

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

DATE: August 21, 2015

SUBJECT: *SBG Management Services, Inc. / Colonial Garden Realty Co., L.P. v. Philadelphia Gas Works*, Docket No. **C-2012-2304183**; and *SBG Management Services, Inc. / Simon Garden Realty Co., L.P. v. Philadelphia Gas Works*, Docket No. **C-2012-2304324**

TO: Rosemary Chiavetta, Secretary

FROM: Eranda Vero, Administrative Law Judge
Office of Administrative Law Judge

I have attached two (2) copies of the following exhibits which have been accepted into the record in the above-referenced case:

- Complainant late-filed Exhibit 10

Please have these exhibits docketed and placed in the appropriate folder.

If you have any question about the exhibits, or this Memo, please contact me at (215) 560-1303.

Cc: Kim Hafner

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SBG CG/SG
EX 10

PAYMENT AGREEMENT

THIS PAYMENT AGREEMENT (this "Agreement") is entered into as of the 19th day of January, 2005, by and between PHILADELPHIA GAS WORKS by and through PHILADELPHIA FACILITIES MANAGEMENT CORPORATION, a non-profit corporation, solely in its capacity as operator and manager of the City-owned PHILADELPHIA GAS WORKS, under and pursuant to an Agreement with the City of Philadelphia dated December 29, 1972, as amended ("PGW"), and SIMON GARDEN REALTY CO. LP.

BACKGROUND:

WHEREAS, SIMON GARDEN REALTY CO. LP ("Simon Garden") is the owner of an apartment building complex located at 6731 Musgrave Street, and 6732 Chew Avenue, Philadelphia, Pennsylvania (hereinafter the "Property");

WHEREAS, Simon Garden has been obtaining natural gas from Philadelphia Gas Works ("PGW") for the Property;

WHEREAS, on or about May 16, 2002, PGW became aware that the meter equipment was not reading the gas usage at the Property;

WHEREAS, as a result of zero usage reported readings on PGW's meters, PGW issued a makeup bill for service during said period, based on historical data and degree day computations (the "Outstanding Bills");

WHEREAS, due to the Outstanding Bills, Simon Garden is in arrears of its payments for gas service to PGW, and on August 22, 2003, PGW filed an action against Simon Garden in the Court of Common Pleas of Philadelphia at Action No.: 030803545 for the amounts due and owing to PGW;

WHEREAS, the parties desire to enter into a payment arrangement for the Outstanding Bills that is acceptable to both parties;

NOW THEREFORE, in consideration of the promises set forth in this Agreement and for other good and valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

AGREEMENT:

1. The background is incorporated herein by reference.
2. As of November 5, 2004, the following amount is past due:

PROPERTY ADDRESS	ACCOUNT #	TOTAL AMOUNT DUE (including LPC)	LPC
6731 Musgrave Street,		\$205,968.74	\$51,219.28

and 6732 Chew Avenue

3. Simon Garden agrees that on or before January 19, 2005, it will provide a check or wire in the amount of \$57,666.50 payable to PGW as payment towards the Outstanding Bills for gas consumption on the Property listed in section 2.
4. Simon Garden agrees that for three (3) months commencing and payable on January 31, 2005, and the fifteenth day of each subsequent month, it shall submit a check in the amount of \$33,111.16 payable to PGW as payment towards the Outstanding Bills for gas consumption at the Property, as provided in section 2.
5. If Simon Garden makes timely payments according to sections 3 and 4, and all payments totaling the sum of \$157,000.00 have been made to PGW by March 15, 2005, PGW will waive the late payment charges in the amount of \$48,968.74 ("Waived LPC"). From and after the date of this Agreement, and subject to Simon Garden's compliance with the terms of this Agreement, no further LPC shall be assessed against the total amount due as provided in section 2.
6. Simon Garden agrees that in addition to the payments set forth in this Agreement, it shall continue paying for its current gas consumption on the aforementioned account in a timely manner and according to the due date set forth on the statements sent by PGW.
7. Failure to pay (i) current gas charges, and/or (ii) payments required under this Agreement within ten (10) days from the date that they are due shall constitute an event of default under this Agreement.
8. In the event that Simon Garden is in default under the terms of this Agreement, then PGW may send Simon Garden written notice of its intent to exercise the following remedies:
 - (i) PGW may accelerate all payments due including the Waived LPC in the amount of \$48,968.74 and demand immediate payment of the entire sum due and owing;
 - (ii) PGW may provide Simon Garden the opportunity to cure the default within ten (10) days from the date of the written notice, and in the event Simon Garden has not cured the default within such period, then in addition to the monthly amount due under this Agreement and/or the current gas bill outstanding, Simon Garden shall be required to make an additional single payment of \$48,968.74 which is the Waived LPC due on said account to PGW within thirty (30) days of the written notice;
 - (iii) PGW may enter judgment in the amount set forth in section 2, and PGW shall execute upon the judgment amount for the full amount set forth in section 2 above, less any sums received by PGW pursuant to this Agreement.

- 9. Upon final payment of all Outstanding Bills, PGW shall file a Praecepto to mark the action as satisfied.
- 10. The remedies under the terms of this Agreement are not intended to be exclusive of any other remedies provided, but each and every such remedy is cumulative and is in addition to any other remedies, existing now or hereafter, at law, or in equity. No delay or omission to exercise any right or power accruing upon any event of default impairs any such right or power, nor construes it as a waiver of any event of default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient.
- 11. If any provision of this Agreement or the application thereof to any person or circumstances shall to any extent be held invalid, then the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.
- 12. The signatories to this Agreement are duly authorized to execute this Agreement on behalf of Simon Garden and PGW.

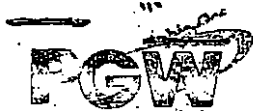
IN WITNESS WHEREOF, the parties hereto have entered into this Agreement the day and year first above written.

Attest:
 By: AM
 Abby L. Pozefsky
 Assistant Secretary

**PHILADELPHIA GAS WORKS by
 PHILADELPHIA FACILITIES
 MANAGEMENT CORPORATION**
 By: John J. Dunn III
 MJJ

Attest/Corporate Seal:
 By: _____
 Name: _____
 Title: _____

SIMON GARDEN REALTY CO. LP
 By Old Simon Corporation, its General
 Partner
 By: [Signature]
 Name: Philip Pulley
 Title: President



PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0050

Page: 1 of 5
Billing Date: 06/07/05
Account Number: 0539547187

MONTHLY STATEMENT

From 04/26/05 thru 05/25/05
Billing Cycle Number: 22

Account for:
SIMON GARDEN REALTY CO
PO BOX 549
ABINGTON PA 19001-0549

Payments Summary

02/10/05	Check	\$33,111.16
05/23/05	Check	\$5,901.61
02/10/05	Check	\$33,111.16

Billing Summary

Past Due Amount	\$84,298.01
Adjustments	\$1,158.36
Current Charges	\$3,031.58

Total Amount Due By	
Jun 30, 2005	\$81,464.59

*PAID 8/8/05
#2531*

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies	215 235-1212
Billing & General Information	215 235-1000
Appliance Service	215 235-2050
Theft of Gas	215 684-6383
Foreign Language Assistance	215 235-1000
Hearing impaired TTY Line	215 236-4646
Representantes Que Hablan Espanol	215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City	1137 Chestnut St. (M, T, TH, F)
Germantown	210 W. Chelton Ave. (T, W, F)
S. Philadelphia	1601 S. Broad St. (M, W, TH)
Frankford	4410 Frankford Ave. (T, TH, F)
N. Philadelphia	1337 W. Erie Ave. (M, W, TH)
W. Philadelphia	5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0050

Total Delivery Charges	\$696.41
Pa Sales Tax 7% of \$2,064.49	\$144.51
Total Current Billing Charges	\$2,209.00

SA ID# 8569221065, 6731 MUSGRAVE ST, B
Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 102 Ccf @ \$0.85292	\$87.00
Total Supply Charges	\$87.00
Delivery Charges	
Customer Charge @ \$18.00	\$18.00
Waive Customer Charge	\$18.00 CR
Distribution Charge 102 Ccf @ \$0.68837	\$60.01
Gas Cost Adjustment @ -\$0.0417 for 29 Days	\$4.25 CR
Total Delivery Charges	\$55.76
Pa Sales Tax 7% of \$142.76	\$9.99

All correspondence under 0081



PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0050

Page: 1 of 4
Billing Date: 05/06/05
Account Number: 0539547187

MONTHLY STATEMENT

From 03/28/05 thru 04/26/05
Billing Cycle Number: 22

Account for:
SIMON GARDEN REALTY CO
PO BOX 549
ABINGTON PA 19001-0549

<u>Billing Summary</u>	
Past Due Amount	\$149,513.97
Adjustments	\$2,211.05
Current Charges	\$4,696.92

Total Amount Due By	
Jun 01, 2005	\$156,421.94

*PAID 6/1/05
#2515*

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies	215 235-1212
Billing & General Information	215 235-1000
Appliance Service	215 235-2050
Theft of Gas	215 684-6383
Foreign Language Assistance	215 235-1000
Hearing impaired TTY Line	215 236-4646
Representantes Que Hablan Espanol	215 235-2175

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N. Philadelphia	1337 W. Erie Ave. (M, W, TH)
W. Philadelphia	5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0050

Total Delivery Charges.....	\$1,235.23
Pa Sales Tax 7% of \$2,942.78	\$205.99
Total Current Billing Charges	\$3,148.77

SA ID# 8569221065, 6731 MUSGRAVE ST, B
Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 451 Ccf @ \$0.85292	\$384.67
Total Supply Charges	\$384.67
Delivery Charges	
Customer Charge @ \$13.00	\$13.00
Waive Customer Charge	\$13.00 CR
Distribution Charge 451 Ccf @ \$0.58837	\$265.35
Gas Cost Adjustment @ -\$0.0417 for 29 Days	\$18.81 CR
Total Delivery Charges	\$246.54
Pa Sales Tax 7% of \$631.21	\$44.18

All correspondence bind #0082

BILL DATE	CK DATE	CK #	POST DATE	PERIOD	CURRENT CHGS	LC	AGREEMENT 1/19/2005	BALANCE	PER PGW	DIFF OVER/(UNDER)	TOTAL LC
12/7/2004				10/26/04-11/24/04	7,775.40		205,968.44	213,743.84	213,743.84	-	-
1/7/2005				11/24/04-12/28/04	10,346.36	2,881.81		226,972.01	226,972.01	-	2,881.81
	1/13/2005	101	1/20/2005				(54,609.87)	172,362.14			-
	1/31/2005		3/9/2005	*** NOT POSTED PER MEMO			(3,056.63)	169,305.51			-
2/7/2005				PER AGREEMNT-THRU ATTY			(33,111.16)	136,194.35			-
	2/15/2005		6/7/2005	12/28/04-1/26/05	11,192.84	2,584.66		149,971.85	186,139.64	36,167.79	2,584.66
	2/25/2005	2475	3/3/2005	PER AGREEMNT-THRU ATTY			(33,111.16)	116,860.69			-
3/7/2005				1/26/05-2/23/05	(18,121.76)			98,738.93			-
	3/15/2005		6/7/2005	PER AGREEMNT-THRU ATTY	10,901.61	2,752.55		112,393.09	181,672.04	69,278.95	2,752.55
	3/22/2005		3/24/2005				(33,111.16)	79,281.93			-
4/7/2005				2/23/05-3/28/2005	(11,192.84)			68,089.09			-
	5/19/2005	2504	6/7/2005		10,086.17	2,059.76		80,235.02	149,513.97	69,278.95	2,059.76
5/7/2005				3/28/2005-4/26/2005	(5,901.61)			74,333.41			-
	6/1/2005	2515	7/21/2005		4,696.92	2,211.05		81,241.38	156,421.94	75,180.56	2,211.05
6/7/2005				4/26/2005-5/25/2005	(4,696.92)			76,544.46			-
7/8/2005				5/25/05-6/27/05	3,031.58	1,158.36		80,734.40	81,464.59	730.19	1,158.36
8/5/2005				6/27/05-7/26/05	2,515.79	1,203.83		84,454.02			1,203.83
	11/8/2005	2531			1,954.47	1,206.55		87,615.04			1,206.55
					(3,031.58)			84,583.46	85,184.21	600.75	18,058.57
					22,588.01		16,058.57	48,968.46			

2/8





PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0060

Page: 1 5
Billing Date: 12/07/04
Account Number: 0539547187

MONTHLY STATEMENT

From 10/26/04 thru 11/24/04

Billing Cycle Number: 22

Account for:

SIMON GARDEN REALTY CO
PO BOX 549
ABINGTON PA 19001-0549

Billing Summary

Past Due Amount	205,968.44	\$203,203.26
Adjustments	Agreement	\$2,765.18
Current Charges		\$7,775.40 ✓

Total Amount Due By	
Jan 03, 2005	\$213,743.84

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies	215 235-1212
Billing & General Information	215 235-1000
Appliance Service	215 235-2050
Theft of Gas	215 684-6383
Foreign Language Assistance	215 235-1000
Hearing impaired TTY Line	215 236-4646
Representantes Que Hablan Espanol	215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

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Frankford	4410 Frankford Ave. (T, TH, F)
N. Philadelphia	1337 W. Erie Ave. (M, W, TH)
W. Philadelphia	5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Customer Service Center, Box 3500, Philadelphia, PA 19122-0060



SIMON GARDEN REALTY CO
 PO BOX 549
 ABINGTON PA 19001-0549

Page: 2 of 5
 Billing Date: 12/07/04
 Account Number: 0539547187

Account Summary

Previous Balance	Payments Received	Balance Brought Forward	Repairs and Adjustments	Current Charges	Account Balance
\$203,203.26	\$0.00	\$203,203.26	\$2,765.18	\$7,775.40	\$213,743.84

Current Basic Charges

SA ID# 1162325601, 6732 CHEW AVE, M2
 Rate Class: General Service Commercial

Supply Charges

Commodity Charge 1,070 Ccf @ \$0.84944 \$908.90

Total Supply Charges \$908.90

Delivery Charges

Customer Charge @ \$18.00 \$18.00

Distribution Charge 1,070 Ccf @ \$0.5884 \$629.59

Gas Cost Adjustment @ -\$0.01859 for 29 Days \$19.89 CR

Weather Normalization Adjustment \$33.65

Total Delivery Charges \$661.35

Pa Sales Tax 7% of \$1,570.25 \$109.92

Total Current Billing Charges \$1,680.17

SA ID# 4395848077, 6731 MUSGRAVE ST, A
 Rate Class: General Service Commercial

Supply Charges

Commodity Charge 299 Ccf @ \$0.84944 \$253.98

Total Supply Charges \$253.98

Delivery Charges

Customer Charge @ \$18.00 \$18.00

Distribution Charge 299 Ccf @ \$0.5884 \$175.93

Gas Cost Adjustment @ -\$0.01859 for 29 Days \$5.56 CR

Weather Normalization Adjustment \$1.80

Total Delivery Charges \$190.17

Pa Sales Tax 7% of \$444.15 \$31.09

Total Current Billing Charges \$475.24

SA ID# 8569221065, 6731 MUSGRAVE ST, B
 Rate Class: General Service Commercial

Supply Charges

Commodity Charge 3,624 Ccf @ \$0.84944 \$3,078.37

Total Supply Charges \$3,078.37

Delivery Charges

Customer Charge @ \$18.00 \$18.00

Waive Customer Charge \$18.00 CR

Distribution Charge 3,624 Ccf @ \$0.5884 \$2,132.36

Gas Cost Adjustment @ -\$0.01859 for 29 Days \$67.37 CR

Weather Normalization Adjustment \$108.97

All_correspondence_binder00085

SIMON GARDEN REALTY CO
PO BOX 549
ABINGTON PA 19001-0549

Page: 3 of 5
Billing Date: 12/07/04
Account Number: 0539547187

Pa Sales Tax 7% of \$5,252.33	\$367.66
Total Current Billing Charges	\$5,619.99
Current Charges For All SAs.....	\$7,775.40

Adjustment	Adjustments for SA ID # 5122069970	
Detail	Late Payment Charge	\$10.07
	Adjustments for SA ID # 1162325601	
	Late Payment Charge	\$634.83
	Adjustments for SA ID # 4395848077	
	Late Payment Charge	\$636.76
	Adjustments for SA ID # 8569221065	
	Late Payment Charge	\$1,483.52
	Total Adjustments.....	\$2,765.18



SIMON GARDEN REALTY CO
 PO BOX 549
 ABINGTON PA 19001-0549

Page: 4 of 5
 Billing Date: 12/07/04
 Account Number: 0539547187

Meter Detail Meter #: 1944659 Service Point: 9972612328 Next Meter Read: Dec 28, 2004
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

From			To			Difference	Usage (Ccf)	Conversion Factor	Total Therms
Date	Reading	Type	Date	Reading	Type				
10/26/2004	75379	Actual	11/24/2004	76449	Actual	1070	1070.00	1.032	1104.66

Meter Detail Meter #: 1301138 Service Point: 9972612417 Next Meter Read: Dec 28, 2004
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

From			To			Difference	Usage (Ccf)	Conversion Factor	Total Therms
Date	Reading	Type	Date	Reading	Type				
10/26/2004	32492	Actual	11/24/2004	32791	Actual	299	299.00	1.032	308.68

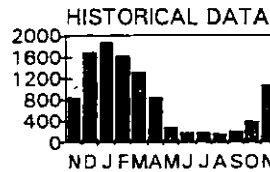
Meter Detail Meter #: 1318357 Service Point: 9972612418 Next Meter Read: Dec 28, 2004
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

From			To			Difference	Usage (Ccf)	Conversion Factor	Total Therms
Date	Reading	Type	Date	Reading	Type				
10/26/2004	51551	Actual	11/24/2004	55175	Actual	3624	3624.00	1.032	3741.41

Energy Usage Information

SA ID# 1162325601, 6732 CHEW AVE, M2
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	37.0	32.0
Billing Days	29	27
Avg Daily Cost	\$57.94	\$50.35



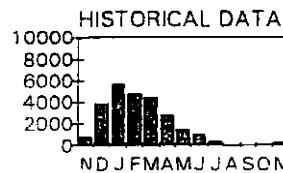
LAST 12 MONTHS
 Total Ccf 9860.00
 Avg Ccf 821.67

Actual
 Estimated

Energy Usage Information

SA ID# 4395848077, 6731 MUSGRAVE ST, A
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	10.0	32.0
Billing Days	29	27
Avg Daily Cost	\$16.39	\$50.21



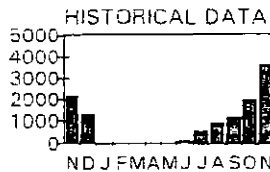
LAST 12 MONTHS
 Total Ccf 25403.00
 Avg Ccf 2116.92

Actual
 Estimated

Energy Usage Information

SA ID# 8569221065, 6731 MUSGRAVE ST, B
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	125.0	80.0
Billing Days	29	27
Avg Daily Cost	\$193.79	\$123.79



LAST 12 MONTHS
 Total Ccf 9767.00
 Avg Ccf 813.92

Actual
 Estimated

Message Center

Effective Dec.1,2004, PGW rates have changed. Commodity Charge increased to \$0.95639 per CCF. Gas Cost Adjustment increased to \$0.03213 Per CCF. Distribution Charge increased to \$0.58980 per CCF. The changes will increase the typical commercial heating bill by about \$732.00 a year.

Effective Dec.1,2004, PGW rates have changed. Commodity Charge increased to \$0.95639 per CCF. Gas Cost Adjustment increased to \$0.03218 Per CCF. Distribution Charge increased to \$0.58980 per CCF. The changes will increase the typical commercial heating bill by about \$732.00 a year.

SIMON GARDEN REALTY CO
PO BOX 549
ABINGTON PA 19001-0549

Page: 5 of 5
Billing Date: 12/07/04
Account Number: 0539547187

**Message
Center**

Effective Dec. 1, 2004, PGW rates have changed. Commodity Charge increased to \$0.95639 per CCF. Gas Cost Adjustment increased to \$0.03218 Per CCF. Distribution Charge increased to \$0.58980 per CCF. The changes will increase the typical commercial heating bill by about \$732.00 a year.

Contacts for Premise: 6732 Chew Ave, M2, Philadelphia, Pa 19119-1910

6732 Chew Ave, M2, Philadelphia, Pa Transaction History Full Comments

Date	Type	Comment	Person	Follow Up
04/26/2010	SERV	AIMS Order#: 1305222 Cancelled - Old	Simon Garden Realty Co	
09/15/2008	MTRD	Meter Reader Steve Yurick was here on a field visit to verify meter reading 9-12-08, Meter # 1944659, Index 16197.	Simon Garden Realty Co	
09/15/2008	METR	User DCAMACHO Added a Read of Type = Normal and Code = Verified Index = 16197 for meter # 1944659 Eff dtm = 200809150800304	Simon Garden Realty Co	
06/11/2008	AMR	Oil Change, 06/12/2008, 1200 - 1600.	Simon Garden Realty Co	
06/28/2007	CRC	LIEN'S FILED 6/21/2007.#035014-\$82,924.66.#036013-\$195,017.55	Simon Garden Realty Co	
06/14/2007	TD	Aware of FSC, in apartment 1-A1. Caller claims this is a home for boys, very strong smell of gas inside. Caller will meet you in front of property.	Simon Garden Realty Co	
12/18/2006	CRC	SUBMITTED REQUEST FOR THIS ACCT TO BE LIEN-NOTE 4 USA'S ON 11/10/2006 FOR THE AMT OF \$199,161.89	Simon Garden Realty Co	
02/04/2006	TO	smells gas at her range at her apartment	Simon Garden Realty Co	
02/04/2006	BILL	apartment 2b-1 keturah called says smells gas at her range	Simon Garden Realty Co	
05/16/2005	CRC	CRC-extended collection hold until 6/15/2005 still with legal	Simon Garden Realty Co	
05/12/2005	BILL	waived 3 months of fin per jtd3 payment not applied	Simon Garden Realty Co	
03/08/2005	CRC	CRC received check # 4264 dated 2/3/2005, \$33,111.16 sent to mail receipts	Simon Garden Realty Co	
11/08/2004	CRC	PUT 45 DAY HOLD ON ACCT (PER JOHN DUNN @)	Simon Garden Realty Co	12/23/2004
11/21/2003	CRU	Rec'd e mail from IKE/DUNSTAN PUC ok to close case number 1501000 this is a duplicate of case number 1225735 which is still open.	Simon Garden Realty Co	
09/30/2003	CRU	bcs 1501000 cru 2157871 250 fax received 9/29/3	Simon Garden Realty Co	
05/08/2003	COLL	mailed landlord notice	Simon Garden Realty Co	
11/20/2002	CRU	BCS# 1260611 Closed as a duplicate of BCS# 1225735 answered 10/23/02 Per PUC Investigator Dunstan	Simon Garden Realty Co	
08/22/2002	MISC	CRC - Letter sent regarding delinquent billing. Customer given 14 days to respond (9/6/02).	Simon Garden Realty Co	
06/24/2002	COLL	FLD - 03/18/2002 / 052 / NO RESPONSIBLE ADULT AT HOME / URGENT SHUT OFF NOTICE HAND DELIVERED //	Simon Garden Realty Co	
04/12/2002	COLL	eric called claims a problem on acct wanted to just pay curr bill and have us adjust the remaining amount on acct, wanted supervisor, gave note to John from tel serv	Simon Garden Realty Co	
03/15/2002	COLL	FLD - 03/18/2002 / COLLECT ONLY ON WORK ORDER TLA	Simon Garden Realty Co	

Change Document Details | View All Related Transactions



800 W. Montgomery Drive
Philadelphia, Pennsylvania 19122
Phone: (215) 684-6642
Fax: (215) 684-6798

**PGW Legal
Department**

Fax

To: Daniel D. McCaffrey, Esquire

From: Maryam Mahdavi

Fax: 215-635-7212

Pages: 2

Phone:

Date: 5/4/2005

Re: PGW vs. Simon Garden Realty

CC:

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

• **Comments:**

Dan

Pursuant to our telephone conversation of last week, can you please verify with your client whether the two attached checks were cashed by PGW. If so, can he please provide us with proof of the cancelled checks.

Thank you for your continued cooperation.

ELKINS PARK ABSTRACT COMPANY

721 DRESHER ROAD
HORSHAM, PA 19044



3-7615/360

4282

2/3/2005

PAY TO THE ORDER OF PGW

\$ **33,111.16

Thirty-Three Thousand One Hundred Eleven and 16/100

DOLLARS

PGW
Philadelphia Gas Works
PO Box 7789
Philadelphia, PA 19101-7789

[Signature]
AUTHORIZED SIGNATURE

MEMO Simon Gardens Realty

⑈004282⑈ ⑆036076150⑆ ⑆204964767⑈

ELKINS PARK ABSTRACT COMPANY

721 DRESHER ROAD
HORSHAM, PA 19044



3-7615/360

4283

2/3/2005

PAY TO THE ORDER OF PGW

\$ **33,111.16

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[Signature]
AUTHORIZED SIGNATURE

MEMO Simon Garden Realty

⑈004283⑈ ⑆036076150⑆ ⑆204964767⑈



SBG Management Services, Inc.

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665


Fax 215.938.7613

April 11, 2005

John Dunn, III
Philadelphia Gas Works
800 West, Montgomery Avenue
Philadelphia, PA 19122

Re: PGW Gas Account 6128000245
PGW Gas Meter #1987516

Dear John:




We are in receipt of your March 21, 2005, correspondence which arrived after we received another ridiculous bill from PGW that made no sense.

In as much as we wish we could pay you the additional sums of monies requested, we cannot.

We have complained for years about the inaccuracy of PGW accounting, mechanical malfunctions, and candidly that we do not believe anything that comes from the meter-reading department. We have had ongoing disputes as it relates to meter readings, and your firm has reassured us time and time again that your meter department is perfect and there are never any problems with any meters. So, what happened here? Here we go again with another meter problem in which PGW looks to penalize us as a result of their incompetence.

Whether you claim that we are stealing gas, bypasses are left open, meters get changed and \$80,000 bills come in and its always our fault. Here we go again with a dispute with PGW as a result of the deficiencies and incompetence of your meter division.



We base our rental increases and what we charge our customers based on our costs. We have no way to go back and have two years worth of rental increases to cover PGW's errors. Unless you can show me some place where I can go back and demand payment from our tenants, I have no way collecting this money. This includes not only individual market rate tenants but the Philadelphia Housing Authority, 1260 housing, the US Department of Housing and Urban Development, Gaudenzia, Friends Rehabilitation Guild, The Transitional Housing Program for the City of Philadelphia just to name a few. There is no way we can recoup this money from our tenants, so unfortunately we have no

John Dunn, III
Philadelphia Gas Works
April 11, 2005
Page 2

way of paying the Philadelphia Gas Works. Unfortunately, this was one that PGW must step up and accept that they have made a mistake and must eat.

As we have stated for years, the meter reading department are incompetent, they are inaccurate, and the meters and system that your company utilizes are not trustworthy. Again if you have a way in which we can go back and access all of these states, cities, and Federal Agencies and recoup our money, we will be more than happy to put forth those efforts but since we do not know of any, PGW should not expect payment in this regard as a result of your error.

In addition, the bill just states an amount with no breakdown of charges or month by month assessment. When the price of gas is an all time high, how we are to know what you are in fact charging us. Is it based on today's exuberant high rates or should we have been charged periods when the price was lower?

Are you aware we received a phone call demanding payment and threats of shut off one day after the bill was received by us? Again, very professional conduct. NOT.

Very truly yours,

Philip Pulley

PP: vk/kjs
Enclosure

cc: Daniel McCaffrey, Esquire
Eric Lampert
PGW File, Colonial Garden

Sbg/pgw/Colonial - error missed meter reads 041105



SBG Management Services, Inc.

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

May 2, 2005

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

Dear Steven:

We have now been advised of the Responsible Utility Consumer Protection Act (Act 201), which took effect December 14, 2004. Whereas, we never received any notification that our tenants debts can pass through to landlord the following information is required.

We operate properties at the following addresses in which the tenants are financially responsible for their own gas. We are requesting copies of the monthly bills for the tenant's gas consumption, so that we can monitor this in an effort to ensure payment to PGW.

Aspen Village Apartments

742 through 772 North 49th Street

Elrae Garden Apartments

3608 Spring Garden
3610 Spring Garden
3612 Spring Garden
4012 through 4028 Barring Street
4027 Barring Street

Admiral Court Apartments

237 South 48th Street

Dorset Court Apartments

4710 Locust Street

Retail Center's

700 Fairmont Avenue
711 North 7th Street, Dr. Jaffe
717 North 7th Street, Dry Cleaners

Steven Hershey
Philadelphia Gas Works
May 2, 2005
Page 2

Fern Rock Garden Apartments
Retail Stores
900 through 912 West Godfrey Avenue

DeBeary Square Shopping Center
29 through 75 East Cheten Avenue

Sunshine Square Shopping Center
575 Adams Avenue

Walgreen's Plaza
4001 Kensington Avenue
1925 Hunting Park Avenue
1929 Hunting Park Avenue
1917 Hunting Park Avenue
1909 Hunting Park Avenue

I thank you in advance for forwarding copies of the gas bills for these complexes monthly, so that we can aid PGW in their payment practices.

Very truly yours,

Philip Pulley
PP: vk/kjs
Enclosure

Tickler May 25, 2005

Sbg/Steven Hershey - PGW ltr re copy of bills 050205



Equal Housing Opportunity
Equal Opportunity Employer

"SBG Management and the owner of the property in question do not discriminate on the basis of handicap status in the admission to, or treatment of employment in its federally assisted programs and activities."

All_correspondence_binder00095

SBG Management Services, Inc.

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

August 19, 2005

SENT VIA FACSIMILE ONLY (215) 684-6986

John J. Dunn III

The Philadelphia Gas Works Commercial Resource Center

800 West Montgomery Avenue

Philadelphia, PA 19122-0050

Re: Colonial Garden Apartments
5427 Wayne Avenue
Philadelphia, PA
PGW Account #6128000245

Dear John:

Our accounting department has had an opportunity to review the information that you provided us on July 12, 2005, as it relates to the outstanding amounts claimed owed by PGW. After review of this information, the following is necessary:

1. Breakdown by month of the billing. This should include the CCF charges, connection fees, usage, distribution fees, and the like for each of the purported read.
2. What we do not understand is that the bills for 2003 reflect no usage and miraculously the bills for 2004 and 2005 depict enormous usage. We are greatly confused why there is no usage for 2002, 2003, and not until March 2004, when then there is usage. It is our understanding that this meter is an overflow meter for volumes of fuel used in connection with the primary meter. Given that the primary meter, which we were getting billed for, was reading satisfactorily, why would we have additional gas use and consumption in the summer? We know that PGW always blames the tenants that they are utilizing the gas for heat. They would have not done this through the summer months in 2004 and 2005. Again, the cost is excessive.

We need more detailed information of exactly how each month bill was calculated including the commodity charges etc. These bills do not make any sense and moreover based on the CCF consumption rates that have been previously reviewed with Tom Murphy, these are exorbitant, the CCFs are out of whack.



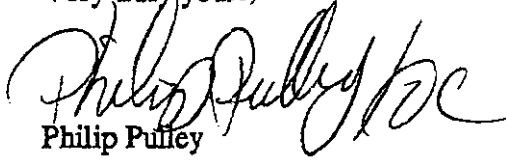
Equal Housing Opportunity
Equal Opportunity Employer

C-2012-2304183
COLONIAL GARDEN

John J. Dunn, III
August 19, 2005
Page 2

I look forward to receiving this information.

Very truly yours,



Philip Pulley

PP: vk/kjs

Enclosures

cc: Maryam Mahdavi, Esquire
PGW File ✓
Eric Lampert
Tickler 9/20/05

Sbg/PGW/Colonial ltr to John Dunn 081905



Equal Housing Opportunity
Equal Opportunity Employer

SBG Management Services, Inc.

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

June 27, 2005

John Dunn
Philadelphia Gas Works
800 W. Montgomery Avenue
Philadelphia, PA 19122-0050

RE: Colonial Garden Apartments
5427 Wayne Avenue
Philadelphia, PA

Dear Mr. Dunn:

We have sent you numerous correspondence requesting a full breakdown by month of the ridiculous bill that we have received for the above reference property. To refresh your memory, this again was another error by the Philadelphia Gas Works meter reading division due to their inability to read meters for more than two years.

I am writing to you now, as we are being threatened and harassed by collection and shut-off personnel representing Philadelphia Gas Works. Although, we have asked numerous times for this information, you have not even given us the courtesy of a response. The threats from PGW to shut off service because of the outstanding balance that is in dispute and your failure to provide the requested information is a disgrace. At this time, any attempt by Philadelphia Gas Works to shut off service at this property as a result of the outstanding balance related to this matter will be met with a lawsuit including a claim for damages in excess of 2 million dollars.

