

COMMONWEALTH OF PENNSYLVANIA  
(Public Utility Commission)

-----\*  
YUN REN :  
Complainant, : Case No.:  
vs. : F-2024-3045420  
PHILADELPHIA GAS WORKS :  
Respondent. :  
-----\*

Pages 1 through 53 TELEPHONIC HEARING  
Judge's Chambers  
State Office Bldg.  
801 Market Street  
Philadelphia, PA 19107

Thursday, April 4, 2024  
Met, pursuant to notice, at 10:12 a.m.

BEFORE: THE HONORABLE DARLENE D. HEEP  
Administrative Law Judge

INDEX TO EXHIBITS  
Docket No.: F-2024-3045420  
Hearing Date: April 4, 2024

EXHIBITS INDEX

NUMBER	FOR IDENTIFICATION	IN EVIDENCE
COMPLAINANT'S EXHIBITS:		
1 (Zillow Listing)		14
PGW'S EXHIBITS:		
1 (Staff Reporting Sheet)		47
2 (Screenshots from AIMS)		47
3 (Customer Contact Shutoff)		47
4 (Screenshots from AIMS)		47
5 (Turn-On Contact Form)		47
6 (Gas Theft Calculation)		47

It is on market 236 days . It is vacant . No gas theft .

COMPLAINANT EXHIBIT 1

Yun Ren v PGW

F-2024-3045420

1:19



flooring, remodeled full bathroom, newer windows and more.

[Full description >](#)

**What do you like about this home?**

[Add tags](#)

**236 days** on Zillow

**81 views**

**3 saves**

Listed by Tom Zhang 215-725-7080

Premium Realty Castor Inc 215-725-7080

Source: Bright MLS, MLS#: PAPH2264240



### Market value

Zestimate® **\$256,200**

**+34% in 2 years**

**\$256K**



[Call agent](#)

[Message agent](#)



**PHILADELPHIA GAS WORKS**

800 West Montgomery Avenue • Philadelphia, PA 19122

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**Graciela Christlieb, Senior Attorney  
Legal Department**  
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E-mail: [graciela.christlieb@pgworks.com](mailto:graciela.christlieb@pgworks.com)

March 28, 2024

**VIA ELECTRONIC MAIL**

Administrative Law Judge Darlene Heep  
Pennsylvania Public Utility Commission  
801 Market Street  
Suite 4063  
Philadelphia, PA 19107

Re: Yun Ren v. Philadelphia Gas Works, Docket No. F-2024-3045420

Dear Judge Heep:

Enclosed, please find PGW's proposed exhibits for the hearing in the above referenced matter.

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

Sincerely,

*/s/ Graciela Christlieb*

Graciela Christlieb, Esquire

Enclosure

cc: Cert. of Service w/enc.



**PHILADELPHIA GAS WORKS**

800 West Montgomery Avenue • Philadelphia, PA 19122

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## **CERTIFICATE OF SERVICE**

I hereby certify that I have this day served a true copy of Philadelphia Gas Works' Proposed Exhibits upon the persons listed below in the manner indicated in accordance with the requirements of 52 Pa. Code §1.54 (relating to service by a party).

### **VIA ELECTRONIC MAIL**

Yun Ren

[yunren10@yahoo.com](mailto:yunren10@yahoo.com)

Date: March 28, 2024

*/s/ Graciela Christlieb*

Graciela Christlieb, Esquire

### Theft Reporting Sheet

Address of Bypass: 6323 TORRESDALE AVENUE Apt #: 1F Floor: \_\_\_\_\_

Date found: 11/27/2023 Time Found: 8:30:00 AM Time Reported: 8:40:00 AM Taken by: FOWLER

Reporting Employee: J.HOLDER PR# 12991 Dept: Field

Reporting Employee: \_\_\_\_\_ Dept: \_\_\_\_\_

Reporting Employee: \_\_\_\_\_ Dept: \_\_\_\_\_

Reason for Visit:  MRD  TIP  ASSIST  LEAK  RPU  OTHER TURN ON

How was PGW admitted: LOCKBOX

Occupant: \_\_\_\_\_ How Long: \_\_\_\_\_

How was gas found?  On  OFF

Bypass: \_\_\_\_\_ How Installed: \_\_\_\_\_

- Flex Connector
- Rubber Hose
- Iron Pipe
- Reversed Meter
- Stolen Meter
- Tampered Meter Details: ERT HEAD MISSING. SCREWS STILL THERE.
- Other

