

AA-00016.00000 (40/40)

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: 01/24/06
8. DOCKET NO: C-20065802	:	9. EFFECTIVE DATE: 00/00/00

PARTY/COMPLAINANT: BRADFORD RETAIL DEVELOPMENT
 RESPONDENT/APPLICANT: PECO ENERGY COMPANY
 COMP/APP COUNTY: CHESTER UTILITY CODE: 110550

ALLEGATION OR SUBJECT

COMPLAINANT STATES THERE ARE INCORRECT CHARGES ON THEIR BILL.

DOCUMENT
FOLDER

DOCKETED

JAN 25 2006

PENNSYLVANIA PUBLIC UTILITY COMMISSION

Formal Complaint Form

110550

Please print or type. C-20065802

RECEIVED
2005 JAN 24 AM 9:53
SECRETARY'S BUREAU

1. CUSTOMER NAME (COMPLAINANT)

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

Name BRADFORD RETAIL DEVELOPMENT

Street/P.O. Box 211 CARTER DRIVE, SUITE A Apt #

City WEST CHESTER State PA Zip 19382

County CHESTER

Area Code/HOME Phone

Area Code/WORK Phone 610-436-5083

Utility Account Number 35-03-43-156617
(from your bill)

ORIGINAL

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

Name BRADFORD RETAIL DEVELOPMENT

Street/P.O. Box 700 BRADFORD AVE ST5 DRUG

City WEST CHESTER State PA Zip 19382

2. UTILITY NAME (RESPONDENT)

Name of utility company your complaint concerns: PECO

3. TYPE OF UTILITY (check one)

- ELECTRIC
- GAS
- WATER
- TELEPHONE
(local, long distance)
- STEAM HEAT
- WASTE WATER
- MOTOR CARRIER
(taxi, moving company, limousine)

5

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.
(explain)

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.

On 11-1-04 the electrician set the meter at the named address. On 12-10-04, we rec'd a bill for usage on this meter for period 10-01-04 thru 11-3-05 in the amount of \$3725.33. I contacted PECO and after several meeting at the site and phone calls, PECO feels we should pay for kWh that we didn't use, the person connected to the incorrect meter number should. See attached dates and explanations of what was done by us and by PECO. It is clear that PECO is at fault and needs to get their billing dept. on board and stop charging us for other peoples usage.

5. **RELIEF**

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

See attached explanation.

PECo Account # 35-03-43-156617

B STATE THE FACTS OF THE COMPLAINT (Additional Explanation)

Attachments

↓
11-01-04 - Electric Meter was installed 11-01-04 by Cook's Electrical Service. Outlets are not connected, nor any heating service.

(A) 12-10-04 - Peco sends a bill to EBS for usage at this address for the period 10-01-04 thru 11-03-04 in the amount of \$3725.33 (bill attached)

12-10-04 - Amy Woodward contacts PECO about this error, they assure me that it is correct. After convincing PECO it isn't correct we make an appt. for a technician to come out and look at the meter numbers for that building. The meter number shown on our bills is #119PU19666, the actual meter number is 119PU29522.

(B) 12-13-04 - PECO send another bill for this address for period 11-03-04 thru 12-03-04 in the amount of \$884.69 plus a late charge of \$46.57. Again, the building is still empty with no outlets to use and no heating system installed.

12-13-04 - Amy calls PECO, speaks with a C.S. Rep "Megan" and they tell me they will adjust this bill, and that there may be a problem with the meter numbers. (Amy told PECO on 12-10-04 that there was a problem with meter numbers.) A technician from PECO will visit our site on in the next week or so, and they assure me no one need to be there for their investigation.

(C) 12-17-04 Peco sends another bill for this address in the amount of \$1707.27, for period 10-01-04 thru 12-03-04; Peco credits to our account \$4650.59, leaving a balance due of \$1713.27. Again, the building is empty, no outlets, no heating system, no carpet, no walls, nothing, just a shell of a building. I call again to see why we are getting these outrageous bills, the building is empty.

(D-1) 01-14-05 - PECO sends TWO (2) bills for the electrical service, one is for new charges of \$930.21 for period 12-3-04 thru 01-05-05 in addition to the \$1713.27 from the previous month totaling \$2643.56 due. A second bill is for new charges of \$-0- plus a late charge of \$.08 for a balance now due of \$1713.35, same account number and same dates for both bills. One bill has the wrong meter number and the other bill has a blank second page with no meter number designated at all.

(D-2)

(E) Feb 2005 – PECO sends a bill for period 12-13-04 thru 02-03-05 in the amount of \$907.06, plus a late charge of \$33.04 for a total of \$3583.66 due. I called PECO and they are sending out another technician to look at the meter number and read it, March 07, 2005. The previous PECO tech did stop in December 2004 but PECO said he did not file a report, therefore no action was taken by PECO.

March 07, 2005 – PECO technician comes to the site and agrees that the meter number reported on our bills is not the meter number in our building. The meter in our building is #119PU29522 and also has an actual reading of "50" on this date. Still, the building is a shell, no outlets, no heat, no carpet, no walls, just a shell.

(F-1)
(F-2) March 15, 2005 – Received Two (2) bills for the electrical service on the named account. First bill reads period 02-03-05 thru 03-04-05 for a charge of \$1431.69 in addition to the previous balance of \$3628.04. The second bill is for \$-0- for period 02-03-05 thru 03-04-05 plus the previous balance of \$3628.04 for a total of \$3628.04. The building is still empty, nothing inside, no tenant, no outlets, nothing!

(G) March 22, 2005 – Received a letter from PECO via Facsimile, dated 03-22-05 stating that the technician has verified the correct meter number and will direct PECO with billing adjustments as necessary, the technicians name is Frank Frankenfield.

(H) April 18, 2005 – PECO send a bill for new charges on our account for \$-0- plus a previous balance of \$5059.73, (see above paragraph, prev bal was \$3628.04) and the second page of this bill is blank with no meter numbers or usage patterns. This bill also states that we have an agreement with PECO to pay \$907.01 and we DID NOT make any arrangement at all. PECO is lying.

(I-1)
(I-2) May 17, 2005 – Received TWO bills, again, from PECO. The first bill is for period 03-04-05 thru 05-04-05 for a total of \$-0- new charges plus a balance forward of \$5059.73, with a note for an agreement of payment WE DID NOT MAKE. The second page is blank again, no electric usage, no meter number, nothing, blank. Amy called and spoke with "Jackie" she said she would look into the problem and get back to me. No response.

May 18, 2005 – Received a PECO bill for our account with the corrected meter number but the balance from the previous bills inclusive of the wrong meter number. Additionally, we now have new charges in the amount of \$2342.33 for period 03-04-05 thru 05-04-05. (Add this to the "wrong balance forward from last month" \$5059.73 and you get \$7402.06 now due) Again, the building is a shell, nothing is inside..... And the meter reading given is the same meter reading that was the actual reading from the previous bill, with the wrong meter number.

I-2
May 24, 2005 – Amy called PECO and spoke with "Carmen" and she states that although the meter number was corrected, the usage and charges have not yet been corrected, "it takes time.." she explained. "The investigation is still open and PECO needs to adjust the charges for you."

June and July 2005 – Amy called back any talk to C.S. Rep's they assure me that the corrections will be made, Amy has to turn this building over to a tenant in October 2005 and she wants this correct before doing so. Amy offered twice to meet with a rep from PECO either at our office or theirs to get this straightened out in person, PECO declined the offer, twice. We want this to be corrected but PECO doesn't. They want their money and they are willing to steal it from another company, (us).

J
June 13, 2005 – Spoke with "Ellen" in the commercial area and she said they are "working on this account".

K
October 12, 2005 – Amy receives a final notice bill from PECO for \$7402.06 for our account. When PECO said they corrected our bill, PECO LIED.

J
October 12, 2005 – Amy called PECO and spoke with "James" C.S. Rep, he said he would reopen this investigation to find out why there hasn't been a monetary adjustment.

