

COMMONWEALTH OF PENNSYLVANIA
PUBLIC UTILITY COMMISSION

1			
2			
3	- - - - -	-X	
4	JARED EVERETT	:	DOCKET NO:
5		:	
6	v.	:	F-2024-3049467
7		:	
8	PHILADELPHIA GAS WORKS	:	
9		:	
10	Initial Call-In Telephonic	:	
11	Hearing	:	
12	- - - - -	-X	

Pages 1 through 35

Judge's Chambers
State Office Building
801 Market Street
Philadelphia, PA 19107

Wednesday November 20, 2024
Commencing at 1:00 p.m.

BEFORE:

ADMINISTRATIVE LAW JUDGE F. JOSEPH BRADY

REPORTER:

Lori A. Fausnaught, RPR, RMR, CRR

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KARASCH & ASSOCIATES (800) 621-5689

INDEX TO EXHIBITS

FOR RESPONDENT:	PRODUCED/ADMITTED	
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Customer Contact: Service

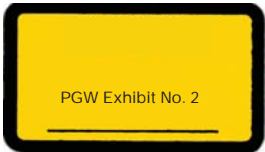
Date: 10/24/2016 Time: 10:40:00 AM Source: Related Tran:
CC Type: SERV - Service Created: 10/24/2016 at: 10:40:44 AM by: ALUCAS
Area: 800 - Residential General Service Changed: at: by:
 Surveyable Auto Delete Date: 10/24/2020 Class: Inquiry

Comments: Andrew Lucas was here on a 96 C & C Field Shut Off order with Order # 8189532 , with a result of Completed Found Gas ON , Left Gas OFF , with activities of (Field Collections - NPSO Completed) , with comments of "off at curb, left notice"

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

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

Account:
Premise:
Person:



Field Information

Order Num 14295099 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
14286472	02-12-24	Leonard Brown	CMP	Completed By FSD	Primary	2000-2359	2/12/2024 11:39 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 14295099 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
14286472	02-12-24	Leonard Brown	CMP	Completed By FSD	Primary	2000-2359	2/12/2024 11:39 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 cv on left off at cb eith expander

Others Order Data

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

Close



Order Generic Details

Block	2200 blk. of MCCLELLAN st From 22 to 23	Order Number	14312813
Premise Location	2209 MCCLELLAN ST/PHILA,PA	Detail Main Map	P4-35 <input type="button" value="Map..."/>
Heading	2209 MCCLELLAN ST	Priority	Medium
Order Type	Service Abandonment	Ward #	
Sub Type	Meter Investigation	Supervisor Area	4 - South
Comments		Assigned To	Curtis Dwyer <input type="button" value="Assign Crew..."/>
		Creation Date	2/20/2024
		Compliance Date	2/20/2024
		Appointment Date	Any time
		<input type="button" value="Cost Accounting Details..."/>	<input type="button" value="UFS..."/>

- Activities
- Order Requests
- Comments
- Status
- Tools
- Materials
- Attachments
- Location And Reading
- Leak Details
- Common Details
- Support Assignment

Activity	<input checked="" type="checkbox"/> Display Current Order Activity	Select Completed by	Select Assigned To	Hours Worked	Completed Date
Notify PA One Call		COMPLETED	COMPLETED	0 : 0	03/11/2024 09:27
Frost Level		COMPLETED	COMPLETED	0 : 0	03/11/2024 16:46
Service Work		COMPLETED	AUDIT COMPLETE	0 : 0	03/11/2024 16:46
Excavation		COMPLETED	COMPLETED	0 : 0	03/11/2024 16:46
Back Fill / Leave Open Tre		COMPLETED	COMPLETED	0 : 0	03/11/2024 16:46

Non Completed Mandatory Activiti

-
-
-
-

Add New Activity

Activity

Activity Details

Assigned To

Assigned Group

Status



Customer Contact: New Service

Date: 04/01/2024 Time: 5:07:00 PM Source: JetSearch Related Tran: Account Maintenance

CC Type: NWSV - New Service Created: 04/01/2024 at: 5:07:42 PM by: CBREWSTE

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

Surveyable Auto Delete Date: 04/01/2028 Class: Inquiry

Comments: Applicant Jared Everett acct# [REDACTED] called in about turn on..advised must send 2 forms of id and full copy of deed to rpudocuments@pgworks.com.. A/S

Letter

Status: Print Date: Run Number: Reprint: [dropdown]

Template:

Review List Tickler

Follow Up: [input] to Review Group to User

Priority: [input] Review Group... [input]

Account: [REDACTED] Goldsmith, Anothy

Premise: 2209 Mcclellan St/Phila,Pa

Person: Goldsmith, Anothy

[Change] [Cancel]

Field Information

Order Num 14398656 **Order Type** Unbilled Usage Investigation **Customer Name** GOLDSMITH ANOTHY

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14408083	04-03-24	Brandon Rogers	CMP	Completed By FSD	Primary	1200-1600	4/3/2024 2:57 PM	OFF	OFF
14407980	04-03-24	Dwayne Patrick	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	Locking Plugs

