
Tasha Underwood,		
v.		Docket No.:
Philadelphia Gas Works		F-2024-3051673
Initial Call-In		
Telephonic Hearing		

Pages 1 - 90

Judge's Chambers
Commonwealth Keystone
Building - Plaza Level

400 North Street
Harrisburg, PA

Wednesday, March 26, 2025
Commencing at 10:03 a.m.

INDEX TO EXHIBITS

Docket No. F-2024-3051673

Hearing Date: March 26, 2025

<u>NUMBER</u>	<u>FOR IDENTIFICATION</u>	<u>IN EVIDENCE</u>
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Respondent Exhibit:

PGW-1	38	53
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Google Maps

PGW-2	38	53
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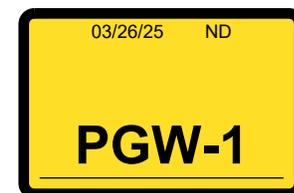
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Degree Days Calculator

Philadelphia, Pennsylvania

Google Street View

Mar 2012 [See latest date](#)





1



This Document Recorded
06/26/2013 10:30AM State RTT: 0.00
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Doc Code: D Commissioner of Records. City of Philadelphia

Doc Id: 52659187
Receipt #: 1259556
Rec Fee: 230.00

NOT INSURED – ACCOMODATION RECORDING

PGW Exhibit 2
Page 1 of 9

PREPARED BY:
Judy F. Berkman, Esquire
Regional Housing Legal Services
2 South Easton Road
Glenside, PA 19038

RETURN TO:
Prestige Abstract Corporation
100 South Broad Street
Suite 1330
Philadelphia, PA 19110

DEED OF CONSOLIDATION

OLD BRT TAX NO's:
4946 West Stiles Street: 44-2-09-5500
4948 West Stiles Street: 44-2-09-5610
NE BRT TAX NO: 44-2-0956-48

THIS INDENTURE made the 24th day of June June
in the year of our Lord Two Thousand and Thirteen (2013)

BETWEEN **Habitat for Humanity Philadelphia, Inc., a Pennsylvania Non-profit Corporation [the survivor corporation of a merger with Habitat for Humanity—West Philadelphia, a Pennsylvania Non-profit Corporation (also known as Habitat for Humanity, West Philadelphia)] also known as Habitat for Humanity**

(hereinafter called the Grantor). Party of the one part

AND

Habitat for Humanity Philadelphia, Inc., a Pennsylvania Non-profit Corporation

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

03/26/25 ND
PGW-2

WITNESSETH That the said Grantor, for and in consideration of the sum of One dollar and 00/100 Dollar (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its respective successors, and assigns forever.

Legal Description

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situated in the 44th Ward of the City of Philadelphia, and described in accordance with a Survey and Plan of Property 2012-37SK-D4997 CP#150 made July 30, 2012 for Habitat for Humanity by Karl E. Kriegh Acting Surveyor & Regulator of the Seventh Survey district, as follows:

BEGINNING AT A POINT on the southerly side of Stiles Street 30 feet wide legally open, on City plan at a distance of 341.994 feet eastwardly from the southeasterly side of St. Bernard Street 30 feet wide legally open, on City Plan;

Thence extending N84°10'10"E, along said Stiles Street the distance of 28.000 feet to a point;

Thence extending S05°49'50"E, partly passing through a masonry wall, the distance of 50.000 feet to a point on the northerly side of a certain 4 feet wide alley which extends eastwardly and communicates with another 4 feet wide alley that extends northwardly to said Stiles Street and also extends westwardly communicating with a third 4 feet wide alley that extends northwardly to said Stiles Street and southwardly to communicate with a three feet wide alley that extends westwardly to said St. Bernard Street;

Thence extending along the said northerly side of the said 4 feet wide alley S48°10'10"W, the distance of 28.000 feet to a point;

Thence extending N05°49'50"W, partly passing through a masonry wall the distance of 50.000 feet to a point on the said southerly side of Stiles Street being the **FIRST MENTIONED POINT AND PLACE OF BEGINNING**.

CONTAINING IN AREA 1,400 SQ. FT. or 0.03214 Acres.

BEING known as No. 4946-48 West Stiles Street.

New BRT TAX NO. _____

Being the same premises, 4946 West Stiles Street, that by Sheriff's Deed dated 12/14/2009, the Sheriff of the County of Philadelphia in the Commonwealth of Pennsylvania and recorded 1/22/2010 in the Recorder of Deeds Office of the County of Philadelphia as Document No.

