

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

Callowhill Center Associates

v.

PECO Energy Company

:
:
:
:
:

C-20054267

SECRETARY'S BUREAU
P.U.C.

05 JUN 27 AM 10:10

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ORDER CONTINUING HEARING

By letter dated June 20, 2005, counsel for complainant Callowhill Center Associates indicated that due to a conflict, that firm was no longer able to represent complainant in this proceeding, and requested that the hearing scheduled for June 23, 2005 be continued so that complainant can obtain substitute counsel. This request was not opposed by respondent PECO Energy Company.

This request is reasonable, and will be granted.

THEREFORE,

DOCKETED
JAN 27 2006

IT IS ORDERED:

1. That the hearing scheduled for June 23, 2005 at Docket No. C-20054267 is hereby continued and will be rescheduled .

Date: June 21, 2005


Marjane R. Chestnut
Administrative Law Judge

Callowhill Center Associates v. PECO Energy Company
Docket Number C-20054267

SERVICE LIST

Marianne E. Brown, Esquire
Dilworth Paxson LLP
3200 Mellon Bank Center
1735 Market Street
Philadelphia, PA 19103-7595

Lisa A. Lutz, Esquire
PECO Energy Company
2301 Market Street
P.O. Box 8699
Philadelphia, PA 19101-8699



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
Office of Administrative Law Judge
P.O. BOX 3265, HARRISBURG, PA 17105-3265
June 17, 2005

IN REPLY PLEASE
REFER TO OUR FILE

In Re: C-20054267

(See letter of 5-12-05)

Callowhill Center Associates v. PECO Energy Company
Billing dispute.

Judge Change Notice

This is to inform you that a hearing on the above-captioned case will be held as follows:

Type: Initial hearing
Date: Thursday, June 23, 2005
Time: 10:00 a.m.
Location: In an available hearing room
Philadelphia State Office Building
Broad and Spring Garden Streets
Philadelphia, Pennsylvania

The presiding officer has been changed from Administrative Law Judge Allison K. Turner to Administrative Law Judge Marlane R. Chestnut.

Presiding: Administrative Law Judge Marlane R. Chestnut
1302 Philadelphia State Office Building
1400 West Spring Garden Street
Philadelphia, PA 19130
Telephone: (215) 560-2105
Fax: (215) 560-3133

BTTL

DOCUMENT
FOLDER

DOCKETED
JUN 27 2005

Attention: You may lose the case if you do not come to this hearing and present facts on the issues raised.

If you intend to file exhibits, 2 copies of all hearing exhibits to be presented into evidence must be submitted to the reporter. An additional copy must be furnished to the Presiding Officer. A copy must also be provided to each party of record.

Individuals representing themselves do not need to be represented by an attorney. All others (corporation, partnership, association, trust or governmental agency or subdivision) must be represented by an attorney. An attorney representing you should file a Notice of Appearance before the scheduled hearing date.

If you are a person with a disability, and you wish to attend the hearing, we may be able to make arrangements for your special needs. Please call the scheduling office at the Public Utility Commission:

- Scheduling Office: (717) 787-1399.
- AT&T Relay Service number for persons who are deaf or hearing-impaired: 1-800-654-5988.

pc: Judge Turner
Susan Licon
Beth Plantz
Docket Section
Calendar File



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
Office of Administrative Law Judge
P.O. BOX 3265, HARRISBURG, PA 17105-3265
June 21, 2005

IN REPLY PLEASE
REFER TO OUR FILE

In Re: C-20054267

(See attached list)

DOCUMENT
FOLDER

Callowhill Center Associates v. PECO Energy Company
Billing dispute.

Hearing Cancellation/Reschedule Notice

This is to inform you that the initial hearing on the above-captioned case previously scheduled for June 23, 2005 has been canceled.

The hearing has been rescheduled as follows:

Type: Initial hearing
Date: Thursday, August 11, 2005
Time: 10:00 a.m.
Location: In an available hearing room
Philadelphia State Office Building
Broad and Spring Garden Streets
Philadelphia, Pennsylvania
Presiding: Administrative Law Judge Marlane R. Chestnut
1302 Philadelphia State Office Building
1400 West Spring Garden Street
Philadelphia, PA 19130
Telephone: (215) 560-2105
Fax: (215) 560-3133

DOCKETED
JUN 28 2005

Attention: You may lose the case if you do not come to this hearing and present facts on the issues raised.

If you intend to file exhibits, 2 copies of all hearing exhibits to be presented into evidence must be submitted to the reporter. An additional copy must be furnished to the Presiding Officer. A copy must also be provided to each party of record.

Individuals representing themselves do not need to be represented by an attorney. All others (corporation, partnership, association, trust or governmental agency or subdivision) must be represented by an attorney. An attorney representing you should file a Notice of Appearance before the scheduled hearing date.