Others Order Data

Order Type Desc	Special Instructions
▶ Unbilled Usage Investigation	ON 10/24/2016, NPSO'D. ON 2-12-2024, FOUND ON, LEFT OFF DURING CURB VALVE SAFETY RE-CHECK. ON 3-12-2024, SERVICE ABAN

Close

Field Information

Order Num 14398656 Order Type Unbilled Usage Investigation Customer Name GOLDSMITH ANOTHY

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14408083	04-03-24	Brandon Rogers	CMP	Completed By FSD	Primary	1200-1600	4/3/2024 2:57 PM	OFF	OFF
14407980	04-03-24	Dwayne Patrick	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	Locking Plugs

Others Order Data

▶ ABANDONED. NO METER MOVEMENT. PLEASE PERFORM A SAFETY CHECK. CHECK FUEL LINE READS. CHECK FOR SIGNS OF TAMPERING & A BYPASS. MAKE POS

Close

Field Information

Order Num 14398656 Order Type Unbilled Usage Investigation Customer Name GOLDSMITH ANOTHY

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14408083	04-03-24	Brandon Rogers	CMP	Completed By FSD	Primary	1200-1600	4/3/2024 2:57 PM	OFF	OFF
14407980	04-03-24	Dwayne Patrick	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	Locking Plugs

Others Order Data

Created By	Contact Name	Contact Number
▶ MAKE POSITIVE SHUT OFF INSIDE. GET APPLIANCE INFO - THIS IS AN APPOINTMENT. PH# 267-301-0618.	gflower	

Close

Field Information

Order Num 14398656 Order Type Unbilled Usage Investigation Customer Name GOLDSMITH ANOTHY

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14408083	04-03-24	Brandon Rogers	CMP	Completed By FSD	Primary	1200-1600	4/3/2024 2:57 PM	OFF	OFF
14407980	04-03-24	Dwayne Patrick	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	Current ERT	Current Index	Location CD	Loc Desc	Pass Rad	Reason
▶ Remove Meter	2168153	51763541	1049	FFW	Front Foundation Wall	N	Bypass

Others Order Data

	Created By	Contact Name	Contact Number
▶ MAKE POSITIVE SHUT OFF INSIDE. GET APPLIANCE INFO - THIS IS AN APPOINTMENT. PH# 267-301-0618.	gflower		

Close

Field Information

Order Num 14398656 Order Type Unbilled Usage Investigation Customer Name GOLDSMITH ANOTHY

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14408083	04-03-24	Brandon Rogers	CMP	Completed By FSD	Primary	1200-1600	4/3/2024 2:57 PM	OFF	OFF
▶ 14407980	04-03-24	Dwayne Patrick	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

▶ unknown bypass. gas was already abandoned. removed meter and locked with locking plugs. got btu info and pictures for rpu. left safe.

Others Order Data

Created By	Contact Name	Contact Number
▶ MAKE POSITIVE SHUT OFF INSIDE. GET APPLIANCE INFO - THIS IS AN APPOINTMENT. PH# 267-301-0618.	gflower	

Close

Theft Reporting Sheet

Address of Bypass: 2209 MCCLELLAN STREET Apt #: _____ Floor: _____

Date found: 04/03/2024 Time Found: 2:20:00 PM Time Reported: 2:40:00 PM Taken by: FOWLER

Reporting Employee: B. ROGERS PR# 14174 Dept RPU

PGW Exhibit 6
Page 1 of 2

Reporting Employee: _____ Dept _____

Reporting Employee: _____ Dept _____

Reason for Visit: MRD TIP ASSIST LEAK RPU OTHER

How was PGW admitted: A MALE

Occupant: _____ How Long: _____

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:

UNKNOWN BYPASS. FUEL LINE READS - 6 LEL. LOCK ON METER BAR BROKEN.

Other

*Stolen Meter Info: Number: _____ Index: _____

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

S/O of last active Index: _____ Date: _____ Rate: _____

Appl on Fuel Line: HH: 60,000 AWH: 36,000 AGR: 56,000 DRYER: 22,000 OTHER: _____

Meter of Record Recovered: Y #: 2168153 Index: 1049 Where: _____

How was gas shut off? TWO LOCKING PLUGS.

