

SELLER DOCKET NO.	WR-3406 Sub 3
PURCHASER DOCKET NO.	WR-4186 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

- Name of current certified owner 1425 Winnifred NC Property, LLC
- Mailing address One Post Office Square, 26th Floor, Boston, Massachusetts 02109
- Business telephone number _____

PURCHASER

- Name of purchaser 1425 Winnifred Property New Co, LLC
- Business mailing address of purchaser 1111 Metropolitan Avenue, Suite 700
City and state Charlotte, North Carolina Zip code 28204
- Business telephone number 704-206-8300 Business fax number _____
- Business email address ncuc@conservice.com

UTILITY SERVICE AREA

- Name of Apartment Complex or Manufactured Home Park The Winnifred
- County (or counties) Mecklenburg County
- Type of Service (Water and/or Sewer) Water & Sewer
- Supplier of purchased water City of Charlotte
- Supplier of purchased sewage treatment City of Charlotte
- Current number of customers - Water 91 Sewer 91
- Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 91 Sewer 91

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>\$ 4.12</u> | <u>\$ 4.12</u> |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 7.30</u> | <u>\$ 7.30</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:
(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) | <u>\$ 5.38</u> | <u>\$ 5.40</u> |
| 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>Nicole Black</u>	<u>1425 Winnifred St, Charlotte, NC 28203</u>	<u>980-498-7085</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>Nicole Black</u>	<u>1425 Winnifred St, Charlotte, NC 28203</u>	<u>980-498-7085</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 meter meters serving the apartment complex or mobile home park, indicating for each meter 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 original notarized signature and required exhibits, plus eight (8) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4326 Mail Service Center, Raleigh, North Carolina 27609-4326, 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 additional copies, if a file-stamped copy is requested by the Applicant.
11. Enclose a filing fee as required by G. S. §82-300. 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

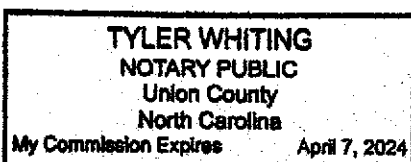
12. Application shall be signed and verified by the Applicants.

Signature [Signature] - as agent for purchaser
Date 12/21/2022

Signature _____
Date _____

13. (Typed or Printed Name) Natasha Brehm
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 21 day of December, 2022



[Signature]
My Commission Expires April 7, 2024

REQUIRED EXHIBITS

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FILING INSTRUCTIONS

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SIGNATURES

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

Signature

Date

Signature

Date

Purchaser

- as agent for
Seller

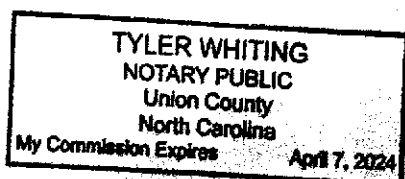
Seller

12/21/2022

13. (Typed or Printed Name)

Natasha Brehm

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 21 day of December, 2022

Tyler Whiting
Notary Public

My Commission Expires April 7, 2024

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

1425 Winnifred Property New Co, LLC

Information

SosId: 2492715

Status: Current-Active ⓘ

Date Formed: 9/23/2022

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: COGENCY GLOBAL INC.

Addresses

Mailing

1111 Metropolitan Ave., Suite 700
Charlotte, NC 28204-3424

Principal Office

1111 Metropolitan Ave., Suite 700
Charlotte, NC 28204-3424

Reg Office

212 South Tryon Street Suite 1000
Charlotte, NC 28281

Reg Mailing

212 South Tryon Street Suite 1000
Charlotte, NC 28281

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: 2492715
Date Filed: 9/23/2022 8:04:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C2022 265 01166

OFFICIAL COPY

Dec 28 2022

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 1425 Winnifred Property New Co, 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 DE, United States.

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

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

The principal office telephone number: (704) 206-8300.

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

Number and Street: 1111 Metropolitan Ave., Suite 700

City: Charlotte State: NC Zip Code: 28204-3424 County: Mecklenburg

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: COGENCY GLOBAL INC.

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

Number and Street: 212 South Tryon Street Suite 1000

City: Charlotte State: NC Zip Code: 28281 County: Mecklenburg

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: 212 South Tryon Street Suite 1000

City: Charlotte State: NC Zip Code: 28281 County: Mecklenburg

APPLICATION FOR CERTIFICATE OF AUTHORITY

Page 2

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.)

