

INDEX TO EXHIBITS

Docket No. F-2024-3046024

Hearing Date: Wednesday, April 10, 2024

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Customer Contact: Service [X]

Date: 04/10/2019 Time: 10:44:00 AM Source: _____ Related Tran: _____
CC Type: SERV - Service [v] Created: 04/10/2019 at: 10:44:43 AM by: JCASIANO
Area: 800 - Residential General Service [v] Changed: _____ at: _____ by: _____
 Surveyable Auto Delete Date: 04/10/2023 Class: Inquiry

Comments: Jason Casiano was here on a 96 C & C Field Shut Off order with Order # 10534791 , with a result of Completed Found Gas ON , Left Gas OFF , with activities of (Field Collections - NPSO Completed) , with comments of "OFF"

Letter

Status: _____ Print Date: _____ Run Number: _____ Reprint: [v]
Template: _____

Review List Tickler

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

Account: [REDACTED] [v]
Premise: 2537 N Bancroft St/Phila,Pa [v]
Person: [REDACTED] [v]

[Change] [Cancel]

S.O. Completion: G-GS SIO (Disc(non pay))

Action

Service Order... 2610293274 Initiated on 04/10 by Aims, Upload

Order Type: SIO SIO (Disc(non pay)) Fld Order: _____

Status: Complete on 04/10/2019 10:44 by Aims, Upload MUP Status: _____

Service Point: 9972248015 DiscP G-GS, GSR, CNP, no meter CURB

Acct/Premise: _____ / 2537 N Bancroft St/Philadelphia,Pa

Order Date: 04/10/2019 SP Location: _____

Effective Date/Time: 04/10/2019 10:44 AM Service Person: _____ Mileage: 0

Work Done: 04/10/2019 Disconnect Loc: CURB - Curb valve shut-off

SP Available Until: 11/17/2024 Site Arrival Time: 12:00 AM

Comments: _____

Service Point Work Details

Application Received: _____ Work Completed: _____ Days Lost: _____

Install Supply Detail ... _____

Meter

Meter... _____

MC ID	Reading	MC Details	Last Read Date/Type	Last Reading

Reading: _____ Record Reading

Field Information

Order Num: 12521656 Order Type: Curb Valve Safety Recheck Customer Name: []

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 12705984	05-02-22	Nicolas Cuadrado	CMP	Completed By FSD	Primary	2000-2359	5/2/2022 10:02 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	Curb Box	Expander

Others Order Data

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

[Close](#)

Field Information

Order Num: 12521656 Order Type: Curb Valve Safety Recheck Customer Name: []

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 12705984	05-02-22	Nicolas Cuadrado	CMP	Completed By FSD	Primary	2000-2359	5/2/2022 10:02 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

▶ found on in CB shut off installed new style expander no answer at door left PTN

Others Order Data

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

[Close](#)



Theft Reporting Sheet

Address of Bypass: 2537 N BANCROFT STREET Apt #: _____ Floor: _____

Date found: 10/06/2022 Time Found: 3:55:00 PM Time Reported: 4:08:00 PM Taken by: FOWLER

Reporting Employee: A. TSAFOS PR# 14166 Dept _____

Reporting Employee: _____ Dept _____

Reporting Employee: _____ Dept _____

Reason for Visit: MRD TIP ASSIST LEAK RPU OTHER

How was PGW admitted: [REDACTED]

Occupant: [REDACTED] How Long: [REDACTED]

How was gas found? On OFF

Bypass:

How Installed:

Flex Connector

Inlet to Outlet

Rubber Hose

Hose to Fuel Line

Iron Pipe

Inlet to Fuel Line

Reversed Meter

Stolen Meter

Tampered Meter Details:

RED CAPS MISSING. ERT HANGING OFF METER. NO FUEL LINE READING.

Other

*Stolen Meter Info: Number: _____ Index: _____

Address of Record for STL: _____ APT: _____ Floor: _____

S/O of last active Index: 8388 Date: 04/10/2019 Rate: _____

Appl on Fuel Line: HH: OIL AWH: 40,000 AGR: 55,000 DRYER: 22,000 OTHER: _____

Meter of Record Recovered: Y #: 1795221 Index: 8389 Where: _____

How was gas shut off?

LOCKING PLUGS INLET TO OUTLET.

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

Police on Scene: Dist: _____ Car: _____ Name: _____ Badge: _____

Additional Comments: FOUND OFF AT CURB WITH EXPANDER.

P/E: _____ Date: _____

Abandoned: Yes No Main Footway







Field Information

Order Num | 13245676 | Order Type | Unbilled Usage Investigation | Customer Name |

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 13084045	10-06-22	Alexander Tsafos	CMP	Completed By FSD	Primary	1200-1600	10/6/2022 4:31 PM	OFF	OFF
13083763	10-06-22	Alexander Tsafos	CAN		Primary	1200-1600			

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	Expander

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	ARRV BTWN 12-3	jlflores		

Close

Field Information

Order Num: 13245676 Order Type: Unbilled Usage Investigation Customer Name: [Empty]

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 13084045	10-06-22	Alexander Tsafos	CMP	Completed By FSD	Primary	1200-1600	10/6/2022 4:31 PM	OFF	OFF
13083763	10-06-22	Alexander Tsafos	CAN		Primary	1200-1600			

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
▶ Dryers	22000	1	Y
Ranges	55000	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	ARRV BTWN 12-3	jlflores		

Close

Field Information

Order Num: 13245676 Order Type: Unbilled Usage Investigation Customer Name: []

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 13084045	10-06-22	Alexander Tsafos	CMP	Completed By FSD	Primary	1200-1600	10/6/2022 4:31 PM	OFF	OFF
13083763	10-06-22	Alexander Tsafos	CAN		Primary	1200-1600			

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	1795221	0	26069798	0	8389	0	Front Foundation Wall	Bypass

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	ARRV BTWN 12-3	jflores		

Close

Field Information

Order Num: 13245676 Order Type: Unbilled Usage Investigation Customer Name: []

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 13084045	10-06-22	Alexander Tsafos	CMP	Completed By FSD	Primary	1200-1600	10/6/2022 4:31 PM	OFF	OFF
▶ 13083763	10-06-22	Alexander Tsafos	CAN		Primary	1200-1600			

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

▶ Bypass Found

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	ARRV BTWN 12-3	jflores		

Close

Field Information

Order Num: 13245676 Order Type: Unbilled Usage Investigation Customer Name: []

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 13084045	10-06-22	Alexander Tsafos	CMP	Completed By FSD	Primary	1200-1600	10/6/2022 4:31 PM	OFF	OFF
▶ 13083763	10-06-22	Alexander Tsafos	CAN		Primary	1200-1600			

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

▶ Made access to meter location for safety check. Found red tabs missing on ERT and loose ERT. Removed meter. CV off with ns expander by previous tech.

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	ARRV BTWN 12-3	jflores		

[Close](#)

**PENNSYLVANIA DEPARTMENT OF STATE
CORPORATION BUREAU**

**Certificate of Organization
Domestic Limited Liability Company
(15 Pa.C.S. § 8913)**

**M. BURR KEIM COMPANY
COUNTER PICK-UP**

Document will be returned to the
name and address you enter to
the left.
←

Commonwealth of Pennsylvania
CERTIFICATE OF ORGANIZATION 3 Page(s)

Fee: \$125



In compliance with the requirements of 15 Pa.C.S. § 8913 (relating to certificate of organization), the undersigned
desiring to organize a limited liability company, hereby certifies that:

1. The name of the limited liability company (designator is required, i.e., "company", "limited" or "limited liability company" or abbreviation):
BLR Properties, LLC

2. The (a) address of the limited liability company's initial registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is:

(a) Number and Street	City	State	Zip	County
323 B. Cheltenham Avenue	Philadelphia	PA	19120	Philadelphia

(b) Name of Commercial Registered Office Provider _____ County _____
c/o: _____

3. The name and address, including street and number, if any, of each organizer is (all organizers must sign on page 2):

Name	Address
Reginald L. Bell	323 B. Cheltenham Avenue Philadelphia PA 19120

2012 NOV 20 AM 10:19
PA DEPT OF STATE

DSCB:15-8913-2

4. *Strike out if inapplicable term*

~~A member's interest in the company is to be evidenced by a certificate of membership interest.~~

5. *Strike out if inapplicable:*

Management of the company is vested in a manager or managers.