L
October 17, 2005 – Amy receives a letter from a collection agency for this account in the amount of \$7402.06, so when PECO tells the Public Utility commission that they have billed \$4,073.25 to East Bradford Retail, PECO IS LYING. Attached are the notices to prove that PECO has not been truthful to you at all.

No bills or correspondence with PECO since these overdue notices (10-17-05) have been sent to us.

In reading the PECO statements in the PUC's letter to East Bradford, I have some very pointed concerns that need to be shown to everyone involved and PECO is stating they are wrong in their own paperwork! Page 1 of 1 shows the reading of meter 119PU19666 and cancels the meter and balance on December 2004. In my notes from PECO Feb 2005 (above) , when PECO said that even though the tech was out to the site AND KNEW AT THAT POINT THE METER NUMBER WAS INCORRECT, PECO did nothing about it! It says this in PECO's statement to you on the lower, right corner of Page 1 of 1, and the reading is -0- ZERO.

Page 2 of 2 is also interesting, first line - the usage is 0 but the balance is \$1713.35? Next line – same date 1-05-05 with 267.8 usage and now the bill is \$2643.56? Third through Fifth line shows usage (On the wrong meter number!) The last line dated 3-07-05 blank, no balance but the far right box says that on this date the correct meter # was found and the reading is 50, just as my notes state above. However, the bottom line says 03/17/05 Meter change 119PU19666 was removed, it was NEVER IN OUR BUILDING! Additionally , PECO states that meter #119PU29522 was installed with a

reading of 69? If the meter was changed (which it wasn't) how can the meter start at 69? Why doesn't it start at 0?

Page 3 of 3 is even more bizarre. The balance forward is from the wrong meter, as it shows on page 2 of 2. There is a minor adjustment at the end but if you work out the average kWh cost, the balance should be approx \$1810.00. Nothing close to \$4073.25.

Pa PUC FORMAL COMPLAINT

Response:

Question #5 – RELIEF

This problem has been going on for over one year. Peco has REFUSED to own up to their mistake and wants our company to pay for it.

After PECO came out three different times and finally agreed the meter # on our bill and the actual meter # in the building was wrong, all PECO did was change the meter number on the bill and send it back to me; no monetary credits – nothing!

Now they tell you that they adjusted the bill down to \$4073.25 – it isn't our usage!

PECO gave the wrong meter # to our account, the meter they showed on our bill was actually being used by someone or some other business. (large electric user!) When PECO went back to the user of the meter and said – "You owe us \$7000+, the user told them nope, you didn't bill me", now PECO wants us to pay it.

The actual meter in this building was set Nov 1, 2004 by the electrician. (I have his paperwork to prove this) In Dec 2004 we received a bill for usage from Oct 1 thru Nov 3 2004 for \$3,725.33. That's when I brought this problem to PECO. Each month the usage was large, until finally PECO realized that they had a BIG problem. It was explained to me by a rep. that PECO couldn't adjust our bill until they found the meter that was listed on our bill..... I asked why couldn't they find it, they read it each month! Apparently it's done remotely, and therein lies the problem. After PECO did find the correct user/meter, all they did was change the meter # on my bill (May 2005) and send it back to me.

As recently as 10-12-05, PECO sent a final notice to us for \$7402.06, (attached) so when they say they have adjusted it, they are lying. I have a letter from a collection agency dated 9-05 with the amount due of \$7402.06. (attached) Again, PECO is lying and charging us the amount they couldn't get from the user of the meter they mistakenly charged to our account. (Latest bill attached – July 2005) it states May 4, 2005 – May 4, 2005 – no usage but we have a balance forward of \$7402.06!

This is so clear – PECO doesn't believe I kept records, but I have all the paperwork, dates time, names etc. everything. This bill needs to be ZERO!

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 Amy Woodward, rep. for East Brad. Retail, 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).

Amy Woodward
(Signature)

1-17-06
(Date)



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
P.O. BOX 3265, HARRISBURG, PA 17105-3265
December 8, 2005

IN REPLY PLEASE
REFER TO BCS FILE

BCS 1997323

BRADFORD RETAIL DEVELOPMENT
211 CARTER DRIVE
SUITE A
WEST CHESTER PA 19382

RE: 700 BRADFORD AVENUE, SUITE 5 DRUG, WEST CHESTER PA
19382

Dear Amy Woodward:

This is in response to the informal complaint you filed with the Bureau of Consumer Services (BCS) against PECO Energy Company. I am writing at this point to determine if your dispute has been resolved.

Briefly, your complaint was that the property had been billed on the wrong meter and you were disputing the billing in the amount of \$7,402.06.

I have been in touch with PECO on your behalf and have reviewed the records associated with this dispute. I find that you were billed on an incorrect meter from 10/1/04 to 3/4/05. The company adjusted for only the actual usage on the correct meter from 10/1/04 to 5/4/05. Your initial billing was for 51,365 kWh, but should have been 12,560 kWh.

The company adjusted the billing from \$7,402.06 to \$4,073.25. This adjustment was based on actual reading from the correct meter. (Statement attached)

As of the company report on 11/8/05 the company was requesting \$4,073.25 be paid immediately, as no payments had been made on this account from the time the service was initiated.

Unfortunately there is little I can do to further assist you in the resolution of this complaint as the BCS has very limited jurisdiction over commercial accounts. Therefore we cannot order the company to waive or reduce the bill(s) you have disputed, or force the company to offer you payment terms.

To avoid collection action you must pay the account balance of \$4,073.25 by December 6, 2005.

If you wish to pursue this matter further, you can file a formal complaint with the Public Utility Commission. You must do this within 20 days of the date of this letter. If you have any questions, please feel free to call me at 1-800-782-1110 and the necessary forms will be mailed to you.

Finally, by this letter, I am closing the informal complaint you had pending with this Bureau.

Sincerely,



Sheila Kepner
Bureau of Consumer Services
Public Utility Commission

Account Statement

Customer Name: Bradford Retail Develop
 Address: 700 Bradford Av S15 Drug
 West Chester Pa 19382-0000

Account Number: 35-03-43-156617 Rates: Electric Commercial Measured and Commercial Gas Heat

Bill Period	DAYS	Meter Reading -Type	USAGE	Diy Avg Use	Peco Bill Amt /Budget + Agmt	Supp Chg.	Sales Tax	Amount Reqst'd	Due Date	Late Chg.	Payment	Date Pymt Rec'd	Balance	Comments
11/03/04		7044 - A	0	0.0					11/29/04					Meter # 119PU 19666 Bill delayed For questionable reading BM 00
10/01/04 11/03/04	33	0 - 1A 7044 - A	70440	2134.5	3,508.80		210.53	3,725.33	11/29/04				*3,725.33	*Initial bill Includes \$6.00 Transfer Fee Delayed bill Issued 11/08/04 BM 81
12/03/04	30	7840 - A	7960	265.3	834.61		50.08	4,656.59	12/28/04	46.57			*4,656.59	*BM 03
10/01/04 11/03/04 12/03/04	33 30	0 7044 - A 7840 - A	0 7044 7960	0.0 213.4 265.3	776.02 834.61		46.56 50.08	1,713.27	01/03/05		*46.57	12/13/04 12/13/04	1,713.27	*Late Charge Cancellation *Bill cancelled from 10/01/04 to 12/03/04 BM 81 Split Bill
12/13/04 - Gas Meter Installation - Meter # 020-879433 Installed. Reading 0000.														
12/18/04														Meter # 119PU 29522 found at property. Reading - 000000 (electric)

Why carried forward?