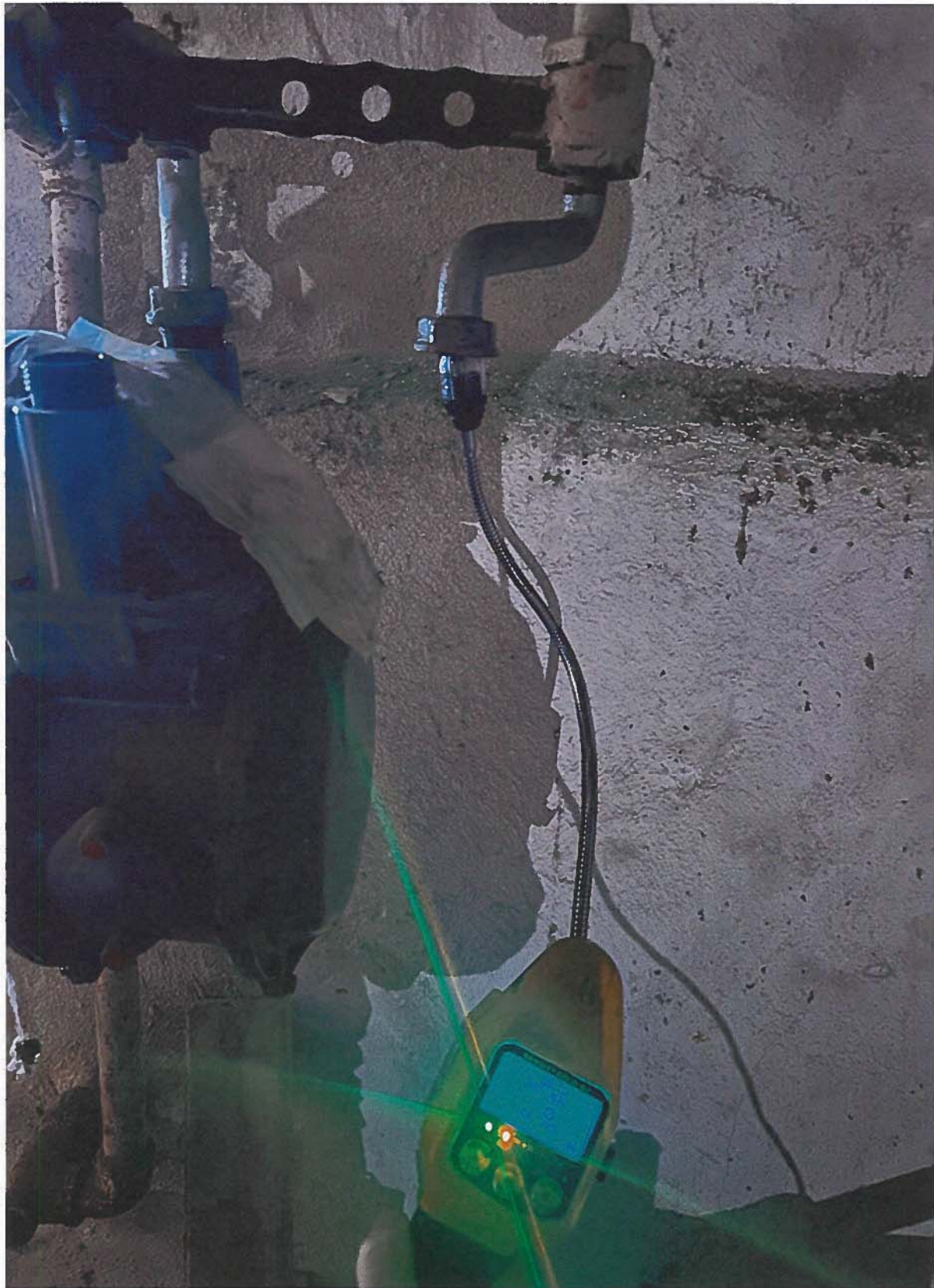
P.T.N.? Yes No Leak? Yes No Pictures? Yes No Investigator's Name: _____

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

Additional Comments: ON 3-12-2024, SERVICE ABANDONED.

P/E: _____ Date: _____

Abandoned: Yes No Main Footway



Degree Days Calculator

Help

Criteria

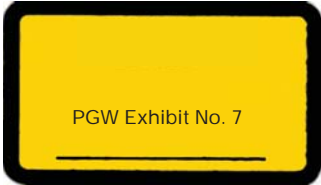
Current Year
 20 Years Average

	Month	Day	Year
Start Date:	10	25	2016
End Date:	2	12	2024

Calculate

Degree Days

Number of Days: 2666
Total Degree Days: 30879.00



Customer Name	Jared Everett		
Address	0 S/Philadelphia, Pa		
Account Number	[REDACTED]		
Period Start Date (MM/DD/YYYY)	10/25/2016		
Period End Date (MM/DD/YYYY)	2/12/2024		
Heating Degree Days	30879		
	Appliance Input Data (BTU/hr)	Recommended EFLH	Gas Usage (CCF)
Heater	60,000	700	2,884.21
Instantaneous AWH (Tankless)		130	-
Automatic Water Heater AWH	36,000	500	1,266.61
Range	56,000	125	492.57
Dryer	22,000	200	309.62
		Total Usage (CCF)	4,953

