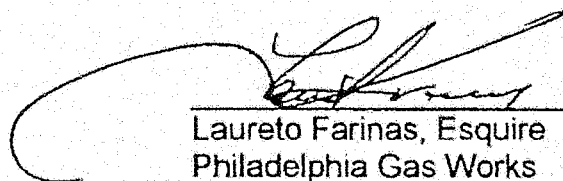
I HEREBY CERTIFY THAT I HAVE THIS DAY SERVED A TRUE COPY
OF THE FOREGOING DOCUMENT UPON THE PARTICIPANTS LISTED
BELOW. IN ACCORDANCE WITH THE REQUIREMENTS OF §1.54
(RELATING TO SERVICE BY A PARTICIPANT).

Service List:

For Complainant:

*F.A. Realty Investors Corp
5800 N. 17th Street, Bse
Philadelphia, PA 19141*

July 11, 2005



Laureto Farinas, Esquire
Philadelphia Gas Works
800 W. Montgomery Avenue
Philadelphia, PA 19122
(215) 684-6982