Account Statement
 Customer Name: Bradford Retail Develop
 Address: 700 Bradford Av S15 Drug
 West Chester Pa 19382-0000

Account Number: 35-03-43-158677 Rates: Electric Commercial Measured and Commercial Gas Heat

Bill Period	DAYS	Meter Reading -Type	USAGE	Dly Avg Use	Perco Bill Amt /Budget + Agmt	Supp Chg.	Sales Tax	Amount Reqs'd	Due Date	Late Chg.	Payment	Date Pymt Rec'd	Balance	Comments
01/05/05	33	8724 - A	8840	267.8	877.55		52.66	2,643.56	01/31/05				2,643.56	Delayed bill Issued 01/10/05 BM 81
02/03/05	29	9484 - A	7600	262.0	818.00		49.09	3,583.66	02/28/05	33.04			3,583.66	BM 04
02/03/05	52	12 - A	12	0.2	37.71		2.26							
03/04/05	29	10220 - A	0	0.0				3,628.04	03/29/05	44.38			3,628.04	Bill delayed For questionable reading BM 07
03/04/05	29	10220 - A	7360	253.7	779.93		46.79	5,059.73	03/30/05				5,059.73	Delayed bill Issued 03/09/05 BM 81
03/04/05	29	481 - A	483	16.8	570.72		34.25							
03/07/05														

03/17/05 - Meter Change Meter # 119PU 19666 removed. Motor # 119PU 29522 installed. Reading 00069 (Contracting company records)

never at address!

was always wrong at address.

not yet done 12-15-05

Meter changed 3-1-05
 EDWARD
 3-1-05

Meter # 119PU 29522 found at property. Reading - 00050 (electric)

Account Statement

Customer Name: Bradford Retail Develop
 Address: 700 Bradford Av S15 Drug
 West Chester Pa 19382-0000

Account Number: 35-03-43-156617

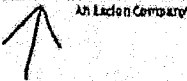
Rates: Electric Commercial Measured and Commercial Gas Heat

Bill Period	DAYS	Meter Reading -Type	USAGE	Diy Avg Use	Peco Bill Amt /Budget + Agmt	Supp Chg.	Sales Tax	Amount Reqst'd	Due Date	Late Chg.	Payment	Date Pymt Rec'd	Balance	Comments
04/05/05 05/05/05		11031 - A 958 - A	0 0	0.0 0.0	.00 /0.00 + 907.01			4,152.72	04/28/05				5,059.73	Bill delayed For questionable reading BM 00
05/04/05 05/04/05	1 1	1256 - A 1000 - A	0 0	0.0 0.0	.00 /0.00 + 907.01			5,059.73	05/31/05				5,059.73	Delayed bill; Issued 05/06/05 Bill delayed For questionable reading BM 00
05/04/05 05/04/05	61 61	1256 - A 1000 - A	12560 534	205.9 8.7	1,550.33 659.41		93.01 39.58	7,402.06	05/09/05				7,402.06	Delayed bill Issued 05/19/05 BM 81
05/04/05 05/04/05	1 1	1256 - FA 1000 - FA	0 0	0.0 0.0				7,402.06	10/03/05				7,402.06	BM 93
											3,328.81		4,073.25	*Bill adjustment from 10/1/04 to 5/4/05

This should be the corrected balance.
 Reading Type Codes: A - Actual E - Estimated C - Customer

Arbitrary amount?
 2.

Incorrect



**FINAL BILL NOTICE
(FACTURA-AVISO FINAL)**

Your Account Number is: 35-03-43-156617 Past Due Amt: \$7,402.06
For Service To: BRADFORD RETAIL DEVELOP Total Amount: \$7,402.06
C/O CDI SUITE A
211 CARTER DR
WEST CHESTER PA 19382-4501

Date Prepared: 10/05/05

For service at: 700 BRADFORD AV STE DRU



Dear Customer,

The final bill for service at 700 BRADFORD AV in the amount of \$7,402.06 is past due. Please mail your payment to us in the enclosed envelope. PECO Energy refers overdue final bills to an outside collection group.

If you have any questions please call the office at 1-800-494-4000.

OR

If you have already paid this bill, thank you! Please disregard this letter.

PROJECT Bradford

PROJECT # US ACCOUNT # _____

Cordially,
Collection Department IM _____ OWNER _____

APPROVED BY _____ DATE _____

IMPORTANT

PRINTED TO COMPUTER _____

PECO Energy refers the payment records of its customers to a credit bureau each month. Protect your credit; pay your bill now.

RECEIVED OCT 12 2005

To pay your PECO Energy bill by credit card, debit card, or Check-by-Phone 24 hours a day, 7 days a week call toll-free 1-877-595-8806.

Please Note: A 2.8% convenience fee will be applied to each credit card or debit card transaction, by the service provider.
A \$1.00 convenience fee will be applied to each Check-by-Phone transaction, by the service provider.

See other side for more information.

Atención

Esta es una mensajita muy importante. Si usted no lo entiende, favor de llamar al número de teléfono que aparece en este documento.

— Fold & Tear Here. Mail Bottom Part With Your Payment —

- Please Make Check Payable to "PECO Energy".
- Print your account number on your check.
- Check here if you have included a message.

Amount Enclosed



Account # 35-03-43-156617

BRADFORD RETAIL DEVELOP
C/O CDI SUITE A
211 CARTER DR
WEST CHESTER PA 19382-4501



PO Box 46549
Lincolnwood IL 60646-0549
RETURN SERVICE REQUESTED

Van Ru Credit Corporation
150 S Sunnyslope, Suite 108
Brookfield WI 53005-6461
Telephone #: 800-723-1300 Ext. 0

September 27, 2005

11641215-115-R04 536279 32761
Lop Bradford Retail Deve
C/O Cdi Suite A211
Carter Dr
West Chester PA 19382-



Van Ru Credit Corporation
PO Box 618
Park Ridge IL 60068-0618

Account # 11641215
Balance: \$ 7,665.09

Balance

Detach Upper Portion And Return With Payment

Creditor	Account #	Balance
Peco Energy Company	350343578612	\$ 263.03
Peco Energy Company	350343156617	\$ 7402.06

The above past due amount has been placed with us for collection.

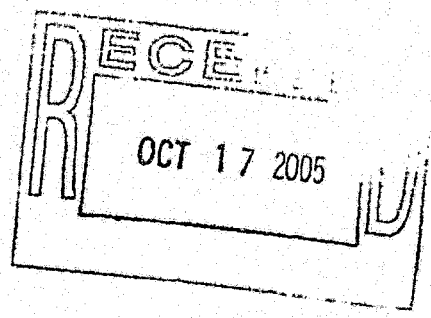
This is an important matter and deserves your immediate attention. Your payment may be mailed in the enclosed envelope. If you have any questions, or wish to discuss your account with one of our representatives, please call us at the toll free number listed above.

This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of this debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days from receiving this notice that you dispute the validity of this debt or any portion thereof, this office will obtain verification of the debt or obtain a copy of a judgment and mail you a copy of such judgment or verification. If you request this office in writing within 30 days after receiving this notice this office will provide you with the name and address of the original creditor, if different from the current creditor.

Yours truly,
Van Ru Credit Corporation

10NVA NR0411*



Utility Com
1-800-882-1110
782-

PECO Energy Company
Customer Strategies & Support
2301 Market Street, N5-1
P O Box 8699
Philadelphia, PA 19101-8699

www.exeloncorp.com



An Exelon Company

November 8, 2005

Bradford Retail Develop
Attn: Amy Woodward
C/O Cdi Suite A
West Chester Pa 19382

RE: 700 Bradford Av St5 Drug
West Chester Pa 19382-0000

Account Number: 35-03-43-156617

Dear Ms. Woodward:

In response to your Informal Complaint filed with the Public Utility Commission, (PUC) on 10/18/05, the results of the investigation are as follows:

A field visit determined you were being billed on an incorrect electric meter at the property since service was initiated on 10/1/04. Necessary paperwork was processed to correct the meter number on the system.

It was determined after the meter number corrections were made to the account the account was not billed back to the 10/1/04 initiation date.

A calculation was performed based on the readings obtained on the correct meter on 12/18/04, 3/7/05 and on 3/17/05.

It was determined you were billed on an incorrect meter from 10/1/04 to 3/4/05. A calculation was performed based on the readings obtained on the correct meter on 12/18/04, 3/7/05 and on 3/17/05.