PGW Bill Calculation revised 3/6/2024

Beginning Read	0	Ending Read	4953	Start Date (To Date)	10/25/2016	End Date (From Date)	2/12/2024	Number Of Dials	4	Actual Deg Days	30,879	USA Daily Base Load	0.42	If there is no amount for the Base Load, USE the Defaulted Base Loads below for the correct Customer Class:	
Consumption	4953	/	2666	Average Consumption per day		1.85783946		*20 Yr Avg Deg Day		33,332		Heating? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		For Winter Season 2023 - 2024 Cust Class 0 = 18.27 Cust Class 2 = 0.42	
Rate Class	GSR	Supplier	PGW	Group	01	Type	Variable	Senior Discount	0	Dual Bill Yes/No	No <input type="checkbox"/> Yes <input type="checkbox"/>	Taxable Yes/No	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	Cust Class 3, 4 and 5 = 0.00 Cust Class 8 = 2.69	
Cust Charge	\$1,239.75	Commodity	\$2,548.25	Commodity Charge Credit	\$0.00	GCR	\$0.00	GSR Distribution Charge	\$4,301.49	GSR WNA Charge	\$119.44	GSR DSIC Charge	\$430.28	Cust Class 9 = 5.39 Cust Class P = 0.57 Cust Class V = 0.52	
Does Migration Rider Exist?	No <input type="checkbox"/>	Migration Rider	\$0.00	Sub Total	\$8,538.03	Amount Senior Citizen Discount	\$0.00	Bill Total	\$8,538.03	1% City Tax	\$0.00	Grand Total For GSR	\$8,538.03	Variable Customer Charge	\$100.00

BASED ON BTU'S @ 2209 MCLELLAN ST

* Historic Degree Days switched from 30 year average to 20 year average on 12/11/2017
CHANGED WNA end date to 5/1/2023

City of Philadelphia Department of Records

RECORDING INFORMATION SUMMARY (RIS)

The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes.

1) RETURN DOCUMENT TO:

Name: Charmaine Henderson

Address: 1629 S. 23rd street

Telephone: [Redacted]

PGW Exhibit 8
Page 1 of 10

2) Type of Document:

- Deed
- Sheriff's Deed
- Deed of Condemnation
- Other Deed
- Mortgage
- Release of Mortgage
- Assignment of Mortgage
- Satisfaction of Mortgage
- Lease/Memorandum of Lease
- Assignment of Lease & Rent
- Easement
- Other _____ (specify)

3) Date of Document: 10 / 1 / 2002
month day year

4) Grantor/Mortgagor/Assignor/Lessor/ Other: a) Everett, Jared, Simir
(Last Name First Name Middle Initial) b)



5) Additional names on Continuation Page of RIS

6) Grantee/Mortgagee/Assignee/Lessee/ Other: a) Henderson, Charmaine
(Last Name First Name Middle Initial) b)

7) Additional names on Continuation Page of RIS

8) Property Address: a) House No. & Street Name: 2209 McClellan street Unit # Philadelphia, PA Zip Code: 19145 -
Condo Name(if applicable): #
BRT Account # (optional): Parcel Identification Number (PIN) (optional):

9) Additional addresses on Continuation Page of RIS

10) Grantee's Mailing Address (Deed Only): (If Grantee is at a different address than the Property Address listed in Section 8, complete this section.)

a) Grantee or Designee Name: Charmaine Henderson
House No. & Street Name: 1629 S. 23rd street
City: Philadelphia State: Pa Zip Code: 19145 -

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified: Recorder's Index Information of Original Mortgage:
a) Name of Original Mortgagee: Recording Date of Original Mortgage: month / day / Year Initials, Book and Page or Doc. ID#

12) Additional references on Continuation Page of RIS

13) If applicable, please check: Consolidation Subdivision

for Records Department use only

14) Signature Information

a) OR -or- 'EE Name: Jared Simir Everett

b) 'OR -or- 'EE Telephone Number

c) 'OR -or- 'EE Signature



50539691
Pg: 1 of 6
10/08/2002 11:27AM

This Document Recorded 10/08/2002 11:27AM Doc Code: D State RTT: 0.00 Local RTT: 0.00 Commissioner of Records, City of Philadelphia Doc Id: 50539691 Receipt #: 190896 Rec Fee: 48.50

15) Page 1 of

Fee Simple Deed No. 752-S

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the 1st Day of October day of

in the year of our Lord two thousand and Two Thousand (2002)

Between JARED SIMIR EVERETT

(hereinafter called the Grantor), of the one part, and

CHARMAINE HENDERSON (hereinafter called the Grantee), of the other part.

Witnesseth That the said Grantor ONE DOLLAR (\$1.00)

for and in consideration of the sum of lawful well and truly paid

money of the United States of America, unto by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, confirmed, and by these presents confirm unto the said Grantee heirs and assigns.

ALL THAT CERTAIN lot or parcel of ground, together with the buildings and improvements thereon erected, located in the 48th Ward of the City and County of Philadelphia and Commonwealth of Pennsylvania, commonly known as 2209 McClellan Street.

SITUATE on the North side of McClellan street at the distance of 65 feet Westward from the West side of 22nd street in the 48th ward of the City of Philadelphia.

CONTAINING in front or breadth on the said McClellan Street 17 feet 3 inches and extending of that width in length or depth Northward between parallel lines at right angles to said McClellan Street 50 feet to a certain 3 feet wide alley which leads Eastward and Westward and communicates with another 3 Feet wide alley which leads Northward and Southward from Moore Street to McClellan Street.