<u>Name</u>	<u>Title</u>	<u>Business Address</u>
Tyler Covington	Authorized Signatory	1111 Metropolitan Ave, Ste 700 Charlotte NC, 28204-3424 United States

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 22nd day of September, 2022

1425 Winnifred Property New Co, LLC

Name of Limited Liability Company

Tyler Covington Authorized Signatory Tyler Covington, Authorized Signatory

Signature of Company Official

Tyler Covington, Authorized Signatory

Type or Print Name and Title

Notes:

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

Delaware

The First State

Page 1

OFFICIAL COPY

Dec 28 2022

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "1425 WINNIFRED PROPERTY NEW CO, 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 TWENTY-SECOND DAY OF SEPTEMBER, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "1425 WINNIFRED PROPERTY NEW CO, LLC" WAS FORMED ON THE FIFTEENTH DAY OF SEPTEMBER, A.D. 2022.

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



7031533 8300

SR# 20223598202

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: 204461296

Date: 09-22-22

For Registration
 Fredrick Smith
 Register of Deeds
 Mecklenburg County, NC
 Electronically Recorded
 2022 Oct 28 09:28 AM RE Excise Tax: \$ 69500.00
 Book: 37734 Page: 207 - 211 Fee: \$ 26.00
 Instrument Number: 2022147018

Fredrick Smith

OFFICIAL COPY

Dec 28 2022

Excise Tax: \$69,500.00

Recording Time, Book and Page

Parcel Identifier No.: 07309217

Verified by Mecklenburg County on the ____ day of _____, 2022; By: _____

Mail after recording to Grantee

This instrument was prepared by: Michael F. Tomlinson, Esq.

Brief Description for the index

Tract 1 (+/- 0.736 acres) - Map Book 64, Page 30

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 24th day of October, 2022, by and between

GRANTOR

1425 WINNIFRED NC PROPERTY LLC,
 a Delaware limited liability company

Mailing Address

c/o Collett Capital, LLC
 1111 Metropolitan Avenue, Suite 700
 Charlotte, NC 28204

GRANTEE

1425 WINNIFRED PROPERTY NEW CO, LLC,
 a Delaware limited liability company

Mailing Address

c/o Collett Capital, LLC
 1111 Metropolitan Avenue, Suite 700
 Charlotte, NC 28204

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 (the "Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The Property does not include the primary residence of a Grantor.

Submitted electronically by "Chicago Title Company, LLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

The Property was acquired by Grantor by instrument recorded in Book 35613 at Page 553, of the Mecklenburg County public registry. TO HAVE AND TO HOLD the aforesaid Property 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 lawful claims of all persons claiming by, under or through Grantor.

This conveyance is SUBJECT TO the matters listed on EXHIBIT B attached hereto and made a part hereof.

THE PROPERTY WHICH IS THE SUBJECT OF THIS INSTRUMENT IS SUBJECT TO THE BROWNFIELDS AGREEMENT ATTACHED AS EXHIBIT A TO THE NOTICE OF BROWNFIELDS PROPERTY RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY AS INSTRUMENT NUMBER 2017135824 IN BOOK 32177, PAGES 732-774. PURSUANT TO NCGS § 130A-310.35(D) THE ABOVE DESCRIBED PROPERTY HAS BEEN CLASSIFIED AS A BROWNFIELDS PROPERTY UNDER THE BROWNFIELDS PROPERTY REUSE ACT.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

1425 WINNIFRED NC PROPERTY LLC,
a Delaware limited liability company

By: 1425 Winnifred NC Ventures LLC,
a Delaware limited liability company,
its Manager

By: 1425 Winnifred NC Partners LLC,
a Delaware limited liability company,
its Manager

By: SSI 1425 Winnifred NC 2018 LLC,
a Delaware limited liability company,
its Manager

By: SSI 2018 GP LLC,
a Delaware limited liability company,
its Manager

By: SSI 2018 GP Manager, LLC,
a Delaware limited liability company,
its Managing Member

By: [Signature]
Name: Brooks A. Bossle
Title: Authorized Member

~~STATE OF~~ Washington,
~~COUNTY OF~~ District of Columbia

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated:
Authorized Member

Date: October 18, 2022

[Signature]
Notary Public

Printed/Typed Name: Deborah J. Crouse

My Commission Expires: January 14, 2027

[Notary Seal]