52169491, whereby title to said premises vested in Habitat for Humanity – West Philadelphia, in fee, AND

Being, in part, the same premises, 4948 West Stiles Street, that the Redevelopment Authority of the City of Philadelphia by Deed dated 08/27/1992 and recorded 09/23/1992 in the Department of Records in the City of Philadelphia in Deed book VCS, No. 160, Page 026 et seq. conveyed unto Habitat for Humanity, West Philadelphia, a Pennsylvania non-profit corporation, in fee.

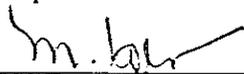
TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them 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 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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns.

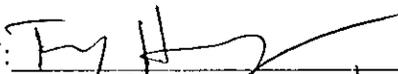
AND the said Grantor for its successors and assigns does covenant, promise and agree, to and with the said Grantee, its successors assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor and its successors and assigns, 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, her, or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
in the presence of us:



Habitat for Humanity Philadelphia, Inc., a
Pennsylvania Non-profit Corporation

BY: 
Name: TROY HANIGAN
Title: PROJECT MANAGER

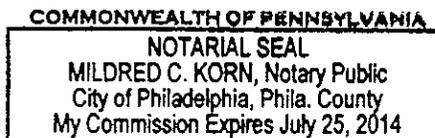
Commonwealth of Pennsylvania :
: SS.
County of Philadelphia :

On this, the 24th day of June, 2013, before me, a Notary Public, the undersigned officer personally appeared Tony Hauigan, who acknowledged himself/herself to be the President of Habitat for Humanity Philadelphia, Inc., and that he/~~she~~ as such Officer ~~being~~ authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mildred C. Korn
Notary Public

My Commission Expires On:



DEED OF CONSOLIDATION

GRANTOR(S): Habitat for Humanity Philadelphia, Inc., a Pennsylvania Non-profit Corporation [the survivor corporation of a merger with Habitat for Humanity—West Philadelphia, a Pennsylvania Non-profit Corporation (also known as Habitat for Humanity, West Philadelphia)] also known as Habitat for Humanity

TO

GRANTEES: Habitat for Humanity Philadelphia, Inc., a Pennsylvania Non-profit Corporation

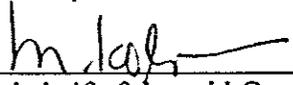
PREMISES

4946-48 West Stiles Street
Philadelphia, PA 19131
County of Philadelphia

NEW BRT TAX NO. 44-2-0956-48

The address of the said Grantee is

1829 North 19th Street,
Philadelphia, PA 19121



On behalf of the said Grantee
File No.P-8718

PHILADELPHIA REAL ESTATE RECORDER'S USE ONLY
TRANSFER TAX CERTIFICATION

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration 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 NAME – All inquiries may be directed to the following person:

NAME: Habitat for Humanity Philadelphia, Inc., a PA non-profit Corp. TELEPHONE NUMBER:

STREET ADDRESS: 1829 N. 19th Street CITY, STATE & ZIP CODE Philadelphia, PA 19121

B. TRANSFER DATA

GRANTOR(S) / LESSOR(S): Habitat for Humanity Philadelphia, Inc., a PA non-profit Corporation GRANTEE(S) / LESSEE(S): Habitat for Humanity Philadelphia, Inc., a PA non-profit corporation

STREET ADDRESS: 1829 N. 19th Street STREET ADDRESS: 1829 N. 19th Street

CITY, STATE & ZIP CODE Philadelphia, PA 19121 CITY, STATE & ZIP CODE Philadelphia, PA 19121

C. PROPERTY LOCATION

STREET ADDRESS: 4946-48 W. Stiles Street CITY, TOWNSHIP, BOROUGH: PHILADELPHIA

COUNTY: PHILADELPHIA SCHOOL DISTRICT: PHILADELPHIA TAX PARCEL NUMBER: See attached Exhibit A

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$115,000.00 2. OTHER CONSIDERATION \$0.00 3. TOTAL CONSIDERATION \$115,000.00

4. COUNTY ASSESSED VALUE See Attached Exhibit A 5. COMMON LEVEL RATIO FACTOR x3.27 6. FAIR MARKET VALUE See Attached Exhibit A

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100% 1B: % OF INTEREST CONVEYED: 100%

2. CHECK THE APPROPRIATE ITEM BELOW FOR EXEMPTION CLAIMED:

- Will or intestate succession: _____
- 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 party trust agreement). Tax paid prior to deed \$ _____
- Transfers to the Commonwealth, the United State, 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 prior deed).
- Other (Please explain exemption claimed, if other than listed above)
Deed of Consolidation

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: X  DATE: 6/24/13

EXHIBIT "A"

P-8718	COMMON LEVEL RATIO	FAIR MARKET VALUE
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ADDRESS	4946 West Stiles Street			
BRT TAX NO	44-2-0955-00			
2013 ASSESSMENT	\$7,040.00	3.27		\$23,020.80

ADDRESS	4948 West Stiles Street			
BRT TAX NO	44-2-0956-10			
2013 ASSESSMENT	\$7,360.00	3.27		\$24,067.20

TOTAL =	\$14,400.00	3.27		\$47,088.00
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Nicole Cunliffe
[signature of affiant]

Nicole Cunliffe
[typed name of affiant]

100 South Broad Street, Suite 1330
[address of affiant, line 1]

Philadelphia, PA 19110
[address of affiant, line 2]

Subscribed and sworn to before me, this 24th [day of month] day of July [month], 2013.