BEING 10. 2209 McClellan Street Together with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever.

Being the same premises which SHIRLEY M. KELLAM by deed dated 2/5/1990 recorded at Philadelphia in the office for the recording



of deeds in Deed Book FHS 1609 page 310 &c., granted and conveyed unto Hattie Jacobs.

THIS IS A CONVEYANCE FROM A SON TO A MOTHER.



50539691

Page: 3 of 6
10/08/2002 11:27A

Together with all and singular the Buildings and improvements, ways, streets, alleys, driveways, 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

the said grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, HER heirs and assigns, to and for the only proper use and behoof of the said Grantee, HER heirs and assigns forever.

And the said Grantor, FOR HIMSELF, HIS heirs,

executors and administrators does covenant, promise and agree, to and with the said Grantee, HER heirs and assigns, by these presents, that HE the said Grantor and HIS heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, HER heirs and assigns, against HIM, the said Grantor and HIS heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under HIM or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part hereunto set HIS hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Jared Simir Everett
Jared Everett
.....
JARED SIMIR EVERETT
.....
.....
.....



PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. _____ PAGE NO. _____

PGW Exhibit 8
Page 5 of 10

DATE RECORDED _____

CITY TAX PAID _____

Complete each section and file 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 <i>Jared Simir Everett</i>	TELEPHONE NUMBER [REDACTED]
STREET ADDRESS <i>1629 S. 23rd street</i>	CITY <i>Philadelphia</i>
STATE <i>Pa.</i>	ZIP CODE <i>19145</i>

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) <i>Jared Simir Everett</i>	GRANTEE(S)/LESSEE(S) <i>Charmaine Henderson</i>
STREET ADDRESS <i>1629 S. 23rd street</i>	STREET ADDRESS <i>1629 S. 23rd street</i>
CITY <i>Philadelphia Pa.</i>	CITY <i>Philadelphia Pa.</i>
STATE <i>Pa.</i>	STATE <i>Pa.</i>
ZIP CODE <i>19145</i>	ZIP CODE <i>19145</i>

C. PROPERTY LOCATION

STREET ADDRESS <i>2209 McClellan street</i>	CITY, TOWNSHIP, BOROUGH <i>Philadelphia</i>
COUNTY <i>Phila.</i>	SCHOOL DISTRICT <i>Phila.</i>
TAX PARCEL NUMBER _____	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <i>\$1.00</i>	2. OTHER CONSIDERATION <i>+ \$0</i>	3. TOTAL CONSIDERATION <i>= \$1.00</i>
4. COUNTY ASSESSED VALUE <i>\$4,480.00</i>	5. COMMON LEVEL RATIO FACTOR <i>X 3.19</i>	6. FAIR MARKET VALUE <i>= \$14,241.20</i>

E. EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

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

50539691
Page: 5 of 6
10/08/2002 11:27A

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 <i>Jared Simir Everett</i>	DATE <i>10-8-02</i>
---	------------------------

Commonwealth of Pennsylvania } ss:
County of PHILADELPHIA

On this, the FOURTH day of OCTOBER, 2002, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the _____ the undersigned Officer, personally appeared JARED SIMIR EVERETT

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Domenic J. DiClerico

Notary Public
NOTARIAL SEAL
DOMENIC J. DICLERICO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Dec. 21, 2004

DEED

JARED SIMIR EVERETT

TO

CHARLAILE HENDERSON

PREMISES: 2209 McClellan St.
48th Ward
Philadelphia
Pennsylvania

752-S John C. Clark Col. Phila.

The Address of the above-named Grantee

is 1629 S. 23rd St

Philadelphia, Pa

On behalf of the Grantee

Jared Simir Everett



50539691

Fee Simple Deed No. 752-S



51188509
Page: 1 of 4
05/31/2005 12:08PM

This Indenture Made the 27th day of May in the year of our Lord two thousand and Two Thousand (2 005)

Between CHARMAINE HENDERSON

JARED SIMIR EVERETT (hereinafter called the Grantor), of the one part, and

(hereinafter called the Grantee), of the other part.

Witnesseth That the said Grantor ONE DOLLAR (\$1.00)

for and in consideration of the sum of lawful money of the United States of America, unto well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents grant, bargain and sell, release and confirm unto the said Grantee heirs and assigns.

ALL THAT CERTAIN lot or parcel of ground, together with the buildings and improvements thereon erected, located in the 48th Ward of the city and County of Philadelphia and Commonwealth of Pennsylvania, commonly known as 2209 McClellan street. SITUATE on the North side of McClellan street at the distance of 65 feet Westward from the west side of 22nd street in the 48th Ward of the City of Philadelphia. CONTAINING in front or breadth on the said McClellan street 14 feet 3 inches and extending of that width in length or depth Northward between parallel lines at right angles to said McClellan st. 50 feet to a certain 3 ft wide alley which leads Eastward and Westward and communicates with another 3 ft wide alley which leads Northward and Southward from Moore St. to McClellan st. BEING NO. 2209 McClellan St Together with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourse at all times hereafter, for ever. BEING the same premises which SHIRLEY M. KELLAM by deed dated 2/5/1990 recorded at Phila in the Office for the Recording of deeds in DEED BOOK FHS 1609 page 310 &c., granted and conveyed unto Hattie Jacobs. THIS IS A CONVEYANCE FROM A MOTHER TO A SON.