6. The specified effective date, if any is: _____
month date year hour, if any

7. *Strike out if inapplicable:* The company is a restricted professional company organized to render the following ~~restricted professional service(s):~~

8. For additional provisions of the certificate, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the organizer(s) has (have)
signed this Certificate of Organization this

16th day of November 2012

Reginald L. Blee
Signature

Signature

Signature

DEED

THIS INDENTURE, made the 21th day of November 2016 BETWEEN

JOHN DAVID WORKMAN (hereinafter called the Grantor) and, BLR PROPERTIES, LLC (hereinafter called the Grantee).

WITNESSETH, That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto it well and truly paid by the Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain, sell, release and confirm unto the Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the East side of Bancroft Street at this distance of Two hundred and Twenty-three feet, Ten and three quarter inches Southward from the South side of Huntingdon Street in the Twenty-eight Ward of the City of Philadelphia. **CONTAINING** in front or breadth on Bancroft Street, Fourteen feet, six and on quarter inches and extending of that width in length or depth Eastward between parallel lines at right angles with the said Bancroft Street Forty-eight feet to a two feet ten inches wide alley.

BEING the same premises which THE ESTATE OF ADA B. WORKMAN, DECEASED, BY JOHN DAVID WORKMAN, ADMINISTRATOR, by deed dated October 9, 2013, in the County of Philadelphia, Document I.D. 52705834, conveyed unto JOHN DAVID WORKMAN, in fee.

BEING No.: 2537 N. BANCROFT STREET

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record, as aforesaid.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it, the Grantor, as well in law as in equity, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described with he messuage or tenement thereon erected, hereditaments and premises hereby

granted, or mentioned and intended so to be with the appurtenances, unto the Grantee, its distributees, successors and assigns, to and for the only proper use and behoof of the Grantee, its distributees, successors and assigns, forever.

UNDER AND SUBJECT, as aforesaid.

AND the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, their heirs and assigns, against it the Grantor and its successors and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them, shall and will, under and subject as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals. Dated the year first above written.

Scaled and Delivered

IN THE PRESENCE OF:



WITNESS



JOHN DAVID WORKMAN, GRANTOR

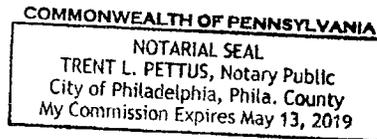
Commonwealth of Pennsylvania) ss
County of Philadelphia)
)

On the 30th day of November, 2016, before me a notary public, the undersigned officer, personally appeared JOHN DAVID WORKMAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained and desired the same might be recorded as such.

In witness hereof, I hereunto set my hand and official seal.

Trent L. Pettus

NOTARY PUBLIC



The address of the within named Grantee is
323 E. CHELTENHAM AVENUE, PHILADELPHIA, PA

Reginald L. Bell, Member
BLR PROPERTIES, LLC, GRANTEE
By: Reginald L. Bell, Managing Member

GENERAL AFFIDAVIT

City of Philadelphia
Records Department

BEFORE ME, the undersigned Notary, TRENT PETTUS [name of Notary before whom affidavit is sworn], on this 30th day of November [month], 20 16, personally appeared JOHN DAVID WORKMAN [name of affiant], known to me to be a credible person and of lawful age, who being by me first duly sworn, on HIS [his or her] oath, deposes and says:

In accordance with Section 2-200 of the City of Philadelphia Code of Ordinances, the attached deed is being filed by Rhonda M. Anderson, Esquire, a

- Title Insurance company, as defined in 40 P.S. § 910-1, located at:

[address of record for title insurance company]

- Law Firm/Individual Attorney, PA Bar ID # 82049, located at:

4840 OLD YORK ROAD, PHILADELPHIA, PA 19140

[address of record of law firm or individual attorney]

The attached deed submitted for recording is for the following property address:

2537 BANCROFT STREET, PHILADELPHIA, PA

[Signature]
[signature of affiant]

JOHN DAVID WORKMAN

[typed name of affiant]

2537 BANCROFT STREET

[address of affiant, line 1]

PHILADELPHIA, PA

[address of affiant, line 2]

Subscribed and sworn to before me, this 30th [day of month] day of November [month], 20 16.

[Notary Seal:]

[Signature]
[signature of Notary]

Trent L. Pettus
[typed name of Notary]

NOTARY PUBLIC

My commission expires: May 13, 20 19.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION	BOOK NO.	PAGE NO.
DATE RECORDED		
CITY TAX PAID		

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 Rhonda M. Anderson, Esquire		TELEPHONE NUMBER: AREA CODE (215) 913-5672	
STREET ADDRESS 4840 Old York Road	CITY Philadelphia	STATE PA	ZIP CODE 19140

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) John David Workman		DATE OF ACCEPTANCE OF DOCUMENT: GRANTEE(S)/LESSEE(S) BLR Properties, LLC	
STREET ADDRESS 2537 Bancroft Street		STREET ADDRESS 323 E. Cheltenham Avenue	
CITY Philadelphia	STATE PA	ZIP CODE 19132	CITY Philadelphia
			STATE PA
			ZIP CODE 19120

C. PROPERTY LOCATION

STREET ADDRESS 2537 Bancroft Street		CITY, TOWNSHIP, BOROUGH Philadelphia	
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 161098800	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$1.00	2. OTHER CONSIDERATION + \$0.00	3. TOTAL CONSIDERATION = \$1.00
4. COUNTY ASSESSED VALUE \$16,900.00	5. COMMON LEVEL RATIO FACTOR X 1.00	6. FAIR MARKET VALUE = \$16,900.00

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
-----------------------------	-------------------------------------

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.) _____

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 	DATE 11/30/2016
---	--------------------

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION	BOOK NO. _____ PAGE NO. _____
DATE RECORDED _____ CITY TAX PAID _____	

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CITY Philadelphia	STATE PA	ZIP CODE 19132	CITY STATE ZIP CODE Philadelphia PA 19120

C. PROPERTY LOCATION

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COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 161098800	

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(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.) _____

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 	DATE 11/30/2016
---	--------------------

Degree Days Calculator

Help

Criteria

Current Year
 20 Years Average

	Month	Day	Year
Start Date:	4	11	2019
End Date:	5	2	2022

Calculate

Degree Days

Number of Days:	1117
Total Degree Days:	12217.00

Customer Name	BELL, REGINALD L		
Address	2537 N BANCROFT ST		
Account Number	963935232		
Period Start Date (MM/DD/YYYY)	4/11/2019		
Period End Date (MM/DD/YYYY)	5/2/2022		
Heating Degree Days	12217		
	Appliance Input Data (BTU/hr)	Recommended EFLH	Gas Usage (CCF)
Heater		700	-
Instantaneous AWH (Tankless)		130	-
Automatic Water Heater AWH	40,000	500	589.65
Range	55,000	125	202.69
Dryer	22,000	200	129.72
		Total Usage (CCF)	922

PGW Bill Calculation revised 3/6/2024

Beginning Read	0	Ending Read	922	Start Date (To Date)	4/11/2019	End Date (From Date)	5/2/2022	Number Of Dials	4	Actual Deg Days	12,217	USA Daily Base Load	0.42										
Consumption		922		/		1117		Average Consumption per day		*20 Yr Avg Deg Day		Heating? <input checked="" type="checkbox"/>											
								0.825425246		13,237		Yes <input checked="" type="checkbox"/>											
Rate Class	GSR	Supplier	PGW	Group	01	Type	Variable	Senior Discount	0	Dual Bill Yes/No	No <input type="checkbox"/>	Taxable Yes/No	No <input type="checkbox"/>										
Cust Charge	\$519.76	Commodity	\$438.02	Commodity Charge Credit	\$0.00	GCR	\$0.00	Gas Cost Adjustment	-\$21.90	GSR Distribution Charge	\$797.58	GSR WNA Charge	\$15.19										
Does Migration Rider Exist?	<input type="checkbox"/>	Migration Rider	\$0.00	Sub Total	\$1,845.27	Amount Senior Citizen Discount	\$0.00	Bill Total	\$1,845.27	State Tax	\$0.00	1% City Tax	\$0.00										
				=				\$1,845.27				+ \$0.00				=				\$1,845.27			
													Grand Total For GSR		\$1,845.27								

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
- Cust Class 9 = 5.39
- Cust Class P = 0.57
- Cust Class V = 0.52

Variable Customer Charge \$100.00

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

BILLED BASED ON BTU'S @ 2537 N BANCROFT ST



PHILADELPHIA GAS WORKS

800 West Montgomery Avenue • Philadelphia, PA 19122

**Graciela Christlieb, Senior Attorney
Legal Department**
Direct Dial: 215-684-6164
FAX: 215-684-6798
E-mail: graciela.christlieb@pgworks.com

April 9, 2024

VIA ELECTRONIC MAIL

Special Agent Michael Mroczka
Pennsylvania Public Utility Commission
400 North Street, 2nd Floor West
Harrisburg, PA 17120
micmroczka@pa.gov

Re: BLR Properties, LLC c/o Reginald Bell v. PGW, Docket No. F-2024-3046024

Dear Special Agent Mroczka:

Enclosed, please find PGW's additional 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

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

BLR Properties, LLC

c/o Reginald Bell

rbellern@gmail.com

Date: April 9, 2024

/s/ Graciela Christlieb

Graciela Christlieb, Esquire

Operating Agreement

This Operating Agreement (the "Agreement") made and entered into this 21st day of November 2012 (the "Execution Date"),

Reginald L. Bell of 323 Cheltenham Avenue, Phila, PA 19120
(individually the "Member" and collectively the "Members").

