

SELLER DOCKET NO. WR-1795 Sub 9
PURCHASER DOCKET NO. WR-3592 Sub 0
FILING FEE RECEIVED _____

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR TRANSFER OF AUTHORITY TO CHARGE FOR WATER AND/OR SEWER SERVICE AND FOR APPROVAL OF RATES FOR
APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS

INSTRUCTIONS

If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable".

SELLER

1. Name of current certified owner BR Park & Kingston Charlotte, LLC
2. Mailing address 712 Fifth Avenue, 9th Floor, New York, New York 10019
3. Business telephone number 336-232-1996

PURCHASER

4. Name of purchaser RG Park & Kingston, LLC
5. Business mailing address of purchaser 125 W Park Avenue
City and state Charlotte, North Carolina Zip code 28203
6. Business telephone number 919-747-4652 Business fax number _____
7. Business email address ncuc@conservice.com

UTILITY SERVICE AREA

8. Name of Apartment Complex or Manufactured Home Park Park and Kingston
9. County (or counties) Mecklenburg
10. Type of Service (Water and/or Sewer) Water & Sewer
11. Supplier of purchased water City of Charlotte
12. Supplier of purchased sewage treatment City of Charlotte
13. Current number of customers - Water 168 Sewer 168
14. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 168 Sewer 168

PROPOSED AND PRESENT RATES

- | | <u>Proposed Rates</u> | <u>Present Rates</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 15. Water usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 2.54</u> | <u>\$ 2.42</u> |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 7.26</u> | <u>\$ 6.94</u> |
| 17. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>Per 1,000 gallons</u> | <u>Per 1,000 gallons</u> |
| 18. Monthly administrative fee: | <u>\$ 5.31</u> | <u>\$ 5.31</u> |
| (NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier) | | |
| 19. Bills past due <u>25</u> Days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date). | | |

PERSONS TO CONTACT

- | | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> |
|-------------------------------------------------------------------|-------------------|----------------------------------------------------------------|---------------------|
| 20. Management Company | <u>Dana Ricks</u> | <u>125 W Park Ave, Charlotte, NC 28203</u> | <u>919-747-4652</u> |
| 21. Complaints or Billing | <u>Joy Miller</u> | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-265-3183</u> |
| 22. Emergency Service | <u>Dana Ricks</u> | <u>125 W Park Ave, Charlotte, NC 28203</u> | <u>919-747-4652</u> |
| 23. Filing and Payment of Regulatory Fees to Utilities Commission | <u>Joy Miller</u> | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-265-3183</u> |

REQUIRED EXHIBITS

1. If the Purchaser is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). (Must match name on Line 4 of application.)
2. If the Purchaser is a partnership, enclose a copy of the partnership agreement. (Must match name on Line 4 of application.)
3. Enclose a copy of a Warranty Deed showing that the Purchaser has ownership of all the property necessary to operate the utility. (Must match name on Line 4 of application.)
4. Enclose a vicinity map showing the location of the apartment complex or manufactured home park in sufficient detail for someone not familiar with the county to locate the apartment complex or manufactured home park. (A county roadmap with the apartment complex or manufactured home park outlined is suggested.)
5. Enclose maps of the apartment complex or manufactured home park in sufficient detail to show the layout of streets, apartment buildings or manufactured home lots, and water and/or sewer mains.
6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Purchaser has entered into covering the provision of billing and collecting and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its administrative fee, enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.

FILING INSTRUCTIONS

10. Submit one (1) original application with required exhibits and original notarized signature to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus an additional copy, if a file-stamped copy is requested by the Applicant.
11. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURES

12. Application shall be signed and verified by the Applicants.

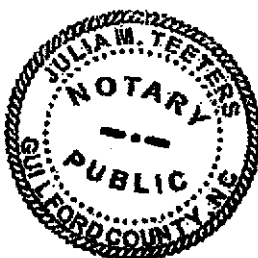
Signature *Dana Rich*
Purchaser

Date 9/3/2021

Signature *Katie Manley w/ Oar Support Bell*
Bethus Inc as agent for entry
Seller

Date 6/30/2021

13. (Typed or Printed Name) *Katie Manley*
personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.