[Notary Seal:]

Mildred C. Korn
[signature of Notary]

Mildred C. Korn
[typed name of Notary]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MILDRED C. KORN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 25, 2014

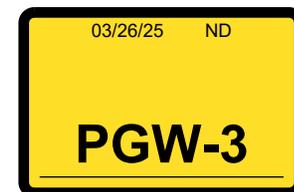
NOTARY PUBLIC

My commission expires: July 25, 2014.

Philadelphia, Pennsylvania

Google Street View

Aug 2024 [See more dates](#)





(2)



PREPARED BY:
Prestige Abstract Corporation

This Document Recorded
06/26/2013 State RTT: 1,150.00
10:30AM Local RTT: 0.00
Doc Code: D Commissioner of Records, City of Philadelphia

Doc Id: 52659188
Receipt #: 1259556
Rec Fee: 230.00

RETURN TO: P-8718
Prestige Abstract Corporation
100 South Broad Street
Suite 1330
Philadelphia, PA 19110

PGW Exhibit 4
Page 1 of 8

BRT TAX NO. 44-2-0956-48

THIS INDENTURE made the *24th* day of *June*
in the year of our Lord Two Thousand and Thirteen (2013)

BETWEEN **Habitat for Humanity Philadelphia, Inc., a PA non-profit corporation**
(hereinafter called the Grantor), party of the one part.

AND

Tasha Underwood
(hereinafter called the Grantee), party of the other part,

Witnesseth, That the said Grantor for and in consideration of the sum of One Hundred Fifteen
Thousand and 00/100 Dollars (\$115,000.00), lawful money of the United States of America,
unto It 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, aliened, enfeoffed,
released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release
and confirm unto the said Grantee, her, heirs and assigns forever.

See Legal Description Attached

03/26/25 ND
PGW-4

Legal Description

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situated in the 44th Ward of the city of Philadelphia, and described in accordance with a Survey and Plan of property 2012-37SK-D4997 CP#150 made July 30, 2012 for Habitat for Humanity by Karl E. Kriegh Acting Surveyor & Regulator of the Seventh Survey District, as follows:

BEGINNING AT A POINT on the southerly side of Stiles Street 30 feet wide legally open, on City plan at a distance of 341.994 feet eastwardly from the southeasterly side of St. Bernard Street 30 feet wide legally open, on City Plan; Thence extending N84°10' 10"E, along said Stiles Street the distance of 28.000 feet to a point;

THENCE extending S05°49'50"E, partly passing through a masonry wall, the distance of 50.000 feet to a point on the northerly side of a certain 4 feet wide alley which extends eastwardly and communicates with another 4 feet wide alley hat extends northwardly to said Stiles Street and also extends westwardly communicating with a third 4 feet wide alley that extends northwardly to said Stiles Street and southwardly to communicate with a three feet wide alley that extends westwardly to said St. Bernard Street;

THENCE extending along the said northerly side of the said 4 feet wide alley S84°10'10"W, the distance of 28.000 feet to a point;

THENCE extending N05°49'50"W, partly passing through a masonry wall the distance of 50.000 feet to a point on the said southerly side of Stiles Street being the First Mentioned Point and Place of Beginning.

CONTAINING IN AREA 1,400 SQ. FT. or 0.03214 Acres

BRT TAX NO. 44-2-0956-48

BEING 4946-4948 Stiles Street

Being the same premises which Habitat for Humanity Philadelphia Inc. formerly known as Habitat for Humanity West Philadelphia by Deed of Consolidation dated ___/___/___ and recorded ___/___/___ in Philadelphia County in Document No. _____ conveyed unto Habitat for Humanity Philadelphia, Inc., in fee.

ALSO UNDER AND SUBJECT to the right of first refusal set forth in Section 31 of the Purchase Money Mortgage With Shared Appreciation Provision of even date herewith by Grantee in favor of Grantor and recorded with the Commissioner of Records of the City of Philadelphia on the date of recording of this indenture, which right of first refusal shall apply to and run with the land only so long as any mortgage now or hereafter made by Grantee in favor of Grantor and recorded with the Commissioner of Records of the City of Philadelphia remains unsatisfied as of record.

Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto 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 said Grantor as aforesaid, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the buildings and improvement, 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 her heirs and assigns forever.

And the said Grantor for Itself, Its successors and assigns does by these presents, covenant, promise and agree, to and with the said Grantee her heirs and assigns, that It, the said Grantor, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee her heirs and assigns, against It the said Grantor and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under It, Them, or any of them, shall and will

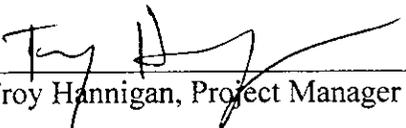
WARRANT and forever DEFEND.

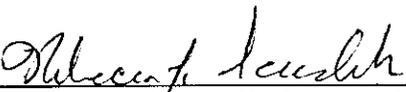
In Witness Whereof, the said Grantor as hereunto set Its Hand And Official Seal, duly attested by Its proper Officers. Dated the day and year first above written.

**Habitat for Humanity Philadelphia, Inc.,
a PA non-profit corporation**

Sealed and Delivered
in the presence of us:



By: 
Troy Hannigan, Project Manager

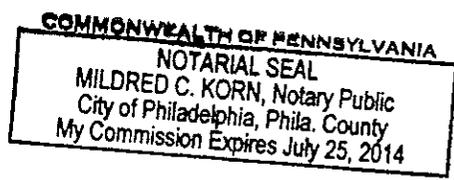
By: 
Rebecca Seedah, Family Services Manager

Commonwealth of Pennsylvania :
County of Philadelphia : SS:
:

On this, the 24th day of June, 2013, before me, a Notary Public the undersigned officer, personally appeared Troy Hannigan, who acknowledged himself to be the Project Manager and Rebecca Seedah who acknowledged herself to be the Family Services Manager of Habitat for Humanity Philadelphia, Inc., and that they as such, officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

In Witness Whereof, I hereunto set my hand and official seal.

Mildred C. Korn Seal
Notary Public



DEED

GRANTOR: Habitat for Humanity Philadelphia, Inc., a PA non-profit corporation

TO

GRANTEE: Tasha Underwood

PREMISES
4946-48 W. Stiles Street
Philadelphia, PA 19131
County of Philadelphia
BRT TAX NO. 44-2-0956-48

The address of the above names Grantee is:
4946-48 W. Stiles Street
Phila. Pa 19131
M. Korn

On behalf of the Grantee
File No. P-8718

PHILADELPHIA REAL ESTATE RECORDER'S USE ONLY
TRANSFER TAX CERTIFICATION

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration 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 NAME – All inquires may be directed to the following person:

NAME: Tasha Underwood TELEPHONE NUMBER:

STREET ADDRESS: 4946-4948 West Stiles Street CITY, STATE & ZIP CODE Philadelphia, PA 19131

B. TRANSFER DATA

GRANTOR(S) / LESSOR(S) Habitat for Humanity Philadelphia, Inc., a PA non-profit Corp. GRANTEE(S) / LESSEE(S) Tasha Underwood

STREET ADDRESS: 1829 N. 19th Street STREET ADDRESS: 4946 West Stiles Street

CITY, STATE & ZIP CODE Philadelphia, PA 19121 CITY, STATE & ZIP CODE Philadelphia, PA 19131

C. PROPERTY LOCATION

STREET ADDRESS: 4946-48 W. Stiles Street CITY, TOWNSHIP, BOROUGH: PHILADELPHIA

COUNTY: PHILADELPHIA SCHOOL DISTRICT: PHILADELPHIA TAX PARCEL NUMBER: 44-2-0956-48

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$115,000.00 2. OTHER CONSIDERATION \$0.00 3. TOTAL CONSIDERATION \$115,000.00

4. COUNTY ASSESSED VALUE \$14,400.00 5. COMMON LEVEL RATIO FACTOR x3.27 6. FAIR MARKET VALUE \$47,088.00

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION: 100% 1B: % OF INTEREST CONVEYED: 100%

- 2. CHECK THE APPROPRIATE ITEM BELOW FOR EXEMPTION CLAIMED:
 Will or intestate succession:
 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 party trust agreement). Tax paid prior to deed \$
 Transfers to the Commonwealth, the United State, 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 prior deed).
 Other (Please explain exemption claimed, if other than listed above)

See attached email from Christine T. Bak, Esquire for the City of Philadelphia.