BACKGROUND

A. The Members wish to associate themselves as members of a limited liability company.

B. The terms and conditions of this Agreement will govern the members within the limited liability company.

IN CONSIDERATION OF and as a condition of the Members entering into this Agreement and other valuable consideration, the receipt and sufficiency of which is acknowledged, the parties to this Agreement agree as follows:

Formation

- By this Agreement the Members form a Limited Liability Company (the "Company") in accordance with the laws of the Commonwealth of Pennsylvania. The rights and obligations of the Members will be as stated in the Pennsylvania Limited Liability Company Law (the "Act") except as otherwise provided here.

Name

- The name of the Company will be **BLR PROPERTIES, LLC**, which was formed on November 20, 2012.

Purpose

- REAL ESTATE DEVELOPMENT.

Term

- The Company will continue until terminated as provided in this Agreement or may dissolve under conditions provided in the Act.

Place of Business

- The Principal Office of the Company will be located at 323 Cheltenham Avenue, Philadelphia, PA 19120 or such other place as the Members may from time to time designate.

Capital Contributions

- The following is a list of all Members and their Initial Capital Contributions to the Company. Each of the Members agrees to make their Capital Contributions to the Company, full and on time, according to the following terms:

Member Contribution	Value of Contribution	Delivery Date
1. Reginald L. Bell	Cash \$5000	December 1, 2012

MEMBER OWNERSHIP AND DISTRIBUTIVE SHARES

- Subject to the other provisions of this Agreement, the Net Profits or Losses of the Company, for both accounting and tax purposes, will be distributed between the Members in the following manner:

	Member Profit/Loss Percentage		
	<u>Profit</u>	<u>Losses</u>	<u>Ownership</u>
Reginald L. Bell	100%	100%	100%

- Distributions will be made according to the following schedule: Distributions are to be made after the fiscal year end after tax returns have been completed and returned.
- Tax Allocations will be made in the same fixed proportions as the allocation of Net Profits or Losses described above.
- No Member will have priority over any other Member for the distribution of Net Profits or Losses.

ALLOCATION OF PROFITS AND LOSSES; DISTRIBUTIONS

- Profits/Losses. For financial accounting and tax purposes, the Company's net profits or net losses shall be determined on an annual basis and shall be allocated to the Members in proportion to each Member's relative capital interest in the Company as set forth in Schedule 2 as amended from time to time in accordance with U.S. Department of the Treasury Regulation 1.704-1.
- Distributions. The Members shall determine and distribute available funds annually or at more frequent intervals as they see fit. Available funds, as referred to herein, shall mean the net cash of the Company available after appropriate provision for expenses and liabilities, as determined by the Managers. Distributions in liquidation of the Company or in liquidation of a Member's interest shall be made in accordance with the positive capital account balances pursuant to U.S.

Department of the Treasury Regulation 1.704.1(b)(2)(ii)(b)(2). To the extent a Member shall have a negative capital account balance, there shall be a qualified income offset, as set forth in U.S. Department of the Treasury Regulation 1.704.1(b)(2)(ii)(d). In the event that The Company ceases operations, distributions of cash and property shall be made to the members after all creditors and suppliers are paid. Such a distribution shall be made to the members in proportion to their ownership percentage.

3. No Right to Demand Return of Capital. No Member has any right to any return of capital or other distribution except as expressly provided in this Agreement. No Member has any drawing account in the Company.

Voting

- Each Member will have a single equal vote on any matter.

Nature of Interest

- A Member's interest in the Company will be considered personal property, and will at no time be considered real property.
- A Member's ownership interest in the Company will be represented by a certificate issued by the Company.

Withdrawal of Contribution

- No Member will withdraw any portion of their Capital Contribution without the unanimous consent of the other Members.

Liability for Contribution

- A Member's obligation to make their required Capital Contribution can only be compromised or released with the consent of all remaining Members or as described elsewhere in this Agreement. If a Member does not make the Capital Contribution when it is due, he is obligated at the option of the remaining Members to contribute cash equal to the agreed value of the Capital Contribution. This option is in addition to and not in lieu of any others rights, including the right to specific performance that the Company may have against the Member.

Additional Contributions

- Capital Contributions may be amended from time to time, according to the requirements of the Company provided that the Members' interests are not affected, except with the unanimous consent of the Members. No Member will be required to make Additional Contributions. Whenever additional capital is determined to be required and an individual Member is unwilling or unable to meet the additional contribution requirement within a reasonable period, as required by business obligations, the remaining Members may contribute in proportion to their existing Capital Contributions to resolve the amount in default. In such case the allocation of Net Profits or Losses of

the Company among all the Members may be adjusted to reflect the aggregate change in Capital Contributions by the Members.

- Any advance of money to the Company by any Member in excess of the amounts provided for in this Agreement or subsequently agreed to, will be deemed a debt due from the Company rather than an increase in the Capital Contribution of the Member. This liability will be repaid with interest at such rates and times to be determined by a majority of the Members. This liability will not entitle the lending Member to any increased share of the Company's profits nor to a greater voting power. Resolution of such debts may have preference or priority over any other payments to Members as may be determined by a majority of the Members.

Capital Accounts

- An individual capital account will be maintained for each Member and their initial Capital Contribution will be credited to this account. Any Additional Contributions made by any Member will be credited to that Member's individual Capital Account.
- Capital Accounts. The Company will maintain a Capital Account for each Member on a cumulative basis in accordance with federal income tax accounting principles.

Interest on Capital

- No borrowing charge or loan interest will be due or payable to any Member on their agreed Capital Contribution inclusive of any agreed Additional Contributions.

Drawing Accounts

- An individual drawing account will be maintained for each Member. Each Member will be entitled to draw against their share of the profits in such amounts and at such time as will be agreed by the Members. Losses will also be credited to the individual drawing accounts and each Member will be required to maintain a positive balance in their Drawing Account at all times. Failure to maintain a positive balance may be deemed an Involuntary Withdrawal of the offending Member and may be treated accordingly by the remaining Members.

Compensation of Members for Services Rendered

- Members will be compensated by the Company for services rendered to or on behalf of the Company.

SALARIES, REIMBURSEMENT, AND PAYMENT OF EXPENSES

1. Organization Expenses. All expenses incurred in connection with organization of the Company will be paid by the Company.

2. Salary. No salary will be paid to a Member for the performance of his or her duties under this Agreement unless the salary has been approved in writing by a Majority of the Members.
3. Legal and Accounting Services. The Company may obtain legal and accounting services to the extent reasonably necessary for the conduct of the Company's business.
4. Guaranteed Payments will be paid to the following Members as outlined below:

Reimbursement For Partnership Expenses.

Each partner shall be entitled to reimbursement for the reasonable and necessary expenses incurred by the Partner on behalf of the Partnership. In order to receive reimbursement, a Partner must submit a written itemized report of all expenses for which reimbursement is sought, submit the expense report to the other Partners, and enter the expense report with the Partnership books and records.

Management

- Management of this Company is vested in the Members.

Authority to Bind Company

- Only the following individuals have authority to bind the Company in contract: Reginald L. Bell.

Duty of Loyalty

- No Member or Manager will engage in any business, venture or transaction, whether directly or indirectly, that might be competitive with the business of the Company or that would be in direct conflict of interest to the Company. Any potential conflicts of interest will be deemed an Involuntary Withdrawal of the offending Member or Manager and may be treated accordingly by the remaining Members. A withdrawing Member or Manager will not carry on a similar business to the business of the Company within any established or contemplated market regions of the Company for a period of at least 2 years after the date of withdrawal.