This the 30th day of June, 2021.
Julia M. Teeters
Notary Public

My Commission Expires: *July 1, 2023*
Date

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

RG Park & Kingston, LLC

Information

SosId: 2210150

Status: Current-Active ⓘ

Date Formed: 6/9/2021

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: CT Corporation System

Addresses

Mailing

1427 Clarkview Road Suite 500
Baltimore, MD 21209

Principal Office

1427 Clarkview Road Suite 500
Baltimore, MD 21209

Reg Office

160 Mine Lake Ct Ste 200
Raleigh, NC 27615

Reg Mailing

160 Mine Lake Ct Ste 200
Raleigh, NC 27615

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

State of North Carolina
Department of the Secretary of State

SOSID: 2210150
Date Filed: 6/9/2021 1:45:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2021 160 00664

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Sep 03 2021

APPLICATION FOR CERTIFICATE OF AUTHORITY
FOR LIMITED LIABILITY COMPANY

Pursuant to §57D-7-03 of the General Statutes of North Carolina, the undersigned limited liability company hereby applies for a Certificate of Authority to transact business in the State of North Carolina, and for that purpose submits the following:

1. The name of the limited liability company is RG Park & Kingston, LLC;

and if the limited liability company name is unavailable for use in the State of North Carolina, the name the limited liability company wishes to use is _____.

2. The state or country under whose laws the limited liability company was formed is Delaware.

3. Principal office information: (Select either a or b.)

a. ☒ The limited liability company has a principal office.

The principal office telephone number: 443-291-4303.

The street address and county of the principal office of the limited liability company is:

Number and Street: 1427 Clarkview Road, Suite 500

City: Baltimore State: MD Zip Code: 21209 County: Baltimore

The mailing address, *if different from the street address*, of the principal office of the corporation is:

Number and Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

b. ☐ The limited liability company does not have a principal office.

4. The name of the registered agent in the State of North Carolina is: C T Corporation System.

5. The street address and county of the registered agent's office in the State of North Carolina is:

Number and Street: 160 Mine Lake Ct., Ste. 200

City: Raleigh, State: NC Zip Code: 27615-6417 County: Wake

6. The North Carolina mailing address, *if different from the street address*, of the registered agent's office in the State of North Carolina is:

Number and Street: _____

City: _____ State: NC Zip Code: _____ County: _____

APPLICATION FOR CERTIFICATE OF AUTHORITY

Page 2

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Sep 03 2021

7. The names, titles, and usual business addresses of the current company officials of the limited liability company are:
(use attachment if necessary) (This document must be signed by a person listed in item 7.)

Name and Title

Business Address

See Attachment

8. Attached is a certificate of existence (or document of similar import), duly authenticated by the secretary of state or other official having custody of limited liability company records in the state or country of formation. **The Certificate of Existence must be less than six months old. A photocopy of the certification cannot be accepted.**

9. If the limited liability company is required to use a fictitious name in order to transact business in this State, a copy of the resolution of its managers adopting the fictitious name is attached.

10. (Optional): Please provide a business e-mail address:

Privacy Redaction

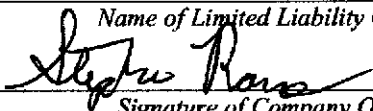
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. **The e-mail provided will not be viewable on the website.** For more information on why this service is offered, please see the instructions for this document.

11. This application will be effective upon filing, unless a delayed date and/or time is specified: _____.

This the 8th day of June, 2021

RG Park & Kingston, LLC

Name of Limited Liability Company



Signature of Company Official

Stephen Roenick, Vice President

Type or Print Name and Title

Notes:

1. **Filing fee is \$250.** This document must be filed with the Secretary of State.

1. Officers. The Company shall have such officers with such authority and responsibility as the Member may from time to time designate. The officers of the Company are set forth below.