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: X [Signature] DATE: 6/24/13

Millie Korn

From: Christine.Bak@phila.gov
Sent: Tuesday, June 18, 2013 4:46 PM
To: mkorn@prestigeabstract.com
Cc: Frannie.Kaplan@phila.gov; 'Berkman, Judy'; rebeccas@habitatphiladelphia.org; 'Troy Hannigan'; Varghese.Kunjachan@Phila.Gov
Subject: RE: FW: 4946-48 W Stiles St - Tasha Underwood Buyer--Habitat for Humanity Philadelphia, Inc Seller

I understood I was agreeing to not require transfer tax on the sale by Habitat of 4946-48 W Stiles Street to Tasha Underwood. Is that correct?

Christine T. Bak
Senior Attorney
City of Philadelphia Law Department
1401 JFK Boulevard
5th Floor
Philadelphia, Pa 19102
215-686-0514
215-686-0588 (fax)

"Millie Korn" <mkorn@prestigeabstract.com>

06/18/2013 04:34 PM

Please respond to
<mkorn@prestigeabstract.com>

To <Christine.Bak@phila.gov>, "Berkman, Judy" <judy.berkman@rhls.org>
cc <rebeccas@habitatphiladelphia.org>, "Troy Hannigan"
<troyh@habitatphiladelphia.org>, <Frannie.Kaplan@phila.gov>,
<Varghese.Kunjachan@Phila.Gov>

Subject RE: FW: 4946-48 W Stiles St - Tasha Underwood Buyer--Habitat for Humanity Philadelphia, Inc Seller

Hi Chris – Does this also include the sale to Tasha Underwood as you only attached the Deed of Consolidation. I just want to clarify this so we don't have any issue when we present the deed for recording.

Thanks,
Millie

Millie C. Korn, Vice President
Prestige Abstract Corporation
100 South Broad Street, Suite 1330
Philadelphia, PA 19110
215-561-3220(P) 215-561-3112 (F)

From: Christine.Bak@phila.gov [mailto:Christine.Bak@phila.gov]
Sent: Tuesday, June 18, 2013 4:31 PM
To: Berkman, Judy
Cc: mkorn@prestigeabstract.com; rebeccas@habitatphiladelphia.org; Troy Hannigan (troyh@habitatphiladelphia.org); Frannie.Kaplan@phila.gov; Varghese.Kunjachan@Phila.Gov
Subject: Re: FW: 4946-48 W Stiles St - Tasha Underwood Buyer--Habitat for Humanity Philadelphia, Inc Seller

Yes the City will accept the filing without transfer tax.

Christine T. Bak

GENERAL AFFIDAVIT

City of Philadelphia
Records Department

BEFORE ME, the undersigned Notary,

Mildred C. Korn [name of Notary

before whom affidavit is sworn], on this day of

 [month], 20 personally appeared

Nicole Cunliffe [name of affiant],

known to me to be a credible person and of lawful age, who being by me first duly sworn, on [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 Prestige Abstract Corporation, a

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

100 South Broad Street, Suite 1330, Philadelphia, PA 19110

[address of record for title insurance company]

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

[address of record of law firm or individual attorney]

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

4946-48 West Stiles Street, Philadelphia, PA 19131

Nicole Cunliffe
[signature of affiant]

Nicole Cunliffe
[typed name of affiant]

100 South Broad Street, Suite 1330
[address of affiant, line 1]

Philadelphia, PA 19110
[address of affiant, line 2]

Subscribed and sworn to before me, this 24th [day of month] day of July [month], 2014.

[Notary Seal:]

Mildred C. Korn
[signature of Notary]

Mildred C. Korn
[typed name of Notary]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MILDRED C. KORN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 25, 2014

NOTARY PUBLIC

My commission expires: July 25, 2014.

Customer Contact: Turn On

Date: 08/22/2013 Time: 3:02:00 PM Source: JetSearch Related Tran: _____
CC Type: SER0 - Turn On Created: 08/22/2013 at: 3:02:27 PM by: CJAMES
Area: 800 - Residential General Service Changed: _____ at: _____ by: _____
 Surveyable Auto Delete Date: 08/22/2017 Class: Inquiry

Comments: Turn On (AMR) ISSD TURN ON

Letter

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

Review List Tickler

Follow Up: _____ to Review Group to User
Priority: _____ Review Group... _____

Account: [REDACTED] Underwood, Tasha A
Premise: 4946-48 W Stiles St/Phila,Pa
Person: Underwood, Tasha A

Change Cancel

Customer Contact: Turn On [X]

Date: 08/22/2013 Time: 3:03:00 PM Source: JetSearch Related Tran: _____
CC Type: SER0 - Turn On [v] Created: 08/22/2013 at: 3:03:15 PM by: CJAMES
Area: 800 - Residential General Service [v] Changed: _____ at: _____ by: _____
 Surveyable Auto Delete Date: 08/22/2017 Class: Inquiry