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- Scheduling Office: (717) 787-1399.
- AT&T Relay Service number for persons who are deaf or hearing-impaired: 1-800-654-5988.

pc: Judge Chestnut
Susan Licon
Beth Plantz
Docket Section
Calendar File

CALLOWHILL CENTER ASSOCIATES v. PECO ENERGY COMPANY
C-20054267

MARIANNE E BROWN ESQUIRE
DILWORTH PAXSON LLP
3200 MELLON BANK CENTER
1735 MARKET STREET
PHILADELPHIA PA 19103-7595
215-575-7000

LISA A LUTZ ESQUIRE
PECO ENERGY COMPANY
2301 MARKET STREET/S23-1
P O BOX 8699
PHILADELPHIA PA 19101-8699
215.841.6841

OALJ Hearing Report

Please Check Those Blocks Which Apply

Docket No.:	C-20054267		YES	NO
		Prehearing Held:	<input type="checkbox"/>	<input type="checkbox"/>
Case Name:	Callowhill Center Associates v. PECO Energy	Hearing Held:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Company:		Testimony Taken:	<input type="checkbox"/>	<input type="checkbox"/>
		Transcript Due:	<input type="checkbox"/>	<input type="checkbox"/>
		Hearing Concluded:	<input type="checkbox"/>	<input type="checkbox"/>
Location:	Philadelphia, PA	Further Hearing Needed:	<input type="checkbox"/>	<input type="checkbox"/>
		Estimated Add'l Days:		
Date:	June 23, 2005	RECORD CLOSED:	<input type="checkbox"/>	<input type="checkbox"/>
ALJ:	Alison K. Turrer	DATE:		
		Briefs to be Filed:	<input type="checkbox"/>	<input type="checkbox"/>
Reporting Firm:	Sargents Court Reporting Service, Inc.	DATE:		
		Bench Decision:	<input type="checkbox"/>	<input type="checkbox"/>
		REMARKS:	<div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>Rescheduled to 8/11/05</i> </div>	

DOCUMENT FOLDER

RECEIVED

JUN 23 2005

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

PLEASE PRINT CLEARLY - Incomplete information may result in delay of processing.

Name and Telephone Number	Address	Who are you representing?
	City State Zip	
Telephone:	E-mail Address:	Fax Number:
	City State Zip	
Telephone:	E-mail Address:	Fax Number:
	City State Zip	
Telephone:	E-mail Address:	Fax Number:

Check this box if additional parties or attendees appear on back of form.

6/27/05 elf

Reporter's Signature

Note: Completion of this form does not constitute an entry of appearance, see 52 Pa. Code §§1.24 and 1.25.

Legal Department

Exelon Business Services Company
2301 Market Street / 523-1
PO Box 8699
Philadelphia, PA 19101-8699

Telephone 215 841.5544
Fax 215 568 3389
www.exeloncorp.com

Direct Dial: 215.841.6841

August 1, 2005

James McNulty, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Second Floor
Harrisburg, PA 17120

ORIGINAL

Re: Callowhill Center Associates v. PECO Energy Company
Docket Number: C-20054267

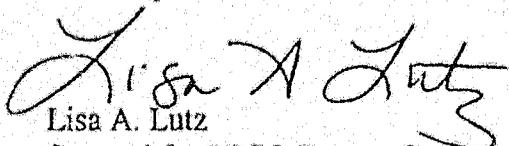
Dear Secretary McNulty:

Pursuant to 52 Pa. Code §5.24(b), PECO Energy Company certifies that the parties in the above referenced complaint have reached an accord.

By copy of this letter, I am alerting the Complainant of its right to object to the closing of this matter in writing to the Public Utility Commission within ten (10) days of the date of this letter.

If additional information is needed about this matter, please contact me at my direct-dial number above. Thank you.

Sincerely,


Lisa A. Lutz
Counsel for PECO Energy Company

**DOCUMENT
FOLDER**

cc: Callowhill Center Associates, c/o Mr. Myron Berman
Administrative Law Judge Marlane R. Chestnut
Susan Licon

RECEIVED
05 AUG -3 AM 8:51
SECRETARY'S BUREAU

DOCKETED
AUG 03 2005

RJP

2

COMMONWEALTH OF PENNSYLVANIA
PUBLIC UTILITY COMMISSION

DATE: August 2, 2005
SUBJECT: C-20054267 Callowhill Center Associates v. PECO Energy Company
TO: Wanda Zeiders
Docket Management
FROM: Susan Licon, ALJ Support Staff
Office of Administrative Law Judge

**DOCUMENT
FOLDER**

On August 1, 2005, a Certificate of Satisfaction was filed in the above-captioned proceeding. If no objection is filed to this certificate within 10 days of service, this proceeding will be closed.

All parties should be notified that the case is closed and a copy of that notification placed in the document folder.