We do not know why your company is arrogant and will not respond, but usually when the lawyers get involved, the voice of reason prevails. By carbon copy of this letter, I am notifying Maryam Mahdavi and our counsel that again we are in a major dispute on this property as a result of the inability of PGW to conduct itself in the business like fashion and with good faith.

Very truly yours,


Philip Pulley

PP: sha/rag

cc: Maryam Mahdavi, Esquire

Dan McCaffery, Esquire

Eric Lampert ✓

Sbg/pgw/PGW Ltr - Colonial - John Dunn 062705

C-2012-2304183
COLONIAL GARDEN



Equal Housing Opportunity
Equal Opportunity Employer

"SBG Management and the owner of the property in question do not discriminate on the basis of handicap status in the admission to; or treatment of employment in its federally assisted programs and activities."



SBG Management Services, Inc.

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

September 2, 2005

John Dunn, III
Philadelphia Gas Works
800 Montgomery Avenue
Philadelphia, PA 19122

Re: Simon Garden Apartments
6731 Musgrave Street
Philadelphia, PA

Dear John:

I need your help again. It appears as though Philadelphia Gas Works continues to bill us for late charges, interest and fees in connection with the dispute that we had resolved previously. I have attached a copy of a memorandum dated August 23, 2005, from Eric Lampert whereby outlining the concerns and issues. I would appreciate you please getting in touch with whomever at PGW and having the bills corrected. We are fielding phone calls from arrogant obnoxious collection people from PGW who treat everybody as though they are lying scum of the earth.

Can you please correct this matter.

Very truly yours,

Philip Pulley
PP: vk/kjs

cc: Marian Mahdavi, Esquire
Daniel McCaffrey, Esquire

Sbg/PGW/John Dunn ltr Simon 090205



Equal Housing Opportunity
Equal Opportunity Employer

"SBG Management and the owner of the property in question do not discriminate on the basis of handicap status in the admission to, or treatment of employment in its federally assisted programs and activities."

All_correspondence_binder00099

 **SBG Management Services, Inc.**

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

September 12, 2005

PGW
PO Box 3500
Philadelphia, PA 19122-0050

COPY

RE: Fairmount Manor
625 N 7th Street
A/C# 0612167092

To Whom it may concern:

We have just received the bill for the above referenced account for the period, August 1 through August 24, 2005 (Summer). There appears to be an error.

Previously, in April 2004, a PGW crew was performing work in the street. Somehow, whatever work was performed caused our meter to give an abnormally High reading. We sent in correspondence (see attached) and our bill was corrected.

Apparently, that matter has reappeared. The meter at this location was changed. The Final reading on the meter, appears to reflect the increased usage due to your crew's work in the street. While the bill was corrected, the meter was not corrected to reflect the actual usage by the property.

I have enclosed the prior correspondence and copy of 6/3/04 bill with original error, and a copy of the current bill dated 9/1/05 with the meter change. As you can see from the statements, the meter reading on the original 6/3/04 bill must have been adjusted to correct the error, but when the final reading was taken from the actual meter, the problem resurfaced.

Please review the enclosed information, and correct the bill accordingly. Should you have any questions, please contact me.

Thank you for your assistance with this matter.

Respectfully,

Eric Lampert
SBG Management for Fairmount Manor



PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0080

Account Number: 0612167

MONTHLY STATEMENT

From 08/01/05 thru 08/31/05
Billing Cycle Number: 01

Account for:
S B G Management
c/o Fairmount Manor
P O BOX 549
ABINGTON PA 19001

Payments Summary

08/12/05 Check \$512.76

Billing Summary

Past Due Amount *pl. 9/7 # 3254* \$835.53

Adjustments \$12.63

Total Amount Due By
Sep 27, 2005 \$12,192.68

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 235
Billing & General Information 215 235
Appliance Service 215 235
Theft of Gas 215 684
Foreign Language Assistance 215 235
Hearing Impaired TTY Line 215 236
Representantes Que Hablan Espanol 215 236

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City 1137 Chestnut St. (M, T, TH, F)
Germantown 210 W. Chelton Ave. (T, W, F)
S. Philadelphia 1601 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1337 W. Erie Ave. (M, W, TH)
W. Philadelphia 5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.6% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW, P.O. Box 3500, Phila., PA 19122-0050

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.



Account Number: 0612167092
Due Date: Sep 27, 2005
Please Pay: \$12,192.68

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

26296 1 AT 0.292 *****AUTO**3-DIGIT 190



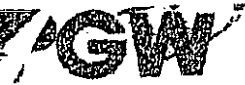
S B G Management
c/o Fairmount Manor
P O BOX 549
ABINGTON PA 19001



Philadelphia Gas Works
P.O. Box 7789
Philadelphia, PA 19101-7789

(D)

0006121670928000000012192687
All_correspondence_binder00101



S B G Management
 c/o Fairmount Manor
 P O BOX 549
 ABINGTON PA 19001

Page:
 Billing Date:
 Account Number: 0612

Account Summary	Previous Balance	Payments Received	Balance Brought Forward	Repar. and Adjustments	Current Charges	Account Balance
	\$1,348.29	\$512.76	\$835.53	\$12.53	\$11,344.62	\$12,150.00

Current Basic Charges

SA ID# 1346070888, 625 N 7TH ST
 Rate Class: General Service Commercial

Supply Charges

Commodity Charge 6,981 Ccf @ \$0.95822 \$6,689

Total Supply Charges \$6,689

Delivery Charges

Customer Charge @ \$18.00 \$18

Distribution Charge 6,981 Ccf @ \$0.6162 \$4,301

Gas Cost Adjustment @ -\$0.05824 for 30 Days \$406

Total Delivery Charges \$3,913

Pa Sales Tax 7% of \$10,602.45 \$742

Total Current Billing Charges \$11,344.

Adjustment Detail Adjustments for SA ID # 1346070888

Late Payment Charge \$12.1

Total Adjustments \$12.1

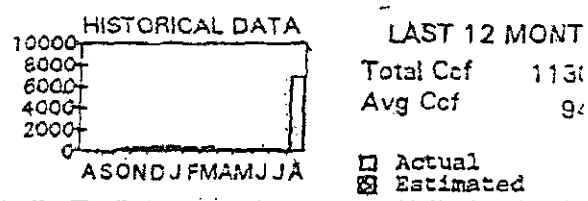
Meter Detail Your meter was changed on
 Meter #: 2024889 Service Point: 9972610123 Next Meter Read: Sep 30, 2005
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

From		To		Usage (Ccf)	Conversion Factor	Total
Date	Reading	Date	Reading			
08/24/2005	12	08/31/2005	62	50	1.034	51.70
08/01/2005	20545	08/31/2005	20595	6931	1.037	7188.00

Energy Usage Information

SA ID# 1346070888, 625 N 7TH ST
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	233.0	7.0
Billing Days	30	15
Avg Daily Cost	\$378.15	\$0.00



Message Center Effective Sept. 1, 2005 PGW rates have changed. Commodity Charge increased to \$1.02989 per CCF. Gas Cost Adjustment decreased to (\$0.05933) per CCF. Distribution Charge increased to \$0.62614 per CCF. The changes will increase the typical commercial heating bill by about \$374 a year.

SBG Management Services, Inc.

P.O. Box 549 Abington, PA 19001

Phone 215.938.6665

Fax 215.938.7613

September 12, 2005

PGW
PO Box 3500
Philadelphia, PA 19122-0050

RE: Fairmount Manor
625 N 7th Street
A/C# 0612167092

To Whom it may concern:

We have just received the bill for the above referenced account for the period, August 1 through August 24, 2005 (Summer). There appears to be an error.

Previously, in April 2004, a PGW crew was performing work in the street. Somehow, whatever work was performed caused our meter to give an abnormally High reading. We sent in correspondence (see attached) and our bill was corrected.

Apparently, that matter has reappeared. The meter at this location was changed. The Final reading on the meter, appears to reflect the increased usage due to your crew's work in the street. While the bill was corrected, the meter was not corrected to reflect the actual usage by the property.

I have enclosed the prior correspondence and copy of 6/3/04 bill with original error, and a copy of the current bill dated 9/1/05 with the meter change. As you can see from the statements, the meter reading on the original 6/3/04 bill must have been adjusted to correct the error, but when the final reading was taken from the actual meter, the problem resurfaced.

Please review the enclosed information, and correct the bill accordingly. Should you have any questions, please contact me.

Thank you for your assistance with this matter.

Respectfully,

Eric Lampert
SBG Management for Fairmount Manor

C-2012-2304215
FAIRMOUNT



S B G Management
 c/o Fairmount Manor
 P O BOX 549
 ABINGTON PA 19001

Page: 2 of
 Billing Date: 08/31/05
 Account Number: 0612167C

Account Summary	Previous Balance	Payments Received	Balance Brought Forward	Retains and Adjustments	Current Charges	Account Balance
	\$1,348.29	\$512.76	\$835.53	\$12.53	\$11,344.62	\$12,192.68

Current Basic Charges

SA ID# 1346070888, 625 N 7TH ST
 Rate Class: General Service Commercial

Supply Charges

Commodity Charge 6,981 Ccf @ \$0.95822	\$6,689.33
Total Supply Charges	\$6,689.33

Delivery Charges

Customer Charge @ \$18.00	\$18.00
Distribution Charge 6,981 Ccf @ \$0.6162	\$4,301.69
Gas Cost Adjustment @ -\$0.05824 for 30 Days	\$406.57 C
Total Delivery Charges	\$3,913.12
Pa Sales Tax 7% of \$10,602.45	\$742.17
Total Current Billing Charges	\$11,344.62

Adjustment Detail

Adjustments for SA ID # 1346070888

Late Payment Charge	\$12.53
Total Adjustments	\$12.53

Meter Detail

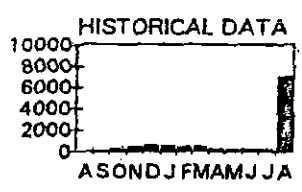
Your meter was changed on
 Meter #: 2024889 Service Point: 9972610123 Next Meter Read: Sep 30, 2005
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

From			To			Difference	Usage (Ccf)	Conversion Factor	Total Therms
Date	Reading	Type	Date	Reading	Type				
08/24/2005	12	Installed	08/31/2005	62	Actual	50	50.00	1.034	51.70
08/01/2005	70546	Actual	08/24/2005	77477	Removed	6931	6931.00	1.037	7187.44

Energy Usage Information

SA ID# 1346070888, 625 N 7TH ST
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	233.0	7.0
Billing Days	30	15
Avg Daily Cost	\$378.15	\$0.00



LAST 12 MONTHS
 Total Ccf 11303.0
 Avg Ccf 941.9
 ■ Actual
 ▣ Estimated

Message Center

Effective Sept. 1, 2005 PGW rates have changed. Commodity Charge increased to \$1.02989 per CCF. Gas Cost Adjustment decreased to (\$0.05933) per CCF. Distribution Charge increased to \$0.62614 per CCF. The changes will increase the typical commercial heating bill by about \$374 a year.

2008

RECEIVED

2015 SEP -9 AM 8:52

PA PUC
SECRETARY'S BUREAU

SBG CG/SG

EX 10

Guzman, Raquel

From: Guzman, Raquel
Sent: Thursday, November 13, 2008 5:10 PM
To: 'David Hyman'
Subject: Pulley

David: I met with my collections folks today and they would be happy to meet with you and Mr. Pulley to discuss the delinquencies. Please let me know your availability next week and I will coordinate here.

One issue though, my folks do not believe that what they recently received is a complete list of properties managed by Mr. Pulley or his various entities. We would like start the discussion with a complete list in hand in order to make real headway.
Can you communicate that and let me know?

Thanks for your help,
Raquel

Raquel N. Guzmán, Esq.
V.P. - Legal, and Associate General Counsel
Philadelphia Gas Works
800 W. Montgomery Ave.
4th Floor
Philadelphia, PA 19122
Phone: (215) 684-6630
Fax: (215) 827-5402
raquel.guzman@pqworks.com

This message contains information which may be confidential and privileged. Unless you are the intended addressee (or authorized to receive for the intended addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply at raquel.guzman@pqworks.com and delete the message.

Thank you very much.

P G W

Phil Pulley

From: Phil Pulley
Sent: Tuesday, December 02, 2008 1:19 PM
To: 'Gwen Osby'; 'Guzman, Raquel'
Cc: David Hyman; 'Gyory, Randall J'
Subject: RE: Request For Conference Call

I will make my self available

Phil

-----Original Message-----

From: Gwen Osby [mailto:Gosby@kleinbard.com]
Sent: Tuesday, December 02, 2008 12:47 PM
To: 'Guzman, Raquel'
Cc: David Hyman; 'Gyory, Randall J'; Phil Pulley
Subject: RE: Request For Conference Call

Good afternoon Ms. Guzman: Last we communicated on November 20th, you were going to secure dates that PGW could participate in (1) pre-meeting conference call with David Hyman and Mr. Pulley and (2) a meeting at PGW. Any progress? Please advise.

Gwendolyn Osby
Legal Assistant
Kleinbard Bell & Brecker LLP
gosby@kleinbard.com
215-568-2000 ext. 9268

From: Gwen Osby
Sent: Thursday, November 20, 2008 9:32 AM
To: 'Guzman, Raquel'
Cc: David Hyman; Gyory, Randall J; 'phill@sbgmanagement.com'
Subject: RE: Request For Conference Call

Good morning and thank you for your response. I will cancel on David Hyman's calendar and am copying Mr. Pulley to let him know that the conference call tentatively scheduled for today is postponed as well as the tentatively scheduled meeting of Friday, November 21st at PGW. Both will be rescheduled when I hear from you regarding the availability of all parties on your end.

Gwendolyn Osby
Legal Assistant
Kleinbard Bell & Brecker LLP
gosby@kleinbard.com
215-568-2000 ext. 9268
215-568-0140 fax

From: Guzman, Raquel [mailto:Raquel.Guzman@pgworks.com]
Sent: Thursday, November 20, 2008 9:21 AM
To: Gwen Osby
Cc: David Hyman; Gyory, Randall J

C-2012-2304183
COLONIAL GARDEN

Subject: RE: Request For Conference Call

Yes. The most efficient path will be a phone conference first to discuss missing information (with Mr. Dunn) and then an in person meeting once all materials have been shared and reviewed.

-----Original Message-----

From: Gwen Osby [mailto:GOSby@kleinbard.com]
Sent: Wednesday, November 19, 2008 4:48 PM
To: Guzman, Raquel
Cc: David Hyman; Gyory, Randall J
Subject: RE: Request For Conference Call

With the inclusion of Mr. Dunn, who is not available until next week, mean the face-to-face meeting tentatively scheduled for Friday November 21st at 3:00 is not going to happen? Please advise.

Gwendolyn Osby
 Legal Assistant
 Kleinbard Bell & Brecker LLP
 gosby@kleinbard.com
 215-568-2000 ext. 9268

From: Guzman, Raquel [mailto:Raquel.Guzman@pgworks.com]
Sent: Wednesday, November 19, 2008 4:32 PM
To: Gwen Osby
Cc: David Hyman; Gyory, Randall J
Subject: RE: Request For Conference Call

Gwen: We would like to be able to include John Dunn on the preliminary conference call as well and he is unavailable until next week. We are trying to reach him to find times that work and will let you know as soon as we do. Just wanted to keep you updated.

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Wednesday, November 19, 2008 7:34 AM
To: Guzman, Raquel; Gwen Osby
Cc: David Hyman; Gyory, Randall J; Eric Lampert
Subject: RE: Request For Conference Call

Mr Pulley is available

**Thursday 9:30-9:45
 3:00-3:30**

Please let me know this works

The information that we requested is a break down between principle, interest and penalties. What we were provided was just a limp sum by property.

-----Original Message-----

From: Guzman, Raquel [mailto:Raquel.Guzman@pgworks.com]
Sent: Tuesday, November 18, 2008 2:49 PM
To: Gwen Osby; Phil Pulley
Cc: David Hyman; Gyory, Randall J
Subject: RE: Request For Conference Call

I would add that we also need Mr. Pulley to provide a full listing of his properties for this meeting. I will see if any of these times work.

-----Original Message-----

From: Gwen Osby [mailto:GOSby@kleinbard.com]
Sent: Tuesday, November 18, 2008 2:43 PM
To: Guzman, Raquel; 'phill@sbgmanagement.com'
Cc: David Hyman
Subject: Request For Conference Call

Based on Mr. Pulley's remarks re: **"We have not gotten the break down that we requested. To meet would be premature with out allowing us time to review a breakdown."**

David Hyman wrote: Please schedule a conference call with Pulley and Guzman and me so that we can determine what info is needed prior to the meeting. Thanks.

David Hyman is available for this conference call Wednesday, Nov., 19th at 3:30 p.m., Thursday, Nov., 20th at 9:30 a.m. or 3:00 p.m. Mr. Pulley and Ms. Guzman, please advise.

Gwendolyn Osby
 Legal Assistant
 Kleinbard Bell & Brecker LLP
 gosby@kleinbard.com
 215-568-2000 ext. 9268
 215-568-0140 fax
 One Liberty Place, 46th Floor
 1650 Market Street
 Philadelphia, Pa 19103

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From: Guzman, Raquel [mailto:Raquel.Guzman@pgworks.com]
Sent: Tuesday, November 18, 2008 2:09 PM
To: Gwen Osby
Subject: RE: Scheduling of Meeting With PGW & David Hyman

Gwen: We are still working on Friday's meeting. I will let you know if we can confirm.

-----Original Message-----

From: Gwen Osby [mailto:GOSby@kleinbard.com]
Sent: Monday, November 17, 2008 2:42 PM
To: 'Phil Pulley'
Cc: Guzman, Raquel
Subject: RE: Scheduling of Meeting With PGW & David Hyman

My apologies. It is not Mr. Guzman, it is Raquel Guzman, she works in Ms. Abby Pozefsky's office. Ms. Pozefsky is the Sr. Vice President Administrator and General Counsel for PGW. I will firm up the meeting date at PGW as Friday, November 21st, at 3:00. I will also forward your statement below in anticipation that they will respond prior to the meeting date. Thank you.

Ms. Guzman, please see Mr. Pulley's e-mail below to me. Thank you.

Gwendolyn Osby
Legal Assistant
Kleinbard Bell & Brecker LLP
gosby@kleinbard.com
215-568-2000 ext. 9268
215-568-0140 fax
One Liberty Place, 46th Floor
1650 Market Street
Philadelphia, Pa 19103

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From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, November 17, 2008 2:04 PM
To: Gwen Osby

Subject: RE: Scheduling of Meeting With PGW & David Hyman

Who Is David Guzman?

We have not gotten the break down that we requested.

To meet would be premature with out allowing us time to review a breakdown

Can we meet at 3 pm on the 21st?

I am available on the 21st but not the 25th.

-----Original Message-----

From: Gwen Osby [mailto:GOsby@kleinbard.com]

Sent: Monday, November 17, 2008 12:23 PM

To: Phil Pulley

Subject: FW: Scheduling of Meeting With PGW & David Hyman

From: Gwen Osby
Sent: Monday, November 17, 2008 12:22 PM
To: 'phil@sbmanagement.com'
Cc: David Hyman
Subject: Scheduling of Meeting With PGW & David Hyman

Good afternoon Mr. Pulley: Please let me know your availability for the two proposed meeting dates. Friday, November 21st at 3:30 and Tuesday, November 25th at 2:00. These are dates that Mr. Guzman can meet. I am told this meeting will probably last about two hours.

Also, PGW is under the impression that the property list below is incomplete. They want to discuss your accounts in their entirety at this meeting. Please confirm.

Gwendolyn Osby
Legal Assistant
Kleinbard Bell & Brecker LLP
gosby@kleinbard.com
215-568-2000 ext. 9268

From: Gwen Osby
Sent: Tuesday, September 23, 2008 9:30 AM
To: 'Gerald.Clark@pgworks.com'
Cc: David Hyman; 'phil@sbmanagement.com'
Subject: Re: Phillip Pulley

Good morning Mr. Clark: As I indicated in our telephone conversation, David Hyman asked me to provide these addresses of concern.

ELRAE

3608 Spring Garden
3610 Spring Garden
3612 Spring Garden
4012-28 Baring Street
4027 Baring Street

FAIRMOUNT

650 Fairmount Avenue
700-08 N. Marshall Street
711-19 N. 7th Street

MARSHALL SQUARE

844 N. 6th Street
845 Nth 7th street

Colonial Garden

5427 Wayne Ave

Simon Garden

6731 Musgrave
6732 Chew

Gwendolyn Osby
Legal Assistant
Kleinbard Bell & Brecker LLP
gosby@kleinbard.com
215-568-2000 ext. 9268
215-568-0140 fax
ONE LIBERTY PLACE, 46TH FLOOR
1650 MARKET STREET
PHILADELPHIA, PA 19103

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Phil Pulley

From: Phil Pulley
Sent: Wednesday, December 10, 2008 12:48 PM
To: 'Dunn III, John J'
Cc: Fpd1017@verizon.net; Eric Lampert; Sierko, Edward S
Subject: RE: PGW - SBG Management Inc.

Thank you Happy Hoildays

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Wednesday, December 10, 2008 12:47 PM
To: Phil Pulley
Cc: Fpd1017@verizon.net; Eric Lampert; Sierko, Edward S
Subject: PGW - SBG Management Inc.

Phil,

I know I am behind but I will get caught up on all of your matters.

For now, this termination Notice has been cancelled.

Thanks,

John

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Wednesday, December 10, 2008 12:42 PM
To: Dunn III, John J
Cc: Fpd1017@verizon.net; Eric Lampert
Subject: FW: pgw

Just received the attached Termination Notices can you please address

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Wednesday, December 10, 2008 7:58 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.

This document was sent to you using an HP Digital Sender.

Sent by: <smiller@sbgmanagement.com>
Number of pages: 2
Document type: B/W Document

Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader. For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

Phil Pulley

From: Phil Pulley
Sent: Monday, December 15, 2008 12:13 PM
To: 'Dunn III, John J'
Cc: Pete Dwyer; Phil Pulley
Subject: RE: pgw

Peter
TAXED

Take you time it's the Holidays

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Monday, December 15, 2008 12:13 PM
To: Phil Pulley
Cc: Pete Dwyer
Subject: RE: pgw

Vince, the PGW Collector did call me and I told him to ignore The collection notices he had as we (PGW) do have a working arrangement With SBG.

And I was off last Friday and still due have to set up the holds on your gas accounts As it should be done by days end.

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, December 15, 2008 8:46 AM
To: Dunn III, John J
Cc: Pete Dwyer
Subject: FW: pgw

Got more happy mail from PGW and a visit too.

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Monday, December 15, 2008 4:14 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.

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Sent by: <smiller@sbgmanagement.com>
Number of pages: 4
Document type: B/W Document

2009

RECEIVED

2015 SEP -9 AM 8:52

PA PUC
SECRETARY'S BUREAU

SBGCG/SG

Ex. 10

Phil Pulley

From: Phil Pulley
Sent: Tuesday, January 20, 2009 7:50 AM
To: 'Dunn III, John J'
Subject: RE: pgw

Thanks

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Friday, January 16, 2009 11:53 AM
To: Phil Pulley
Subject: RE: pgw

Phil.

If you get any more shut off notices please let me know.

Thanks,
John

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, December 15, 2008 11:03 AM
To: Dunn III, John J
Cc: Phil Pulley
Subject: FW: pgw

Got some more shut off notices

We asked then to talk to you and there response was "we don't talk we just shut off"

Thanks for your help

Phil

-----Original Message-----

From: kkossar@sbgmanagement.com [mailto:kkossar@sbgmanagement.com]
Sent: Monday, December 15, 2008 5:52 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.

This document was sent to you using an HP Digital Sender.

Phil Pulley

From: Phil Pulley
Sent: Tuesday, January 20, 2009 8:07 AM
To: 'Dunn III, John J'
Cc: Eric Lampert
Subject: RE: PGW - SBG Management 1st meeting in 2009

Just got back Eric can coordinate with you directly

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Friday, January 16, 2009 11:52 AM
To: Phil Pulley
Cc: Eric Lampert
Subject: PGW - SBG Management 1st meeting in 2009

Hi Phil,
Sorry it has been so long getting back to you.

I want to start working next week on all of SBG Management accounts and I want to know when Eric will be available to meet with us here at PGW to start our review.

Hopefully we can address & handle the easy ones first so we can get them out of the way and then move forward to the harder issues we face.

Maybe in the AM on either next Wednesday or Thursday before 11 A.M or Friday (A.M.) works best for me.

Let me know your availability.

Thanks,
John

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Sunday, December 07, 2008 11:16 AM
To: Dunn III, John J
Cc: Guzman, Raquel; Eric Lampert
Subject: PGW

C-2012-2304183
COLONIAL GARDEN

John

In follow up to our agreement of the other evening the following is to transpire in regards to the SBG Management managed properties.

We shall pay the current usage charges. If there is a dispute with those charges we are to immediately contact you and advise accordingly of our concern.

I would like to take this opportunity to wish you and your family a health and Happy Holiday.

Phil

THIS PRINT IS LARGE BECAUSE I AM VISUALLY IMPAIRED NOT ANGRY.

Philip C. Pulley
SBG Management Services, Inc.
P.O. Box 549
Abington PA 19001
215.938.6665
215.938.7613 fax

Phil Pulley

From: Phil Pulley
Sent: Monday, February 16, 2009 1:55 PM
To: 'Dunn III, John J'
Cc: Eric Lampert
Subject: Somin Garden PGW

I just got notifications for our bank that there are liens totaling \$270,000 on this property.

Any idea why there and how they got recorded? They were recorded in June of 2007

Phil

THIS PRINT IS LARGE BECAUSE I AM VISUALLY IMPAIRED NOT ANGRY.

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Sent: Monday, February 16, 2009 1:55 PM
To: 'Dunn III, John J'
Cc: Eric Lampert
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Philip C. Pulley
SBG Management Services, Inc.
P.O. Box 549
Abington PA 19001
215.938.6665
215.938.7613 fax

C-2012-2304324
SIMON

All_correspondence_binder00195

11/22/2010

Phil Pulley

From: Phil Pulley
Sent: Friday, February 27, 2009 11:41 AM
To: 'Dunn III, John J'
Cc: Devra Pulley; Eric Lampert
Subject: FW: pgw



pgw.pdf (121 KB)

John here is a n invoice we got for an apartment that has been vacant for two years

The amount makes no sense and it shouldn't be in SBG name

Phil

-----Original Message-----

From: phil@sbgmanagement.com [mailto:phil@sbgmanagement.com]
Sent: Friday, February 27, 2009 7:12 AM
To: Phil Pulley
Subject: pgw



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Number of pages: 5
Document type: B/W Document
Attachment File Format: Adobe PDF

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PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0050

Page: 1 of 3
Billing Date: 02/19/09
Account Number: 0376578649

MONTHLY STATEMENT

From 01/02/09 thru 02/02/09
Billing Cycle Number: 12

Account for:
S B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001

Scan ✓

Billing Summary

Past Due Amount \$3,060.20
Adjustments \$37.78
Current Charges \$12.84

Total Amount Due By	
Mar 16, 2009	\$3,110.82

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 235-12
Billing & General Information 215 235-10
Appliance Service 215 235-20
Theft of Gas 215 684-63
Foreign Language Assistance 215 235-10
Hearing impaired TTY Line 215 236-46
Representantes Que Hablan Espanol 215 235-21

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City 1137 Chestnut St. (M, T, TH, F)
Germantown 210 W. Cheltenham Ave. (T, W, F)
S. Philadelphia 1601 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1337 W. Erie Ave. (M, W, TH)
W. Philadelphia 5230 Chestnut St. (M, T, W, F)

See attached memo.

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0050

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.



Account Number: 0376578649
Due Date: Mar 16, 2009
Please Pay: \$3,110.82

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

25230 1 AT 0.346 *****AUTO**3-DIGIT 190



S B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001



Philadelphia Gas Works
P.O. Box 11700
Newark, NJ 07101-4700

0003765786498000000003110823

All_correspondence_binder00201



3 B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001

Page: 2 of 3
Billing Date: 02/19/09
Account Number: 0376578649

Account Summary

Previous Balance	Payments Received	Balance Brought Forward	Repairs and Adjustments	Current Charges	Account Balance
\$3,060.20	\$0.00	\$3,060.20	\$37.78	\$12.84	\$3,110.82

Current Basic Charges

SA ID# 3802228090, 615 N 7TH ST, G4
Rate Class: General Ser Residential Tax

Supply Charges

Commodity Charge 0 Ccf @ \$1.09894 \$0.00

Total Supply Charges \$0.00

Delivery Charges

Customer Charge @ \$12.00 \$12.00

Distribution Charge 0 Ccf @ \$0.84648 \$0.00

Gas Cost Adjustment @ -\$0.02887 for 31 Days \$0.00

Total Delivery Charges \$12.00

PA SALES TAX 7% OF \$12.00 \$0.84

Total Current Billing Charges \$12.84

*THIN @ 150
tenant is vacant
2 years no sense*

Adjustment Detail

Adjustments for SA ID # 685711938	
Late Payment Charge	\$0.02
Adjustments for SA ID # 1334425037	
Late Payment Charge	\$0.47
Adjustments for SA ID # 1417168421	
Late Payment Charge	\$0.02
Adjustments for SA ID # 2953233443	
Late Payment Charge	\$0.77
Adjustments for SA ID # 5636346928	
Late Payment Charge	\$0.02
Adjustments for SA ID # 7021106229	
Late Payment Charge	\$4.94
Adjustments for SA ID # 7550938552	
Late Payment Charge	\$3.43
Adjustments for SA ID # 7628235289	
Late Payment Charge	\$0.02
Adjustments for SA ID # 8833354839	
Late Payment Charge	\$11.44
Adjustments for SA ID # 8951807783	
Late Payment Charge	\$9.93
Adjustments for SA ID # 3802228090	
Late Payment Charge	\$6.72
Total Adjustments	\$37.78

Meter Detail

Meter #: 2071223

Service Point: 5018815041

Next Meter Read: Mar 03, 2009

From			To			Difference	Usage (Ccf)	Conversion Factor	Total Therms
Date	Reading	Type	Date	Reading	Type				
01/02/2009	143	Actual	02/02/2009	143	Actual	0	0.00	1.040	0.00

All correspondence binder 00202

Phil Pulley

From: Phil Pulley
Sent: Friday, February 27, 2009 11:41 AM
To: 'Dunn III, John J'
Cc: Devra Pulley; Eric Lampert
Subject: FW: pgw



pgw.pdf (121 KB)

John here is a n invoice we got for an apartment that has been vacant for two years

The amount makes no sense and it shouldn't be in SBG name

Phil

-----Original Message-----

From: phil@sbgmanagement.com [mailto:phil@sbgmanagement.com]
Sent: Friday, February 27, 2009 7:12 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <phil@sbgmanagement.com>
Number of pages: 5
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C-2012-2304215
FAIRMOUNT

Phil Pulley

From: Phil Pulley
Sent: Thursday, March 12, 2009 9:43 AM
To: 'Dunn III, John J'
Cc: Devra Pulley; Eric Lampert
Subject: FW: pgw

File



pgw.pdf (118 KB)

This apartment is vacant and has been for two years

Doesn't make any sense that we are getting this bill

Just an FYI

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Thursday, March 12, 2009 5:16 AM
To: Phil Pulley
Subject: pgw

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PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0050

rate. 1 0 1 3
Billing Date: 02/27/09
Account Number: 0114434700

MONTHLY STATEMENT

From 01/02/09 thru 02/02/09
Billing Cycle Number: 18

Account for:
S B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001

*Vacant
Apartment
Sue*

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 235-12
Billing & General Information 215 235-10
Appliance Service 215 235-20
Theft of Gas 215 684-63
Foreign Language Assistance 215 235-10
Hearing impaired TTY Line 215 236-46
Representantes Que Hablan Espanol 215 235-21

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S. Philadelphia 1601 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1337 W. Erie Ave. (M, W, TH)
W. Philadelphia 5230 Chestnut St. (M, T, W, F)

Billing Summary

Past Due Amount \$462.39
Adjustments \$53.28 CR
Current Charges \$12.84

Total Amount Due By Mar 24, 2009	\$421.95
-------------------------------------	-----------------

no

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0050

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.