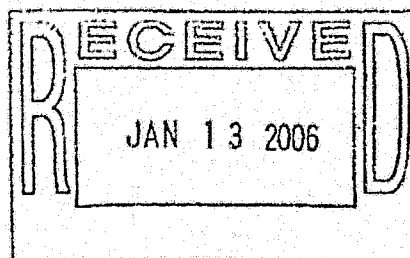
Billing was adjusted for only the actual usage on the correct meter from 10/1/04 to 5/4/05.

Your account was billed from 10/1/04 to 5/4/05 for 51,365 kWh and should have been billed for 12,560 kWh. A bill adjustment of \$3,238.81 (includes sales tax and late charges) was processed to the account.

Your account balance is \$4,073.25 due immediately. It should be noted that there was no payment made toward the account from the time the service was initiated.

A report, which includes this information, will be sent to the PUC and they will render and notify you of their decision.

Cordially,
Brigitte Litzberger
Analyst
Customer Relations
Cc: PA PUC





An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST, PHILADELPHIA, PA, 19101, WALK-IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5 00 PM, 1-800-494-4000, WWW.PECO.COM

Rate GS Electric General Service

Meter# 119PU 19666

To November 3, 2004	07044	- Actual Reading
From October 1, 2004	00000	- Actual Reading
Kilowatt hours (kWh) billed for 33 days	70440	kWh Multiplier 10
Billed Demand 17.9 KW		

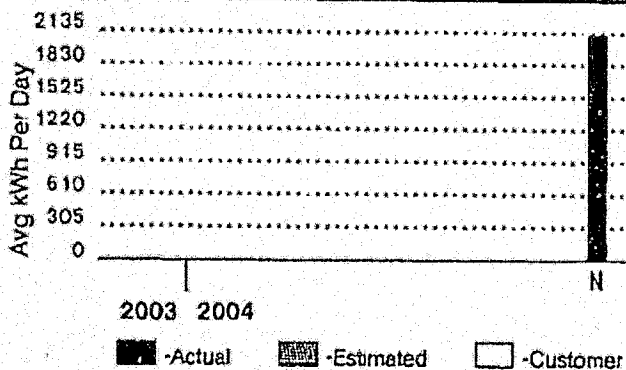


PECO ENERGY Charges

Customer Charge		23.82
Generation and Transmission Charges	(\$.1200 X 1432.0000 kWh) (\$.0461 X 5728.0000 kWh) (\$.0287 X 63280.0000 kWh)	2,252.04
Distribution Charges	(\$.0344 X 1432.0000 kWh) (\$.0103 X 5728.0000 kWh) (\$.0046 X 63280.0000 kWh)	399.35
Transition Charges	(\$.0685 X 1432.0000 kWh) (\$.0210 X 5728.0000 kWh) (\$.0098 X 63280.0000 kWh)	838.52
Total Basic Charges for 70440.0000 kWh		3,513.73
State Tax Adjustment		-4.93
	New Charges	\$3,508.80

Your Electric Use Pattern

Average kWh per month	70,440.0
Total Annual kWh	70,440.0
	Last Year This Year
kWh per day	2134.5
Meter Reading	Actual
Average Temperature	56°





An Exelon Company

LLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST, PHILADELPHIA, PA, 19101, WALK-IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5:00 PM. 1-800-494-4000, WWW.PECO.COM

Rate GS Electric General Service

Meter# 119PU 19666

To December 3, 2004	07840	- Actual Reading
From November 3, 2004	<u>07044</u>	- Actual Reading
Kilowatt hours (kWh) billed for 30 days	07960	kWh Multiplier 10
		Billed Demand 18.5 KW

Ⓟ

PECO ENERGY Charges

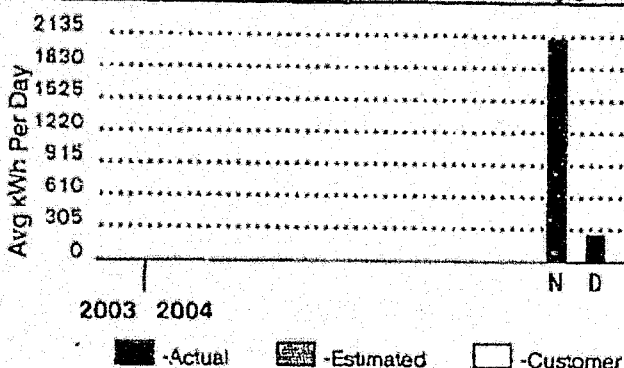
Customer Charge		23.82
Generation and Transmission Charges (\$.1200 X 1480.0000 kWh)		
(\$.0461 X 5920.0000 kWh)		
(\$.0287 X 560.0000 kWh)		466.58
Distribution Charges (\$.0344 X 1480.0000 kWh)		
(\$.0103 X 5920.0000 kWh)		
(\$.0046 X 560.0000 kWh)		114.46
Transition Charges (\$.0685 X 1480.0000 kWh)		
(\$.0210 X 5920.0000 kWh)		
(\$.0098 X 560.0000 kWh)		231.19
Total Basic Charges for 7960.0000 kWh		836.05
State Tax Adjustment		-1.44
	New Charges	\$834.61

SEE YOUR METER FOR MORE INFORMATION

Your Electric Use Pattern

Average kWh per month	39,200.0
Total Annual kWh	78,400.0

	Last Year	This Year
kWh per day		265.3
Meter Reading		Actual
Average Temperature		47°
Billed Demand		18.5





An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST. PHILADELPHIA, PA, 19101, WALK-IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5:00 PM, 1-800-494-4000, WWW.PECO.COM

Rate GS Electric General Service

Meter# 119PU 19666

To December 3, 2004	07840	- Actual Reading
From October 1, 2004	00000	- Actual Reading
Kilowatt hours (kWh) billed for 63 days	15004	kWh Multiplier 10
	Billed Demand 17.9 KW	

PECO ENERGY Charges



From October 1, 2004 To November 3, 2004

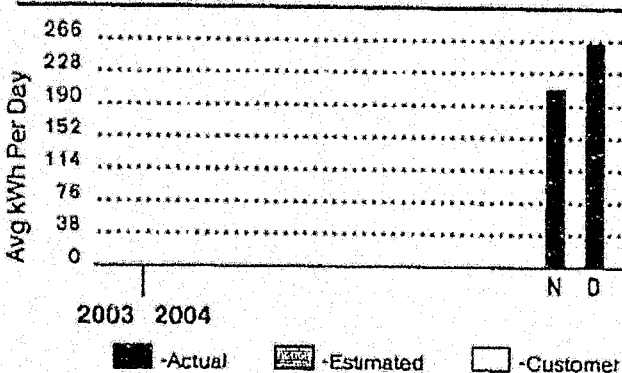
Customer Charge		23.82
Generation and Transmission Charges	(\$.1200 X 1432.0000 kWh)	
	(\$.0461 X 5612.0000 kWh)	430.55
Distribution Charges	(\$.0344 X 1432.0000 kWh)	
	(\$.0103 X 5612.0000 kWh)	107.06
Transition Charges	(\$.0685 X 1432.0000 kWh)	
	(\$.0210 X 5612.0000 kWh)	215.94
Total Basic Charges for 7044.0000 kWh		777.37

From November 3, 2004 To December 3, 2004

Customer Charge		23.82
Generation and Transmission Charges	(\$.1200 X 1480.0000 kWh)	
	(\$.0461 X 5920.0000 kWh)	
	(\$.0287 X 560.0000 kWh)	466.58
Distribution Charges	(\$.0344 X 1480.0000 kWh)	
	(\$.0103 X 5920.0000 kWh)	
	(\$.0046 X 560.0000 kWh)	114.46
Transition Charges	(\$.0685 X 1480.0000 kWh)	
	(\$.0210 X 5920.0000 kWh)	
	(\$.0098 X 560.0000 kWh)	231.19
Total Basic Charges for 7960.0000 kWh		836.05
State Tax Adjustment		-2.79
	New Charges	\$1,610.63