Duty to Devote Time

- Each Member will devote such time and attention to the business of the Company as the majority of the Members will from time to time reasonably determine for the conduct of the Company business.

Member Meetings

- Member meetings will be held at the following address, or any other location that the Members may from time to time designate: Principal Office.
- Any impending Member meeting will require 30 days notice be given to all Members.

- A meeting may be called by any Member providing that appropriate notice has been provided to the other Members.
- There must be at least 51.00% of the Members present at a meeting for any decisions to be binding. If the minimum number of Members are not present at the meeting, actions may still be taken by the present Members if prior written consent of the absent Members has been obtained.

Admission of New Members

- A new Member may only be admitted to the Company with a unanimous vote of the existing Members.
- The new Member agrees to be bound by all the covenants, terms, and conditions of this Agreement, inclusive of all current and future amendments. Further, a new Member will execute such documents as are needed to effect the admission of the new Member. Any new Member will receive such business interest in the Company as determined by a unanimous decision of the other Members.

Dissociation of a Member

- **Voluntary Withdrawal:** No Member may voluntarily withdraw from the Company for a period of 60 days from the execution date of this Agreement. After the expiration of this period, any Member (the "Dissociated Member") will have the right to voluntarily withdraw from the Company at the end of any fiscal year. Written notice of intention to withdraw must be served upon the remaining Members at least 30 days prior to the fiscal year end. The withdrawal of such Member will result in the dissolution of the Company. It remains incumbent on the withdrawing Member to exercise this right in good faith and to minimize any present or future harm done to the remaining Members as a result of the withdrawal.
- **Involuntary Withdrawal:** Events leading to the involuntary withdrawal of a Member (the "Dissociated Member") from the Company will include but not be limited to: death of a Member; Member mental incapacity; Member disability preventing reasonable participation in the Company; Member incompetence; breach of fiduciary duties by a Member; criminal conviction of a Member; Operation of Law against a Member or a legal judgment against a Member that can reasonably be expected to bring the business or societal reputation of the Company into disrepute. Expulsion of a Member can also occur on application by the Company or another Member, where it has been judicially determined that the Member: has engaged in wrongful conduct that adversely and materially affected the Company's business; has willfully or persistently committed a material breach of the Operating Agreement or of a duty owed to the Company or to the other Members; or has engaged in conduct relating to the Company's business that makes it not reasonably practicable to carry on the business with the Member. The withdrawal of such Member will result in the dissolution of the Company.
- Where the dissociation of a Member for any reason results in the dissolution of the Company then the Company will proceed in a reasonable and timely

manner to dissolve the Company, with all debts being paid first, prior to any distribution of the remaining funds. Valuation and distribution will be determined as described in the Valuation of Interest section of this Agreement.

- The remaining Members retain the right to seek damages from a dissociated Member where the dissociation resulted from a malicious or criminal act by the dissociated Member or where the dissociated Member had breached their fiduciary duty to the Company or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Company or to the reputation of the Company.

Assignment of Interest

- A Member may not voluntarily assign their financial interest in the Company to another party.

Valuation of Interest

- In the absence of a written agreement setting a value, the value of the Company will be based on the fair market value appraisal of all Company assets (less liabilities) determined in accordance with generally accepted accounting procedures. This appraisal will be conducted by an independent accounting firm agreed to by all Members. An appraiser will be appointed within a reasonable period of the date of withdrawal or dissolution. The results of the appraisal will be binding on all Members. A withdrawing Member's interest will be in proportion to their profit and loss share in the Company, less any outstanding liabilities a Member may have to the Company.

- No allowance will be made for goodwill, trade name, patents or other intangible assets, except where those assets have been reflected on the Company books immediately prior to valuation.

Dissolution

The Company may be dissolved by a unanimous vote of the Members. The Company will also be dissolved on the occurrence of events specified in the Act.

- Dissolution. The Company will be dissolved on the happening of any of the following events:
- Sale, transfer, or other disposition of all or substantially all of the property of the Company;
- The agreement of all of the Members;
- By operation of law; or
- The death, incompetence, expulsion, or bankruptcy of a Member, or the occurrence of any event that terminates the continued membership of a Member in the Company, unless there are then remaining at least the minimum number of Members required by law and all of the remaining Members, within 120 days after the date of the event, elect to continue the business of the Company.

- Upon Dissolution of the Company and liquidation of Company property, and after payment of all selling costs and expenses, the liquidator will distribute the Company assets to the following groups according to the following order of priority:
 - in satisfaction of liabilities to creditors except Company obligations to current Members;
 - in satisfaction of Company obligations to current Members to pay debts; and
 - to the Members in proportion to their profit and loss share in the Company.
- The claims of each priority group will be satisfied in full before satisfying any claims of a lower priority group. Any excess of Company assets after liabilities or any insufficiency in Company assets in resolving liabilities under this section will be resolved by the Members in proportion to the profit and loss share of each Member as set out in this Agreement.
- Winding Up. On the dissolution of the Company (if the Company is not continued), the Members must take full account of the Company's assets and liabilities, and the assets will be liquidated as promptly as is consistent with obtaining their fair value, and the proceeds, to the extent sufficient to pay the Company's obligations with respect to the liquidation, will be applied and distributed, after any gain or loss realized in connection with the liquidation has been allocated in accordance with Section 3 of this Agreement, and the Members' Capital Accounts have been adjusted to reflect the allocation and all other transactions through the date of the distribution, in the following order:
 - To payment and discharge of the expenses of liquidation and of all the Company's debts and liabilities to persons or organizations other than Members;
 - To the payment and discharge of any Company debts and liabilities owed to Members; and
 - To Members in the amount of their respective adjusted Capital Account balances on the date of distribution; provided, however, that any then-outstanding Default Advances (with interest and costs of collection) first must be repaid from distributions otherwise allocable to the Defaulting Member.

Records

- The Company will maintain at all times accurate records of the following:
 - Information regarding the status of the business and the financial condition of the Company.
 - A copy of the Company federal, state, and local income taxes for each year (promptly after becoming available).
 - Name and last known business, residential, or mailing address of each Member, as well as the date that person became a Member.

- A copy of this Agreement and any articles or certificate of formation, as well as all amendments, together with any executed copies of any written powers of attorney pursuant to which this Agreement, articles or certificate, and any amendments have been executed.
- The cash, property, and services contributed to the Company by each Member, along with a description and value, and any contributions that have been agreed to be made in the future.
- Each Member has the right to demand, within a reasonable period of time, a copy of any of the above documents for any purpose reasonably related to their interest as a Member of the Company, at their expense.

Books of Account

Accurate and complete books of account of the transactions of the Company will be kept and at all reasonable times be available and open to inspection and examination by any Member. The Books of Account will be kept on the cash basis method of accounting.

Method of Accounting. The Company will use the method of accounting previously determined by the Members for financial reporting and tax purposes.

Banking and Company Funds

The funds of the Company will be placed in such investments and banking accounts as will be designated by the Members. All withdrawals from these accounts will be made by the duly authorized agent or agents of the Members as agreed by unanimous consent of the Members. Company funds will be held in the name of the Company and will not be commingled with those of any other person or entity.

Banking. All funds of the Company will be deposited in a separate bank account or in an account or accounts of a savings and loan association in the name of the Company as determined by a Majority of the Members. Company funds will be invested or deposited with an institution, the accounts or deposits of which are insured or guaranteed by an agency of the United States government.

Audit

- Any of the Members will have the right to request an audit of the Company books. The cost of the audit will be borne by the Company. The audit will be performed by an accounting firm acceptable to all the Members. Not more than one (1) audit will be required by any or all of the Members for any fiscal year.

Fiscal Year End

- The fiscal year end of the Company is the 31st day of December.

Tax Matters Member

- The tax matters member will be Reginald L. Bell (the "Tax Matters Member"). The Tax Matters Member will prepare, or cause to be prepared, all tax returns and reports for the Company and make any related elections that the Members deem advisable.
- A Tax Matters Member can voluntarily withdraw from the position of Tax Matters Member or can be appointed or replaced by a majority of the Voting Members. In the event of a withdrawal of the Tax Matters Member from the Company, the remaining Members will appoint a successor as soon as practicable.

HOME OFFICE EXPENSES

- For use of Office space and common areas in and at the home of Members, Company will pay directly to creditor, vendor, utility or payee 35% of all common household expenses and liabilities. Company will be entitled to claim 100% depreciation for area and improvements directly related to Office space, and 35% of improvements related to common areas.