<u>Name</u>	<u>Office</u>
J.M. Schapiro	CEO and President
John A. Luetkemeyer, Jr.	Vice President and Treasurer
J. Mark Schapiro	Vice President and Secretary
Sheldon Goldseker	Vice President
Crystal Frey	Vice President
David P. Donato	Vice President
Haley Donato	Vice President
Nicholas F. McCoy	Vice President
Lauren M. Wayne	Vice President and Assistant Secretary
Steve Roenick	Vice President

Business Address for all Officers: 1427 Clarkview Road, Suite 500, Baltimore,
Maryland 21209

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "RG PARK & KINGSTON, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRD DAY OF JUNE, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



5968855 8300

SR# 20212346758

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203359919

Date: 06-03-21

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Sep 03 2021

For Registration
 Fredrick Smith
 Register of Deeds
 Mecklenburg County, NC
 Electronically Recorded
 2021 Jul 09 12:44 PM RE Excise Tax: \$ 89700.00
 Book: 36277 Page: 474 - 480 Fee: \$ 26.00
 Instrument Number: 2021133080

Fredrick Smith

OFFICIAL COPY

Sep 03 2021

SPECIAL WARRANTY DEED

Prepared by: Nelson Mullins Riley & Scarborough LLP
 Atlantic Station, Suite 1700
 201 17th Street NW
 Atlanta, GA 30363
 Attn: Eric R. Wilensky, Esq.

Return to: RG Park & Kingston, LLC
 1427 Clarkview Road, Suite 500,
 Baltimore, Maryland 21209
 Attn: Charmayne Litz

Return to:
 Von Crook
 First National Financial Title Services, LLC
 3301 Windy Ridge Parkway, Suite 300
 Atlanta, GA 30339
 770-916-4347- NC252104162V

Excise Tax: \$89,700.00
 Parcel # 123-061-03; 123-061-16; 123-061-18

THIS SPECIAL WARRANTY DEED made as of this 7th day of July, 2021, by and between

GRANTOR:	GRANTEE:
BR PARK & KINGSTON CHARLOTTE, LLC	RG PARK & KINGSTON, LLC
Address: c/o Bluerock Real Estate, L.L.C. 1345 Avenue of the Americas, 32 nd Floor New York, NY 10019	Address: 1427 Clarkview Road, Suite 500 Baltimore, Maryland 21209

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by Instruments recorded in recorded in Book 29817, Page 601 and Book 29817, Page 605 (as to Parcel I); and Book 30858, Page 962 (as to Parcel II).

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 332, Page 96.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, the improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the claims of all persons claiming by, under or through Grantor, other than those Permitted Exceptions set forth in Exhibit "B" attached hereto and incorporated herein by reference.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing under seal as of the day and year first above written.

GRANTOR:

BR PARK & KINGSTON CHARLOTTE, LLC,
a Delaware limited liability company

By: _____

Name: Jordan Ruddy

Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF New York

On June 23, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan Ruddy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

DALE POZZI

NOTARY PUBLIC-STATE OF NEW YORK

No. 01PO6275397

(Official Seal) Qualified in New York County

My Commission Expires 01-28-2025

Dale Pozzi
Official Signature of Notary

Dale Pozzi

Notary Public

Printed or typed name

My commission expires: _____

Exhibit "A"**Legal Description of Property****PARCEL I**

All those certain parcels and tracts of land lying and being in the City of Charlotte, Mecklenburg County, State of North Carolina, and being more particularly described as follows:

Being all of Lots 5, 6, 8, 14, 15 and 16 of Block 2, Wilmore - Sec. 1, as shown on map or plat thereof recorded in Map Book 332, Page 96, Mecklenburg County Public Registry; and

Being all of Lot 4, Block 2, Wilmore - Sec. 1, as shown on map or plat thereof recorded in Map Book 332, Page 96, Mecklenburg County Public Registry;

Save and Except that certain part of Lot 4 conveyed by Deed recorded in Book 16430, Page 597 and Book 13604, Page 845, Mecklenburg County Public Registry; and

Being all of Lot 17, Block 2, Wilmore - Sec. 1, as shown on map or plat thereof recorded in Map Book 332, Page 96, Mecklenburg County Public Registry.