Attachment

pc: ALJ Marlane R. Chestnut
Beth Plantz
Case File

DOCKETED
AUG 03 2005



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
Office of Administrative Law Judge
P.O. BOX 3265, HARRISBURG, PA 17105-3265
August 2, 2005

IN REPLY PLEASE
REFER TO OUR FILE

In Re: C-20054267

(See letter of 6-21-05)

**DOCUMENT
FOLDER**

Callowhill Center Associates v. PECO Energy Company

Cancellation Notice

This is to inform you of the following cancellation:

Type: Initial hearing
Date: Thursday, August 11, 2005
Time: 10:00 a.m.
Presiding: Administrative Law Judge Marlane R. Chestnut

Please mark your records accordingly.

pc: Judge Chestnut
Susan Licon
Beth Plantz
Docket Section
Calendar File

DOCKETED
AUG 02 2005
RJP

Legal Department

Exelon Business Services Company
2301 Market Street / 523-1
PO Box 8699
Philadelphia, PA 19101-8699

Telephone 215 841 5544
Fax 215 568 3389
www.exeloncorp.com

Business Services
Company

Direct Dial: 215 841 6841

DOCUMENT FOLDER

August 3, 2005

ORIGINAL

James McNulty, Secretary
Pennsylvania Public Utility Commission
P. O. Box 3265
Harrisburg, PA 17105-3265

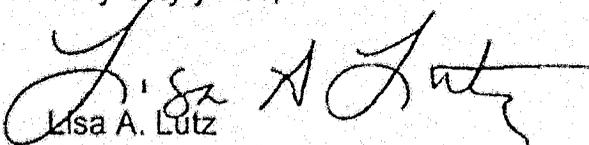
**RE: Callowhill Center Associates v. PECO Energy Company
Pa. PUC Docket No.: C-20054267**

Dear Secretary McNulty:

Enclosed is a copy of Withdrawal of Complaint signed by the Complainant in the above-referenced case. The Complainant has agreed to withdraw the complaint without prejudice. Please send me a final order or closing notice in this matter.

Thank you for your help and if you have any questions regarding this request, please call my direct dial number (215) 841-6841.

Very truly yours,



Lisa A. Lutz
Counsel for PECO Energy Company

LAL/zr

Enc.

SECRETARY'S BUREAU
05 AUG -5 AM 9:51

WITHDRAWAL OF
PENNSYLVANIA PUBLIC UTILITY COMMISSION FORMAL COMPLAINT
Callowhill Center Associates v. PECO Energy Company
Docket Number: C-20054267

The circumstances causing the above Pennsylvania Public Utility Commission
formal complaint have been resolved, and I wish to withdraw this complaint.

CALLOWHILL CENTER ASSOCIATES

By: Myron J. Berman
MYRON J. BERMAN, VP
CALLOWHILL BUILDING CORP.
GENERAL PARTNER

Date AUGUST 1, 2005

DOCUMENT
FOLDER

DOCKETED
AUG 05 2005

SECRETARY'S BUREAU
AUG 11 9:51 AM '05

OALJ Hearing Report

Please Check Those Blocks Which Apply

Docket No.:	C-20054267		YES	NO
Case Name:	Callowhill Center Associates v. PECO Energy	Prehearing Held:	<input type="checkbox"/>	<input type="checkbox"/>
Company:		Hearing Held:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location:	Philadelphia, PA	Testimony Taken:	<input type="checkbox"/>	<input type="checkbox"/>
Date:	August 11, 2005	Transcript Due:	<input type="checkbox"/>	<input type="checkbox"/>
ALJ:	Marlane R. Chestnut	Hearing Concluded:	<input type="checkbox"/>	<input type="checkbox"/>
Reporting Firm:	Sargents Court Reporting Service, Inc.	Further Hearing Needed:	<input type="checkbox"/>	<input type="checkbox"/>
<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">RECEIVED</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">AUG 19 2005</div> <div style="font-size: 0.8em; font-weight: normal;">PA PUBLIC UTILITY COMMISSION SECRETARY'S BUREAU</div>		Estimated Add'l Days:		
		RECORD CLOSED:	<input type="checkbox"/>	<input type="checkbox"/>
		DATE:		
		Briefs to be Filed:	<input type="checkbox"/>	<input type="checkbox"/>
		DATE:		
		Bench Decision:	<input type="checkbox"/>	<input type="checkbox"/>
		REMARKS:	<div style="font-size: 1.2em; font-family: cursive;">Settled prior to hearing</div>	

PLEASE PRINT CLEARLY - Incomplete Information may result in delay of processing.

Name and Telephone Number	Address	Who are you representing?
DOCUMENT FOLDER		
Telephone:	E-mail Address:	Fax Number:
	City State Zip	
Telephone:	E-mail Address:	Fax Number:
	City State Zip	
Telephone:	E-mail Address:	Fax Number:
	City State Zip	

Check this box if additional parties or attendees appear on back of form.

8/18/05
elf

Reporter's Signature

Note: Completion of this form does not constitute an entry of appearance, see 52 Pa. Code §§1.24 and 1.25.



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

IN REPLY PLEASE
REFER TO OUR FILE

September 9, 2005

C-20054267

CALLOWHILL CENTER ASSOCIATES
421 NORTH SEVENTH STREET, SUITE 700
PHILADELPHIA PA 19123

DOCUMENT
FOLDER

CALLOWHILL CENTER ASSOCIATES
v.
PECO ENERGY COMPANY

TO WHOM IT MAY CONCERN:

Please be advised that the Commission has marked closed the above-entitled proceeding.

Very truly yours,

James J. McNulty
Secretary

nvl
cc: All parties of Record
Office of ALJ

DOCKETED
SEP 8 2005