Together with all and singular the **Buildings and** improvements, ways, streets, alleys, driveways, 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

the said grantor , as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described **with the buildings** and improvements thereon **erected** hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee , **HER** heirs and assigns, to and for the only proper use and behoof of the said Grantee , **HIS** heirs and assigns forever.

And the said Grantor , **FOR HERSELF, HER** heirs,


executors and administrators **does** covenant, promise and agree, to and with the said Grantee , **HIS** heirs and assigns, by these presents, that **HER** the said Grantor and **HER** heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee , **HIS** heirs and assigns, against **HER** , the said Grantor and **HER** heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under **HER** or any of them, shall and will


WARRANT and forever DEFEND.


In Witness Whereof, the part hereunto set hand and seal . Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Mary Novella Eley
NOTARIAL SEAL
Mary Novella Eley, Notary Public
City of Philadelphia, Philadelphia County
My commission expires September 30, 2008

Charmare Herdison 





Commonwealth of Pennsylvania }
County of Phila } ss:

On this, the 27th day of MAY, 2005, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the

MSC HARMING HENDERSON the undersigned Officer.
personally appeared AND MR. JARED EVERETT

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

NOTARIAL SEAL
Adolph Eugene Key, Notary Public
City of Philadelphia, County of Philadelphia
My Commission Expires Aug. 29, 2005

Adolph Eugene Key
Notary Public

DEED

CHARMAINE HENDERSON
TO
JARED SIMIR EVERETT

PREMISES: 2209 McClellan st
48th Ward
Phila, Pa. 19145

752-S John C. Clark Col. Phila.

The Address of the above-named Grantee

is 2209 McClellan st.

On behalf of the Grantee

Jared Simir Everett

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DATE RECORDED

CITY TAX PAID

Complete each section and file 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 <i>Jared Simir Everett</i>		TELEPHONE NUMBER:	
STREET ADDRESS <i>2209 McClellan St.</i>		AREA CODE ()	
CITY <i>Phila.</i>	STATE <i>Pa.</i>	ZIP CODE <i>19145</i>	

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) <i>Charmaine Henderson</i>		DATE OF ACCEPTANCE OF DOCUMENT	
STREET ADDRESS <i>1679 S 23rd St</i>		GRANTEE(S)/LESSEE(S) <i>Jared S. Everett</i>	
CITY <i>Phila</i>	STATE <i>Pa</i>	CITY <i>Phila</i>	STATE <i>Pa</i>
ZIP CODE <i>19145</i>		ZIP CODE <i>19145</i>	

C. PROPERTY LOCATION

STREET ADDRESS <i>2209 McClellan St</i>		CITY, TOWNSHIP, BOROUGH <i>Phila</i>
COUNTY <i>Phila</i>	SCHOOL DISTRICT <i>Phila</i>	TAX PARCEL NUMBER

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <i>1.00</i>	2. OTHER CONSIDERATION <i>0</i>	3. TOTAL CONSIDERATION <i>1.00</i>
4. COUNTY ASSESSED VALUE <i>4416</i>	5. COMMON LEVEL RATIO FACTOR <i>3.66</i>	6. FAIR MARKET VALUE <i>16163</i>

E. EXEMPTION DATA

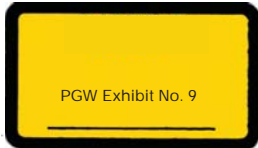
1A. AMOUNT OF EXEMPTION <i>100%</i>	1B. PERCENTAGE OF INTEREST CONVEYED <i>100%</i>
--	--

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.) *Mother to Son*

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <i>Charmaine Henderson</i>	DATE <i>5-31-05</i>
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12518-133 ✓

D 0834 414

QUITCLAIM DEED

THIS INDENTURE, made the 27th day of October in the year of our Lord one thousand nine hundred and ninety-eight (1998) **BETWEEN ROBERT SARP**, party of the first part, and **CHARMAINE HENDERSON**, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **THIRTEEN THOUSAND FIVE HUNDRED DOLLAR (\$13,500.00)** lawful money of the United States of America, to him well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents, does remise, release and quit-claim unto the said party of the second part, and to her, heirs, executors, administrators and assigns forever,

135-
405-

ALL THAT CERTAIN lot or parcel of ground, together with the buildings and improvements thereon erected, located in the 136th Ward of the City and County of Philadelphia and Commonwealth of Pennsylvania, commonly known as 1629 S. 23rd Street, as more fully described on Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all and singular, the buildings, improvements, tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof: And also, all the estate, right, title, interest, property, claim and demand whatsoever, as well as in law as in equity, of the said party of the first part, of, in or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, her, heirs, executors, administrators and assigns forever,

IN WITNESS WHEREOF, the party of the first part has caused this Deed to be executed as of the day and year first above written.