Your Electric Use Pattern

Average kWh per month	7,502.0
Total Annual kWh	15,004.0
	Last Year This Year
kWh per day	265.3
Meter Reading	Actual
Average Temperature	47





An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST, PHILADELPHIA, PA, 19101, WALK IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5:00 PM, 1-800-494-4000, WWW.PECO.COM

SIB 29522

Rate GS Electric General Service

Meter# 119PU 19666

To January 5, 2005	08724	- Actual Reading
From December 3, 2004	<u>07840</u>	- Actual Reading
Kilowatt hours (kWh) billed for 33 days	08840	kWh Multiplier 10
	Billed Demand 18.7 KW	

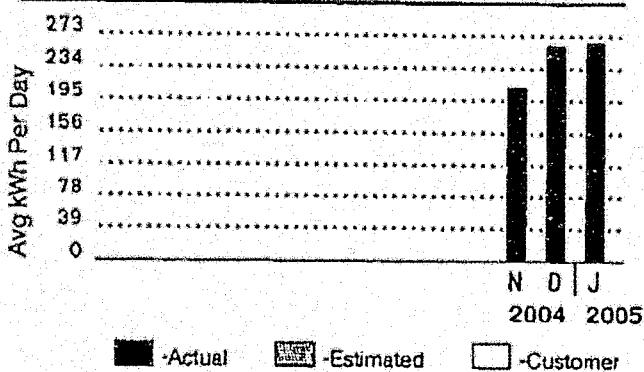
PECO ENERGY Charges

Customer Charge.....		23.82
Generation and Transmission Charges (\$.1200 X 1496.0000 kWh)		
(\$.0461 X 5984.0000 kWh)		
(\$.0287 X 1360.0000 kWh)		494.41
Distribution Charges (\$.0344 X 1496.0000 kWh)		
(\$.0103 X 5984.0000 kWh)		
(\$.0046 X 1360.0000 kWh)		119.35
Transition Charges (\$.0685 X 1496.0000 kWh)		
(\$.0210 X 5984.0000 kWh)		
(\$.0098 X 1360.0000 kWh)		241.47
Total Basic Charges for 8840.0000 kWh		879.05
State Tax Adjustment		-1.50
	New Charges	\$877.55

D-1

Your Electric Use Pattern

Average kWh per month	7,948.0
Total Annual kWh	23,844.0
	<u> Last Year This Year</u>
kWh per day	267.8
Meter Reading	Actual
Average Temperature	39°





An Exelon Company

YOUR MONTHLY BILL

Your Account Number Is: 35-03-43-156617

Your Next Scheduled Meter Reading:
February 3, 2005

Service To: BRADFORD RETAIL DEVELOP
700 BRADFORD AV
ST5 DRUG
WEST CHESTER PA 19382

If you have Any Questions or Concerns, Call
PECO Energy at: 1-800-494-4000 Before the
Due Date between 7 A.M. and 6 P.M. Mon - Fri,
on Sat between 9 A.M. - 1 P.M.; or write P.O.
Box 8699, Phila., PA 19101.

Si tiene alguna pregunta o queja, llame al
1-800-494-4000 antes de la fecha vencida.

Billing Date: January 7, 2005

Billing For Your Energy Use:

Balance from last bill		\$1,713.27
	\$1,713.27	\$1,713.27
No Late Charge On	\$1,707.27	
Late Charge = 1.25%	\$6.00	\$.08
Balance at Billing		\$1,713.35

PECO Energy Company, EIN 23-0970240, is a
corporation exempt from federal back-up
withholding and information reporting.

Cost of Energy Used:

Summary of New Charges
From December 3, 2004 to January 5, 2005

PECO Energy Charges00

D-2

New Charges	\$.00
New Balance	\$1,713.35

Total Amount Due	
January 31, 2005	\$1,713.35

MESSAGE CENTER

PECO ENERGY - This bill includes an unpaid balance from previous billing. Please pay the balance due by the due date. We will not accept payments at your property.

Fold & Tear Here. Mail Bottom Part With Your Payment.

PECF04

- Make checks payable to PECO Energy Company
- Please print your name and address on the back of the check
- Check here if you are paying by credit card

If Paying In Person, Bring Entire Bill With You

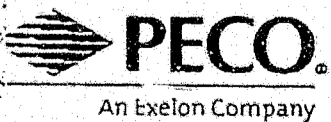
Due Date: January 31, 2005

Pay: \$1,713.35

Account # 35-03-43-156617

*****AUT
2246373-014191

BRADFORD
C/O CDI S
211 CARTE
WEST CHES
1111111111



350343156617

01311



An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

D-2



An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST, PHILADELPHIA, PA, 19101, WALK-IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5:00 PM, 1-800-494-4000, WWW.PECO.COM

Rate GS Electric General Service

Meter# 119PU 19666

To February 3, 2005	09484	- Actual Reading
From January 5, 2005	<u>08724</u>	- Actual Reading
Kilowatt hours (kWh) billed for 29 days	07600	kWh Multiplier 10
		Billed Demand 18.5 KW

PECO ENERGY Charges

Customer Charge		23.82
Generation and Transmission Charges	(\$.1217 X 1480.0000 kWh) (\$.0466 X 5920.0000 kWh) (\$.0292 X 200.0000 kWh)	461.83
Distribution Charges	(\$.0344 X 1480.0000 kWh) (\$.0103 X 5920.0000 kWh) (\$.0046 X 200.0000 kWh)	112.81
Transition Charges	(\$.0669 X 1480.0000 kWh) (\$.0205 X 5920.0000 kWh) (\$.0095 X 200.0000 kWh)	222.27
Total Basic Charges for 7600.0000 kWh		820.73
State Tax Adjustment		-2.73
	New Charges	\$818.00

Rate GC Gas General Service - Commercial

Meter# 020 879433

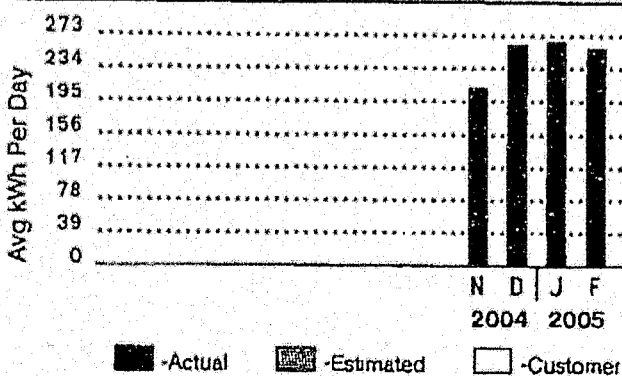
To February 3, 2005	00012	- Actual Reading
From December 13, 2004	<u>00000</u>	- Actual Reading
Hundreds Cubic Feet (Ccf) billed for 52 days	00012	Ccf Multiplier 1.03

PECO ENERGY Charges

Customer Charge		24.00
Natural Gas Supply Charges	(\$.76628 X 12.0000 Ccf)	9.20
Distribution Charges		3.88
Gas Cost Adjustment Charges		.76
Total Basic Charges for 12.0000 Ccf		37.84
State Tax Adjustment		-1.13
	New Charges	\$37.71

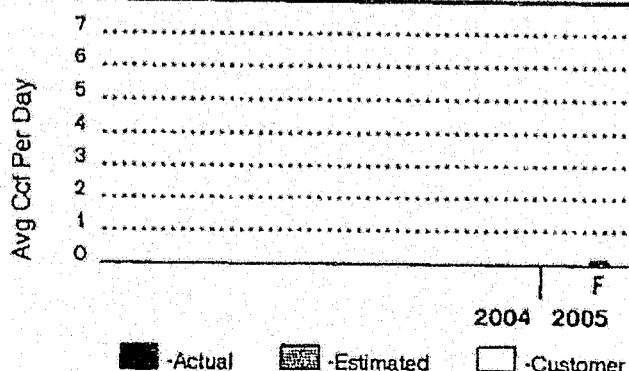
Your Electric Use Pattern

Average kWh per month	7,861.0
Total Annual kWh	31,444.0
	<u> Last Year This Year</u>
kWh per day	262.0
Meter Reading	Actual
Average Temperature	30°



Your Gas Use Pattern

Average Ccf per month	12.0
Total Annual Ccf	12.0
	<u> Last Year This Year</u>
Ccf per day	0.2
Meter Reading	Actual
Average Temperature	33°





An Exelon Company

YOUR MONTHLY BILL

Your Account Number Is: 35-03-43-156617

Your Next Scheduled Meter Reading:
April 5, 2005

Service To: BRADFORD RETAIL DEVELOP
700 BRADFORD AV
ST5 DRUG
WEST CHESTER PA 19382

If you have Any Questions or Concerns, Call PECO Energy at: 1-800-494-4000 Before the Due Date between 7 A.M. and 6 P.M. Mon - Fri, on Sat between 9 A.M. - 1 P.M.; or write P.O. Box 8699, Phila., PA 19101.