Leased Vehicles

- Company may provide at company's expense, leased vehicles to members. Members will be charged as a capital distribution from LLC, the percentage of vehicle liabilities and expenses based on the percentage determined that the vehicles are used for personal use. The current rates are fixed as follows:
Reginald L. Bell: 75% Business: 25% Personal

Annual Report

- As soon as practicable after the close of each fiscal year, the Company will furnish to each Member an annual report showing a full and complete account of the condition of the Company including all information as will be necessary for the preparation of each Member's income or other tax returns. This report will consist of at least:
 - A copy of the Company's federal income tax returns for that fiscal year.

Goodwill

- The goodwill of the Company will be assessed at an amount to be determined by appraisal using generally accepted accounting procedures.

Governing Law

- The Members submit to the jurisdiction of the courts of the Commonwealth of Pennsylvania for the enforcement of this Agreement or any arbitration award or decision arising from this Agreement.

Mediation

- In the event a dispute arises out of or in connection with this Agreement, the parties will attempt to resolve the dispute through friendly consultation. If the dispute is not resolved within a reasonable period then any or all outstanding issues may be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration in accordance with the laws of the Commonwealth of Pennsylvania. The arbitrator's award will be final, and judgment may be entered upon it by any court having jurisdiction within the Commonwealth of Pennsylvania.

Force Majeure

- A Member will be free of liability to the Company where the Member is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Member has communicated the circumstance of the event to any and all other Members and where the Member has taken any and all appropriate action to satisfy his duties and obligations to the Company and to mitigate the effects of the event.

Forbidden Acts

- No Member may do any act in contravention of this Agreement.
- No Member may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Member of the Company.
- No Member may do any act that would make it impossible to carry on the ordinary business of the Company.
- No Member will have the right or authority to bind or obligate the Company to any extent with regard to any matter outside the intended purpose of the Company.
- No Member may confess a judgment against the Company.
- Any violation of the above forbidden acts will be deemed an Involuntary Withdrawal of the offending Member and may be treated accordingly by the remaining Members.

Indemnification

- All Members will be indemnified and held harmless by the Company from and against any and all claims of any nature, whatsoever, arising out of a Member's participation in Company affairs. A Member will not be entitled to indemnification under this section for liability arising out of gross negligence or willful misconduct of the Member or the breach by the Member of any provisions of this Agreement.

Liability

- A Member or any employee will not be liable to the Company or to any other Member for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred or implied by this Agreement or the Company. The Member or employee will be liable only for any and all acts and omissions involving intentional wrongdoing.

Liability Insurance

- The Company may acquire insurance on behalf of any Member, employee, agent or other person engaged in the business interest of the Company against any liability asserted against them or incurred by them while acting in good faith on behalf of the Company.

Life Insurance

- The Company will have the right to acquire life insurance on the lives of any or all of the Members, whenever it is deemed necessary by the Company. Each Member will cooperate fully with the Company in obtaining any such policies of life insurance.

Amendment of Operating Agreement

Amendment of this Agreement will require the unanimous written consent of all Members.

Title to Company Property

- Title to all Company property will remain in the name of the Company.
- No Member or group of Members will have any ownership interest in Company property in whole or in part.

Title to Partnership Property.

If for purposes of confidentiality, title to Partnership property is taken in the name of a nominee or of any individual Partner, the assets shall be considered to be owned by the Partnership and all beneficial interests shall accrue to the Partners in the percentages set forth in this Agreement.

Miscellaneous

- Time is of the essence in this Agreement.
- This Agreement may be executed in counterparts.
- Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and

include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in a neutral gender include the masculine gender and the feminine gender and vice versa.

- If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

- This Agreement contains the entire agreement between the parties. All negotiations and understandings have been included in this Agreement. Statements or representations that may have been made by any party to this Agreement in the negotiation stages of this Agreement may in some way be inconsistent with this final written Agreement. All such statements have no force or effect in respect to this Agreement. Only the written terms of this Agreement will bind the parties.

- This Agreement and the terms and conditions contained in this Agreement apply to and are binding upon the Member's successors, assigns, executors, administrators, beneficiaries, and representatives.

- Any notices or delivery required here will be deemed completed when hand-delivered, delivered by agent, or seven (7) days after being placed in the post, postage prepaid, to the parties at the addresses contained in this Agreement or as the parties may later designate in writing.

- All of the rights, remedies and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies and benefits allowed by law.

Definitions

- For the purpose of this Agreement, the following terms are defined as follows:

- "Additional Contribution" means Capital Contributions, other than Initial Contributions, made by Members to the Company.

- "Capital Contribution" means the total amount of cash, property, or services contributed to the Company by any one Member.

- "Initial Contribution" means Capital Contributions made by any Member to acquire an interest in the Company.

- "Net Profits or Losses" means the net profits or losses of the Company as determined by generally accepted accounting principles.

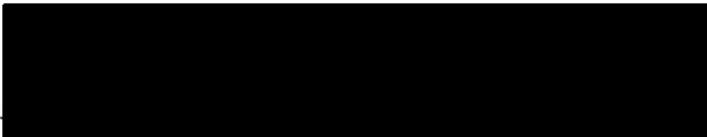
- "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.

- "Principal Office" means the office whether inside or outside the Commonwealth of Pennsylvania where the executive or management of the Company maintain their primary office.

IN WITNESS WHEREOF the parties have duly affixed their signatures under hand and seal on this 21st day of November 2012

Reginald L. Bell (Managing Member)

BCS# 3961290



Belltown Properties Rental Application

Applicant Information

[Redacted]

Employment Information

[Redacted]

Emergency Contact

[Redacted]

Co-applicant Information, if Married

[Redacted]

Co-applicant Employment Information

[Redacted]

References

[Redacted]

I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of applicant:	[Redacted]	Date:	11-11-18
Signature of co-applicant:	[Redacted]	Date:	[Redacted]

[Redacted]

Month-to-Month Rental Agreement

Clause 1. Identification of Landlord and Tenant

This agreement is entered into between [redacted] [Tenant] and BLK Properties LLC [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 2537 N. Bancroft St 19132 together with the following furnishings and appliances: Stove, Microwave. Rental of the premises also includes _____

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: [redacted]. Occupancy by guests for more than 14 days is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy

The term of the rental will begin on 11/27/18, and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant 14 days days' written notice. Tenant may terminate the tenancy by giving the Landlord 30 days' written notice.

Clause 5. Payment of Rent

Regular month rent.

Tenant will pay to Landlord a monthly rent of \$ 900.00, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid to Beltown Properties LLC at Philadelphia Federal Credit Union or at such other place as Landlord designates.

Delivery of payment.

Rent will be paid:

- by mail, to _____
- in person, at PFU or 2537 Bancroft St

Form of payment.

Landlord will accept payment in these forms:

- personal check made payable to Beltown Properties LLC
- cashier's check made payable to Beltown Properties LLC
- credit card
- money order
- cash

Prorated first month's rent.

For the period from Tenant's move-in date, 11/27/17, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \$ 0. This amount will be paid on or before the date the Tenant moves in.

Clause 6. Late Charges

If Tenant fails to pay the rent in full before the end of the 7th day after it's due, Tenant will pay Landlord a late charge of \$ 25.00, plus \$ 5.00 for each additional day that the rent remains unpaid. The total late charge for any one month will not exceed \$ 100.00. Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Clause 7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$ 50.00.

Clause 8. Security Deposits

On signing this Agreement, Tenant will pay to Landlord the sum of \$ 900.00 as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within 60 days after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

Clause 9. Utilities

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:

Clause 10. Assignment and Subletting

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

Clause 11. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

Clause 12. Repairs and Alterations by Tenant

- a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises.
- b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the

premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

Clause 13. Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 14. Pets

No animal, bird, or other pet will be kept on the premises, except properly trained service animals needed by blind, deaf, or disabled persons and _____ under the following conditions:

* CAT exception.

Clause 15. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 3 hour notice before entering.

Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for 14 days or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 17. Possession of the Premises

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

Clause 18. Tenant Rules and Regulations

Tenants acknowledge receipt of, and have read a copy of, tenant rules and regulations, which are labeled Attachment A attached to and incorporated into this Agreement by this reference.

Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party shall not / shall recover reasonable attorney fees and court costs.