WITNESS:

Robert Sarp
ROBERT SARP

#74
PA. RTT 135.00
PHIL RTT 405.00
CHECK 540.00
ITEM 2
1CL 1915 15:38TH

10-29-98 #5

D 0834 415

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and known as Number 1629.

SITUATE on the East side of Twenty-third Street at the distance of One hundred and eighty-one feet Northward from the North side of Morris Street in the 3rd Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Twenty-third Street fifteen feet and extending of that width in length or depth Eastward between parallel lines at right angles to the said Twenty-third Street sixty-three feet and six inches (63' 6") to a certain four feet wide alley leading Southward into Morris Street.

BEING Known as Number 1629 South 23rd Street.

TOGETHER with the free and common use, right, liberty and privilege of the said alley as and for a passageway and watercourse at all times, hereafter, forever.

BEING the same premises which John Green, Sheriff of, by Deed dated June 20, 1988 and recorded in the Department of Records of Philadelphia in Deed Book FHS No. 1162, page 138, granted and conveyed unto Robert Sarp, in fee.

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION	BOOK NO 0 0834	PAGE NO 4 117
DATE RECORDED		465
CITY TAX PAID		

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/ is not set forth in the deed, (2) when the deed is without 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 Charmaine Henderson		TELEPHONE NUMBER
STREET ADDRESS 1629 South 23rd Street		AREA CODE
CITY Philadelphia	STATE PA	ZIP CODE 19145

B. TRANSFER DATA	
GRANTOR(S)/LESSOR(S) Robert L. Sarp	DATE OF ACCEPTANCE OF DOCUMENT Charmaine Henderson
STREET ADDRESS 3411 Bristol Pike	STREET ADDRESS 1629 South 23rd Street
CITY Bensalem	CITY Philadelphia
STATE Penna.	STATE PA
ZIP CODE 19020	ZIP CODE 19145

C. PROPERTY LOCATION	
STREET ADDRESS 1629 South 23rd Street	CITY, TOWNSHIP, BOROUGH Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
TAX PARCEL NUMBER	

D. VALUATION DATA		
1. ACTUAL CASH CONSIDERATION \$13,500	2. OTHER CONSIDERATION + 0	3. TOTAL CONSIDERATION = \$13,500.00
4. COUNTY ASSESSED VALUE 2,464	5. COMMON LEVEL RATIO FACTOR x 3.46	6. FAIR MARKET VALUE = \$8,525.44

E. EXEMPTION DATA	
1A. AMOUNT OF EXEMPTION 0	1B. PERCENTAGE OF INTEREST CONVEYED 100%

- 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 <i>Charmaine Henderson</i>	DATE 10/27/96
---	-------------------------

D 0834 418

QUITCLAIM DEED

ROBERT SARP

TO

CHARMAINE HENDERSON

PREMISES: 1629 South 23rd Street
36th Ward
Philadelphia, Pennsylvania

The address of the within named Grantee
is: 1629 S. 23rd Street
Philadelphia, Pennsylvania

On behalf of the Grantee

Frank T. Dickler
COMMISSIONER OF RECORDS
000074

THIS DOCUMENT RECORDED
98 OCT 28 AM 9: 26

10-28-98	82732	82732 TOTAL	74.44
10-28-98	82732	ROD00002	1111
	CASH		50.00
			57.00

4

PHILADELPHIA GAS WORKS

PUC

Opening XML

Case Number:	3977492
Company Name:	PGW (PHILA. GAS WORKS (NGDC))
Company Code:	0766
Company Type	GAS TRANSPORTER
Customer First Name:	JARED
Customer Middle Initial:	
Customer Last Name:	EVER
Customer Account Number:	██████████
Customer Home Phone w/ Area Code:	
Customer Work Phone w/ Area Code:	
Customer Service Class:	RESIDENTIAL
Customer Mail Address 1:	
Customer Mail Address 2:	
Customer Mail Address City:	
Customer Mail Address State:	
Customer Mail Address Zip:	
Customer Mail Address 4-Zip:	
Customer Service Address 1:	2209 MCCLELLAN ST
Customer Service Address 2:	
Customer Service Address City:	PHILADELPHIA
Customer Service Address State:	PA
Customer Service Address Zip:	19145
Customer Service Address 4-Zip:	
Customer Family Adults:	1
Customer Family Children:	1
Customer Family Age:	17
Gross Income	
Source	Income Amount
WAGE	2383.33
Date Open:	2024-04-16
Reason For Contact:	APPLICANT / DEPOSITS- SERVICE IS OFF (# 64)
Term Date:	
Business Name:	
Case Problem:	
Company Position:	04/15/2024 FULL BALANCE DUE TO START SERVICE.
Related Information:	64 - DENIAL OF SERVICE. SERVICE IS OFF. THE APPLICANT IS DISPUTING THE BALANCE OF \$8538. THIS BALANCE ACCRUED WHILE CUSTOMER WAS INCARCERATED AND SAYS IS NOT RESPONSIBLE FOR BALANCE. - RELIEF SOUGHT - DISPUTE BALANCE AND START SERVICE. THE CELL PHONE NUMBER ██████████ HAS BEEN ALLOWED TO BE SHARED. THE EMAIL ADDRESS JAYROCK23RD@GMAIL.COM HAS BEEN ALLOWED TO BE SHARED.