Si tiene alguna pregunta o queja, llame al 1-800-494-4000 antes de la fecha vencida.

Billing Date: March 9, 2005

Billing For Your Energy Use:

Balance from last bill	\$3,628.04
Balance at Billing	\$3,628.04

PECO Energy Company, EIN 23-0970240, is a corporation exempt from federal back-up withholding and information reporting.

Cost of Energy Used:

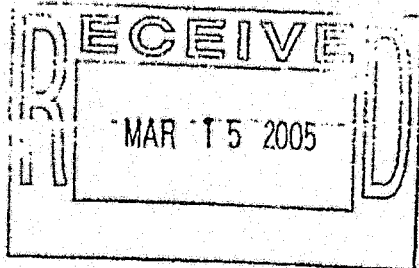
Summary of New Charges (Details on Next Page)
From February 3, 2005 to March 4, 2005

PECO Energy Charges	\$1,350.65
Sales Tax	81.04

Wrong meter # - PECO was at 8am meter 3/7/05. Peter + company. 1-800-220-7326

We could not provide you with a detailed breakdown of your new charges this month. For a copy of your bill calculation, please call us at 1-800-494-4000.

New Charges	\$1,431.69
New Balance	\$5,059.73



*Elec Meter 119 PLU29522
OSO of 3-7-05 readings 50.*

5.96% estimated Gross Receipts Tax of \$48.48 included in new charges. PECO Energy's new charges contain \$154.88 Intangible Transition Charges.

Total Amount Due March 30, 2005	\$5,059.73
---	-------------------

MESSAGE CENTER

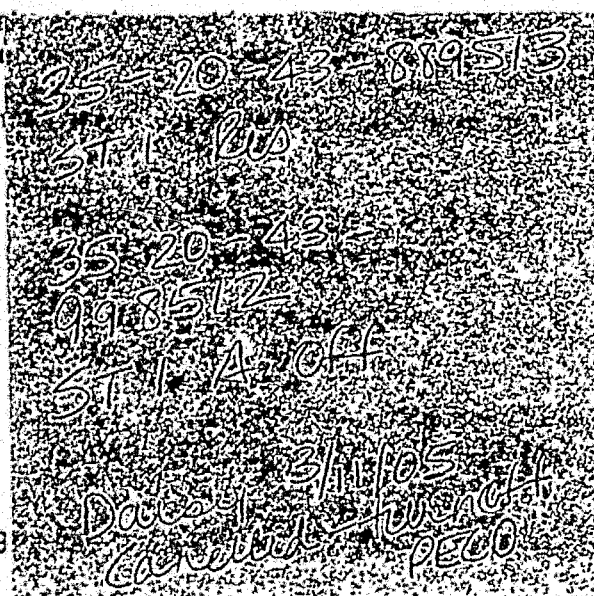
PECO ENERGY - This is your meter reading bill which was delayed. We are sorry for any problems this may have caused you. We want to give you prompt and courteous service at all times. Thank you for your cooperation.

3/21 - David (Comm. Cust Serv.) 1-800-220-7326

▼ Fold & Tear Here. Mail Bottom Part With Your Payment. ▼

PECF04

- Mail
- Plus
- Check



If Paying In Person, Bring Entire Bill With You
Due Date **March 30, 2005**

Please Pay **\$5,059.73**
Amount Enclosed

Account # **35-03-43-156617**



An Exelon Company



An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST. PHILADELPHIA, PA. 19101, WALK-IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5:00 PM, 1-800-494-4000, WWW.PECO.COM

Rate GS Electric General Service

Meter# 119PU 19866

To March 4, 2005	10220	- Actual Reading
From February 3, 2005	<u>09484</u>	- Actual Reading
Kilowatt hours (kWh) billed for 29 days	07360	kWh Multiplier 10
		Billed Demand 17.4 KW

Wrong Meter

111

PECO ENERGY Charges

Customer Charge		23.82
Generation and Transmission Charges	(\$.1217 X 1392.0000 kWh)	
	(\$.0466 X 5568.0000 kWh)	
	(\$.0292 X 400.0000 kWh)	440.56
Distribution Charges	(\$.0344 X 1392.0000 kWh)	
	(\$.0103 X 5568.0000 kWh)	
	(\$.0046 X 400.0000 kWh)	107.08
Transition Charges	(\$.0669 X 1392.0000 kWh)	
	(\$.0205 X 5568.0000 kWh)	
	(\$.0095 X 400.0000 kWh)	211.07
Total Basic Charges for 7360.0000 kWh		782.53
State Tax Adjustment		-2.60
	New Charges	\$779.93

Rate GC Gas General Service - Commercial

Meter# 020 879433

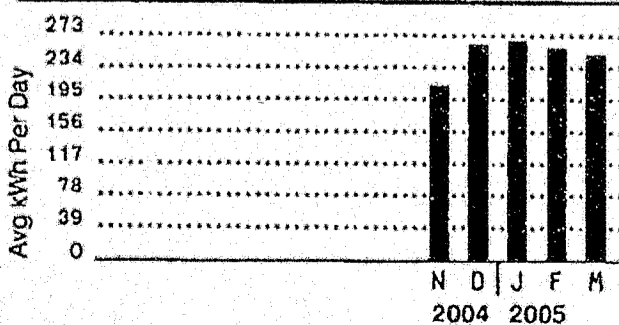
To March 4, 2005	00481	- Actual Reading
From February 3, 2005	<u>00012</u>	- Actual Reading
Hundreds Cubic Feet (Ccf) billed for 29 days	00483	Ccf Multiplier 1.03

- PECO ENERGY Charges -

Total Basic Charges for 483.0000 Ccf		570.72
	New Charges	\$570.72

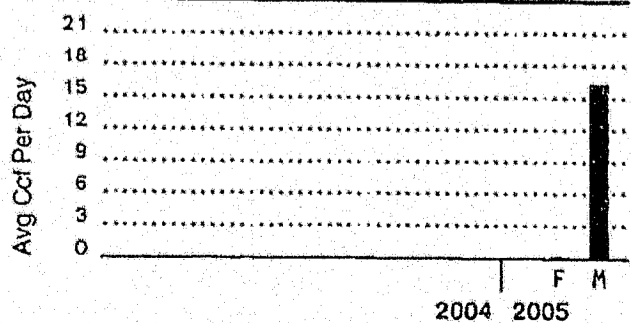
Your Electric Use Pattern

Average kWh per month	7,760.8
Total Annual kWh	38,804.0
	Last Year This Year
kWh per day	253.7
Meter Reading	Actual
Average Temperature	36°



Your Gas Use Pattern

Average Ccf per month	247.5
Total Annual Ccf	495.0
	Last Year This Year
Ccf per day	16.6
Meter Reading	Actual
Average Temperature	36°



■ -Actual ▨ -Estimated □ -Customer

■ -Actual ▨ -Estimated □ -Customer



An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

F2



PECO an Energy Company
Customer Service Center
2301 Market Street, N4-3
P.O. Box 8699
Philadelphia PA 19101-8699

Telephone 215 841-4000
www.exeloncorp.com

An Exelon Company

G

March 22, 2005

Bradford Retail Develop
C/O Cdi Suite A
West Chester Pa 19382
Attn: Amy

RE: 700 Bradford Av St5 Drug
West Chester Pa 19382-0000

Account Number: 35-03-43-156617

Dear Amy:

A PECO Energy field technician is scheduled to meet you at the above property, on 4/5/05. Once the electric meter numbers are verified, any corrections warranted and any billing adjustments will be processed.