- Inlet to Outlet
- Hose to Fuel Line
- Inlet to Fuel Line

\*Stolen Meter Info: Number: \_\_\_\_\_ Index: \_\_\_\_\_

Address of Record for STL: \_\_\_\_\_ APT: \_\_\_\_\_ Floor: \_\_\_\_\_

S/O of last active Index: \_\_\_\_\_ Date: \_\_\_\_\_ Rate: \_\_\_\_\_

Appl on Fuel Line: HH: 93,000 AWH:40,000 AGR: 82,000 DRYER: \_\_\_\_\_ OTHER: \_\_\_\_\_

Meter of Record Recovered: Y #: 1985346 Index: \_\_\_\_\_ Where: \_\_\_\_\_

How was gas shut off? BIKE LOCK AND LOCKING PLUGS.

P.T.N.?  Yes  No Leak?  Yes  No Pictures?  Yes  No Investigator's Name: \_\_\_\_\_

Police on Scene: Dist: \_\_\_\_\_ Car: \_\_\_\_\_ Name: \_\_\_\_\_ Badge: \_\_\_\_\_

Additional Comments:

P/E: \_\_\_\_\_ Date: \_\_\_\_\_

Abandoned:  Yes  No  Main  Footway





1985346  
Philadelphia Gas Works

**¡AVISO!**  
Propiedades de la Gas Compañía de  
Filadelfia, PA. El gas es un combustible  
que puede ser peligroso si se usa  
de forma incorrecta. Siempre asegúrese  
de seguir las instrucciones de uso  
correctas del producto y evitar  
cualquier otro riesgo.

**WARNING!**  
This is the property of The  
Philadelphia Gas Works. The gas is a  
flammable and explosive gas. It can be  
dangerous if used incorrectly. Always  
follow the instructions for use and  
avoid any other risks.

1985346  
111766  
2017 PHILADELPHIA GAS WORKS  
PHILADELPHIA, PA 19106  
215-235-1212  
colp



**Field Information**

Order Num: 14163900      Order Type: Unbilled Usage Investigation      Customer Name: REN YUN

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14126658	11-27-23	Jason Holder	CMP	Completed By FSD	Primary	800-1200	11/27/2023 10:00 AM	ON	OFF

**Field Activity Details**

Gas Status | Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | Activities | Completion Time | Survey Check | Acct. Codes | Comment

Gas Found	Gas Left	Off Method	Second Off Method
▶ ON	OFF	Bike Lock	Locking Plugs

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	FOUND TAMPERED METER BYPASS DURING TURN ON.	gowler		

**Close**

**Field Information**

Order Num: 14163900      Order Type: Unbilled Usage Investigation      Customer Name: REN YUN

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14126658	11-27-23	Jason Holder	CMP	Completed By FSD	Primary	800-1200	11/27/2023 10:00 AM	ON	OFF

**Field Activity Details**

Gas Status: Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | Activities | Completion Time | Survey Check | Acct. Codes | Comment

Appliance	BTU	Unit Number	Operational
▶ Heaters	93000	1	Y
Ranges	82000	1	Y
Water Heaters	40000	1	Y

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	FOUND TAMPERED METER BYPASS DURING TURN ON.	gowler		

**Close**

**Field Information**

Order Num: 14163900      Order Type: Unbilled Usage Investigation      Customer Name: REN YUN

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14126658	11-27-23	Jason Holder	CMP	Completed By FSD	Primary	800-1200	11/27/2023 10:00 AM	ON	OFF

**Field Activity Details**

Gas Status | Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | Activities | Completion Time | Survey Check | Acct. Codes | Comment

Action	Current Meter Number	New Meter Number	Current ERT	New ERT	Current Index	New Index	Loc Desc	Reason
▶ Remove Meter	1985346	0	51078102	0	5510	0	Front Foundation Wall	Tampered

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	FOUND TAMPERED METER BYPASS DURING TURN ON.	gowler		

**Close**

**Field Information**

Order Num 14163900      Order Type Unbilled Usage Investigation      Customer Name REN YUN

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14126658	11-27-23	Jason Holder	CMP	Completed By FSD	Primary	800-1200	11/27/2023 10:00 AM	ON	OFF

**Field Activity Details**

Gas Status | Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | **Activities** | Completion Time | Survey Check | Acct. Codes | Comment

Detail Activity
▶ Shut Off
Remove Meter
Bypass Found
Shut Off Inside For Unauthorized Usage

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	FOUND TAMPERED METER BYPASS DURING TURN ON.	glowler		

**Close**

**Field Information**

Order Num: 14163900    Order Type: Unbilled Usage Investigation    Customer Name: REN YUN