EXHIBIT A**LEGAL DESCRIPTION**

Lying and being situated in Mecklenburg County, North Carolina, and being more particularly described as follows:

Being all of Tract 1, containing +/- 0.736 acres, as shown on plat entitled "Revised Minor Subdivision Plat of the Railyard", recorded in Map Book 64, page 30, in the Office of the Register of Deeds of Mecklenburg County, North Carolina.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable.
2. The following matters disclosed by the survey entitled "ALTA/NSPS Survey of Centro Railyard" by Seth F. Martin, P.L.S. of LDSI, dated October 18, 2022 (the "Survey"): (a) Service utilities; and (b) Rights of others in and to the use of the sidewalks.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 63, page 899, which is revised in Map Book 64, page 30; and Map Book 74, page 351.
4. Notice of Brownfields Property recorded in Book 32177, page 732. In connection therewith Exhibit B to the Notice of Brownfields Property Survey Plat recorded in Map Book 61, page 963.
5. North Carolina Special Warranty Deed recorded in Book 33132, page 504; as affected by Notice of Completion and Termination of Option recorded in Book 34761, page 518; and as modified by Modification of Restrictive Use Covenants recorded in Book 35473, page 325.
6. Reciprocal Easement Agreement recorded in Book 33132, page 509.
7. Grant of Easement to Spectrum Southeast, LLC recorded in Book 33897, page 739.
8. Rights of tenants in possession, as tenants only.