Comments: COR MOVED IN 7/3

Letter

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

Review List Tickler

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

Account: [REDACTED] Underwood, Tasha A [v]
Premise: 4946-48 W Stiles St/Phila,Pa [v]
Person: Underwood, Tasha A [v]

[Change] [Cancel]

Field Information

Order Num: 5380984 Order Type: Remove Meter Customer Name: [REDACTED]

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Vwindow	Time	Gas Found	Gas Left
4756128	12-18-13	Roy Myers	CNP	Completed By FSD	Primary	1200-1600	12/18/2013 2:40 PM	OFF	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
OFF	OFF	Service Stopper	Curb Box

Others Order Data

Order Type Desc	Special Instructions	Created By
Remove Meter	enter at 4948 w siles st to Remove Meter, customer ms underwood can be reach at [REDACTED] (new construction) cor request ater 1p	rbaylis

[Close](#)

Field Information

Order Num: 5380984 Order Type: Remove Meter Customer Name: [REDACTED]

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Vwindow	Time	Gas Found	Gas Left
4756128	12-18-13	Roy Myers	CNP	Completed By FSD	Primary	1200-1600	12/18/2013 2:40 PM	OFF	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

removed meter took down set...found off at curb. i put in expander... service stopper

Others Order Data

Order Type Desc	Special Instructions	Created By
Remove Meter	enter at 4948 w siles st to Remove Meter, customer ms underwood can be reach at [REDACTED] (new construction) cor request ater 1p	rbaylis

[Close](#)

Field Information

Order Num Order Type Customer Name

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
4761729	12-19-13	Jarad Fredell	CMP	Completed By FSD	Primary	1200-1600	12/19/2013 2:30 PM	OFF	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
OFF	OFF	Service Cap	Curb Box

Others Order Data

Order Type Desc	Special Instructions	Created By
Remove PGW/Piping	instal locking cap	rripscom

[Close](#)

Field Information

Order Num Order Type Customer Name

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
4761729	12-19-13	Jarad Fredell	CMP	Completed By FSD	Primary	1200-1600	12/19/2013 2:30 PM	OFF	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 gas off. installed service lock left safe

Others Order Data

Order Type Desc	Special Instructions	Created By
Remove PGW/Piping	instal locking cap	rripscom

[Close](#)

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

Action

Service Order... 3137002233 Initiated on 10/28 by Aims, Upload

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

Status: Complete on 10/28/2019 12:33 by Aims, Upload MUP Status: _____

Service Point: 9972194980 DiscP G-GS, GSR, CNP, no meter CURB

Acct/Premise: [REDACTED] Underwood, Tasha A / 4946-48 W Stiles St/Philadelphia,Pa

Order Date: 10/28/2019 SP Location: _____

Effective Date/Time: 10/28/2019 12:33 PM Service Person: _____ Mileage: 0

Work Done: 10/28/2019 Disconnect Loc: CURB - Curb valve shut-off

SP Available Until: 09/12/2025 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 14490956 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
▶ 14526250	05-14-24	Oluwa Sandy	CMP	Completed By FSD	Primary	2000-2359	5/14/2024 2:55 PM	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 14490956 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
▶ 14526250	05-14-24	Oluwa Sandy	CMP	Completed By FSD	Primary	2000-2359	5/14/2024 2:55 PM	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 at the curb. with new style expander. left of with new style 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

<p>Block 4900 blk. of W STILES st From 49 to 50</p> <p>Premise Location 4946-48 W STILES ST/PHILA,PA</p> <p>Heading 4948 W STILES ST</p> <p>Order Type Service Abandonment</p> <p>Sub Type Active Service Inactive Accounts (ASIA)</p> <p>Comments</p>	<p>Order Number 14980491</p> <p>Detail Main Map L3-63 Map... Priority Medium</p> <p>Ward #</p> <p>Supervisor Area 3 - West</p> <p>Assigned To Reginald Brickhouse Assign Crew...</p> <p>Creation Date 9/3/2024 Compliance Date 9/ 3/2024</p> <p><input type="checkbox"/> Appointment Date Any time</p> <p>Cost Accounting Details... UFS...</p>
--	--

[Activities](#) | [Order Requests](#) | [Comments](#) | [Status](#) | [Tools](#) | [Materials](#) | [Attachments](#) | [Location And Reading](#) | [Leak Details](#) | [Common Details](#) | [Support Assignment](#)

Activity	Display Current Order Activity	Select Completed by	Select Assigned To		
Activity Name	Form Completion Sta	Activity Completion Status	Completed Date	Completed By	
Excavation	COMPLETED	COMPLETED	09/03/2024 12:08	Rbrickho	
Back Fill / Leave Open Trenches	COMPLETED	AUDIT COMPLETED	09/03/2024 12:16	Rbrickho	
Frost Level	COMPLETED	COMPLETED	09/03/2024 12:17	Rbrickho	
Service Work	COMPLETED	PARTIALLY COMPLETED	09/03/2024 12:16	Rbrickho	
Notify PA One Call	NOT COMPLETED	NOT COMPLETED			

Non Completed Mandatory Activiti

View Form

Activity Status ...