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14126658	11-27-23	Jason Holder	CMP	Completed By FSD	Primary	800-1200	11/27/2023 10:00 AM	ON	OFF

**Field Activity Details**

Gas Status | Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | Activities | Completion Time | Survey Check | Acct. Codes | [Comment](#)

Free Form Comment

▶ Got lockbox code from LL who wasnt there, vacant. Found gas on and tampered mtr bypass, ERT missing. Spoke w/ RPU Gerald. Shut gas off, removed mtr, installed bikelock/

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	FOUND TAMPERED METER BYPASS DURING TURN ON.	gowler		

[Close](#)

**Field Information**

Order Num: 14163900    Order Type: Unbilled Usage Investigation    Customer Name: REN YUN

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14126658	11-27-23	Jason Holder	CMP	Completed By FSD	Primary	800-1200	11/27/2023 10:00 AM	ON	OFF

**Field Activity Details**

Gas Status | Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | Activities | Completion Time | Survey Check | Acct. Codes | [Comment](#)

▶ ass, ERT missing. Spoke w/ RPU Gerald. Shut gas off, removed mtr, installed bikelock/locking plugs. FFW clear, left PTN. HH93,000 AWH40,000 AGR 82,000. Took pics.

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	FOUND TAMPERED METER BYPASS DURING TURN ON.	gowler		

[Close](#)

**Customer Contact: Service**

Date: 05/15/2019 Time: 9:52:00 AM Source: Related Tran:

CC Type: SERV - Service Created: 05/15/2019 at: 9:52:29 AM by: KHUGGINS

Area: 800 - Residential General Service Changed: at: by:

Surveyable Auto Delete Date: 05/15/2023 Class: Inquiry

Comments: Kenneth Huggins was here on a 96 C & C Field Shut Off order with Order # 10638934 , with a result of Completed Found Gas ON , Left Gas OFF , with activities of ( Field Collections - NPSO Completed ) , with comments of "off at cb"

Letter

Status: Print Date: Run Number: Reprint:

Template:

Review List Tickler

Follow Up:   to Review Group  to User

Priority:  Review Group...

Account:

Premise: 6323 Torresdale Ave,1f/Phila,Pa

Person:

Change Cancel

**Field Information**

Order Num     Order Type     Customer Name

**Field Activity Sequence**

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 10800831	01-29-20	Richard Macready	CMP	Completed By FSD	Primary	2000-2359	1/29/2020 12:00 PM	OFF	OFF
10759514	01-08-20	Robert McGuigan	CAN		Primary	2000-2359			

**Field Activity Details**

Gas Status | Appliance Data | Hazard Data | Non-Part Charges | Safety Survey | Meter Order | Parts Summary | Activities | Completion Time | Survey Check | Acct. Codes | Comment

Gas Found	Gas Left	Off Method	Second Off Method
▶ OFF	OFF	Curb Box	

**Others Order Data**

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Curb Valve Safety Recheck		SYSTEM		

**Customer Contact: Turn On**

Date: 11/20/2023 Time: 9:26:00 AM Source: JetSearch Related Tran: \_\_\_\_\_  
CC Type: SER0 - Turn On Created: 11/20/2023 at: 9:26:43 AM by: TJACKSO2  
Area: 800 - Residential General Service Changed: 11/20/2023 at: 9:29:13 AM by: TJACKSO2  
 Surveyable Auto Delete Date: 11/20/2027 Class: Inquiry

Comments: Turn On, 11/21/2023, 1600 - 2000 Applicant Yun Ren/Owner/Landlord called to initiate turn on at 6323 Torresdale ave,1f. tenant moved out on 3/1/23. passed experian. linked since 5/2009. no dp due. GMI 11666.66 HH5, level 5. scheduled appt for 11/21/23 4-8. advised 1 bill can take 30-45 days to generate. Mailing address: 902 Massachusetts AveSomers Point, NJ 08244 c/s

Letter

Status: \_\_\_\_\_ Print Date: \_\_\_\_\_ Run Number: \_\_\_\_\_ Reprint: \_\_\_\_\_  
Template: \_\_\_\_\_

Review List Tickler

Follow Up: \_\_\_\_\_  to Review Group  to User  
Priority: \_\_\_\_\_ Review Group... \_\_\_\_\_

Account: [REDACTED] Ren, Yun  
Premise: 6323 Torresdale Ave,1f/Phila,Pa  
Person: Ren, Yun

Change Cancel

**Customer Contact: Turn On**

Date: 11/21/2023 Time: 2:16:00 PM Source: Related Tran:  
CC Type: SER0 - Turn On Created: 11/21/2023 at: 2:16:22 PM by: SVICKY  
Area: 800 - Residential General Service Changed: at: by:  
 Surveyable Auto Delete Date: 11/21/2027 Class: Inquiry

Comments: Turn On, 11/27/2023, 800 - 1200 Cor Yun called to reschedule turnon appt for Nov 27 between 0800am-12:00pm cor sat

Letter  
Status: Print Date: Run Number: Reprint:    
Template:

Review List Tickler  
Follow Up:   to Review Group  to User  
Priority:  Review Group...