PARCEL II

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Being all of Lot 9, Block 2, Section 1, Wilmoore Subdivision, as shown on map or plat thereof recorded in Map Book 332, Page 96, Mecklenburg County Public Registry.

AND

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Being all of Lot 7, Block 2, Section 1, Wilmoore Subdivision, as shown on map or plat thereof recorded in Map Book 332, Page 96, Mecklenburg County Public Registry.

Together with the approximately 5' wide portion of the 10' Alleyway described as "Parcel A" in the Resolution Closing a 10-foot Alleyway between Camden Road and South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina, recorded in Book 27616, Page 104, Mecklenburg County Public Registry.

BROWNFIELDS NOTICE:

This notice is required under NCGS §130A-310.35(d). The Property conveyed pursuant to this Special Warranty Deed and described herein has been classified as a brownfields property under the Brownfields Property Reuse Act of 1997, NCGS Section 130A, Article 9, Part 5 and is subject to the Brownfields Agreement which is attached as Exhibit A to that certain Notice of Brownfields Property dated July 2, 2013 and recorded in Book 28491, Page 349, in the Mecklenburg County Registry.

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Sep 03 2021

Exhibit "B"**Permitted Exceptions**

1. Reservations and Restrictive Covenants including Mineral Rights and Reservations contained in Deed by and between Abbott Realty Company (formerly Suburban Realty Company) and Robert J. Walker dated July 6, 1922 and recorded on July 8, 1922 in Book 473 Page 265.
2. Reservations and Restrictive Covenants including Mineral Rights and Reservations contained in Deed by and between Abbott Realty Company (formerly Suburban Realty Company) and Home Real Estate & Guaranty Company dated September 5, 1923 and recorded in Book 500 Page 368.
3. Rights of Charlotte-Mecklenburg Storm Water Services in and to the vacated portion of 10-foot Alleyway between Camden Road and S. Tryon Street, as set forth in Resolution recorded August 29, 2012 in Book 27616, Page 104.
4. Easement and Memorandum of Agreement by and between Park Kingston Investors LLC and Time Warner Cable Southeast LLC d/b/a Time Warner Cable dated January 30, 2013 and recorded on May 21, 2013 in Book 28355 Page 784.
5. Notice of Brownfields Property filed by Park Kingston Investors, LLC on July 2, 2013 in Book 28491 Page 349.
6. Guy Wire Easement by and between Park Kingston Investors LLC and Duke Energy Carolinas, LLC dated October 16, 2013 and recorded on December 6, 2013 in Book 28876 Page 713.
7. Post-Construction Stormwater Best Management Practices Operations and Maintenance Agreement and Easement Agreement by and between Park Kingston Investors LLC and the City of Charlotte dated January 9, 2014 and recorded on February 11, 2014 in Book 28993 Page 804, as re-recorded on March 16, 2015 in Book 29817, Page 594.
8. Declaration of Transfer Inspection/Maintenance Responsibilities of Stormwater BMP Facilities dated as of March 16, 2015 by and between Park & Kingston Investors, LLC and BR Park & Kingston Charlotte, LLC; recorded March 17, 2015 in Book 29819, Page 871.
9. Boundary lines and alleyway as set forth on plat recorded in Map 50, Page 446.
10. Boundary lines, land use restrictions, and public alleyway as set forth on plat recorded in Plat Book 55, Page 296.
11. Matters that would be disclosed by an accurate survey of the Property.

12. Prohibition Against Condominium Conversion Agreement by and between BR Park & Kingston Charlotte, LLC and RG Park & Kingston, LLC dated July 7, 2021 and intended to be recorded after this Deed.