Account Number: 0114434700
Due Date: Mar 24, 2009
Please Pay: \$421.95

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

22841 1 AT 0.346 *****AUTO**3-DIGIT 190



S B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001



Philadelphia Gas Works
P.O. Box 11700
Newark, NJ 07101-4700

0001144347008000000000421958



S B G MANAGEMENT
 PO BOX 549
 ABINGTON PA 19001

Page: 2 of 3
 Billing Date: 02/27/09
 Account Number: 0114434700

Account Summary

Previous Balance	Payments Received	Balance Brought Forward	Repairs and Adjustments	Current Charges	Account Balance
\$462.39	\$0.00	\$462.39	\$53.28 CR	\$12.84	\$421.95

Current Basic Charges

SA ID# 250807804, 639 N 7TH ST, E3
 Rate Class General Ser Residential Tax

Supply Charges

Commodity Charge 0 Ccf @ \$1.09894 \$0.00

Total Supply Charges \$0.00

Delivery Charges

Customer Charge @ \$12.00 \$12.00

Distribution Charge 0 Ccf @ \$0.84648 \$0.00

Gas Cost Adjustment @ -\$0.02887 for 31 Days \$0.00

Total Delivery Charges \$12.00

PA SALES TAX 7% OF \$12.00 \$0.84

Total Current Billing Charges \$12.84

Adjustment Detail

Adjustments for SA ID # 1054082998

Late Payment Charge \$1.25

Adjustments for SA ID # 2280312046

Late Payment Charge Waive \$11.85 CF

Late Payment Charge Waive \$8.76 CF

Late Payment Charge Waive \$7.84 CF

Late Payment Charge Waive \$6.79 CF

Late Payment Charge Waive \$5.69 CF

Late Payment Charge Waive \$4.24 CR

Late Payment Charge Waive \$6.22 CR

Late Payment Charge Waive \$7.29 CR

Adjustments for SA ID # 6664768824

Late Payment Charge \$0.77

Adjustments for SA ID # 8085131895

Late Payment Charge \$0.26

Adjustments for SA ID # 9031479576

Late Payment Charge \$1.39

Adjustments for SA ID # 250807804

Late Payment Charge \$1.73

Total Adjustments \$53.28 CR

Meter Detail

Meter #: 1643944

Service Point: 6493766677

Next Meter Read: Mar 03, 2009

From			To			Difference	Usage (Ccf)	Conversion Factor	Total Therms
Date	Reading	Type	Date	Reading	Type				
01/02/2009	3248	Actual	02/02/2009	3248	Actual	0	0.00	1.040	0.00

Phil Pulley

From: Phil Pulley
Sent: Thursday, March 12, 2009 9:43 AM
To: 'Dunn III, John J'
Cc: Devra Pulley; Eric Lampert
Subject: FW: pgw



pgw.pdf (118
KB)

This apartment is vacant and has been for two years

Doesn't make any sense that we are getting this bill

Just an FYI

Phil

-----Original Message-----

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Sent: Thursday, March 12, 2009 5:16 AM
To: Phil Pulley
Subject: pgw

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<http://www.digitalsender.hp.com>

C-2012-2304215
FAIRMOUNT

SBG Mangement - PGW Accounts In Dispute

Account #	Address
0000-1089-7864	650 Fairmount Avenue
0000-2508-8422	650 Fairmount Avenue
0000-3006-3733	3608-3612 Spring Garden Street
0000-5349-7116	4012-4028 Baring Street
0000-7571-0860	650 Fairmount Avenue
0000-8517-0014	4012-4028 Baring Street
0000-8953-3358	650 Fairmount Avenue
0001-0236-8402	650 Fairmount Avenue
0001-1011-1619	3608 Spring Garden Street
0001-1213-1023	3608 Spring Garden Street
0001-3668-8914	650 Fairmount Avenue
0001-5603-0558	700-708 North Marshall Street
0001-6601-6680	650 Fairmount Avenue
0001-8048-9206	3608 Spring Garden Street
0001-8910-3310	3608-3612 Spring Garden Street
0001-9003-3634	3608 Spring Garden Street
0002-1566-9749	700 N. Marshall Street
0002-2264-7633	3608 Spring Garden Street
0002-2774-5786	3608-3612 Spring Garden Street
0002-3116-3326	4012-4028 Baring Street
0002-8494-4651	650 Fairmount Avenue
0003-0205-9064	650 Fairmount Avenue
0003-2390-0622	844 North 6th Street
0003-2978-7556	4012-4028 Baring Street
0003-3030-7047	4027 Baring Street
0003-3387-0431	650 Fairmount Avenue
0003-6513-8932	650 Fairmount Avenue
0003-6513-9832	650 Fairmount Avenue
0003-6067-0793	650 Fairmount Avenue
0003-7113-5833	650 Fairmount Avenue
0003-7300-7503	844 North 6th Street
0003-7766-2414	650 Fairmount Avenue
0003-9212-3557	3608 Spring Garden Street
0004-0346-3417	4012-4028 Baring Street
0004-0578-1694	700-708 North Marshall Street
0004-0685-3659	4012-4028 Baring Street
0004-1147-3454	4012-4028 Baring Street
0004-2569-7418	3608 Spring Garden Street
0004-3023-6960	4012-4028 Baring Street
0004-3697-3205	650 Fairmount Avenue
0004-4059-1799	650 Fairmount Avenue
0004-4708-2237	4012-4028 Baring Street
0004-6376-6371	3608 Spring Garden Street
0004-6783-9137	650 Fairmount Avenue
0004-8633-3429	3608 Spring Garden Street
0004-9052-5207	4012-4028 Baring Street
0004-9883-7292	650 Fairmount Avenue
0005-0082-5048	4012-4028 Baring Street
0005-1489-6962	3608 Spring Garden Street
0005-2537-0204	3608 Spring Garden Street
0005-3090-8345	4012-4028 Baring Street
0005-3092-8345	4012-4028 Baring Street
0005-4009-3334	4027 Baring Street
0005-5287-6975	3608 Spring Garden Street
0005-6071-6053	650 Fairmount Avenue
0005-6182-4675	650 Fairmount Avenue
0005-6983-6415	3608 Spring Garden Street

SBG Mangement - PGW Accounts in Dispute

Account #	Address
0005-6996-2215	3608 Spring Garden Street
0005-9330-3927	650 Fairmount Avenue
0006-0838-7105	3608 Spring Garden Street
0006-1218-7092	650 Fairmount Avenue
0006-2074-3089	4012-4028 Baring Street
0006-2729-7262	650 Fairmount Avenue
0006-3159-9517	4012-4028 Baring Street
0006-3919-6238	3608-3612 Spring Garden Street
0006-5654-1265	650 Fairmount Avenue
0006-5471-7425	650 Fairmount Avenue
0006-7256-2596	3608-3612 Spring Garden Street
0006-7354-6755	700 N. Marshall Street
0006-7718-0766	650 Fairmount Avenue
0006-7845-5126	4012-4028 Baring Street
0006-8054-6751	650 Fairmount Avenue
0006-9257-0139	3608 Spring Garden Street
0007-0408-2623	650 Fairmount Avenue
0007-1092-3687	650 Fairmount Avenue
0007-1985-6457	3608-3612 Spring Garden Street
0007-2667-0180	650 Fairmount Avenue
0007-3552-5372	650 Fairmount Avenue
0007-3658-6029	650 Fairmount Avenue
0007-3662-7342	3608 Spring Garden Street
0007-3726-7069	4027 Baring Street
0007-4064-7420	650 Fairmount Avenue
0007-4716-3884	650 Fairmount Avenue
0007-6311-1705	4012-4028 Baring Street
0007-8710-3954	650 Fairmount Avenue
0007-9492-6376	650 Fairmount Avenue
0008-0139-7495	3608 Spring Garden Street
0008-0985-4163	3608-3612 Spring Garden Street
0008-1882-2136	3608-3612 Spring Garden Street
0008-3346-0196	3608 Spring Garden Street
0008-4240-5523	650 Fairmount Avenue
0008-9519-6409	650 Fairmount Avenue
0009-1981-5863	650 Fairmount Avenue
0009-2320-5408	3608 Spring Garden Street
0009-3187-0478	4012-4028 Baring Street
0009-3884-8436	650 Fairmount Avenue
0009-4621-4453	3608 Spring Garden Street
0009-5414-1080	650 Fairmount Avenue
0009-7312-2001	650 Fairmount Avenue
0010-023-0059	4012-4028 Baring Street
0011-1145-0152	3608-3612 Spring Garden Street
0021-1176-5872	4012-4028 Baring Street
0021-1176-6061	4012-4028 Baring Street
0021-1176-6150	4012-4028 Baring Street
0031-1176-5711	4012-4028 Baring Street
0031-1458-1642	4012-4028 Baring Street
0041-1176-5818	4012-4028 Baring Street
0051-1170-5826	4012-4028 Baring Street
0051-1176-6095	4012-4028 Baring Street
0071-1176-5753	4012-4028 Baring Street
0091-1234-0511	4012-4028 Baring Street
0311-2107-7538	3608-3612 Spring Garden Street
0811-1176-5761	4012-4028 Baring Street

Phil Pulley

From: Phil Pulley
Sent: Thursday, March 12, 2009 11:55 AM
To: 'Dunn III, John J'
Cc: Devra Pulley; Eric Lampert
Subject: RE: PGW

I meant to say thank you but it just didn't come out

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Thursday, March 12, 2009 11:55 AM
To: Phil Pulley
Cc: Devra Pulley; Eric Lampert
Subject: RE: PGW

But that I ????????

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Thursday, March 12, 2009 11:05 AM
To: Dunn III, John J
Cc: Devra Pulley; Eric Lampert
Subject: RE: PGW

No

But that you

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Thursday, March 12, 2009 11:06 AM
To: Phil Pulley
Cc: Devra Pulley; Eric Lampert
Subject: PGW

Phil.

I'll look into it today.

It appears by our meter reading history that there has been no usage during this time.

Do you know why this apartment was put in the name of SBG Management?

Let me know.

Thanks,
John

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Thursday, March 12, 2009 9:43 AM

Subject: pgw

Please open the attached document.

This document was sent to you using an HP Digital Sender.

Sent by: <phil@sbgmanagement.com>
Number of pages: 5
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader. For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>



PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE PHILADELPHIA, PA 19122-0050

Page: 1 of 3
Billing Date: 02/27/09
Account Number: 0114434700

MONTHLY STATEMENT

From 01/02/09 thru 02/02/09
Billing Cycle Number: 18

Account for:
S B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001

Billing Summary

Fast Due Amount	\$462.39
Adjustments	\$53.28 CR
Current Charges	\$12.84

Total Amount Due By	
Mar 24, 2009	\$421.95

Vacant New Apartment (circled)

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies	215 235-1212
Billing & General Information	215 235-1000
Appliance Service	215 235-2050
Theft of Gas	215 684-6383
Foreign Language Assistance	215 235-1000
Hearing impaired TTY Line	215 236-4646
Representantes Que Hablan Espanol	215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City	1137 Chestnut St. (M, T, TH, F)
Germantown	210 W. Chelton Ave. (T, W, F)
S. Philadelphia	1601 S. Broad St. (M, W, TH)
Frankford	4410 Frankford Ave. (T, TH, F)
N. Philadelphia	1337 W. Erie Ave. (M, W, TH)
W. Philadelphia	5230 Chestnut St. (M, T, W, F)

no

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0050

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.



Account Number: 0114434700
Due Date: Mar 24, 2009
Please Pay: \$421.95

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

22841 1 AT 0.346 *****AUTO**3-DIGIT 190



S B G MANAGEMENT
PO BOX 549
ABINGTON PA 19001



Philadelphia Gas Works
P.O. Box 11700
Newark, NJ 07101-4700

0001144347008000000000421958



S B G MANAGEMENT
 PO BOX 549
 ABINGTON PA 19001

Page: 2 of 3
 Billing Date: 02/27/09
 Account Number: 0114434700

Account Summary	Previous Balance	Payments Received	Balance Brought Forward	Repairs and Adjustments	Current Charges	Account Balance
	\$462.39	\$0.00	\$462.39	\$53.28 CR	\$12.84	\$421.95

Current Basic Charges

SA ID# 250807804, 639 N 7TH ST, E3
 Rate Class: General Ser Residential Tax

Supply Charges		
Commodity Charge 0 Ccf @ \$1.09894		\$0.00
Total Supply Charges		\$0.00
Delivery Charges		
Customer Charge @ \$12.00		\$12.00
Distribution Charge 0 Ccf @ \$0.84648		\$0.00
Gas Cost Adjustment @ -\$0.02887 for 31 Days		\$0.00
Total Delivery Charges		\$12.00
PA SALES TAX 7% OF \$12.00		\$0.84
Total Current Billing Charges		\$12.84

Adjustment Detail

Adjustments for SA ID # 1054082998		
Late Payment Charge		\$1.25
Adjustments for SA ID # 2280312046		
Late Payment Charge Waive		\$11.85 CR
Late Payment Charge Waive		\$8.76 CR
Late Payment Charge Waive		\$7.84 CR
Late Payment Charge Waive		\$6.79 CR
Late Payment Charge Waive		\$5.69 CR
Late Payment Charge Waive		\$4.24 CR
Late Payment Charge Waive		\$6.22 CR
Late Payment Charge Waive		\$7.29 CR
Adjustments for SA ID # 6664768824		
Late Payment Charge		\$0.77
Adjustments for SA ID # 8085131895		
Late Payment Charge		\$0.26
Adjustments for SA ID # 9031479676		
Late Payment Charge		\$1.39
Adjustments for SA ID # 250807804		
Late Payment Charge		\$1.73
Total Adjustments		\$53.28 CR

Meter Detail Meter #: 1643944 Service Point: 6493766677 Next Meter Read: Mar 03, 2009

Date	From		To			Difference	Usage (Ccf)	Conversion Factor	Total Therms	
	Date	Reading	Type	Date	Reading					Type
01/02/2009		3248	Actual	02/02/2009	3248	Actual	0	0.00	1.040	0.00

Guzman, Raquel

From: Guzman, Raquel
Sent: Wednesday, April 15, 2009 12:16 PM
To: Pozefsky, Abby L
Subject: FW: PGW & SBG Management Inc. (Phil Pulley) Meeting announcement

-----Original Message-----

From: Dunn III, John J
Sent: Wednesday, April 15, 2009 12:09 PM
To: 'Phil Pulley'; David Hyman; Coltro, Cristina; Gyory, Randall J; Guzman, Raquel
Cc: Clark, Gerald T.; Pozefsky, Abby L
Subject: PGW & SBG Management Inc. (Phil Pulley) Meeting announcement

FYI - PGW (John Dunn III) and SBG Management (Phil Pulley & Eric) have scheduled an initial meeting at SBG's office at 1241 Welsh Rd. in Huntingdon Valley, PA for Tuesday May, 5th at 1:00 PM and will start the review of all of the SBG Management Services Inc. natural gas accounts with PGW. No doubt we will not be able to resolve all of the billing issues at this first meeting but we will continue to schedule additional meetings until we have resolved all issues to the best of our ability.

Gratefully,
John J. Dunn III
Director, PGW Commercial Resource Center (CRC)
800 W. Montgomery Ave. 3rd Floor
Phila. PA 19122
(215) 684-6850 (Office)
(215) 684-6986 (Fax)

-----Original Message-----

From: Phil Pulley [<mailto:phil@sbgmanagement.com>]
Sent: Friday, January 23, 2009 12:48 PM
To: David Hyman
Subject: PGW

David

Just a heads up we have heard from John Dunn at PGW. He is on top of everything and is helping greatly. Eric and he should be meeting with in the week.

At this point everything is harmonious

Phil

THIS PRINT IS LARGE BECAUSE I AM VISUALLY IMPAIRED NOT ANGRY.

Phillip C. Pulley
SBG Management Services, Inc.
P.O. Box 549
Abington PA 19001
215.938.6665
215.938.7613 fax

Guzman, Raquel

From: Guzman, Raquel
Sent: Wednesday, May 13, 2009 1:53 PM
To: Dunn III, John J; Clark, Gerald T.; Coltro, Cristina; Gyory, Randall J
Cc: Sierko, Edward S
Subject: RE: Pulley

John: The deal with them was that we would negotiate only if they paid for ongoing usage at all of their properties since December. Is that happening?

-----Original Message-----

From: Dunn III, John J
Sent: Wednesday, May 13, 2009 1:51 PM
To: Guzman, Raquel; Clark, Gerald T.; Coltro, Cristina; Gyory, Randall J
Cc: Sierko, Edward S
Subject: RE: Pulley

Phil Pulley Update

I left my PGW Office yesterday early afternoon and went to Phil Pulley offices on Welsh Rd. in Huntingdon Valley, PA and met with Phil and his accountant Eric. We established some ground rules and then started reviewing their list of known sites that they either own or manage within the City of Philadelphia limits and then we wanted to determine the extent of any gas bills in their names and any subsequent issues that we will have to jointly work on to resolve. Also both parties agreed that if we reach an impasse on any particular issues we would raise it up to each of attorneys so that they could work together to reach a solution.

All total yesterday we reviewed 10 sites and I have a list of tasks that I will work on over the course of the next few weeks and will get back to Eric (and "cc" Phil") as I finish each one so we can wrap them up and move to the next item. They have been paying their current bills and agreed again to continue to pay their current bills. I also brought a check back with me that we will post to their Oak Lane Realty Co., L.P. gas accounts today.

I will keep you posted as further developments and meeting occur.

Regards,
John Dunn III
Director, PGW CRC

-----Original Message-----

From: Guzman, Raquel
Sent: Wednesday, May 13, 2009 9:17 AM
To: Clark, Gerald T.; Dunn III, John J
Subject: Pulley
Importance: High

Just got a voicemail from David Hyman - can you give me an update before I call him back?

Raquel N. Guzmán, Esq.
V.P. - Legal, and Associate General Counsel
Philadelphia Gas Works
800 W. Montgomery Ave.
4th Floor
Philadelphia, PA 19122
Phone: (215) 684-6630
Fax: (215) 827-5402
raquel.guzman@pgworks.com

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Thank you very much.



Phil Pulley



From: Phil Pulley
Sent: Thursday, May 14, 2009 11:00 AM
To: 'Dunn III, John J'
Cc: 'David Hyman'
Subject: RE: PGW MEETING 05/12/2009

David everything is progressing please give us time to complete

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Thursday, May 14, 2009 11:00 AM
To: Phil Pulley
Subject: RE: PGW MEETING 05/12/2009

Thanks Phil!

I was told yesterday morning in an email that he was inquiring to PGW about we are progressing. Maybe he didn't get to read the email you sent him the prior evening (Tuesday) after we met.

Hopefully he is OK now.

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Wednesday, May 13, 2009 5:58 PM
To: Dunn III, John J
Subject: RE: PGW MEETING 05/12/2009

I did send him an email last night

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Wednesday, May 13, 2009 11:14 AM
To: Phil Pulley; Eric Lampert
Cc: Devra Pulley
Subject: PGW MEETING 05/12/2009

Hi Folks,

I just want to thank you all for meeting with me yesterday and spending the afternoon

to start the review of all of your PGW gas accounts.

We have already started the review process this morning and I am having the two settlement checks

investigated presently to see where PGW post the payments.

More of the accounts we be worked on shortly.

Please report our meeting time and topics of discussions to David Hyman immediately as

I believe he has made inquiries to PGW staff today asking how we are making out.

Gratefully,

John Dunn III



Phil Pulley



From: Phil Pulley
Sent: Monday, August 31, 2009 1:35 PM
To: 'Dunn III, John J'
Cc: Devra Pulley; Eric Lampert; Savage III, Ralph T; Sierko, Edward S
Subject: RE: New PGW Invoices

I would like to wish you the best of luck in your new position as Honey Dew

I can't imagine the list of things you have waiting for you

Be safe

Phil

-----Original Message-----

From: Dunn III, John J [mailto:John.DunnIII@pgworks.com]
Sent: Monday, August 31, 2009 11:32 AM
To: Phil Pulley
Cc: Devra Pulley; Eric Lampert; Savage III, Ralph T; Sierko, Edward S
Subject: RE: New PGW Invoices



Phil/Devra/Eric,
I am retiring as of today from PGW.
Please forward Ted Savage a complete list of all of your properties so they can pick up where we left off.

Thanks for all of your help & assistance.

Regards,
John Dunn III

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Tuesday, June 09, 2009 10:54 AM
To: Dunn III, John J
Cc: Devra Pulley; Eric Lampert; Phil Pulley
Subject: FW: New PGW Invoices

Read below

None of these accounts should be in our names

Please terminate all service immediately

It is the tenant's responsibility to have service in there names not ours



Phil

-----Original Message-----

From: Devra Pulley

2010

RECEIVED

2015 SEP -9 AM 8:52

PA PUC
SECRETARY'S BUREAU

SBG CG/SG
Ex. 10

MANAGEMENT				
Address	Account #	Meter #		
SBG MANAGEMENT				
8 spring garden st m3	0004-0578-1694	1922447		
3608 spring garden st m2	0002-9473-1407	1922451		
3610 spring garden st m1	0006-0836-7105	1970046		
3610 spring garden st m2	0006-0836-7105	1970047		
702 n marshall st	0002-1565-9749	1905337		
700 n marshall st	0002-1565-9749	1806207		
628 n marshall st	0000-7571-0860	1806123		
641 n marshall st	0006-7718-0766	2023524		
640 n marshall st	0003-5513-9832	1772553		
606 n marshall st	0007-3658-6029	1806121		
620 n marshall st	0006-6471-9425	1806122		
627 n marshall st	0000-8953-3358	2035035		
634 n 6th st	0003-3387-0431	2035396		
844 n 6th st ,46	0003-7300-7503	1755029		
4710 locust st, 303	0004-3980-2741	1436165		
4710 locust st, 411	0007-0167-8638	1380236		
4710 locust st,214	0000-7291-4344	1427063		
4710 locust st, 405	0003-3393-2240	1425827		
615 n 7th st	0000-2508-8422	1772569		
625 n 7th st	0006-1216-7092	2024889		
639 n 7th st	0009-7312-2001	1772571		
4710 locust st, 311	0003-9096-7523	1590860		
4710 locust st,201	0000-4748-9555	1456908		
4710 locust st, 404	0008-2327-7056	2021164		
4710 locust st, 209	0006-7499-5278	1387241		
4710 locust st, 303	0004-3273-7684	1436165		
4710 locust st, 202	0004-2501-3889	1523711		
4710 locust st, 204	0004-1077-4390	1770081		
4710 locust st, 310	0003-7235-0438	1416287		
4710 locust st, 305	0003-5641-8182	1513170		
4710 locust st,212	0007-5850-2612	1434933		
845 N 7th st	0003-2390-0622	1755028		
615 N 7th St,	0003-7657-8649	multi		
641 N Marshall St,17	0009-1981-5863	multi		
628 N Marshall St,C-05	0005-9330-3927	multi		
639 N 7th St,E9/	0001-1443-4700	multi		
620 N Marshall St,B-02	0006-5654-1265	multi		
FERN ROCK REALTY CORP				
934-938 w godfrey av awh	0007-1935-4604	2035385		
934-938 w godfrey av hh	0000-2344-4792	1989360		
920-932 w godfrey av awh	0007-1935-4604	2027209		
920-932 w godfrey av hh	0002-5372-0512	1989388		
SIMON GARDEN REALTY CO				
6732 chew av, m2	0005-3954-7187	1944659		
6731 musgrave st, a	0005-3954-7187	2035836		
6731 musgrave st, b	0005-3954-7187	2035831		
COLONIAL GARDEN REALTY CO				
5425-7 wayne av, m1	0061-2800-0245	1987516		
5425-7 wayne av, m2	0061-2800-0245	1906431		

Phil Pulley

From: Phil Pulley
Sent: Monday, July 05, 2010 10:36 AM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: FW: pgw nonresidential POST TERMINATION NOTICE

Attachments: pgw_nonr.pdf



pgw_nonr.pdf
f (236 KB)

Ted

Got these the other day in the mail

We are still waiting for the breakdown and reconciliation that Dunn promised us a year ago.

I think we need to meet

The PGW bills are still wrong on a host of our buildings

Also PGW has placed liens on our properties for tenant issues of which we are not responsible

PGW placed liens on a property that we didn't owe you any money

Give me a call when your back 215-938-6665

Phil

-----Original Message-----

From: administrator@sbgmanagement.com
[mailto:administrator@sbgmanagement.com]
Sent: Monday, July 05, 2010 5:32 AM
To: Phil Pulley
Subject: pgw nonresidential POST TERMINATION NOTICE

Please open the attached document.

This document was sent to you using an HP Digital Sender.

Sent by: <administrator@sbgmanagement.com>
Number of pages: 7

Phil Pulley

From: Phil Pulley
Sent: Tuesday, August 03, 2010 2:41 PM
To: 'Savage III, Ralph T'
Cc: Eric Lampert
Subject: FW: pgw



pgw.pdf (159
KB)

Ted

This is what we have been working off of

Everything with a T or a V is tenant units of which we are not responsible for

Let's focus on everything else

Can we get a break down as follows?

Usage and distributions costs
Penalties
Interest
Miscellaneous

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Tuesday, August 03, 2010 10:04 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <smiller@sbgmanagement.com>
Number of pages: 3
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader. For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

C-2012-2304324

SIMON

All_correspondence_binder00278

SBG MANAGEMENT			
Address	Account #	Meter #	
3G MANAGEMENT			
3608 spring garden st m3	0004-0578-1694	1922447	
3608 spring garden st m2	0002-9473-1407	1922451	
3610 spring garden st m1	0006-0836-7105	1970046	
3610 spring garden st m2	0006-0836-7105	1970047	
702 n marshall st	0002-1565-9749	1905337	
700 n marshall st	0002-1565-9749	1806207	
628 n marshall st	0000-7571-0860	1806123	
641 n marshall st	0006-7718-0766	2023524	
640 n marshall st	0003-5513-9832	1772553	
606 n marshall st	0007-3658-6029	1806121	
620 n marshall st	0006-6471-9425	1806122	
627 n marshall st	0000-8953-3358	2035035	
634 n 6th st	0003-3387-0431	2035396	
844 n 6th st, 46	0003-7300-7503	1755029	
4710 locust st, 303	0004-3980-2741	1436165	7/11/10
4710 locust st, 411	0007-0167-8638	1380236	7/21/10
4710 locust st, 214	0000-7291-4344	1427063	
4710 locust st, 405	0003-3393-2240	1425827	
615 n 7th st	0000-2508-8422	1772569	
625 n 7th st	0006-1216-7092	2024889	
639 n 7th st	0009-7312-2001	1772571	
4710 locust st, 311	0003-9096-7523	1590860	3/24/10
4710 locust st, 201	0000-4748-9555	1456908	6/1/06
10 locust st, 404	0008-2327-7056	2021164	7/1/09
4710 locust st, 209	0006-7499-5278	1387241	3/24/10
4710 locust st, 303	0004-3273-7684	1436165	7/1/06
4710 locust st, 202	0004-2501-3889	1523711	12/9/05
4710 locust st, 204	0004-1077-4390	1770081	5/19/10
4710 locust st, 310	0003-7235-0438	1416287	3/24/10
4710 locust st, 305	0003-5641-8182	1513170	11/1/09
4710 locust st, 212	0007-5850-2612	1434933	
845 N 7th st	0003-2390-0622	1755028	
615 N 7th St,	0003-7657-8649	multi	
641 N Marshall St, 17	0009-1981-5863	multi	
628 N Marshall St, C-05	0005-9330-3927	multi	
639 N 7th St, E9/	0001-1443-4700	multi	
620 N Marshall St, B-02	0006-5654-1265	multi	
FERN ROCK REALTY CORP			
934-938 w godfrey av aw	0007-1935-4604	2035385	
934-938 w godfrey av hh	0000-2344-4792	1989360	
920-932 w godfrey av aw	0007-1935-4604	2027209	
920-932 w godfrey av hh	0002-5372-0512	1989388	
SIMON GARDEN REALTY CO			
6732 chew av, m2	0005-3954-7187	1944659	
6731 musgrave st, a	0005-3954-7187	2035836	
6731 musgrave st, b	0005-3954-7187	2035831	
COLONIAL GARDEN REALTY CO			
25-7 wayne av, m1	0061-2800-0245	1987516	
5425-7 wayne av, m2	0061-2800-0245	1906431	

Phil - These depend on what dates the bills are from? K/C
 7/27/10
 THANK YOU K/C

Phil Pulley

From: Phil Pulley
Sent: Tuesday, November 09, 2010 12:01 PM
To: 'Gerald.clark@pgworks.com'
Cc: 'Savage III, Ralph T'; Eric Lampert
Subject: RE: pgw

Just got a disturbing email from the bank on Colonial Garden 5425-27 Way Ave. It appears that PGW has placed over \$363,000 in liens against this property in the past year while we have been waiting for PGW to provide with an accounting. The accounting is almost two years over due.

Troubling that they can place a erroneous lien in an erroneous amount but cant seem to provide us with an accounting.

Given that this has now triggered an event of default under our mortgage please find this as notice to PGW for a claim for damages in excess of 3 Million Dollars against the utility.

We will review other properties for the same bad faith tactics displaced PGW, therefore the amount of damages may increase.

Again we would like to meet with you to resolve these issues but need an accounting.

Philip Pulley

-----Original Message-----

From: Phil Pulley
Sent: Friday, November 05, 2010 8:18 AM
To: 'Gerald.clark@pgworks.com'
Cc: 'Savage III, Ralph T'; Eric Lampert
Subject: RE: pgw

Just touching base I have not gotten anything from PGW.

We are eager to meet to address the issues at hand but need an accounting.

I thank you in advance for your cooperation to our request

Phil

-----Original Message-----

From: Phil Pulley
Sent: Monday, October 18, 2010 5:55 PM
To: Phil Pulley; 'Gerald.clark@pgworks.com'
Cc: 'Savage III, Ralph T'; Eric Lampert

C-2012-2304183
COLONIAL GARDEN

Subject: RE: pgw

Gerald,

Just touching base as I didn't hear from you last week.

I will be away all next week so perhaps the following week we can start meet and resolve this matter.

Phil

-----Original Message-----

From: Phil Pulley
Sent: Monday, October 11, 2010 3:27 PM
To: 'Gerald.clark@pgworks.com'
Cc: 'Savage III, Ralph T'; Eric Lampert
Subject: FW: pgw

I am in receipt of the attached correspondence and take exception with me of the representation in said letter. As instructed I did reach out to you and thank you very much for taking the time to speak with me today

As I indicated we are still waiting for a reconciliation of our account from 2008. We have had several starts with representatives of PGW however to no avail. We will make our selves available to meet with representatives of PGW and start at the beginning again and go account by account.

We are not avoiding PGW but rather opened dialogue with Ted almost 6 mont ago in an effort to resolve this matter.

I look forward to your setting up a meeting to address the matters at han

Thank you in advance for your cooperation to our request.

Phil Pulley

215-938-6665

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Monday, October 11, 2010 9:11 AM
To: Phil Pulley
Subject: pgw

2011

PA PUC

1234567890

PA PUC

RECEIVED

2015 SEP -9 AM 8:52

PA PUC
SECRETARY'S BUREAU

SBG CG/SG
Ex. 10

Phil Pulley

From: Phil Pulley
Sent: Monday, August 08, 2011 3:15 PM
To: 'Savage III, Ralph T'
Cc: Eric Lampert
Subject: RE: pgw

That is the old list but

Same accounts
Same addresses

Revised list to be fourth coming

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 08, 2011 3:05 PM
To: Phil Pulley
Subject: RE: pgw

Thank-you, Phil.

I believe I have seen this list before. Is this your most up to date list? Hopefully the list from Eric will have all your info along with the concerns/issues you have with each.

TED

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Friday, August 05, 2011 7:34 AM
To: Savage III, Ralph T; Eric Lampert
Subject: FW: pgw

Ted
This is the list we were working off

Eric will review today and send with any additional notes

nil

-----Original Message-----

From: Phil Pulley
Sent: Tuesday, August 03, 2010 2:41 PM
To: 'Savage III, Ralph T'
Cc: Eric Lampert
Subject: FW: pgw

Ted
This is what we have been working off of

Everything with a T or a V is tenant units of which we are not responsible for

Let's focus on everything else

Can we get a break down as follows?

Usage and distributions costs
Penalties
Interest
Miscellaneous

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Tuesday, August 03, 2010 10:04 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <smiller@sbgmanagement.com>
Number of pages: 3
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader.
For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

Phil Pulley

From: Phil Pulley
Sent: Sunday, August 21, 2011 11:02 PM
To: 'Savage III, Ralph T'
Subject: RE: pgw

I have gone through the numbers on Colonial Garden 5427 Wayne ave

I will be calling you tomorrow

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 08, 2011 3:51 PM
To: Phil Pulley
Subject: RE: pgw

Thank-you

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, August 08, 2011 3:15 PM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: RE: pgw

That is the old list but

Same accounts
Same addresses

Revised list to be fourth coming

-----Original Message-----

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To: Phil Pulley
Subject: RE: pgw

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TED

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800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Friday, August 05, 2011 7:34 AM
To: Savage III, Ralph T; Eric Lampert
Subject: FW: pgw

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This is the list we were working off

Eric will review today and send with any additional notes

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Number of pages: 3
Document type: B/W Document
Attachment File Format: Adobe PDF

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For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

8/19/11

Scan

Phil Pulley

From: Eric Lampert
Sent: Friday, August 19, 2011 2:58 PM
To: Phil Pulley
Subject: COLONIAL PGW / WATER

Attached is the following:

Most current bill for PGW dated 8/3/2011 reflecting a balance due of \$ 244,771.81.