Account:   
Premise:   
Person:

**Customer Contact: Turn On** [X]

Date: 02/28/2024 Time: 4:42:00 PM Source: \_\_\_\_\_ Related Tran: \_\_\_\_\_  
CC Type: SER0 - Turn On [v] Created: 02/28/2024 at: 4:42:35 PM by: JGLACE  
Area: 800 - Residential General Service [v] Changed: \_\_\_\_\_ at: \_\_\_\_\_ by: \_\_\_\_\_  
 Surveyable Auto Delete Date: 02/28/2028 Class: Inquiry

Comments: Turn On Install Mtr, 2/29/2024, 1200 - 1600 \_Issued turn on for 6323 Torresdale Ave, 1f -- The restoration amount of \$10,945.38 has been satisfied. Confirmed the mailing address on the account (902 Massachusetts Ave, Somers Point, NJ 08244). Yun Ren also requested to withdraw the formal complaint - C-2023-3043707.

Letter

Status: \_\_\_\_\_ Print Date: \_\_\_\_\_ Run Number: \_\_\_\_\_ Reprint: [v]  
Template: \_\_\_\_\_

Review List Tickler

Follow Up: [ ]  to Review Group  to User  
Priority: [ ] Review Group... [ ]

Account: [REDACTED] Ren, Yun [v]  
Premise: 6323 Torresdale Ave,1f/Phila,Pa [v]  
Person: Ren, Yun [v]

[Change] [Cancel]

Degree Days Calculator

Help

**Criteria**

Current Year  
 20 Years Average

	Month	Day	Year
Start Date:	1	30	2020
End Date:	11	27	2023

Calculate

**Degree Days**

Number of Days: 1397  
Total Degree Days: 14104.00

**Bill Segments Total** [X]

Total Number Of Days: 364

Total \$ Amount: 2,466.38

Average Amt Per Day: 6.78

Total Usage: 1694.00

Average Usage Per Day: 4.65

OK

**Premise Billing History** [Help] [X]

**Search Criteria**

Premise: 9995020416 Address: 6323 Torresdale Ave, 11/Philadelphia, Pa 19135-3303

Start Read Date: [ ]

Restrict Display To USA's of Type: [ ]  Show Customer's Name [Apply Criteria]

	Read Date	SA Type	Days	Read Code	\$ Amount	Usage	Demand	Customer
<input checked="" type="checkbox"/>	04/12/2019	G2-GS	29	R	\$260.39	164.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	03/14/2019	G2-GS	29	R	\$384.29	271.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	02/13/2019	G2-GS	29	R	\$442.38	318.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	01/15/2019	G2-GS	34	R	\$428.03	294.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	12/12/2018	G2-GS	29	R	\$261.98	205.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	11/13/2018	G2-GS	32	R	\$176.58	132.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	10/12/2018	G2-GS	29	R	\$66.45	32.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	09/13/2018	G2-GS	31	R	\$54.79	30.00 CCF	0.00	[REDACTED]

Total Bill Segments... [Financial Details]

**Premise Billing History** [Help] [X]

**Search Criteria**

Premise: 9995020416 Address: 6323 Torresdale Ave, 11/Philadelphia, Pa 19135-3303

Start Read Date: [ ]

Restrict Display To USA's of Type: [ ]  Show Customer's Name [Apply Criteria]

	Read Date	SA Type	Days	Read Code	\$ Amount	Usage	Demand	Customer
<input checked="" type="checkbox"/>	08/13/2018	G2-GS	31	R	\$50.86	27.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	07/13/2018	G2-GS	30	R	\$52.19	28.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	06/13/2018	G2-GS	30	R	\$83.00	47.00 CCF	0.00	[REDACTED]
<input checked="" type="checkbox"/>	05/14/2018	G2-GS	31	R	\$205.44	146.00 CCF	0.00	[REDACTED]
<input type="checkbox"/>	04/13/2018	G2-GS	71	R	\$1,253.23	882.00 CCF	0.00	[REDACTED]
<input type="checkbox"/>	03/14/2018	cG2-GS	29	R	\$91.32	346.00 CCF	0.00	[REDACTED]
<input type="checkbox"/>	02/13/2018	cG2-GS	28	R	\$91.32	380.00 CCF	0.00	[REDACTED]
<input type="checkbox"/>	02/01/2018	cG2-GS	16	R	\$0.00	217.00 CCF	0.00	[REDACTED]