PARK & KINGSTON

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Sep 03 2021



125 W PARK AVENUE | CHARLOTTE, NC 28203 | 704.602.2070 | PARKANDKINGSTON@CRCREALTY.COM | CR-PARKANDKINGSTONAPTS.COM





Park & Kingston Apartments

4.1 ★★★★★ 40 reviews

Apartment complex



Directions



Save



Nearby



Send to your
phone



Share



125 W Park Ave, Charlotte, NC 28203



Open now: 9AM–6PM

City of Charlotte FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

Residential Rates & Fees

Water Usage:

Tier 1 (1-4 Ccf): \$1.77/Ccf

Tier 2 (5-8 Ccf): \$2.29/Ccf

Tier 3 (9-16 Ccf): \$5.29/Ccf

Tier 4 (Over 16 Ccf): \$10.03/Ccf

Sewer Usage

\$5.43 Per Ccf of Water Used (up to 16 Ccf)

Fixed Fees

Water: \$4.22/month

Sewer: \$4.22/month

Availability Fees

Water 5/8-inch Connection Size: \$1.29/month

Water 1-inch Connection Size: \$3.22/month

Sewer 5/8-inch Connection Size: \$8.70/month

Sewer 1-inch Connection Size: \$21.76/month

Disconnection Fee: \$15

Reconnection Fee: \$15

Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ Ccf): \$10.03

Commercial Rates & Fees

Hydrant Connection Fees

Plan Review Fees

-

+

+

+

10"	\$270.76	\$1,828.00
12"	\$341.70	\$2,306.00
Fire Line	\$0.00	n/a

Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ CCf): \$10.03

Private Fire Line Volumetric Rate

\$3.07 per Ccf

Monthly Fire Line Fee

Size	Fire Line Fee
Less than 4"	\$1.19
4"	\$7.27
6"	\$16.36
8"	\$32.72
10"	\$40.90
12"	\$64.08

Hydrant Connection Fees

+

Plan Review Fees

+

Industrial & Commercial Surcharge Rates

+

Connection & System Development Fees

+

FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

Residential Rates & Fees

+

Commercial Rates & Fees

-

Volumetric Rates

Water Charge per Ccf: \$3.07

Sewer Charge per Ccf: \$5.43

Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$4.22

Sewer Fixed Fee: \$4.22

Monthly Water & Sewer Availability Fees

<i>Meter Size</i>	<i>Water Availability Fee</i>	<i>Sewer Availability Fee</i>
¾"	\$1.29	\$8.70
(5/8" meter)		
1"	\$3.22	\$21.76
1 ½"	\$6.45	\$43.52
2"	\$10.32	\$69.63
3"	\$21.28	\$143.61
4"	\$35.03	\$236.45
6"	\$70.92	\$478.70
8"	\$141.84	\$957.40



Conservice Service and Pricing Schedule

Bret
James

Digitally signed by Bret James
DN: cn=Bret James, o=Conservice, ou=Conservice, email=bret.james@conservice.com
Reason: I have reviewed this document.
Location: your signing location
Date: 2021.08.09 16:22
3.1.0-60
Full PDF Editor Version:
11.0.0

Community Name: Park and Kingston Management: Continental Realty Corporation Legal Name: _____

Complete Address: 125 W Park Ave Charlotte NC 28203

Tax ID: _____ Units: 168 Beds: _____ Wizard #: _____

Bill Delivery Preference: ☒ Ebill ☐ Mail

Contract Term: MSA

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: <u>Synergy Funds Request</u> Payment Method: <u>Synergy Funds Request</u>	Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: _____ RealPage	<input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE		
	Method: <input type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered	Occupants to Bill: <input checked="" type="checkbox"/> New Move-Ins <input checked="" type="checkbox"/> Lease Renewals <input checked="" type="checkbox"/> Employees	Retail Units: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: <u>Yardi</u> Accounting Software: <u>Yardi</u>		
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION
	Water	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	
	Sewer	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	
	Stormwater	<input checked="" type="checkbox"/>	Flat Fee	\$2.49	<input type="checkbox"/>	
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>	Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

