

For Docket Number: **C-2021-3028230 - ANDREA BERARDI v. PECO ENERGY COMPANY**

E-Filing#2254586

Description: Andrea Berardi v. PECO Energy Company

I am providing my property deed screenshot (Exhibit 1) from the Lower Moreland Township database & the

Screen shot from the Montgomery County Township database that shows there are

No easements on my property (Exhibit 2)

128 Red Lion Road

Huntingdon Valley, PA 19006

Lower Moreland Township

Montgomery County, PA

I am also including a picture (Exhibit 3) taken from my home of the electrical fire in the backyard of the unsafe conditions.

Sincerely,

Mrs. Andrea Berardi

Exhibit 1

The image is a screenshot of a web browser displaying a PDF document. The browser's address bar shows the file path: C:/Users/andre/OneDrive/Documents/PECCInfo/deedlink20211005_files/Deed20031107/MontgomeryCounty20211005.pdf. The PDF content is as follows:

Instrument Type: Deed
Inst Description:
Instrument Status: Recorded and Verified document - moving
Instrument Date: 09/26/2003 12:00:00 AM
Recorded Date: 11/07/2003 08:54:36 AM
Instrument Number: 2003618038
Volume: DEED
Book: 5480
Page: 01380
Assoc Instruments:
Consideration Amt: \$345,000.00

Parcel ID #1:

Parcel ID #: 41-00-07870-00-9
Municipality: Lower Moreland Township
Assessed Value:
Address: 128 RED LION RD
Address 1:
City:
State: Zip:
Comments:

Name Information

Grantor:
ALBERT J STECKER

Grantee:
ANDREA BERARDI
ANDREW P. BERARDI

The screenshot also shows the Windows taskbar at the bottom with the search bar, taskbar icons, and system tray showing the time as 6:09 PM on 11/4/2021.

Exhibit 2

The screenshot shows a web browser window with the URL <https://rodviewer.montcopa.org/countyweb/disclaimer.do>. The page title is "Montgomery County Online Services" and the user is logged in as "Jeanne Sorg ~ Recorder of Deeds".

The main content area is titled "Search Criteria" and includes a "Display: 10" dropdown and "Records per page" set to "Recent". Below this is a "Search Types" sidebar with options like Individual, Corporation, All Names, Document Number, Book / Page, Parcel Id (selected), Address, UCC File Number, Charter Index, Commission Index, Limited Partnership Index, General POA Index, and GTR/GTE Power of Attorney In....

The "Specific Criteria" section shows a search for "128 Red Lion" with the following details:
Parcel Id: [input field]
Property Address: 128 Red Lion
Recorded Date From: 01/01/1920 To: 12/31/2021 User Defined

A red message states: "No documents were found that match the specified criteria." Below this is a detailed instruction: "Enter the street name in the Property Address field. You may include the house number but it is not required. It is better to not include the type of street. (Driveway, Road, Lane, etc.) since these are sometimes abbreviated. All words entered in this search will be found in their entirety and can be found in any order within the street address. Sometimes the addresses are not recorded as specifically as they are commonly known, so it is usually better to try a more general search first. For example, if you are looking for 100 North Main St, it is better to start with a search for '100 Main' or even 'Main' to make sure that you find all of the different ways it might have been used. Do not enter city names since this search only looks at the street address."

The "Document Types" sidebar on the right lists various document categories with checkboxes, including:
All Document Types
COIN
DEED
Deed
Deed Miscellaneous
Deed Miscellaneous Taxable
Re-determination
Re-determination - Act 40
Termination of Leases and Rents
Proprietary Deed
Share/Deed
Act 219 Preferential Assessment
Over Order Deed
Deed of Confirmation
Deed of Consolidation
Deed of Correction
Deed of Dedication
Easement
Election to Take
Leases
Right of Way
Proprietary Lease
HESC
HEIG
PLN
POA
SAT
MCC

At the bottom of the page, there is a "LIVE CHAT" button and a "Powered By KOFIL" logo. The Windows taskbar at the very bottom shows the time as 10:40 AM on 10/5/2021.

Exhibit 3 Electrical Fire in Backyard