If you have any further questions, please call us at (800) 494-4000.

Cordially,
Frank R. Frankenfield
Customer Consultant

Este es un mensaje muy importante. Si usted no lo entiende, favor de llamar al número de teléfono que aparece en este documento.



An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

(H)



An Exelon Company

YOUR MONTHLY BILL

Your Account Number Is: 35-03-43-156617

Your Next Scheduled Meter Reading:
June 3, 2005

Service To: BRADFORD RETAIL DEVELOP
700 BRADFORD AV
ST5 DRUG
WEST CHESTER PA 19382

If you have Any Questions or Concerns, Call
PECO Energy at: 1-800-494-4000 Before the
Due Date between 7 A.M. and 6 P.M. Mon - Fri,
on Sat between 9 A.M. - 1 P.M.; or write P.O.
Box 8699 , Phila., PA 19101.

Si tiene alguna pregunta o queja, llame al
1-800-494-4000 antes de la fecha vencida.

Billing Date: May 6, 2005

Billing For Your Energy Use:

Balance from last bill	\$5,059.73
Balance at Billing	\$5,059.73

PECO Energy Company, EIN 23-0970240, is a
corporation exempt from federal back-up
withholding and information reporting.

Cost of Energy Used:

Summary of New Charges

From March 4, 2005 to May 4, 2005

PECO Energy Charges00

facture

TH

New Charges \$.00

New Balance \$5,059.73

Your Special Agreement

Special Agreement Due May 31 \$907.01

(\$.00 Balance of Agreement)

Other Previous Billing \$4,152.72

1-800-220-7326

Total Amount Due May 31, 2005	\$5,059.73
---	-------------------

MESSAGE CENTER

PECO ENERGY - Your bill for the period Mar 4 to May 4 has been delayed. We are sorry for the
inconvenience and will correct this situation as soon as possible.

▼ Fold & Tear Here. Mail Bottom Part With Your Payment. ▼

PECF04

- Make checks payable to "PECO Energy".
- Please print your account number on your check.

Check here if you have included a message.

If Paying In Person, Bring Entire Bill With You

Due Date May 31, 2005

Please Pay \$5,059.73

Amount
Enclosed

Account # 35-03-43-156617

*****AUTO**5-DIGIT 19381

2280431-014024-123006 T000087 P104 RAV

BRADFORD RETAIL DEVELOP
C/O CDI SUITE A
211 CARTER DR
WEST CHESTER PA 19382-4501



An Exelon Company



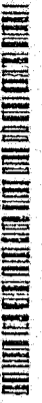
An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP



1-1



An Exelon Company

BILLING DETAIL

Account Number: 35-03-43-156617

Billing Details

BRADFORD RETAIL DEVELOP

Energy Used This Month

Meter Reading Information and New Charges

General Information

PECO ENERGY, 2301 MARKET ST, PHILADELPHIA, PA, 19101, WALK-IN BUSINESS HOURS MONDAY THROUGH FRIDAY 8:30 AM TO 5:00 PM, 1-800-494-4000, WWW.PECO.COM

Rate GS Electric General Service

Meter# 119PU 29522

To May 4, 2005	01256	- Actual Reading
From March 4, 2005	<u>10220</u>	- Actual Reading
Kilowatt hours (kWh) billed for 61 days	12560	kWh Multiplier 10
		Billed Demand 23.0 KW

I-2

PECO ENERGY Charges

Customer Charge		47.64
Generation and Transmission Charges	(\$.217 X 3680.0000 kWh)	
	(\$.0466 X 8880.0000 kWh)	861.67
Distribution Charges	(\$.0344 X 3680.0000 kWh)	
	(\$.0103 X 8880.0000 kWh)	218.06
Transition Charges	(\$.0669 X 3680.0000 kWh)	
	(\$.0205 X 8880.0000 kWh)	428.23
Total Basic Charges for 12560.0000 kWh		1,555.60
State Tax Adjustment		-5.27
	New Charges	\$1,550.33

Rate GC Gas General Service - Commercial

Meter# 020 879433

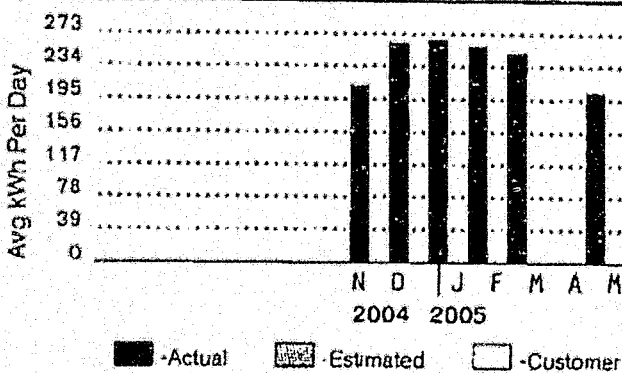
To May 4, 2005	01000	- Actual Reading
From March 4, 2005	<u>00481</u>	- Actual Reading
Hundreds Cubic Feet (Ccf) billed for 61 days	00534	Ccf Multiplier 1.03

PECO ENERGY Charges

Customer Charge		28.80
Natural Gas Supply Charges	(\$.76774 X 534.0000 Ccf)	409.97
Distribution Charges		174.91
Gas Cost Adjustment Charges		48.78
Total Basic Charges for 534.0000 Ccf		662.46
State Tax Adjustment		-3.05
	New Charges	\$659.41

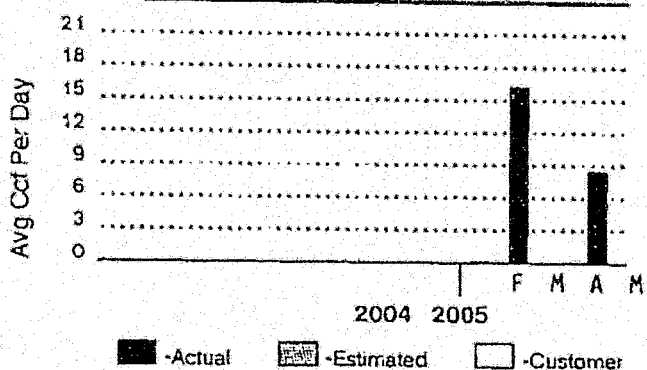
Your Electric Use Pattern

Average kWh per month	7,337.7
Total Annual kWh	51,364.0
	<u>Last Year</u> <u>This Year</u>
kWh per day	205.9
Meter Reading	Actual
Average Temperature	49°



Your Gas Use Pattern

Average Ccf per month	257.2
Total Annual Ccf	1,029.0
	<u>Last Year</u> <u>This Year</u>
Ccf per day	8.7
Meter Reading	Actual
Average Temperature	49°



BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

DATE SERVED: January 25, 2006

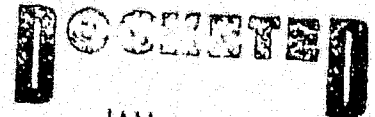
BRADFORD RETAIL DEVELOPMENT
Complainant

v.

PECO ENERGY COMPANY
Respondent

Complaint Docket
No: C-20065802

DOCUMENT
FOLDER



JAN 25 2006

FORMAL COMPLAINT NOTICE TO RESPONDENT TO ANSWER OR SATISFY

TO: PECO ENERGY COMPANY

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



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

IN REPLY PLEASE
REFER TO OUR FILE

DATE SERVED: January 25, 2006

C-20065802

PECO ENERGY COMPANY
C/O WARD L SMITH
ASSOCIATE GENERAL COUNSEL
PO BOX 8699
PHILADELPHIA PA 19101-8699

DOCUMENT
FOLDER

Dear Mr. Smith:

A complaint has been filed against you before the Pennsylvania Public Utility Commission by BRADFORD RETAIL DEVELOPMENT. 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.