PGW worksheet reflecting a deduction from the Balance due of the Disputed amount and Adj/Late Charges leaving a

Calculated balance due of \$ 115,681.58

Breakdown on last page!

The original copies are on your desk.

8/19/2011

Looks like Acct SUMMARY

COLONIAL GARDEN - PGW

BILL DATE	PERIOD FROM	TO	USAGE CHARGES (INCL TX, ETC)	ADJ	ADJ	DISPUTED BILLING	TOTAL BILLING	PAYMENTS	PGW BAL
BALANCE FWD-11/2/06									51,968.22
						DISPUTED AMOUNT	44,352.63		
12/5/2006	11/1/2006	12/4/2006	3,031.74	757.87			3,789.61		55,777.83
1/8/2007	12/4/2006	1/5/2007	2,932.44	803.34			3,735.78		59,513.61
2/7/07 # 1839								10,000.00	49,513.61
2/7/2007	1/5/2007	2/5/2007	3,233.20	847.34			4,080.54		53,594.15
3/7/2007	2/5/2007	3/6/2007	3,129.85	803.10			3,932.75		57,526.90
4/5/2007	3/5/2007	4/4/2007	2,877.98	850.05			3,728.03		61,254.93
4/27/07 # 1645								3,735.78	57,519.15
5/7/2007	4/4/2007	5/4/2007	2,475.73	881.98			3,337.71		60,856.88
6/6/2007	5/4/2007	6/5/2007	2,192.74	889.11			3,091.85		63,948.71
6/21/07 #1672								1,000.00	62,948.71
7/6/2007	6/5/2007	7/5/2007	2,064.87	932.00			2,996.87		65,945.38
8/6/2007	7/5/2007	8/3/2007	2,125.44	962.97			3,088.41		69,033.79
9/5/2007	8/3/2007	9/4/2007	2,455.85	994.85			3,450.70		72,484.49
10/10/07 # 1687								2,337.71	70,146.78
10/5/2007	9/4/2007	10/3/2007	2,461.00	911.84			3,372.84		73,519.62
11/2/2007	10/3/2007	11/1/2007	1,754.86	1,088.81			2,821.67		76,341.29
12/5/2007	11/1/2007	12/4/2007	2,467.68	1,093.13			3,550.81		79,892.10
12/19/07 #1705								5,160.98	74,731.12
1/7/2008	12/4/2007	1/4/2008	2,445.43	1,120.15			3,565.58		78,296.70
2/6/2008	1/4/2008	2/4/2008	2,719.08	1,158.84			3,875.92		82,172.62
3/5/2008	2/4/2008	3/4/2008	2,608.73	1,197.62			3,804.35		85,978.97
4/4/2008	3/4/2008	4/3/2008	2,841.39	1,238.72			3,878.11		89,855.08
5/4/2008	4/3/2008	5/2/2008	2,274.00	1,216.34			3,490.34	7,573.09	85,772.33
6/4/2008	5/2/2008	6/3/2008	2,373.87	1,185.96			3,569.83		89,342.16
7/7/2008	6/3/2008	7/2/2008	1,846.40	1,231.56			3,077.98		92,420.12
8/4/2008	7/2/2008	8/1/2008	1,720.62	1,268.26			2,979.88		95,400.00
9/3/2008	8/1/2008	9/2/2008	2,714.85	1,285.07			3,999.92		99,399.92
10/2/2008	9/2/2008	10/1/2008	1,808.53	1,325.79			2,934.32		102,334.24
10/31/2008	10/1/2008	10/30/2008	2,509.98	1,349.82			3,859.80		106,194.14
12/5/2008	10/30/2008	12/3/2008	3,323.81	1,387.67			4,711.38		110,905.52
1/8/2009	12/3/2008	1/5/2009	4,051.75	1,437.43			5,489.18		116,384.70
2/4/2009	1/5/2009	2/3/2009	3,443.85	1,498.20			4,942.05		121,336.75
3/5/2009	2/3/2009	3/4/2009	2,955.36	1,549.86			4,505.22		125,841.97



PHILADELPHIA GAS WORKS
400 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0050

Page: 1 of 3
Billing Date: 08/03/11
Account Number: 6128000245

MONTHLY STATEMENT

From 07/01/11 thru 08/02/11
Billing Cycle Number: 02

Account for:
Colonial Gardens
c/o SBG Mgmt Co.
PO BOX 549
ABINGTON PA 19001

Billing Summary

Past Due Amount \$240,816.23
Adjustments \$2,517.88
Current Charges *09/11/11* \$1,437.70

Total Amount Due By	
Aug 26, 2011	\$244,771.81

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies	215 235-1212
Billing & General Information	215 235-1000
Appliance Service	215 235-2050
Theft of Gas	215 684-6383
Foreign Language Assistance	215 235-1000
Hearing Impaired TTY Line	215 235-4648
Representantes Que Hablan Espanol	215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City	1137 Chestnut St. (M, T, TH, F)
Germantown	210 W. Chelton Ave. (T, W, F)
S. Philadelphia	1601 S. Broad St. (M, W, TH)
Frankford	4410 Frankford Ave. (T, TH, F)
N. Philadelphia	1337 W. Erie Ave. (M, W, TH)
W. Philadelphia	5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0050

Please return this portion with your payment.

Write your account number on your check or money order made payable to Philadelphia Gas Works



Account Number: 6128000245
Due Date: Aug 26, 2011
Please Pay: \$244,771.81

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

21762 1 AT 0.365 *****AUTO**3-DIGIT 190

|||||

Colonial Gardens
c/o SBG Mgmt Co.
PO BOX 549
ABINGTON PA 19001

|||||

Philadelphia Gas Works
P.O. Box 11700
Newark, NJ 07101-4700

0061280002458000000244771814

3/8/09 #1807			USE CHGS INCL TY ETC.	ADJ	TOTAL	PAYMENT 3,443.85	BAL FOR BILL 122,388.12
4/4/2009	3/4/2009	4/2/2009	2,188.32	1,594.20	3,780.52		126,178.64
5/5/2009	4/2/2009	5/4/2009	2,555.21	1,637.36	4,192.57		130,371.21
6/6/2009	5/4/2009	6/3/2009	1,985.93	1,665.47	3,631.40		134,002.61
7/6/2009	6/3/2009	7/2/2009	1,550.52	1,694.96	3,245.48		137,248.09
8/3/2009	7/2/2009	8/3/2009	1,769.95	1,718.22	3,488.17		140,736.28
9/3/2009	8/3/2009	9/1/2009	1,502.58	1,744.76	3,247.34		143,983.60
10/3/2009	9/1/2009	10/3/2009	1,601.99	1,716.01	3,318.00		147,301.60
11/3/2009	10/3/2009	10/30/2009	2,202.44	1,718.02	3,918.46		151,220.06
12/4/2009	10/30/2009	12/2/2009	2,445.59	1,822.48	4,268.07		155,488.13
1/2/2010	12/2/2009	1/5/2010			4,906.50		160,394.63
2/5/2010	1/5/2010	2/5/2010			4,908.49		165,301.12
3/5/2010	2/5/2010	3/3/2010			4,908.49		170,207.61
4/5/2010	3/3/2010	4/1/2010	2,470.74	1,984.25	4,464.99		174,672.60
5/4/2010	4/1/2010	5/3/2010	2,438.85	2,032.84	4,469.69		179,142.29
6/4/2010	5/3/2010	6/2/2010	1,928.89	2,067.89	3,997.78		183,140.07
7/2/2010	6/2/2010	7/1/2010	1,811.37	2,096.83	3,708.20		186,848.27
8/3/2010	7/1/2010	8/2/2010	1,099.37	2,121.07	3,220.44		190,068.71
9/3/2010	8/2/2010	9/1/2010	1,380.60	2,113.80	3,494.40		193,563.11
10/4/2010	9/1/2010	10/1/2010	1,558.59	2,157.85	3,716.44		197,279.55
11/2/2010	10/1/2010	11/1/2010	2,125.00	2,181.23	4,306.23		201,585.78
12/3/2010	11/1/2010	12/1/2010	2,844.72	2,213.11	5,057.83		206,643.61
1/5/2011	12/1/2010	1/4/2011	3,884.92	2,255.77	5,840.69		212,484.30
2/3/2011	1/4/2011	2/2/2011	2,908.13	2,309.54	5,215.87		217,699.97
3/7/2011	2/2/2011	3/4/2011	2,578.57	2,353.15	4,931.72		222,631.69
4/4/2011	3/4/2011	4/1/2011	2,384.68	2,391.82	4,786.50		227,418.18
5/4/2011	4/1/2011	5/3/2011	2,540.06	2,427.74	4,967.80		232,386.98
6/3/2011	5/3/2011	6/2/2011	1,932.95	2,465.84	4,398.79		236,784.78
7/5/2011	6/2/2011	7/1/2011	1,536.62	2,494.83	4,031.45		240,818.23
8/3/2011	7/1/2011	8/2/2011	1,437.70	2,517.88	3,955.58		244,771.81
			126,577.92	84,737.60	14,719.48	226,035.00	33,251.41

EST
4,906.50
4,908.49
4,908.49

DISPUTED AMT
44,352.63

BAL PER
POW BILL 8/3/11

BALANCE PER POW BILL 8/3/2011 244,771.81
DISPUTED AMOUNT (44,352.63)
ADJUSTMENTS - LATE CHGS (84,737.60)

115,681.58

PGW ✓ scan

Phil Pulley

From: Eric Lampert
Sent: Friday, August 19, 2011 2:58 PM
To: Phil Pulley
Subject: COLONIAL PGW / WATER

Attached is the following:

Most current bill for PGW dated 8/3/2011 reflecting a balance due of \$ 244,771.81.

PGW worksheet reflecting a deduction from the Balance due of the Disputed amount and Adj/Late Charges leaving a

Calculated balance due of \$ 115,681.58

The original copies are on your desk.

✓ 9/14/2011

C.C. :-
BMC
review in
relation to
PGW #
100

COLONIAL GARDEN - PGW

BILL DATE	PERIOD FROM	TO	USEAGE CHARGES (INCL TX,ETC)	ADJ	ADJ	DISPUTED BILLING	TOTAL BILLING	PAYMENTS	PGW BAL
BALANCE FWD-11/2/06									61,988.22
DISPUTED AMOUNT						44,362.63			
12/5/2006	11/1/2006	12/4/2006	3,031.74	757.87			3,789.61		55,777.83
1/8/2007	12/4/2006	1/5/2007	2,932.44	803.34			3,735.78		59,513.61
2/7/07 # 1639								10,000.00	49,513.61
2/7/2007	1/5/2007	2/5/2007	3,233.20	847.34			4,080.54		53,594.15
3/7/2007	2/5/2007	3/6/2007	3,129.65	803.10			3,932.75		57,526.90
4/5/2007	3/5/2007	4/4/2007	2,877.98	850.05			3,728.03		61,254.93
4/27/07 # 1645								3,735.78	57,519.15
5/7/2007	4/4/2007	5/4/2007	2,475.73	861.98			3,337.71		60,856.86
6/6/2007	5/4/2007	6/5/2007	2,192.74	899.11			3,091.85		63,948.71
6/21/07 #1672								1,000.00	62,948.71
7/6/2007	6/5/2007	7/5/2007	2,084.67	932.00			2,996.67		65,945.38
8/6/2007	7/5/2007	8/3/2007	2,125.44	962.97			3,088.41		69,033.79
9/5/2007	8/3/2007	9/4/2007	2,455.85	994.85			3,450.70		72,484.49
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10/5/2007	9/4/2007	10/3/2007	2,461.00	911.84			3,372.84		73,519.62
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12/5/2007	11/1/2007	12/4/2007	2,457.68	1,093.13			3,550.81		79,892.10
12/19/07 #1705								6,160.98	74,731.12
1/7/2008	12/4/2007	1/4/2008	2,445.43	1,120.15			3,565.58		78,296.70
2/6/2008	1/4/2008	2/4/2008	2,719.08	1,156.64			3,875.92		82,172.62
3/5/2008	2/4/2008	3/4/2008	2,806.73	1,197.62			3,804.35		85,976.97
4/4/2008	3/4/2008	4/3/2008	2,641.39	1,236.72			3,878.11		89,855.08
5/4/2008	4/3/2008	5/2/2008	2,274.00	1,216.34			3,490.34	7,573.09	85,772.33
6/4/2008	5/2/2008	6/3/2008	2,373.87	1,195.96			3,569.83		89,342.16
7/7/2008	6/3/2008	7/2/2008	1,846.40	1,231.56			3,077.96		92,420.12
8/4/2008	7/2/2008	8/1/2008	1,720.62	1,259.26			2,979.88		95,400.00
9/3/2008	8/1/2008	9/2/2008	2,714.85	1,285.07			3,999.92		99,399.92
10/2/2008	9/2/2008	10/1/2008	1,608.53	1,325.79			2,934.32		102,334.24
10/31/2008	10/1/2008	10/30/2008	2,509.98	1,349.92			3,859.90		106,194.14
12/5/2008	10/30/2008	12/3/2008	3,323.81	1,387.57			4,711.38		110,905.62
1/8/2009	12/3/2008	1/5/2009	4,051.75	1,437.43			5,489.18		116,394.70
2/4/2009	1/5/2009	2/3/2009	3,443.85	1,498.20			4,942.05		121,336.75
3/5/2009	2/3/2009	3/4/2009	2,955.36	1,549.86			4,505.22		125,841.97

3/6/09 #1807

			USE CHGS INCL TY ETC.	ADJ	TOTAL	PAYMENT	BAL FOR BILL
4/4/2009	3/4/2009	4/2/2009	2,188.32	1,594.20	3,780.52	3,443.85	122,398.12
5/5/2009	4/2/2009	5/4/2009	2,555.21	1,637.36	4,192.57		126,178.64
6/5/2009	5/4/2009	6/3/2009	1,865.93	1,665.47	3,531.40		130,371.21
7/6/2009	6/3/2009	7/2/2009	1,550.52	1,694.96	3,245.48		134,002.61
8/3/2009	7/2/2009	8/3/2009	1,769.95	1,718.22	3,488.17		137,248.09
9/3/2009	8/3/2009	9/1/2009	1,502.58	1,744.76	3,247.34		140,736.26
10/3/2009	9/1/2009	10/3/2009	1,601.99	1,716.01	3,318.00		143,983.60
11/3/2009	10/3/2009	10/30/2009	2,202.44	1,716.02	3,918.46		147,301.60
12/4/2009	10/30/2009	12/2/2009	2,445.59	1,822.48	4,268.07		151,220.06
1/2/2010	12/2/2009	1/5/2010		4,906.50	4,906.50		155,488.13
2/5/2010	1/5/2010	2/5/2010		4,906.49	4,906.49		160,394.63
3/5/2010	2/5/2010	3/3/2010		4,906.49	4,906.49		165,301.12
4/5/2010	3/3/2010	4/1/2010	2,470.74	1,994.25	4,464.99		170,207.61
5/4/2010	4/1/2010	5/3/2010	2,436.85	2,032.84	4,469.69		174,672.60
6/4/2010	5/3/2010	6/2/2010	1,929.89	2,067.89	3,997.78		179,142.29
7/2/2010	6/2/2010	7/1/2010	1,611.37	2,098.83	3,708.20		183,140.07
8/3/2010	7/1/2010	8/2/2010	1,099.37	2,121.07	3,220.44		186,848.27
9/3/2010	8/2/2010	9/1/2010	1,380.60	2,113.80	3,494.40		190,068.71
10/4/2010	9/1/2010	10/1/2010	1,558.59	2,157.85	3,716.44		193,563.11
11/2/2010	10/1/2010	11/1/2010	2,125.00	2,181.23	4,306.23		197,279.55
12/3/2010	11/1/2010	12/1/2010	2,844.72	2,213.11	5,057.83		201,585.78
1/5/2011	12/1/2010	1/4/2011	3,584.92	2,256.77	5,840.69		206,643.61
2/3/2011	1/4/2011	2/2/2011	2,906.13	2,309.54	5,215.67		212,484.30
3/7/2011	2/2/2011	3/4/2011	2,578.57	2,353.15	4,931.72		217,699.67
4/4/2011	3/4/2011	4/1/2011	2,394.68	2,391.82	4,786.50		222,631.69
5/4/2011	4/1/2011	5/3/2011	2,540.06	2,427.74	4,967.80		227,418.19
6/3/2011	5/3/2011	6/2/2011	1,832.95	2,465.84	4,398.79		232,385.99
7/6/2011	6/2/2011	7/1/2011	1,536.62	2,494.83	4,031.45		238,784.78
8/3/2011	7/1/2011	8/2/2011	1,437.70	2,517.88	3,955.58		240,816.23
							244,771.81
							244,771.81

EST
4,906.50
4,906.49
4,906.49

Disputed Amt
44,352.63

126,577.92

84,737.60

14,719.48

226,035.00

33,251.41

BAL PER
POW BILL 8/3/11

BALANCE PER POW BILL 8/3/2011 244,771.81
 DISPUTED AMOUNT (44,352.63)
 ADJUSTMENTS - LATE CHGS (84,737.60)
 115,681.58

Page: 1 of 4
Billing Date: 03/03/05
Account Number: 6126000245

PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19102-0000

MONTHLY STATEMENT

From 12/31/04 thru 03/02/05 **2 months**
Billing Cycle Number: 02

Account for:
COLONIAL GARDEN REALTY CO
8425-7 WAYNE AVE
PHILADELPHIA PA 19144

Payments Summary

Billing Summary

Original Amount: \$1,351.12
Adjustments: \$215.54
Current Charges: \$6,824.38

Total Amount Due By
Mar 29, 2005 **\$21,409.99**

\$8391.04

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 235-1212
Billing & General Information 215 235-1000
Appliance Service 215 235-2060
Theft of Gas 215 584-5383
Foreign Language Assistance 215 235-1000
Hearing Impaired TTY Line 215 235-4848
Representatives Que Hablan Espanol 215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City 1137 Chestnut St. (M, T, TH, F)
Germantown 210 W. Chestnut Ave. (T, W, F)
S. Philadelphia 1801 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1337 W. Erie Ave. (M, W, TH)
W. Philadelphia 5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the due date at 215-235-1000.
Or write to: PG&W P.O. Box 3800, Phila., PA 19122-0000

Please return this portion with your payment.
Write your account number on your check or money order made payable to PG&W.

Account Number: 6126000245
Due Date: Mar 29, 2005
Please Pay: \$21,409.99

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

COLONIAL GARDEN REALTY CO
8425-7 WAYNE AVE
PHILADELPHIA PA 19144

Philadelphia Gas Works
P.O. Box 7788
Philadelphia, PA 19101-7789

0061260002458000000021409992

COLONIAL GARDEN REALTY CO
 5425-7 WAYNE AVE
 PHILADELPHIA PA 19144

Page: 2 of 4
 Billing Date: 03/03/05
 Account Number: 8128000248

Account Summary	\$2,434.31	\$1,053.19	\$1,351.12	\$218.54	\$8,824.38	\$21,409.99
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Current Basic Charges

BA ID# 1975365894, 5425-7 WAYNE AVE, M1
 Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 2,126.03 Ccf @ \$0.95639	\$2,033.32
Total Supply Charges	\$2,033.32
Delivery Charges	
Customer Charge @ \$18.00	\$34.23
Waive Customer Charge	\$34.23 CR
Distribution Charge 2,126.03 Ccf @ \$0.5898	\$1,263.93
Gas Cost Adjustment @ \$0.03218 for 58 Days	\$68.42
Total Delivery Charges	\$1,322.35
Supply Charges	
Commodity Charge 38.86 Ccf @ \$0.95639	\$35.06
Commodity Charge 73.31 Ccf @ \$0.86292	\$62.59
Total Supply Charges	\$97.59
Delivery Charges	
Customer Charge @ \$18.00	\$1.77
Waive Customer Charge	\$1.77 CR
Distribution Charge 38.86 Ccf @ \$0.5898	\$21.82
Distribution Charge 73.31 Ccf @ \$0.58837	\$43.13
Gas Cost Adjustment @ \$0.03218 for 1 Days	\$1.18
Gas Cost Adjustment @ -\$0.0417 for 2 Days	\$3.06 CR
Total Delivery Charges	\$62.87
Pa Sales Tax 7% of \$3,518.13	\$248.13
Total Current Billing Charges	\$3,782.25

\$2633.32

BA ID# 4018739587, 5425-7 WAYNE AVE, M2
 Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 1,708.82 Ccf @ \$0.95839	\$1,634.11
Total Supply Charges	\$1,634.11
Delivery Charges	
Customer Charge @ \$18.00	\$54.23
Distribution Charge 1,708.82 Ccf @ \$0.5898	\$1,007.75
Gas Cost Adjustment @ \$0.03218 for 58 Days	\$54.98
Total Delivery Charges	\$1,096.96
Supply Charges	
Commodity Charge 29.46 Ccf @ \$0.95639	\$28.17
Commodity Charge 58.82 Ccf @ \$0.86292	\$50.25
Total Supply Charges	\$78.42

COLONIAL GARDEN REALTY CO
 5426-7 WAYNE AVE
 PHILADELPHIA PA 19144

Page: 4 of 4
 Billing Date: 03/03/06
 Account Number: 8128000245

Meter Detail Meter #: 1987516 Service Point: 9972613902 Next Meter Read: Apr 01, 2005
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

12/31/2004	16670	Actual	03/02/2005	17808	Actual	2236	2236.00	1.043	2231.04
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Meter Detail Meter #: 1906431 Service Point: 9972613903 Next Meter Read: Apr 01, 2006
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

12/31/2004	49238	Actual	03/02/2006	47033	Actual	1787	1787.00	1.043	1874.98
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Energy Usage Information SA ID# 1378368894, 5426-7 WAYNE AVE, M1
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	37.0	0.0
Billing Days	61	31
Avg Daily Cost	\$61.66	\$0.00



LAST 12 MONTHS
 Total Ccf 10884.00
 Avg Ccf 907.00

Actual
 Estimated

Energy Usage Information SA ID# 4018739587, 5426-7 WAYNE AVE, M2
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	29.0	69.0
Billing Days	61	31
Avg Daily Cost	\$50.20	\$86.75



LAST 12 MONTHS
 Total Ccf 10082.00
 Avg Ccf 840.17

Actual
 Estimated

Message Center

Effective March 1, 2005, PGW rates have changed. Commodity Charge decreased to \$0.85282 per CCF. Gas Cost Adjustment decreased to (\$0.04170) per CCF. Distribution Charge decreased to \$0.58837 per CCF. The changes will decrease the typical commercial heating bill by about \$822 a year.

Effective March 1, 2006, PGW rates have changed. Commodity Charge decreased to \$0.85282 per CCF. Gas Cost Adjustment decreased to (\$0.04170) per CCF. Distribution Charge decreased to \$0.58837 per CCF. The changes will decrease the typical commercial heating bill by about \$822 a year.

COLONIAL GARDEN REALTY CO.
 5425-7 WAYNE AVE, M2
 PHILADELPHIA PA 19144

Page: 2 of 2
 Billing Date: 01/21/05
 Account Number: 8128000245

Account Summary

\$1,083.18	\$0.00	\$1,083.18	\$18.24	\$1,334.88	\$2,434.31
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Current Basic Charges

SA ID# 4018738687, 5425-7 WAYNE AVE, M2
 Rate Class: General Service Commercial

Supply Charges

Commodity Charge 778 Ccf @ \$0.95638	\$745.03
Total Supply Charges	\$745.03

Delivery Charges

Customer Charge @ \$18.00	\$18.00
Distribution Charge 778 Ccf @ \$0.5898	\$459.45
Gas Cost Adjustment @ \$0.03218 for 30 Days	\$26.07
Total Delivery Charges	\$502.52
Pa Sales Tax 7% of \$1,247.55	\$87.33
Total Current Billing Charges	\$1,334.88

Adjustment Detail

Adjustments for SA ID # 4018738687

Late Payment Charge	\$18.24
Total Adjustments	\$18.24

Meter Detail

Meter #: 1808431 Service Point: 9972613903 Next Meter Read: Feb 01, 2005
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

12/01/2004	44457	Actual	12/31/2004	45236	Actual	778	778.00	1.052	894.00
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Energy Usage Information

SA ID# 4018738687, 5425-7 WAYNE AVE, M2

COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	26.0	87.0
Billing Days	30	31
Avg Daily Cost	\$44.50	\$94.04



LAST 12 MONTHS
 Total Ccf 10414.00
 Avg Ccf 867.83

Actual
 Estimated

Page: 1 of 2
Billing Date: 11/20/04
Account Number: 8128000245

PHILADELPHIA GAS WORKS
305 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0030

MONTHLY STATEMENT

From 10/01/04 thru 11/01/04
Billing Cycle Number: 14

Account for:
COLONIAL GARDEN REALTY CO.
6425-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Payments Summary

11/10/04 Check \$872.95

Billing Summary

Past Due Amount \$0.00
Current Charges \$1,071.65

Total Amount Due By
Dec 15, 2004 \$1,071.65

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 235-1212
Billing & General Information 215 235-1000
Appliance Service 215 235-2050
Theft of Gas 215 684-6383
Foreign Language Assistance 215 235-1000
Hearing Impaired TTY Line 215 236-4646
Representantes Que Hablan Espanol 215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City 1137 Chestnut St. (M, T, TH, F)
Germantown 210 W. Chelton Ave. (T, W, F)
S. Philadelphia 1601 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1337 W. Erie Ave. (M, W, TH)
W. Philadelphia 5290 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to PGW P.O. Box 3588, Phila., PA 19122-0030

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.

Account Number: 8128000245
Due Date: Dec 15, 2004
Please Pay: \$1,071.65

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

COLONIAL GARDEN REALTY CO.
6425-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Philadelphia Gas Works
P.O. Box 7789
Philadelphia, PA 19101-7789

0061280002458000000001071653

COLONIAL GARDEN REALTY CO.
5426-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Page: 2 of 2
Billing Date: 11/20/04
Account Number: 6128000246

Account Summary						
	\$972.96	\$972.96	\$0.00	\$0.00	\$1,071.85	\$1,071.85

Current Basic Charges SA ID# 4018739667, 5426-7 WAYNE AVE, M2
Rate Class: General Service Commercial

Supply Charges		
Commodity Charge 693 Ccf @ \$0.84844		\$588.86
Total Supply Charges		\$588.86
Delivery Charges		
Customer Charge @ \$15.00		\$15.00
Distribution Charge 693 Ccf @ \$0.6884		\$407.78
Gas Cost Adjustment @ -\$0.01859 for 31 Days		\$12.88 CR
Total Delivery Charges		\$412.86
Pa Sales Tax 7% of \$1,001.54		\$70.11
Total Current Billing Charges		\$1,071.85

Meter Detail Meter #: 1906431 Service Point: 9972613903 Next Meter Read: Dec 01, 2004
Multiplier: 1.0000 Gas Pressure Factor: 1.000

10/01/2004	48066	Actual	11/01/2004	43789	Actual	693	693.00	1.040	720.78
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Energy Usage Information SA ID# 4018739667, 5426-7 WAYNE AVE, M2
COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	22.0	84.0
Billing Days	31	17
Avg Daily Cost	\$34.57	\$0.00



LAST 12 MONTHS
Total Ccf 12083.00
Avg Ccf 1005.25

Actual
Estimated

Account Summary	\$1,774.09	\$1,774.09	\$0.00	\$0.00	\$972.95	\$972.95
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Current Basic Charges

BA ID# 4018739567, 5425-7 WAYNE AVE, M2
 Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 397.73 Ccf @ \$0.84944	\$337.85
Total Supply Charges	\$337.85
Delivery Charges	
Customer Charge @ \$18.00	\$11.40
Distribution Charge 397.73 Ccf @ \$0.5884	\$234.03
Gas Cost Adjustment @ -\$0.01859 for 19 Days	\$7.39 CR
Total Delivery Charges	\$238.04
Supply Charges	
Commodity Charge 230.27 Ccf @ \$0.84944	\$195.80
Total Supply Charges	\$195.80
Delivery Charges	
Customer Charge @ \$18.00	\$6.80
Distribution Charge 230.27 Ccf @ \$0.5884	\$136.49
Gas Cost Adjustment @ -\$0.01859 for 11 Days	\$4.28 CR
Total Delivery Charges	\$137.51
Pa Sales Tax 7% of \$809.30	\$56.65
Total Current Billing Charges	\$972.95

Meter Detail Meter #: 1906431 Service Point: 8872819903 Next Meter Read: Nov 01, 2004
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

09/01/2004	42438	Actual	10/01/2004	43088	Actual	828	628.00	1.032	648.08
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Energy Usage Information

BA ID# 4018739567, 5425-7 WAYNE AVE, M2
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	21.0	52.0
Billing Days	30	29
Avg Daily Cost	\$32.43	\$78.06



LAST 12 MONTHS
 Total Ccf 14201.00
 Avg Ccf 1183.42

Actual
 Estimated

Phil Pulley

From: Phil Pulley
Sent: Monday, August 22, 2011 8:46 AM
To: 'Savage III, Ralph T'
Cc: Eric Lampert
Subject: Colonial garden

Attachments: cg_pgw.pdf



cg_pgw.pdf
(158 KB)

Ted

We have reviewed colonial garden in detail. We are prepared to remit the amount of \$115,681.58 for gas usage through the 8-3-2011 bill attached. A breakdown of the calculations and adjustments are attached. This will clear up all matters on this property.

I will call you later this morning to review

Thank you,

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Monday, August 22, 2011 3:42 AM
To: Phil Pulley
Subject: cg pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <smiller@sbgmanagement.com>
Number of pages: 4
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader.
For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

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Scan

Phil Pulley

From: Eric Lampert
Sent: Friday, August 19, 2011 2:58 PM
To: Phil Pulley
Subject: COLONIAL PGW / WATER

Attached is the following:

Most current bill for PGW dated 8/3/2011 reflecting a balance due of \$ 244,771.81.

PGW worksheet reflecting a deduction from the Balance due of the Disputed amount and Adj/Late Charges leaving a
Calculated balance due of \$ 115,681.58

The original copies are on your desk.