Clause 20. Disclosures

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

- Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
- Other disclosures: certificate of rental suitability

Clause 21. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

- The Landlord, at the following address: Stue
- The manager, at the following address: _____
- The following person, at the following address: _____

Clause 22. Additional Provisions

Additional provisions are as follows: TENANT is responsible for keeping oil level above empty.

If eviction process is initiated there is a \$250 fee to cease in addition to past due money owed.

There is no refund for oil. TENANT is responsible for clogged drains.

TENANT is responsible for extermination, snow removal, maintaining clean interior + exterior of property.

Rental insurance is suggested but not required

Clause 23. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

Clause 24. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

Clause 25. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant.

Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

11/26/17 Rogers L. Bell Owner/Landlord
 Date Landlord or Landlord's Agent Title

323 E. Cheltenham Ave 19126
 Address

City State Zip Code Phone

11/20/18 [Redacted] [Redacted]
 Date Tenant Phone

Date Tenant Phone

Date Tenant Phone

BCS # 3961290 Acct # 39132839 Ex 1

Belltown Properties Rental Application

Complainant

1

Applicant Information

Name: ~~XXXXXXXXXX~~

Date of birth: 5/7/81 SSN: ~~XXXXXXXXXX~~ Phone: ~~XXXXXXXXXX~~

Current address: ~~XXXXXX~~ City: Philadelphia State: PA ZIP Code: 19143 How long? 8 mos

Own Rent (Please circle) Monthly payment or rent: 900.00

Previous address: 201 W Hurtingham St Apt. 2 City: Philadelphia State: PA ZIP Code: 19133

Owned Rented (Please circle) Monthly payment or rent: 8458.00 How long? 13 years

9677

Employment Information

Current employer: Hospital University PA (Prothall Health care)

Employer address: 3400 Spruce St How long? 2 1/2 years

Phone: ~~XXXXXXXXXX~~-2093 E-mail: Fax: City: Philadelphia State: PA ZIP Code: 19104

Position: food service worker Hourly Salary (Please circle): Annual income: 934,000

Emergency Contact

Name of a person not residing with you:

Address: ~~XXXXXXXXXX~~

City: Philadelphia State: PA ZIP Code: 19144 Phone: ~~XXXXXXXXXX~~-6046

Relationship: Mother

Co-applicant Information, if Married

Name: John Cheatham

Date of birth: 8/6/68 SSN: ~~XXXXXXXXXX~~ Phone: ~~XXXXXXXXXX~~-0512

Current address: 2509 N 23rd St City: Philadelphia State: PA ZIP Code: 19132

Own Rent (Please circle) Monthly payment or rent: 1600.00 How long? 4 yrs

Previous address:

City: State: ZIP Code: Owned Rented (Please circle) Monthly payment or rent: How long?

Co-applicant Employment Information

Current employer: Roadtex LTL

Employer address: 13 Jensen Dr Somerset NJ 08873 How long? 1 yr 11 mos

Phone: ~~XXXXXXXXXX~~-9420 E-mail: Fax: City: State: ZIP Code: Position: Truck Driver Hourly Salary (Please circle): 2600.00 Annual income:

References

Name: Arnette Jimmons	Address: 5730 Windsor Ave	Phone: XXXXXXXXXX -4848
Name: James Chappel	Address: 5730 Windsor Ave	Phone: XXXXXXXXXX -6573

I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of applicant: *Kur* Date: 11-11-18

Signature of co-applicant: *John Cheatham* Date:

Other Occupants	Relationship	Age	Employment	Monthly Income
XXXXXXXXXX Young	daughter	11	student	0
XXXXXXXXXX Young	son	13	student	0
XXXXXXXXXX Young	son	10	student	0

4

Month-to-Month Rental Agreement

Complainant
2

Clause 1. Identification of Landlord and Tenant

This agreement is entered into between ~~BLK Properties LLC~~ [Tenant] and BLK Properties LLC [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 2537 N. Bancroft St 19132 together with the following furnishings and appliances: Stove, Microwave. Rental of the premises also includes _____

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: ~~_____~~. Occupancy by guests for more than 14 days is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy

The term of the rental will begin on 11/27/18, and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant 14 days days' written notice. Tenant may terminate the tenancy by giving the Landlord 30 days' written notice.

Clause 5. Payment of Rent

Regular month rent.

Tenant will pay to Landlord a monthly rent of \$ 900.00, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid to Beltown Properties LLC at Philadelphia Federal Credit Union or at such other place as Landlord designates.

Delivery of payment.

Rent will be paid:
 by mail, to _____
 in person, at PFCU or 2537 Bancroft St

Form of payment.

Landlord will accept payment in these forms:
 personal check made payable to Beltown Properties LLC
 cashier's check made payable to Beltown Properties LLC
 credit card
 money order
 cash

2

Prorated first month's rent.

For the period from Tenant's move-in date, 11/27/17, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \$ 0. This amount will be paid on or before the date the Tenant moves in.

Clause 6. Late Charges

If Tenant fails to pay the rent in full before the end of the 7th day after it's due, Tenant will pay Landlord a late charge of \$ 25.00, plus \$ 5.00 for each additional day that the rent remains unpaid. The total late charge for any one month will not exceed \$ 100.00. Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Clause 7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$ 50.00.

Clause 8. Security Deposits

On signing this Agreement, Tenant will pay to Landlord the sum of \$ 900.00 as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within 60 days after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

Clause 9. Utilities

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:

Clause 10. Assignment and Subletting

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

Clause 11. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

Clause 12. Repairs and Alterations by Tenant

- a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises.
- b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the

3

premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

Clause 13. Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 14. Pets

No animal, bird, or other pet will be kept on the premises, except properly trained service animals needed by blind, deaf, or disabled persons and _____ under the following conditions:

* CAT exception

Clause 15. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 2 hour notice before entering.

Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for 14 days or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 17. Possession of the Premises

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

Clause 18. Tenant Rules and Regulations

Tenants acknowledge receipt of, and have read a copy of, tenant rules and regulations, which are labeled Attachment A attached to and incorporated into this Agreement by this reference.

Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party shall not / shall recover reasonable attorney fees and court costs.

Exhibit # 3

Smell Gas? (215) 235-1212 (tel:2152351212)

Landlord Programs

Complainant
3

New My Account

Email and Password are required

Email

Password

[Having trouble signing in? \(https://myaccount.pgworks.com/portal/LoginSupport.aspx\)](https://myaccount.pgworks.com/portal/LoginSupport.aspx)

Forgot [email \(https://myaccount.pgworks.com/portal/LoginSupport.aspx?id=2\)](https://myaccount.pgworks.com/portal/LoginSupport.aspx?id=2) / [Password \(https://myaccount.pgworks.com/portal/LoginSupport.aspx?id=1\)](https://myaccount.pgworks.com/portal/LoginSupport.aspx?id=1)

Sign In

Please click Register and create a new username & password.

[Register \(https://myaccount.pgworks.com/portal/customerRegistrations.aspx?parameter=\)](https://myaccount.pgworks.com/portal/customerRegistrations.aspx?parameter=)

[More Ways to Pay \(/customer-care/your-home/ways-to-pay\)](#)

[Home \(https://www.pgworks.com\)](https://www.pgworks.com) > [Customer Care \(https://www.pgworks.com/customer-care\)](https://www.pgworks.com/customer-care) > **Landlord Programs**

 [navigate this section](#)

Helpful Links

[Greater Philadelphia Association of Realtors \(http://gpar.org/\)](http://gpar.org/)

[Homeowners Association of Philadelphia \(http://hapcoassoc.com/\)](http://hapcoassoc.com/)

[Philadelphia Licenses & Inspections \(http://www.phila.gov/li/Pages/default.aspx\)](http://www.phila.gov/li/Pages/default.aspx)

[Office of Property Assessment \(http://property.phila.gov\)](http://property.phila.gov)

[Frequently Asked Questions \(/faq\)](#)

Landlord Cooperation Program

The residential Landlord Cooperation Program (LCP) is offered by PGW to Philadelphia's residential rental property owners (landlords). Property owners who provide full and complete cooperation and compliance with LCP receive notifications when PGW is asked to shutoff gas, needs to perform service work and when there is collection-related activity at their properties.

Properties that are NOT eligible for residential program include:

- Commercial/industrial properties;
- Properties with a single meter supplying service to multiple premises;
- Owner occupied properties;
- Properties where the landlord is (or legally required to be) the customer of record.

Log In & Downloads

[Log In \(https://www3.pgworks.com/lcp\)](https://www3.pgworks.com/lcp) to your LCP account.