View Mine

Attach Entity

Add New Activity

Activity Add

Activity Details

Assigned To Add/Edit Comments

Assigned Group

Status Save Activity Details

Job Journal | Save | Close | [Download Activities](#) | [Download Activities of Linked Orders](#)

Theft Reporting Sheet

Address of Bypass: 4948 W STILES STREET Apt #: _____ Floor: _____

Date found: 09/03/2024 Time Found: 11:20:00 AM Time Reported: 12:34:00 PM Taken by: FOWLER

Reporting Employee: G. FISHER PR# 13494 Dept RPU

Reporting Employee: _____ Dept _____

Reporting Employee: _____ Dept _____

Reason for Visit: MRD TIP ASSIST LEAK RPU OTHER

How was PGW admitted: A WOMAN

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:

ERT HEAD REMOVED AND SITTING ON TOP OF METER. FOUND OFF AT CURB W/EXPANDER.

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: 40,000 AWH:40,000 AGR: 60,000 DRYER: 22,000 OTHER: _____

Meter of Record Recovered: Y #: 1751352 Index:4103 Where: _____

How was gas shut off? PIN AT PILFER AND LOCKING PLUGS AT METER BAR.

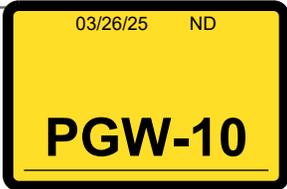
P.T.N.? Yes No Leak? Yes No Pictures? Yes No Investigator's Name: _____

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

Additional Comments: DISTRIBUTION ON SITE TO ABANDON SERVICE.

P/E: _____ Date: _____

Abandoned: Yes No Main Footway





Field Information

Order Num Order Type Customer Name

Field Activity Sequence

Sequence	Work Date	Employee	Status Code	Comp Type	Dispatch Type	Window	Time	Gas Found	Gas Left
▶ 14817453	09-03-24	Gregory Fisher	CMP	Completed By FSD	Primary	1200-1600	9/3/2024 1:09 PM	OFF	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
▶ OFF	OFF	Curb Box	Expander

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	Unbilled Usage Investigation	ateti		

[Close](#)

Field Information

Order Num 14982750 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
▶ 14817453	09-03-24	Gregory Fisher	CMP	Completed By FSD	Primary	1200-1600	9/3/2024 1:09 PM	OFF	OFF

Field Activity Details

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

Appliance	BTU	Unit Number	Operational
▶ Dryers	22000	1	Y
Heaters	40000	1	Y
Ranges	60000	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	Unbilled Usage Investigation	ateti		

Close

Field Information

Order Num 14982750 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
▶ 14817453	09-03-24	Gregory Fisher	CMP	Completed By FSD	Primary	1200-1600	9/3/2024 1:09 PM	OFF	OFF

Field Activity Details

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

Action	Current Meter Number	New Meter Number	Current ERT	New ERT	Current Index	New Index	Loc Desc	Reason
▶ Remove Meter	1751352	0	23213358	0	4103	0	Front Foundation Wall	Bypass

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	Unbilled Usage Investigation	ateti		

[Close](#)

Field Information

Order Num 14982750 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
▶ 14817453	09-03-24	Gregory Fisher	CMP	Completed By FSD	Primary	1200-1600	9/3/2024 1:09 PM	OFF	OFF

Field Activity Details

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

Detail Activity

▶ Bypass Found

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	Unbilled Usage Investigation	ateti		

Close

Field Information

Order Num 14982750 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
▶ 14817453	09-03-24	Gregory Fisher	CMP	Completed By FSD	Primary	1200-1600	9/3/2024 1:09 PM	OFF	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

▶ gas off at curb with expander by previous tech. was let in by female occupant,(with sup C. Dicarlo) found meter with ERT removed and placed on top of meter. removed both met

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	Unbilled Usage Investigation	ateti		

[Close](#)

Field Information

Order Num 14982750 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
▶ 14817453	09-03-24	Gregory Fisher	CMP	Completed By FSD	Primary	1200-1600	9/3/2024 1:09 PM	OFF	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

▶ meter. removed both meter and ERT and locked pifer with pin and meter bar with locking plugs, distrubution on site abandoning service HH 40 A/WH 40 AGR 60, and dryer 22