COLONIAL GARDEN - PGW

BILL DATE	PERIOD FROM	TO	USEAGE CHARGES (INCL TX.ETC)	ADJ	ADJ	DISPUTED BILLING	TOTAL BILLING	PAYMENTS	PGW BAL
BALANCE FWD-11/2/06									51,988.22
DISPUTED AMOUNT						44,362.63			
12/5/2006	11/1/2006	12/4/2006	3,031.74	757.87			3,789.61		55,777.83
1/8/2007	12/4/2006	1/5/2007	2,932.44	803.34			3,735.78		59,513.61
2/7/07 # 1839							-	10,000.00	49,513.61
2/7/2007	1/5/2007	2/5/2007	3,233.20	847.34			4,080.54		53,594.15
3/7/2007	2/5/2007	3/6/2007	3,129.65	803.10			3,932.75		57,526.90
4/5/2007	3/5/2007	4/4/2007	2,877.98	850.05			3,728.03		61,254.93
4/27/07 # 1645							-	3,735.78	57,519.15
5/7/2007	4/4/2007	5/4/2007	2,475.73	861.98			3,337.71		60,856.86
6/6/2007	5/4/2007	6/5/2007	2,192.74	899.11			3,091.85		63,948.71
6/21/07 #1672							-	1,000.00	62,948.71
7/6/2007	6/5/2007	7/5/2007	2,064.67	932.00			2,996.67		65,945.38
8/6/2007	7/5/2007	8/3/2007	2,125.44	962.97			3,088.41		69,033.79
9/5/2007	8/3/2007	9/4/2007	2,455.85	994.85			3,450.70		72,484.49
10/10/07 # 1687							-	2,337.71	70,146.78
10/5/2007	9/4/2007	10/3/2007	2,461.00	911.84			3,372.84		73,519.62
11/2/2007	10/3/2007	11/1/2007	1,754.86	1,066.81			2,821.67		76,341.29
12/5/2007	11/1/2007	12/4/2007	2,457.68	1,093.13			3,550.81		79,892.10
12/19/07 #1705							-	5,160.98	74,731.12
1/7/2008	12/4/2007	1/4/2008	2,445.43	1,120.15			3,565.58		78,296.70
2/6/2008	1/4/2008	2/4/2008	2,719.08	1,158.84			3,875.92		82,172.62
3/5/2008	2/4/2008	3/4/2008	2,606.73	1,197.62			3,804.35		85,976.97
4/4/2008	3/4/2008	4/3/2008	2,641.39	1,236.72			3,878.11		89,855.08
5/4/2008	4/3/2008	5/2/2008	2,274.00	1,216.34			3,490.34	7,573.09	85,772.33
6/4/2008	5/2/2008	6/3/2008	2,373.87	1,195.96			3,569.83		89,342.16
7/7/2008	6/3/2008	7/2/2008	1,846.40	1,231.56			3,077.96		92,420.12
8/4/2008	7/2/2008	8/1/2008	1,720.62	1,259.26			2,979.88		95,400.00
9/3/2008	8/1/2008	9/2/2008	2,714.85	1,285.07			3,999.92		99,399.92
10/2/2008	9/2/2008	10/1/2008	1,608.53	1,325.79			2,934.32		102,334.24
10/31/2008	10/1/2008	10/30/2008	2,509.98	1,349.92			3,859.90		106,194.14
12/5/2008	10/30/2008	12/3/2008	3,323.81	1,387.57			4,711.38		110,905.52
1/5/2009	12/3/2008	1/5/2009	4,051.75	1,437.43			5,489.18		116,394.70
2/4/2009	1/5/2009	2/3/2009	3,443.85	1,498.20			4,942.05		121,336.75
3/5/2009	2/3/2009	3/4/2009	2,955.36	1,549.88			4,505.22		125,841.97

3/6/09 #1807			USE CHGS INCL TX ETC.	ADJ	TOTAL	PAYMENT	BAL FOR BILL
4/4/2009	3/4/2009	4/2/2009	2,186.32	1,594.20	3,780.52	3,443.85	122,398.12
5/5/2009	4/2/2009	5/4/2009	2,555.21	1,637.36	4,192.57		128,178.64
6/5/2009	5/4/2009	6/3/2009	1,965.93	1,685.47	3,631.40		130,371.21
7/6/2009	6/3/2009	7/2/2009	1,550.52	1,694.98	3,245.48		134,002.61
8/3/2009	7/2/2009	8/3/2009	1,769.95	1,718.22	3,488.17		137,248.09
9/3/2009	8/3/2009	9/1/2009	1,502.58	1,744.76	3,247.34		140,736.26
10/3/2009	9/1/2009	10/3/2009	1,601.99	1,716.01	3,318.00		143,983.60
11/3/2009	10/3/2009	10/30/2009	2,202.44	1,716.02	3,918.46		147,301.60
12/4/2009	10/30/2009	12/2/2009	2,445.59	1,822.48	4,268.07		151,220.06
1/2/2010	12/2/2009	1/5/2010			4,906.50		155,488.13
2/5/2010	1/5/2010	2/5/2010			4,906.49		160,394.63
3/5/2010	2/5/2010	3/3/2010			4,906.49		165,301.12
4/5/2010	3/3/2010	4/1/2010	2,470.74	1,994.25	4,464.99		170,207.61
5/4/2010	4/1/2010	5/3/2010	2,436.85	2,032.84	4,469.69		174,672.60
6/4/2010	5/3/2010	6/2/2010	1,929.89	2,087.89	3,997.78		178,142.29
7/2/2010	6/2/2010	7/1/2010	1,611.37	2,086.83	3,708.20		183,140.07
8/3/2010	7/1/2010	8/2/2010	1,099.37	2,121.07	3,220.44		186,848.27
9/3/2010	8/2/2010	9/1/2010	1,380.60	2,113.80	3,494.40		190,068.71
10/4/2010	9/1/2010	10/1/2010	1,558.69	2,157.85	3,716.44		193,563.11
11/2/2010	10/1/2010	11/1/2010	2,125.00	2,181.23	4,306.23		197,279.55
12/3/2010	11/1/2010	12/1/2010	2,844.72	2,213.11	5,057.83		201,585.78
1/5/2011	12/1/2010	1/4/2011	3,584.92	2,256.77	5,840.69		206,643.61
2/3/2011	1/4/2011	2/2/2011	2,906.13	2,309.54	5,215.67		212,484.30
3/7/2011	2/2/2011	3/4/2011	2,578.57	2,353.15	4,931.72		217,699.97
4/4/2011	3/4/2011	4/1/2011	2,394.68	2,391.82	4,786.50		222,631.69
5/4/2011	4/1/2011	5/3/2011	2,540.06	2,427.74	4,967.80		227,418.19
6/3/2011	5/3/2011	6/2/2011	1,932.85	2,465.84	4,398.79		232,385.99
7/5/2011	6/2/2011	7/1/2011	1,536.62	2,494.83	4,031.45		236,784.78
8/3/2011	7/1/2011	8/2/2011	1,437.70	2,517.88	3,955.58		240,818.23
			126,577.92	84,737.60	226,035.00	33,251.41	244,771.81
				14,719.48			244,771.81
							BAL PER PGW BILL 8/3/11

EST
4,906.50
4,906.49
4,906.49

DISPUTED AMT
44,352.63

BALANCE PER PGW BILL 8/3/2011 244,771.81
 DISPUTED AMOUNT (44,352.63)
 ADJUSTMENTS - LATE CHGS (84,737.60)
 115,681.58

8/22/12

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Monday, August 22, 2011 1:33 PM
To: Savage III, Ralph T
Subject: RE: pgw

Thank you

-----Original Message-----
From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 22, 2011 1:28 PM
To: Phil Pulley
Subject: RE: pgw

Phil, I am in today but have not had a chance to look over your info. I will speak with you tomorrow.

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----
From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Sunday, August 21, 2011 11:02 PM
To: Savage III, Ralph T
Subject: RE: pgw

I have gone through the numbers on Colonial Garden 5427 Wayne ave
I will be calling you tomorrow

-----Original Message-----
From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 08, 2011 3:51 PM
To: Phil Pulley
Subject: RE: pgw

Thank-ycu

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----
From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, August 08, 2011 3:15 PM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: RE: pgw

That is the old list but
Same accounts

Same addresses



Revised list to be fourth coming

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 08, 2011 3:05 PM
To: Phil Pulley
Subject: RE: pgw

Thank-you, Phil.

I believe I have seen this list before. Is this your most up to date list? Hopefully the list from Eric will have all your info along with the concerns/issues you have with each.

TED

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Friday, August 05, 2011 7:34 AM
To: Savage III, Ralph T; Eric Lampert
Subject: FW: pgw



Ted

This is the list we were working off

Eric will review today and send with any additional notes

Phil

-----Original Message-----

From: Phil Pulley
Sent: Tuesday, August 03, 2010 2:41 PM
To: 'Savage III, Ralph T'
Cc: Eric Lampert
Subject: FW: pgw

Ted

This is what we have been working off of

Everything with a T or a V is tenant units of which we are not responsible for

Let's focus on everything else

Can we get a break down as follows?

Usage and distributions costs
Penalties
Interest
Miscellaneous



Phil

-----Original Message-----

Phil Pulley

From: Phil Pulley
Sent: Monday, August 22, 2011 1:33 PM
To: 'Savage III, Ralph T'
Subject: RE: pgw

Thank you

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 22, 2011 1:28 PM
To: Phil Pulley
Subject: RE: pgw

Phil, I am in today but have not had a chance to look over your info. I will speak with you tomorrow.

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

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From: Phil Pulley [mailto:phil@sbgmanagement.com]
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To: Savage III, Ralph T
Subject: RE: pgw

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I will be calling you tomorrow

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 08, 2011 3:51 PM
To: Phil Pulley
Subject: RE: pgw

Thank-you

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

Phil Pulley

From: Phil Pulley
Sent: Wednesday, August 24, 2011 3:09 PM
To: 'Tammy.landman@pgworks.com'
Cc: 'Clark, Gerald T.'; 'Savage III, Ralph T'
Subject: Colonial garden

Dear Tammy

It was a pleasure speaking with you today. Please ask Mr Murray to contact me regarding account 6128000245. I have spoken to Ted Savage who was not able to help.

Thank you,

Phil

THIS PRINT IS LARGE BECAUSE I AM VISUALLY IMPAIRED NOT ANGRY.

Philip C. Pulley
SBG Management Services, Inc.
P.O. Box 549
Abington PA 19001
215.938.6665
215.938.7613 fax
215-669-2658 cell

8/23/12

Savage III, Ralph T

From: Savage III, Ralph T
Sent: Tuesday, August 23, 2011 1:04 PM
To: 'Phil Pulley'
Cc: Eric Lampert
Subject: RE: Colonial garden

Phil,
Thank-you for your effort. I have reviewed the info you sent.

Phil, if finance charges are part of the collectible arrears and they are part of the liens applied, we do not remove them.

I have one of reps reviewing the data and I will give you PGW's amount either later today or tomorrow morning.

TED

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Tuesday, August 23, 2011 11:28 AM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: RE: Colonial garden

I cant send in excel Eric sent this to me he is in Calif

Eric can you do something from there?

Phil

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 22, 2011 2:39 PM
To: Phil Pulley
Subject: RE: Colonial garden

Phil

Is there anyway you send this as the excel spreadsheet? It would be easier for me to work with.

Thanks

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, August 22, 2011 8:46 AM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: Colonial garden

Ted

We have reviewed colonial garden in detail. We are prepared to remit the amount of \$115,681.58 for gas usage through the 8-3-2011 bill attached.

A breakdown of the calculations and adjustments are attached.
This will clear up all matters on this property.

I will call you later this morning to review

Thank you,

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]

Sent: Monday, August 22, 2011 3:42 AM

To: Phil Pulley

Subject: cg pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <smiller@sbgmanagement.com>
Number of pages: 4
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader.
For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Tuesday, August 03, 2010 10:04 AM
To: Phil Pulley
Subject: pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <smiller@sbgmanagement.com>
Number of pages: 3
Document type: B/W Document
Attachment File Format: Adobe PDF

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<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

Phil Pulley

From: Phil Pulley
Sent: Tuesday, August 23, 2011 4:23 PM
To: 'Savage III, Ralph T'
Subject: RE: Colonial garden

Who would have thought we connected and an earth quake hits

I just left you a message

Please call me at 215-669-2658

Phil

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Tuesday, August 23, 2011 1:04 PM
To: Phil Pulley
Cc: Eric Lampert
Subject: RE: Colonial garden

Phil,
Thank-you for your effort. I have reviewed the info you sent.

Phil, if finance charges are part of the collectible arrears and they are part of the liens applied, we do not remove them.

I have one of reps reviewing the data and I will give you PGW's amount either later today or tomorrow morning.

TED

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
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To: Savage III, Ralph T
Cc: Eric Lampert
Subject: RE: Colonial garden

I cant send in excel Eric sent this to me he is in Calif

Eric can you do something from there?

Phil

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From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 22, 2011 2:39 PM
To: Phil Pulley
Subject: RE: Colonial garden

Phil

Is there anyway you send this as the excel spreadsheet? It would be easier for me to work with.

Thanks

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
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-----Original Message-----

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Sent: Monday, August 22, 2011 8:46 AM
To: Savage III, Ralph T
Cc: Eric Lampert
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I will call you later this morning to review

Thank you,

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For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

No attachment

Phil Pulley

From: Clark, Gerald T. [Gerald.Clark@pgworks.com]

Sent: Wednesday, August 24, 2011 2:49 PM

To: Phil Pulley

Subject: Dan Murray

Ted Savage, Director of Commercial Resource Center reports to Dan Murray, Vice President of Customer Affairs.

Mr. Murray can be reached at (215) 684-6778.

A24/4

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 3:09 PM
To: Landman, Tammy V.
Cc: Clark, Gerald T.; Savage III, Ralph T
Subject: Colonial garden

Dear Tammy

It was a pleasure speaking with you today. Please ask Mr Murray to contact me regarding account 6128000245. I have spoken to Ted Savage who was not able to help.

Thank you,

↳ colonial

Phil

THIS PRINT IS LARGE BECAUSE I AM VISUALLY IMPAIRED NOT ANGRY.

Philip C. Pulley

SBG Management Services, Inc.

P.O. Box 549

Abington PA 19001

215.938.6665

215.938.7613 fax

215-669-2658 cell

8/24/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 2:48 PM
To: Savage III, Ralph T
Cc: Clark, Gerald T.
Subject: FW: scan

Attachments: scan.pdf



scan.pdf (399 KB)

This is where the beginning of the \$44,352 error started

Note the monthly bills were 1000 per month and jumped to almost 7000 impossible in one month

In addition where did the \$21500 charges come from? Doesn't add up

Dunn acknowledged that this can't be right and was going to check on it

Phil

---Original Message---

From: administrator@sbgmanagement.com
[mailto:administrator@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 9:49 AM
To: Phil Pulley
Subject: scan

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <administrator@sbgmanagement.com>
Number of pages: 10
Document type: B/W Document
Attachment File Format: Adobe PDF

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<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

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8/24/11 references

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 3:37 PM
To: Clark, Gerald T.; Michael Higgins
Cc: Catherine Marriott; Eric Lampert; Kerry Schuman; Landman, Tammy V.; Savage III, Ralph T
Subject: Colonial Garden

mtg request

Attachments: PGW2.doc; PGW.htm

My e-mail attached



PGW2.doc (25 KB)
PGW.htm (2 KB)

Mike

See the attached from Gerald Clarke Senior Attorney at PGW. He says your title searches are out of date? But his numbers are \$60,000 more than Ted Savage with PGW who gave us numbers two weeks ago. Your number is \$250,000 more than their number. I don't know who to believe.

Phil

-----Original Message-----

From: Clark, Gerald T. [mailto:Gerald.Clark@pgworks.com]
Sent: Wednesday, August 24, 2011 3:20 PM
To: Phil Pulley
Subject: RE: scan

Here is the correct list of active liens. You may want to talk to whomever supplied the title report because there is some out of date information.

Lien Docket Vacated

091231033 \$66,062.14 vacated August 4, 2011
090635842 \$135,983.18 vacated August 26, 2009

Lien Dockets Active

091231034 \$85,104.42
100131129 \$ 6,180.72
101135002 \$44,238.50
110232566 \$50,463.29
110831155 \$47,171.25
110831156 \$11,587.13

TOTAL: \$244,745.31

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 2:59 PM
To: Clark, Gerald T.
Subject: FW: scan

See attached

-----Original Message-----

From: administrator@sbgmanagement.com [mailto:administrator@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 9:38 AM
To: Phil Pulley
Subject: scan

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Number of pages: 1
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Attachment File Format: Adobe PDF

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<http://www.digitalsender.hp.com>

Phil Pulley

From: Phil Pulley
Sent: Wednesday, August 24, 2011 2:48 PM
To: 'Savage III, Ralph T'
Cc: 'Gerald.clark@pgworks.com'
Subject: FW: scan

Attachments: scan.pdf



scan.pdf
(398 KB)

This is where the beginning of the \$44,352 error started

Note the monthly bills were 1000 per month and jumped to almost 7000 impossible in one month

In addition where did the \$21500 charges come from? Doesn't add up

Dunn acknowledged that this can't be right and was going to check on it

Phil

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<http://www.adobe.com>

C-2012-2304183
COLONIAL GARDEN

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

PHILADELPHIA GAS WORKS
600 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19106-2000

MONTHLY STATEMENT

From 12/31/04 thru 03/02/05 *2 months*
Billing Cycle Number: 02

Account for:
COLONIAL GARDEN REALTY CO
8425-7 WAYNE AVE
PHILADELPHIA PA 19144

Payments Summary

02/04/05 Check \$4,883.19

Billing Summary

Base Gas Amount \$1,351.12

Adjustments \$213.54

Current Charges \$6,824.38

Total Amount Due By
Mar 29, 2005 **\$21,409.99**

\$8391.04

GENERAL INFORMATION

CONTACT US

- Gas Leaks & Emergencies 215 235-1212
- Billing & General Information 215 235-1000
- Appliance Service 215 235-2050
- Theft of Gas 215 884-8383
- Foreign Language Assistance 215 235-1000
- Hearing Impaired TTY Line 215 235-4648
- Representantes Que Hablan Espanol 215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

- Center City 1157 Chestnut St. (M, T, TH, F)
- Germantown 210 W. Chelton Ave. (T, W, F)
- S. Philadelphia 1901 S. Broad St. (M, W, TH)
- Frankford 4410 Frankford Ave. (T, TH, F)
- N. Philadelphia 1937 W. Erie Ave. (M, W, TH)
- W. Philadelphia 5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the due date at 215-235-1000.
Or write to PGW P.O. Box 7789, Phila., PA 19101-7789

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.

Account Number: 6128000245
Due Date: Mar 29, 2005
Please Pay: \$21,409.99

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

COLONIAL GARDEN REALTY CO
8425-7 WAYNE AVE
PHILADELPHIA PA 19144

Philadelphia Gas Works
P.O. Box 7789
Philadelphia, PA 19101-7789

0041280002458000000021409992

C-2012-2304183
COLONIAL GARDEN

COLONIAL GARDEN REALTY CO
5426-7 WAYNE AVE
PHILADELPHIA PA 19144

Page: 2 of 4
Billing Date: 03/03/06
Account Number: 8128000246

Account Summary	\$2,434.31	\$1,083.19	\$1,351.12	\$215.54	\$6,624.38	\$21,409.99
-----------------	------------	------------	------------	----------	------------	-------------

Current Basic Charges

BA ID# 1375369884, 5426-7 WAYNE AVE, M1
Rate Class: General Service Commercial

Supply Charges

Commodity Charge 2,126.03 Ccf @ \$0.85639 \$2,033.32
Total Supply Charges ~~\$2,033.32~~ \$2633.32 ✓

Delivery Charges

Customer Charge @ \$18.00 \$34.23
Waive Customer Charge \$34.23 CR
Distribution Charge 2,126.03 Ccf @ \$0.6888 \$1,263.83
Gas Cost Adjustment @ \$0.03218 for 66 Days \$88.42
Total Delivery Charges \$1,322.38

Supply Charges

Commodity Charge 38.88 Ccf @ \$0.85639 \$33.08
Commodity Charge 73.31 Ccf @ \$0.85292 \$62.59
Total Supply Charges \$95.67

Delivery Charges

Customer Charge @ \$18.00 \$1.77
Waive Customer Charge \$1.77 CR
Distribution Charge 38.88 Ccf @ \$0.5888 \$21.62
Distribution Charge 73.31 Ccf @ \$0.58837 \$43.13
Gas Cost Adjustment @ \$0.03218 for 1 Days \$1.18
Gas Cost Adjustment @ -\$0.0417 for 2 Days \$3.08 CR
Total Delivery Charges \$82.87

Pa Sales Tax 7% of \$3,516.13 \$246.13

Total Current Billing Charges \$3,782.26 ←

BA ID# 4018739567, 5426-7 WAYNE AVE, M2
Rate Class: General Service Commercial

Supply Charges

Commodity Charge 1,708.82 Ccf @ \$0.85639 \$1,634.11
Total Supply Charges \$1,634.11

Delivery Charges

Customer Charge @ \$18.00 \$34.23
Distribution Charge 1,708.82 Ccf @ \$0.5888 \$1,007.75
Gas Cost Adjustment @ \$0.03218 for 88 Days \$54.98
Total Delivery Charges \$1,096.96

Supply Charges

Commodity Charge 29.45 Ccf @ \$0.85639 \$25.17
Commodity Charge 58.92 Ccf @ \$0.85292 \$50.26
Total Supply Charges \$75.42

COLONIAL GARDEN REALTY CO
 5425-7 WAYNE AVE
 PHILADELPHIA PA 19144

Page: 4 of 4
 Billing Date: 03/03/06
 Account Number: 8128000245

Meter Detail Meter #: 1987516 Service Point: 9972613902 Next Meter Read: Apr 01, 2006
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

12/31/2004	15870	Actual	03/02/2005	17808	Actual	2236	2236.00	1.043	2333.04
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Meter Detail Meter #: 1906431 Service Point: 9972613903 Next Meter Read: Apr 01, 2006
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

12/31/2004	45238	Actual	03/02/2005	47033	Actual	1787	1787.00	1.043	1874.98
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Energy Usage Information SA ID# 1376368894, 5425-7 WAYNE AVE, M1
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	37.0	0.0
Billing Days	61	31
Avg Daily Cost	\$61.88	\$0.00



LAST 12 MONTHS
 Total Ccf 10884.00
 Avg Ccf 907.00

Actual
 Estimated

Energy Usage Information SA ID# 4018739567, 5425-7 WAYNE AVE, M2
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	29.0	89.0
Billing Days	61	31
Avg Daily Cost	\$80.20	\$98.75



LAST 12 MONTHS
 Total Ccf 10882.00
 Avg Ccf 840.17

Actual
 Estimated

Message Center

Effective March 1, 2005, PGW rates have changed. Commodity Charge decreased to \$0.85292 per CCF. Gas Cost Adjustment decreased to (\$0.04170) per CCF. Distribution Charge decreased to \$0.58837 per CCF. The changes will decrease the typical commercial heating bill by about \$822 a year.

Effective March 1, 2006, PGW rates have changed. Commodity Charge decreased to \$0.85292 per CCF. Gas Cost Adjustment decreased to (\$0.04170) per CCF. Distribution Charge decreased to \$0.58837 per CCF. The changes will decrease the typical commercial heating bill by about \$822 a year.

Page: 1 of 2
Billing Date: 01/21/05
Account Number: 6128000245

PHILADELPHIA GAS WORKS
610 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19106-4346

MONTHLY STATEMENT

From 12/01/04 thru 12/31/04
Billing Cycle Number: 14

Account for:
COLONIAL GARDEN REALTY CO.
5425-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Billing Summary
Past Due Amount \$1,069.19
Adjustments \$16.24
Current Charges \$1,334.88

Total Amount Due By
Feb 15, 2005 **\$2,434.31**

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 236-1212
Billing & General Information 215 236-1000
Appliance Service 215 236-2060
Theft of Gas 215 884-8383
Foreign Language Assistance 215 236-1000
Hearing Impaired TTY Line 215 236-4648
Representantes Que Hablan Espanol 215 236-2176

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 8 p.m.)

Center City 1137 Chestnut St. (M, T, TH, F)
Germantown 210 W. Chelton Ave. (T, W, F)
& Philadelphia 1801 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1337 W. Erie Ave. (M, W, TH)
W. Philadelphia 5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-236-1000.
Or write to: PGW P.O. Box 7789, Phila., PA 19101-7789

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.

Account Number: 6128000245
Due Date: Feb 15, 2005
Please Pay: \$2,434.31

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

Amount Enclosed:

COLONIAL GARDEN REALTY CO.
5425-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Philadelphia Gas Works
P.O. Box 7789
Philadelphia, PA 19101-7789

0051280002458000000002434316

COLONIAL GARDEN REALTY CO.
5425-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Page: 2 of 2
Billing Date: 01/21/06
Account Number: 6128000248

Account Summary	\$1,083.19	\$0.00	\$1,083.19	\$18.24	\$1,334.88	\$2,434.31
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Current Basic Charges

SA ID# 4018738667, 5425-7 WAYNE AVE, M2
Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 779 Ccf @ \$0.95839	\$745.03
Total Supply Charges	\$745.03
Delivery Charges	
Customer Charge @ \$18.00	\$18.00
Distribution Charge 779 Ccf @ \$0.5898	\$458.45
Gas Cost Adjustment @ \$0.03218 for 30 Days	\$26.07
Total Delivery Charges	\$502.52
Pa Sales Tax 7% of \$1,247.55	\$87.33
Total Current Billing Charges	\$1,334.88

Adjustment Detail

Adjustments for SA ID # 4018738667	
Late Payment Charge	\$18.24
Total Adjustments	\$18.24

Meter Detail Meter #: 1808431 Service Point: 9972813905 Next Meter Read: Feb 01, 2008
Multiplier: 1.0000 Gas Pressure Factor: 1.000

12/01/2004	44487	Actual	12/31/2004	45238	Actual	779	779.00	1.032	804.00
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Energy Usage Information

SA ID# 4018738667, 5425-7 WAYNE AVE, M2
COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	26.0	67.0
Billing Days	30	31
Avg Daily Cost	\$44.60	\$94.04



LAST 12 MONTHS
Total Ccf 10414.00
Avg Ccf 867.83

COLONIAL GARDEN REALTY CO.
 5425-7 WAYNE AVE, M2
 PHILADELPHIA PA 19144

Page: 2 of 2
 Billing Date: 11/20/04
 Account Number: 6126000245

Account Summary

\$972.95	\$972.95	\$0.00	\$0.00	\$1,071.85	\$1,071.85
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Current Basic Charges

SA ID# 4016739567, 5425-7 WAYNE AVE, M2
 Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 693 Ccf @ \$0.84944	\$588.86
Total Supply Charges	<u>\$588.86</u>
Delivery Charges	
Customer Charge @ \$15.00	\$15.00
Distribution Charge 693 Ccf @ \$0.8884	\$407.78
Gas Cost Adjustment @ -\$0.01888 for 31 Days	\$12.88 CR
Total Delivery Charges	<u>\$412.88</u>
Pa Sales Tax 7% of \$1,001.54	\$70.11
Total Current Billing Charges	<u>\$1,071.85</u>

Meter Detail Meter #: 1906431 Service Point: 8972613903 Next Meter Read: Dec 01, 2004
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

10/01/2004	43068	Actual	11/01/2004	43788	Actual	693	693.00	1.040	720.78
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Energy Usage Information

SA ID# 4016739567, 5425-7 WAYNE AVE, M2
COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	22.0	54.0
Billing Days	31	17
Avg Daily Cost	\$34.57	\$0.00



LAST 12 MONTHS
 Total Ccf 12083.00
 Avg Ccf 1005.25

Actual
 Estimated

Page: 1 of 2
Billing Date: 10/21/04
Account Number: 6128000246

PHILADELPHIA GAS WORKS
660 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0260

MONTHLY STATEMENT

From 09/01/04 thru 10/01/04
Billing Cycle Number: 14

Account for:
COLONIAL GARDEN REALTY CO.
6428-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Payments Summary

10/11/04 Check \$992.32
09/29/04 Check \$784.77

Billing Summary

Past Due Amount \$0.00
Current Charges \$972.96

Total Amount Due By
Nov 18, 2004 \$972.95

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies 215 235-1212
Billing & General Information 215 235-1000
Appliance Service 215 235-2090
Theft of Gas 215 684-8383
Foreign Language Assistance 215 235-1000
Hearing Impaired TTY Line 215 235-4646
Representantes Que Hablan Espanol 215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City 1137 Chestnut St. (M, T, TH, F)
Germantown 210 W. Chelton Ave. (T, W, F)
S. Philadelphia 1801 S. Broad St. (M, W, TH)
Frankford 4410 Frankford Ave. (T, TH, F)
N. Philadelphia 1357 W. Erie Ave. (M, W, TH)
W. Philadelphia 6230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 7789, Phila., PA 19101-7789

Please return this portion with your payment.
Write your account number on your check or money order made payable to PGW.

Account Number: 6128000246
Due Date: Nov 18, 2004
Please Pay: \$972.95

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:



COLONIAL GARDEN REALTY CO.
6428-7 WAYNE AVE, M2
PHILADELPHIA PA 19144



Philadelphia Gas Works
P.O. Box 7789
Philadelphia, PA 19101-7789

006128000246000000000972952

COLONIAL GARDEN REALTY CO.
6425-7 WAYNE AVE, M2
PHILADELPHIA PA 19144

Page: 2 of 2
Billing Date: 10/21/04
Account Number: 6128000245

Account Summary

\$1,774.09	\$1,774.09	\$0.00	60.00	\$872.95	\$872.95
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Current Basic Charges

SA ID# 4018739867, 6425-7 WAYNE AVE, M2
Rate Class: General Service Commercial

Supply Charges

Commodity Charge 397.73 Ccf @ \$0.84944 \$337.86
Total Supply Charges \$337.86

Delivery Charges

Customer Charge @ \$18.00 \$11.40
Distribution Charge 397.73 Ccf @ \$0.5884 \$234.03
Gas Cost Adjustment @ -\$0.01859 for 18 Days \$7.38 CR
Total Delivery Charges \$238.04

Supply Charges

Commodity Charge 230.27 Ccf @ \$0.84944 \$195.80
Total Supply Charges \$195.80

Delivery Charges

Customer Charge @ \$18.00 \$6.80
Distribution Charge 230.27 Ccf @ \$0.5884 \$136.49
Gas Cost Adjustment @ -\$0.01859 for 11 Days \$4.28 CR
Total Delivery Charges \$137.81

Pa Sales Tax 7% of \$809.30 \$56.65
Total Current Billing Charges \$872.95

Meter Detail

Meter #: 1908431
Multiplier: 1.0000

Service Point: 9872819003
Gas Pressure Factor: 1.000

Next Meter Read: Nov 01, 2004

09/01/2004	42438	Actual	10/01/2004	43088	Actual	828	828.00	1.032	848.08
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Energy Usage Information

SA ID# 4018739867, 6425-7 WAYNE AVE, M2

COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	21.0	52.0
Billing Days	30	29
Avg Daily Cost	\$32.43	\$76.08



LAST 12 MONTHS

Total Ccf 14201.00
Avg Ccf 1183.42

Actual
Estimated

Phil Pulley

From: Phil Pulley
Sent: Wednesday, August 24, 2011 3:09 PM
To: 'Tammy.landman@pgworks.com'
Cc: 'Clark, Gerald T.'; 'Savage III, Ralph T'
Subject: Colonial garden

Dear Tammy

It was a pleasure speaking with you today. Please ask Mr Murray to contact me regarding account 6128000245. I have spoken to Ted Savage who was not able to help.

Thank you,

Phil

THIS PRINT IS LARGE BECAUSE I AM VISUALLY IMPAIRED NOT ANGRY.

Philip C. Pulley
SBG Management Services, Inc.
P.O. Box 549
Abington PA 19001
215.938.6665
215.938.7613 fax
215-669-2658 cell

Phil Pulley

From: Phil Pulley
Sent: Wednesday, August 24, 2011 8:50 AM
To: 'Savage III, Ralph T'
Subject: RE: Colonial garden

Are you in yet can we talk

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Tuesday, August 23, 2011 1:04 PM
To: Phil Pulley
Cc: Eric Lampert
Subject: RE: Colonial garden

Phil,

Thank-you for your effort. I have reviewed the info you sent.

Phil, if finance charges are part of the collectible arrears and they are part of the liens applied, we do not remove them.

I have one of reps reviewing the data and I will give you PGW's amount either later today or tomorrow morning.

ED

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Tuesday, August 23, 2011 11:28 AM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: RE: Colonial garden

I cant send in excel Eric sent this to me he is in Calif

Eric can you do something from there?

Phil

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Monday, August 22, 2011 2:39 PM
To: Phil Pulley
Subject: RE: Colonial garden

Phil

Is there anyway you send this as the excel spreadsheet? It would be easier for me to work with.

Thanks

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Monday, August 22, 2011 8:46 AM
To: Savage III, Ralph T
Cc: Eric Lampert
Subject: Colonial garden

Ted

We have reviewed colonial garden in detail. We are prepared to remit the amount of \$115,681.58 for gas usage through the 8-3-2011 bill attached. breakdown of the calculations and adjustments are attached. This will clear up all matters on this property.