Chat with us 

[Enroll \(https://www3.pgworks.com/lcp/register/register.aspx\)](https://www3.pgworks.com/lcp/register/register.aspx) You will need a valid Philadelphia Housing Inspection License (renter's license).

[Download \(/uploads/media/LCP_Instructions_How-to-Enroll.pdf\)](#) our How to Enroll Guide.

[Terms & Conditions \(/uploads/pdfs/LCP_TermsConditions_Jan2024.pdf\)](#)

Need Additional LCP Information?

Contact **lcp@pgworks.com** (**[mailto:lcp@pgworks.com ?](mailto:lcp@pgworks.com)**

[subject=I%20want%20more%20information%20regarding%20PGW's%20Landlord%20Cooperation%20Program](#))or
view **[Frequently Asked Questions \(https://www.pgworks.com/lcp-clnp-faqs\)](https://www.pgworks.com/lcp-clnp-faqs)**.

Commercial Lien Notification Program (CLNP): Stay Informed

The Commercial Lien Notification Program (CLNP) is offered by PGW to Philadelphia's Commercial/Industrial rental property owners (landlords). CLNP has been designed to provide property owners with advance notification (30-plus days) of the possible filing of a lien(s) against their registered properties along with a pre-lien notice with the amount of the lien.

If enrolled, landlords must assist PGW in obtaining access to its meters for various purposes.

Properties that are NOT eligible for the CLNP include:

- Residential properties;
- Owner occupied properties;
- Properties occupied by the owner's business.

Log In & Downloads

[Log In \(https://www3.pgworks.com/lcp\)](https://www3.pgworks.com/lcp) to your LCP account.

[Enroll \(https://www3.pgworks.com/lcp/register/BPLEnroll.aspx\)](https://www3.pgworks.com/lcp/register/BPLEnroll.aspx) You will need L&I Commercial Activity License number (formerly known as Business Privilage License) to enroll.

[Download \(/uploads/pdfs/CLNP_Instructions_How-To-Enroll_1.pdf\)](#) our How to Enroll Guide.

[Terms & Conditions \(/uploads/pdfs/CLNP_TermsandConditions24.pdf\)](#)

Need Additional CLNP Information?

Contact **clnp@pgworks.com** (**[mailto:lcp@pgworks.com ?](mailto:clnp@pgworks.com)**

[subject=I%20want%20more%20information%20regarding%20PGW's%20Landlord%20Cooperation%20Program](#))or
view **[Frequently Asked Questions \(https://www.pgworks.com/lcp-clnp-faqs\)](https://www.pgworks.com/lcp-clnp-faqs)**.



(<https://www.instagram.com/mypgw>)



(<http://www.twitter.com/mypgw>)



(<http://www.facebook.com/mypgw>)



(<http://www.youtube.com/user/PhillyGasWorks?feature=watch>)



(<http://www.twitter.com/mypgw>)



(<http://www.facebook.com/mypgw>)



(<http://www.youtube.com/user/PhillyGasWorks?feature=watch>)

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[Website Feedback \(mailto:WebFeedback@pgworks.com?Subject=Web%20Feedback...\)](mailto:WebFeedback@pgworks.com?Subject=Web%20Feedback...)

Chat with us

[Emergencies/Emergencias \(/emergencies\)](#)



Exhibit # 4

PGW LANDLORD PRO

Complainant
4

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[FAQ](#)

[Contact Us](#)

[Glossary](#)

[Uncooperative Properties](#) [Register Properties](#)

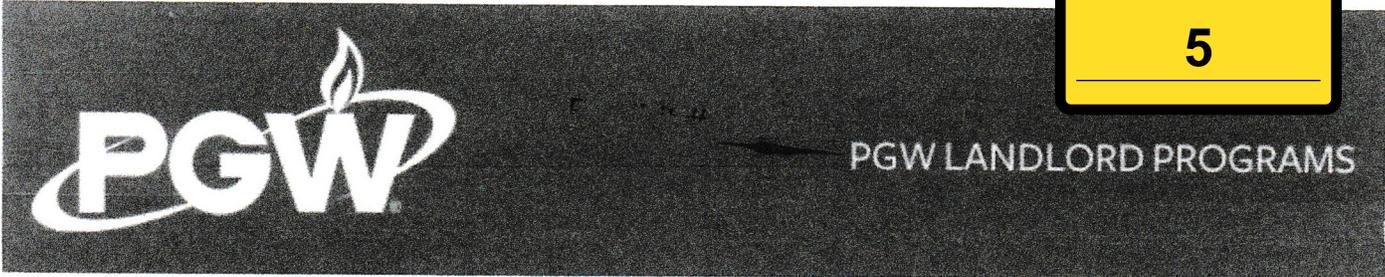
Cooperative Properties

All the properties listed below are considered registered and protected from PGW municipal gas liens under the terms of the LCP. To remove a property from the list check appropriate property or properties and click the Remove Property Button

(Note: Properties highlighted in RED have expired licenses.)

<input type="checkbox"/>	Rental License #	Address	Registration Status	Registration Date	Activity	Action
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	02/24/2012	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	03/08/2022	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED] E	Registered	01/27/2009	LCP CRSO Notification WITH landlord Autorevert	History
<input type="checkbox"/>	[REDACTED] 4	[REDACTED]	Registered	03/11/2014	Cooperate Email	History
<input type="checkbox"/>	[REDACTED] 0	[REDACTED]	Registered	02/28/2017	Cancel Collection Activity	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	09/23/2015	Cancel Collection Activity	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	04/06/2020	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	04/06/2020	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	09/12/2018	Cancel Collection Activity	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	07/13/2021	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	09/12/2018	Cancel Collection Activity	History
<input type="checkbox"/>	795470	2537 N BANCROFT ST	Registered	04/06/2020	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	07/13/2021	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	07/13/2021	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	07/13/2021	Cooperate Email	History
<input type="checkbox"/>	[REDACTED]	[REDACTED]	Registered	03/08/2022	NPSO-M1	History

Complainant
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[Home](#)

[My Account](#)

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Property Address: 2537 N BANCROFT ST
Premise Action History

Date	Description	Work Order Number
04/06/2020	Change:-->04/06/2020 10:04:13	0
04/06/2020	Change:-->06-APR-20	0
04/06/2020	Cooperative Notify Email	1837306
01/27/2020	Change:-->	0
02/20/2019	Change:-->	0

[FAQ](#) | [Terms and Conditions](#) | [Legal/Disclaimer](#) | [Contact Us](#)

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Exhibit # 5

Exhibit # 5

Exhibit #

					=Schedule/ReSchedule
8	9	10	11	12	
15	16	17	18	19	
22	23	24	25	26	
29	30				

**Property Address: 2920 N 24TH ST
Premise Action History**

Date	Description	Work Order Number
04/05/2024	Cancel Collection Activity	2335683
03/28/2024	Email 72 Hours Field Notification	2330652
03/21/2024	Email 10 days Shut off Notice-NPSO	2324873
10/13/2023	Cancel Collection Activity	2273127
10/11/2023	Email 72 Hours Field Notification	2271952
10/05/2023	Email 10 days Shut off Notice-NPSO	2269010
05/11/2023	Cancel Collection Activity	2166318
05/10/2023	Scheduled appointment for 05/30	2163902
05/09/2023	Request Landlord contact admin within 5 days	2163902
05/08/2023	Request Landlord contact admin within 5 days	2163085
04/20/2023	Email 72 Hours Field Notification	2150453
04/12/2023	Email 10 days Shut off Notice-NPSO	2143196
04/04/2023	Cancel Collection Activity	2136907
03/22/2023	Email 72 Hours Field Notification	2130352
03/16/2023	Email 10 days Shut off Notice-NPSO	2127496
08/04/2021	Cancel Collection Activity	1919903
07/28/2021	Email 10 days Shut off Notice-NPSO	1916519
07/31/2019	Cancel Collection Activity	1733981
07/25/2019	Email 10 days Shut off Notice-NPSO	1729001
09/12/2018	Change-->12-SEP-18	0



Customer Name: ~~KEITH GORDON~~
Service Address: 2537 N Bancroft St, Philadelphia PA 19132
Bill Date: December 15, 2023 (Bill Period: Nov 12, 2023 - Dec 12, 2023)

Account Number: 051-15700-02537-001
Water Access Code: 001494973
Bill Number: B1032883727_C01
Includes Payments Through: December 15, 2023