OFFICIAL COPY

Dec 28 2022

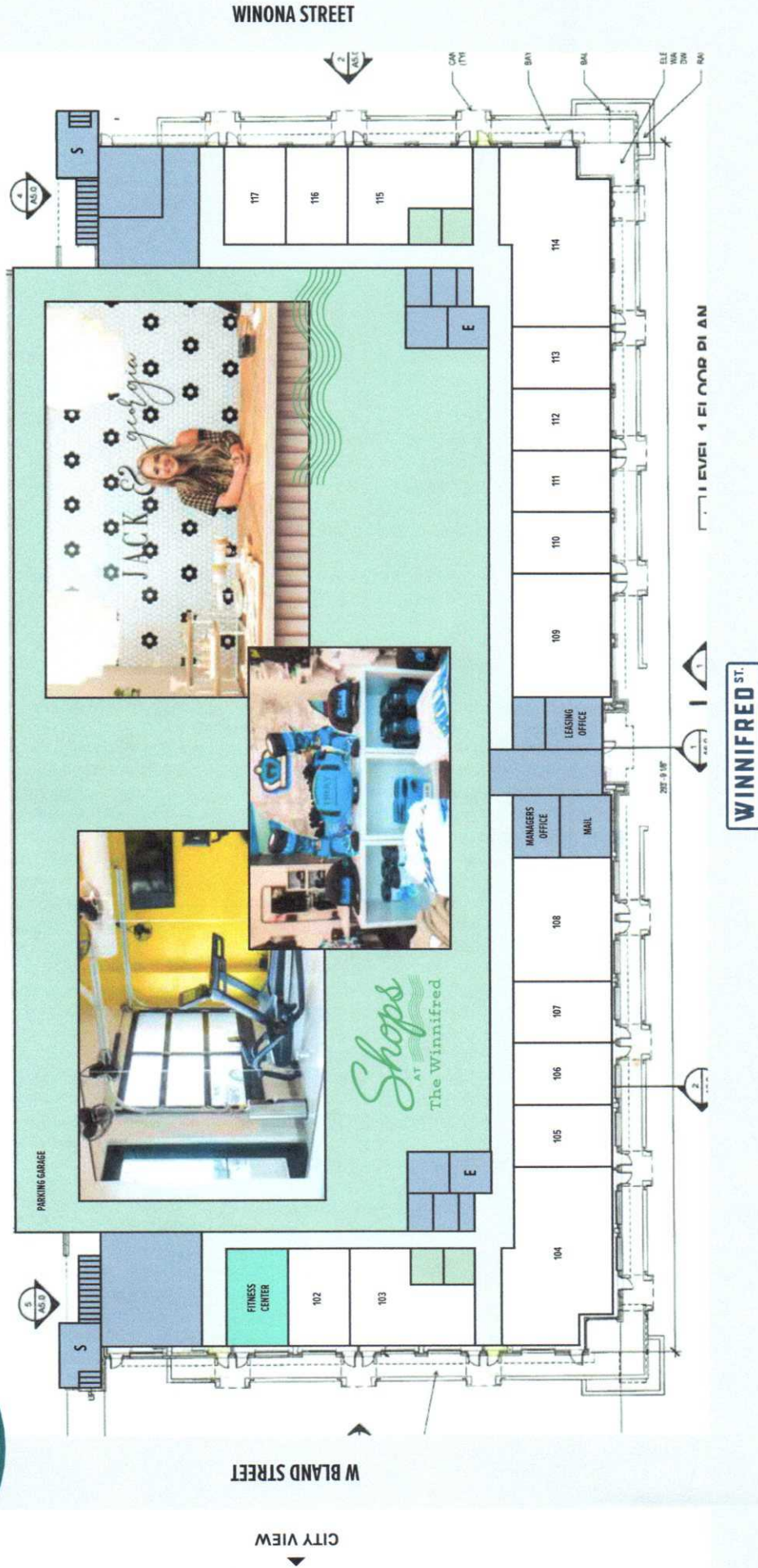


14 stairwells



5415 - Cedar

LEVEL 1 FLOOR PLAN RSC - COMMERCIAL



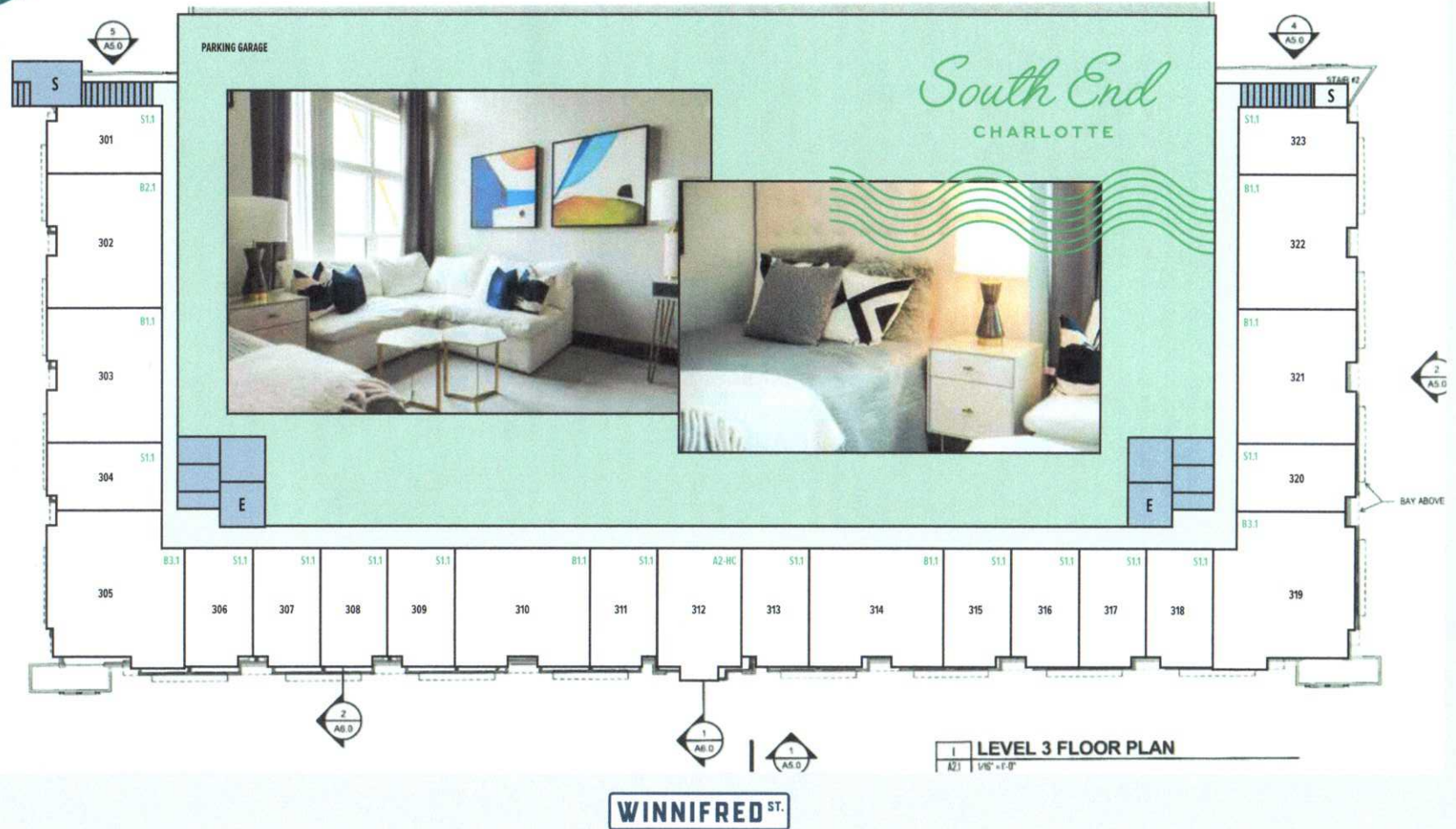


LEVEL 2 FLOOR PLAN



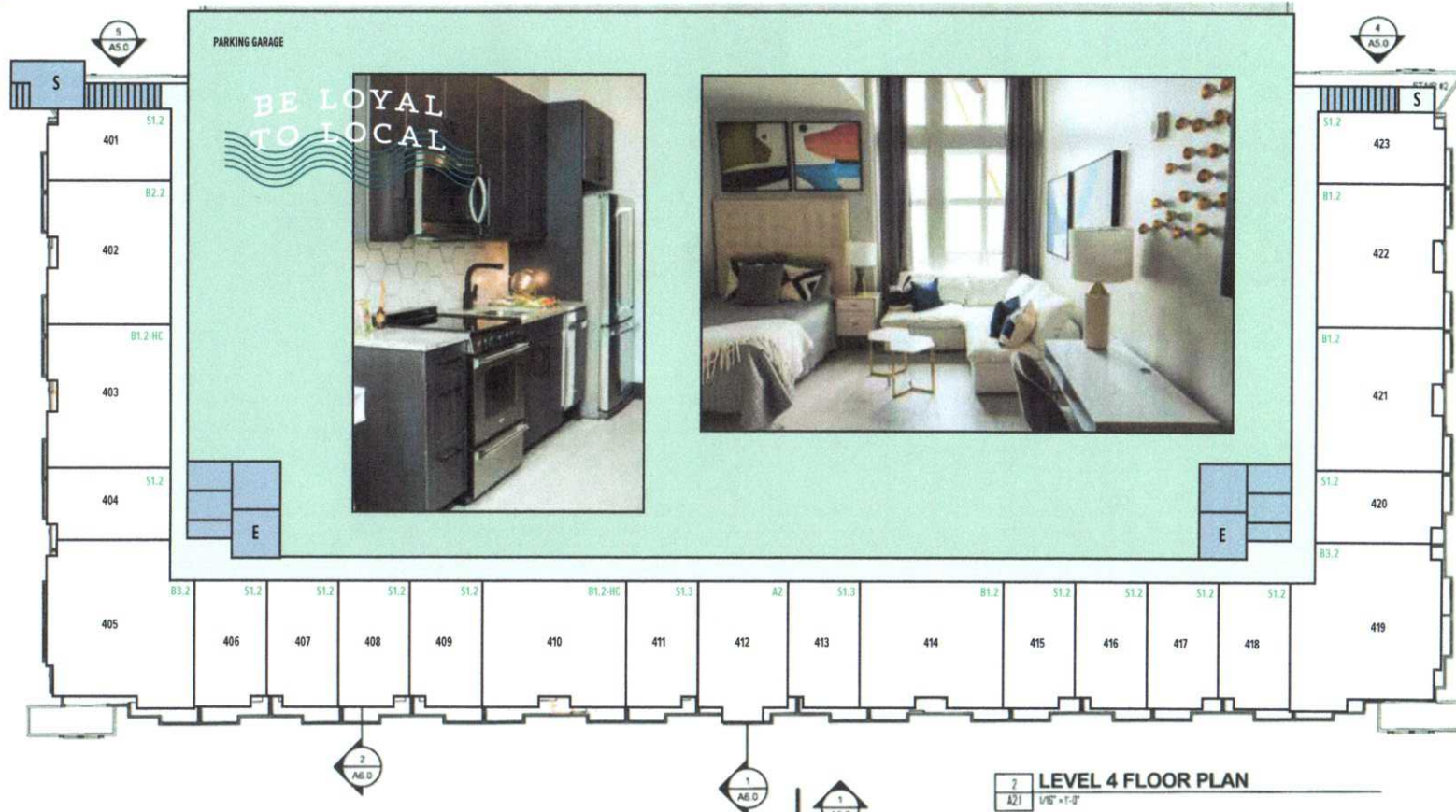


LEVEL 3 FLOOR PLAN



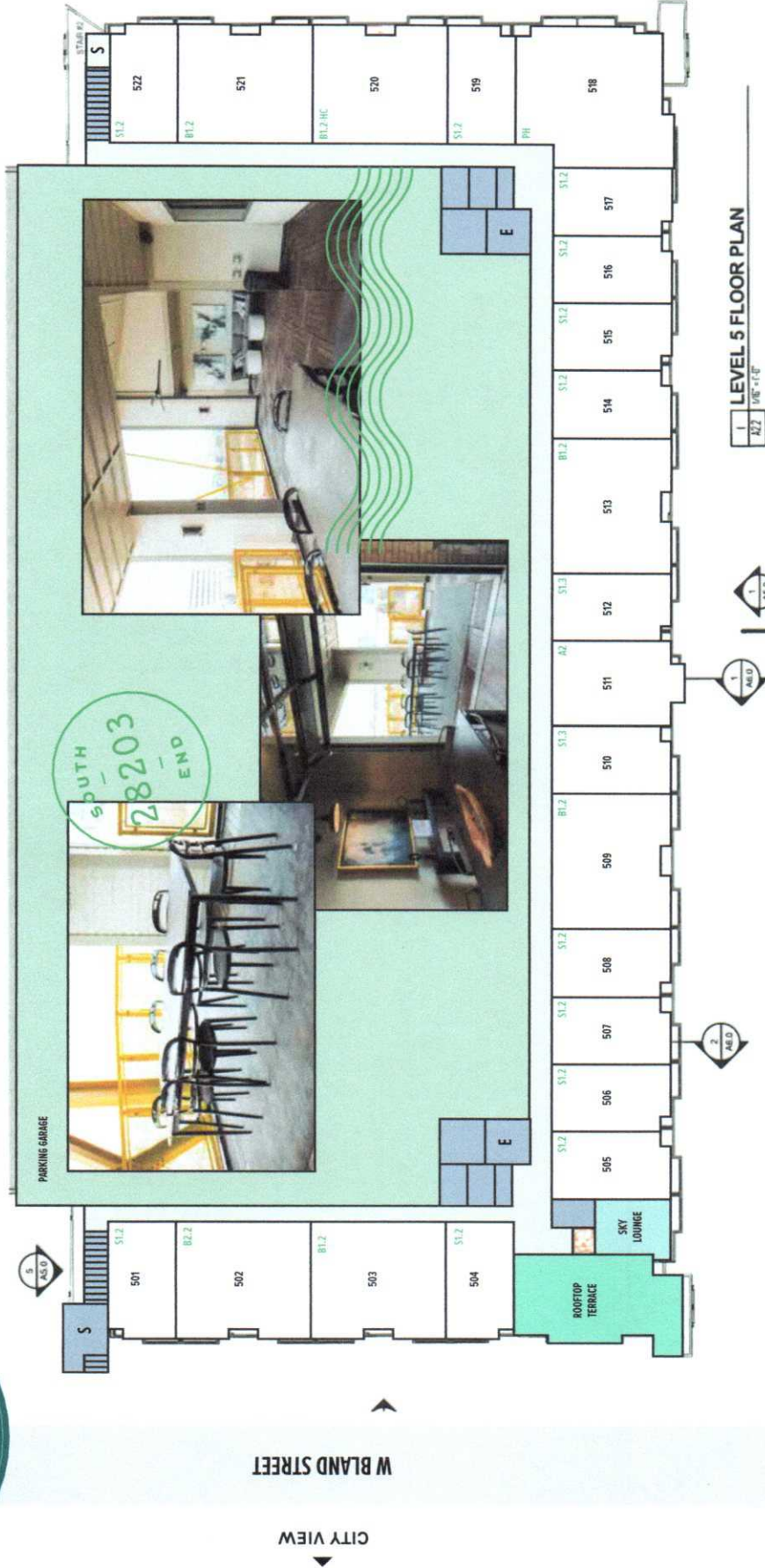


LEVEL 4 FLOOR PLAN





LEVEL 5 FLOOR PLAN



Google Maps The Winnifred



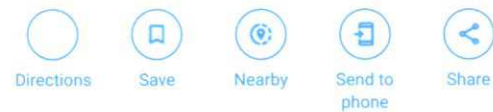
Imagery ©2022 CNES / Airbus, Maxar Technologies, Orbis Inc, U.S. Geological Survey, Map data ©2022 Google 50 ft



The Winnifred

4.5 ★★★★★ 45 reviews

Apartment rental agency



1425 Winnifred St, Charlotte, NC 28203

Open · Closes 6PM

thewinnifredclt.com

thewinnifredclt.com

(980) 399-5348

649V+7J Charlotte, North Carolina

Send to your phone



CONSERVICE SERVICE AND PRICING SCHEDULE

Marcia Fishwick
2022.12.05
17:40:06 -07'00'

Community Name: The Winnifred Management: Greystar Legal Name: _____