I will call you later this morning to review

Thank you,

Phil

-----Original Message-----

From: smiller@sbgmanagement.com [mailto:smiller@sbgmanagement.com]
Sent: Monday, August 22, 2011 3:42 AM
To: Phil Pulley
Subject: cg pgw

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by:

<smiller@sbgmanagement.com>

Number of pages: 4
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader.
For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

<http://www.digitalsender.hp.com>

Phil Pulley Properties


1.	<u>Fairmount Realty Company LP</u>	
	Gas Debt	<u>\$338,670.60</u>
	Liens	\$287,157.61
2.	<u>Elrae Garden Realty Company LP</u>	
	Gas Debt	<u>\$31,107.07</u>
	Liens	\$31,107.07
3.	<u>Marshall Square Realty Company LP</u>	
	Gas Debt	<u>\$121,108.37</u>
	Liens	\$121,108.37
4.	<u>Elrae Garden Realty Company LP</u>	
	Gas Debt	<u>\$73,431.13</u>
	Liens	\$75,204.81
5.	<u>Oak Lane Realty Company LP</u>	
	Gas Debt	<u>\$18,711.05</u>
	Liens	\$0
6.	<u>Marchwood Realty Company LP</u>	
	Gas Debt	<u>\$17,376.58</u>
	Liens	\$29,926.07
7.	<u>Colonial Garden Realty Company LP</u>	
	Gas Debt 1	<u>\$190,068.65</u>
	Liens	\$185,959.93
8.	<u>Dorsett Court Realty Company LP</u>	
	Gas Debt	<u>\$7,504.00</u>
	Liens	\$5,425.89
9.	<u>Fern Rock Gardens Realty Company LP</u>	
	Gas Debt	<u>\$64,892.94</u>
	Liens	\$42,630.48
10.	<u>Simon Garden Realty Company LP</u>	
	Gas Debt	<u>\$685,799.76</u>
	Liens	\$980,124.10
11.	<u>Admiral Court Realty Company LP</u>	
	Gas Debt	<u>\$14,990.90</u>
	Liens	\$14,102.66

COLONIAL GARDEN - PGW

BILL DATE	PERIOD FROM	TO	USEAGE CHARGES (INCL TX,ETC)	ADJ	ADJ	DISPUTED BILLING	TOTAL BILLING	PAYMENTS	PGW BAL
BALANCE FWD-11/2/06									51,988.22
DISPUTED AMOUNT						44,352.63			
12/5/2006	11/1/2006	12/4/2006	3,031.74	757.87			3,789.61		55,777.83
1/8/2007	12/4/2006	1/5/2007	2,932.44	803.34			3,735.78		59,513.61
2/7/07 # 1639							-	10,000.00	49,513.61
2/7/2007	1/5/2007	2/5/2007	3,233.20	847.34			4,080.54		53,594.15
3/7/2007	2/5/2007	3/6/2007	3,129.65	803.10			3,932.75		57,526.90
4/5/2007	3/5/2007	4/4/2007	2,877.98	850.05			3,728.03		61,254.93
4/27/07 # 1645							-	3,735.78	57,519.15
5/7/2007	4/4/2007	5/4/2007	2,475.73	881.98			3,337.71		60,856.86
6/6/2007	5/4/2007	6/5/2007	2,192.74	899.11			3,091.85		63,948.71
6/21/07 #1672							-	1,000.00	62,948.71
7/6/2007	6/5/2007	7/5/2007	2,064.67	932.00			2,996.67		65,945.38
8/6/2007	7/5/2007	8/3/2007	2,125.44	962.97			3,088.41		69,033.79
9/5/2007	8/3/2007	9/4/2007	2,455.85	994.85			3,450.70		72,484.49
10/10/07 # 1687							-	2,337.71	70,146.78
10/5/2007	9/4/2007	10/3/2007	2,461.00	911.84			3,372.84		73,519.62
11/2/2007	10/3/2007	11/1/2007	1,754.86	1,068.81			2,821.67		76,341.29
12/5/2007	11/1/2007	12/4/2007	2,457.68	1,093.13			3,550.81		79,892.10
12/19/07 #1705							-	5,160.98	74,731.12
1/7/2008	12/4/2007	1/4/2008	2,445.43	1,120.15			3,565.58		78,296.70
2/6/2008	1/4/2008	2/4/2008	2,719.08	1,156.84			3,875.92		82,172.62
3/5/2008	2/4/2008	3/4/2008	2,606.73	1,197.82			3,804.35		85,976.97
4/4/2008	3/4/2008	4/3/2008	2,641.39	1,236.72			3,878.11		89,855.08
5/4/2008	4/3/2008	5/2/2008	2,274.00	1,216.34			3,490.34	7,573.09	85,772.33
6/4/2008	5/2/2008	6/3/2008	2,373.87	1,195.96			3,569.83		89,342.16
7/7/2008	6/3/2008	7/2/2008	1,846.40	1,231.58			3,077.98		92,420.12
8/4/2008	7/2/2008	8/1/2008	1,720.62	1,259.28			2,979.88		95,400.00
9/3/2008	8/1/2008	9/2/2008	2,714.85	1,285.07			3,999.92		99,399.92
10/2/2008	9/2/2008	10/1/2008	1,608.53	1,325.79			2,934.32		102,334.24
10/31/2008	10/1/2008	10/30/2008	2,509.98	1,349.92			3,859.90		106,194.14
12/5/2008	10/30/2008	12/3/2008	3,323.81	1,387.57			4,711.38		110,905.52
1/6/2009	12/3/2008	1/5/2009	4,051.75	1,437.43			5,489.18		116,394.70
2/4/2009	1/5/2009	2/3/2009	3,443.85	1,498.20			4,942.05		121,336.75
3/5/2009	2/3/2009	3/4/2009	2,955.36	1,549.86			4,505.22		125,841.97

All_correspondence_binder00378

Phil Pulley

 **From:** Phil Pulley
Sent: Wednesday, August 24, 2011 2:48 PM
To: 'Savage III, Ralph T'
Cc: 'Gerald.clark@pgworks.com'
Subject: FW: scan

Attachments: scan.pdf



scan.pdf
(398 KB)

This is where the beginning of the \$44,352 error started

Note the monthly bills were 1000 per month and jumped to almost 7000 impossible in one month

In addition where did the \$21500 charges come from? Doesn't add up

Dunn acknowledged that this can't be right and was going to check on it

 Phil


-----Original Message-----

From: administrator@sbgmanagement.com
[mailto:administrator@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 9:49 AM
To: Phil Pulley
Subject: scan

Please open the attached document.

This document was sent to you using an HP Digital Sender.

Sent by: <administrator@sbgmanagement.com>
Number of pages: 10
Document type: E/W Document
Attachment File Format: Adobe PDF

 To view this document you need to use the Adobe Acrobat Reader.
For free copy of the Acrobat reader please visit:

<http://www.adobe.com>

For more information on the HP Digital Sender please visit:

 <http://www.digitalsender.hp.com>

Phil Pulley Properties

1.	<u>Fairmount Realty Company LP</u>	
	Gas Debt	<u>\$338,670.60</u>
	Liens	\$287,157.61
2.	<u>Elrae Garden Realty Company LP</u>	
	Gas Debt	<u>\$31,107.07</u>
	Liens	\$31,107.07
3.	<u>Marshall Square Realty Company LP</u>	
	Gas Debt	<u>\$121,108.37</u>
	Liens	\$121,108.37
4.	<u>Elrae Garden Realty Company LP</u>	
	Gas Debt	<u>\$73,431.13</u>
	Liens	\$75,204.81
5.	<u>Oak Lane Realty Company LP</u>	
	Gas Debt	<u>\$18,711.05</u>
	Liens	\$0
6.	<u>Marchwood Realty Company LP</u>	
	Gas Debt	<u>\$17,376.58</u>
	Liens	\$29,926.07
7.	<u>Colonial Garden Realty Company LP</u>	
	Gas Debt 1	<u>\$190,068.65</u>
	Liens	\$185,959.93
8.	<u>Dorsett Court Realty Company LP</u>	
	Gas Debt	<u>\$7,504.00</u>
	Liens	\$5,425.89
9.	<u>Fern Rock Gardens Realty Company LP</u>	
	Gas Debt	<u>\$64,892.94</u>
	Liens	\$42,630.48
10.	<u>Simon Garden Realty Company LP</u>	
	Gas Debt	<u>\$685,799.76</u>
	Liens	\$980,124.10
11.	<u>Admiral Court Realty Company LP</u>	
	Gas Debt	<u>\$14,990.90</u>
	Liens	\$14,102.66

8/26/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Thursday, August 25, 2011 12:12 PM
To: Clark, Gerald T.; Landman, Tammy V.; Michael Higgins; Savage III, Ralph T
Cc: Daniel McCaffery; Eric Lampert
Subject: FW: Colonial Garden

Attachments: Colonial Garden gas liens.pdf; Colonial Garden bringdown.pdf



Colonial Garden Colonial Garden
gas liens.pdf ... bringdown.pdf ...

Frustration from Pulley

Mike

I don't know what to say. I speak to PGW they tell me one thing their emails say something else. Every body has a different story. We feel we owe them \$116K. They have over \$450K worth of liens. I can't talk to any one, I can't resolve anything at this point I think I am going to have to get Dan McCaffery back involved and sue them.

It has been years of just waiting for an accounting from them that they have never produced. They make me out to be a bad guy they need to look in the mirror. I have retained bankruptcy counsel let them explain it to a Federal Judge why they can produce a break down in 5 years. How will it look when I call Hyman as a witness and PGW couldn't produce an accounting for someone who used to be on the gas commission?

I am beyond frustration.

Phil

-----Original Message-----

From: Michael Higgins [mailto:MikeH@granorprice.com]
Sent: Thursday, August 25, 2011 11:50 AM
To: Phil Pulley
Subject: RE: Colonial Garden

I have attached the bring down showing 2 more gas liens along with the original filings from my title if this is of any help.

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Thursday, August 25, 2011 11:34 AM
To: Clark, Gerald T.; Michael Higgins
Cc: Catherine Marriott; Eric Lampert; Kerry Schuman; Tammy.landman@pgworks.com; Savage III, Ralph T
Subject: RE: Colonial Garden

Mr Murray

Can you please call me re this matter? 215-669-2658. Time is of the essences.

Thank you,
Phil

-----Original Message-----

From: Phil Pulley
Sent: Wednesday, August 24, 2011 3:37 PM
To: 'Clark, Gerald T.'; 'Michael Higgins'
Cc: 'Catherine Marriott'; Eric Lampert; 'Kerry Schuman'; 'Tammy.landman@pgworks.com'; 'Savage III, Ralph T'
Subject: Colonial Garden

Mike

See the attached from Gerald Clarke Senior Attorney at PGW. He says your title searches are out of date? But his numbers are \$60,000 more than Ted Savage with PGW who gave us numbers two weeks ago. Your number is \$250,000

more than their number. I don't know who to believe.

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Sent: Wednesday, August 24, 2011 3:20 PM
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Here is the correct list of active liens. You may want to talk to whomever supplied the title report because there is some out of date information.

Lien Docket Vacated

091231033	\$66,062.14	vacated August 4, 2011
090635842	\$135,983.18	vacated August 26, 2009

Lien Dockets Active

091231034	\$85,104.42
100131129	\$ 6,180.72
101135002	\$44,238.50
110232566	\$50,463.29
110831155	\$47,171.25
110831156	\$11,587.13

TOTAL: \$244,745.31

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 2:59 PM
To: Clark, Gerald T.
Subject: FW: scan

See attached

-----Original Message-----

From: administrator@sbgmanagement.com
[mailto:administrator@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 9:38 AM
To: Phil Pulley
Subject: scan

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <administrator@sbgmanagement.com>
Number of pages: 1
Document type: B/W Document
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**Schedule B Section 1
Requirements continued**

11. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
12. Company assumes no liability as to water usage unless an update and current water meter reading is produced at settlement.
13. Certification to be obtained from PGW as to amounts due for gas service to the subject property.
14. Current year's taxes, if unpaid, are delinquent after March 30th and additional penalty and interest will be due.
15. **TAXES:**
Assessed as 5427 Wayne Avenue
BRT Tax No. 88-1-0615-00; 12-4-1138-00.
Produce receipts for the years 2010 and 2011.
2011 Assessment \$284,160.00.
16. **CURRENT WATER AND SEWER RENTS:**
Billed as 5427 Wayne Avenue
Meter #1
Transaction Date 5/20/2011 to 6/21/2011 \$2,200.39 Estimated. (Plus Penalties If Any).
Total Balance Due \$38,978.52 (Plus Penalties If Any).
Possible excess water and sewer rents from 6/16/2011, the date of the last reading; billings since that time have been issued on estimated usage.
Water/Sewer Account Numbers: 000466541 (0358188005427002)

Meter #2
Ferrule drawn 4/21/1995
Water service may be shut off. Obtain reconnection charges from Water Revenue.
17. **MECHANICS AND MUNICIPAL CLAIMS:**
 - A. Liens have been filed on water and sewer rents which will be discharged upon payment of penalties and costs. Company assumes no liability for same if payment is not made.
 - B. December 2009 #31033, Gas Service Claim filed 12/17/2009 in the amount of \$66,062.14.
 - C. December 2009 #31034, Gas Service Claim filed 12/17/2009 in the amount of \$85,104.42.
 - D. January 2010 #31129, Gas Service Claim filed 1/27/2010 in the amount of \$6,180.72.
 - E. November 2010 #35002, Gas Service Claim filed 11/22/2010 in the amount of \$44,238.50.
 - F. June 2009 #35842, Gas Service Claim filed 6/26/2009 in the amount of \$131,983.18.
 - G. February 2011 #32566, Gas Service Claim filed 2/18/2011 in the amount of \$50,463.29.
18. **MORTGAGES:**
 - A. Amount: \$1,900,000.00
Mortgagor: Colonial Garden Realty Co., L.P.
Commitment

Chicago Title Insurance Company

TITLE INFORMATION BRINGDOWN

Elkins Park Abstract Co.
721 Dresher Road,
Horsham, PA 19044

RE: Seller/Owner:
Buyer/Borrower: Colonial Garden Realty Co., L.P., a Pennsylvania limited
partnership
5425-5429 Wayne Avenue
PA

Pursuant to your request for supplemental information relevant to our referenced file, the Company has caused a search to be made of the Public Records of Philadelphia County, Pennsylvania, through August 02, 2011 at 8:00 A.M. Said search reveals that the following documents have been recorded during said period:

1. CP August 2011 #31155 filed 8/10/2011, PGW Lien in the amount of \$47,171.25.
2. CP August 2011 #31156 filed 8/10/2011, PGW Lien in the amount of \$11,587.13.

CAUTION: A determination of the validity and effect of any instrument listed above must be made before any commitment, policy, or endorsement is issued in reliance thereon.

NOTE Customer comments on bringdown request:

8/25/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Thursday, August 25, 2011 2:13 PM
To: Clark, Gerald T.; Landman, Tammy V.; Michael Higgins; Savage III, Ralph T
Cc: Daniel McCaffery; Eric Lampert
Subject: RE: Colonial Garden

Just shared a great conversation with Dan Murray he is compiling the information for review at this time.

-----Original Message-----

From: Phil Pulley
Sent: Thursday, August 25, 2011 12:12 PM
To: 'Clark, Gerald T.'; Tammy.landman@pgworks.com'; 'Michael Higgins'; 'Savage III, Ralph T'
Cc: 'Daniel McCaffery'; Eric Lampert
Subject: FW: Colonial Garden

Mike

I don't know what to say. I speak to PGW they tell me one thing their emails say something else. Every body has a different story. We feel we owe them \$116K. They have over \$450K worth of liens. I can't talk to any one, I can't resolve anything at this point I think I am going to have to get Dan McCaffery back involved and sue them.

It has been years of just waiting for an accounting from them that they have never produced. They make me out to be a bad guy they need to look in the mirror. I have retained bankruptcy counsel let them explain it to a Federal Judge why they can produce a break down in 5 years. How will it look when I call Hyman as a witness and PGW couldn't produce an accounting for someone who used to be on the gas commission?

I am beyond frustration.

Phil

-----Original Message-----

From: Michael Higgins [mailto:MikeH@granorprice.com]
Sent: Thursday, August 25, 2011 11:50 AM
To: Phil Pulley
Subject: RE: Colonial Garden

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<http://www.digitalsender.hp.com>

Savage III, Ralph T

From: Savage III, Ralph T
Sent: Thursday, September 15, 2011 12:49 PM
To: 'phil@sbgmanagement.com'
Cc: Murray, Daniel P.; Clark, Gerald T.
Subject: Colonial Garden Info

Attachments: Colonial Garden Bill_9-11pdf.pdf; Colonial Garden 9-14-11.pdf



Colonial Garden Colonial Garden
Bill_9-11pdf.p... 9-14-11.pdf (7...

Phil,

Attached please find the account summary information for Colonial Gardens as well as a copy of the latest bill.

If you have any legal inquiries please forward them to our attorney Gerald Clark at 215-684-6642.

Regards
TED SAVAGE

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

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PHILADELPHIA GAS WORKS
100 W. MONTGOMERY AVENUE, PHILADELPHIA, PA 19122-0030

Page: 1 of 3
Billing Date: 09/03/11
Account Number: 6128000245

MONTHLY STATEMENT

From 08/02/11 thru 08/31/11
Billing Cycle Number: 02

Account for:
Colonial Gardens
c/o SBG Mgmt Co.
PO BOX 549
ABINGTON PA 19001

Billing Summary

Past Due Amount	\$244,771.81
Adjustments	\$2,539.44
Current Charges	\$1,352.23

Total Amount Due By Sep 28, 2011	\$248,663.48
-------------------------------------	---------------------

GENERAL INFORMATION

CONTACT US

Gas Leaks & Emergencies	215 235-1212
Billing & General Information	215 235-1000
Appliance Service	215 235-2050
Theft of Gas	215 684-6383
Foreign Language Assistance	215 235-1000
Hearing impaired TTY Line	215 236-4646
Representantes Que Hablan Espanol	215 235-2175

Web Site - www.pgworks.com

CUSTOMER SERVICE CENTERS

(Hours 9 a.m. - 5 p.m.)

Center City	1137 Chestnut St. (M, T, TH, F)
Germantown	210 W. Chelton Ave. (T, W, F)
S. Philadelphia	1601 S. Broad St. (M, W, TH)
Frankford	4410 Frankford Ave. (T, TH, F)
N. Philadelphia	1337 W. Erie Ave. (M, W, TH)
W. Philadelphia	5230 Chestnut St. (M, T, W, F)

To avoid Finance Charges please pay total amount due by the due date. Finance Charge is calculated at 1.5% monthly. (18% yearly)

Questions or complaints about your bill? Please call us before the Due Date at 215-235-1000.
Or write to: PGW P.O. Box 3500, Phila., PA 19122-0030

Please return this portion with your payment.
Write your account number on your check or money order made payable to Philadelphia Gas Works

Account Number: 6128000245
Due Date: Sep 28, 2011
Please Pay: \$248,663.48

Place "X" in box for address corrections. Print corrections on reverse side.

Amount Enclosed:

Colonial Gardens
c/o SBG Mgmt Co.
PO BOX 549
ABINGTON PA 19001

Philadelphia Gas Works
P.O. Box 11700
Newark, NJ 07101-4700

0061280002458000000248663488

Colonial Gardens
 c/o SBG Mgmt Co.
 PO BOX 549
 ABINGTON PA 19001

Page: 2 of 3
 Billing Date: 09/03/11
 Account Number: 6128000245

Account Summary	Balance	Payments Received	Billings For	Payments Adjustments	General Charges	Other
	\$244,771.81	\$0.00	\$244,771.81	\$2,539.44	\$1,352.23	\$248,663.48

Current Basic Charges

SA ID# 1375369694, 5425-7 WAYNE AVE, M1
 Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 545 Ccf @ \$0.65728	\$358.22
Total Supply Charges	\$358.22
Delivery Charges	
Customer Charge @ \$18.00	\$18.00
Waive Customer Charge	\$18.00 CR
Distribution Charge 545 Ccf @ \$0.77884	\$424.47
Gas Cost Adjustment @ -\$0.04798	\$26.15 CR
Total Delivery Charges	\$398.32
CITY SALES TAX 1% OF \$756.54	\$7.57
STATE/CITY SALES TAX 7% OF \$756.54	\$52.98
Total Current Billing Charges	\$817.07

SA ID# 4018739567, 5425-7 WAYNE AVE, M2
 Rate Class: General Service Commercial

Supply Charges	
Commodity Charge 344 Ccf @ \$0.65728	\$226.10
Total Supply Charges	\$226.10
Delivery Charges	
Customer Charge @ \$18.00	\$18.00
Distribution Charge 344 Ccf @ \$0.77884	\$267.92
Gas Cost Adjustment @ -\$0.04798	\$16.51 CR
Total Delivery Charges	\$269.41
CITY SALES TAX 1% OF \$495.51	\$4.96
STATE/CITY SALES TAX 7% OF \$495.51	\$34.69
Total Current Billing Charges	\$535.16
Current Charges For All SAs	\$1,352.23

Adjustment Detail

Adjustments for SA ID # 1375369694	
Late Payment Charge	\$1,437.90
Adjustments for SA ID # 4018739567	
Late Payment Charge	\$1,101.54
Total Adjustments	\$2,539.44

Colonial Gardens
 c/o SBG Mgmt Co.
 PO BOX 549
 ABINGTON PA 19001

Page: 3 of 3
 Billing Date: 09/03/11
 Account Number: 6128000245

Meter Detail Meter #: 1987516 Service Point: 9972613902 Next Meter Read: Oct 03, 2011
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

08/02/2011	79069	Actual	08/31/2011	79614	Actual	545	545.00	1.017	554.26
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Meter Detail Meter #: 1906431 Service Point: 9972613903 Next Meter Read: Oct 03, 2011
 Multiplier: 1.0000 Gas Pressure Factor: 1.000

08/02/2011	90879	Actual	08/31/2011	91023	Actual	344	344.00	1.017	349.84
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Energy Usage Information

SA ID# 1375369694, 5425-7 WAYNE AVE, M1
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	19.0	18.0
Billing Days	29	30
Avg Daily Cost	\$28.18	\$27.76



LAST 12 MONTHS
 Total Ccf 10362.00
 Avg Ccf 863.50

Actual
 Estimated

Energy Usage Information

SA ID# 4018739567, 5425-7 WAYNE AVE, M2
 COMPARATIVE GAS USAGE THIS MONTH

	This Year	Last Year
Avg Daily Usage (Ccf)	12.0	11.0
Billing Days	29	30
Avg Daily Cost	\$18.45	\$17.47



LAST 12 MONTHS
 Total Ccf 7433.00
 Avg Ccf 619.42

Actual
 Estimated

Message Center

Effective Sept. 1, 2011 PGW rates have changed. Commodity Charge decreased to \$0.62776 per CCF. Gas Cost Adjustment increased to \$(0.02182). Distribution Charge decreased to \$0.74475. The changes will decrease the typical Commercial heating bill by about \$148.68 a year.

Effective Sept. 1, 2011 PGW rates have changed. Commodity Charge decreased to \$0.62776 per CCF. Gas Cost Adjustment increased to \$(0.02182). Distribution Charge decreased to \$0.74475. The changes will decrease the typical Commercial heating bill by about \$148.68 a year.

Two SAs

Specific Service Agreement Statement of Account SA- 4018739567

Customer Name	From Date	To Date
COLONIAL GARDEN REALTY CO	7/1/2004	8/28/2011

Service address	Account Number	SA Number	Meter	Rate
5425-7 WAYNE AVE Apt M2 PHIL PA 19144	8128000245	4018739567	1908431	GS

STATEMENT

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
07/22/2004	LPC					0.00				\$29.81	\$2,003.81	\$2,003.81
07/22/2004	BILL	41282	R	29	519	17.80	11			\$789.85	\$2,803.64	\$2,803.64
08/18/2004	PAY					0.00		Check	08/18/2004	(\$1,974.20)	\$829.44	\$829.44
08/18/2004	PAY					0.00		Check		(\$829.44)	\$0.00	\$0.00
08/20/2004	BILL	41789	R	32	507	15.84	0		08/18/2004	\$781.77	\$781.77	\$781.77
08/22/2004	LPC					0.00				\$11.72	\$793.49	\$793.49
09/22/2004	BILL	42438	R	30	638	21.30	0		10/16/2004	\$980.60	\$1,774.09	\$1,774.09
09/29/2004	PAY					0.00		Check		(\$781.77)	\$992.32	\$992.32
10/11/2004	PAY					0.00		Check		(\$992.32)	\$0.00	\$0.00
10/21/2004	BILL	43088	R	30	828	20.83	11		11/18/2004	\$972.86	\$972.86	\$972.86
11/10/2004	PAY					0.00		Check		(\$972.86)	\$0.00	\$0.00
11/20/2004	BILL	43759	R	31	893	22.36	275		12/15/2004	\$1,071.85	\$1,071.85	\$1,071.85
12/20/2004	PAY					0.00		Check		(\$1,071.85)	\$0.00	\$0.00
12/20/2004	BILL	44457	R	30	688	23.27	516		01/14/2005	\$1,083.19	\$1,083.19	\$1,083.19
01/21/2005	LPC					0.00				\$16.24	\$1,099.43	\$1,099.43
01/21/2005	BILL	45235	R	30	778	25.97	823		02/16/2005	\$1,354.88	\$2,434.31	\$2,434.31
02/01/2005	PAY					0.00		Check		(\$1,083.19)	\$1,351.12	\$1,351.12
03/03/2005	LPC					0.00				\$20.28	\$1,371.38	\$1,371.38
03/03/2005	BILL	47033	R	61	1787	29.48	1889		03/29/2005	\$3,082.12	\$4,433.50	\$4,433.50
03/16/2005	PAY					0.00		Check		(\$127.04)	\$4,306.46	\$4,306.46
04/04/2005	LPC					0.00				\$84.59	\$4,371.05	\$4,371.05
04/04/2005	BILL	47732	R	30	689	23.30	727		04/27/2005	\$1,068.05	\$5,437.10	\$5,437.10

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
05/03/2005	LPC					0.00				\$80.58	\$5,517.68	\$5,517.68
05/09/2005	BILL	48420	R	31	688	22.19	303		05/28/2005	\$1,049.88	\$6,567.28	\$6,567.28
05/23/2005	PAY					0.00		Check		(\$287.91)	\$6,279.35	\$6,279.35
06/02/2005	LPC					0.00				\$84.19	\$6,373.54	\$6,373.54
06/02/2005	BILL	48881	R	30	641	18.03	162		06/27/2005	\$831.89	\$7,205.23	\$7,205.23
06/08/2005	PAY					0.00		Check		(\$585.40)	\$6,639.83	\$6,639.83
07/01/2005	LPC					0.00				\$99.58	\$6,739.42	\$6,739.42
07/01/2005	BILL	49331	R	29	370	12.78	5		07/27/2005	\$819.51	\$7,358.93	\$7,358.93
07/21/2005	PAY					0.00		Check		(\$625.37)	\$6,733.56	\$6,733.56
08/03/2005	LPC					0.00				\$101.00	\$6,834.56	\$6,834.56
08/03/2005	BILL	49714	R	33	383	11.61	0		08/28/2005	\$640.80	\$7,475.18	\$7,475.18
08/23/2005	PAY					0.00		Check		(\$988.57)	\$6,486.59	\$6,486.59
09/02/2005	LPC					0.00				\$97.29	\$6,583.88	\$6,583.88
09/02/2005	BILL	50019	R	30	305	10.17	0		09/28/2005	\$514.98	\$7,098.84	\$7,098.84
09/12/2005	PAY					0.00		Check		(\$488.77)	\$6,612.07	\$6,612.07
10/04/2005	LPC					0.00				\$99.18	\$6,711.25	\$6,711.25
10/04/2005	BILL	50435	R	32	416	13.00	8		10/27/2005	\$729.98	\$7,441.23	\$7,441.23
10/31/2005	PAY					0.00		Check		(\$420.98)	\$7,020.25	\$7,020.25
11/02/2005	LPC					0.00				\$105.30	\$7,125.55	\$7,125.55
11/02/2005	BILL	51048	R	29	813	21.14	228		11/29/2005	\$1,263.63	\$8,389.18	\$8,389.18
11/10/2005	PAY					0.00		Check		(\$51.14)	\$8,338.04	\$8,338.04
11/21/2005	PAY					0.00		Check		(\$571.13)	\$7,766.91	\$7,766.91
12/05/2005	LPC					0.00				\$118.50	\$7,883.41	\$7,883.41
12/05/2005	BILL	51820	R	31	772	24.90	507		12/30/2005	\$1,615.03	\$9,498.44	\$9,498.44
01/05/2006	LPC					0.00				\$140.72	\$9,639.16	\$9,639.16
01/05/2006	BILL	52769	R	33	949	28.78	994		01/30/2006	\$1,980.88	\$11,620.04	\$11,620.04
02/06/2006	LPC					0.00				\$170.44	\$11,790.48	\$11,790.48
02/06/2006	BILL	53630	R	30	861	28.70	698		03/02/2006	\$1,798.00	\$13,588.48	\$13,588.48
02/09/2006	PAY					0.00		Check		(\$1,319.21)	\$12,270.27	\$12,270.27
03/07/2006	LPC					0.00				\$184.05	\$12,454.32	\$12,454.32
03/07/2006	BILL	54481	R	31	831	26.81	829		03/30/2006	\$1,738.97	\$14,191.29	\$14,191.29
03/13/2006	PAY					0.00		Check		(\$1,615.62)	\$12,375.67	\$12,375.67

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
04/06/2006	LPC					0.00				\$165.63	\$12,561.30	\$12,561.30
04/06/2006	BILL	55130	R	29	669	23.07	490		05/02/2006	\$1,402.12	\$13,963.42	\$13,963.42
05/05/2006	LPC					0.00				\$206.66	\$14,170.08	\$14,170.08
05/05/2006	BILL	55750	R	30	620	20.67	231		06/31/2006	\$1,300.83	\$15,470.91	\$15,470.91
06/06/2006	LPC					0.00				\$226.17	\$15,697.08	\$15,697.08
06/06/2006	BILL	56313	R	32	663	17.59	87		06/29/2006	\$1,174.27	\$16,871.35	\$16,871.35
07/06/2006	LPC					0.00				\$243.79	\$17,115.14	\$17,115.14
07/06/2006	BILL	58716	R	30	405	13.50	2		07/31/2006	\$916.16	\$17,931.30	\$17,931.30
08/04/2006	LPC					0.00				\$258.03	\$18,187.33	\$18,187.33
08/04/2006	BILL	57068	R	29	370	12.76	0		08/28/2006	\$747.30	\$18,934.63	\$18,934.63
08/05/2006	LPC					0.00				\$267.24	\$19,201.87	\$19,201.87
09/05/2006	BILL	57572	R	29	484	16.69	1		09/28/2006	\$971.69	\$20,173.46	\$20,173.46
09/07/2006	PAY					0.00		Check		(\$71.04)	\$20,102.42	\$20,102.42
09/07/2006	PAY					0.00		Check		(\$1,973.18)	\$18,129.23	\$18,129.23
10/04/2006	LPC					0.00				\$271.93	\$18,401.16	\$18,401.16
10/04/2006	BILL	57976	R	32	404	12.62	35		10/27/2006	\$813.72	\$19,214.88	\$19,214.88
11/02/2006	LPC					0.00				\$284.14	\$19,499.02	\$19,499.02
11/02/2006	BILL	56480	R	29	504	17.39	206		11/27/2006	\$1,010.37	\$20,509.39	\$20,509.39
12/05/2006	LPC					0.00				\$299.29	\$20,608.68	\$20,608.68
12/05/2006	BILL	59107	R	33	627	19.00	487		01/02/2007	\$1,248.57	\$22,056.28	\$22,056.28
01/08/2007	LPC					0.00				\$317.99	\$22,373.24	\$22,373.24
01/08/2007	BILL	59745	R	32	638	19.84	688		02/01/2007	\$1,226.15	\$23,599.39	\$23,599.39
02/07/2007	LPC					0.00				\$338.39	\$23,935.78	\$23,935.78
02/07/2007	BILL	60482	R	31	717	23.13	928		03/05/2007	\$1,375.58	\$25,311.36	\$25,311.36
02/07/2007	PAY					0.00		Check		(\$3,949.07)	\$21,362.29	\$21,362.29
03/07/2007	LPC					0.00				\$320.45	\$21,682.72	\$21,682.72
03/07/2007	BILL	61181	R	29	689	24.10	1000		03/30/2007	\$1,338.53	\$23,021.25	\$23,021.25
04/05/2007	LPC					0.00				\$340.51	\$23,361.76	\$23,361.76
04/05/2007	BILL	61800	R	28	639	22.03	536		05/01/2007	\$1,214.78	\$24,576.52	\$24,576.52
04/27/2007	PAY					0.00		Check		(\$1,484.21)	\$23,092.31	\$23,092.31
05/07/2007	LPC					0.00				\$348.38	\$23,438.69	\$23,438.69
05/07/2007	BILL	62330	R	30	630	17.67	393		05/31/2007	\$1,010.83	\$24,449.52	\$24,449.52