Total Bill Segments... [Financial Details]



### Philadelphia Gas Works - Historical Usage Calculator

Total volume of gas consumed during good 12 months of historical usage (CCF):	1,694
Average volume of gas used per month based on good 12 months of historical usage (CCF):	141.167
Start Date of Theft:	1/30/2020
End Date of Theft:	11/27/2023
Total days of Theft Time Period:	1397
Total days of Theft Time Period converted into total Months:	46.567
Total volume of gas used and to be billed as "ESTGAS" in CCF:	6,573.661
Total volume of gas used and to be billed as "ESTGAS" in CCF rounded:	<b>6,574</b>

## PGW Bill Calculation revised 12/04/2023

Beginning Read	0	Ending Read	6574	Start Date (To Date)	1/30/2020	End Date (From Date)	11/27/2023	Number Of Dials	4	Actual Deg Days	14,104	USA Daily Base Load	0.41	
Consumption								Average Consumption per day		*20 Yr Avg Deg Day		Heating? <input checked="" type="checkbox"/>		
	6574		/						4.705798139		15,591	If there is no amount for the Base Load, USE the Defaulted Base Loads below for the correct Customer Class: For Winter Season 2023 - 2024 Cust Class 0 = 18.27 Cust Class 2 = 0.42 Cust Class 3, 4 and 5 = 0.00 Cust Class 8 = 2.69		
Rate Class	GSR	Supplier	PGW	Group	01	Type	Fixed	Senior Discount	0	Dual Bill Yes/No	<input type="checkbox"/>	Taxable Yes/No	<input checked="" type="checkbox"/>	
Cust Charge	\$679.64	Commodity		Commodity Charge Credit	\$0.00	Gas Cost Adjustment	-\$174.20	GSR Distribution Charge	\$5,929.60	GSR WNA Charge	\$250.87	GSR DSIC Charge	\$488.75	
Does Migration Rider Exist?	<input type="checkbox"/>	Migration Rider		Sub Total	\$10,822.15	Amount Senior Citizen Discount	\$0.00	State Tax	\$0.00	1% City Tax	\$0.00	Grand Total For GSR	\$10,822.15	
													Variable Customer Charge	\$151.00

\* Historic Degree Days switched from 30 year average to 20 year average on 12/1/2017  
CHANGED WNA end date to 5/1/2023

**PHILADELPHIA REAL ESTATE  
 TRANSFER TAX CERTIFICATION**

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

NAME <b>Cheung Hong Chau</b>		TELEPHONE NUMBER: AREA CODE ( )	
STREET ADDRESS <b>550 New Road</b>	CITY <b>Somers Point</b>	STATE <b>NJ</b>	ZIP CODE <b>08244</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>Chung F. Chau</b>	DATE OF ACCEPTANCE OF DOCUMENT:	GRANTEE(S)/LESSEE(S) <b>Cheung Hong Chau</b>	
STREET ADDRESS <b>6323 Torresdale Avenue</b>	CITY <b>Philadelphia</b>	STATE <b>PA</b>	ZIP CODE <b>19135</b>
STREET ADDRESS <b>550 New Road</b>	CITY <b>Somers Point</b>	STATE <b>NJ</b>	ZIP CODE <b>08244</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>6323 &amp; 6325 Torresdale Avenue</b>	CITY, TOWNSHIP, BOROUGH <b>Philadelphia City</b>	
COUNTY <b>Philadelphia</b>	SCHOOL DISTRICT <b>Philadelphia</b>	TAX PARCEL NUMBER <b>411316900 &amp; 411317000</b>

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <b>1.00</b>	2. OTHER CONSIDERATION <b>+ 0</b>	3. TOTAL CONSIDERATION <b>= 1.00</b>
4. COUNTY ASSESSED VALUE <b>13,952.00 &amp; 2,080.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.13</b>	6. FAIR MARKET VALUE <b>43,669.76 &amp; 6,510.40</b>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>100</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100</b>
---------------------------------------	---

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) Transfer from father to Son

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <b>Cheung Hong Chau</b>	DATE <b>7/20/11</b>
--	------------------------