PGW Exhibit No. 10

Case Misc Info:

Hot Issue:

Case Origin: TELEPHONE

Prior Case Number:

Universal Service: Y

Arrearage: 8538.03

BCS Investigator First Name: BCS

BCS Investigator Last Name: CASE POOL

BCS Investigator Phone w/ Area Code: [REDACTED]

BCSIntaker First Name: BRITTANY

BCSIntaker Last Name: ALVAREZ

Number Of Time Send: 1

Number Of Time Faxed: 0

Number Of Time Faxed: 7172658273

PHILADELPHIA GAS WORKS

PUC

Closing XML

Case Number: 3977492
Company Name: PGW (PHILA. GAS WORKS (NGDC))
Company Code: 0766
Company Type: GAS TRANSPORTER
Customer First Name: JARED
Customer Middle Initial:
Customer Last Name: EVERETT
Account Number: [REDACTED]
Service Address 1: 2209 MCCLELLAN ST
Service Address 2:
Service City: PHILADELPHIA
Service State: PA
Service Zip 5: 19145
Service Zip 4:
Decision Issue: Y
Oral Written: W
Violation: NO
Chapter:
Section Rule:
Total Balance: 8538.03
Date Closed: 2024-04-29
Resolution: DECISION LETTER ISSUED-- CASE DISMISSED: THE APPLICANT IS DISPUTING BALANCE BEING HELD RESPONSIBLE FOR THE BALANCE ACCRUED WHEN SHE WAS INCARCERATED. THE APPLICANT IS DISPUTING THE BALANCE BEING HELD RESPONSIBLE FOR AND REQUESTING PUC ASSISTANCE TO ESTABLISH SERVICE IN HER NAME. SERVICE WAS IN THE APPLICANT'S NAME AT 2209 MCCLELLAN ST FROM 7/25/2003 TO 4/27/2010 WITH A BALANCE OF \$4,338.64. SERVICE WAS IN THE APPLICANT'S NAME AT 2209 MCCLELLAN ST FROM 1/23/2007 TO 10/24/2016 WITH A BALANCE OF \$1,517.27. THE COMPANY TERMINATED SERVICE IN THE APPLICANT'S NAME FOR NONPAYMENT ON 10/24/2016. THE METER WAS FOUND TO BE TAMPERED AND AN UNKNOWN BYPASS WAS DISCOVERED. THE APPLICANT IS FOUND TO BE RESPONSIBLE FOR THE UNAUTHORIZED USAGE CHARGES FROM 10/25/2016 TO 2/12/2024 AT 2209 MCCLELLAN ST IN THE AMOUNT OF \$8,538.03. THE APPLICANT HAS BEEN LINKED THROUGH THE PROPERTY THROUGH PUBLIC RECORDS FROM 5/26/2005. THE APPLICANT IS NOT ELIGIBLE FOR A PUC ARRANGEMENT TO ACTIVATE SERVICE IN HER NAME DUE TO UNAUTHORIZED USAGE. THROUGH THIS DECISION, THE COMMISSION IS UPHOLDING THE COMPANY'S POSITION ON WHAT SHE MUST PAY TO HAVE HER SERVICE ESTABLISHED AND RESTORED. CASE DISMISSED. PER COMPANY REPORT... THE APPLICANT IS TO PAY AN UPFRONT PAYMENT OF \$9,033.26 (BYPASS CHARGES \$8,538.03, PLUS A RECONNECTION FEE OF \$123.23, PLUS A DIG FEE OF \$372.00) TO ESTABLISH AND TURN ON SERVICE AT THE REQUESTED SERVICE ADDRESS. THE COMPANY REPORTED THAT THE PREVIOUS ACCOUNTS

WITH BALANCES TOTALING \$5,855.91 MAY BE COLLECTED BY OTHER MEANS.

Balance Date: 2024-04-19
Service Restored Pay: 0.00
Service Continue Amount: 0.00
Service Continue Date:
Terms:
Special Budget Amount: 0.00
Regular Budget Amount: 96.00
Arrears Payment Plus: 0.00
FinalMonthlyPayment: 0.00
CurrentMonthlyPayment: 0.00
EndMonthlyPayment: 0.00
LetterDescription:
HeadDate: 2024-04-30
Paragraph:
Bill Date:
Reconnect Amount: 0
Pay Amount: 0.00
BCS Investigator First Name: RICKY
BCS Investigator Last Name: WIJAYA
Number Of Time Send: 1
Number Of Time Faxed: 0
PUC Fax: 7172658273