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
06/06/2007	LPC					0.00				\$381.84	\$24,811.08	\$24,811.08
06/08/2007	BILL	62784	R	32	454	14.19	63		06/29/2007	\$670.84	\$25,881.70	\$25,681.70
06/21/2007	PAY					0.00		Check		(\$400.78)	\$25,280.92	\$25,280.92
07/06/2007	LPC					0.00				\$374.80	\$25,655.52	\$25,655.52
07/08/2007	BILL	63222	R	30	438	14.60	4		07/31/2007	\$851.10	\$26,508.62	\$26,508.62
08/08/2007	LPC					0.00				\$387.37	\$26,893.99	\$26,893.99
08/06/2007	BILL	63652	R	29	460	15.86	0		08/29/2007	\$692.87	\$27,788.86	\$27,788.86
09/05/2007	LPC					0.00				\$400.76	\$28,187.62	\$28,187.62
09/05/2007	BILL	64222	R	32	540	16.88	6		09/28/2007	\$1,037.66	\$29,225.28	\$29,225.28
10/04/2007	LPC					0.00				\$416.33	\$29,641.61	\$29,641.61
10/04/2007	BILL	64768	R	29	546	18.83	13		10/29/2007	\$998.22	\$30,639.83	\$30,639.83
10/10/2007	PAY					0.00		Check		(\$940.40)	\$29,699.43	\$29,699.43
11/02/2007	LPC					0.00				\$431.30	\$30,130.73	\$30,130.73
11/02/2007	BILL	65162	R	29	394	13.59	123		11/29/2007	\$725.70	\$30,856.43	\$30,856.43
12/05/2007	LPC					0.00				\$442.18	\$31,298.61	\$31,298.61
12/05/2007	BILL	65738	R	33	674	17.39	681		01/02/2008	\$1,063.74	\$32,352.35	\$32,352.35
12/19/2007	PAY					0.00		Check		(\$2,082.62)	\$30,269.73	\$30,269.73
01/07/2008	LPC					0.00				\$434.04	\$30,723.77	\$30,723.77
01/07/2008	BILL	66289	R	31	563	18.16	655		01/31/2008	\$1,053.27	\$31,777.04	\$31,777.04
02/05/2008	LPC					0.00				\$469.84	\$32,246.88	\$32,246.88
02/06/2008	BILL	66927	R	31	628	20.26	853		02/29/2008	\$1,172.66	\$33,419.53	\$33,419.53
03/06/2008	LPC					0.00				\$487.43	\$33,908.96	\$33,908.96
03/05/2008	BILL	67518	R	29	589	20.31	786		03/31/2008	\$1,104.74	\$35,011.70	\$35,011.70
04/04/2008	LPC					0.00				\$804.00	\$35,515.70	\$35,515.70
04/04/2008	BILL	68096	R	30	680	19.33	683		04/29/2008	\$1,111.03	\$36,626.73	\$36,626.73
05/06/2008	LPC					0.00				\$620.67	\$37,147.40	\$37,147.40
05/05/2008	BILL	68583	R	29	487	16.79	236		05/29/2008	\$936.96	\$38,083.58	\$38,083.58
06/04/2008	LPC					0.00				\$534.71	\$38,618.07	\$38,618.07
06/04/2008	BILL	69063	R	32	500	15.62	134		06/27/2008	\$976.66	\$39,593.72	\$39,593.72
07/07/2008	LPC					0.00				\$549.34	\$40,143.06	\$40,143.06
07/07/2008	BILL	69400	R	29	317	10.93	0		07/30/2008	\$718.78	\$40,861.84	\$40,861.84
08/04/2008	LPC					0.00				\$560.12	\$41,421.96	\$41,421.96

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
08/04/2008	BILL	89685	R	30	285	9.50	0		08/27/2008	\$848.18	\$42,070.12	\$42,070.12
09/03/2008	LPC					0.00				\$569.84	\$42,639.96	\$42,639.96
09/03/2008	BILL	70189	R	32	504	15.75	0		09/26/2008	\$1,129.20	\$43,769.16	\$43,769.16
10/02/2008	LPC					0.00				\$588.78	\$44,357.94	\$44,357.94
10/02/2008	BILL	70487	R	29	278	9.59	12		10/27/2008	\$813.10	\$44,869.04	\$44,869.04
10/31/2008	LPC					0.00				\$595.98	\$45,565.02	\$45,565.02
10/31/2008	BILL	70949	R	29	482	16.62	259		11/26/2008	\$1,048.87	\$46,813.89	\$46,813.89
12/05/2008	LPC					0.00				\$811.71	\$47,225.60	\$47,225.60
12/05/2008	BILL	71605	R	34	656	19.29	682		01/02/2009	\$1,420.54	\$48,846.14	\$48,846.14
01/06/2009	LPC					0.00				\$633.02	\$49,279.16	\$49,279.16
01/08/2009	BILL	72440	R	33	835	25.30	899		01/30/2009	\$1,778.48	\$51,058.58	\$51,058.58
02/04/2009	LPC					0.00				\$669.71	\$51,718.27	\$51,718.27
02/04/2009	BILL	73214	R	28	774	26.89	1027		03/02/2009	\$1,528.73	\$53,247.00	\$53,247.00
03/05/2009	LPC					0.00				\$682.64	\$53,929.64	\$53,929.64
03/06/2009	BILL	73878	R	29	682	22.83	850		03/30/2009	\$1,269.85	\$55,218.29	\$55,218.29
03/08/2009	PAY					0.00		Check		(\$1,511.30)	\$53,707.99	\$53,707.99
04/04/2009	LPC					0.00				\$701.99	\$54,409.98	\$54,409.98
04/04/2009	BILL	74408	R	29	532	18.34	520		04/29/2009	\$938.42	\$55,348.40	\$55,348.40
05/05/2009	LPC					0.00				\$716.03	\$56,064.43	\$56,064.43
05/05/2009	BILL	75041	R	32	833	19.78	321		06/29/2009	\$1,110.54	\$57,174.97	\$57,174.97
06/05/2009	LPC					0.00				\$732.89	\$57,907.86	\$57,907.86
06/05/2009	BILL	75513	R	30	472	15.73	56		06/29/2009	\$826.87	\$58,734.73	\$58,734.73
07/08/2009	LPC					0.00				\$746.09	\$59,480.82	\$59,480.82
07/08/2009	BILL	75899	R	29	388	13.31	13		07/29/2009	\$633.04	\$60,113.86	\$60,113.86
08/05/2009	LPC					0.00				\$754.59	\$60,868.45	\$60,868.45
08/05/2009	BILL	76345	R	32	448	13.94	0		08/27/2009	\$728.43	\$61,596.88	\$61,596.88
09/03/2009	LPC					0.00				\$765.51	\$62,362.39	\$62,362.39
09/03/2009	BILL	78715	R	29	370	12.78	0		09/28/2009	\$806.86	\$62,969.25	\$62,969.25
10/03/2009	LPC					0.00				\$774.62	\$63,743.87	\$63,743.87
10/03/2009	BILL	77127	R	30	412	13.73	30		10/27/2009	\$651.13	\$64,395.00	\$64,395.00
11/02/2009	LPC					0.00				\$784.38	\$65,179.38	\$65,179.38
11/02/2009	BILL	77688	R	29	561	19.34	257		11/27/2009	\$888.16	\$66,067.54	\$66,067.54

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
12/04/2009	LPC					0.00				\$797.68	\$66,859.82	\$66,859.82
12/04/2009	BILL	78357	R	33	668	20.27	468		12/30/2009	\$1,055.91	\$67,915.73	\$67,915.73
01/06/2010	LPC					0.00				\$813.51	\$68,729.24	\$68,729.24
01/06/2010	BILL	79231	R	33	874	26.48	985		02/01/2010	\$1,390.88	\$70,120.13	\$70,120.13
02/03/2010	LPC					0.00				\$834.38	\$70,954.51	\$70,954.51
02/03/2010	BILL	78992	R	29	761	26.24	807		03/01/2010	\$1,213.68	\$72,168.10	\$72,168.10
03/04/2010	LPC					0.00				\$852.68	\$73,020.68	\$73,020.68
03/04/2010	BILL	80836	R	29	844	29.10	826		03/29/2010	\$1,348.08	\$74,368.76	\$74,368.76
04/05/2010	LPC					0.00				\$872.80	\$75,241.56	\$75,241.56
04/05/2010	BILL	81488	R	28	652	22.48	440		04/28/2010	\$1,074.39	\$76,315.95	\$76,315.95
05/05/2010	LPC					0.00				\$888.92	\$77,204.87	\$77,204.87
05/05/2010	BILL	82106	R	32	618	19.31	211		05/27/2010	\$1,019.38	\$78,224.25	\$78,224.25
06/04/2010	LPC					0.00				\$904.21	\$79,128.46	\$79,128.46
06/04/2010	BILL	82803	R	30	497	16.57	76		06/28/2010	\$820.02	\$79,948.48	\$79,948.48
07/02/2010	LPC					0.00				\$816.51	\$80,864.99	\$80,864.99
07/02/2010	BILL	82958	R	28	356	12.28	0		07/28/2010	\$567.13	\$81,422.12	\$81,422.12
08/03/2010	LPC					0.00				\$824.87	\$82,346.99	\$82,346.99
08/03/2010	BILL	83256	R	32	287	9.28	0		08/26/2010	\$468.03	\$82,815.02	\$82,815.02
09/02/2010	LPC					0.00				\$931.88	\$83,746.91	\$83,746.91
09/02/2010	BILL	83590	R	30	334	11.13	0		09/28/2010	\$524.22	\$84,271.13	\$84,271.13
10/04/2010	LPC					0.00				\$939.75	\$85,210.88	\$85,210.88
10/04/2010	BILL	83978	R	30	388	12.93	0		10/27/2010	\$816.63	\$86,027.51	\$86,027.51
11/02/2010	LPC					0.00				\$949.00	\$86,976.51	\$86,976.51
11/02/2010	BILL	84547	R	31	588	18.35	219		11/29/2010	\$896.21	\$87,871.72	\$87,871.72
12/03/2010	LPC					0.00				\$962.43	\$88,834.15	\$88,834.15
12/03/2010	BILL	85346	R	30	798	26.63	488		12/30/2010	\$1,246.29	\$89,880.44	\$89,880.44
01/05/2011	LPC					0.00				\$981.12	\$90,861.56	\$90,861.56
01/05/2011	BILL	86433	R	34	1087	31.87	1087		01/31/2011	\$1,572.81	\$92,434.37	\$92,434.37
02/03/2011	LPC					0.00				\$1,004.71	\$93,439.08	\$93,439.08
02/03/2011	BILL	87303	R	29	870	30.00	1053		03/01/2011	\$1,282.71	\$94,701.79	\$94,701.79
03/07/2011	LPC					0.00				\$1,023.68	\$95,725.45	\$95,725.45
03/07/2011	BILL	88050	R	30	747	24.90	815		03/30/2011	\$1,097.08	\$96,822.51	\$96,822.51

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
04/04/2011	LPC					0.00				\$1,040.11	\$97,862.62	\$97,862.62
04/04/2011	BILL	88707	R	28	657	23.46	553		04/28/2011	\$1,024.94	\$98,887.56	\$98,887.56
05/04/2011	LPC					0.00				\$1,056.49	\$99,943.05	\$99,943.05
05/04/2011	BILL	89395	R	32	688	21.50	284		05/27/2011	\$1,072.38	\$101,015.43	\$101,015.43
06/03/2011	LPC					0.00				\$1,071.57	\$102,087.00	\$102,087.00
06/03/2011	BILL	89808	R	30	513	17.10	44		06/28/2011	\$803.46	\$102,890.48	\$102,890.48
07/05/2011	LPC					0.00				\$1,063.62	\$103,974.10	\$103,974.10
07/05/2011	BILL	90314	R	29	406	14.00	0		07/28/2011	\$828.12	\$104,602.22	\$104,602.22
08/03/2011	LPC					0.00				\$1,093.04	\$105,695.26	\$105,695.26
08/03/2011	BILL	90878	R	32	365	11.41	0		08/25/2011	\$666.66	\$106,261.92	\$106,261.92

Specific Service Agreement Statement of Account SA- 1375369694

Customer Name	From Date	To Date
COLONIAL GARDEN REALTY CO	7/1/2004	8/28/2011

Service address	Account Number	SA Number	Meter	Rate
5425-7 WAYNE AVE Apt M1 PHIL, PA 19144	812800245	1375369694	1887518	GS

STATEMENT

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL					0.00				\$0.00	\$0.00	\$0.00
02/18/2005	BILL	7145	R	30	222	7.4			03/18/2005	\$311.52	\$311.52	\$311.52
02/18/2005	BILL	8093	R	29	948	32.89			03/18/2005	\$1,380.47	\$1,671.99	\$1,671.99
02/18/2005	BILL	9934	R	30	1841	29.69			03/18/2005	\$2,648.09	\$4,318.08	\$4,318.08
02/18/2005	BILL	10608	R	29	876	23.28	11		03/18/2005	\$1,016.19	\$5,333.27	\$5,333.27
02/18/2005	BILL	11286	R	32	877	21.18	0		03/18/2005	\$1,018.19	\$6,351.46	\$6,351.46
02/18/2005	BILL	12056	R	30	770	25.67	0		03/18/2005	\$1,168.42	\$7,509.88	\$7,509.88
02/18/2005	BILL	12823	R	30	787	26.57	11		03/18/2005	\$1,184.78	\$8,674.64	\$8,674.64
02/18/2005	BILL	13763	R	31	880	28.39	275		03/18/2005	\$1,336.37	\$10,011.01	\$10,011.01
02/18/2005	BILL	14585	R	30	882	29.40	618		03/18/2005	\$1,344.42	\$11,355.43	\$11,355.43
02/18/2005	BILL	15570	R	30	985	32.83	823		03/18/2005	\$1,683.52	\$13,018.95	\$13,018.95
03/03/2005	LPC					0.00				\$185.28	\$13,214.23	\$13,214.23
03/03/2005	BILL	17806	R	61	2236	36.66	1889		03/28/2005	\$3,782.26	\$16,978.49	\$16,978.49
03/16/2005	PAY					0.00		Check		(\$1,224.08)	\$16,752.41	\$16,752.41

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
04/04/2005	LPC					0.00				\$236.28	\$16,988.89	\$16,988.89
04/04/2005	BILL	18891	R	30	885	28.50	727		04/27/2005	\$1,325.34	\$17,314.03	\$17,314.03
06/03/2005	LPC					0.00				\$256.18	\$17,570.19	\$17,570.19
05/03/2005	BILL	18568	R	31	875	28.23	303		05/28/2005	\$1,310.36	\$18,880.55	\$18,880.55
05/23/2005	PAY					0.00		Check		(\$2,774.21)	\$18,106.34	\$18,106.34
06/02/2005	LPC					0.00				\$241.59	\$18,347.93	\$18,347.93
06/02/2005	BILL	20290	R	30	724	24.13	162		06/27/2005	\$1,087.26	\$17,435.16	\$17,435.16
06/08/2005	PAY					0.00		Check		(\$1,825.99)	\$15,609.19	\$15,609.19
07/01/2005	LPC					0.00				\$234.13	\$15,843.32	\$15,843.32
07/01/2005	BILL	20837	R	29	547	18.86	5		07/27/2005	\$887.40	\$16,730.72	\$16,730.72
07/21/2005	PAY					0.00		Check		(\$1,734.57)	\$14,996.15	\$14,996.15
08/03/2005	LPC					0.00				\$224.94	\$15,221.09	\$15,221.09
08/03/2005	BILL	21425	R	33	588	17.82	0		08/28/2005	\$853.92	\$16,175.01	\$16,175.01
08/23/2005	PAY					0.00		Check		(\$2,437.28)	\$13,737.73	\$13,737.73
09/02/2005	LPC					0.00				\$206.06	\$13,943.79	\$13,943.79
09/02/2005	BILL	21928	R	30	601	18.70	0		09/28/2005	\$814.23	\$14,758.02	\$14,758.02
09/12/2005	PAY					0.00		Check		(\$1,107.75)	\$13,650.27	\$13,650.27
10/04/2005	LPC					0.00				\$204.76	\$13,855.02	\$13,855.02
10/04/2005	BILL	22529	R	32	603	18.84	8		10/27/2005	\$1,030.20	\$14,885.22	\$14,885.22
10/09/2005	INTAPL					0.00				(\$107.02)	\$14,778.20	\$14,778.20
10/31/2005	PAY					0.00		Check		(\$808.21)	\$13,969.99	\$13,969.99
11/02/2005	LPC					0.00				\$208.04	\$14,078.03	\$14,078.03
11/02/2005	BILL	23337	R	29	608	27.86	228		11/29/2005	\$1,640.20	\$15,718.23	\$15,718.23
11/10/2005	PAY					0.00		Check		(\$108.46)	\$15,611.77	\$15,611.77
11/21/2005	PAY					0.00		Check		(\$1,188.05)	\$14,422.72	\$14,422.72
12/05/2005	LPC					0.00				\$216.34	\$14,639.08	\$14,639.08
12/05/2005	BILL	24379	R	31	1042	33.61	507		12/30/2005	\$2,183.87	\$18,782.83	\$18,782.83
01/05/2006	LPC					0.00				\$248.84	\$17,041.57	\$17,041.57
01/06/2006	BILL	26651	R	33	1272	38.55	994		01/30/2006	\$2,629.28	\$19,670.85	\$19,670.85
02/06/2006	LPC					0.00				\$288.08	\$19,958.94	\$19,958.94
02/08/2006	BILL	28784	R	30	1133	37.77	698		03/02/2006	\$2,341.86	\$22,300.90	\$22,300.90
02/09/2006	PAY					0.00		Check		(\$2,448.89)	\$19,851.21	\$19,851.21

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heading DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
03/07/2006	LPC					0.00						
03/07/2006	BILL	27928	R	31	1145	36.94	929			\$297.76	\$20,148.87	\$20,148.87
03/13/2006	PAY					0.00		Check	03/30/2006	\$2,386.78	\$22,516.75	\$22,516.75
04/06/2006	LPC					0.00				(\$3,183.91)	\$19,331.84	\$19,331.84
04/06/2006	BILL	28896	R	29	967	33.34	490		05/02/2006	\$289.97	\$19,621.81	\$19,621.81
05/06/2006	LPC					0.00				\$1,698.83	\$21,620.64	\$21,620.64
05/05/2006	BILL	29793	R	30	897	29.90	231		05/31/2006	\$319.96	\$21,940.60	\$21,940.60
06/06/2006	LPC					0.00				\$1,654.13	\$23,794.73	\$23,794.73
06/06/2006	BILL	30640	R	32	847	28.47	67		06/29/2006	\$347.77	\$24,142.50	\$24,142.50
07/06/2006	LPC					0.00				\$1,737.84	\$25,880.14	\$25,880.14
07/06/2006	BILL	31272	R	30	832	21.07	2		07/31/2006	\$373.83	\$26,253.87	\$26,253.87
08/04/2006	LPC					0.00				\$1,243.69	\$27,497.53	\$27,497.53
08/04/2006	BILL	31878	R	29	608	20.90	0		08/29/2006	\$392.49	\$27,890.02	\$27,890.02
09/05/2006	LPC					0.00				\$1,182.40	\$29,082.42	\$29,082.42
09/05/2006	BILL	32616	R	29	738	25.45	1		09/28/2006	\$410.37	\$29,492.79	\$29,492.79
09/07/2006	PAY					0.00		Check		\$1,452.10	\$30,944.89	\$30,944.89
09/07/2006	PAY					0.00		Check		(\$108.98)	\$30,835.93	\$30,835.93
10/04/2006	LPC					0.00				(\$3,028.81)	\$27,809.12	\$27,809.12
10/04/2006	BILL	33261	R	32	646	20.16	35		10/27/2006	\$417.13	\$28,226.25	\$28,226.25
11/02/2006	LPC					0.00				\$1,268.39	\$29,494.64	\$29,494.64
11/02/2006	BILL	34021	R	29	780	26.21	295		11/27/2006	\$438.16	\$29,930.80	\$29,930.80
12/05/2006	LPC					0.00				\$1,494.63	\$31,425.33	\$31,425.33
12/05/2006	BILL	34933	R	33	812	27.84	487		01/02/2007	\$458.58	\$31,883.91	\$31,883.91
01/08/2007	LPC					0.00				\$1,785.17	\$33,669.08	\$33,669.08
01/08/2007	BILL	35835	R	32	902	28.19	688		02/01/2007	\$485.35	\$34,154.43	\$34,154.43
02/07/2007	LPC					0.00				\$1,706.29	\$35,860.72	\$35,860.72
02/07/2007	BILL	36817	R	31	982	31.88	926		03/05/2007	\$510.85	\$36,371.87	\$36,371.87
02/07/2007	PAY					0.00		Check		\$1,857.62	\$38,229.29	\$38,229.29
03/07/2007	LPC					0.00				(\$8,060.93)	\$32,178.36	\$32,178.36
03/07/2007	BILL	37766	R	29	949	32.72	1000		03/30/2007	\$482.67	\$32,661.03	\$32,661.03
04/06/2007	LPC					0.00				\$1,791.12	\$34,452.15	\$34,452.15
04/06/2007	BILL	38855	R	29	889	30.88	536		05/01/2007	\$509.54	\$34,981.69	\$34,981.69
04/06/2007										\$1,683.22	\$36,624.91	\$36,624.91

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
04/27/2007	PAY					0.00		Check		(\$2,251.57)	\$34,373.34	\$34,373.34
05/07/2007	LPC					0.00				\$515.60	\$34,888.94	\$34,888.94
05/07/2007	BILL	39438	R	30	783	26.10	393		05/31/2007	\$1,464.90	\$36,353.84	\$36,353.84
06/06/2007	LPC					0.00				\$637.57	\$36,991.41	\$36,991.41
06/06/2007	BILL	40143	R	32	705	22.03	63		06/29/2007	\$1,322.10	\$38,213.51	\$38,213.51
06/21/2007	PAY					0.00		Check		(\$688.22)	\$37,525.29	\$37,525.29
07/09/2007	LPC					0.00				\$557.40	\$38,082.69	\$38,082.69
07/09/2007	BILL	40782	R	30	839	21.30	4		07/31/2007	\$1,213.57	\$39,296.26	\$39,296.26
08/06/2007	LPC					0.00				\$575.60	\$39,871.86	\$39,871.86
08/06/2007	BILL	41431	R	29	649	22.36	0		08/29/2007	\$1,232.57	\$41,104.43	\$41,104.43
08/05/2007	LPC					0.00				\$694.09	\$41,798.52	\$41,798.52
08/05/2007	BILL	42183	R	32	752	23.50	8		08/28/2007	\$1,418.19	\$43,216.71	\$43,216.71
10/04/2007	LPC					0.00				\$615.37	\$43,832.08	\$43,832.08
10/04/2007	BILL	42832	R	29	749	25.83	13		10/29/2007	\$1,342.92	\$45,175.00	\$45,175.00
10/10/2007	PAY					0.00		Check		(\$1,397.31)	\$43,777.69	\$43,777.69
11/02/2007	LPC					0.00				\$635.51	\$44,413.20	\$44,413.20
11/02/2007	BILL	43508	R	29	574	19.79	123		11/29/2007	\$1,029.16	\$45,442.36	\$45,442.36
12/05/2007	LPC					0.00				\$650.85	\$46,093.21	\$46,093.21
12/05/2007	BILL	44285	R	33	779	23.61	881		01/02/2008	\$1,403.94	\$47,497.15	\$47,497.15
12/19/2007	PAY					0.00		Check		(\$3,078.38)	\$44,418.77	\$44,418.77
01/07/2008	LPC					0.00				\$688.11	\$45,106.88	\$45,106.88
01/07/2008	BILL	45043	R	31	758	24.45	855		01/31/2008	\$1,382.18	\$46,489.06	\$46,489.06
02/05/2008	LPC					0.00				\$687.00	\$47,176.06	\$47,176.06
02/05/2008	BILL	45885	R	31	842	27.18	853		02/29/2008	\$1,546.43	\$48,722.49	\$48,722.49
03/05/2008	LPC					0.00				\$710.19	\$49,432.68	\$49,432.68
03/05/2008	BILL	46700	R	29	815	28.10	786		03/31/2008	\$1,501.99	\$50,934.67	\$50,934.67
04/04/2008	LPC					0.00				\$732.72	\$51,667.39	\$51,667.39
04/04/2008	BILL	47513	R	30	813	27.10	583		04/29/2008	\$1,530.36	\$53,197.75	\$53,197.75
05/05/2008	LPC					0.00				\$755.68	\$53,953.43	\$53,953.43
05/05/2008	BILL	48204	R	29	691	23.83	236		05/29/2008	\$1,300.70	\$55,254.13	\$55,254.13
05/08/2008	INTAPL					0.00				(\$1,321.78)	\$53,932.35	\$53,932.35
05/08/2008	DEPAPL					0.00				(\$8,274.00)	\$45,658.35	\$45,658.35

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
06/04/2008	LPC					0.00				\$661.25	\$48,286.72	\$48,286.72
06/04/2008	BILL	48935	R	32	731	22.84	134		08/27/2008	\$1,398.22	\$49,684.94	\$49,684.94
07/07/2008	LPC					0.00				\$682.22	\$50,377.16	\$50,377.16
07/07/2008	BILL	49446	R	29	611	17.82	0		07/30/2008	\$1,127.82	\$51,504.78	\$51,504.78
08/04/2008	LPC					0.00				\$689.14	\$52,203.82	\$52,203.82
08/04/2008	BILL	48932	R	30	488	16.20	0		08/27/2008	\$1,072.46	\$53,276.38	\$53,276.38
09/03/2008	LPC					0.00				\$715.23	\$53,991.61	\$53,991.61
09/03/2008	BILL	50662	R	32	720	22.50	0		08/28/2008	\$1,585.85	\$55,577.28	\$55,577.28
10/02/2008	LPC					0.00				\$739.01	\$56,316.27	\$56,316.27
10/02/2008	BILL	51116	R	29	466	16.07	12		10/27/2008	\$995.43	\$57,311.70	\$57,311.70
10/31/2008	LPC					0.00				\$753.94	\$58,065.64	\$58,065.64
10/31/2008	BILL	51802	R	29	684	23.59	259		11/26/2008	\$1,481.11	\$59,526.75	\$59,526.75
12/05/2008	LPC					0.00				\$775.85	\$60,302.61	\$60,302.61
12/05/2008	BILL	52693	R	34	881	26.21	662		01/02/2009	\$1,803.27	\$62,205.88	\$62,205.88
01/06/2009	LPC					0.00				\$804.41	\$63,010.29	\$63,010.29
01/06/2009	BILL	53771	R	33	1078	32.67	899		01/30/2009	\$2,272.35	\$65,282.64	\$65,282.64
02/04/2009	LPC					0.00				\$838.49	\$66,121.13	\$66,121.13
02/04/2009	BILL	54753	R	29	982	33.86	1027		03/02/2009	\$1,915.12	\$68,036.25	\$68,036.25
03/05/2009	LPC					0.00				\$867.22	\$68,903.47	\$68,903.47
03/05/2009	BILL	55621	R	29	888	29.93	660		03/30/2009	\$1,665.71	\$70,569.18	\$70,569.18
03/08/2009	PAY					0.00		Check		(\$1,932.55)	\$68,636.63	\$68,636.63
04/04/2009	LPC					0.00				\$892.21	\$69,528.84	\$69,528.84
04/04/2009	BILL	56346	R	29	725	26.00	520		04/28/2009	\$1,249.90	\$70,778.74	\$70,778.74
05/05/2009	LPC					0.00				\$910.95	\$71,689.69	\$71,689.69
05/05/2009	BILL	57180	R	32	844	26.38	321		05/29/2009	\$1,465.05	\$73,144.74	\$73,144.74
06/05/2009	LPC					0.00				\$932.78	\$74,077.52	\$74,077.52
06/05/2009	BILL	57856	R	30	686	22.20	66		06/28/2009	\$1,139.28	\$75,216.79	\$75,216.78
07/06/2009	LPC					0.00				\$949.87	\$76,166.65	\$76,166.65
07/06/2009	BILL	58433	R	29	577	19.90	13		07/29/2009	\$917.48	\$77,084.13	\$77,084.13
08/05/2009	LPC					0.00				\$963.63	\$78,047.76	\$78,047.76
08/05/2009	BILL	59066	R	32	655	20.47	0		08/27/2009	\$1,041.52	\$79,089.28	\$79,089.28
09/03/2009	LPC					0.00				\$979.25	\$80,068.53	\$80,068.53

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating ODD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
09/03/2009	BILL	50652	R	29	584	19.45	0		09/28/2009	\$895.72	\$80,964.25	\$80,964.25
10/03/2009	LPC					0.00				\$892.68	\$81,956.94	\$81,956.94
10/03/2009	BILL	60272	R	30	620	20.67	30		10/27/2009	\$950.68	\$82,907.60	\$82,907.60
11/02/2009	LPC					0.00				\$1,008.85	\$83,914.75	\$83,914.75
11/02/2009	BILL	61042	R	29	770	26.55	257		11/27/2009	\$1,189.67	\$85,104.42	\$85,104.42
12/04/2009	LPC					0.00				\$1,024.80	\$86,129.22	\$86,129.22
12/04/2009	BILL	61939	R	33	697	27.18	458		12/30/2009	\$1,389.68	\$87,518.90	\$87,518.90
01/06/2010	LPC					0.00				\$1,045.64	\$88,564.54	\$88,564.54
01/06/2010	BILL	63054	R	33	1115	33.79	985		02/01/2010	\$1,748.82	\$90,314.16	\$90,314.16
02/03/2010	LPC					0.00				\$1,071.89	\$91,386.05	\$91,386.05
02/03/2010	BILL	64050	R	29	996	34.34	907		03/01/2010	\$1,562.89	\$92,948.94	\$92,948.94
03/04/2010	LPC					0.00				\$1,095.33	\$94,044.27	\$94,044.27
03/04/2010	BILL	65156	R	29	1106	38.14	926		03/29/2010	\$1,741.08	\$95,785.35	\$95,785.35
04/05/2010	LPC					0.00				\$1,121.45	\$96,906.80	\$96,906.80
04/05/2010	BILL	66019	R	29	863	29.76	440		04/28/2010	\$1,396.35	\$98,303.15	\$98,303.15
05/05/2010	LPC					0.00				\$1,142.39	\$99,445.54	\$99,445.54
05/05/2010	BILL	66898	R	32	877	27.41	211		05/27/2010	\$1,419.00	\$100,864.54	\$100,864.54
06/04/2010	LPC					0.00				\$1,163.68	\$102,028.22	\$102,028.22
06/04/2010	BILL	67585	R	30	689	22.97	78		06/28/2010	\$1,108.87	\$103,138.09	\$103,138.09
07/02/2010	LPC					0.00				\$1,180.32	\$104,318.41	\$104,318.41
07/09/2010	BILL	68283	V	36	698	19.39	0		08/03/2010	\$1,054.24	\$105,372.65	\$105,372.65
08/03/2010	LPC					0.00				\$1,196.14	\$106,568.79	\$106,568.79
08/03/2010	BILL	68701	R	25	418	16.72	0		08/26/2010	\$631.34	\$107,200.13	\$107,200.13
08/02/2010	LPC					0.00				\$1,205.61	\$108,405.74	\$108,405.74
09/02/2010	BILL	69252	R	30	551	18.37	0		09/28/2010	\$832.74	\$109,238.48	\$109,238.48
10/04/2010	LPC					0.00				\$1,218.10	\$110,456.58	\$110,456.58
10/04/2010	BILL	69864	R	30	612	20.40	0		10/27/2010	\$941.98	\$111,398.54	\$111,398.54
11/02/2010	LPC					0.00				\$1,232.23	\$112,630.77	\$112,630.77
11/02/2010	BILL	70663	R	31	799	25.77	219		11/29/2010	\$1,229.79	\$113,860.56	\$113,860.56
12/03/2010	LPC					0.00				\$1,250.68	\$115,111.24	\$115,111.24
12/03/2010	BILL	71704	R	30	1041	34.70	488		12/30/2010	\$1,698.43	\$116,709.67	\$116,709.67
01/05/2011	LPC					0.00				\$1,274.65	\$117,984.32	\$117,984.32

Transaction Date	Type	Reading	Reading Code	# of Days	CCF Usage	Average CCF/Days	Heating DDD's	Payment Type	Due Date	Transaction Amount	Current Balance	Actual Balance
01/05/2011	BILL	73112	R	34	1408	41.41	1087		01/31/2011	\$2,012.11	\$118,998.43	\$118,998.43
02/03/2011	LPC					0.00				\$1,304.83	\$121,301.26	\$121,301.26
02/03/2011	BILL	74262	R	28	1150	39.86	1053		03/01/2011	\$1,843.42	\$122,944.68	\$122,944.68
03/07/2011	LPC					0.00				\$1,329.49	\$124,274.17	\$124,274.17
03/07/2011	BILL	75289	R	30	1027	34.23	815		03/30/2011	\$1,481.51	\$125,755.68	\$125,755.68
04/04/2011	LPC					0.00				\$1,351.71	\$127,107.39	\$127,107.39
04/04/2011	BILL	76184	R	28	885	31.86	553		04/28/2011	\$1,369.74	\$128,477.13	\$128,477.13
05/04/2011	LPC					0.00				\$1,372.25	\$129,849.38	\$129,849.38
05/04/2011	BILL	77143	R	32	959	29.97	284		05/27/2011	\$1,467.68	\$131,317.06	\$131,317.06
06/03/2011	LPC					0.00				\$1,394.27	\$132,711.33	\$132,711.33
06/03/2011	BILL	77882	R	30	739	24.83	44		06/28/2011	\$1,128.47	\$133,840.80	\$133,840.80
07/05/2011	LPC					0.00				\$1,411.21	\$135,252.01	\$135,252.01
07/05/2011	BILL	78488	R	28	606	20.90	0		07/28/2011	\$908.60	\$136,160.61	\$136,160.61
08/03/2011	LPC					0.00				\$1,424.54	\$137,585.35	\$137,585.35
08/03/2011	BILL	78089	R	32	681	18.18	0		08/28/2011	\$871.04	\$138,456.39	\$138,456.39
10/22/2006	One Time Invoice									\$53.50	\$138,509.89	\$138,509.89

Savage III, Ralph T

9/15/12

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Thursday, September 15, 2011 1:08 PM
To: Savage III, Ralph T
Cc: Murray, Daniel P.; Clark, Gerald T.
Subject: RE: Colonial Garden Info

Mailed requested info.