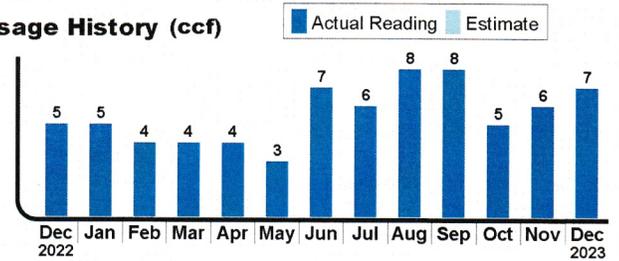
Your Water Usage

Meter Readings

Meter: 5089562 ERT: 0056908908 Service: 41R

December 12, 2023	actual reading	78
November 12, 2023	actual reading	71
Total CCFs used		7
Approximate gallons used per day		174

Usage History (ccf)



Your TAP History

Total actual usage and service charges ¹	\$3,620.86
Total TAP charges	\$636.00
Total amount you've saved	\$2,984.86
Total amount you've paid towards past due bills	\$328.12
Total amount of Earned Forgiveness	\$11.54
Earned penalty forgiveness counter ²	25
Earned principal forgiveness counter ³	10

¹ Includes usage, service, sewer, and stormwater charges.
² Number of full payments. Penalties forgiven after 24 full payments.
³ Number of full payments. A portion of principal (1/24th) is forgiven monthly after each full payment.

Complainant
6



Handwritten signature



216
EX 6

Water/Sewer & Stormwater Bill

Please pay **\$72.00**

Questions?

www.phila.gov/revenue

(215) 685-6300 Monday-Friday, 8am-5pm

Customer Name: ~~XXXXXXXXXX~~

Service Address: 2537 N Bancroft St, Philadelphia PA 19132

Bill Date: December 15, 2023 (Bill Period: Nov 12, 2023 - Dec 12, 2023)

Account Number: 051-15700-02537-001

Water Access Code: 001494973

Bill Number: B1032883727_C01

Includes Payments Through: December 15, 2023

Your Account

Water/Sewer/Stormwater balance at last bill	\$81.13
No payment received	\$0.00
Unpaid Balance	\$81.13

Past Due Balance

When your water bill is past due, your service is subject to shut-off. To avoid shut-off, pay your balance in full at one of our payment centers in the city. Payment information can be found on the back.

This Bill

Usage Charge (7 ccf, see page 2 for details)	\$68.35
Service Charge	\$12.37
Stormwater Charge	\$18.50
Senior Citizen Discount	\$0.00
TAP Discount	-\$75.22
Total Current Charges	\$24.00
Previous Unpaid TAP Balance	\$48.00
Total Account Balance	\$105.13
Please Pay Now	\$72.00
Your monthly TAP charge	\$24.00

Payment Types

Pay by phone (877) 309-3709; credit card or e-check at www.phila.gov. Select water bill from pay menu options.

See back for more information and contact details →

See page 2 for your water usage →

Please fold and detach



Paying by mail?

Send this coupon with your payment.
See back for other ways to pay →

Account Number

051-15700-02537-001

Please pay

\$72.00

Late payment penalty

\$0.00

Total amount due if paid after Jan 16, 2024

\$72.00



BLR PROPERTIES, LLC
323 E CHELTENHAM AVE
PHILADELPHIA PA 19120-1620

051



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

33372011624000015700025370011000000720000000072000510000100000000009

83-T-118 WBSW00 (07/20) 000163

B1032883727_C01 000163

91

**INFORMAL COMPLAINT DECISION
THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Reginald Bell
2537 N Bancroft St
Philadelphia PA 19132

Date: 1/22/2024

Exhibit # 7

Complainant

7

BCS: 3961290

v.

Acct. No: 391328393

Philadelphia Gas Works

DECISION ON INFORMAL COMPLAINT BY THE PUBLIC UTILITY COMMISSION (PUC):

STATEMENT OF COMPLAINT:

We received your informal complaint on 1/11/2024. In the complaint, you state that you are trying to have service restored and there is no meter at the property because a previous tenant was stealing gas and PGW shut off service and removed the meter. You state that you should not be responsible for the unauthorized usage that occurred while service was in the tenant's name. PGW is requiring you to pay over \$1,000.00 to have the service restored. You asked the PUC for assistance.

INVESTIGATION BY STAFF OF THE PUBLIC UTILITY COMMISSION FOUND THAT:

1. PGW reports that, per Philadelphia city records, BLR Properties has been the property owner of 2537 N Bancroft St since 11/29/2016.
2. PGW reports that, per documents provided by you, Reginald Bell, you are the sole member of BLR Properties.
3. PGW reports that on 4/10/2019 service at 2537 N Bancroft St was shut off at the curb for non-payment.
4. PGW reports that on 5/2/2022 a Company technician visited the property for a curb valve safety check. The service was found on and left off. An anti-theft device was installed. A post-termination notice was left.
5. According to Pennsylvania law at 66 Pa. C.S. §1406 (c) (1): **Grounds for immediate termination:** (i) unauthorized use of the service delivered on or about the affected dwelling; and/or (iii) tampering with meters or other public utility's equipment.
6. PGW reports that on 10/6/2022 a technician visited the property for an unbilled usage investigation and found the ERT head hanging from the meter and the meter's red caps missing. Service was found off and left off, and the meter 1795221 was removed at index 8389. Photographs of the damaged meter were provided by PGW for this investigation. Gas appliances at the property were an automatic water heater (40,000 BTUs), a range (55,000 BTUs), and a dryer (22,000 BTUs). A post-termination notice was left.

7. PGW reports that on 11/8/2023 applicant Walker called to apply for service at 2537 N. Bancroft Street. A consumer credit report linked her to the property as of 4/2020. The account was forwarded to the proper department. The applicant was satisfied.
8. PGW reports that on 11/16/2023 applicant Walker called for an update on her turn on request. A gross monthly household income of \$3,000.00 with 3 people in the home was provided. She was informed \$1,383.74 would be required. She was satisfied.
9. PGW reports that on 11/17/2023 the Company charged applicant Walker for the unauthorized usage in the amount of \$1,260.51 from 4/1/2020 to 5/2/2022. The bypass calculation was based on the BTUs of the appliances found in operation at the property on the date of discovery. PGW's BTU calculator determined that 628 cubic feet (CCF) of gas would be billed.
10. PGW reports that on 1/8/2024 you contacted PGW to find out why the meter was removed. You were informed it was due to a bypass found at the property. You were requested to send in a deed and identification if you wish to have service restored and established in your name.
11. PGW's final position is that a property owner having dominion and control over a service address is responsible to have known, or should have known, of tampering and theft of service occurring at the property. The PUC has upheld this position in a formal decision, C-2017-2605783. Accordingly, you will be required to pay \$1,470.74 to restore the service. This amount represents \$1,260.51 in unauthorized usage between 4/1/2020 and 5/2/2022, a \$123.23 reconnection fee, and \$87.00 as 50% of a security deposit. The remaining half of the security deposit will be billed in 2 installments once the service is restored.
12. According to the Company's tariff: in the event of the Company's meters or other property being tampered or interfered with, the customer being supplied through such equipment shall pay the amount the Company may estimate is due for service used even if such usage is not registered on the Company's meter, and for any repairs or replacements required, as well as for costs of inspections, investigations, damages, and protective equipment and installations prior to reconnection. The Company reserves the right to remove any of its property which has been damaged or which, in its judgment, appears to be in reasonable prospect of being damaged or where there is evidence that such property has been tampered with, or there has been unauthorized interference with or diversion, or use, of the utility service.
13. The PUC investigator reviewed the complaint and Company report with you on 1/19/2024 and explained that PGW will seek to collect this money from the tenant or from the property owner, whoever seeks to have service restored there. You were advised that you may pursue recovery of costs from the persons responsible for the unauthorized usage, but the PUC has no authority in landlord/tenant disputes.

BASED ON THESE FINDINGS, WE CONCLUDE THAT:

1. The PUC has held that the property owner may be held responsible for unauthorized usage charges that occurred while the owner had dominion and control over the property.
2. The PUC cannot issue a payment arrangement on unauthorized usage charges. We cannot assist you with a payment arrangement in this case.

THEREFORE, IT IS DECIDED THAT:

1. This informal complaint is dismissed.
2. To have service restored, you must pay according to #11 above.

If you have questions about the terms of this decision or how to appeal this decision, please call us at 1-800-692-7380.

Howard Sauertieg, Investigator
Bureau of Consumer Services