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

January 25, 2006

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

ane

Legal Department

Telephone 215 841 5544

Fax 215 568 3389

www.exeloncorp.com

Business Services
Company

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

ORIGINAL

Direct Dial. 215.841.6841

February 14, 2006

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

RECEIVED

FEB 14 2006

RE: Bradford Retail Development v. PECO Energy Company
PUC Docket No. C-20065802

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Dear Mr. McNulty:

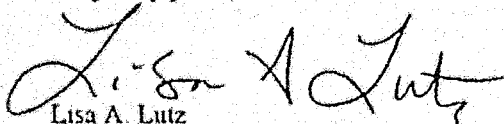
Enclosed for filing with the Commission are the following documents and copies in the matter referenced above.

- X Answer (original and 3 copies)
- Petition (original and 3 copies)
- Answer and Motion (original and 3 copies)
- Motion to Dismiss (original and 3 copies)
- Reply to Motion/Petition (original and 3 copies)
- Exceptions (original and 9 copies)
- Reply Exceptions (original and 9 copies)
- Brief (original and 9 copies)
- Reply Brief (original and 9 copies)

**DOCUMENT
FOLDER**

Also enclosed is an extra copy of this letter, which I request that you date stamp and return to me in the envelope provided as proof of filing. I have enclosed a Certificate of Service showing that a copy of the above document was served on the interested parties.

Very truly yours,


Lisa A. Lutz
Counsel for PECO Energy Company

LAL/zr

Enc.

Scheduling Recommendation: Call of the Docket X Non-Call of the Docket

118

RECEIVED

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

FEB 14 2006

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

BRADFORD RETAIL DEVELOPMENT :
:
v. :
:
PECO ENERGY COMPANY :

DOCKET NO. C-20065802

DOCUMENT
FOLDER

ANSWER OF RESPONDENT,
PECO ENERGY COMPANY

PECO Energy Company ("PECO Energy"), pursuant to 52 Pa. Code § 5.61, responds to the Complaint and states:

1. Admitted. PECO Energy avers Complainant is not the current ratepayer for this property address.

DOCKETED
FEB 15 2006

2. Admitted.

3. Admitted. PECO Energy avers it also provided gas service to Complainant.

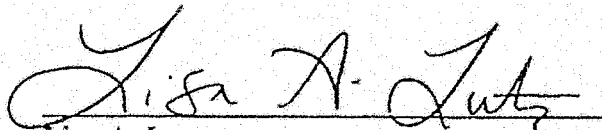
4. Admitted in part and denied in part. PECO Energy admits it incorrectly billed Complainant for electric service registered from meter number 119PU-19666 for 44320 kWhs at charges of \$5,152.05. PECO Energy denies the proper adjustments were not applied to the account. By way of further answer, upon correctly noting the meter number of 119PU-29522, with the registered usage of 12480 kWhs, for charges of \$1,947.31, a credit adjustment was applied to Complainant's account in the amount of \$3,204.74. PECO Energy denies that the Complainant was improperly billed for service used and recorded on meter 119PU-29522 for electric service at the property. After the bill adjustment was applied to the account, the final unpaid account balance of \$4,073.25 included gas charges of \$2,729.32.

A decision was issued by the Bureau of Consumer Services ("BCS") on December 8, 2005. The BCS found that the customer was notified that the account was adjusted based on actual readings from the correct meter at the property. The Complainant was ordered to pay the final account balance of \$4,073.25 by December 16, 2005. The Complainant failed to comply with this decision. A copy of the BCS closing letter decision is attached as Exhibit A.

5. This paragraph is a request for relief and no answer is required.
6. PECO Energy is without sufficient information to confirm or deny this statement.
7. Complainant did not respond to this question; therefore, no answer is given to this question.

WHEREFORE, PECO Energy Company respectfully requests that your Honorable Commission dismiss the instant Complaint.

Respectfully Submitted,



Lisa A. Lutz
Counsel for PECO Energy Company
2301 Market Street, S23-1; P.O. Box 8699
Philadelphia, PA 19101-8699
Direct Dial: 215.841.6841; Fax: 215.568.3389
Lisa.Lutz@exeloncorp.com

RECEIVED

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

FEB 14 2006

BRADFORD RETAIL DEVELOPMENT :
:
v. :
:
PECO ENERGY COMPANY :

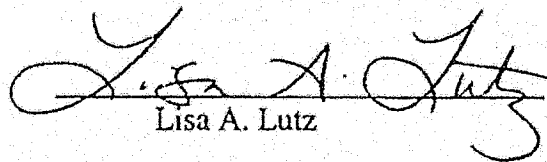
PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

DOCKET NO. C-20065802

VERIFICATION

I, Lisa A. Lutz, hereby declare that I am counsel for PECO Energy Company; that as such I am authorized to make this verification on its behalf; that the facts set forth in the foregoing Pleading are true to the best of my knowledge, information and belief, and that I make this verification subject to the penalties of 18 Pa. C.S. § 4904 pertaining to false statements to authorities.

Date: February 14, 2006


Lisa A. Lutz

RECEIVED

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

FEB 14 2006

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

BRADFORD RETAIL DEVELOPMENT :

v. :

PECO ENERGY COMPANY :

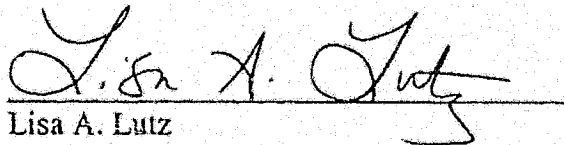
DOCKET NO. C-20065802

CERTIFICATE OF SERVICE

I, Lisa A. Lutz, hereby certify that I have this day served a copy of PECO Energy Company's Answer in the above matter upon all interested parties by mailing a copy, properly addressed and postage prepaid to:

BRADFORD RETAIL DEVELOPMENT
211 Carter Drive, Suite A
West Chester, PA 19382

Dated at Philadelphia, Pennsylvania, February 14, 2006.



Lisa A. Lutz
Counsel for PECO Energy Company
2301 Market Street, S23-1
P.O. Box 8699
Philadelphia, PA 19101-8699
Direct Dial: 215.841.6841;
Fax: 215.568.3389
Lisa.Lutz@exeloncorp.com

Date 1/30/06

PA. Public Utility Commission
Bureau Of Consumer Services
Inbound Closing Report

Case Number:	1997323	Opened On:	10/18/05
Customer Name:	BRADFORD RETAIL DEVELOPMEN	Utility Type:	Electric Distributor
Address:	700 BARDFORD AVE	Account Number:	350343156617
	ST5 DRUG	Company Name:	PECO Energy
	WEST CHESTER PA 19382-C		

Prior Case:	N	Total Balance:	\$4,073.25	Balance Date:	
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Compliance		Chap 56/64/Other:		Section/Rule:	
Violation(Alleged, Actual, No):	NO				

Decision Issued:	N	Oral Written:	W		
Investigator:	KEPNER, SHEILA	PUC Decision Issued Dt:		PUC Case Closed Dt:	12/8/05
		Decision Recvd Dt:	12/8/05 12:25PM		

Letter Description:

To Restore Service Pay:	\$0.00	To Continue Service Pay:	\$0.00	By:	
Terms:					
Special Budget Amount:	\$0.00	Regular Budget Amount:	\$0.00	Plus Arrears Payment:	\$0.00
Final Bill Monthly Payment:	\$0.00	Current Bill Monthly Payment:	\$0.00		
End Of Month Payment:	\$0.00				

Par Description:

RECEIVED

FEB 14 2006

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Resolution:

CASE CLOSED. CU NOTIFIED ACCT ADJUSTED BASE ON ACTUAL READINGS FROM CORRECT METER. MUST PAY 4,073.25 BY 12/16/05 TO AVOID COLLECTION ACTIONS

Exhibit A