Thank you

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Thursday, September 15, 2011 12:53 PM
To: Phil Pulley
Cc: Murray, Daniel P.; Clark, Gerald T.
Subject: FW: Colonial Garden Info

Phil,
You can contact me with any questions you may have regarding the account summary information.

TED

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

-----Original Message-----

From: Savage III, Ralph T
Sent: Thursday, September 15, 2011 12:49 PM
To: 'phil@sbgmanagement.com'
Cc: Murray, Daniel P.; Clark, Gerald T.
Subject: Colonial Garden Info

Phil,
Attached please find the account summary information for Colonial Gardens as well as a copy of the latest bill.

If you have any legal inquiries please forward them to our attorney Gerald Clark at 215-684-6642.

Regards
TED SAVAGE

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

R. Theodore Savage
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800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

9/22/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Thursday, September 22, 2011 11:38 AM
To: Savage III, Ralph T
Cc: Murray, Daniel P.; Clark, Gerald T.; Daniel McCaffery, Eric Lampert
Subject: Colonial Garden Info

MAKES NO SENSE

We have reviewed the schedule provided

It makes no sense

Can we meet next Thursday or Friday to review?

Can we please have the decision makers at the meeting in a hope to resolve this account?

I don't think we need counsel at the meeting

Phil

-----Original Message-----

From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Thursday, September 15, 2011 12:53 PM
To: Phil Pulley
Cc: Murray, Daniel P.; Clark, Gerald T.
Subject: FW: Colonial Garden Info

Phil,

You can contact me with any questions you may have regarding the account summary information.

TED

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Ph: (215) 684-6429
Fax: (215) 684-6986

9/25/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Sunday, September 25, 2011 11:16 PM
To: Savage III, Ralph T; Daniel McCaffery
Cc: Murray, Daniel P.; Clark, Gerald T.; Daniel McCaffery; Eric Lampert
Subject: RE: Colonial Garden Info

Dan McCaffery
This is the response I got in regards to a meeting

It only took 3 1/2 years to get a break down. I feel that a meeting is the best way to try and resolve this matter. I don't know what the big deal is?

I would really like to pay them what we feel we owe them and is fair.

Phil

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From: Savage III, Ralph T [mailto:Theodore.Savage@pgworks.com]
Sent: Thursday, September 22, 2011 1:09 PM
To: Phil Pulley
Cc: Murray, Daniel P.; Clark, Gerald T.; Daniel McCaffery; Eric Lampert
Subject: RE: Colonial Garden Info

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Response

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Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

9/30/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Friday, September 30, 2011 5:13 AM
To: Savage III, Ralph T
Cc: Murray, Daniel P.; Clark, Gerald T.; Daniel McCaffery; Eric Lampert
Subject: RE: Colonial Garden Info

A meeting would be best, can we meet next week and go over issues?

Wants a meeting

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Phil Pulley

From: Phil Pulley
Sent: Sunday, September 25, 2011 11:16 PM
To: 'Savage III, Ralph T'; 'Daniel McCaffery'
Cc: Murray, Daniel P.; Clark, Gerald T.; Daniel McCaffery; Eric Lampert
Subject: RE: Colonial Garden Info

Setting Goals

most bus (subivibnl)

Dan McCaffery
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R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
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Theodore Savage
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300-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
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Ph: (215) 684-6429
Fax: (215) 684-6986

10/3/11

Savage III, Ralph T

From: Murray, Daniel P.
Sent: Monday, October 03, 2011 4:48 PM
To: 'Phil Pulley'; Savage III, Ralph T
Cc: Clark, Gerald T.; Daniel McCaffery; Eric Lampert
Subject: RE: Colonial Garden Info

DAN RESPONSE

Mr. Pulley,

We can meet to go over the questions you have regarding the outstanding balance at Colonial Gardens. However, per Ted's request below, in order to ensure a productive discussion, we are again requesting that you provide us with your specific issues / concerns in writing. This would allow us to address your specific questions in a more effective manner and we can move forward with resolution.

Thank you in advance for your cooperation.

Dan Murray
Vice President - Customer Affairs
Philadelphia Gas Works
1800 N. 9th St. Philadelphia, PA 19122
Phone: 215.684.6778
Email: Daniel.Murray@pgworks.com

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From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Friday, September 30, 2011 5:13 AM
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Fax: (215) 684-6986

10/13/11

Savage III, Ralph T

From: Phil Pulley [phil@sbgmanagement.com]
Sent: Thursday, October 13, 2011 12:15 PM
To: Daniel McCaffery; Murray, Daniel P.; Savage III, Ralph T
Cc: Clark, Gerald T.
Subject: FW: PGW COLONIAL
Attachments: COLPGWPRINTOUT.pdf; COLPGWSTMNT030305.pdf

**Lets take one bite at a time
 Lets start in the beginning**

Philip C. Pulley
 SBG Management Services, Inc.
 Philadelphia Revolution
 P.O. Box 549
 Abington PA 19001
 215.938.6665
 215.938.7613 fax
 Email: phil@sbgmanagement.com
 Web: www.sbgmanagement.com
 Web: www.philadelphiarevolution.net

PULLEY
 QUESTIONS

From: Eric Lampert
Sent: Thursday, October 13, 2011 12:01 PM
To: Phil Pulley
Cc: Eric Lampert
Subject: PGW COLONIAL

Phil

One of the issues, which never got answered, was, how does a "Past due Balance" of \$ 1,351.12, with a payment made of \$ 1,083.19, and adjustments added of \$ 215.54, and current charges added of \$ 6,824.38 = a balance due of \$ 21,409.99 (see copy of statement attached) It appears that they can have any numbers they want to appear on the bills without making any sense.

Also, upon review of the printouts from PGW, both printouts are the same account number (we only have 1 account), and there are 2 different SA#. one I can verify to the bill, the other shows 0 and the numerous postings on the same day totaling \$ 13,018.95, for the same period of the bill above, how is that possible.

Prior to this, they came out a few years ago and accused us of stealing gas and fixed the issue, at that point we paid all that was due, and were receiving actual bills, so why all of a sudden is there an adjustment, if they fixed the problem and we receiving bills for actual meter readings (and according to PGW reps, their meter readings are always correct)

I have disputed bills in the past when we have received bills on actual readings (not estimates), and then all of a sudden, one month we get a bill for an extra ordinary amount and I question it. The reply I received is that "They have reviewed the account and the Meters are working and the Readings are correct", no explanation as to why, and if the meter readings were correct, why weren't the readings on the original bills correct, therefore there should be NO additional billings ? This has happened on more than one account.

See the attachments.

Eric Lampert

10/19/11

Savage III, Ralph T

From: Hollman Jr, Randy
Sent: Wednesday, October 19, 2011 12:03 PM
To: Hollman Jr, Randy; Murray, Daniel P.
Cc: Savage III, Ralph T
Subject: RE: Colonial Garden Bill explanation

After the make-up bill was issued on 3/3/05, the customer did pay current bills although consistently late (between 31 and 90 days after due date) up to March 2006.

From: Hollman Jr, Randy
Sent: Wednesday, October 19, 2011 8:43 AM
To: Murray, Daniel P.
Cc: Savage III, Ralph T
Subject: RE: Colonial Garden Bill explanation

According to the BCCS contacts, a bill transaction and meter reading history was faxed and mailed to the customer on 3/21/05. If there was payment arrangement offered for this, it was not documented in BCCS. I also was not able to find any documentation of a proactive communication to the customer regarding this situation. I do think that it is reasonable to guess that the customer was satisfied with the bill/meter read history as there are no BCCS contacts after 3/21/05 initiated by the customer.

From: Murray, Daniel P.
Sent: Tuesday, October 18, 2011 4:50 PM
To: Hollman Jr, Randy
Cc: Savage III, Ralph T
Subject: RE: Colonial Garden Bill explanation

Ouch....we didn't bill it for almost 2 years? Did we offer a payment arrangement? Do we know how this was communicated to the customer?


From: Hollman Jr, Randy
Sent: Tuesday, October 18, 2011 4:16 PM
To: Murray, Daniel P.
Cc: Savage III, Ralph T
Subject: FW: Colonial Garden Bill explanation

Answer to Policy Questions

Dan,

I initially wrote up the description below based on the discussion Ted and I had regarding this property. I wanted to review this with Ted prior to sending but he had to leave because his son was involved in an accident at his job which required him to be rushed to the hospital. I think it is reasonable to guess that Ted will not return from the hospital in time to review this today. Please see the response to the customer below.

After the by-pass behind the cinder block wall allowing unauthorized usage was found, the meter for SA ID # 1375369694 was removed. When meter # 1987516 was set no bills were generated through the system due to a clerical error, however the meter was recording actual usage. When



this problem was discovered, a bill was generated for the period of 4/19/03 – 2/18/05 in amount of \$13,018.95 for actual usage on this meter.

Based on PGW records a bill transaction and meter reading history was faxed and mailed to the customer on 3/21/05.

As is normal with all PGW accounts, all SA's under one account are billed on the same invoice. Consequently both SA's current bill was combined on the invoice for 3/3/05.

SA ID 4018739567 had a balance of \$1,351.12 as of the prior billing on 2/1/05 and SA ID 1375369694 had a balance of \$13,018.95 which totals \$14,370.07. The adjustments on the invoice of \$215.54 are due to LPC's on each SA. The 3/3/05 bill for each SA (SA ID 1375369694 = \$3762.26 and SA ID 4018739567 = \$3062.12) combines to \$6824.38 which would have brought the total balance due to \$21,409.99.

Please let me know if the description above works for you? If you have any questions, let me know.

Thanks,
Randy

Savage III, Ralph T

From: Hollman Jr, Randy
Sent: Monday, October 24, 2011 10:36 AM
To: Savage III, Ralph T
Subject: Intrest on Colonial Garden lpc

FORGAVE
LPC

Ted,

Since the LPC was assessed in March 2005 and the account last billed on November 4, 2011, there were 79 months of compounded interest. The total bill resulting from the non-payment of this late charge is \$642.60. If you have any questions, please let me know.

Thanks,
Randy Hollman
Manager, Commercial Resource Center
Philadelphia Gas Works
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Office: 215-684-6450 | Fax: (215) 684-6986

Savage III, Ralph T

10/27/11

From: Savage III, Ralph T
Sent: Thursday, October 27, 2011 9:33 AM
To: 'Phil Pulley'; Daniel McCaffery; Murray, Daniel P.
Cc: Clark, Gerald T.
Subject: RE: PGW COLONIAL
Attachments: Colonial Bill Explanation_10-27-11.doc

ANSWERS

Phil,
Please review the attached document answering the questions from Eric. Gerald also mentioned that "the information in the spreadsheet (statement of account) was contained in the monthly 2005 bills and the bills sent upon a request from his office in 2007".

Please contact me if you any more questions.

Regards
TED SAVAGE

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

From: Phil Pulley [mailto:phil@sbqmanagement.com]
Sent: Thursday, October 13, 2011 12:15 PM
To: Daniel McCaffery; Murray, Daniel P.; Savage III, Ralph T
Cc: Clark, Gerald T.
Subject: FW: PGW COLONIAL

**Lets take one bite at a time
Lets start in the beginning**

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Abington PA 19001
215.938.6665
215.938.7613 fax
Email: phil@sbqmanagement.com
Web: www.sbgmanagement.com
Web: www.philadelphiarevolution.net

From: Eric Lampert
Sent: Thursday, October 13, 2011 12:01 PM

06/26/2012

To: Phil Pulley
Cc: Eric Lampert
Subject: PGW COLONIAL

Phil

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See the attachments.

Eric Lampert

06/26/2012

Explanation

COLONIAL GARDEN BILL EXPLANATION:

This property has two meters under the same account number (6128000245). The meters are designated by SA number (4018739567 and 1375369694). It is standard practice in PGW that accounts with multiple SAs are combined on the same billing invoice.

After the meter by-pass behind the cinder block wall was found, the meter for SA ID # 1375369694 was removed. This by-pass allowed gas consumption that was unmetered. When the replacement meter # 1987516 was set, no bills were generated through the system due to a clerical error, however the meter was still recording actual gas consumption. After discovering this problem the account was corrected and a bill was generated based the recorded usage. Based on PGW records a bill transaction and meter reading history was faxed and mailed to the customer on 3/21/05.

Bill Date 1/21/05: SA ID #4018739567

- Current Bill amount (From 12/20/04 To 1/21/05) = \$1,334.88
- Prior Balance = \$1,083.19
- LPC assessed = \$16.24
- Total Amount Due = \$2,434.31
- Payment on 2/1/05 = \$1,083.19
- Balance = \$1,351.12

Bill Date 2/18/05: SA ID #1375369694 (replaced meter)

- Make-up Bill amount (From 4/19/03 To 2/18/05) = \$13,018.95

Bill Date 3/3/05: SA ID #4018739567 and SA ID #1375369694 combined on a single invoice SA ID #4018739567:

- Current Bill amount (From 1/21/05 To 3/3/05) = \$3,062.12
- Prior Balance = \$1,351.12
- LPC assessed = \$20.26
- Amount Due = \$4,433.50

SA ID #1375369694:

- Current Bill amount (From 2/18/05 To 3/3/05) = \$3,762.26
- Prior Balance = \$13,018.95
- LPC assessed = \$195.28 (this LPC was assessed in error; the compounded interest impact on the LPC is \$642.60; this amount will be credited back to the account)
- Amount Due = \$16,976.49
- Total Amount Due for both SAs = \$21,409.99

Savage III, Ralph T

From: Murray, Daniel P.
Sent: Friday, November 04, 2011 10:34 AM
To: Savage III, Ralph T
Cc: Hollman Jr, Randy
Subject: Re:

Excellent, thanks!

----- Original Message -----

From: Savage III, Ralph T
Sent: Friday, November 04, 2011 10:32 AM
To: Murray, Daniel P.
Cc: Hollman Jr, Randy
Subject:

Just an FYI. The check for Colonial Gardens (Pulley) foreclosure was over-nighted to Gerald Clark yesterday. The check should be in the amount of \$248,633.48 (approximately).

Once the check is posted to his account I will have the LPC that was in error credited back.

R. Theodore Savage
Director, Commercial Resource Center
800-3 W. Montgomery Ave.
Philadelphia, PA 19122
Ph: (215) 684-6429
Fax: (215) 684-6986

Savage III, Ralph T

11/22/11

From: Sue Miller [smiller@sbgmanagement.com]
Sent: Tuesday, November 22, 2011 12:59 PM
To: Savage III, Ralph T
Cc: Phil Pulley
Subject: property information from SBG

KEYSTONE
RE FINANCE

Attachments: scan.pdf



scan.pdf (172 KB)

Hi Ted -

Please find attached information from Phil Pulley.

Thank you,
Sue

-----Original Message-----

From: administrator@sbgmanagement.com
[mailto:administrator@sbgmanagement.com]
Sent: Tuesday, November 22, 2011 8:03 AM
To: Sue Miller
Subject: scan

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <administrator@sbgmanagement.com>
Number of pages: 3
Document type: B/W Document
Attachment File Format: Adobe PDF

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SBG CG/SG
Ex. 10

Phil Pulley

From: Phil Pulley
Sent: Tuesday, January 31, 2012 9:45 AM
To: 'Savage III, Ralph T'
Cc: Clark, Gerald T.; Daniel D. McCaffery, Esq.; Kathy Treadwell
Subject: FW: PGW Gas Accounts in Dispute
Attachments: PGW Gas Accounts in Dispute 1.30.12.xls

Ralph please see the attached list of accounts in disputes

Can we sit down with PGW accountants and your self to review

Many of these are tenants matters

Phil

Philip C. Pulley
SBG Management Services, Inc.
Philadelphia Revolution
P.O. Box 549
Abington PA 19001
215.938.6665
215.938.7613 fax
Email: phil@sbgmanagement.com
Web: www.sbgmanagement.com
Web: www.philadelphiarevolution.net

From: Kathy Treadwell
Sent: Monday, January 30, 2012 2:46 PM
To: Phil Pulley
Subject: PGW Gas Accounts in Dispute

Phil:

Attached is a listing of the PGW accounts in dispute. Let me know if you need anything else.

Kathy

C-2012-2304324
SIMON

6/15/2012

All_correspondence_binder00542

SBG Mangement - PGW Accounts in Dispute

Account #	Address
0000-1089-7864	650 Fairmount Avenue
0000-2508-8422	650 Fairmount Avenue
0000-3006-3733	3608-3612 Spring Garden Street
0000-5349-7116	4012-4028 Baring Street
0000-7571-0860	650 Fairmount Avenue
0000-8517-0014	4012-4028 Baring Street
0000-8953-3358	650 Fairmount Avenue
0001-0236-8402	650 Fairmount Avenue
0001-1011-1619	3608 Spring Garden Street
0001-1213-1023	3608 Spring Garden Street
0001-3668-8914	650 Fairmount Avenue
0001-5603-0558	700-708 North Marshall Street
0001-6601-6680	650 Fairmount Avenue
0001-8048-8206	3608 Spring Garden Street
0001-8910-3310	3608-3612 Spring Garden Street
0001-9003-3634	3608 Spring Garden Street
0002-1565-9749	700 N. Marshall Street
0002-2264-7633	3608 Spring Garden Street
0002-2774-5786	3608-3612 Spring Garden Street
0002-3116-3326	4012-4028 Baring Street
0002-8494-4651	650 Fairmount Avenue
0003-0205-9064	650 Fairmount Avenue
0003-2390-0622	844 North 6th Street
0003-2978-7556	4012-4028 Baring Street
0003-3030-7047	4027 Baring Street
0003-3387-0431	650 Fairmount Avenue
0003-5513-8932	650 Fairmount Avenue
0003-5513-9832	650 Fairmount Avenue
0003-6067-0793	650 Fairmount Avenue
0003-7113-6833	650 Fairmount Avenue
0003-7300-7503	844 North 6th Street
0003-7766-2414	650 Fairmount Avenue
0003-8212-3557	3608 Spring Garden Street
0004-0346-3417	4012-4028 Baring Street
0004-0578-1694	700-708 North Marshall Street
0004-0685-3659	4012-4028 Baring Street
0004-1147-3454	4012-4028 Baring Street
0004-2569-7418	3608 Spring Garden Street
0004-3023-6960	4012-4028 Baring Street
0004-3697-3205	650 Fairmount Avenue
0004-4059-1799	650 Fairmount Avenue
0004-4708-2237	4012-4028 Baring Street
0004-6376-6371	3608 Spring Garden Street
0004-6783-9137	650 Fairmount Avenue
0004-8633-3429	3608 Spring Garden Street
0004-9052-5207	4012-4028 Baring Street
0004-9883-7292	650 Fairmount Avenue
0005-0082-5048	4012-4028 Baring Street
0005-1489-6962	3608 Spring Garden Street
0005-2537-0204	3608 Spring Garden Street
0005-3090-8345	4012-4028 Baring Street
0005-3092-8345	4012-4028 Baring Street
0005-4009-3334	4027 Baring Street
0005-5287-6975	3608 Spring Garden Street
0005-6071-6053	650 Fairmount Avenue
0005-6182-4675	650 Fairmount Avenue
0005-6983-6415	3608 Spring Garden Street

SBG Mangement - PGW Accounts in Dispute

Account #	Address
0005-6996-2215	3608 Spring Garden Street
0005-9330-3927	650 Fairmount Avenue
0006-0836-7106	3608 Spring Garden Street
0006-1216-7092	650 Fairmount Avenue
0006-2074-3089	4012-4028 Baring Street
0006-2729-7262	650 Fairmount Avenue
0006-3159-9517	4012-4028 Baring Street
0006-3919-6238	3608-3612 Spring Garden Street
0006-5654-1266	650 Fairmount Avenue
0006-6471-7425	650 Fairmount Avenue
0006-7256-2596	3608-3612 Spring Garden Street
0006-7354-6755	700 N. Marshall Street
0006-7718-0766	650 Fairmount Avenue
0006-7845-5126	4012-4028 Baring Street
0006-8054-5751	650 Fairmount Avenue
0006-9257-0139	3608 Spring Garden Street
0007-0408-2623	650 Fairmount Avenue
0007-1092-3687	650 Fairmount Avenue
0007-1985-6457	3608-3612 Spring Garden Street
0007-2657-0180	650 Fairmount Avenue
0007-3552-5372	650 Fairmount Avenue
0007-3658-6029	650 Fairmount Avenue
0007-3662-7342	3608 Spring Garden Street
0007-3726-7069	4027 Baring Street
0007-4064-7420	650 Fairmount Avenue
0007-4716-3884	650 Fairmount Avenue
0007-6311-1705	4012-4028 Baring Street
0007-8710-3954	650 Fairmount Avenue
0007-9492-6376	650 Fairmount Avenue
0008-0139-7495	3608 Spring Garden Street
0008-0985-4163	3608-3612 Spring Garden Street
0008-1882-2136	3608-3612 Spring Garden Street
0008-3346-0196	3608 Spring Garden Street
0008-4240-5523	650 Fairmount Avenue
0008-9519-8409	650 Fairmount Avenue
0009-1981-5863	650 Fairmount Avenue
0009-2320-5408	3608 Spring Garden Street
0009-3187-0478	4012-4028 Baring Street
0009-3884-8436	650 Fairmount Avenue
0009-4621-4453	3608 Spring Garden Street
0009-5414-1080	650 Fairmount Avenue
0009-7312-2001	650 Fairmount Avenue
0010-023-0059	4012-4028 Baring Street
0011-1145-0152	3608-3612 Spring Garden Street
0021-1176-5872	4012-4028 Baring Street
0021-1176-6061	4012-4028 Baring Street
0021-1176-6150	4012-4028 Baring Street
0031-1176-5711	4012-4028 Baring Street
0031-1458-1642	4012-4028 Baring Street
0041-1176-5818	4012-4028 Baring Street
0051-1170-5826	4012-4028 Baring Street
0051-1176-6095	4012-4028 Baring Street
0071-1176-5753	4012-4028 Baring Street
0091-1234-0511	4012-4028 Baring Street
0311-2107-7538	3608-3612 Spring Garden Street
0811-1176-5761	4012-4028 Baring Street

2012

Phil Pulley

From: Phil Pulley
 Sent: Thursday, August 25, 2011 11:16 AM
 To: Clark, Gerald T.; Tammy.landman@pgworks.com; Michael Higgins; Savage III, Ralph T;
 Cc: Daniel McCaffery; Eric Lampert
 Subject: RE: Colonial Garden

Attachments: Colonial Garden gas liens.pdf; Colonial Garden bringdown.pdf



Colonial



Colonial

en gas liens.pn bringdown.

Mike

I don't know what to say. I speak to PGW they tell me one thing their emails say something else. Every body has a different story, We feel we owe them \$116K. They have over \$450K worth of liens. I can't talk to any one, I can't resolve anything at this point I think I am going to have to get Dan McCaffery back involved and sue them.

It has been years of just waiting for an accounting from them that they have never produced. They make me out to be a bad guy they need to look in the mirror. I have retained bankruptcy counsel let them explain it to a Federal Judge why they can produce a break down in 5 years. How will it look when I call Hyman as a witness and PGW couldn't produce an accounting or someone who used to be on the gas commission?

I am beyond frustration.

Phil

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-----Original Message-----

From: Michael Higgins [mailto:MikeH@granorprice.com]
 Sent: Thursday, August 25, 2011 11:50 AM
 To: Phil Pulley
 Subject: RE: Colonial Garden

I have attached the bring down showing 2 more gas liens along with the original filings from my title if this is of any help.

-----Original Message-----

From: Phil Pulley [mailto:phil@sbqmanagement.com]
 Sent: Thursday, August 25, 2011 11:34 AM
 To: Clark, Gerald T.; Michael Higgins
 Cc: Catherine Marriott; Eric Lampert; Kerry Schuman;
 Tammy.landman@pgworks.com; Savage III, Ralph T
 Subject: RE: Colonial Garden

SBG CG/SG
EX-10

Mr Murray

Can you please call me re this matter? 215-669-2658. Time is of the essence.

Thank you,
Phil

-----Original Message-----

From: Phil Pulley
Sent: Wednesday, August 24, 2011 3:37 PM
To: 'Clark, Gerald T.'; 'Michael Higgins'
Cc: 'Catherine Marriott'; Eric Lampert; 'Kerry Schuman';
'Tammy.landman@pgworks.com'; 'Savage III, Ralph T'
Subject: Colonial Garden

Mike

See the attached from Gerald Clarke Senior Attorney at PGW. He says your title searches are out of date? But his numbers are \$60,000 more than Ted Savage with PGW who gave us numbers two weeks ago. Your number is \$250,000 more than their number. I don't know who to believe.

Phil

-----Original Message-----

From: Clark, Gerald T. [mailto:Gerald.Clark@pgworks.com]
Sent: Wednesday, August 24, 2011 3:20 PM
To: Phil Pulley
Subject: RE: scan

Here is the correct list of active liens. You may want to talk to whomever supplied the title report because there is some out of date information.

Lien Docket Vacated

091231033	\$66,062.14	vacated August 4, 2011
090635842	\$135,983.18	vacated August 26, 2009

Lien Dockets Active

091231034	\$85,104.42
100131129	\$ 6,180.72
101135002	\$44,238.50
110232566	\$50,463.29
110831155	\$47,171.25
110831156	\$11,587.13

TOTAL: \$244,745.31

-----Original Message-----

From: Phil Pulley [mailto:phil@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 2:59 PM
To: Clark, Gerald T.
Subject: FW: scan

See attached
-----Original Message-----

From: administrator@sbgmanagement.com
[mailto:administrator@sbgmanagement.com]
Sent: Wednesday, August 24, 2011 9:38 AM
To: Phil Pulley
Subject: scan

Please open the attached document.
This document was sent to you using an HP Digital Sender.

Sent by: <administrator@sbgmanagement.com>
Number of pages: 1
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Sent: Wednesday, August 24, 2011 2:59 PM
To: Clark, Gerald T.
Subject: FW: scan

See attached

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**Schedule B Section 1
Requirements continued**

11. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
12. Company assumes no liability as to water usage unless an update and current water meter reading is produced at settlement.
13. Certification to be obtained from PGW as to amounts due for gas service to the subject property.
14. Current year's taxes, if unpaid, are delinquent after March 30th and additional penalty and interest will be due.
15. TAXES:
Assessed as 5427 Wayne Avenue
BRT Tax No. 88-1-0615-00; 12-4-1138-00.
Produce receipts for the years 2010 and 2011.
2011 Assessment \$284,160.00.
16. CURRENT WATER AND SEWER RENTS:
Billed as 5427 Wayne Avenue
Meter #1
Transaction Date 5/20/2011 to 6/21/2011 \$2,200.39 Estimated.(Plus Penalties if Any).
Total Balance Due \$38,978.52 (Plus Penalties if Any).
Possible excess water and sewer rents from 6/16/2011, the date of the last reading; billings since that time have been issued on estimated usage.
Water/Sewer Account Numbers: 000466541 (0358188005427002)

Meter #2
Ferrule drawn 4/21/1995
Water service may be shut off. Obtain reconnection charges from Water Revenue.
17. MECHANICS AND MUNICIPAL CLAIMS:
 - A. Liens have been filed on water and sewer rents which will be discharged upon payment of penalties and costs. Company assumes no liability for same if payment is not made.
 - B. December 2009 #31033, Gas Service Claim filed 12/17/2009 in the amount of \$66,062.14.
 - C. December 2009 #31034, Gas Service Claim filed 12/17/2009 in the amount of \$85,104.42.
 - D. January 2010 #31129, Gas Service Claim filed 1/27/2010 in the amount of \$6,180.72.
 - E. November 2010 #35002, Gas Service Claim filed 11/22/2010 in the amount of \$44,238.50.
 - F. June 2009 #35642, Gas Service Claim filed 6/26/2009 in the amount of \$131,983.18.
 - G. February 2011 #32566, Gas Service Claim filed 2/18/2011 in the amount of \$50,463.29.
18. MORTGAGES:
 - A. Amount: \$1,900,000.00
Mortgagor: Colonial Garden Realty Co., L.P.
Commitment

Chicago Title Insurance Company

TITLE INFORMATION BRINGDOWN

Elkins Park Abstract Co.
721 Dresher Road,
Horsham, PA 19044

RE: Seller/Owner:
Buyer/Borrower: Colonial Garden Realty Co., L.P., a Pennsylvania limited
partnership
5425-5429 Wayne Avenue
PA

Pursuant to your request for supplemental information relevant to our referenced file, the Company has caused a search to be made of the Public Records of Philadelphia County, Pennsylvania, through August 02, 2011 at 8:00 A.M. Said search reveals that the following documents have been recorded during said period:

1. CP August 2011 #31155 filed 8/10/2011, PGW Lien in the amount of \$47,171.25.
2. CP August 2011 #31156 filed 8/10/2011, PGW Lien in the amount of \$11,587.13.

CAUTION: A determination of the validity and effect of any instrument listed above must be made before any commitment, policy, or endorsement is issued in reliance thereon.

NOTE Customer comments on bringdown request:

3/6/09 #1807			USE CHGS INCL TY ETC.	ADJ	TOTAL	PAYMENTS	BAL PER BILL
4/4/2009	3/4/2009	4/2/2009	2,186.32	1,594.20	3,780.52	3,443.85	122,398.12
5/5/2009	4/2/2009	5/4/2009	2,555.21	1,637.36	4,192.57		126,178.84
6/5/2009	5/4/2009	6/3/2009	1,965.93	1,665.47	3,631.40		130,371.21
7/6/2009	6/3/2009	7/2/2009	1,550.52	1,694.96	3,245.48		134,002.61
8/3/2009	7/2/2009	8/3/2009	1,769.95	1,718.22	3,488.17		137,248.09
9/3/2009	8/3/2009	9/1/2009	1,502.58	1,744.76	3,247.34		140,736.28
10/3/2009	9/1/2009	10/3/2009	1,601.99	1,716.01	3,318.00		143,983.60
11/3/2009	10/3/2009	10/30/2009	2,202.44	1,716.02	3,918.46		147,301.60
12/4/2009	10/30/2009	12/2/2009	2,445.59	1,822.48	4,268.07		151,220.06
1/2/2010	12/2/2009	1/5/2010			4,906.50		155,488.13
2/5/2010	1/5/2010	2/5/2010			4,906.49		160,394.63
3/5/2010	2/5/2010	3/3/2010			4,906.49		165,301.12
4/5/2010	3/3/2010	4/1/2010	2,470.74	1,994.25	4,464.99		170,207.61
5/4/2010	4/1/2010	5/3/2010	2,436.85	2,032.84	4,469.69		174,672.60
6/4/2010	5/3/2010	6/2/2010	1,929.89	2,067.89	3,997.78		179,142.29
7/2/2010	6/2/2010	7/1/2010	1,611.37	2,096.83	3,708.20		183,140.07
8/3/2010	7/1/2010	8/2/2010	1,099.37	2,121.07	3,220.44		186,848.27
9/3/2010	8/2/2010	9/1/2010	1,380.60	2,113.80	3,494.40		190,068.71
10/4/2010	9/1/2010	10/1/2010	1,558.59	2,157.85	3,716.44		193,563.11
11/2/2010	10/1/2010	11/1/2010	2,125.00	2,181.23	4,306.23		197,279.55
12/3/2010	11/1/2010	12/1/2010	2,844.72	2,213.11	5,057.83		201,585.78
1/5/2011	12/1/2010	1/4/2011	3,584.92	2,255.77	5,840.69		208,643.61
2/3/2011	1/4/2011	2/2/2011	2,906.13	2,309.54	5,215.67		212,484.30
3/7/2011	2/2/2011	3/4/2011	2,578.57	2,353.15	4,931.72		217,699.97
4/4/2011	3/4/2011	4/1/2011	2,394.68	2,391.82	4,786.50		222,631.69
5/4/2011	4/1/2011	5/3/2011	2,540.06	2,427.74	4,967.80		227,418.19
6/3/2011	5/3/2011	6/2/2011	1,932.95	2,465.84	4,398.79		232,385.99
7/5/2011	6/2/2011	7/1/2011	1,536.62	2,494.83	4,031.45		236,784.78
8/3/2011	7/1/2011	8/2/2011	1,437.70	2,517.88	3,955.58		240,816.23
							244,771.81
			126,577.92	84,737.60	14,719.48	33,251.41	244,771.81

EST
4,906.50
4,906.49
4,906.49

Disputed Amt
44,352.63

BAL PER
POW BILL 8/3/

BALANCE PER POW BILL 8/3/2011 244,771.81
 DISPUTED AMOUNT (44,352.63)
 ADJUSTMENTS - LATE CHGS (84,737.60)
 115,681.58