FEE SCHEDULE	FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
	Water/Sewer Admin Fee	Per Bill Mailed	\$3.75	Client Retains	\$0.00	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
Postal Increase Paid By: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			CPI Increase Paid By: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			
Additional Information:				MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Client Name: <u>Continental Realty Corporation</u>		

SYNERGY
Services Used: (mark all that apply) <input checked="" type="checkbox"/> Vacant ID <input checked="" type="checkbox"/> Bill Pay <input type="checkbox"/> EPA Benchmarking (\$50 per month) <input checked="" type="checkbox"/> Owner Conversion (\$1,299) Expected close date: <u>6/30/2021</u> <input type="checkbox"/> New Construction (\$250 per month)

SUB-METER EQUIPMENT
If Applicable: Meter Type: Meter Model: Meter Size: Reading System: Measurement: Modem #: Conservice Install: Maintenance Plan: <input type="checkbox"/> Gold If unmarked, on-call pricing will apply

MISCELLANEOUS
Products: <input type="checkbox"/> Control * <input checked="" type="checkbox"/> Full <input checked="" type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt <input type="checkbox"/> Resident Tools * <input type="checkbox"/> Check Scanning * <input type="checkbox"/> Sub-meter Installation * <input type="checkbox"/> Energy/ENERGYZE * *Terms and Fees listed on product addenda

CONTACTS	Contact Name	Role	Email	Phone
	Dana Ricks	Regional Manager	dricks@ccrcrealty.com	919-747-4652
ADD. INFO				

Sales: Lee Holt Account Manager: Sabrina Masters Customer Initials: _____ Conservice Initials: JMM

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Sep 03 2021



Conservice Service and Pricing Schedule

Bret
James

Don't forget to call your
local office for more
information. Call us at
800-444-4444 or 704-444-4444
or visit our website at
www.conservice.com
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Community Name: Park and Kingston

Management: Continental Realty Corporation

Legal Name: _____

Complete Address: 128 W Park Ave Charlotte NC 28203

Tax ID: _____ Units: 168 Beds: _____ Wizard #: _____

Bill Delivery Preference: ☒ E-mail ☐ Mail

Contract Term: MSA

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: <u>Synergy Funds Request</u> Payment Method: <u>Synergy Funds Request</u>		Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: _____ RealPage		<input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE		
	Method: <input type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered		Occupants to Bill: <input checked="" type="checkbox"/> New Move-ins <input checked="" type="checkbox"/> Lease Renewals <input checked="" type="checkbox"/> Employees		Retail Units: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
					Tenant Software: <u>Yard</u>		Accounting Software: <u>Yard</u>	
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION		
	Water	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>			
Sewer	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>				
Stormwater	<input checked="" type="checkbox"/>	Fleet Fee	\$2.48	<input type="checkbox"/>				
	<input type="checkbox"/>			<input type="checkbox"/>				
	<input type="checkbox"/>			<input type="checkbox"/>				
	<input type="checkbox"/>			<input type="checkbox"/>	Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

FEE SCHEDULE	FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
	Water/Sewer Admin Fee	Per Bill Mailed	\$3.75	Client Retains	\$0.00	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
Postal Increase Paid By: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither				CPI Increase Paid By: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither		
Additional Information:				MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Client Name: <u>Continental Realty Corporation</u>		

SYNERGY
Services Used: (mark all that apply)
<input checked="" type="checkbox"/> Vacant ID
<input checked="" type="checkbox"/> Bill Pay
<input type="checkbox"/> EPA Benchmarking (\$50 per month)
<input checked="" type="checkbox"/> Owner Conversion (\$1,299)
Expected close date: <u>9/30/2021</u>
<input type="checkbox"/> New Construction (\$250 per month)

SUB METER EQUIPMENT
If Applicable:
Meter Type:
Meter Model:
Meter Size:
Reading System:
Measurement:
Model #:
Conservice Install:
Maintenance Plan:
<input type="checkbox"/> Gold If unmarked, on-call pricing will apply