Complete Address: 1425 Winnifred Street, Charlotte, NC, 28203

Tax ID: _____ Units: 108 Beds: _____ Wizard #: _____

Bill Delivery Preference: ☒ Ebill ☐ Mail

Contract Term: Month to Month

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: Paid through Synergy <input checked="" type="checkbox"/> Payment Method: Synergy Funds Request <input checked="" type="checkbox"/>		Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: <input type="checkbox"/> Conservice		<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 type="checkbox"/> No		Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: OneSite Accounting Software: Yardi	
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION		
	Water	<input type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	Vacant Electric		
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	Conservice property code: cn303		
		<input type="checkbox"/>			<input type="checkbox"/>	Ownership change.		
	<input type="checkbox"/>			<input type="checkbox"/>	Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
Water Admin <input checked="" type="checkbox"/>	Per Bill Mailed <input checked="" type="checkbox"/>	\$3.75	Client Pays <input checked="" type="checkbox"/>	\$0.00 <input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacant Cost Recovery <input checked="" type="checkbox"/>	Per Occurrence <input checked="" type="checkbox"/>	\$0.00	Client Pays <input checked="" type="checkbox"/>	\$5.00 <input checked="" type="checkbox"/>	<input type="checkbox"/>
Rent Admin	Per Bill Mailed	\$0.90	Client Pays	\$0.00	<input checked="" type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>

Postal Increase Paid By: ☐ Owner ☐ Resident/Tenant ☒ Neither CPI Increase Paid By: ☐ Owner ☐ Resident/Tenant ☒ Neither

Additional Information: Please make sure the Admin Fee and the Watersewer base fee and split out in both the Bill setup and the fee screen. Ramp Up dates TBD- Based on updated Greystar Lease. MSA: ☒ Yes ☐ No Client Name: Greystar

SYNERGY Services Used: (mark all that apply) <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input checked="" type="checkbox"/> EPA Benchmarking <input checked="" type="checkbox"/> Owner Conversion \$399 Expected close date: _____ <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 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
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Contact Name	Role	Email	Phone
Nicole Black	Property Manager	thewinnifredmgr@greystar.com	980-498-7085
Natasha Brehm	Regional Manager	natasha.brehm@greystar.com	

CONTACTS

ADD. INFO

Sales: Cary Brzezinski Account Manager: Sarah Hart/Mike Customer Initials: _____ Conservice Initials: JMM

OFFICIAL COPY
Dec 28 2022



CONSERVICE SERVICE AND PRICING SCHEDULE

Marcia Fishwick
2022.12.05
17:40:06 -07'00'