Others Order Data

Customer Re	Order Type Desc	Special Instructions	Created By	Contact Name	Contact Number
▶	Unbilled Usage Investigation	Unbilled Usage Investigation	ateti		

[Close](#)



Degree Days Calculator

Help

Criteria

Current Year
 20 Years Average

	Month	Day	Year
Start Date:	10	28	2019
End Date:	5	14	2024

Calculate

Degree Days

Number of Days: 1660

Total Degree Days: 19523.00





Total Number Of Days:	365
Total \$ Amount:	1,508.74
Average Amt Per Day:	4.13
Total Usage:	978.00
Average Usage Per Day:	2.68

OK

Read Date	SA Type	Days	Read Code	\$ Amount	Usage	Demand	Customer
<input checked="" type="checkbox"/> 05/10/2019	G2-GS	30	R	\$87.62	41.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 04/10/2019	G2-GS	29	R	\$171.05	105.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 03/12/2019	G2-GS	29	R	\$229.95	158.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 02/11/2019	G2-GS	31	R	\$273.45	195.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 01/11/2019	G2-GS	32	R	\$227.77	150.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 12/10/2018	G2-GS	32	R	\$201.58	156.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 11/08/2018	G2-GS	29	R	\$92.36	61.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 10/10/2018	G2-GS	29	R	\$37.38	17.00 CCF	0.00	Underwood, Tasha A

Read Date	SA Type	Days	Read Code	\$ Amount	Usage	Demand	Customer
<input checked="" type="checkbox"/> 09/11/2018	G2-GS	33	R	\$37.53	17.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 08/09/2018	G2-GS	29	R	\$42.88	21.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 07/11/2018	G2-GS	30	R	\$45.55	23.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 06/11/2018	G2-GS	32	R	\$61.62	34.00 CCF	0.00	Underwood, Tasha A
<input checked="" type="checkbox"/> 05/10/2018	G2-GS	29	R	\$90.60	56.00 CCF	0.00	Underwood, Tasha A
<input type="checkbox"/> 04/11/2018	G2-GS	30	R	\$158.98	116.00 CCF	0.00	Underwood, Tasha A
<input type="checkbox"/> 03/12/2018	G2-GS	31	R	\$194.34	118.00 CCF	0.00	Underwood, Tasha A
<input type="checkbox"/> 02/09/2018	G2-GS	29	R	\$218.40	138.00 CCF	0.00	Underwood, Tasha A





Philadelphia Gas Works - Historical Usage Calculator

Total volume of gas consumed during good 12 months of historical usage (CCF):	978
Average volume of gas used per month based on good 12 months of historical usage (CCF):	81.500
Start Date of Theft:	10/28/2019
End Date of Theft:	5/14/2024
Total days of Theft Time Period:	1660
Total days of Theft Time Period converted into total Months:	55.333
Total volume of gas used and to be billed as "ESTGAS" in CCF:	4,509.667
Total volume of gas used and to be billed as "ESTGAS" in CCF rounded:	4,510



PGW Bill Calculation revised 9/4/2024

Beginning Read	Ending Read	Start Date (To Date)	End Date (From Date)	Number Of Dials	Actual Deg Days	USA Daily Base Load	If there is no amount for the Base Load, USE the Defaulted Base Loads below for the correct Customer Class:	
0	4510	10/28/2019	5/14/2024	4	19,523	0.42		
Consumption		Average Consumption per day		*20 Yr Avg Deg Day		Heating?		For Winter Season 2023 - 2024
4510		/ 1660		= 2.71686747		21,511		Yes <input checked="" type="checkbox"/>
Rate Class	Supplier	Group	Type	Senior Discount	Dual Bill Yes/No	Taxable Yes/No	Cust Class 0 = 18.27	
GSR	PGW	01	Fixed	0	No <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Cust Class 2 = 0.42	
Cust Charge	Commodity	Commodity Charge Credit	GCR	Gas Cost Adjustment	GSR Distribution Charge	GSRWNA Charge	GSR DSIC rge	Cust Class 3, 4 and 5 = 0.00
\$803.01	+	\$2,462.88	+	\$0.00	+	\$0.00	+	-
		\$0.00		\$0.00		-\$141.34		+
				\$4,063.76		\$166.31		+
						\$360.32		+
Does Migration Rider Exist?	Migration Rider	Sub Total	Amount Senior Citizen Discount	Bill Total	State Tax	1% City Tax	Grand Total For GSR	Variable Customer Charge
No <input type="checkbox"/>	\$0.00	\$7,714.94	\$0.00	\$7,714.94	\$0.00	\$0.00	\$7,714.94	\$104.38

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