MISCELLANEOUS
Products:
<input type="checkbox"/> Control *
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt
<input type="checkbox"/> Resident Tools *
<input type="checkbox"/> Check Scanning *
<input type="checkbox"/> Sub-meter Installation *
<input type="checkbox"/> Energy/ENERGYZE *
*Terms and Fees listed on product addenda

CONTACTS	Contact Name	Role	Email	Phone
	Dave Ricka	Regional Manager	derricka@crcrealty.com	919-747-4852
ADD. INFO				

Sales: Lee Hall

Account Manager: Gabriel Masters

Customer Initials: DR

Conservice Initials: JMM

OFFICIAL COPY

Sep 03 2021

Property Name	Park and Kingston (pr712)			Created By:	mlopez
Address	125 W Park Ave Charlotte, NC 28203			Date:	07/07/21
Number of Units	168			Last Utility Rate Change:	07/01/21
Utility	City of Charlotte			Next Utility Rate Change:	07/01/22

Water Base Charges

(1) 2.0 " Meter Service Charges	\$	10.32 each	\$	10.32 monthly
(1) 3.0 " Meter Service Charges	\$	21.28 each	\$	21.28 monthly
(2) Monthly Fixed Fees	\$	4.22 each	\$	8.44 monthly
			\$	40.04 monthly total
			\$	0.24 per unit monthly

Water Consumption Charges
Utility Rates PER UNIT:

First 4 CCF or 2,992 Gallons	\$	1.77 per CCF	\$	2.37 per 1,000 gallons
Next 4 CCF or 2,992 Gallons	\$	2.29 per CCF	\$	3.06 per 1,000 gallons
Next 8 CCF or 5,984 Gallons	\$	5.29 per CCF	\$	7.07 per 1,000 gallons
Over 16 CCF or 11,968 Gallons	\$	10.03 per CCF	\$	13.41 per 1,000 gallons

N.C.U.C. Recommendation Rate

All gallons		\$	2.54 per 1,000 gallons*
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*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption:

First Tier	2,992 Gallons	@ \$ 2.37 per 1,000 Gallons =	\$	7.08
Second Tier	1,008 Gallons	@ \$ 3.06 per 1,000 Gallons =	\$	3.09
	4,000 Gallons		\$	10.17

Sewer Base Charges

(1) 2.0 " Meter Service Charges	\$	69.63 each	\$	69.63 monthly
(1) 3.0 " Meter Service Charges	\$	143.61 each	\$	143.61 monthly
(2) Monthly Fixed Fees	\$	4.22 each	\$	8.44 monthly
			\$	221.68 monthly total
			\$	1.32 per unit monthly

Sewer Consumption Charges
Utility Rates PER UNIT:

All Usage	\$	5.43 per CCF	\$	7.26 per 1,000 gallons
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N.C.U.C. Recommendation Rate:

All gallons		\$	7.26 per 1,000 gallons
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Test:

Gallons:	Water	\$	10.40	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
4000	Sewer	\$	30.36	

Property Name:
Utility Provider:

Park and Kingston (pr712)
City of Charlotte

Account Number:	Meter Number:	Meter Size(s):	Service Address:	Units
993436-385986	144025449	2" Meter	W 123 Park Ave	77 (verified with client, but bill has 62 units)
993436-385987	112227009	3" Meter	W 126 Kingston Ave	91
993436-385987	107247879	Fire Line [Excluded]	W 126 Kingston Ave	N/A
993436-385987	112171601	Irrigation [Excluded]	W 126 Kingston Ave	N/A
993436-14839	111656022	Fireline [Excluded]	W 127 Park Ave	N/A
993436-14839	113741853	Irrigation [Excluded]	W 127 Park Ave	N/A
993436-10944	112170061	Per csh, the account as a whole has 1 unit and the consumption on the newest bill has no consumption, therefore, assuming Common Area Potentially [Excluded]	W 126 Kingston Ave	N/A
993436-10944	112170063	Per csh, the account as a whole has 1 unit and the consumption on the newest bill has no consumption, therefore, assuming Common Area Potentially [Excluded]	W 126 Kingston Ave	N/A
Total:				188