Community Name: The Winnifred Management: Greystar Legal Name: _____

Complete Address: 1425 Winnifred Street, Charlotte, NC, 28203

Tax ID: _____ Units: 108 Beds: _____ Wizard #: _____

Bill Delivery Preference: ☒ Ebill ☐ Mail

Contract Term: Month to Month

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: Paid through Synergy <input checked="" type="checkbox"/> Payment Method: Synergy Funds Request <input checked="" type="checkbox"/>		Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: Conservice		<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 type="checkbox"/> No	Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: OneSite Accounting Software: Yardi
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION
	Water	<input type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	Vacant Electric
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	Conservice property code: cn303
		<input type="checkbox"/>			<input type="checkbox"/>	Ownership change.
	<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 Admin <input checked="" type="checkbox"/>	Per Bill Mailed <input checked="" type="checkbox"/>	\$3.75	Client Pays <input checked="" type="checkbox"/>	\$0.00 <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Vacant Cost Recovery <input checked="" type="checkbox"/>	Per Occurrence <input checked="" type="checkbox"/>	\$0.00	Client Pays <input checked="" type="checkbox"/>	\$5.00 <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rent Admin	Per Bill Mailed	\$0.90	Client Pays	\$0.00	<input checked="" type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
Postal Increase Paid By: <input type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input checked="" type="checkbox"/> Neither						CPI Increase Paid By: <input type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input checked="" type="checkbox"/> Neither
Additional Information: Please make sure the Admin Fee and the Watersewer base fee and split out in both the Bill setup and the fee screen. Ramp Up dates TBD- Based on updated Greystar Lease.				MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Client Name: Greystar		

SYNERGY Services Used: (mark all that apply) <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input checked="" type="checkbox"/> EPA Benchmarking <input checked="" type="checkbox"/> Owner Conversion \$399 Expected close date: _____ <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 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
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CONTACTS	Contact Name	Role	Email	Phone
	Nicole Black	Property Manager	thewinnifredmgr@greystar.com	980-498-7085
	Natasha Brehm	Regional Manager	natasha.brehm@greystar.com	
ADD. INFO				

Sales: Cary Brzezinski Account Manager: Sarah Hart/Mike Customer Initials: MB Conservice Initials: _____

OFFICIAL COPY
Dec 28 2022

Property Name		The Winnifred (cn303) (formerly Centro Railyard)		Created By tnielsen Date: 12/07/22	
Address		1425 Winnifred St Charlotte, NC 28203		Last Utility Rate Change: 07/01/22	
Number of Residential Units:		91		Next Utility Rate Change: 07/01/23	
Number of Retail Units		17			
Number of Total Units		108			
Utility		City of Charlotte			

<u>Water Base Charges</u>					
(1) (91/108) 3.0 " Water Availability Monthly Me	\$	21.39	each	\$	18.02 monthly
(1) (91/108) Monthly Water Fixed Fees	\$	5.30	each	\$	4.47 monthly
				\$	22.49 monthly total
				\$	0.25 per unit monthly

<u>Water Consumption Charges</u>					
<u>Utility Rates PER UNIT:</u>					
All Usage	\$	3.08	per CCF	\$	4.12 per 1,000 gallons
<u>NCUC recommendation rate:</u>					
			All Gallons	\$	4.12 per 1,000 gallons

<u>Sewer Base Charges</u>					
(1) (91/108) 3.0 " Sewer Availability Monthly Me	\$	144.24	each	\$	121.54 monthly
(1) (91/108) Monthly Sewer Fixed Fees	\$	5.30	each	\$	4.47 monthly
				\$	126.00 monthly total
				\$	1.38 per unit monthly

<u>Sewer Consumption Charges</u>					
<u>Utility Rates PER UNIT:</u>					
All Usage	\$	5.46	per CCF	\$	7.30 per 1,000 gallons
<u>NCUC recommendation rate:</u>					
			All Gallons	\$	7.30 per 1,000 gallons

<u>Test:</u>					
Gallons:	Water	\$	16.72	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.	
4000	Sewer	\$	30.58		

Property Name: The Winnifred (cn303)
(formerly Centro Railyard)
Utility Provider: City of Charlotte

Account Number:	Meter Number:	Address:	Meter Size(s):	Units
1213677-426297	190357346	1425 Winnifred St	(1) 3" Meter	91 Residential, 17 Retail, & 1 Leasing Office
1213677-426297	114624485	1425 Winnifred St	Fire Line [Excluded]	N/A
Total:			(1) 3.0 " Meter	108

**A retail unit was added, bringing the total number of units at property to 108 (previously 107)